

STRUCTURES AREA TABULATION	
BUILDING A FOOTPRINT	11753 SF
BUILDING B FOOTPRINT	18857 SF
BUILDING C FOOTPRINT	10857 SF
BUILDING D FOOTPRINT	7767 SF
BUILDING E FOOTPRINT	4802 SF
BUILDING F FOOTPRINT	4802 SF
BUILDING G FOOTPRINT	5910 SF
BUILDING H FOOTPRINT	1578 SF
REC. CENTER	7347 SF

PROJECT DATA		
• SITE	191,134 S.F.	100.00%
• SITE (8% RIGHT OF WAY ADJUSTMENT)	185,134 S.F.	96.88%
• GROUND FLOOR AREA	13,471 S.F.	38.69%
• OPEN SPACE (LANDSCAPE)	50,749 S.F.	27.41%
• REQUIRED OPEN SPACE (25%)	46,283 S.F.	24.21%
• WATER BODIES	0 S.F.	0%
• NO. OF DWELLING UNITS	47 UNITS	
• PARKING REQUIRED (2.5 SPACES/UNIT)	112 SPACES	
• PARKING PROVIDED	199 SPACES	

PARKING ANALYSIS	
GARAGE PARKING	94
STANDARD (DRIVEWAY PARKING)	60
COMPACT (DRIVEWAY PARKING)	34(17%)
ADDITIONAL PARKING (ON SITE)	11
TOTAL PARKING	199

PARKING REQ.		REQ.	PROV.
UNIT PARKING	94	94	
ADDITIONAL PARKING (ON SITE)	18	105	
TOTAL PARKING	112	199	

UNIT TYPE 1 A/C AREA TABULATION	
UNIT 1 (1ST FLOOR)	2231 SF
UNIT 1 (2ND FLOOR)	1601 SF
TOTAL	2832 SF

UNIT TYPE 1 NON A/C AREA TABULATION	
BALCONY 1	126 SF
BALCONY 2	113 SF
COVERED PATIO	80 SF
GARAGE	402 SF
TOTAL	702 SF

UNIT TYPE 2 A/C AREA TABULATION	
UNIT TYPE 2 (1ST FLOOR)	1119 SF
UNIT TYPE 2 (2ND FLOOR)	1530 SF
TOTAL	2650 SF

UNIT TYPE 2 NON A/C AREA TABULATION	
BALCONY 1	82 SF
BALCONY 2	97 SF
COVERED PATIO	129 SF
GARAGE	396 SF
TOTAL	704 SF

UNIT TYPE 3 A/C AREA TABULATION	
UNIT TYPE 3 (1ST FLOOR)	706 SF
UNIT TYPE 3 (2ND FLOOR)	1012 SF
UNIT TYPE 3 (3RD FLOOR)	1079 SF
TOTAL	2797 SF

UNIT TYPE 3 NON A/C AREA TABULATION	
BALCONY 1	192 SF
BALCONY 2	146 SF
BALCONY 3	150 SF
BALCONY 4	146 SF
COVERED PATIO	161 SF
GARAGE	419 SF
TOTAL	1173 SF

CLUBHOUSE A/C AREA TABULATION	
CLUBHOUSE 1ST FLOOR	189 SF
CLUBHOUSE 2ND FLOOR	191 SF
TOTAL	230 SF

CLUBHOUSE NON A/C AREA TABULATION	
COVERED AREA	991 SF
TOTAL	991 SF

LEGEND	
UNIT TYPE 1 (3 BEDROOMS) - 28' WIDE	14
UNIT TYPE 2 (3 BEDROOMS) - 28' WIDE	25
UNIT TYPE 3 (3 BEDROOMS) - 30' WIDE	8
TOTAL	47

BUILDING SEPARATION (DISTANCE BETWEEN RESIDENTIAL BUILDINGS)		
REQUIRED	PROVIDED	SEEKING RELIEF
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING B	59' - 59" + 2(26.58' + 26.58') / 6 = 118' - 106.32' / 6 = 37.39'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING B	55.3' + 55.3' + 2(26.58' + 26.58') / 6 = 110.6' + 106.32' / 6 = 38.15'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING B TO BUILDING C	55.3' + 55.3' + 2(26.58' + 26.58') / 6 = 110.6' + 106.32' / 6 = 38.15'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING D TO BUILDING D	39' - 39" + 2(38' + 38') / 6 = 78' - 152' / 6 = 38.33'	25'-0" (SEEKING RELIEF)
PROVIDED DISTANCE BETWEEN BUILDING E TO REC. CENTER	42' - 42' + 2(26.58' + 26.58') / 6 = 84' - 106.32' / 6 = 31.72'	12'-4" (SEEKING RELIEF)

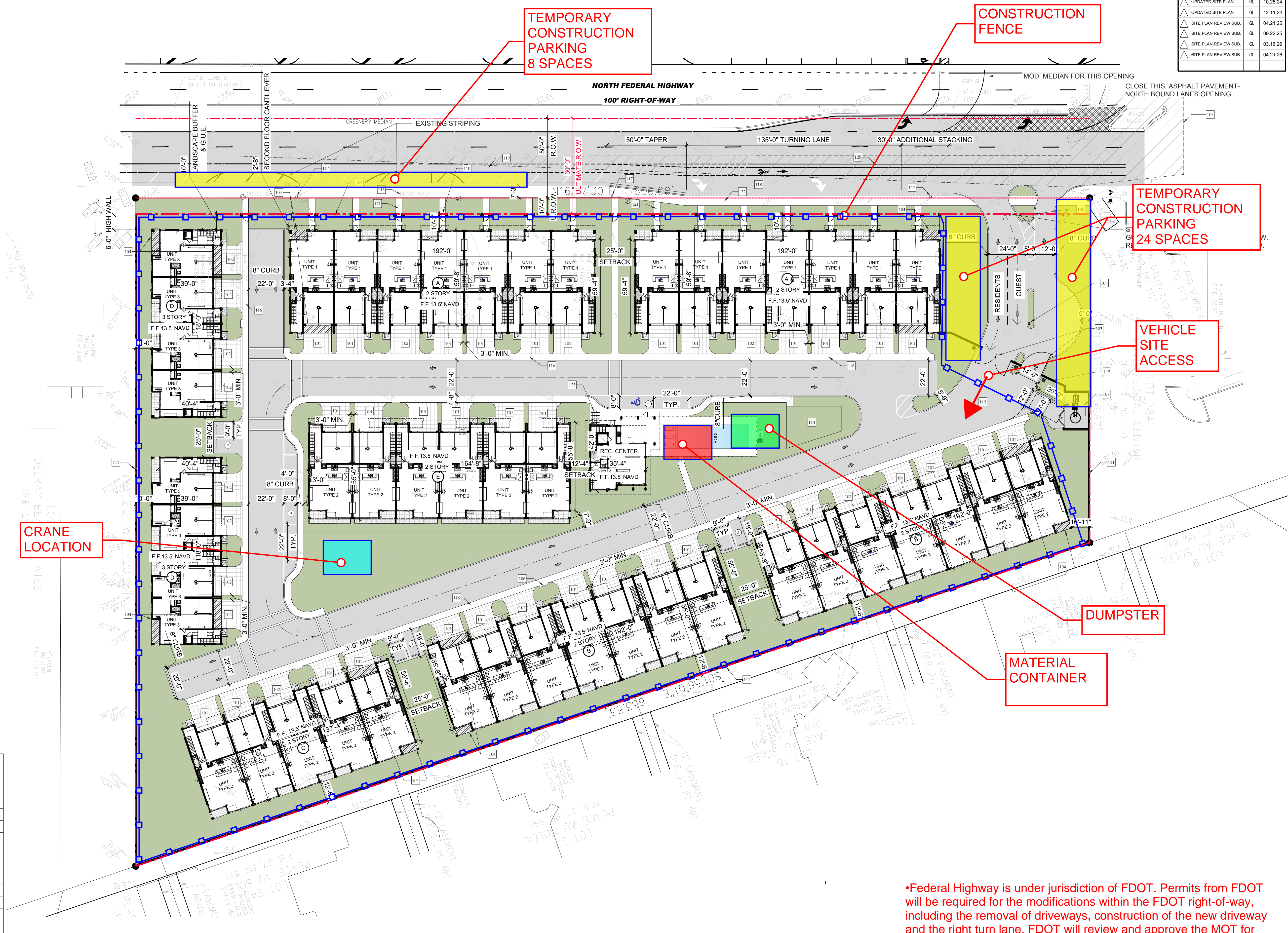
PROPOSED FINISHED FLOOR	
AVERAGE CROWN OF ROAD 12.0' NAVD	F.F. 12.0' +18" = 13.5' NAVD

GREEN BUILDING CERTIFICATION TO BE SUBMITTED BY A GREEN BUILDING ACCREDITED PROFESSIONAL PRIOR TO BUILDING PERMIT SUBMISSION.	
101	DRIVEWAY SPECS. WIDTH 11'5" x 16' LENGTH (MATERIAL PAVERS) 1 FULL SIZE 1 COMPACT
102	DRIVEWAY SPECS. WIDTH 18' x 16' LENGTH (MATERIAL PAVERS) 2 FULL SIZE 1 COMPACT
103	GATE SPECS. 14' W x 6' H SINGLE AND 20' W x 6' H DOUBLE ALUMINUM VEHICULAR GATE.
104	MINIMUM 4' ARTICULATION
105	PROPOSED FOOT SIGHT TRIANGLE (TYP.)
106	60X60 WHEELCHAIR PASSING SPACE, EVERY 200' MAXIMUM TYP.
107	LIFT STATION
108	CALL BOX
109	6' HIGH ALUMINUM FENCE
110	4' W. x 6' H. ALUMINUM GATE
111	6' HIGH CMU WALL WITH STUCCO FINISH
112	PER TABLE A.6(S)(1) PLANNED UNIT DEVELOPMENT 4 BICYCLE SPACES PER 50 UNITS LOCATED AT COMMON AREA (CLUBHOUSE SHOWERS NOT REQUIRED).

SITE PLAN KEY NOTE LEGEND	
101	DRIVEWAY SPECS. WIDTH 11'5" x 16' LENGTH (MATERIAL PAVERS) 1 FULL SIZE 1 COMPACT
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GC (PUD) MULTIFAMILY	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. FLOOR AREA (SQ. FT.)	MIN. LOT FRONTAGE (FT.)	MIN. OPEN SPACE (%)	MIN. FRONT SETBACK (FT.)	MIN. SIDE SETBACK (FT.) N	MIN. SIDE SETBACK (FT.) S	MIN. REAR SETBACK (FT.)	MAX. BLDG HEIGHT (FT.)	F.A.R.	DENSITY
REQUIRED	N/A	0	0	N/A	0	25	10	10	10	10	48	X	12 UNITS/ACRE =51 UNITS
PROVIDED	185,134	600	420.25	73,477	X	27.41	10	10	10	10	X	81%	11UNITS/ACRE =47 UNITS

REVISIONS	BY	DATE
△ SITE PLAN	ZF	02.23.24
△ FLOOR PLAN	GL	03.07.24
△ ELEVATIONS	GL	04.10.24
△ UPDATED SITE PLAN	GL	05.06.24
△ ELEVATIONS	GL	07.17.24
△ UPDATED SITE PLAN	GL	10.25.24
△ UPDATED SITE PLAN	GL	12.11.24
△ SITE PLAN REVIEW SUB.	GL	04.21.25
△ SITE PLAN REVIEW SUB.	GL	09.22.25
△ SITE PLAN REVIEW SUB.	GL	03.16.26
△ SITE PLAN REVIEW SUB.	GL	04.21.26



1 PRELIMINARY STAGING PLAN 1"=30'-0"

•Federal Highway is under jurisdiction of FDOT. Permits from FDOT will be required for the modifications within the FDOT right-of-way, including the removal of driveways, construction of the new driveway and the right turn lane. FDOT will review and approve the MOT for the work within the FDOT right-of-way and City will be notified of any closures, which will be processed accordingly per LDR Section 7.1.8(C) Maintenance of Traffic (MOT) Plan.

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

RANDALL STOFFT ARCHITECTS
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