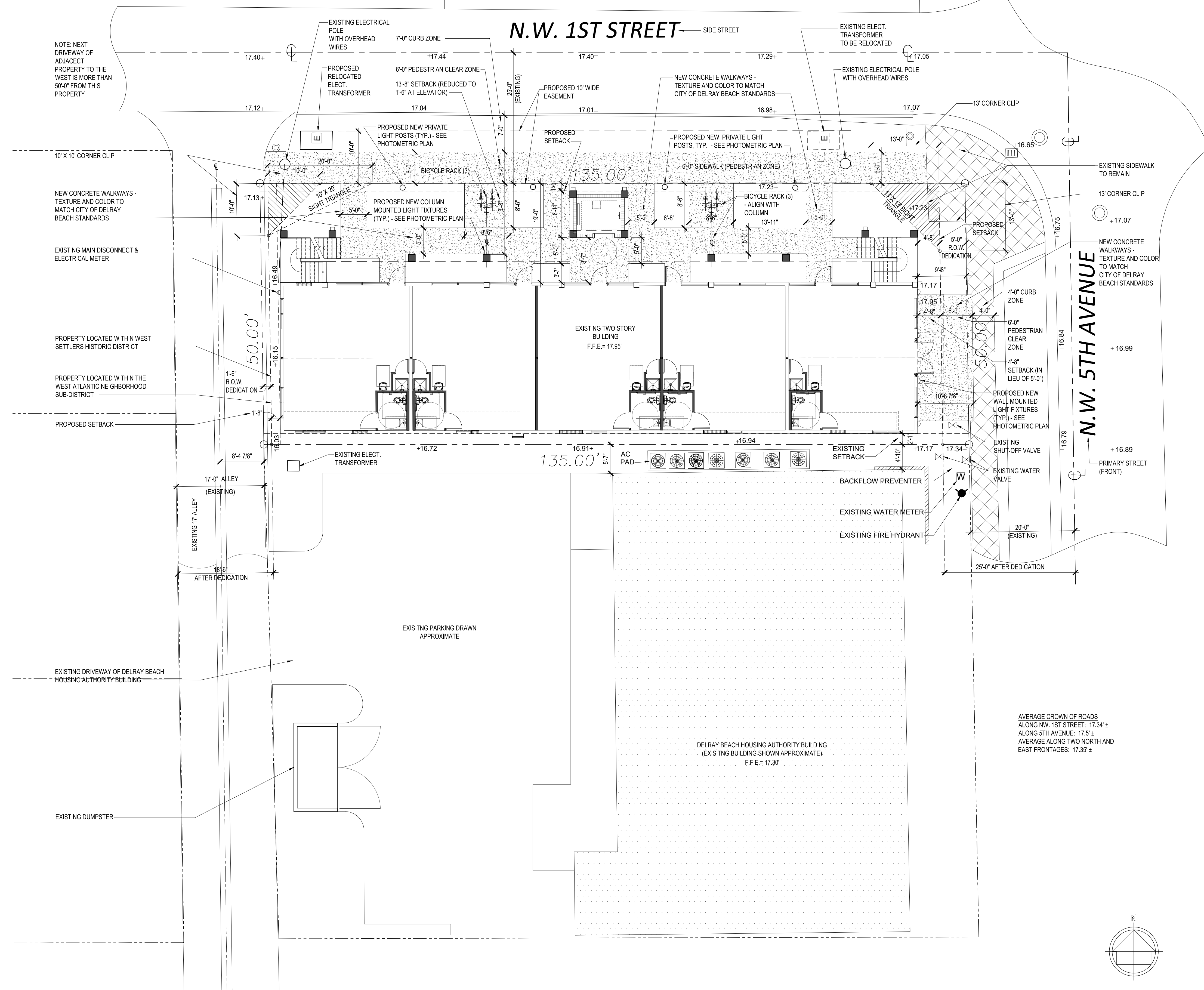


Resolution 161-20 Exhibit A

EXISTING DRIVEWAY OF EXISTING ADJACENT BUILDING ACROSS N.W. 1ST STREET (DRAWN APPROXIMATE)

N.W. 1ST STREET - SIDE STREET

N.W. 5TH AVENUE



SITE INFORMATION:

LAND USE DESIGNATION: 1200 - STORE / OFFICE / RESIDENTIAL
 ZONING DESIGNATION: CBD - CENTRAL BUSINESS (12-DELAY BEACH)
 LAND USE: CC - COMMERCIAL CORE
 HISTORIC DISTRICT: WEST SETTLERS HISTORIC DISTRICT

BUILDING 1st FLOOR SF: 3,538 SF
 BUILDING ONLY: 168 SF
 STAIRS: 86 SF
 ELEVATOR: 14.22 SF
 EXTERIOR COLUMNS: 3,806.22 SF
 TOTAL 1st FLOOR: 3,806.22 SF

BUILDING 2nd FLOOR SF: 3,538 SF
 BUILDING ONLY: 86 SF
 ELEVATOR: 473 SF
 EXTERIOR CORRIDOR: 4,095 SF
 TOTAL 2nd FLOOR: 4,095 SF
 TOTAL BUILDING SF: 7,903.22 SF

UTILITIES:

WATER & SEWER: CITY OF DELRAY BEACH
 STORM WATER: CITY OF DELRAY BEACH
 ELECTRIC: FLORIDA POWER & LIGHT CO.

SITE CALCULATIONS:

	EXISTING	PROPOSED
LOT SIZE (SF / ACREAGE):	6,750 SF (0.1549 ACRES)	6,425 SF (0.1474 ACRES)
LOT DENSITY:	N/A	N/A
BUILDING HEIGHT (FEET / LEVELS):	21'-4" ± / 2 LEVELS	23'-4" ± / 2 LEVELS
STRUCTURE LENGTH:	122'-0"	122'-0"
LOT COVERAGE:	3,778 SF (55.97%)	4,299 SF (66.91%)
LANDSCAPE AREA:	2,184 SF (32.36%)	1,452 SF (22.60%)
PARKING SPACES:	0	SEE NOTE BELOW IN THE "PROJECT DATA" AREA

LEGAL DESCRIPTION:

THE NORTH 50 FEET OF THE EAST 135 FEET OF BLOCK 20, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2 SITE DATA INFORMATION

"WAIVERS" REQUESTED AS FOLLOWS:

- (NORTH) SIDE STREET SETBACK: 1'-6" PROVIDED IN LIEU OF 10'-0" REQUIRED ****
- (WEST) REAR SETBACK: 1'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED
- (EAST) FRONT SETBACK: 4'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED
- STOREFRONTS ARE GLAZED TO 7'-2" IN LIEU OF 8'-0" REQUIRED
- STOREFRONTS ARE GLAZED AT A WIDTH OF 75% (NORTH) AND 62% (EAST) IN LIEU OF 80% REQUIRED

PROJECT DATA			
Site data provided pursuant to LDR Section 4.3.4(K) - Development Standards Matrix			
	Required - Permitted	Existing	Proposed
Front Setback	10'-0"	9'-8"	4'-8"
Side Interior Setback	10'-0"	2'-1"	2'-1"
Side Street Setback	10'-0"	19'-0"	1'-6"/13'-8"****
Rear Setback	10'-0"	3'-2"	1'-8"
Height/Floors	54'-0"/4	21'-4"	23'-4"
Width of Site	20'-0"	50'-0"	50'-0"
Depth of Site	100'-0"	135'-0"	128'-6"
Frontage	96'-4"	135'-0"	128'-6"
*Total Site Area	2,000 SF	6,750 SF (0.1549 ACRES)	6,425 SF (0.1474 ACRES)
*Pervious/Impervious Area			
Pervious	-	2,184 SF (32.36%)	1,452 SF (22.60%)
Impervious	-	4,566 SF (67.64%)	4,973 SF (77.40%)
*Open Space	-	3,778 SF (55.97%)	2,451 SF (38.15%)
*Floor Area	-	7,676 SF***	7,903.22 SF****
Floor Area Ratio	-	1.14	1.23
Number of Dwelling Units	1.77 DU	N/A	N/A
Density (Units per Acre)	12 DU /AC	N/A	N/A

- ** (Provide square foot calculations, acreage and percentage of site)
- *** Include the area of the existing exterior corridor of 2nd floor and of each of the existing stairs
- **** Include the area of the 2nd floor existing and extended exterior corridor, of each of the stairs, and of the new elevator
- ***** Varies from 1'-6" to 13'-8"

PARKING			
NOTE OF EXISTING PARKING EASEMENT DEED: THERE IS CURRENTLY A PARKING EASEMENT DEED THE CRA HAS WITH MT. OLIVE CHURCH ACROSS THE STREET, WHICH IS A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR THE PURPOSES OF PUBLIC PARKING MONDAY THROUGH SATURDAY FROM MT. OLIVE MISSIONARY BAPTIST CHURCH FOR THE 35-SPACE PARKING LOT LOCATED ON THE EAST SIDE OF NW 5TH AVENUE. THE DEED WAS MADE THE 18TH DAY OF MARCH, 2009, AND RECORDED 03/19/2019. THE SITE HAS A PARKING LOT WITH 35 DESIGNATED PARKING SPACES (33 REGULAR SPACES AND 2 DISABLED SPACES). THIS AGREEMENT SATISFIES THE PROVISION OF LDR SECTION 4.6.9(E)(5) AND THE CRA IS AUTHORIZED TO UTILIZE THIS PARKING LOT TO SATISFY OFF-SITE PARKING SPACES.			

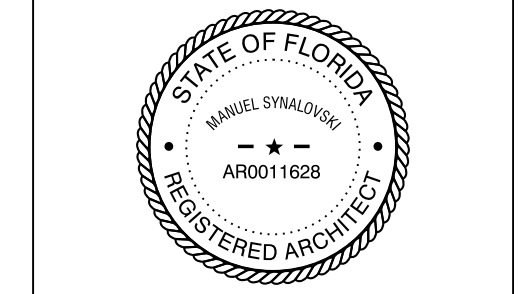
ADDITIONAL PARKING NOTES
 TO MEMORIALIZE THE PARKING THAT WOULD HAVE BEEN REQUIRED, PER LDR SECTION 4.6.9(C)(3)(A), PARKING REQUIREMENTS FOR COMMERCIAL USE, 32 PARKING SPACES WOULD HAVE BEEN REQUIRED. PER LDR SECTION (I)(2)(D) & (I), OFF-STREET PARKING IS NOT REQUIRED. THE EXISTING BUILDING HAS 7 PARKING SPACES (UNDER BUILDING) THAT ARE BEING ELIMINATED.

PARKING CALCULATIONS (FOR MEMORIALIZATION REFERENCE ONLY)			
	REQUIRED	EXISTING	PROPOSED
REGULAR	30	7	N/A
HANDICAPPED	2	N/A	N/A
TOTAL	32	7	N/A



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Manuel Sinalovski, AIA
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 SEAL



98 N.W. 5th AVENUE RENOVATION PROJECT
 98 NW 5th AVENUE
 DELRAY BEACH, FL 33444
 CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/09/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL
4	06/15/2020	FINAL
5	07/27/20	

DESIGN DELIVERABLE: SITE PLAN
 ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019
 DRAWN BY: LS/OV
 CHECKED BY: MS

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SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS-102