STRUCTURES AREA TABULATION	
BUILDING A-FOOTPRINT	11753 SF
BUILDING A-FOOTPRINT	11753 SF
BUILDING B-FOOTPRINT	10857 SF
BUILDING B-FOOTPRINT	10857 SF
BUILDING C-FOOTPRINT	7767 SF
BUILDING D-FOOTPRINT	4802 SF
BUILDING D-FOOTPRINT	4802 SF
BUILDING E-FOOTPRINT	9310 SF
REC. CENTER	1578 SF
	73477 SF

PROJECT DATA		
- SITE	191,134 S.F.	
-SITE (60' RIGHT OF WAY ADJUSTMENT)	165,134 S.F.	100.00%
- GROUND FLOOR AREA	73,477 S.F.	39,69%
- OPEN SPACE (LANDSCAPE)	50,749 S.F.	27,41%
-REQUIRED OPEN SPACE (25%)	46,283 S.F.	
- WATER BODIES	0 S.F.	0%
- NO. OF DWELLING UNITS	47 UNITS	
- PARKING REQUIRED (2.5 SPACES / UNIT)	112 SPACES	
- PARKING PROPOSED	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.	PROP.
UNIT PARKING	94	94
ADDITIONAL PARKING (ON SITE)	18	105
TOTAL PARKING	112	199

** REQUIRED: 2 OR MORE BR UNIT = 2.0 PARKING PER UNIT (94)
* GUEST PARKING: FIRST 20 UNITS = 0.5 SPACES PER UNIT (10)
21-60 UNITS= 0.3 SPACES PER UNIT (8.1)

UNIT TYPE 1 A/C AREA TABULATION	
UNIT 1 (1ST FLOOR)	1231 SF
UNIT 1 (2ND FLOOR)	1601 SF
	2832 SF

UNIT TYPE 1 NON A/C AREA TABULATION	
BALCONY 1	126 SF
BALCONY 2	113 SF
COVERED PATIO	60 SF
GARAGE	402 SF
	702 SF

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

UNIT TYPE 2 NON A/C AREA TABULATION	
BALCONY 1	82 SF
BALCONY 2	97 SF
COVERED PATIO	126 SF
GARAGE	396 SF
	704 SF

UNIT TYPE 3 A/C AREA TABULATION	
UNIT TYPE 3 (1ST FLOOR)	708 SF
UNIT TYPE 3 (2ND FLOOR)	1012 SF
UNIT TYPE 3 (3RD FLOOR)	1079 SF
	2799 SF

UNIT TYPE 3 NON A/C AREA TABULATION	
BALCONY 1	152 SF
BALCONY 2	146 SF
BALCONY 3	150 SF
BALCONY 4	146 SF
COVERED PATIO	161 SF
GARAGE	419 SF
	1173 SF

CLUBHOUSE A/C AREA TABULATION	
CLUBHOUSE 1ST FLOOR	1189 SF
CLUBHOUSE 2ND FLOOR	1191 SF
	2380 SF

CLUBHOUSE NON A/C AREA TABULATION	
COVERED AREA	991 SF
	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
PROVIDED DISTANCE BETWEEN BUILDING A TO BUILDING A	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 = 36.15'	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 = 36.15'	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.

SITE PLAN KEY NOTE LEGEND			
101	DRIVEWAY SPECS. WIDTH 17'-8" x 18' LENGTH. (MATERIAL :PAVERS) 1 FULL SIZE/ 1 COMPACT	112	ASPHALT ROAD
102	DRIVEWAY SPECS. WIDTH 18' x 18' LENGTH. (MATERIAL :PAVERS) 2 FULL SIZE VEHICLES	113	EXISTING 7' CONCRETE SIDEWALK
103	GATE SPECS. (14' W x 6'H. SINGLE AND 20' W. x 6' H. DOUBLE ALUMINUM VEHICULAR GATE.	114	TOT LOT
104	MINIMUM 4' ARTICULATION	115	6' HIGH CMU WALL WITH STUCCO FINISH
105	PROPOSED FDOT SIGHT TRIANGLE (TYP.)	116	4' INTERIOR CONCRETE SIDEWALKS
106	60X60 WHEELCHAIR PASSING SPACE. EVERY 200' MAXIMUM TYP.	117	LIGHT POST
107	LIFT STATION	118	11' TURNING LANE
108	CALL BOX	119	5' EXISTING BIKE LANE
109	6' HIGH ALUMINUM FENCE	120	2' BUFFER BETWEEN DRIVING & BIKE LANE
110	4' W. x 6' H. ALUMINUM GATE	121	4' PROPOSED WALKWAYS
111	8' HIGH CMU WALL WITH STUCCO FINISH	122	6' PROPOSED SIDEWALKS
		123	PER TABLE 4.6.9(C)- 1 PLANNED UNIT DEVELOPMENT 4 BICYCLE SPACES PER 50 UNITS LOCATED AT COMMON AREA (CLUBHOUSE SHOWERS NOT REQUIRED).

GC (PUD) MULTI-FAMILY	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 INT. SETBACK (ft) N	MIN. SIDE ST. 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
SITEPLAN	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

BLANK SPACE REQUIRED BY CITY OF DELRAY BEACH

SITE PLAN REVIEW SUBMITTAL 04-21-25

MULTIFAMILY
2419 N. FEDERAL HWY.
DELRAY BEACH, FLORIDA

TEMPORARY CONSTRUCTION PARKING 8 SPACES

CONSTRUCTION FENCE

TEMPORARY CONSTRUCTION PARKING 24 SPACES

VEHICLE SITE ACCESS

CRANE LOCATION

DUMPSTER

MATERIAL CONTAINER

NORTH FEDERAL HIGHWAY
100' RIGHT-OF-WAY

EXISTING STRIPING

MOD. MEDIAN FOR THIS OPENING

CLOSE THIS. ASPHALT PAVEMENT- NORTH BOUND LANES OPENING

50'-0" TAPER

135'-0" TURNING LANE

30'-0" ADDITIONAL STACKING

N16°17'30"E 600.00'

REC. CENTER

POOL

RESIDENTS

GUEST

•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.

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

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FL-0011105 FIRM-AA003379

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