

**SURVEYORS REPORT/LEGEND:**

CL = CENTERLINE  
WM = WATER METER  
CO = SANITARY SEWER CLEAN OUT  
+B&S = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: PALM BEACH COUNTY BENCH MARK T150A  
FLOOD ZONE: X  
COMMUNITY PANEL NO. 82002 0004  
SPEX D  
MAP REVISION: JAN 5, 2009  
NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.  
ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD US FOOT.  
THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR CLOSURE. THE SURVEY HAS BEEN RECHECKED FOR CORRECTIONS AND IS BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.  
NO SURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTINGS.

**DESCRIPTION:**

LOTS 27 AND 28, BLOCK 81, SUBDIVISION OF BLOCK 81, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 32. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**CERTIFIED TO:**

MAC REAL ESTATE INVESTMENTS, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
CYNTHIA A. REED, P.A.

**MAP OF BOUNDARY SURVEY**  
**SITE ADDRESS: 214 NE 4TH STREET**  
**DELRAY BEACH, FLORIDA 33483**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE  
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA  
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Paul D. Engle*  
PAUL D. ENGLE  
SURVEYOR & MAPPER #5708

**O'BRIEN, SUTER & O'BRIEN, INC.**

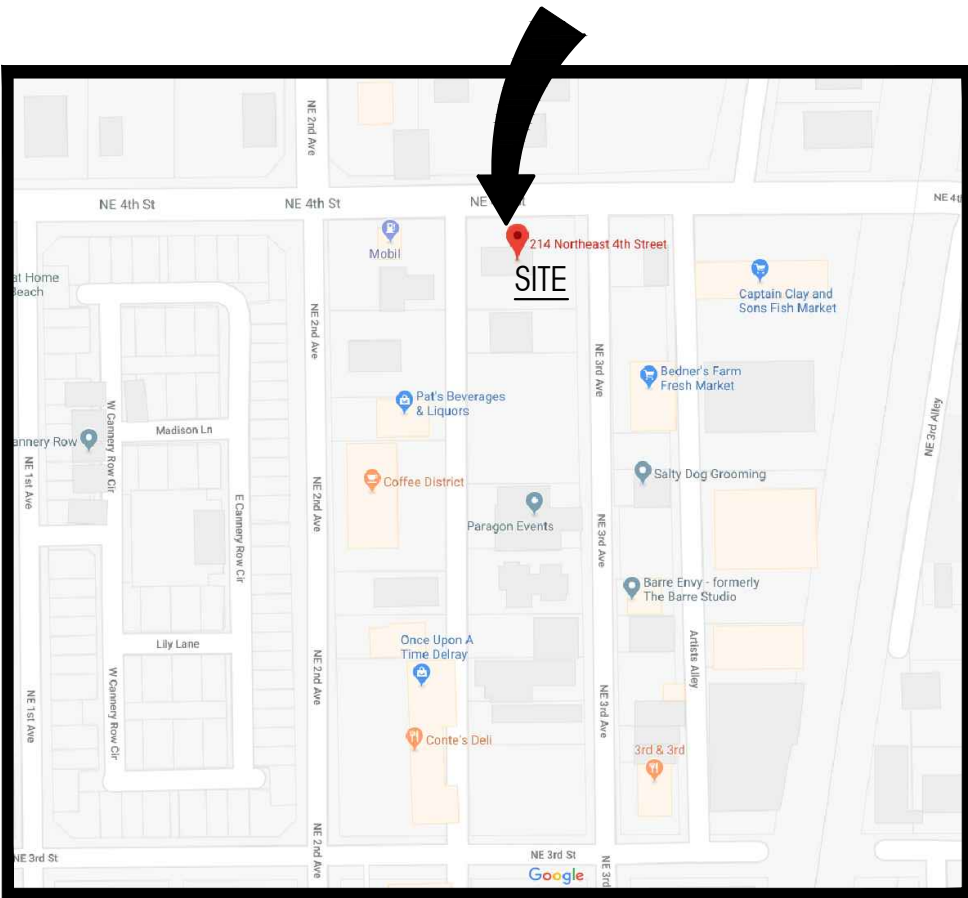
LAND SURVEYORS  
CERTIFICATE OF AUTHORIZATION #18353  
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE  
953 N.W. 17TH AVENUE, SUITE 100, MIAMI, FLORIDA 33145  
(954) 276-4501 FAX 276-2390

DATE OF SURVEY:	REVISION:	SCALE:
JULY 6, 2017	05/07/2025	1" = 10'
TITLE BOOK NO.	DATE OF REVISION:	ORDER NO.:
D.286	11	06-576b



PROJECT:  
This project consist of (5) (3) story townhomes. Existing one story building to be demolished. Use is permitted per Table 4.4.13(A)

PROPERTY ZONING:  
CBD-RC CENTRAL BUSINESS DISTRICT RAILROAD CORRIDOR  
PINEAPPLE GROVE NEIGHBORHOOD PLAN



LOCATION MAP:

PROJECT DATA:		
	SF	%
Site Area Total.....	13,416	100 %
Proposed Building Footprint.....	6,188	46.1 %
Total SF of Proposed Building.....	17,985	
Total Impervious Area.....	4,126	31 %
Open Space/PerVIOUS (landscaped).....	2,645	20 %
Proposed Pavement.....	3,496	26 %
Proposed Pavers.....	630	5 %

TABLE 4.4.13 (B) BUILDING HEIGHT See Drawing 3/A-3 for BLDG Ht.	REQ.	PROPOSED
Max BLDG Ht outside Atlantic Ave. Limiting Ht.....	4 Stories & 54'	36'-4"
Ground Fl. Finish Level.....	18' min	22'
Ground Story Ht.....	10' min	12'
Upper Story Ht.....	9' min	12' & 10'

TABLE 4.4.13 (C) SETBACKS	REQ.	PROPOSED
Front Setback (NE 4th St.).....	10ft Min 15ft Max	11ft 4" Min 12'-2" Max
Front Setback (NE 3rd Ave.).....	10ft Min 15ft Max	32 ft 7 in. min. 10ft
Side Setback Rear Setback (Alley).....	0 ft Min 10ft Min	

TABLE 4.4.13 (C) DENSITY	REQ.	PROPOSED
Density.....	30DU/AC	5DU
13,416 SF / 43,560 SF = .31 Acres 30 DU/AC X .31 = 9 DU		

SECTION 4.4.13(D)(1)(a)(2) Min. Floor Area	REQ.	PROPOSED
Minimum Floor Area for a 3-Bedroom Unit.....	1,250 SF	See Table below

5 UNIT TOWNHOUSE BUILDING (FEE SIMPLE)					
	UNIT A 3-Bedrooms	UNIT A-REV 3-Bedrooms	UNIT B 3-Bedrooms	UNIT B-REV 3-Bedrooms	UNIT C 3-Bedrooms
1ST FL	748 SF	748 SF	737 SF	737 SF	706 SF
2ND FL	1,200 SF	1,200 SF	1,154 SF	1,154 SF	1,112 SF
3RD FL	854 SF	854 SF	824 SF	824 SF	824 SF
Total A/C	2,802 SF	2,802 SF	2,715 SF	2,715 SF	2,642 SF
Garage	500 SF	500 SF	495 SF	495 SF	495 SF
Terrace	327 SF	327 SF	305 SF	305 SF	260 SF
Balcony	63 SF	63 SF	63 SF	63 SF	63 SF
Total SF	3,692 SF	3,692 SF	3,578 SF	3,578 SF	3,460 SF
TOTAL BLDG SF: 17,985 SF					
Total BLDG A/C	13,676 SF				
Total Garages	2,485 SF				
Total Terraces	1,524 SF				
Total Balconies	315 SF				

MINIMUM NUMBER OF OFF-STREET PARKING SPACES  
REQUIRED IN THE CBD PER TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL > 2 UNITS	1.75 SPACE PER UNIT 5 UNITS X 1.75 = 8.75	10

GUEST PARKING SPACES REQUIRED IN THE CBD PER TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL < 20 UNITS	.50 SPACE PER UNIT 5 UNITS X .5 = 2.5	3

ALTERNATIVE FUEL PARKING SPACES REQUIRED IN THE CBD PER  
TABLE 4.4.13(L)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL	3% OF REQUIRED PARKING SPACES	5 (ONE INSIDE EACH UNITS GARAGE)

LEGAL DESCRIPTION  
Lots 27 and 28, block 81, subdivision of block 81,  
according to the plat thereof as recorded in plat book 11,  
page 32, public records of Palm Beach County, Florida.

SITE PLAN NOTES:

- SP-1 14' One-Way Entry Driveway
- SP-2 Proposed street trees and light pole fixture.
- SP-3 14' One Way Exit
- SP-4 Streetscape: Curb zone/ Ped. Clear. zone/ Fr. setback.
- SP-5 3 Bike Racks
- SP-6 10x10' Sight Triangle/Corner Clip ROW Dedication
- SP-7 Proposed 2.0' Alley Dedication
- SP-8 Proposed 5.0' R/O/W Dedication
- SP-9 Typical Unit Stoop Porch & Courtyard
- SP-10 Do Not Enter Sign
- SP-11 Proposed pavers to match city std. Install per city std. Remove and widen existing conc. walk
- SP-12 Landscape area (see Landscape Plans)
- SP-13 Painted Striping Per City Standards (see Civil Plans)
- SP-14 Stop Bar/ Stop Sign
- SP-15 One Way Sign Do not enter
- SP-16 10' x 10' Sight Triangle
- SP-17 Typ. 18' x 8' Garage Door
- SP-18 Exist. Curb cut to be removed and replaced and replaced with curb/gutter
- SP-19 ADA Detectable Strip
- SP-20 Existing Power Pole to remain
- SP-21 Decorative Metal Railing 30" H
- SP-22 New ADA Curb/Crosswalk
- SP-23 New 6' Conc. Curb Typ. (See Civil Plans)
- SP-24 Existing overhead electrical lines to remain
- SP-25 Existing 6' Conc. Curb Typ. (See Civil Plans)
- SP-26 Proposed tree location on paver sidewalk (See Landscape Plans)
- SP-27 10' x 10' Corner Clip ROW Dedication
- SP-28 10x20' Sight Triangle
- SP-29 8' wide x 15' high Living Green wall cable trellis system by Jakob or equal. See elevations & Landscape plans
- SP-30 New Light Poles. See Sheet for Photometrics Plan
- SP-31 Inlets, French drains & yard drains. See Civil plans

ALL UTILITIES SHALL BE UNDERGROUND

SITE PLAN NOTES REQUESTED WAIVERS:

- SPW-1 5'-0" Landscape Buffer 1'-5" Waiver Requested
- SPW-2 15' R/O/W dedication on N.E. 4th St. Waiver Requested, granted per City Engineers (email approval dated 10.31.18)

Fire Department Notes:

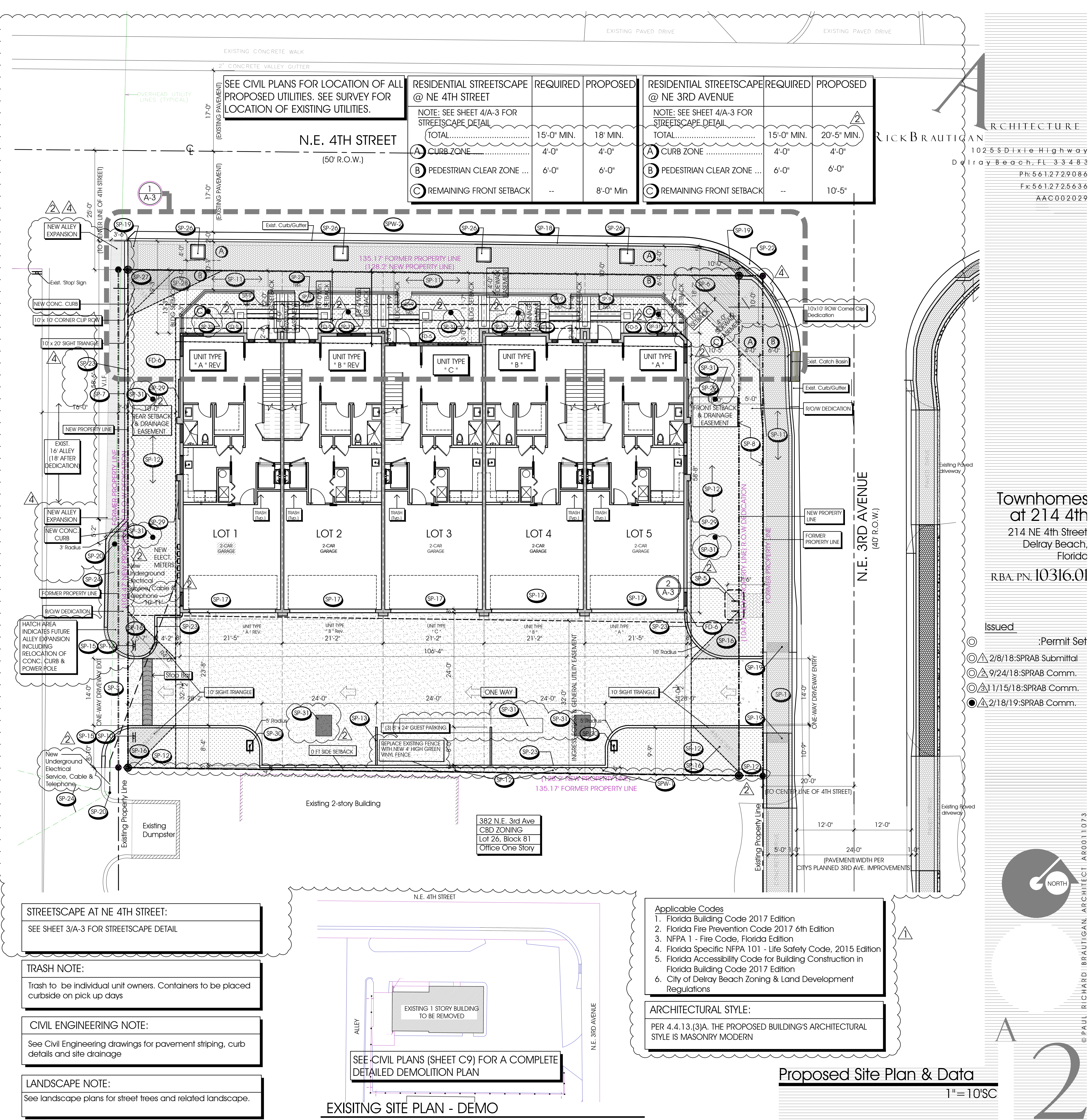
- FD-1 Florida Fire Prevention Code 5th Edition.
- FD-2 Access road is 14' wide for emergency vehicle access
- FD-3 Will provide Life Safety plan with Building Permit Plans.
- FD-4 Type of construction is type Vb. Building to be fully sprinklered.
- FD-5 Min. 6" H. Bldg. Numbers (see elevations) to comply with LDR 4.6(H)(8). Signage under separate permit)
- FD-6 9"X9" REFL. TRUSS SIGN



PER NFPA 101/IFC

REQUIRED BICYCLE PARKING PER TABLE 4.4.13(K)

USE	REQUIREMENTS	PROVIDED
RESIDENTIAL < 50 UNITS	1 SPACE PER 2 UNITS (5 UNITS X .5 = 2.5)	3



STREETSCAPE AT NE 4TH STREET:  
SEE SHEET 3/A-3 FOR STREETSCAPE DETAIL

TRASH NOTE:  
Trash to be individual unit owners. Containers to be placed curbside on pick up days

CIVIL ENGINEERING NOTE:  
See Civil Engineering drawings for pavement striping, curb details and site drainage

LANDSCAPE NOTE:  
See landscape plans for street trees and related landscape.

SEE CIVIL PLANS (SHEET C9) FOR A COMPLETE  
DETAILED DEMOLITION PLAN

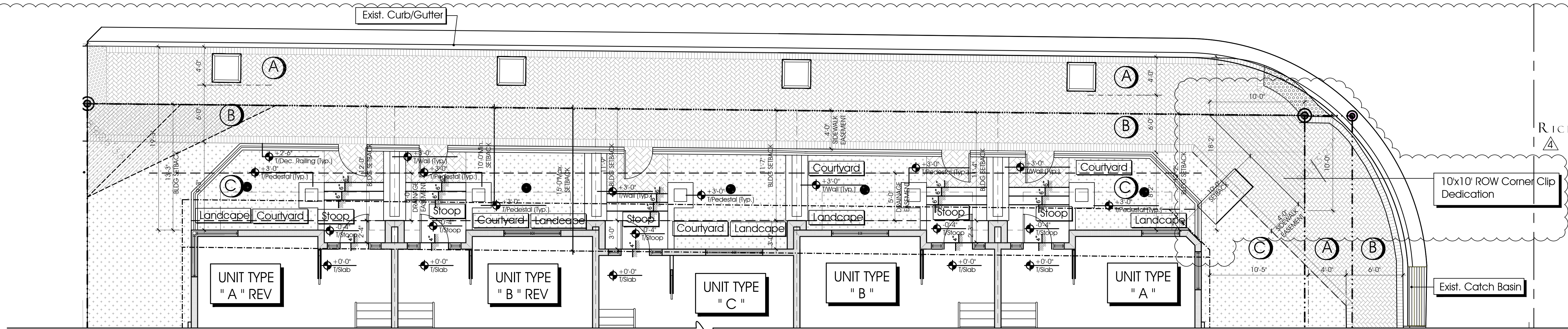
- Applicable Codes
1. Florida Building Code 2017 Edition
  2. Florida Fire Prevention Code 2017 6th Edition
  3. NFPA 1 - Fire Code, Florida Edition
  4. Florida Specific NFPA 101 - Life Safety Code, 2015 Edition
  5. Florida Accessibility Code for Building Construction in Florida Building Code 2017 Edition
  6. City of Delray Beach Zoning & Land Development Regulations

ARCHITECTURAL STYLE:  
PER 4.4.13.(3)(A). THE PROPOSED BUILDING'S ARCHITECTURAL  
STYLE IS MASONRY MODERN

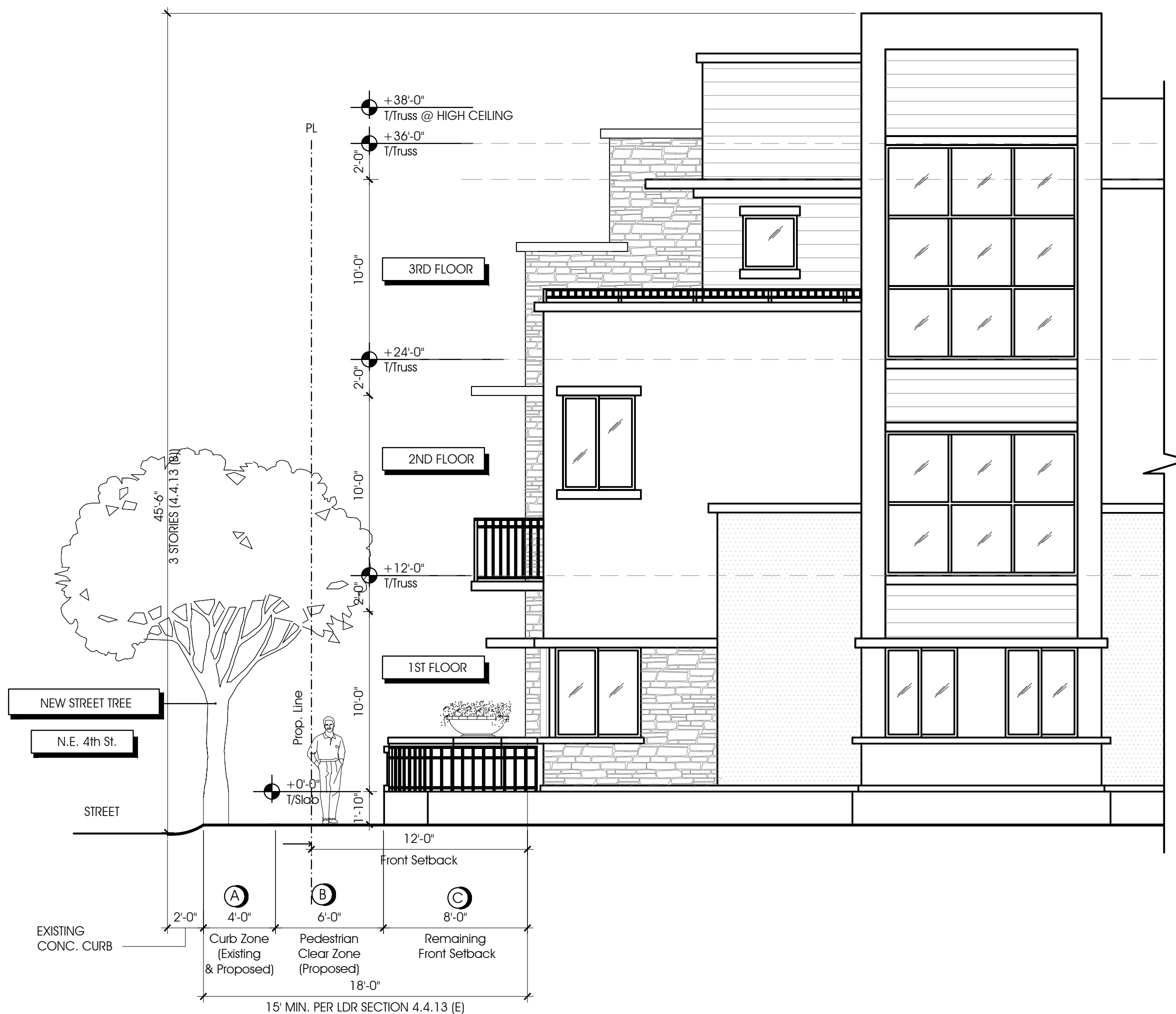
Proposed Site Plan & Data

1"=10'SC



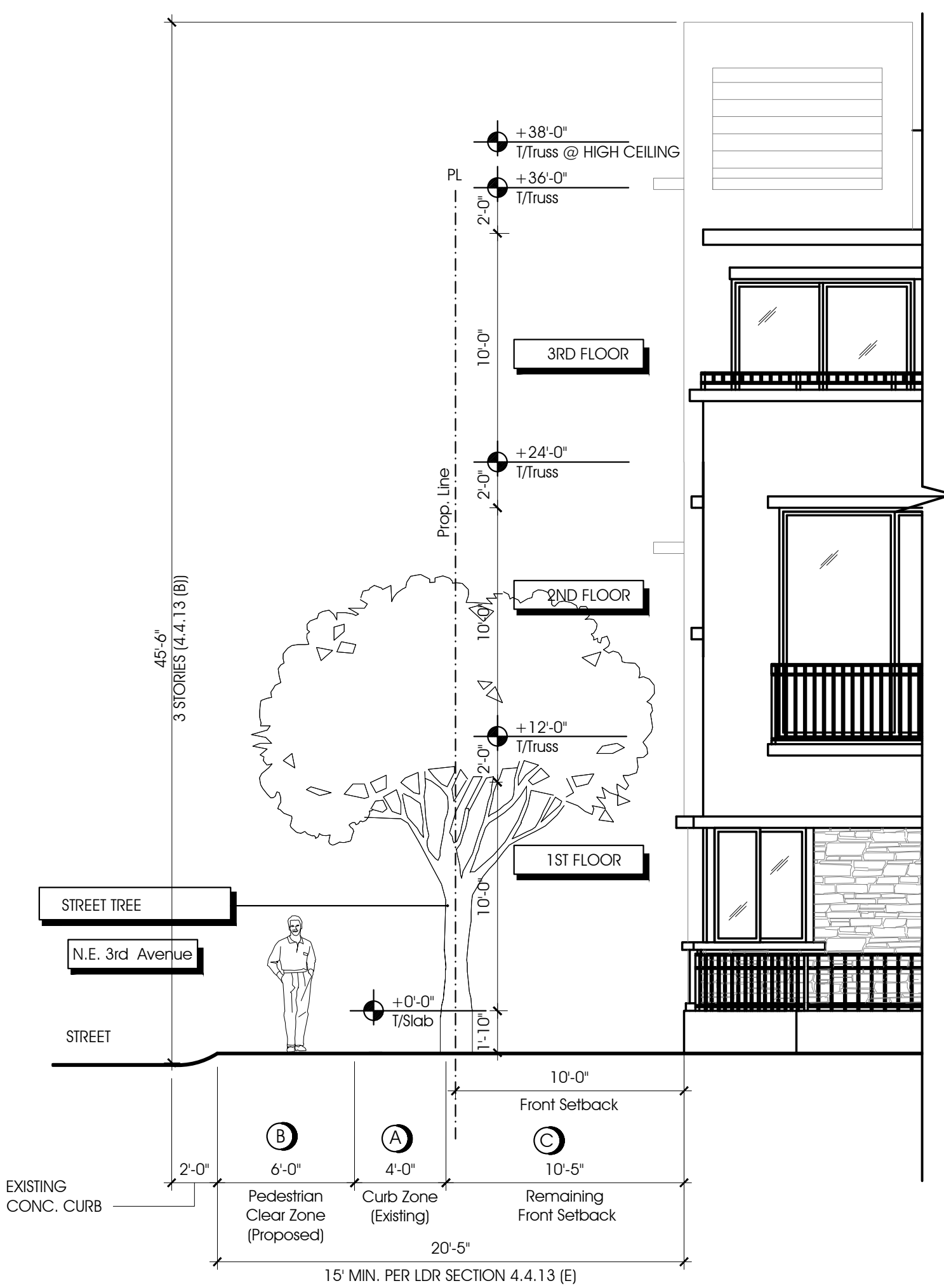


1 Entry Court Plan  
A-3 3/16" SC



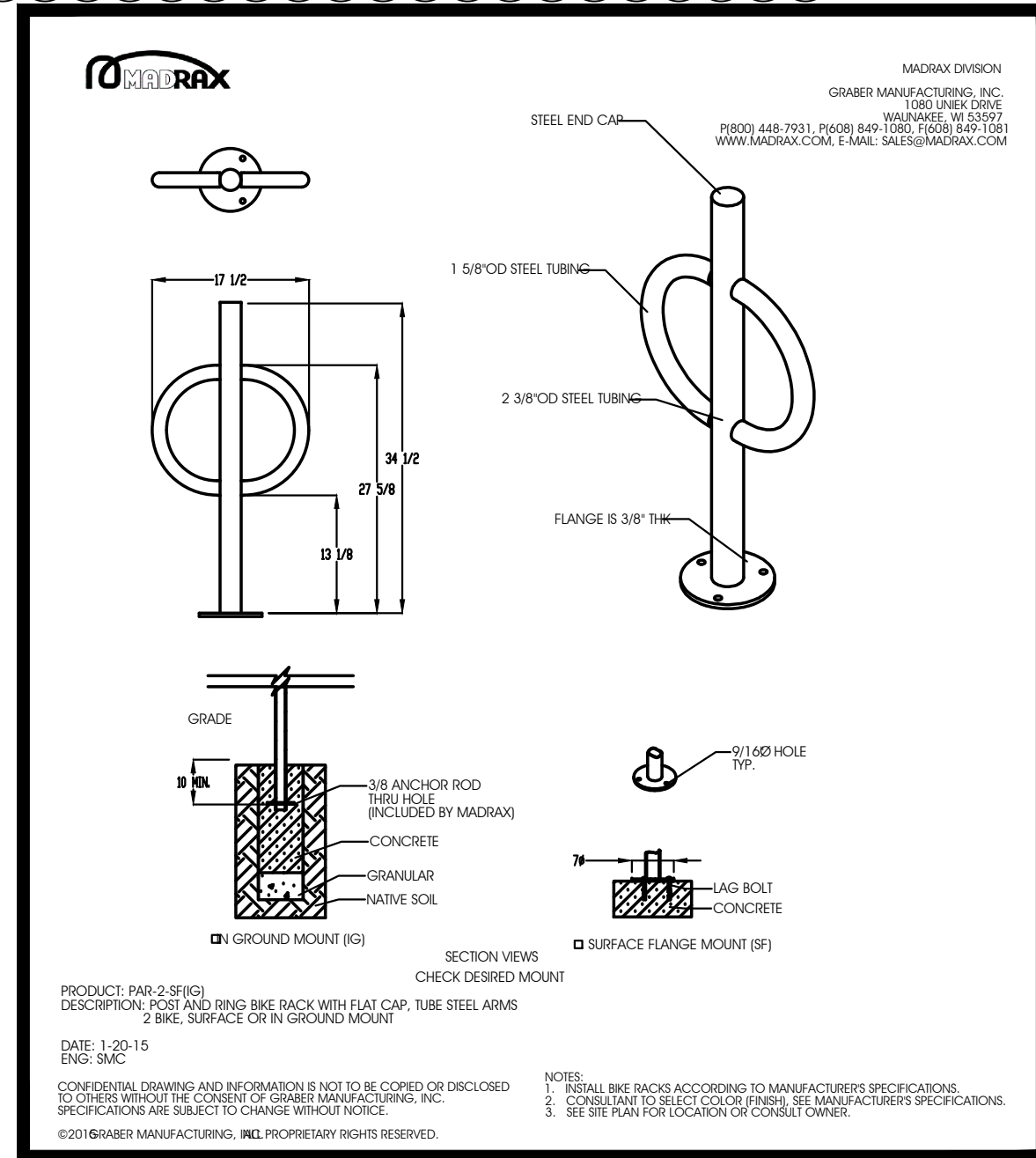
3 Side Elevation (West) - NE 4th Street Residential Streetscape  
A-3 3/16" SC

RESIDENTIAL STREET SCAPE	REQUIRED	PROPOSED
A CURB ZONE .....	4'-0"	4'-0"
B PEDESTRIAN CLEAR ZONE ...	6'-0"	6'-0"
C REMAINING FRONT SETBACK ..	5'-0"	8'-0" Min



4 Partial Front Elevation (North) - NE 3rd Ave. Residential Streetscape  
A-3 3/16" SC

RESIDENTIAL STREET SCAPE	REQUIRED	PROPOSED
A CURB ZONE .....	4'-0"	4'-0"
B PEDESTRIAN CLEAR ZONE ...	6'-0"	6'-0"
C REMAINING FRONT SETBACK ..	5'-0"	10'-5"



2 Bike Rack Detail  
A-3 NTS

- List of Sustainable Design Features in Project:
- Project location in downtown Delray Beach is ideal adding to the existing surrounding high density and diverse uses
  - Location of proposed building has access to quality transit with several bus stops within its vicinity
  - Bicycle facilities are included as part of the improvements
  - Minimum required parking is provided reducing the amount of vehicle area in the property (reduced parking footprint results in reduction of the heat island effect)
  - Civil engineer included in his scope of work a construction activity pollution prevention plan
  - Water efficient plumbing fixtures will be specified for restrooms for indoor water use reduction
  - Living Green walls are proposed on side elevations (East & West)
  - Storage and collection of recyclables will be located within each townhome to use the City's recycling collection program
  - Low emitting paint and finishes will be specified for better Interior air quality
  - Interior and exterior lighting include LED fixtures for energy savings purposes
  - Each Unit will have an EV Charging Station
  - All Units will have Energy Star appliances
  - Front facade includes 80% of storefront glass for daylight and views
  - White roof membrane proposed to reduce the 'heat island effect' present in a typical downtown area, decreasing summertime peak energy demand (energy savings due to less air-conditioning demand)

Proposed Entry court Plan & Streetscape Detail  
3/16" SC

1. DESIGN, CONCEPTS, AND DETAILS CONTAINED AND REPRESENTED HEREIN ARE THE PROPERTY OF RICK BRAUTIGAN ARCHITECTURE, INC. AND SHALL NOT BE ALTERED, CHANGED, MODIFIED OR COPIED WITHOUT THE PERMISSION OF RICK BRAUTIGAN ARCHITECTURE, INC. EXPRESSED IN WRITING.  
2. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS. 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED.  
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL: A) ALL DIMENSIONS HAVE BEEN VERIFIED BY CONTRACTOR B) SHOP DRAWINGS HAVE BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT

Townhomes  
at 214 4th  
214 NE 4th Street  
Delray Beach,  
Florida  
RBA-PN.10316.01

- Issued :
- 2/8/18:SPRAB Submittal
  - 9/24/18:SPRAB Comm.
  - 11/15/18:SPRAB Comm.
  - 2/18/19:SPRAB Comm.

