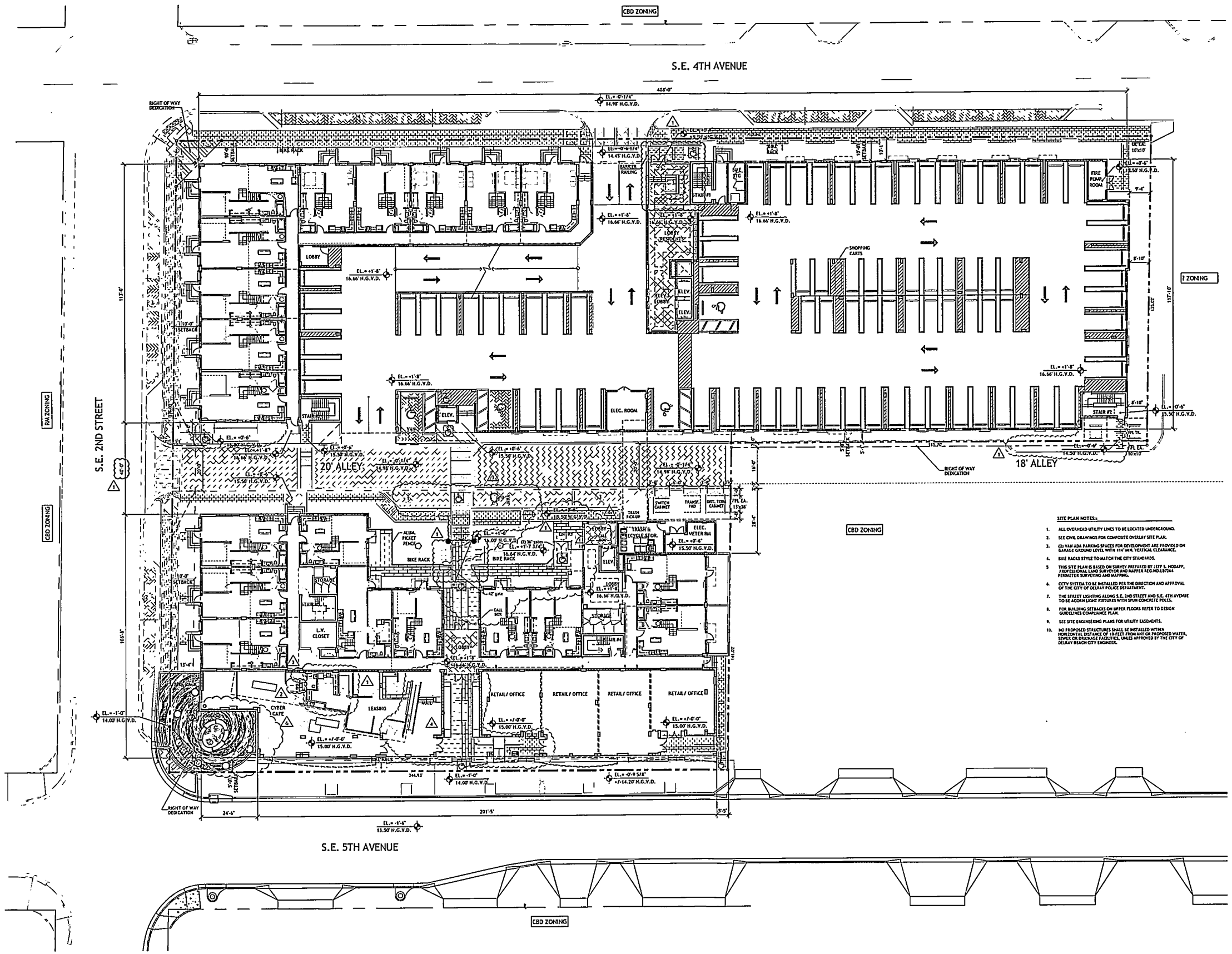

SITE PLAN

0 20' 40'
1" = 20'-0" GRAPHIC SCALE

SITE PLAN NOTES:

1. ALL OVERHEAD UTILITY LINES TO BE LOCATED UNDERGROUND.
2. SEE CIVIL DRAWINGS FOR COMPOSITE OVERLAY SITE PLAN.
3. (2) VAN ADA PARKING SPACES FOR DEVELOPMENT ARE PROVIDED ON GARAGE GROUND LEVEL WITH 114" MIN. VERTICAL CLEARANCE.
4. BIKE RACKS STYLE TO MATCH THE CITY STANDARDS.
5. THIS SITE PLAN IS BASED ON SURVEY PREPARED BY JEFF S. MOGAFF, PROFESSIONAL LAND SURVEYOR AND MAPPER REG.NO.LS5264. PERIMETER SURVEYING AND MAPPING.
6. CITY SYSTEM TO BE INSTALLED PER THE DIRECTION AND APPROVAL OF THE CITY OF DELRAY POLICE DEPARTMENT.
7. THE STREET LIGHTING ALONG S.E. 2ND STREET AND S.E. 4TH AVENUE TO BE ACORN LIGHT FIXTURES WITH SPUN CONCRETE POLES.
8. FOR BUILDING SETBACKS ON UPPER FLOORS REFER TO DESIGN GUIDELINES COMPLIANCE PLAN.
9. SEE SITE ENGINEERING PLANS FOR UTILITY EASEMENTS.
10. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN HORIZONTAL DISTANCE OF 10 FEET FROM ANY OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLES APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.

BUILDING DATA:

TYPE OF CONSTRUCTION : "I-B" (FBC 2010 TABLE 503)

PROPOSED BUILDING HEIGHT: 48'-0" (5-STORY)

PROPOSED BUILDING FLOOR AREA: 329,736 S.F.

OCCUPANCY GROUPS:

"R-2" - RESIDENTIAL 4 STORY
NEW APARTMENT COMPLEX

"S-2" - ENCLOSED PARKING GARAGE 3 LEVELS
WITH MECHANICAL VENTRATION

"A-3" - MEETING ROOM AND GYM

"M" - MERCANTILE (RETAIL)

FIRE PROTECTION NOTE
THE BUILDINGS BETHIS PROJECT ARE TO BE FULLY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL STATION SIGNALING SERVICE, IN ACCORDANCE WITH FBC 2010, FLORIDA FIRE PREVENTION CODE 2010 EDITION, NFPA 1 UNIFORM FIRE CODE, FLORIDA 2010 EDITION, NFPA 101 LIFE SAFETY CODE, FLORIDA 2010 EDITION AND ALL APPLICABLE STATE AND CITY OF DELRAY BEACH BUILDING CODES AND ORDINANCES.

REVISIONS	BY
1 08.29.14 General Coord	LA
2 09-08-14 Bldg Dept	LA
3 10-08-14 FHA coord	LA
4 11-21-14 Owner Rev	LA
5 04/13/15 Coord./Owner	VB/JT

Slattery & Associates
ARCHITECTS PLANNERS
2060 NW BOCA RATON BLVD.
SUITE 2
BOCA RATON, FL 33431
TEL: 561-392-3848
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WWW.SLATTERYARCHITECTS.COM

UPTOWN DEVELOPMENT
NEW MIXED-USE
190 S.E. 5TH AVENUE, DELRAY BEACH, FLORIDA

SEAL DATE 05-06-15

SLATTERY AND ASSOCIATES
FLORIDA REGISTRATION # AA0003391

OVERALL SITE PLAN

DRAWN	VBH / OEH / LA / JET
CHECKED	PS
DATE	05.30.14
SCALE	1" = 20'-0"
JOB NO.	2013-42
SHEET	A0100

REVISION 6 - JUNE 12, 2015