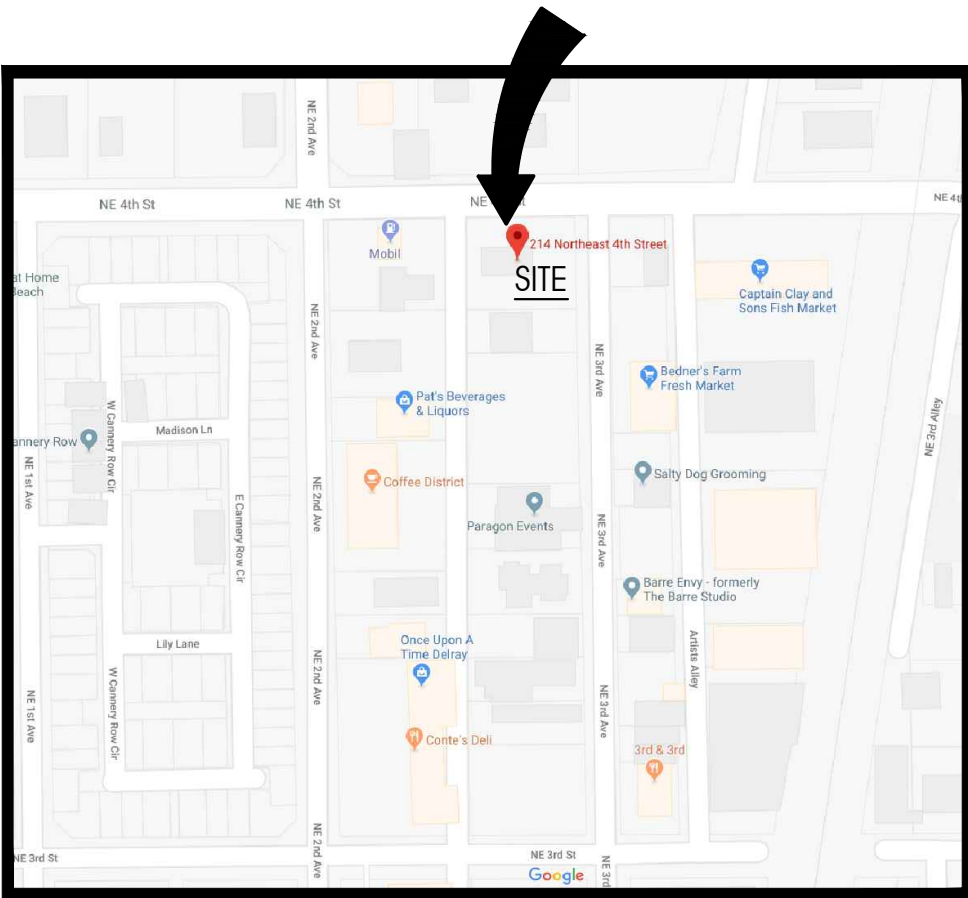


PROJECT:
This project consist of (5) (3) story townhomes. Existing one story building to be demolished. Use is permitted per Table 4.4.13(A)

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

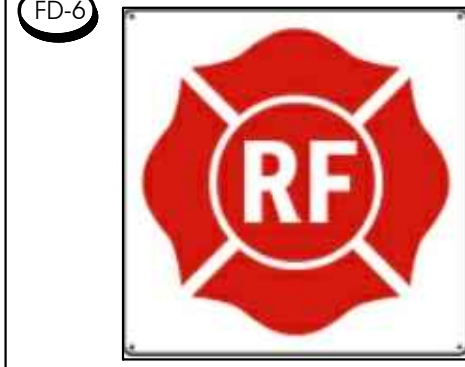
ALL UTILITIES SHALL BE UNDERGROUND

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:

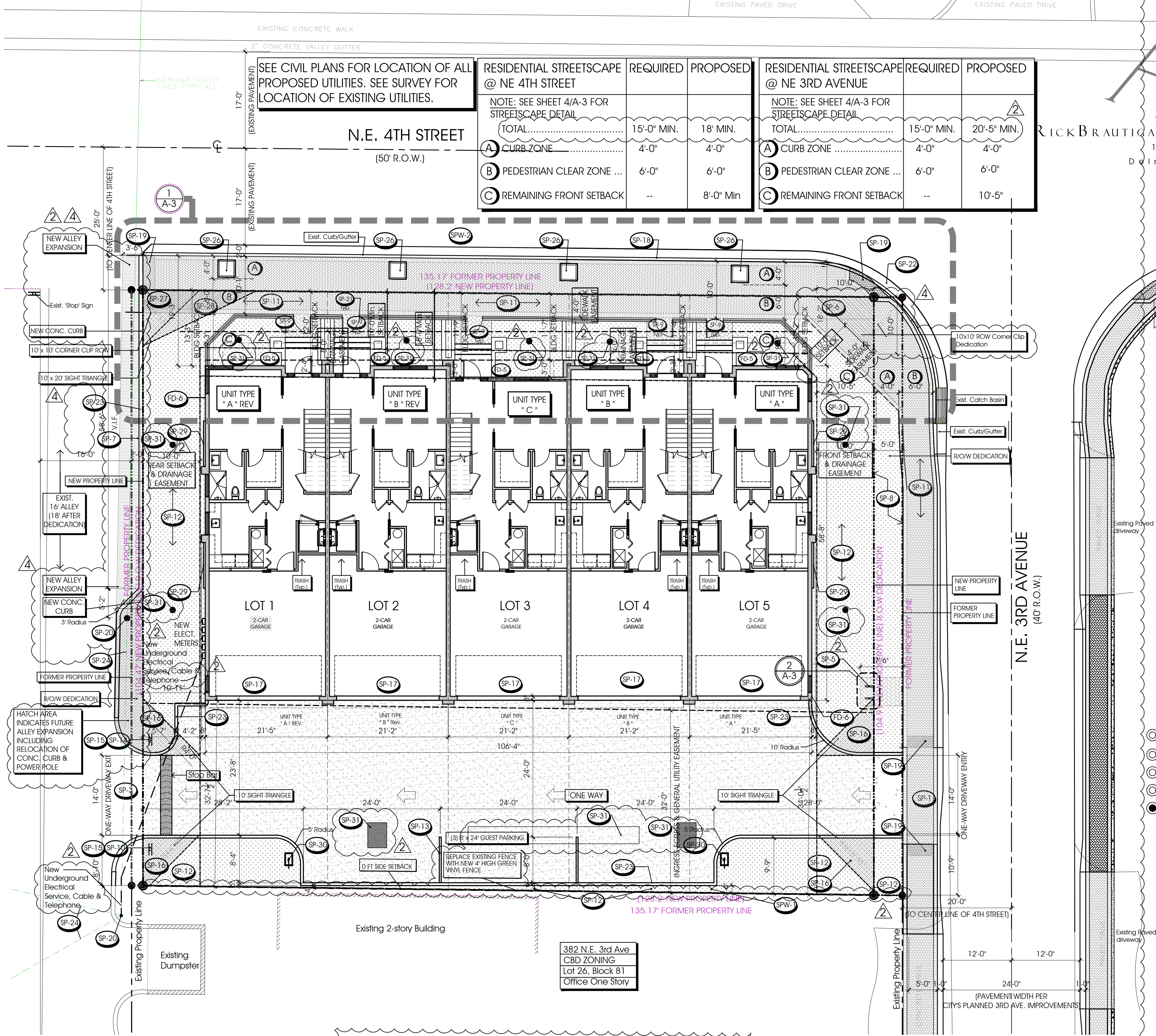
- FD-1 Florida Fire Prevention Code 5th Edition.
- FD-2 Access road is 14' wide for emergency vehicle access
- FD-3 Will provide Life Safety plan with Building Permit Plans.
- FD-4 Type of construction is type Vb. Building to be fully sprinklered.
- FD-5 Min. 6"H. Bldg. Numbers (see elevations) to comply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

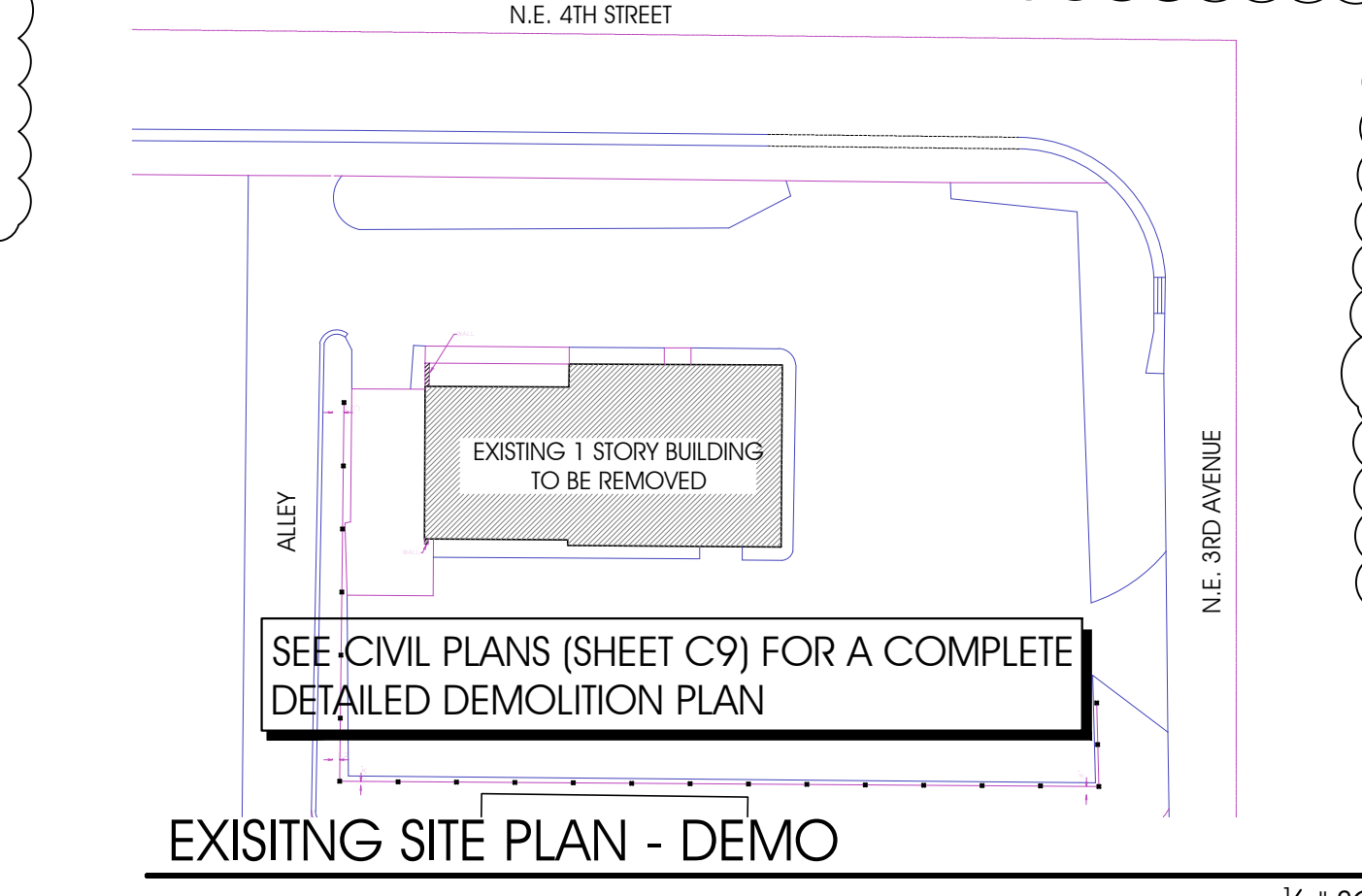


STREETSCAPE AT NE 4TH STREET:
SEE SHEET 3/A-3 FOR STREETSCAPE DETAIL

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.



- 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

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.