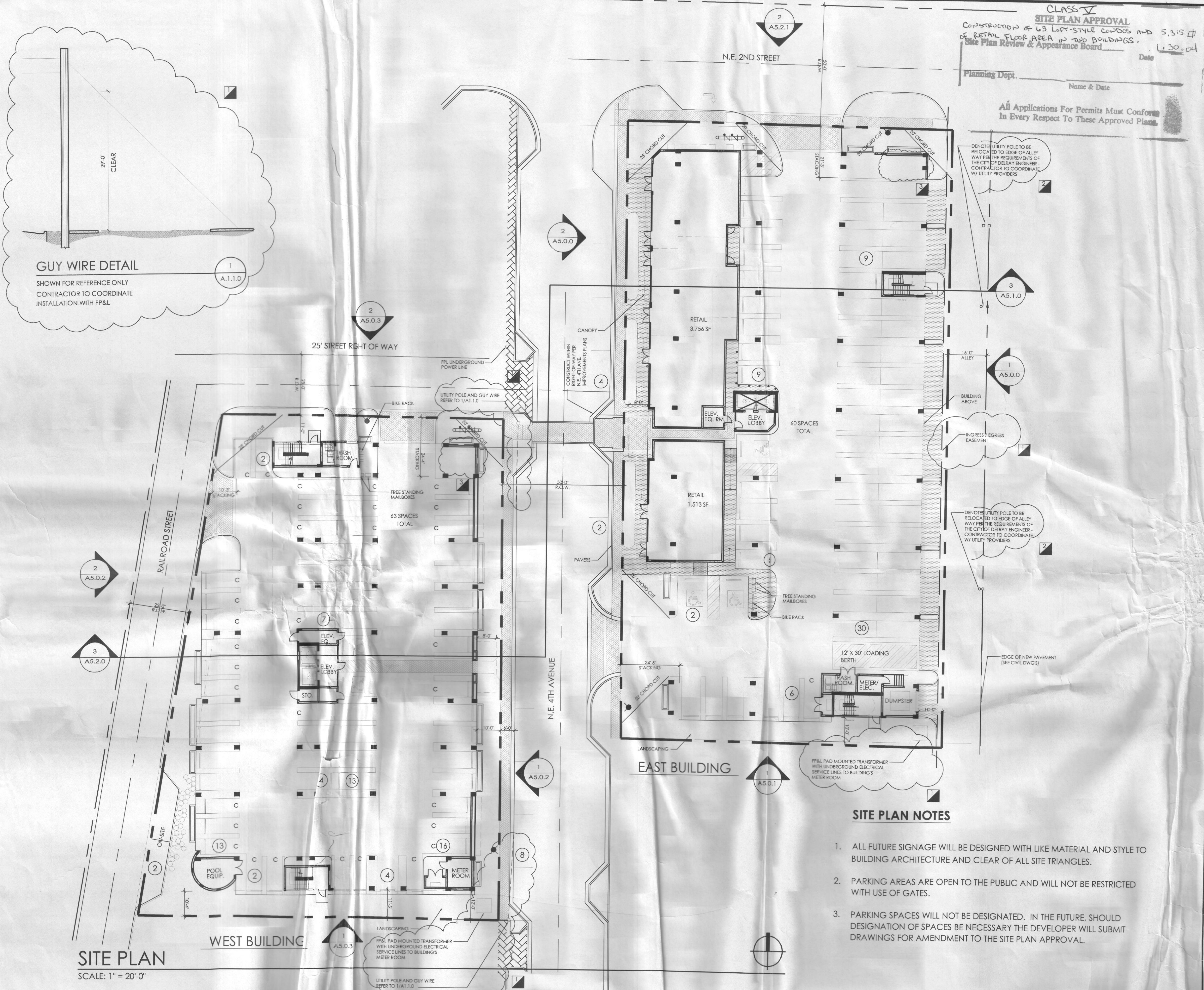
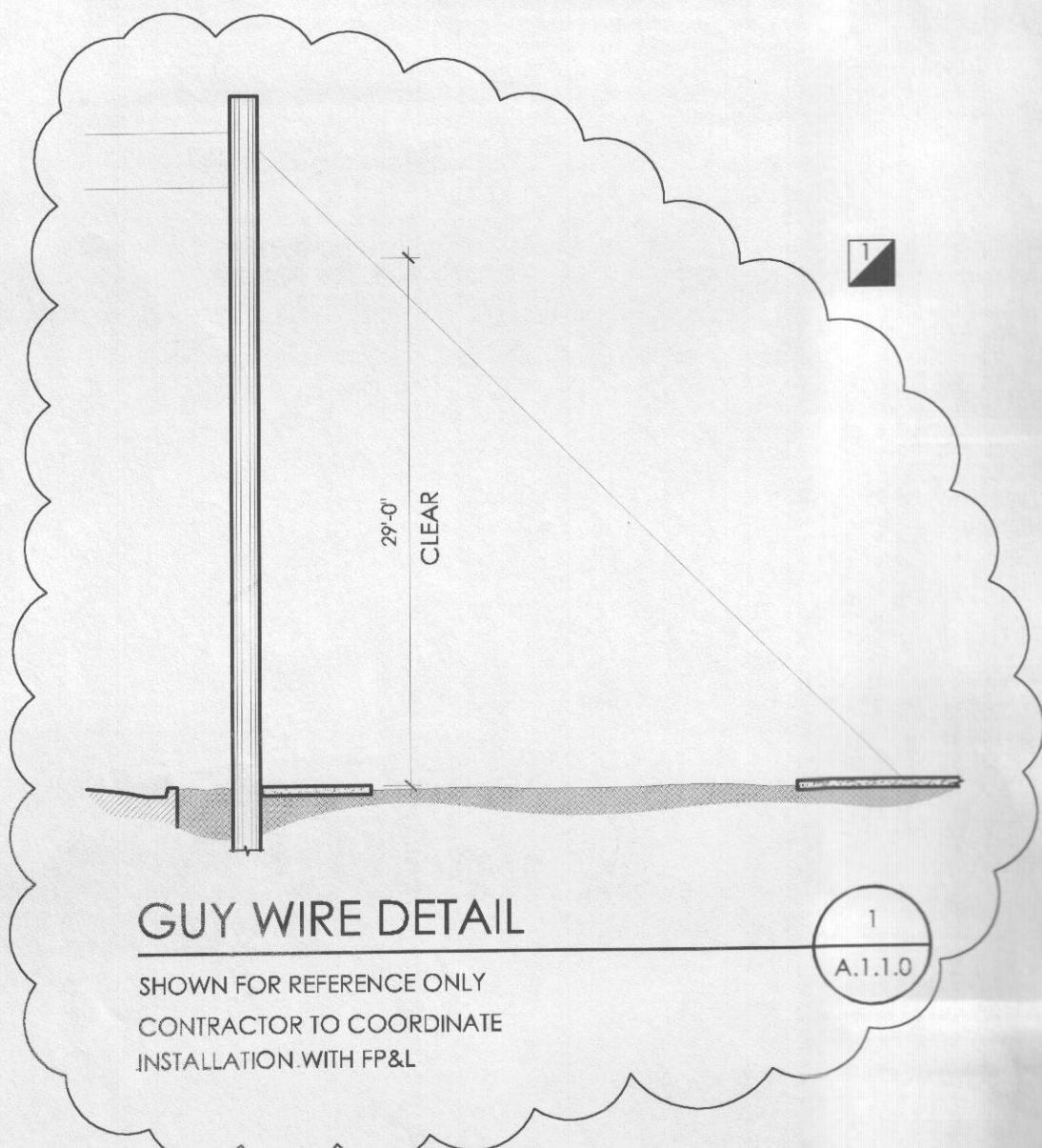




SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN NOTES

- ALL FUTURE SIGNAGE WILL BE DESIGNED WITH LIKE MATERIAL AND STYLE TO BUILDING ARCHITECTURE AND CLEAR OF ALL SITE TRIANGLES.
- PARKING AREAS ARE OPEN TO THE PUBLIC AND WILL NOT BE RESTRICTED WITH USE OF GATES.
- PARKING SPACES WILL NOT BE DESIGNATED. IN THE FUTURE, SHOULD DESIGNATION OF SPACES BE NECESSARY THE DEVELOPER WILL SUBMIT DRAWINGS FOR AMENDMENT TO THE SITE PLAN APPROVAL.

CLASS IV SITE PLAN APPROVAL
CONSTRUCTION OF 63 LEFT-STYLE CONDOS AND 5,315 SF OF RETAIL FLOOR AREA IN TWO BUILDINGS.
Site Plan Review & Appearance Board
Date: 1.30.04
Planning Dept. Name & Date

All Applications For Permits Must Conform In Every Respect To These Approved Plans

**OCEAN CITY LOFTS
DELRAY BEACH, FLORIDA**

SITE PLAN AND BUILDING INFORMATION

A. ZONING DESIGNATION		CBD
B. SITE AREA		63,010 SQUARE FEET (1.44 ACRES)
C. AREA (BOTH PROPERTIES)		5,269 S.F. OF RETAIL @ 4.5 SPACE PER 1,000 S.F.
		23.7 SPACES
EAST BUILDING		5,269 S.F. OF RETAIL @ 4.5 SPACE PER 1,000 S.F.
		(34) TWO BEDROOM @ 1.75 SPACE PER UNIT
EAST BUILDING PARKING REQUIRED		23.7 SPACES
WEST BUILDING		(6) EFFICIENCIES @ 1 SPACE PER UNIT
		(23) ONE BEDROOMS @ 1.25 SPACE PER UNIT
WEST BUILDING PARKING REQUIRED		28.75 SPACES
GUEST PARKING		(20) TOTAL UNITS VISITORS @ 0.5 SPACE PER UNIT
		(30) TOTAL UNITS VISITORS @ 0.3 SPACE PER UNIT
		(13) TOTAL UNITS VISITORS @ 0.2 SPACE PER UNIT
GUEST PARKING REQUIRED		21.6 SPACES

TOTAL PARKING REQUIRED W/O SHARED PARKING 139.6 SPACES

ACCORDING TO SHARED PARKING ANALYSIS IN THE DELRAY ZONING CODE REQUIRED PARKING CAN BE REDUCED TO:
126 REQUIRED SPACES

PARKING SPACES PROVIDED:
REGULAR (9' X 18'): 88 SPACES
COMPACT (8' X 16'): 30 SPACES
HANDICAP: 5 SPACES

TOTAL PROVIDED PARKING SPACES: 124 SPACES

USE	REQUIRED	WEEKDAY			WEEKEND	
		NIGHT 12 AM TO 6 AM	DAY 9 AM TO 4 PM	EVENING 6 PM TO 12 AM	DAY 9 AM TO 4 PM	EVENING 6 PM TO 12 AM
R/RESIDENTIAL	115.9	100%	115.9	60%	69.5	90%
C/COMMERCIAL/	23.7	5%	1.19	70%	16.6	90%
R/RETAIL				21.3	100%	23.7
TOTALS	140	117.0	86.1	125.6	116.4	120.1

124 SPACES PROVIDED ON SITE (3.2% DEFICIT)
2 IN LIEU OF SPACES REQUIRED @ \$12,000 PER SPACE
IN LIEU OF SPACES REQUIRED 2 @ \$12,000 PER SPACE
= \$24,000 TOTAL

NON REQUIRED ON STREET PARALLEL PARKING PROVIDED 13 SPACES

PROJECT DATA	EAST BUILDING		WEST BUILDING		TOTAL	
	SITE AREA:	34,598 S.F.	28,412 S.F.	63,010 S.F.		100% OF SITE
	BUILDING FOOTPRINT:	25,777 S.F.	17,475 S.F.	43,252 S.F.		69% OF SITE
	IMPERVIOUS AREA:	4,794 S.F.	5,613 S.F.	10,407 S.F.		16% OF SITE
	PERVIOUS AREA:	4,027 S.F.	5,324 S.F.	9,351 S.F.		15% OF SITE
NUMBER OF RESIDENTIAL DWELLING UNITS:						63 UNITS
DWELLING UNITS PER ACRE:						43.75 UNITS

E.	DWELLING UNIT DATA		
	EFFICIENCY:	6 UNITS	786 S.F. EACH
	ONE BEDROOM:	21 UNITS	1,082 S.F. EACH
	TWO BEDROOM:	36 UNITS	1,165 S.F. EACH

F. SETBACKS	EAST BUILDING		WEST BUILDING	
	FRONT: 10'	REAR: 10'	FRONT: 10'	REAR: 10'
	INTERIOR SIDE: 10'	STREET SIDE: 10'	INTERIOR SIDE: 10'	STREET SIDE: 10'
	HEIGHT: 47'-11"	FLOOR: 3	HEIGHT: 47'-11"	FLOOR: 4

RECEIVED
JAN 30 2004
PLANNING & ZONING

REVISIONS:

- SPRAB COMMENTS 10-02-2003
- SPRAB COMMENTS 08-27-2003
- OWNER REVISION 10-31-2003
- PERMIT COORDINATION REVISION 01-28-2004

VERCON
Construction Management, Inc.
18999 Biscayne Boulevard, Suite 105
Aventura, FL 33180
305.932.3435

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES
JIM NADASKAY P.E.
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FALKANGER SNYDER MARTINEAU & YATES
ARCHITECTS ENGINEERS
888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954) 764-6575 FAX: (954) 764-8622

ocean citylofts
DELRAY BEACH, FLORIDA

COMM: 03036 DATE: 07/14/03
CONSTRUCTION DOCUMENTS
A1.1.0