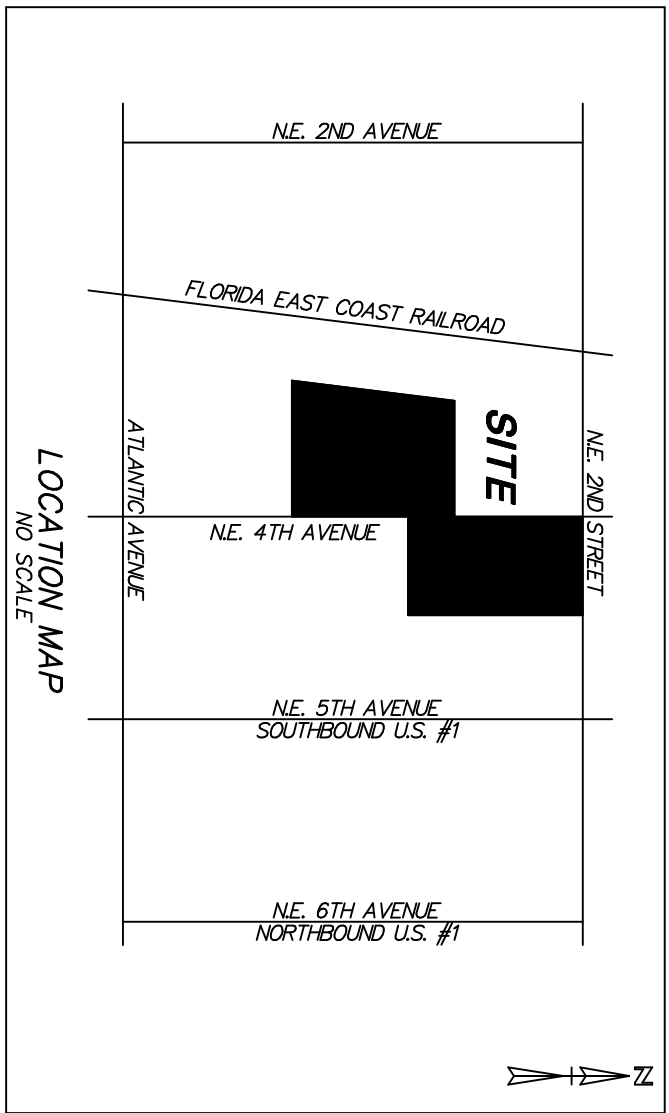


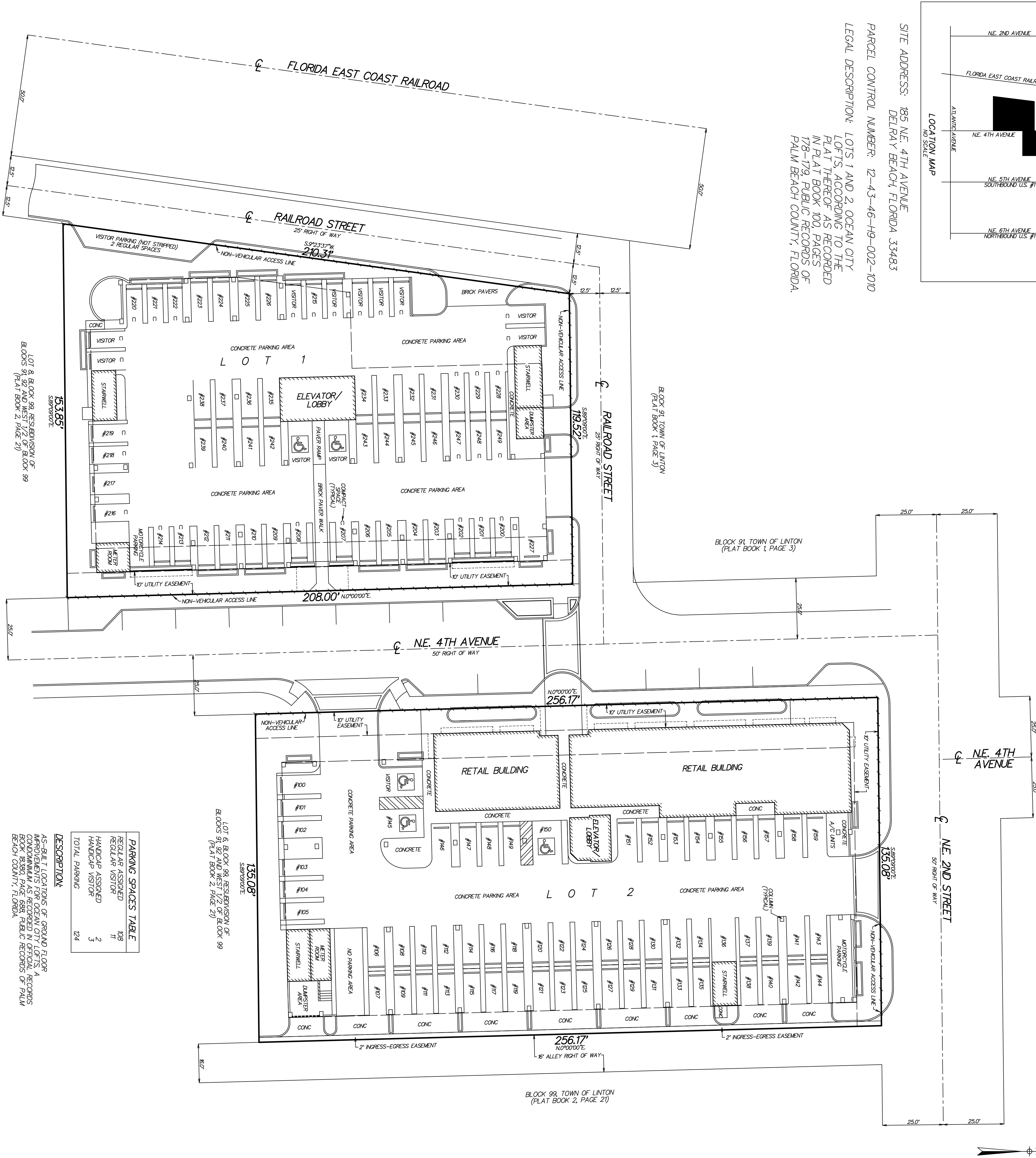
OCEAN CITY LOFTS, A CONDOMINIUM  
GROUND FLOOR SITE PLAN



SITE ADDRESS: 185 N.E. 4TH AVENUE  
DELRAY BEACH, FLORIDA 33483

PARCEL CONTROL NUMBER: 12-43-46-H9-002-1010

LEGAL DESCRIPTION: LOTS 1 AND 2, OCEAN CITY  
LOFTS, ACCORDING TO THE  
PLAT THEREOF AS RECORDED  
IN PLAT BOOK 100, PAGES  
178-179, PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA.



SITE PLAN AND BUILDING INFORMATION

A. ZONING DESIGNATION	CBD
B. SITE AREA AREA (BOTH PROPERTIES) 5,269 S.F. RETAIL @ 1 SPACE PER 500 S.F.	63,010 SQUARE FEET (144 ACRES) 110 SPACES
C. PARKING STRUCTURE	
EAST BUILDING 5,269 S.F. RETAIL @ 1 SPACE PER 500 S.F. (34) TWO BEDROOM @ 175 SPACE PER UNIT	110 SPACES 59.5 SPACES
EAST BUILDING PARKING REQUIRED	70.5 SPACES
WEST BUILDING (9) EFFICIENCIES @ 1 SPACE PER UNIT (23) ONE BEDROOM @ 125 SPACE PER UNIT	6 SPACES 28.75 SPACES
WEST BUILDING PARKING REQUIRED	34.75 SPACES
GUEST PARKING (20) TOTAL UNITS VISITORS @ 0.5 SPACE PER UNIT (30) TOTAL UNITS VISITORS @ 0.5 SPACE PER UNIT (15) TOTAL UNITS VISITORS @ 0.2 SPACE PER UNIT	10 SPACES 3 SPACES 2.6 SPACES
GUEST PARKING REQUIRED	216 SPACES
ACCORDING TO PARKING ANALYSIS IN THE DELRAY ZONING CODE REQUIRED PARKING CAN BE REDUCED TO:	126.85 REQUIRED SPACES
PARKING SPACES PROVIDED: REGULAR (9X18) COMPACT (8X16) HANDICAP	89 SPACES 30 SPACES 5 SPACES
TOTAL PROVIDED PARKING SPACES	124 SPACES
124 SPACES PROVIDED ON SITE 2 IN LIEU PREVIOUSLY PAID FOR ON JANUARY 29, 2004 FOR \$24,000 1 IN LIEU OF SPACES REQUIRED @ \$10,140 PER SPACE	
IN LIEU SPACES REQUIRED	1 @ \$10,140 PER SPACE \$10,140 TOTAL
NON REQUIRED ON STREET PARALLEL PARKING PROVIDED	13 SPACES
D. PROJECT DATA	
SITE AREA BUILDING FOOTPRINT IMPERVIOUS AREA PERVIOUS AREA	EAST BUILDING 34,598 S.F. 17,475 S.F. 4,794 S.F. 4,027 S.F.
NUMBER OF RESIDENTIAL DWELLING UNITS DWELLING UNITS PER ACRE	63 UNITS 43.75 UNITS
E. DWELLING UNIT DATA	
EFFICIENCY ONE BEDROOM TWO BEDROOM	6 UNITS 21 UNITS 36 UNITS
F. SETBACKS	
EAST BUILDING FRONT INTERIOR SIDE HEIGHT WEST BUILDING FRONT INTERIOR SIDE HEIGHT	10' 10' 47'-11" 10' 10' 47'-11"
REAR STREET SIDE FLOOR REAR STREET SIDE FLOOR	10' 10' 3 10' 10' 4
G. SURVEYOR'S REPORT / LEGEND:	
☐ = CENTERLINE W/L = WATER WETTER C.O. = SANITARY SEWER CLEAN OUT FLOOD ZONE: X COMMUNITY PANEL NO. 25102 MAP NO.: D098C0979 SAP NO.: 100000000 MAP DATE: OCTOBER 5, 2017 ALL DIMENSIONS SHOWN BASED ON STANDARD U.S. FOOT ALL ANGLES AND DIMENSIONS ARE PLAT AND MEASURED UNLESS STATED OTHERWISE THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF COMMON PROPERTY AS PROVIDED IN THE FLORIDA CONSTITUTION AND THE FLORIDA CONSTITUTION PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL HORIZONTAL AND ANGULAR DIMENSIONS. NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL NO SURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND TOWERS	
MAP OF AS-BUILT SURVEY LAND SURVEYORS O'BRIEN, SUTTER & O'BRIEN, INC. CERTIFICATE OF AUTHORIZATION #18353 SURVEYOR AND MAPPER IN RESPECTABLE CHARGE, FLORIDA 983 N.W. 17th Ave., Suite 304 (954) 276-4301 FAX 276-2390 FEBRUARY 6, 2020	PAUL D. ENGLE SURVEYOR & MAPPER #5708 NOT VALID WITHOUT THE SIGNATURE AND LICENSED SURVEYOR AND MAPPER
DATE OF SURVEY FEBRUARY 6, 2020	SCALE: 1" = 20' SHEET NO.: 02-94b