

**LEGEND:**

- RIGHT OF WAY/PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED HAND RAIL
- PROPOSED CONCRETE SIDEWALK/SURFACE. SEE CIVIL DRAWINGS FOR DETAILS.
- PROPOSED ASPHALT RESTORATION. SEE CIVIL DRAWINGS FOR DETAILS.
- PROPOSED CONCRETE SIDEWALK/SURFACE RESTORATION. SEE CIVIL DRAWINGS FOR DETAILS.
- PROPOSED RELOCATED PAVERS. SEE CIVIL DRAWINGS FOR DETAILS.
- NEW LANDSCAPED AREAS. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- R.O.W. DEDICATION REQUIRED BY THE CITY OF DELRAY BEACH

**PROJECT DATA MATRIX**

Site data provided pursuant to LDR Section 4.3.4(K) - Development Standards Matrix

**SCOPE OF WORK**

A. NEW CONSTRUCTION OF A 2 STORY BUILDING

1. PRIMARY OCCUPANCY: B-BUSINESS

2. SECONDARY OCCUPANCY: C-COMMERCIAL

B. CONSTRUCTION TYPE: II

C. UNSPRINKLERED

**LEGAL DESCRIPTION**

Lots 28 and 29, Block 29, RE-SUBDIVISION OF BLOCKS 29 AND 37, DELRAY, according to the Plat thereof, recorded in Plat Book 9, Page 66, of the Public Records of Palm Beach County, Florida.

**PROPERTY INFORMATION**

Address: 95 SW 5th Avenue, Delray Beach, FL 33444

Property Control Number (PCN): 12-43-46-17-06-029-0280

Zoning District: Central Business District (CBD) - West Atlantic Neighborhood Sub-district

~~Future Land Use: Commercial Core (CC)~~

**F.E.M.A. FLOOD PLAIN DESIGNATION**

Flood Zone: X Description: Zone X represents areas outside the 500-year flood plain with less than 0.2% annual probability of flooding.

Finished Floor Elevation: +16.5' N.A.V.D.

LOT SIZE	Required / Permitted	Existing	Proposed
Total Lot Area	2,000 SF Min.	7,713 SF	7,292 SF
Width of Site	20'-0"	54'-0"	54'-0"
Depth of Site	N/A	143'-9"	138'-9"

BUILDING CONFIGURATION	Required / Permitted	Existing	Proposed
Front Setback	10'-0" / 15'-0"	N/A	10'-0"
Side Interior Setback	0'-0" / 5'-0"	N/A	0'-0"
Side Street Setback	10'-0" / 15'-0"	N/A	10'-0"
Rear Setback	10'-0" / 10'-0"	N/A	10'-0"

BUILDING HEIGHT	Required / Permitted	Existing	Proposed
Minimum Height on Primary Street	1 Story and 18'-0"	N/A	2 Story and 24'-0"
Outside of Atlantic Ave Limited Height Area	4 stories and 54'-0"	N/A	2 Story and 24'-0"
Ground Story Height	12'-0" Min.	N/A	12'-0"

FRONTAGE	Required / Permitted	Existing	Proposed
<b>Primary Street</b>	Min. Max. LF % LF %		
SW 5th Avenue	75% 100%	N/A N/A	44'-0" 81%
<b>Secondary Street</b>			
SW 1st Street	75% 100%	N/A N/A	121'-8" 84%

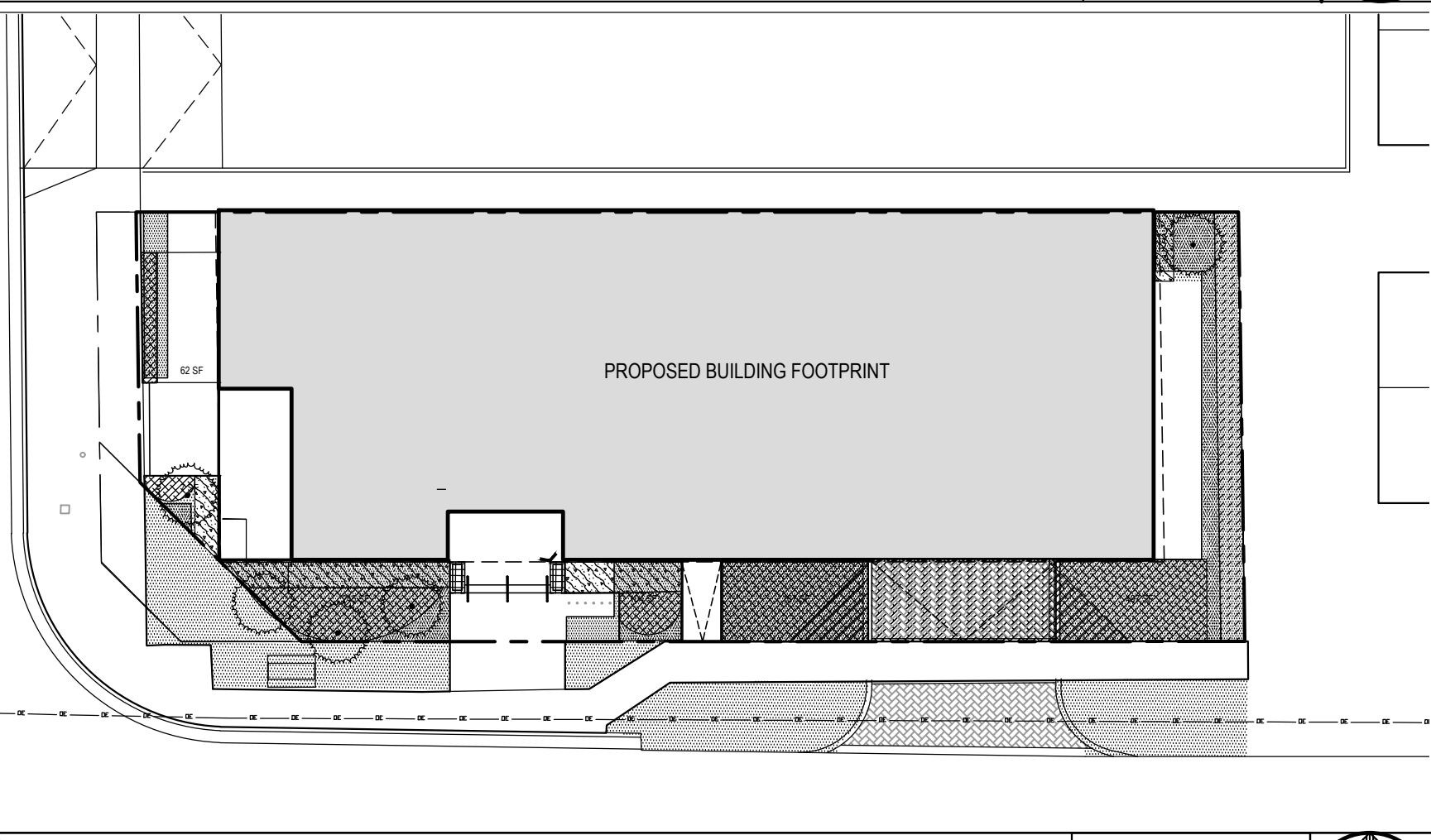
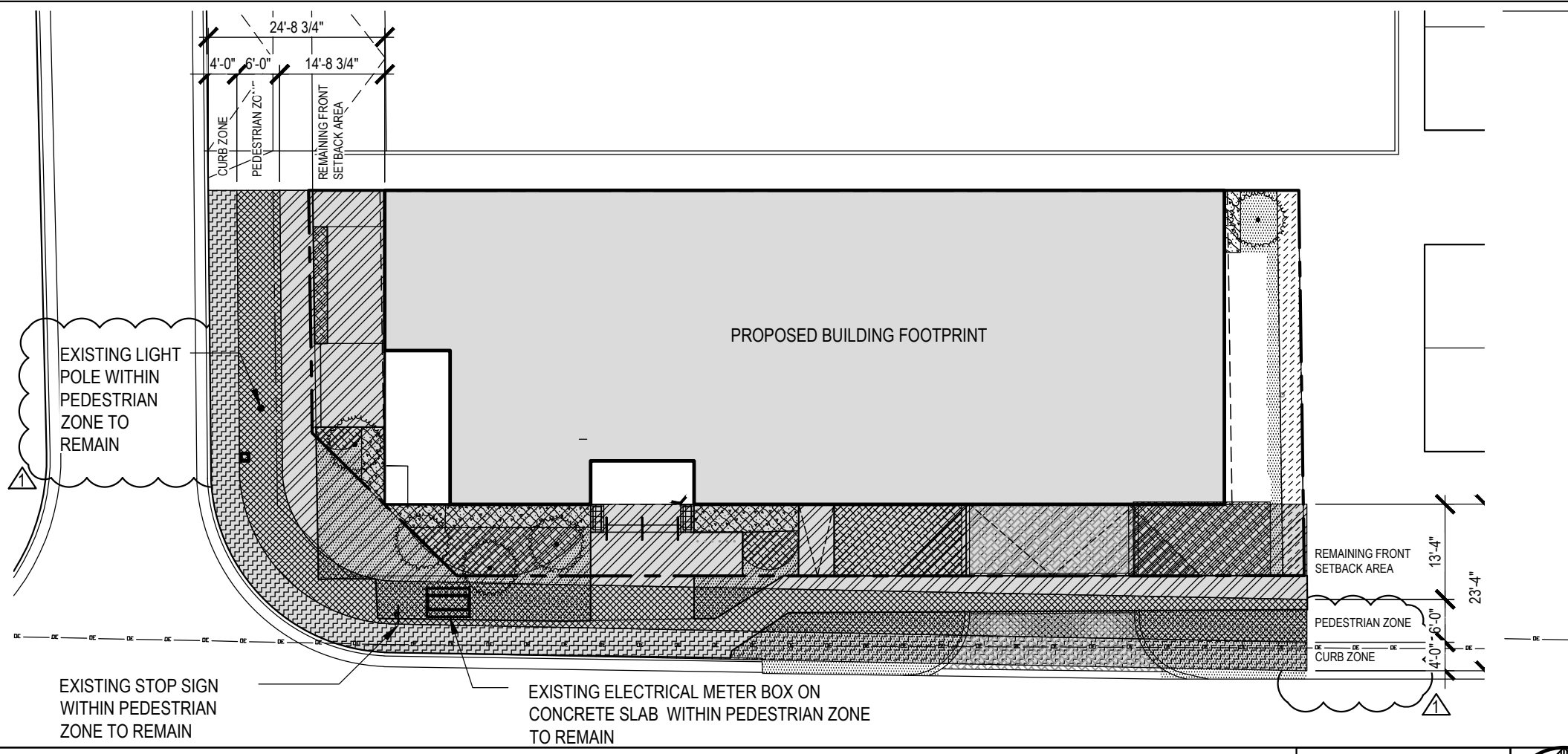
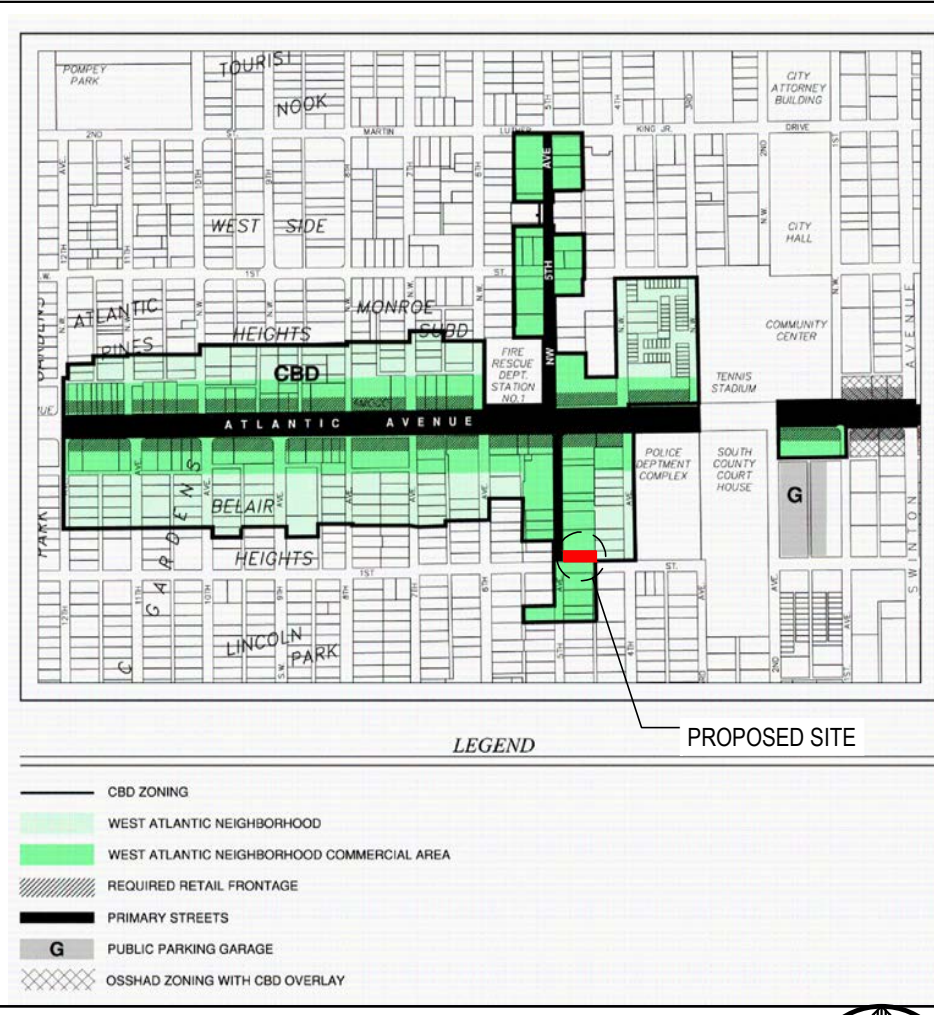
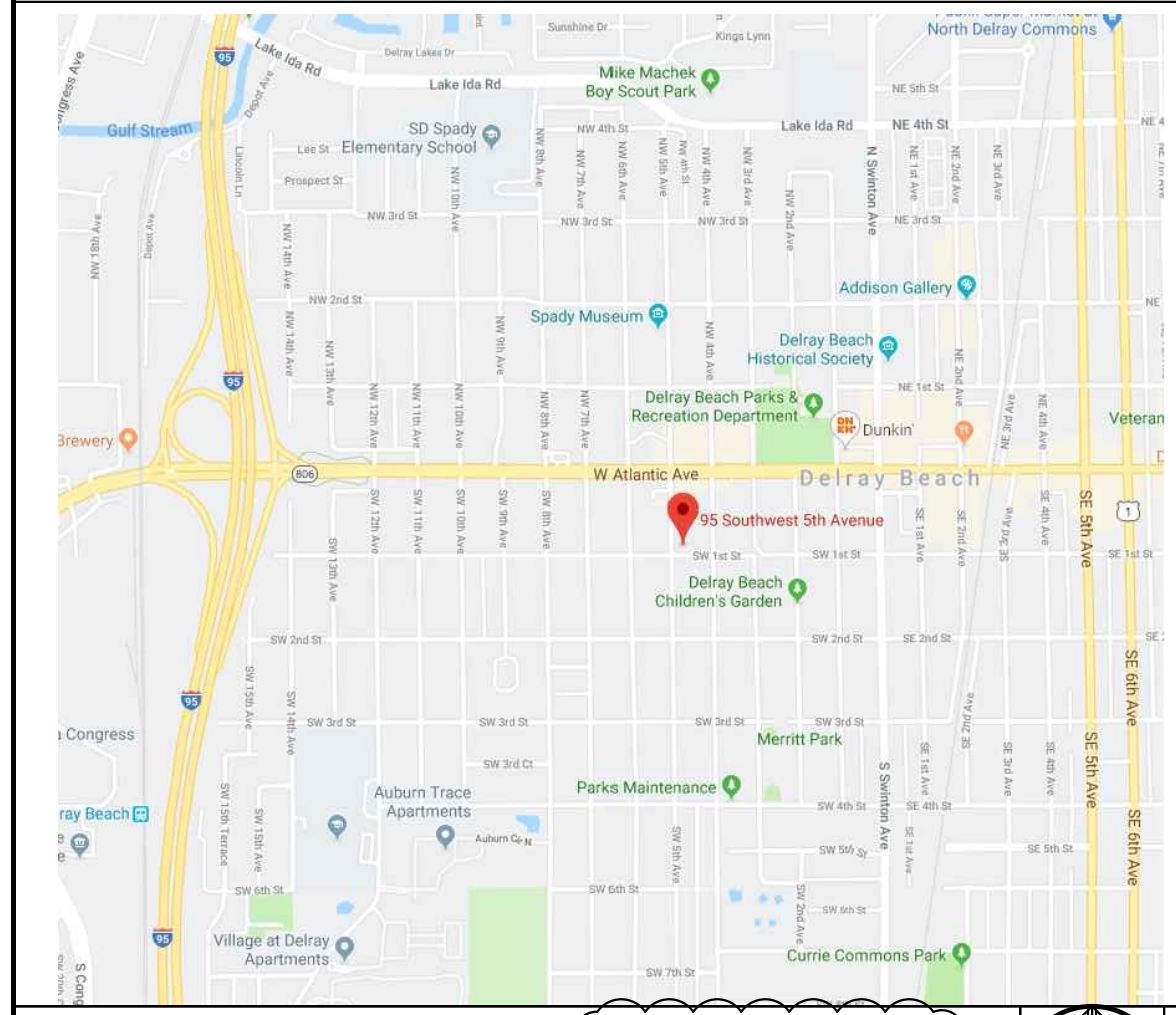
Frontage type	Required / Permitted	Existing	Proposed
Porch			
<b>AREA CALCULATIONS</b>	Min. Max.	SF %	SF %
Pervious Area		4,616 SF 63%	1,165 SF 16%
Impervious Area		3,097 SF 42%	6,127 SF 84%
**Open Space		N/A N/A	N/A N/A
<b>Building Area</b>			
Ground Floor Area		0 0	4,892 SF 67%
Second Floor Area		0 0	5,089 SF 70%
<b>Total Floor Area</b>	0	21,877 SF	0 0 9,981 SF
Floor Area Ratio (FAR)	3	0	1.37

**Footnotes:**

\* Lot size reduced to accommodate Required Dedication for R.O.W.

\*\* Sites smaller than 20,000 SF do not have Open Space Requirements

PARKING CALCULATIONS	Required / Permitted	Existing	Proposed
Regular Vehicular	N/A	6	3
ADA Vehicular	N/A	1	2
<b>Total</b>		7	5
Bicycle Parking	1 / 2,000 SF	0	6



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DELAY BEACH  
CRA  
DEVELOPMENT

95 SW 5TH AVE.,  
DELRAY BEACH, FL  
33483

Key Plan:

Date: 8.5.2020  
S+A Project No: 18069  
Owner Project No:  
Drawn By: EP  
Checked By: JL  
Phase:

SITE PLAN APPROVAL

Sheet Title:

SITE PLAN

Sheet #:

# AS1.0