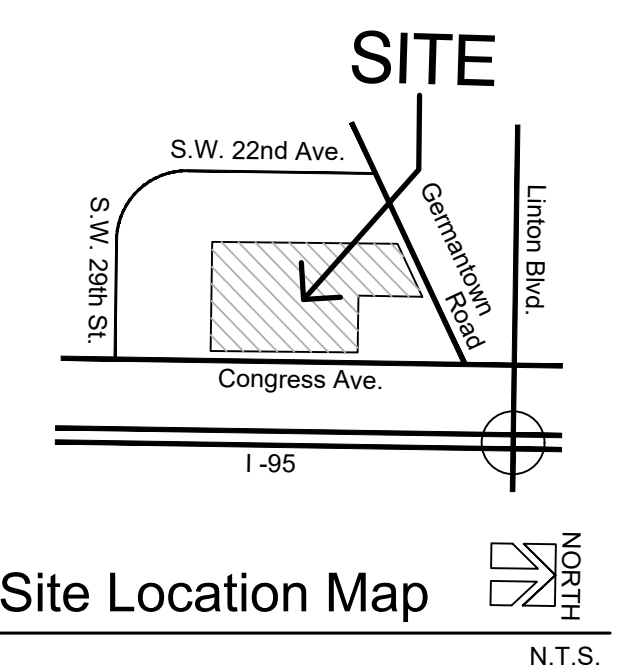


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Site Plan Parks at Delray Delray Beach Florida

Date	01-14-2020
Scale	As Noted
PN#	1231

Drawing No.
SP-1
OF 8

For SITE DATA see SP-2

A PORTION OF REPLAT OF LAKESIDE AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 49, A PORTION OF PARCELS 1 AND 2 OF CATALFUMO P.O.C. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 53, AND A PORTION OF REPLAT OF THE TERRACES AT CENTRE DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 51 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID REPLAT OF LAKESIDE AT CENTRE DELRAY; THENCE SOUTH 56°28'15" EAST, A DISTANCE OF 48.86 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67°46'07" EAST, A DISTANCE OF 711.69 FEET; THENCE SOUTH 01°05'38" EAST, A DISTANCE OF 1700.07 FEET; THENCE NORTH 88°37'42" WEST, A DISTANCE OF 60.15 FEET; THENCE NORTH 01°22'18" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 88°37'42" WEST, A DISTANCE OF 518.25 FEET; THENCE NORTH 00°59'10" WEST, A DISTANCE OF 193.25 FEET; THENCE SOUTH 89°09'43" WEST, A DISTANCE OF 79.50 FEET; THENCE NORTH 00°59'10" WEST, A DISTANCE OF 242.39 FEET; THENCE NORTH 01°30'55" WEST, A DISTANCE OF 985.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING NET 1,007,572 SQUARE FEET OR 23.131 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF WAY OF RECORD.



NOTE
For details on Park #1, Park #2, Clubhouse Pool Deck, & Pool #2 areas see Hardscape Plans prepared by Architectural Alliance

Diagram illustrating the layout of a building footprint with various equipment locations marked by icons and labels:

- Driveway & Garage Parking Spaces**
18' long x 9' wide
- 10G/10D** (Circled label)
 - # of Garage Spaces
 - # of Driveway Spaces
 - Per Building
- Bollard Light** (Icon: square with a dot)
- Pole Mounted Lights** (Icon: two squares connected by a line)
- See Photometric Plan for lighting details**
- Electric Transformer** (Icon: square with 'TX' inside)
- Electric Generator** (Icon: square with 'Gen' inside)
- Air Cond. Units** (Icon: two square units with fans)

MULTIFAMILY UNIT MIX									
Unit Designation	Area	Bldg Types					# Units	% of Total	Leasable Area (NRSF)
		Type I (3st)	Type II (3st)	Type III(3st)	Type IV(5st)	Type V(5st)			
STUDIOS									
ST1	558 sf	0	0	0	5	5	30		16740
ST2	602 sf	0	0	0	5	0	20		12,040 sf
Sub-Total		units	units	units	10 units	5 units	50 units	8.33%	28,780 sf
1BD									
A1	765 sf	0	0	0	18	12	96		73,440 sf
A2	694 sf	0	0	0	5	0	20		13,880 sf
A3	791 sf	22	10	10	0	0	74		58,534 sf
Sub-Total		22 units	10 units	10 units	23 units	12 units	190 units	31.67%	145,854 sf
2BD									
B1	1,093 sf	0	12	0	0	0	24		26,232 sf
B2	1,080 sf	0	0	0	5	10	40		43,200 sf
B3	1,168 sf	0	0	0	15	10	80		93,440 sf
B4	1,119 sf	0	0	0	19	10	96		107,424 sf
Sub-Total		units	12 units	units	39 units	30 units	240 units	40.00%	270,296 sf
3BD									
C1	1,310 sf	0	0	0	5	0	20		26,200 sf
C2	1,320 sf	0	0	12	0	0	12		15,840 sf
C3	1,520 sf	0	0	0	2	2	12		18,240 sf
Sub-Total		units	units	12 units	7 units	2 units	44 units	7.33%	60,280 sf
# of Unit/Bldg		22 units	22 units	22 units	79 units	49 units	524 units		
# of Bldgs		2 bldgs	2 bldgs	1 bldgs	4 bldgs	2 bldgs	11 bldgs		
Subtotal Multifamily		44 units	44 units	22 units	316 units	98 units	524 units	87.3%	505,210 sf
TOWNHOUSE UNIT MIX								964 avg sf/du	
		TH Type I	TH Type Ia	TH Type II			# Units	% of Total	Leasable Area (NRSF)
TH-1 (3BD)	1,534 sf	4	5	6			58		88,972 sf
Sub-Total		4 units	5 units	6 units			58 units	9.7%	88,972 sf
TH-2 (3BD)	1,518 sf	2		2			18		27,324 sf
Sub-Total		2 units	units	2 units			18 units	3.0%	27,324 sf
# of Unit/Bldg		6 units	5 units	8 units			76 units	12.7%	116,296 sf
# of Bldgs		3 bldgs	2 bldgs	6 bldgs			11 bldgs		
Subtotal Townhouses		18 units	10 units	48 units			76 units		
GRAND TOTAL							600 units	100.0%	

Building Separations (Minimum Requirements)							
	5-Story Building	4-Story Building	3-Story Building	2-Story Building	1-Story Building	Garage Building	Covered Parking
5-Story Building	50.0 ft	40.0 ft	35.0 ft	32.5 ft	40.0 ft		
4-Story Building		30.0 ft	25.0 ft	22.5 ft	20.0 ft		
3-Story Building			20.0 ft	17.5 ft	15.0 ft		
2-Story Building				15.0 ft	12.5 ft		
1-Story Building					10.0 ft		
Club House	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.
Garage Building	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.	25.0 ft.
Covered Parking	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.	5.0 ft.

Other Separations:	
Sidewalk to Building	3.0'
Property Line to Building	Minimum Buffer requirements

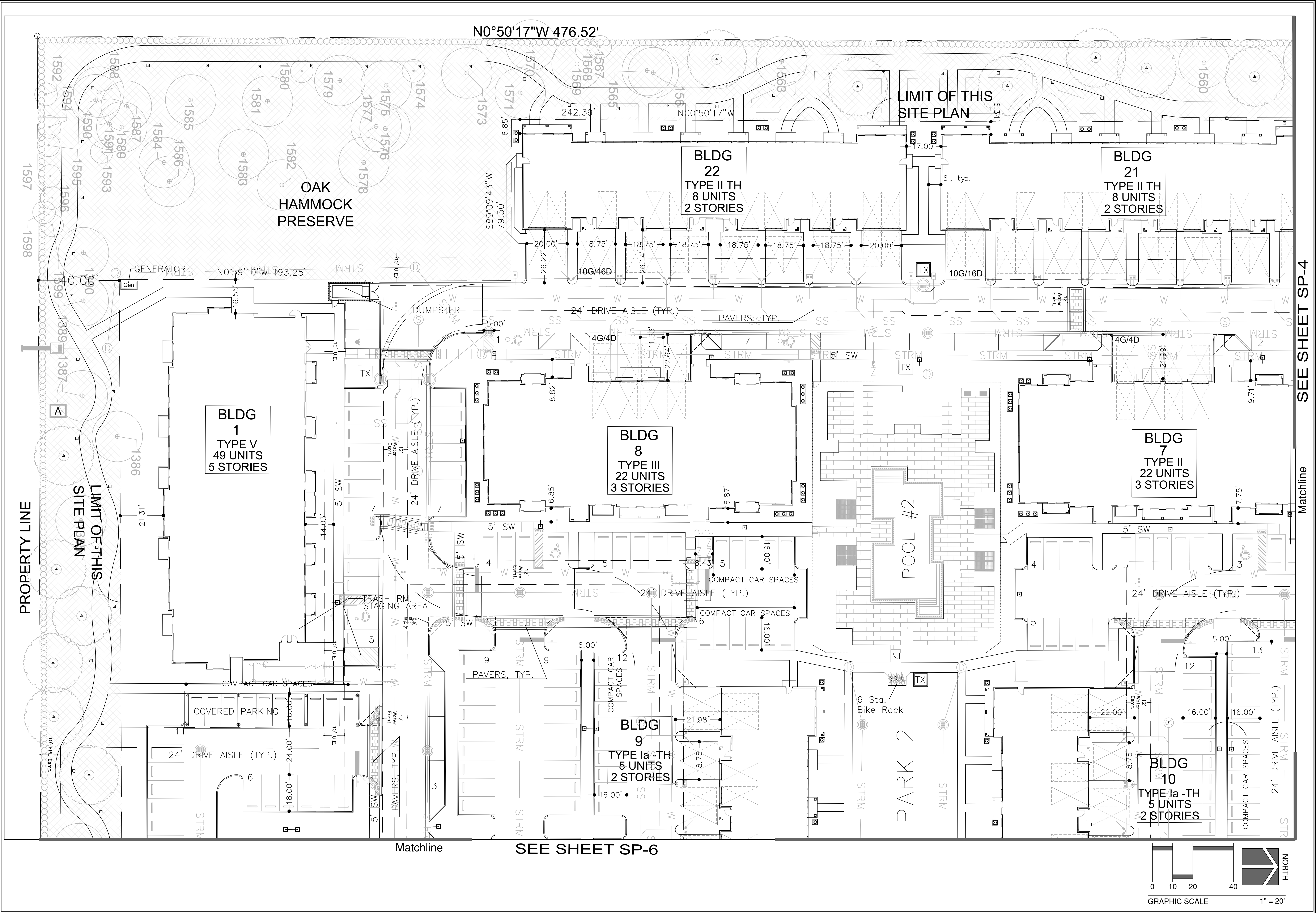
NOTE: DISTANCES ARE MEASURED TO THE SHORTEST DISTANCE BETWEEN BUILDING ELEMENTS, EXCLUDING PORCHES, BALCONIES, COVERED PARKING, AND COVERED ENTRANCES

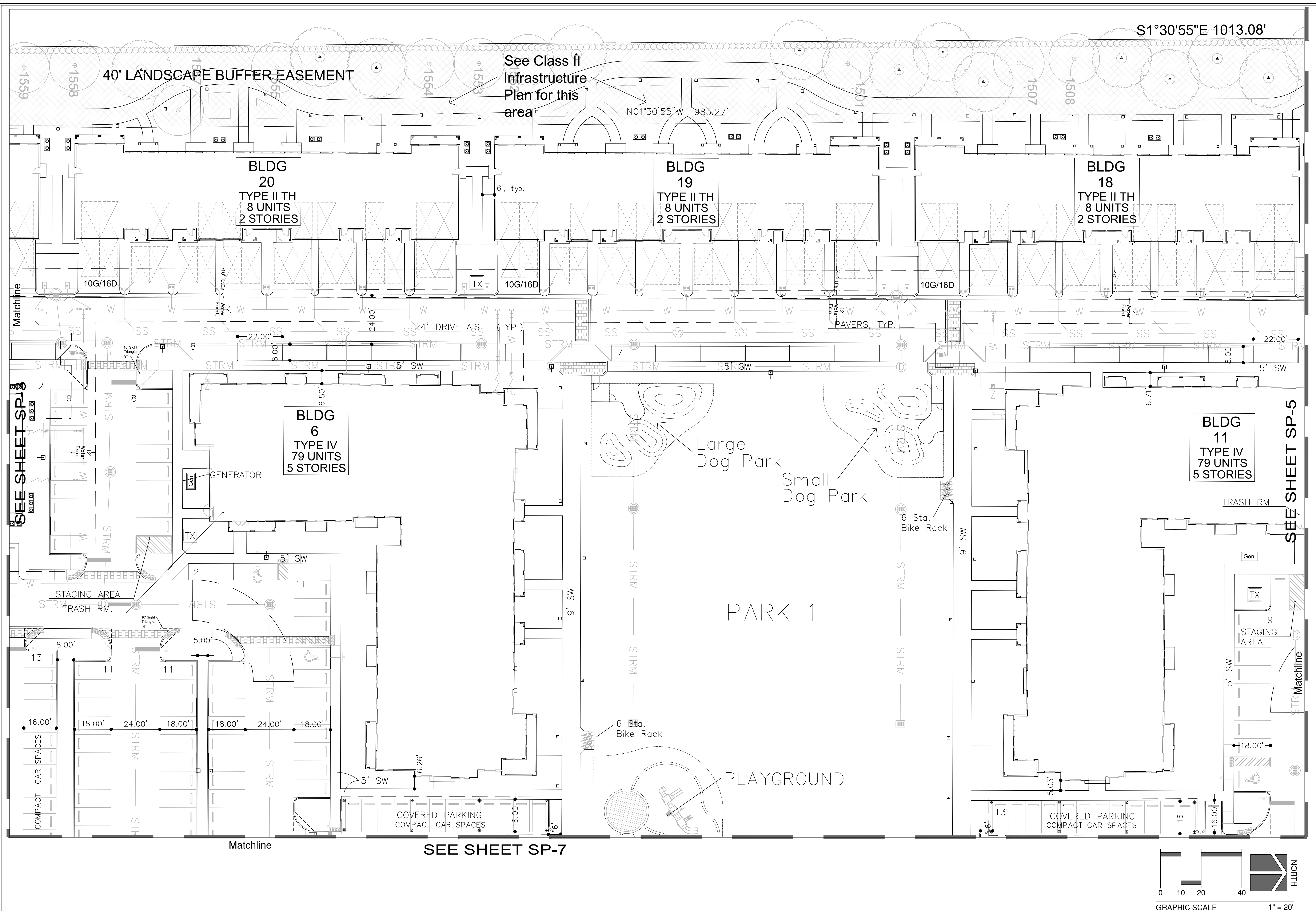
MINIMUM STANDARD	
PARKING SPACE SIZE	
STANDARD	9' x 18'
COMPACT	8'-16'
PARKING LOT DRIVING AISLES (TWO-WAY)	24'-0"
ROADWAY (TWO-WAY)	22'-0"
PARKING LANDSCAPE ISLAND	9'-0" WIDE
PARKING LANDSCAPE STRIP	5'-0"
FRONT OF BUILDING FAÇADE TO PARKING SPACE	5'-0"
PROPERTY LINE TO BUILDING	15'-0"
MINIMUM SETBACK (A minimum setback of 15 feet shall be established around the perimeter of any property. Within the front and any street side setback, the 15-foot setback area shall be a landscape area and no pavement shall be allowed therein except for pedestrian ways and driveways (or streets) which provide access to the property and which are generally perpendicular to the abutting street.)	

Parking Calculations				
Townhouse (all units are 3 bedroom)	Number of Units	Parking Rate	Required Parking	Provided Parking
Type I - 3 Buildings / 6 DU per building	18	2.00	36	60 (24 garage/ 36 driveway)
Type Ia - 2 Buildings / 5 DU per building	10	2.00	20	34 (14 garage/ 20 driveway)
Type II - 6 Buildings / 8 DU per building	48	2.00	96	156 (60 garage/ 96 driveway)
Note: Townhouses have adequate parking per building utilizing garages and driveway spaces				
Multifamily				
Five 3 Story Buildings = 110 DU				
Six 5 Story Buildings = 414 DU				
Total Multifamily = 524 DU	Number of Units	Parking Rate	Required Parking	
Studio	50	1.00	50	
1 Bedroom	190	1.25	238	
2 Bedroom	240	2.00	480	
3 Bedroom	44	2.00	88	
Total Multifamily DU	524			
Required Parking per Bedroom and DU			856	
Guest Parking Calculation				
First 20 units @ 0.5 space per unit	20		10	
21-50 units @ 0.3 spaces per unit	29		9	
51 units and above @ 0.2 space per unit	475		95	
*Total required Guest Spaces			114	
Total Multifamily Parking Required			970	
Leasing Center - 1,000 s.f.		4/1,000	4	
Total Parking Required (Multifamily and Leasing Center)			974	
Multi Family Parking Provided				
			Provided Parking	
Garage			68	
Tandem spaces in line with garage			68	
Non-tandem driveway spaces			18	
Regular surface spaces			519	
*Compact spaces of which 68 are covered			237	
Parallel spaces			118	
Handicap spaces (9 parallel/ 13 regular - not included in above)			22	
Total Multifamily Spaces Provided			1050	
* Compact spaces are 22.5% of the overall spaces - up to 30% are permitted				

<u>Building Unit / Bedrooms</u>	<u>Number of Bedrooms</u>	<u>Total Units</u>
Townhouse		
3 Bedrooms		
Total Townhouse Units	76	76
5 Story Apartments		
Efficiency	50	
1 Bedroom	116	
2 Bedroom	216	
3 Bedroom	32	
Total 5 Story Units		414
3 Story Apartments		
Efficiency	0	
1 Bedroom	74	
2 Bedroom	24	
3 Bedroom	12	
Total 3 Story Units		110
Total Units		600
Workforce Housing Provided		
Unit Mix	Total DU	WFH DU
Multifamily		
Studio	50	0
1 Bed	190	24
2 Bed	240	24
3 Bed	44	12
Total Multifamily	524	60
Townhouse		0
Total Townhouse	76	0
Grand Total	600	60

Drawing No.
SP-2
OF 8



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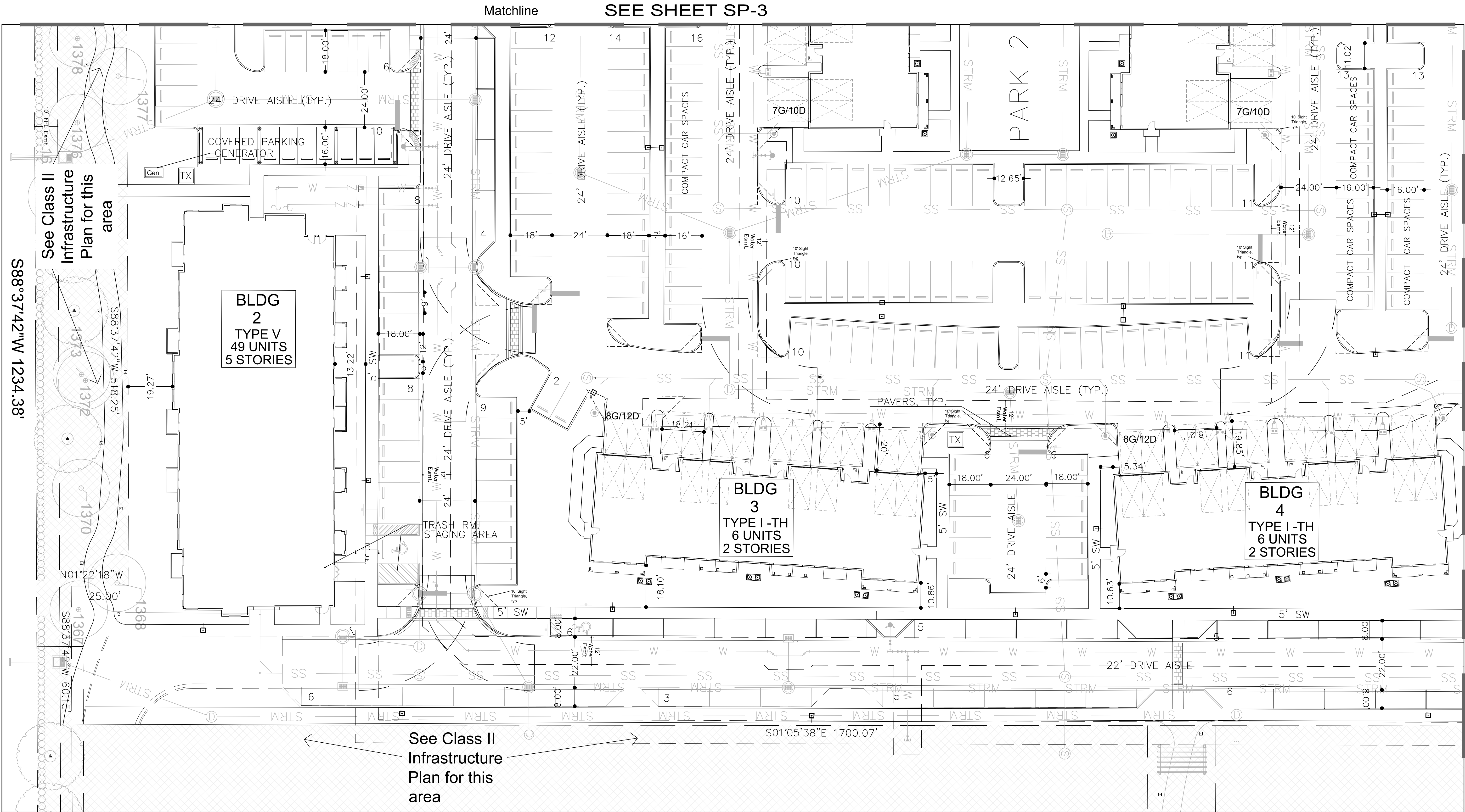
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SP-4
OF 8



S88°37'42"W 1234.38'

See Class II
Infrastructure
Plan for this
area

BLDG
2
TYPE V
49 UNITS
5 STORIES

BLDG
3
TYPE I-TH
6 UNITS
2 STORIES

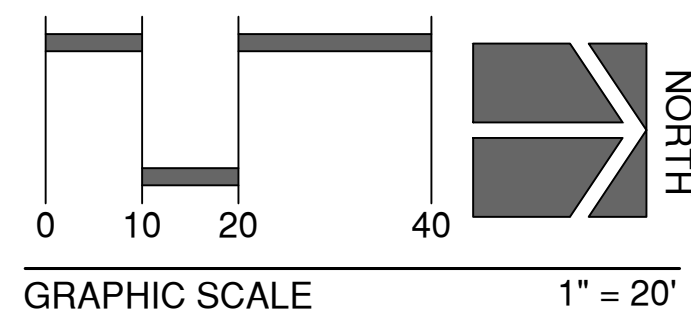
BLDG
4
TYPE I-TH
6 UNITS
2 STORIES

Matchline

SEE SHEET SP-3

Matchline

SEE SHEET SP-7



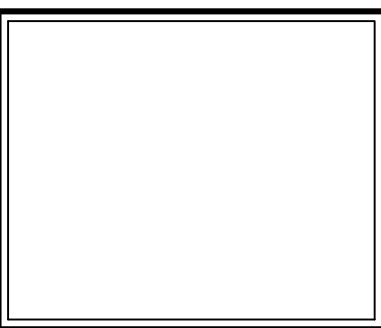
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Response to TAC review dated 07-22-20	09-02-20		
Response to TAC review dated 05-12-20	06-04-20		
Response to TAC review dated 03-05-20	04-10-20		

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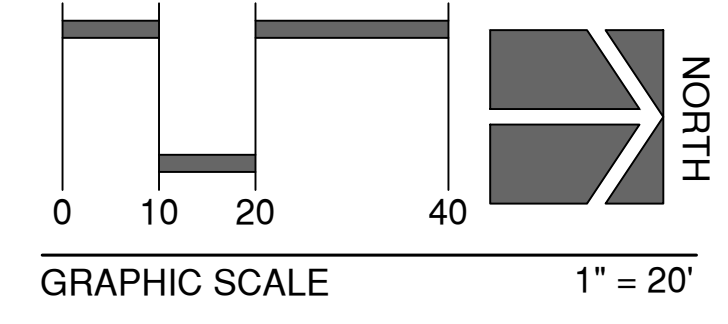
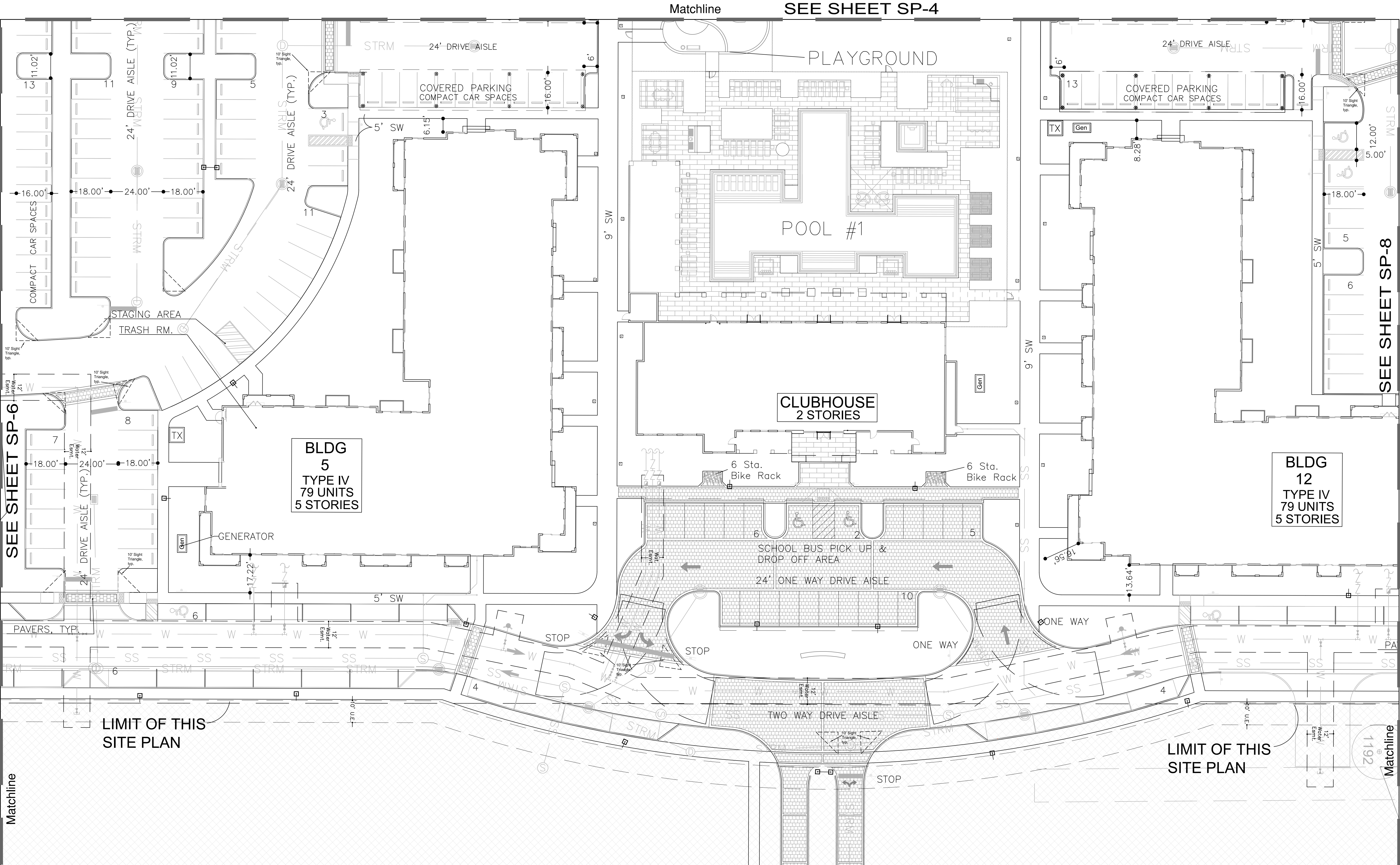
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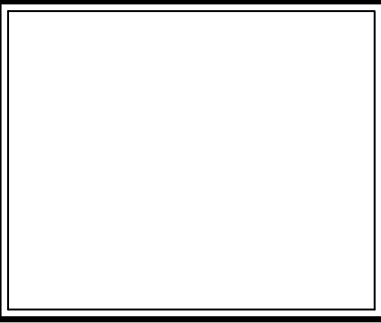
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Response to TAC review dated 03-05-20	SET	04-10-20

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Site Plan
Parks at Delray
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Drawing No.
SP-7
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