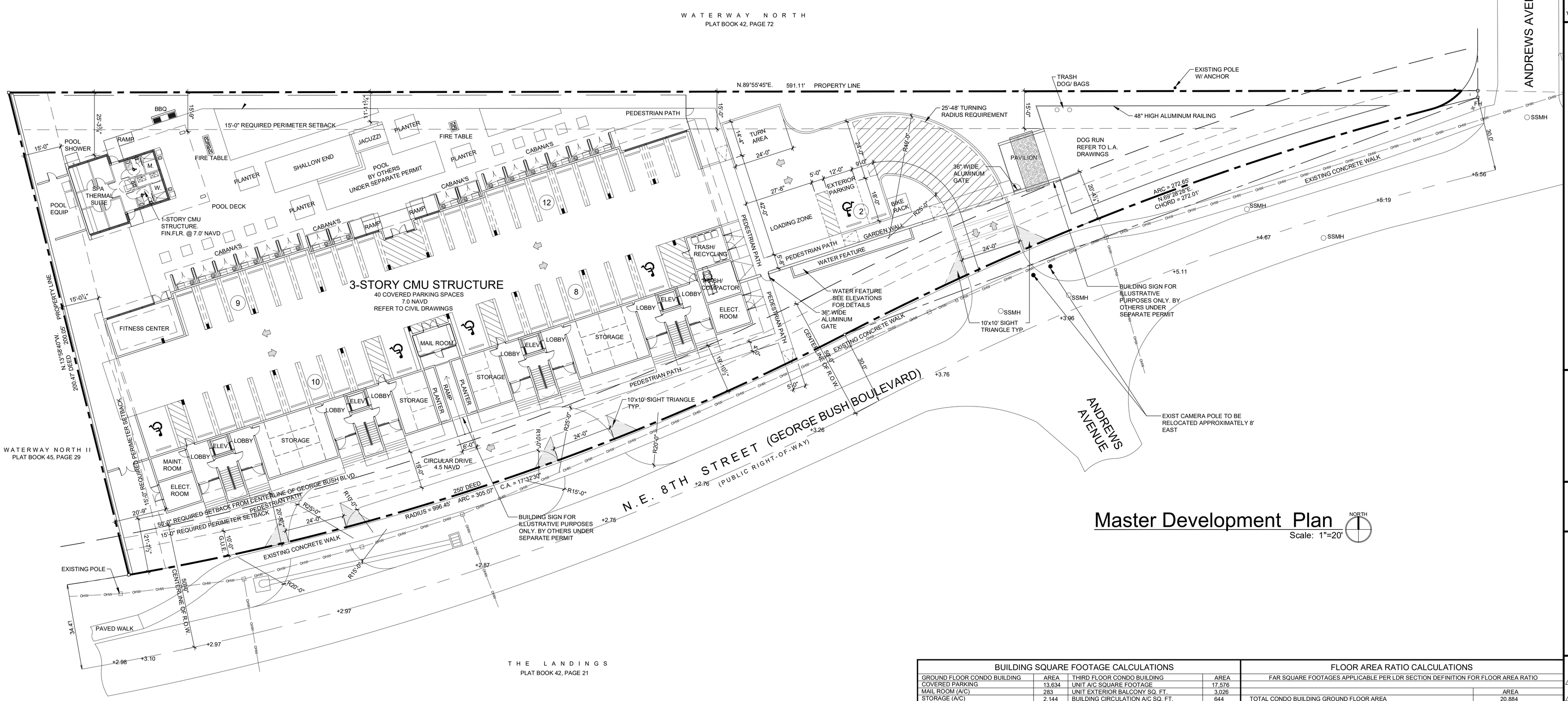


# Master Development Plan

Scale: 1"=20'

NORTH

## BUILDING SQUARE FOOTAGE CALCULATIONS

| | AREA | | AREA |
|---|---|---|---|
| GROUND FLOOR CONDO BUILDING | | THIRD FLOOR CONDO BUILDING | |
| COVERED PARKING | 13,634 | UNIT A/C SQUARE FOOTAGE | 17,576 |
| MAIL ROOM (A/C) | 283 | UNIT EXTERIOR BALCONY SQ. FT. | 3,026 |
| STORAGE (A/C) | 2,144 | BUILDING CIRCULATION A/C SQ. FT. | 644 |
| TRASH ROOM | 556 | | |
| UTILITY ROOMS | 556 | TOTAL THIRD FLOOR AREA | 21,246 |
| CABANAS | 974 | | |
| LOBBY'S COMMON AREA'S (A/C) | 2,245 | CONDO BUILDING TOTAL A/C AREA | 41,112 |
| FITNESS (A/C) | 492 | GROSS CONDO BUILDING AREA | 63,376 |
| TOTAL GROUND FLOOR AREA | 20,884 | | |
| | | AMENITY BUILDING | |
| SECOND FLOOR CONDO BUILDING | | AMENITY BUILDING A/C SQUARE FOOTAGE | 906 |
| UNIT A/C SQUARE FOOTAGE | 17,576 | AMENITY BUILDING EXTERIOR AREA | 555 |
| UNIT EXTERIOR BALCONY SQ. FT. | 3026 | | |
| BUILDING CIRCULATION A/C SQ. FT. | 644 | GROSS AMENITY BUILDING AREA | 1,461 |
| | | | |
| TOTAL SECOND FLOOR AREA | 21,246 | PAVILLION SQUARE FOOTAGE | 415 |

## FLOOR AREA RATIO CALCULATIONS

FAR SQUARE FOOTAGES APPLICABLE PER LDR SECTION DEFINITION FOR FLOOR AREA RATIO

| | AREA |
|---|---|
| TOTAL CONDO BUILDING GROUND FLOOR AREA | 20,884 |
| TOTAL CONDO BUILDING SECOND FLOOR A/C SQUARE FOOTAGE | 18,220 |
| TOTAL CONDO BUILDING THIRD FLOOR A/C SQUARE FOOTAGE | 18,220 |
| TOTAL AMENITY BUILDING A/C SQUARE FOOTAGE | 906 |
| | |
| TOTAL FLOOR AREA PER LDR'S DEFINITION | 58,230 |
| | |
| FLOOR AREA RATIO = 0.96 | |

## LEGAL DESCRIPTION

PARCEL 1

A CERTAIN PARCEL OF LAND IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF TRACTS 30 AND 31, AS SHOWN ON A PLAT ENTITLED MODEL LAND COMPANY SUBDIVISION OF SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 8, PAGE 40 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE, SO CALLED, SAID POINT BEING ALSO THE NORTHEAST CORNER OF SAID TRACT 30; THENCE WESTERLY ALONG THE SAID NORTH LINE OF TRACT 30, A DISTANCE OF 534.59 FEET TO A POINT IN A CONCRETE MONUMENT, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PREMISES; THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED EAST TO SOUTH OF 76(03'15", AND ALONG THE EASTERLY LINE OF THE LAND HEREIN DESCRIBED, A DISTANCE OF 109.30 FEET MORE OF LESS, TO A POINT IN THE NORTHERLY RIGHT- OF-WAY LINE, BEING THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 996.45 FEET, SAID RADIUS LINE MAKING AN ANGLE WITH THE SAID NORTHERLY LINE OF TRACTS 30 AND 31, MEASURED FROM EAST TO SOUTH OF 77(03'04", A DISTANCE OF 55.06 FEET; THENCE NORTHERLY ON A LINE PARALLEL WITH "THE" 55.00 FEET FROM (MEASURED AT RIGHT ANGLES TO) THE EASTERLY LINE OF THE HEREIN DESCRIBED PREMISES, A DISTANCE OF 200.47 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTH LINE OF TRACTS 30 AND 31, A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 30 OF MODEL LAND COMPANY'S SUBDIVISION OF SAID SECTION 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 30 AND 31 OF SAID MODEL LAND COMPANY'S SUBDIVISION, A DISTANCE OF 534.59 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LAND CONVEYED BY WILLIAM L. SHRISTENSON AND WIFE TO DR. ROBERT E. RABORN BY DEED RECORDED IN OFFICIAL RECORDS BOOK 655, PAGE 418, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE, MEASURED FROM EAST TO SOUTH, OF 76 DEGREES, 16 MINUTES AND ALONG THE WEST LINE OF LAND OF SAID RABORN, A DISTANCE OF 189.20 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF NORTHEAST EIGHTH STREET, BEING THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 996.45 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET, MORE OR LESS, TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1145.96 FEET AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 272.65 FEET TO A POINT IN THE EAST LINE OF SAID LOT 30; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 30, A DISTANCE OF 2.57 FEET TO THE POINT OF BEGINNING.

## SITE CALCULATIONS

| | | | |
|---|---|---|---|
| ZONING: | SAD- SPECIAL ACTIVITIES DISTRICT | | |
| PROJECT LOCATION: | 1177 GEORGE BUSH BLVD DELRAY BEACH FLORIDA | | |
| | SQ. FEET | % OF SITE | NOTES: |
| TOTAL SITE AREA | 60,430 SQ.FT. | 100% | 1.39 ACRES |
| TOTAL BUILDING FOOTPRINT (LOT COVERAGE) | 22,760 SQ.FT. | 37.6% | ALL STRUCTURES |
| PARKING AREA | 946 SQ.FT. | 1.7% | OUTDOOR PARKING ONLY |
| SIDEWALK, DRIVEWAY, POOL AREA & MISC. | 16,064 SQ.FT. | 26.5% | |
| OPEN SPACE | 20,718 SQ.FT. | 34.3% | |
| TOTAL SQUARE FOOTAGE RELATED TO FAR | 58,230 SQ.FT. | — | |
| FAR - FLOOR AREA RATIO | 58,230 / 60,430 | 0.96 | |
| | | | |
| | | | |
| TOTAL IMPERVIOUS AREA | 39,712 SQ.FT. | 65.7% | |
| TOTAL PERVIOUS AREA | 20,718 SQ.FT. | 34.3% | |
| GROSS BUILDING AREA | 65,194 SQ.FT. | — | ALL STRUCTURES |
| DENSITY | 12 UNITS PER ACRE (16 UNITS TOTAL) | | |
| PURSUANT TO LDR SECTION 6.1.8 UTILITY FACILITIES SERVING THE DEVELOPMENT SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT. | | | |

## UNIT CALCULATIONS

| | QUANTITY | SIZE (A/C) | BALCONY | TOTAL SQ.FT. |
|---|---|---|---|---|
| UNIT A: THREE BEDROOM UNIT | 4 | 2,173 | 306 | 2,479 |
| UNIT B: THREE BEDROOM UNIT | 8 | 2,221 | 217 | 2,438 |
| UNIT C: THREE BEDROOM UNIT | 4 | 2,173 | 773 | 2,946 |
| | | | | |
| TOTAL RESIDENTIAL UNITS | 16 | 35,152 | 6,052 | 41,204 |

## BUILDING SETBACKS

| BUILDING SETBACK PURSUANT TO LDR SECTION 4.4.25-SPECIAL ACTIVITIES DISTRICT (SAD) | REQUIRED | PROVIDED |
|---|---|---|
| PERIMETER SETBACK | 15'-0" | 15' MINIMUM |
| FROM CENTERLINE OF GEORGE BUSH BLVD - SEC. 4.3.4(H)(6)(a) | 50'-0" | 50' MINIMUM |
| | | |
| HEIGHT MEASURED FROM BASE BUILDING ELEVATION | 48'-0" | 37'-0" |

## PARKING REQUIREMENTS

| | |
|---|---|
| PARKING REQUIRED | |
| 2 SPACES PER 2 OR MORE BEDROOM UNIT (16 UNITS x 2) | 32 SPACES |
| GUEST PARKING | |
| 0.5 x FIRST 20 UNITS | 8 SPACES |
| TOTAL PARKING REQUIRED | 40 SPACES |
| | |
| PARKING PROVIDED | |
| REGULAR SPACES IN GARAGE | 26 SPACES |
| COMPACT SPACES IN GARAGE | 9 SPACES |
| SURFACE SPACES | 1 SPACES |
| HANDICAP SPACES | 5 SPACES |
| | |
| TOTAL PARKING PROVIDED | 41 SPACES |

## FLOOD ELEVATION CALCULATIONS

| | |
|---|---|
| FLOOD ZONE | AE 6.0' NAVD |
| BASE BUILDING ELEVATION (FEMA FLOOD ELEVATION + 12") | 7.0' NAVD |


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ELEVEN 77
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DELRAY BEACH, FLORIDA

SEASIDE BUILDERS
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

| | |
|---|---|
| COMMISSION # | 19-064 |
| DESIGNER: | RJ |
| DRAWN BY: | JH/RB/RJ |
| PLAN REVIEW: | RJ |

SUBMITTALS:
SAD / CLASS-5 SUBMITTAL 5.01.20

REVISIONS:
1 TAC COMMENTS: 08.21.20
2 TAC COMMENTS: 10.09.20

MASTER SITE PLAN

MP-1

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