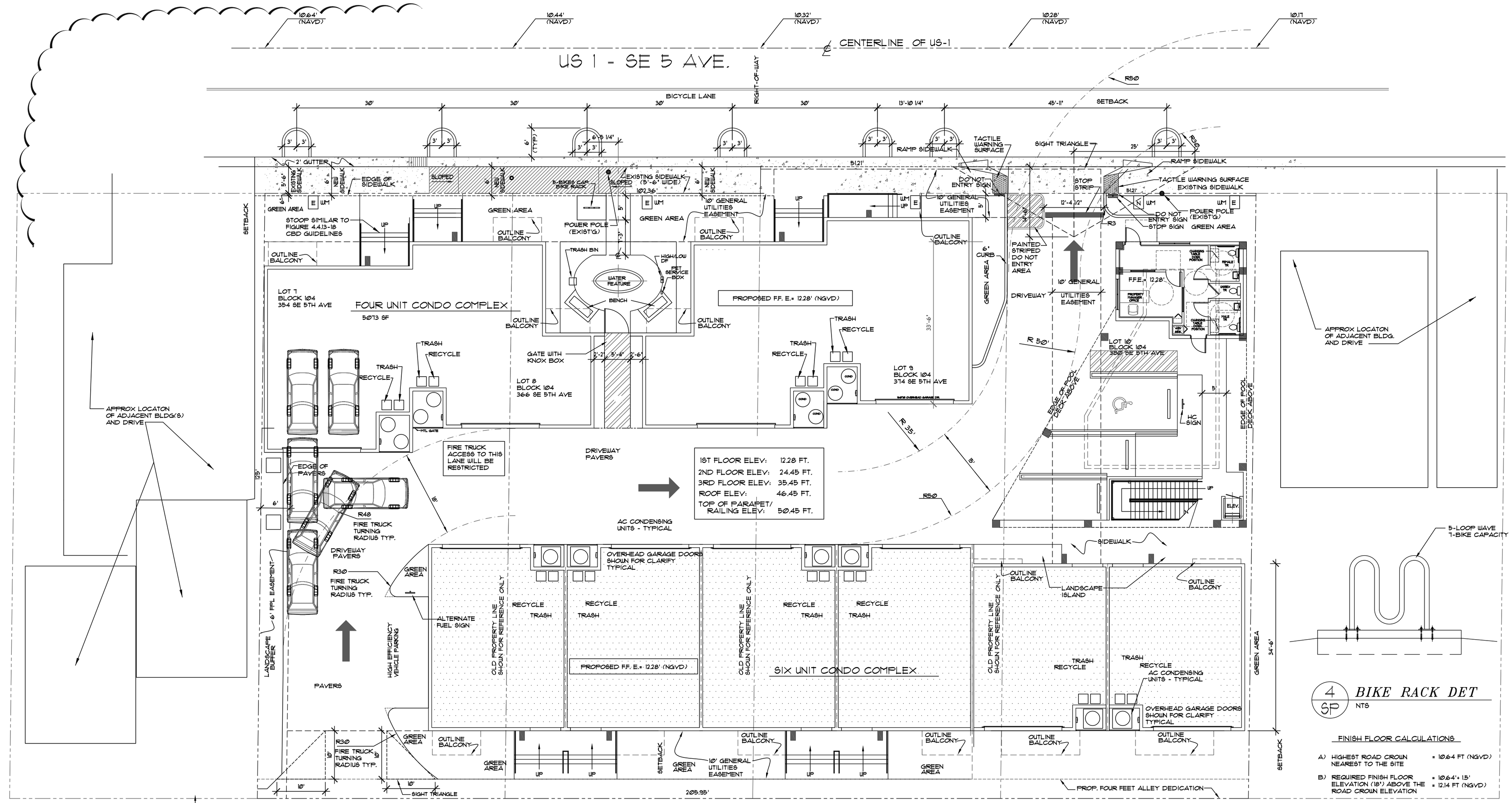


1 SP SITE PLAN

1"=10'-0"

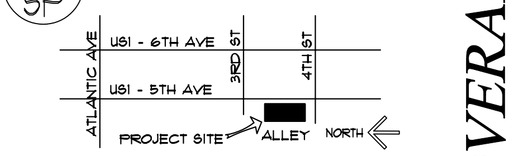
GRAPHIC SCALE

4 SP BIKE RACK DET

NTS

3 SP LOCATION KEY

NTS



2 SP SITE NOTES

1. 10 CENTRAL BUSINESS (CBD) DISTRICT TYPE OF CONSTRUCTION: III - SPRINKLER OCCUPANCY: R2
2. 20 FIRE CODE REFERENCE- FIRE PREVENTION CODE 5th EDITION-FLORIDA SPECIFIC NFPA 1, FIRE CODE 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION

FINISH FLOOR CALCULATIONS

A) HIGHEST ROAD CROWN NEAREST TO THE SITE = 10.64 FT (NGVD)

B) REQUIRED FINISH FLOOR ELEVATION (18") ABOVE THE ROAD CROWN ELEVATION = 10.64'+ 1.5' = 12.14 FT (NGVD)

C) INDICATED FINISH FLOOR ELEVATION = 12.28 FT (NGVD)

NOTE: = 12.28' - 12.14' = 0.14' (1 5/8") HIGHER THAN REQUIRED

4 UNITS BUILDING

NORTH & SOUTH ENDS (UNITS 4A & 4D)

1ST FLOOR (AREA)	1168 SF
GARAGE	492 SF
CONDENSER	60 SF
UNDER AIR	616 SF
2ND FLOOR (TOTAL AREA)	1868 SF
UNDER AIR	1802 SF
BALCONY	50 SF
3RD FLOOR (TOTAL AREA)	1868 SF
UNDER AIR	1802 SF
BALCONY	141 SF
ROOF	1868 SF

MIDDLE UNITS (UNITS 4B & 4C)

1ST FLOOR (AREA)	1365 SF
GARAGE	492 SF
CONDENSER	60 SF
UNDER AIR	813 SF
2ND FLOOR (TOTAL AREA)	1365 SF
UNDER AIR	1299 SF
BALCONY	36 SF
3RD FLOOR (TOTAL AREA)	1365 SF
UNDER AIR	1299 SF
BALCONY	191 SF
ROOF	1365 SF

6 UNITS BUILDING

NORTH END (UNIT 6A)

1ST FLOOR (AREA)	1091 SF
GARAGE	416 SF
CONDENSER	39 SF
UNDER AIR	576 SF
2ND FLOOR (AREA)	1091 SF
UNDER AIR	1025 SF
BALCONY	50 SF
3RD FLOOR (AREA)	1091 SF
UNDER AIR	1025 SF
BALCONY	131 SF
ROOF	1091 SF

INTERIOR (UNITS 6B, 6C, 6D)

1ST FLOOR (AREA)	1078 SF
GARAGE	416 SF
CONDENSER	39 SF
UNDER AIR	563 SF
2ND FLOOR (AREA)	1078 SF
UNDER AIR	1012 SF
BALCONY	50 SF
3RD FLOOR (AREA)	1078 SF
UNDER AIR	1012 SF
BALCONY	131 SF
ROOF	1078 SF

INTERIOR (UNIT 6E)

1ST FLOOR (AREA)	966 SF
GARAGE	416 SF
CONDENSER	39 SF
UNDER AIR	491 SF
2ND FLOOR (AREA)	966 SF
UNDER AIR	900 SF
BALCONY	10 SF
3RD FLOOR (AREA)	966 SF
UNDER AIR	900 SF
BALCONY	91 SF
ROOF	966 SF

SOUTH END (UNIT 6F)

1ST FLOOR (AREA)	978 SF
GARAGE	416 SF
CONDENSER	39 SF
UNDER AIR	463 SF
2ND FLOOR (AREA)	978 SF
UNDER AIR	912 SF
BALCONY	10 SF
3RD FLOOR (AREA)	978 SF
UNDER AIR	912 SF
BALCONY	91 SF
ROOF	978 SF

LEGAL:

LOT 7, 8, 9, & 10 BLOCK 104 OSCEOLA PARK BK 3 PG 2 PR OF PBC, FL

THE SITE WAS CLEARED NO VEGETATION

ELECTRICAL UNDERGROUND
WATER UNDERGROUND
GAS UNDERGROUND
CABLE UNDERGROUND

NO WATER BODIES

OPEN CIVIC SPACE CALCULATIONS

LOT AREA = 25,032.4 SF
1st 20,000 = 0 SF
5% MORE THAN 20,000 SF = (25,032.4 SF - 20,000 SF) X 0.05 = 251.6 SF (565 SF PROVIDED)

BICYCLE PARKING CALCULATIONS

RESIDENTIAL LESS THAN 50 UNITS:
1 SPACE / 2 UNITS = X 10 UNITS = 5 BICYCLE PARKING

PROJECT INFORMATION

MINIMUM LOT DIMENSIONS	WIDTH	BUILDING FRONTAGE	LOT AREA	DENSITY	BLDG HEIGHT (3 STORIES)	CIVIC OPEN SPACE 5% OF SITE AREA ABOVE 20,000 SF	PARKING REQUIREMENTS	BICYCLE PARKING	SETBACKS/SEPERATION FRONT	SIDE	REAR
REQUIRED	20 FT.	75% MIN.	2,000 SF. MINIMUM	30 DU/AC	38 FT.	250.75 SF	24 SPACES	5 - BIKES	10 FT. MIN/ 15 FT. MAX.	0 FT. MIN	10 FT. MIN
PROVIDED	204.8 FT	84.6%	25,851.5 SF	10 DU	38 FT.	565 SF	22 = REGULAR PARKING 1 = HC PARKING 1 = HIGH EFF. VEHICLE 24 TOTAL PARKINGS	5 - BIKES	10 FT.	9'TO 11 1/2'	10 FT.

BLDG. FRONTAGE CALCULATIONS

4 UNITS CONDO = 146.25 FT. WIDE
PROPERTY MANAGERS OFFICE = 27 FT. WIDE
TOTAL WIDTH = 173.25 FT.

% WIDTH OF BLDG. = BLDG WIDTH / LOT WIDTH = 173.25 FT. / 204.8 FT. X 100% = 84.6%

PARKING CALCULATIONS

RESIDENTIAL:
1.75 SPACES / UNIT X 10 UNITS = 17.5 SPACES

GUEST PARKING:
10 UNITS x .50 SPACES = 5 SPACES
SUB-TOTAL = 23 SPACES (W/ 1 HC SPACE)

ALTERNATIVE FUEL PARKING:
3% OF REQ'D PARKING = 23 SPACES X 0.03 = 0.69 SPACE

TOTAL = 24 SPACES

PROJECT DATA

LOT AREA = 25,032.45 SF (0.575 AC)

BUILDING AREAS:
4-CONDO UNITS = 5013 SF
6-CONDO UNITS = 6210 SF
PROPERTY MANAGER = 540 SF
OFFICE
TOTAL = 11,883 SF (0.27 AC)

FLOOR AREA RATIO: = 11,883 SF / 25,032.4 SF = .475

BUILDING COVER: = 47.5%

IMPERVIOUS AREA = 14,242 SF (0.327 AC) (56.89% OF LOT AREA)

PERVIOUS AREA:
SAND BASE PAVERS = 6,844 SF
GRASS AREA = 3,947 SF
TOTAL = 10,791 SF (0.248 AC) (43.11% OF LOT AREA)

OVERALL SITE PLAN

5TH AVENUE SQUARE

HOLDINGS, LLC - ADDRESSES:
380 SE 5TH AVE., 374 SE 5TH AVE., 366 SE 5TH AVE.
& 354 SE 5TH AVE., DELRAY BEACH
PALM BEACH COUNTY, FL

KCA Design Group, Inc.
Architecture, Design, & Planning Organization - Lic. No. AA0003330
Keith D. Chambers, R.A.
President - AR 13376
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E-mail: Keith@kcadesigngroup.com - Cell: (561) 289-2015
4800 N Federal Highway - Suite 205B - Boca Raton, FL 33431

DRAWN KDC
DATE 1/12/16
SCALE AS SHOWN
JOB NO. 15019

REVISIONS BY
1 CITY COMMENTS 06/27/16
2 CITY COMMENTS 11/16/17
3
4
5

SHT INFO
SHEET SP
OF SHEETS