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ISSUED FOR  
BIDS  
PERMIT  
CONSTRUCTION

PROJECT TITLE  
**BERRINGTON ESTATES**

**2400 N. FEDERAL HWY**  
**DELRAY BEACH, FL**

CLIENT APPROVAL  
REVISIONS

FILE NUMBER  
**711A101C**

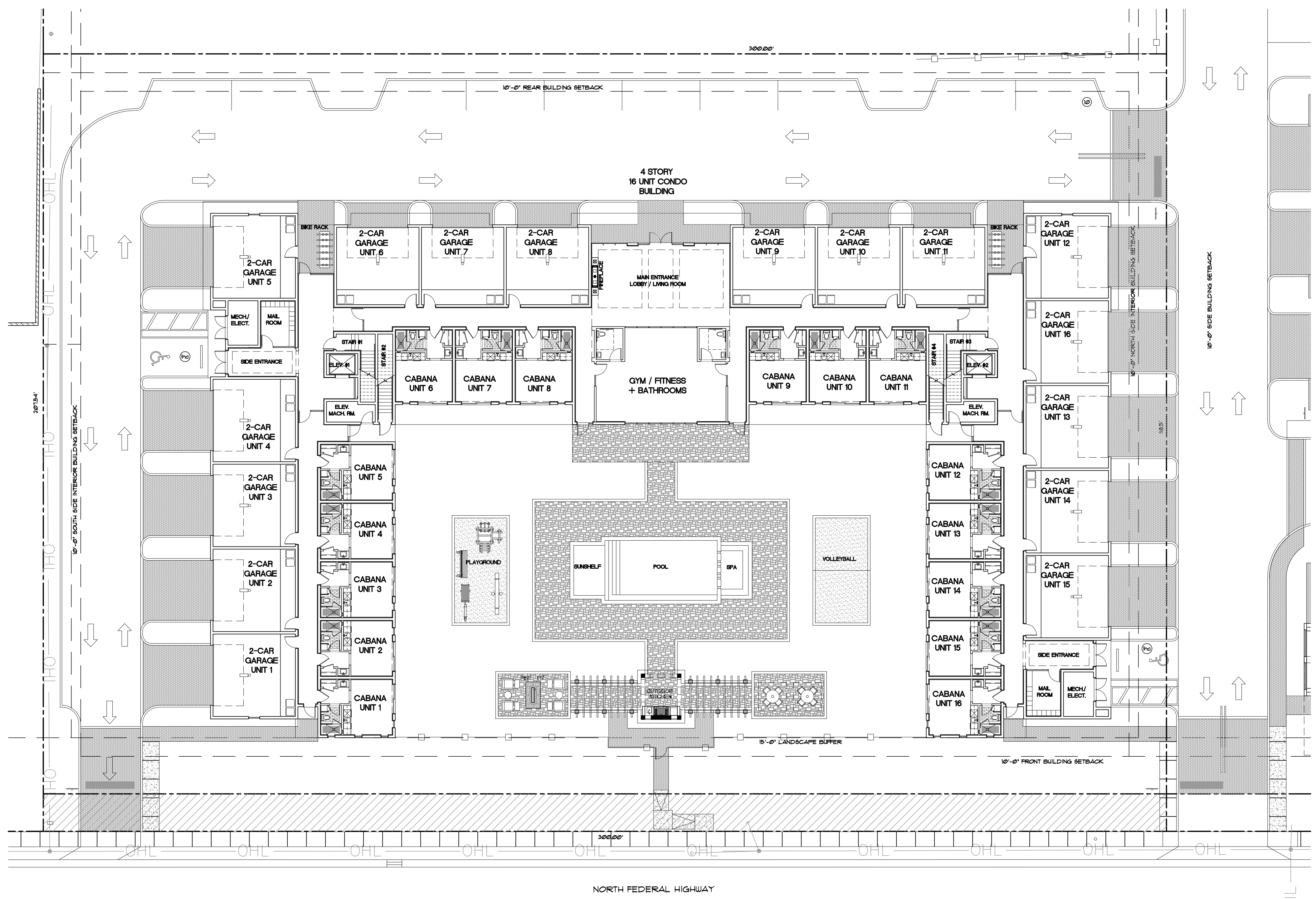
DRAWING TITLE  
**PROPOSED CONDOMINIUM SITE PLAN**

DATE  
**8.23.22** | DRAWN BY  
**GE**  
JOB NUMBER  
**20220711**

DRAWING NUMBER

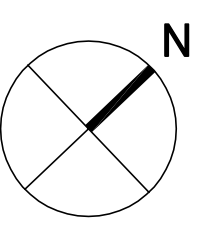
**A1.01C**

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SITE DATA			
TOTAL SITE AREA (PRE-DEDICATION)	67262 SQ.FT.		
TOTAL SITE AREA (POST-DEDICATION)	59262 SQ.FT.	88%	
PROPOSED 4-STORY CONDO BUILDING FOOTPRINT	18,996 SQ.FT.	33.7%	
ONE STORY AMENITY BUILDING (OUTDOOR KITCHEN/ CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC.)	190 SQ.FT.	0.3%	
CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC.	23,736 SQ.FT.	38.3%	
LANDSCAPE AREA (OPEN SPACE)	16,410 SQ.FT.	21.1%	
TOTAL IMPERVIOUS AREAS	47,892 SQ.FT.		
TOTAL PERVIOUS AREA (LANDSCAPING)	16,410 SQ.FT.		
FLOOR AREA RATIO (FAR)	13.7%		
LOT COVERAGE (18,996 SQ FT / 59,262 SQ FT)	33.7%		
ZONING			
REQUIRED SETBACKS	GC	PROPOSED SETBACKS	
FRONT	10'-0"	FRONT	15'-0"
SIDE INTERIOR (NORTH)	10'-0"	SIDE INTERIOR (NORTH)	14'-10"
SIDE INTERIOR (SOUTH)	10'-0"	SIDE INTERIOR (SOUTH)	44'-8"
REAR	10'-0"	REAR	42'-6"
ALLOWABLE HT.	48'-0"	ALLOWABLE HT.	48'-0"
ZONING			
GC - GENERAL COMMERCIAL			
PARKING REQUIRED:			
4-STORY CONDO BUILDING			
2.0 SPACES PER UNIT + (2 x 16 UNITS) + 32 SPACES			
GUEST PARKING FOR THE FIRST 30 UNITS AT 0.5 SPACES + (5x16 UNITS) + 8 SPACES			
TOTAL SPACES REQUIRED (CONDO BUILDING): 40 SPACES			
PARKING PROVIDED:			
4-STORY CONDO BUILDING-TOTAL SPACES PROVIDED			
2-CAR GARAGE	32		
PARALLEL	27' x 8'	10	
DRIVEWAY	16' x 10'	20	
H.C.	18' x 11'	2	
TOTAL SPACES PROVIDED	64 SPACES		

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**A1.01C** **PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"



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