



SITE DATA			
TOTAL SITE AREA (PRE-DEDICATION / ABANDONMENT)	68,031 SQ.FT.		
TOWNHOUSE SITE AREA (POST-DEDICATION + ABANDONMENT)	70,081 SQ.FT.	102%	
PROPOSED 3-STORY TOWNHOUSE BUILDING FOOTPRINTS	19,367 SQ.FT.	27.6%	
ONE STORY AMENITY BUILDING (OUTDOOR KITCHEN)	648 SQ.FT.	0.9%	
CONCRETE SIDEWALKS, DRIVEWAY, POOL, PAVERS, ETC.	35,544 SQ.FT.	52.3%	
LANDSCAPE AREA (OPEN SPACES)	14,211 SQ.FT.	20.9%	
TOTAL IMPERVIOUS AREA	55,524 SQ.FT.	81.6%	
TOTAL PERVIOUS AREA (LANDSCAPING)	14,211 SQ.FT.	20.9%	
FLOOR AREA RATIO (FAR)		0.84	
LOT COVERAGE (55,524 SQ.FT / 70,081 SQ.FT)		79.24%	
ZONING			
REQUIRED SETBACKS	GC	PROPOSED SETBACKS	
FRONT	10'-0"	FRONT	10'-4"
SIDE INTERIOR (NORTH)	10'-0"	SIDE INTERIOR (NORTH)	26'-2"
SIDE INTERIOR (SOUTH)	10'-0"	SIDE INTERIOR (SOUTH)	36'-9"
REAR	10'-0"	REAR	17'-4"
ALLOWABLE HT.	48'-0"	ALLOWABLE HT.	48'-0"
ZONING			
	GC - GENERAL COMMERCIAL		
PARKING REQUIRED:			
3-STORY TOWNHOUSE BUILDINGS			
2.0 SPACES PER UNIT (2 x 18 UNITS) = 36 SPACES			
GUEST PARKING FOR THE FIRST 20 UNITS AT 0.5 SPACE + (5x18 UNITS) = 9 SPACES			
TOTAL SPACES REQUIRED (TOWNHOUSE BUILDING) 45 SPACES			
PARKING PROVIDED:			
3-STORY TOWNHOUSE BUILDING-TOTAL SPACES PROVIDED			
3-CAR GARAGE	36		
DRIVEWAY 18' x 18'	36		
STANDARD STALL 9' x 18'	4		
H.C.	1		
TOTAL SPACES PROVIDED	11 SPACES		



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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  
**711A101T**

DRAWING TITLE  
**PROPOSED TOWNHOUSE SITE PLAN**

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

**A1.01T**

**1 PROPOSED SITE PLAN**  
 SCALE: 1/8" = 20'-0"

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