

N Federal Hwy Delray Beach, FL



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DETAILS



6 UNITS IN ENTIRE BUILDING

2 UNITS PER FLOOR

3,107 SQFT PER UNIT

3 BEDROOMS

3 FULL BATHROOMS

1 HALF BATHROOM

HIS AND HERS WALK-IN CLOSETS

829 SQFT TERRACES

SWIMMING POOL

6 CABANAS

2 COMMUNITY GRILLS

GARAGE PARKING

Atlantic Ave

Explore the crystal clear Atlantic Ocean or visit unique galleries and boutiques on Atlantic Avenue by day; enjoy a night of dining and entertainment at any of Delray Beach's award winning cafés or restaurants. Come "downtown" and meet the beautiful people, shopkeepers and the entire community known as a Sociable City and recently awarded "Best of the Road - Most Fun Small Town in America" by Rand McNally & USA Today.



Gulfstream Golf Course

Gulf Stream Golf Club is a private invitation-only golf club established in 1924 by a group of Palm Beach residents, all of whom were close friends and dedicated to the game of golf and its traditions. A magnificent golf course is designed and built by Donald Ross and a beautiful Addison Mizner clubhouse was erected.







VISUALIZATIONS

POOL & CABANAS

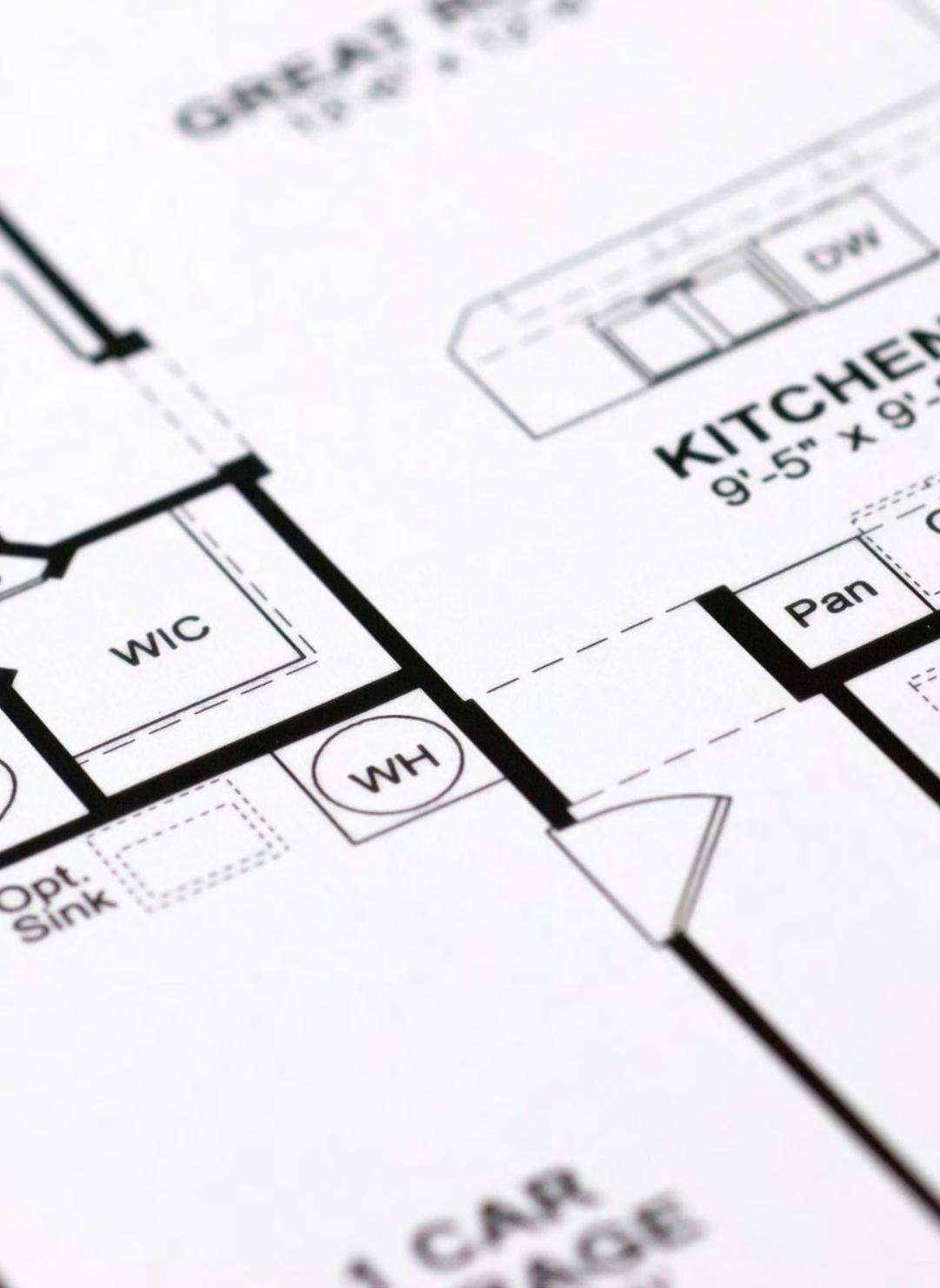


WEST

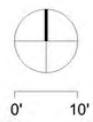
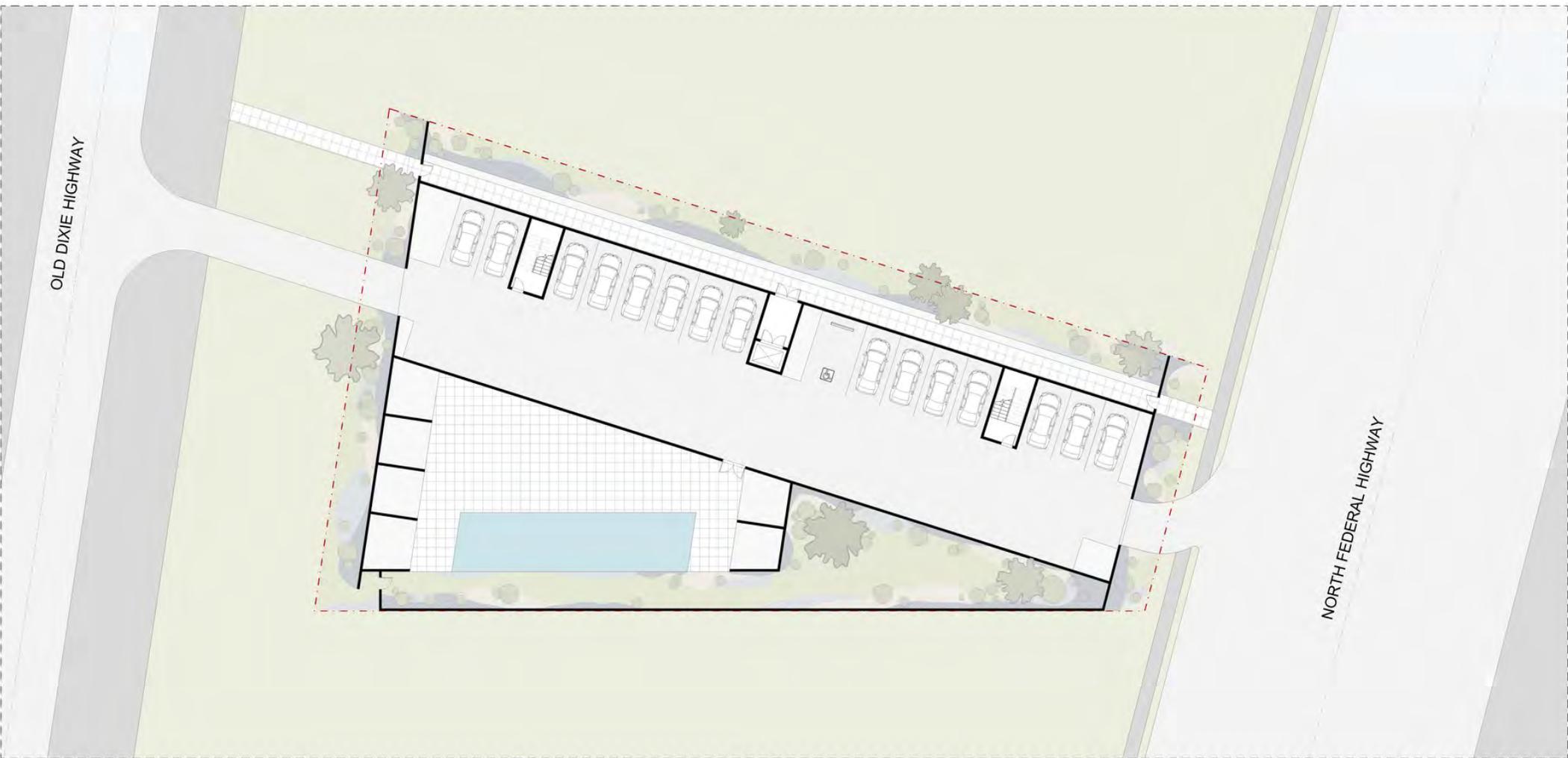


KITCHEN & LIVING





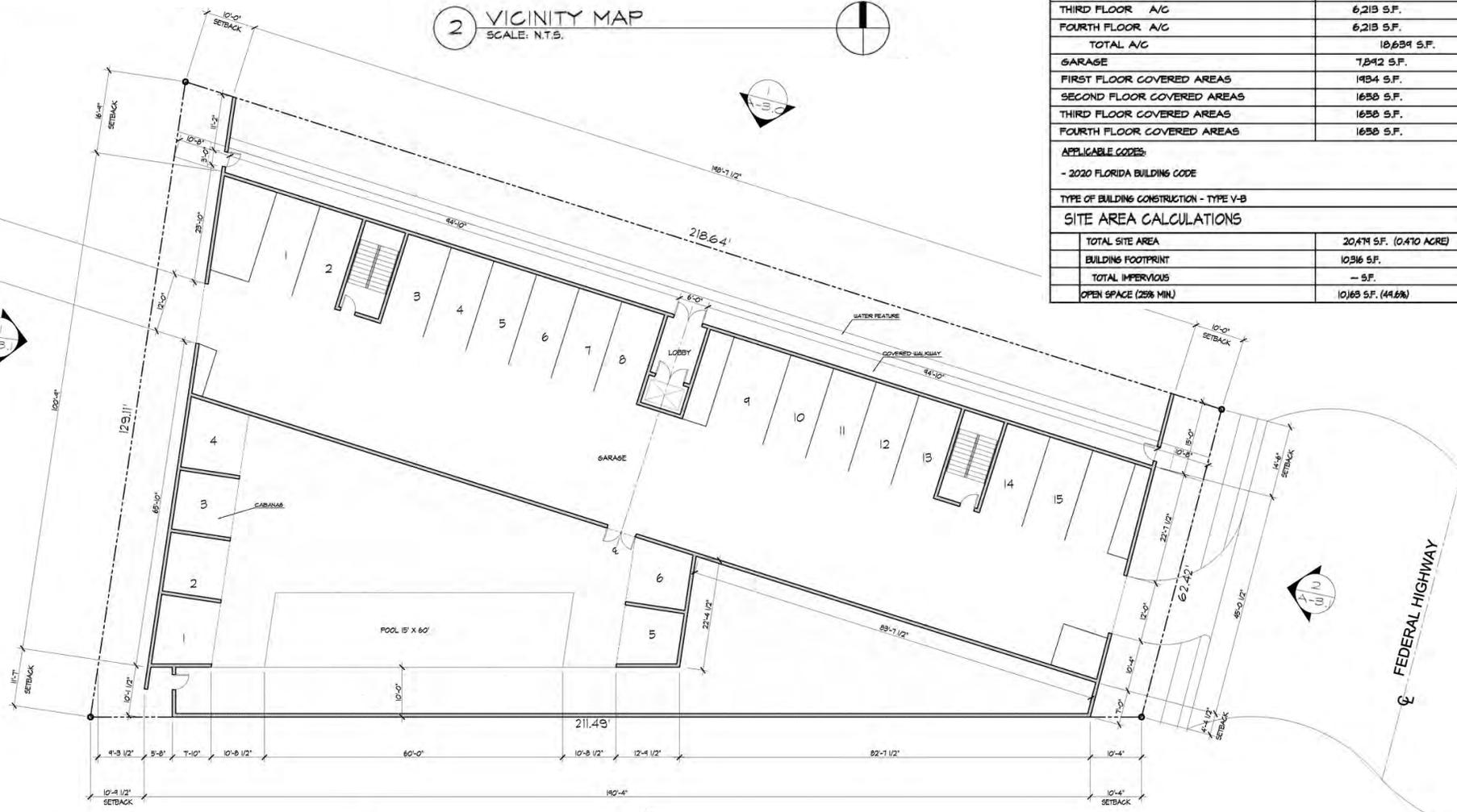
Floor Plans



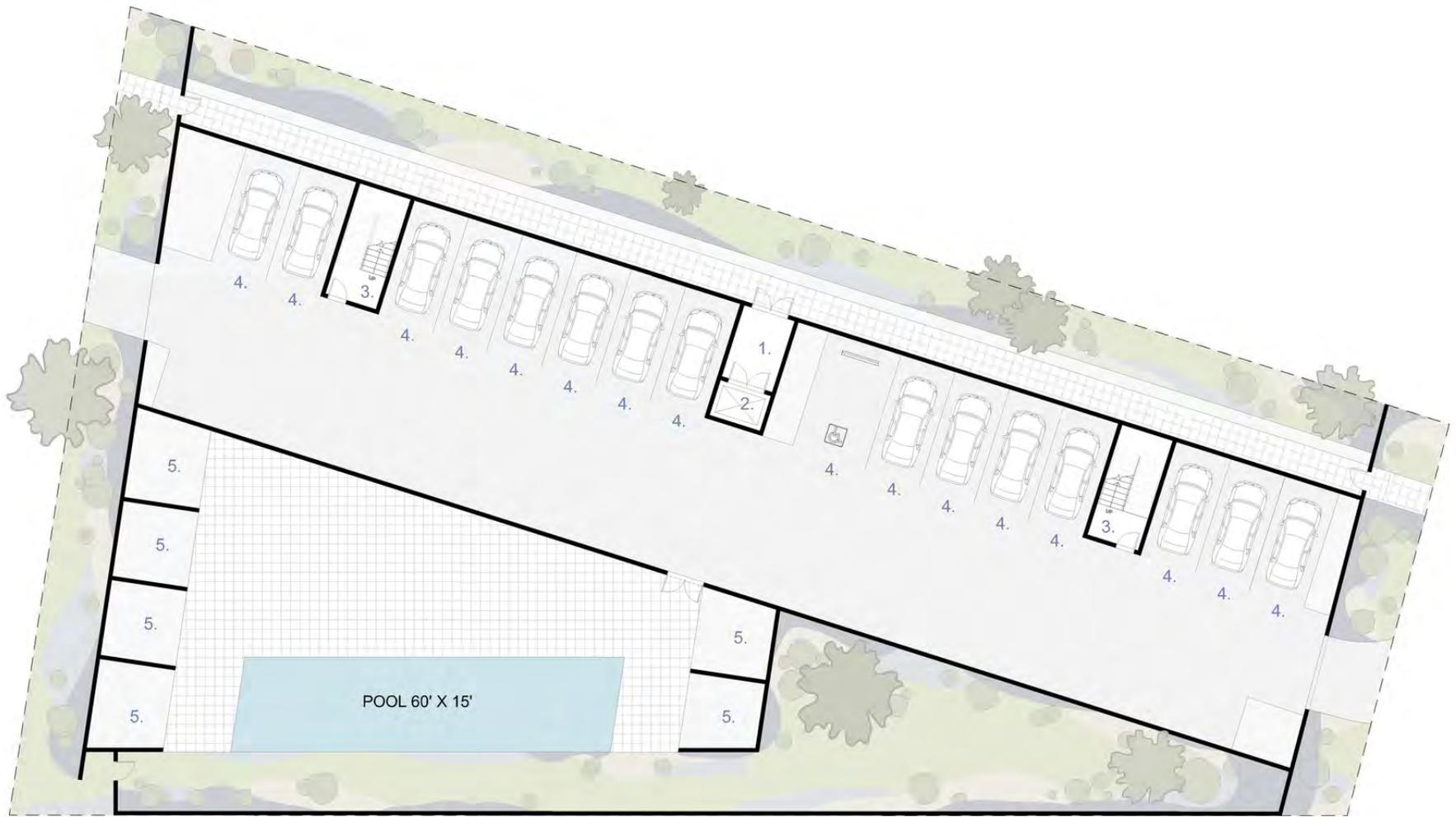


2 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION		
ADDRESS: XXXX NORTH FEDERAL HIGHWAY, DELRAY BEACH, FL 33485		
LEGAL DESCRIPTION: LOT 1 & 1-A, DELRAY BEACH ESTATES, AS RECORDED IN PLAT BOOK 21, PAGE(S) 13, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.		
PROJECT DESCRIPTION: NEW MULTI-FAMILY RESIDENTIAL		
CURRENT PROPERTY USE: MULTI-FAMILY RESIDENTIAL		
ZONING DISTRICT: -		
SETBACKS	REQUIRED	PROVIDED
FRONT	10'-0"	10'-0"
EAST SIDE	15'-0"	14'-10 1/2"
REAR	10'-0"	15'-0"
WEST SIDE	10'-0"	10'-0"
TOP OF ROOF	54'-0" MAX	48'-0"
BUILDING AREA:		
FIRST FLOOR A/C		0 S.F.
SECOND FLOOR A/C		6,215 S.F.
THIRD FLOOR A/C		6,215 S.F.
FOURTH FLOOR A/C		6,215 S.F.
TOTAL A/C		18,639 S.F.
GARAGE		
FIRST FLOOR COVERED AREAS		1934 S.F.
SECOND FLOOR COVERED AREAS		1658 S.F.
THIRD FLOOR COVERED AREAS		1658 S.F.
FOURTH FLOOR COVERED AREAS		1658 S.F.
APPLICABLE CODES:		
- 2020 FLORIDA BUILDING CODE		
TYPE OF BUILDING CONSTRUCTION - TYPE V-B		
SITE AREA CALCULATIONS		
TOTAL SITE AREA		20,474 S.F. (0.470 ACRE)
BUILDING FOOTPRINT		10,916 S.F.
TOTAL IMPERVIOUS		-- S.F.
OPEN SPACE (25% MIN)		10,168 S.F. (49.6%)



1 SITE PLAN
SCALE: 3/32"=1'-0"

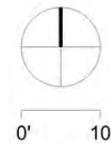


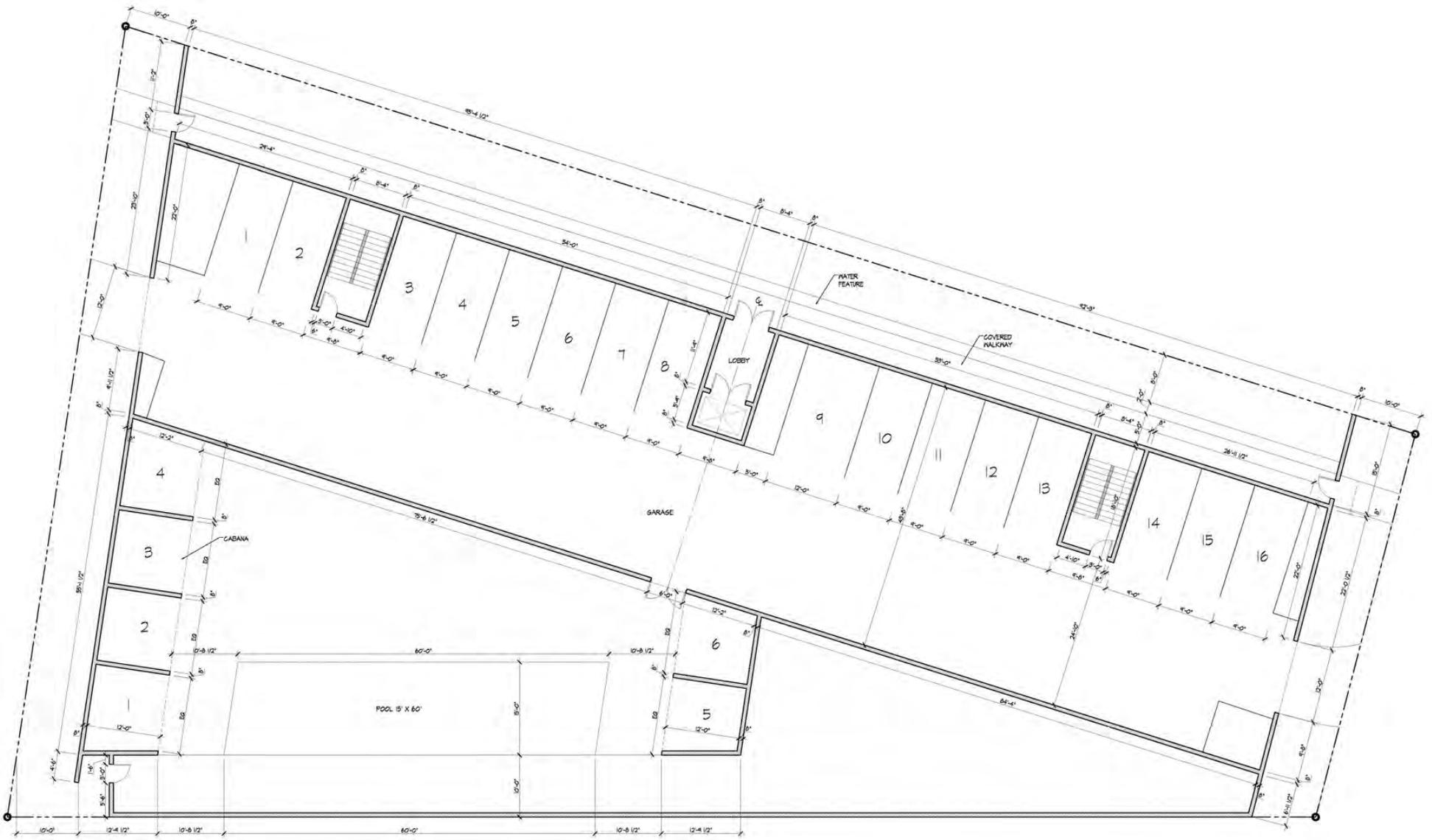
**XXX NORTH FEDERAL HIGHWAY,
DELRAY BEACH, FL 33483**

FIRST FLOOR A/C:	0 SF
SECOND FLOOR A/C:	6,213 SF
THIRD FLOOR A/C:	6,213 SF
FOURTH FLOOR A/C:	6,213 SF
TOTAL A/C:	18,639 SF
GARAGE:	7,892 SF
FIRST FLOOR COVERED AREAS:	1934 SF
SECOND FLOOR COVERED AREAS:	1658 SF
THIRD FLOOR COVERED AREAS:	1658 SF
FOURTH FLOOR COVERED AREAS:	1658 SF
OPEN SPACE:	10,163 SF

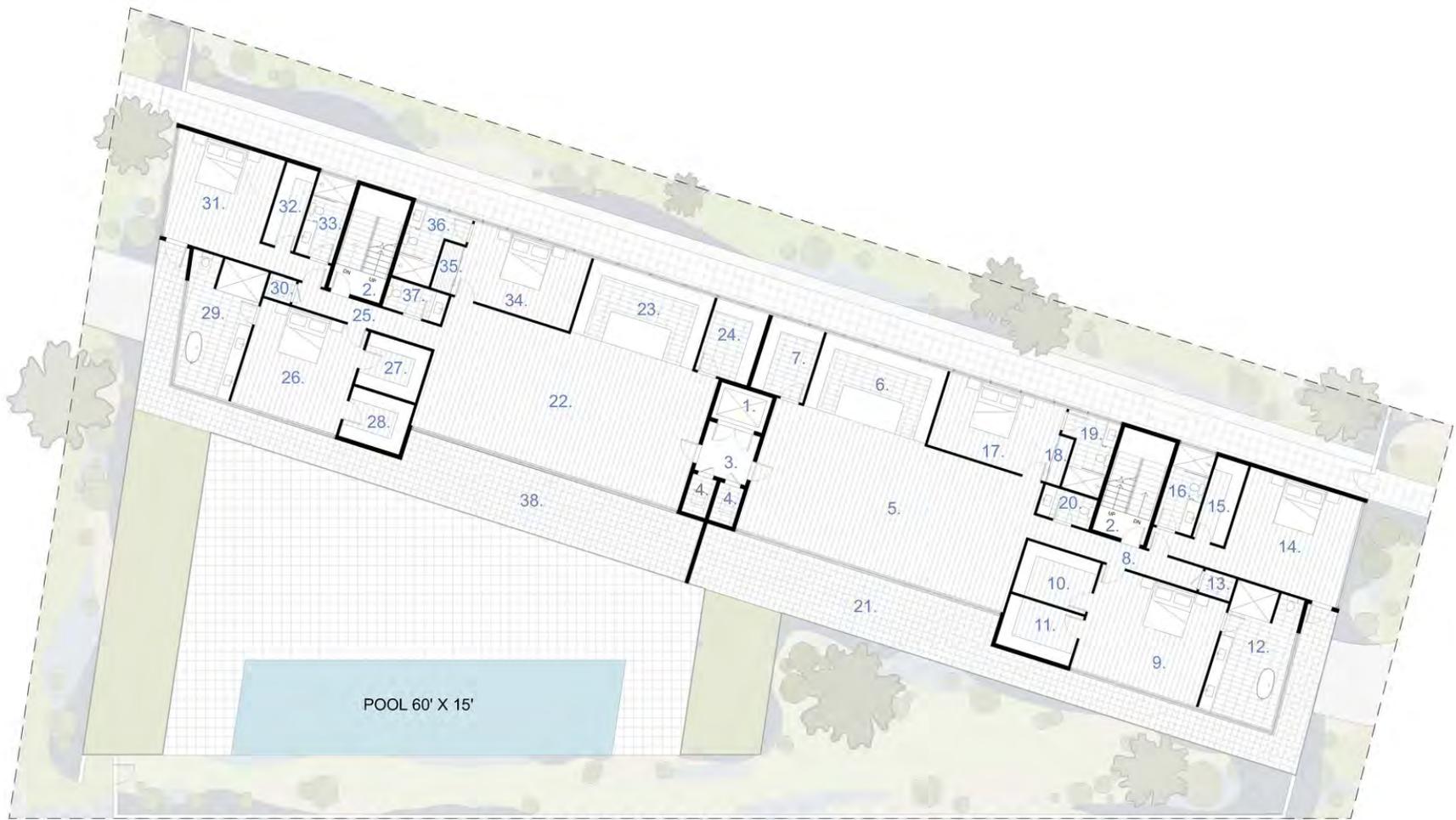
Level 01 CLEAR HEIGHT: 9' 4"

- 1. LOBBY | 8' x 12'
- 2. ELEVATOR | 8' x 6'
- 3. STAIRCASE | 8' x 18'
- 4. GUEST PARKING | 9' x 18'
- 5. CABANA | 12' x 11'





1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



**XXX NORTH FEDERAL HIGHWAY,
DELRAY BEACH, FL 33483**

FIRST FLOOR A/C: 0 SF
 SECOND FLOOR A/C: 6,213 SF
 THIRD FLOOR A/C: 6,213 SF
 FOURTH FLOOR A/C: 6,213 SF

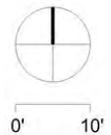
TOTAL A/C: 18,639 SF

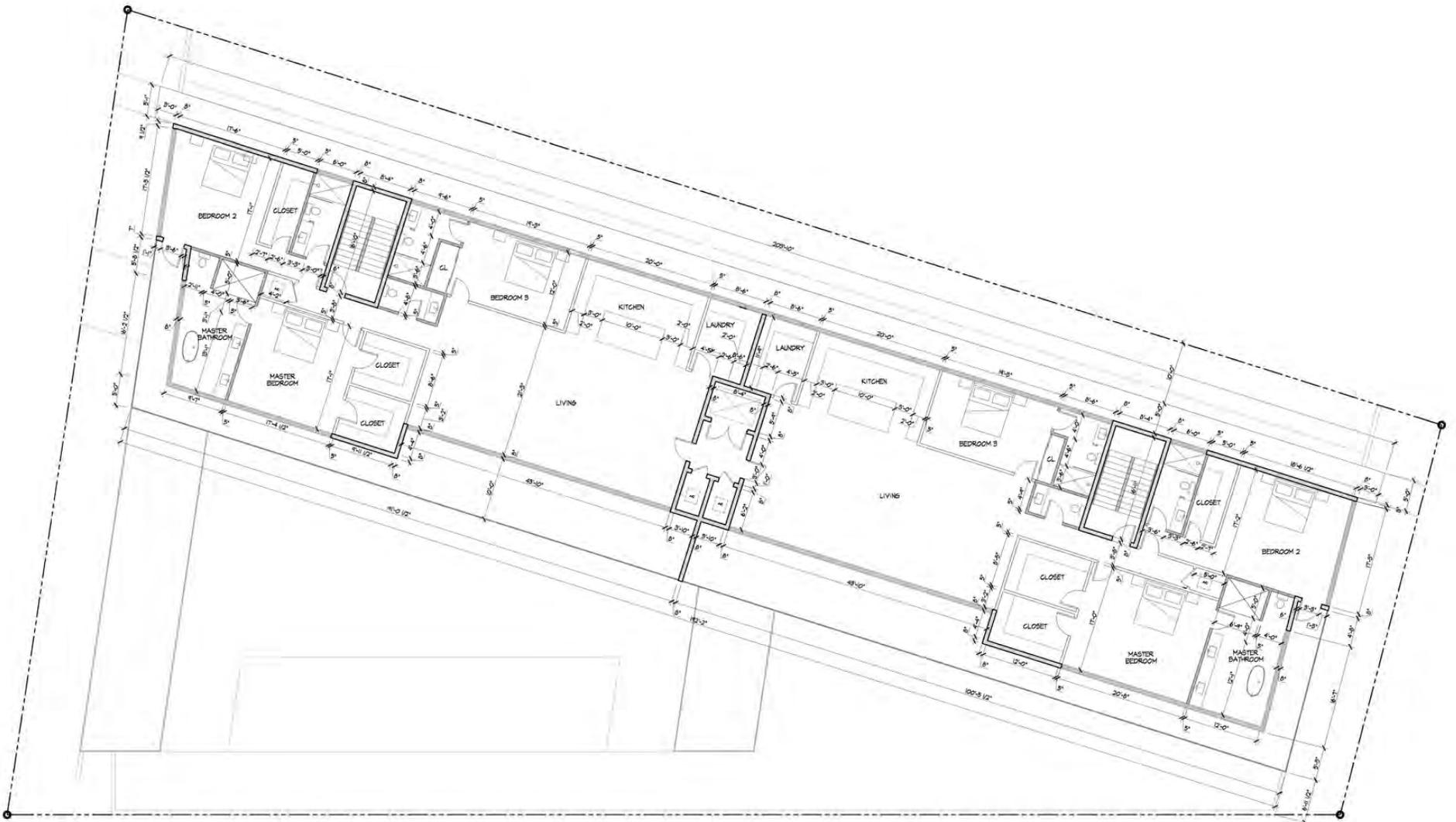
GARAGE: 7,892 SF
 FIRST FLOOR COVERED AREAS: 1934 SF
 SECOND FLOOR COVERED AREAS: 1658 SF
 THIRD FLOOR COVERED AREAS: 1658 SF
 FOURTH FLOOR COVERED AREAS: 1658 SF

OPEN SPACE: 10,163 SF

Level 02-04 CLEAR HEIGHT: 12' 00"

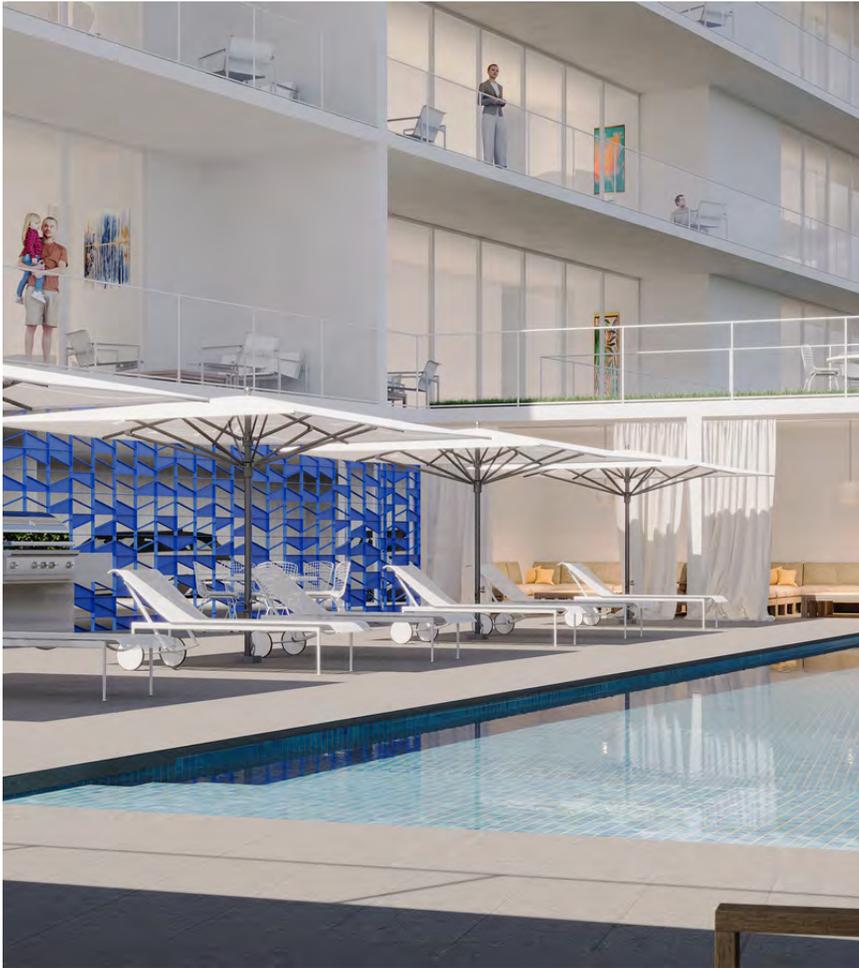
- | | | |
|----------------------------------|-----------------------------------|--------------------------------|
| 1. ELEVATOR 8' x 6' | 14. BEDROOM 2 19' x 17' | 27. HER CLOSET 10' x 9' |
| 2. STAIRCASE 8' x 16' | 15. CLOSET 5' x 13' | 28. HIS CLOSET 10' x 8' |
| 3. ENRANCE 8' x 8' | 16. BATH 6' x 13' | 29. MASTER BATHROOM 9' x 21' |
| 4. A/C 4' x 6' | 17. BEDROOM 3 19' x 12' | 30. A/C 4' x 4' |
| 5. LIVING AND DINING 44' x 22' | 18. CLOSET 3' x 8' | 31. BEDROOM 2 15' x 17' |
| 6. KITCHEN 20' x 12' | 19. BATH 6' x 12' | 32. CLOSET 5' x 13' |
| 7. LAUNDRY 9' x 12' | 20. W/C 9' x 5' | 33. BATH 6' x 13' |
| 8. HALLWAY 28' x 4' | 21. TERRACE | 34. BEDROOM 3 19' x 12' |
| 9. MASTER BEDROOM 21' x 17' | 22. LIVING AND DINING 44' x 21' | 35. CLOSET 4' x 8' |
| 10. HER CLOSET 12' x 9' | 23. KITCHEN 20' x 13' | 36. BATH 6' x 12' |
| 11. HIS CLOSET 12' x 8' | 24. LAUNDRY 9' x 12' | 37. W/C 10' x 5' |
| 12. MASTER BATHROOM 11' x 21' | 25. HALLWAY 24' x 4' | 38. TERRACE |
| 13. A/C 5' x 4' | 26. MASTER BEDROOM 18' x 17' | |





1 THIRD & FOURTH FLOOR PLAN
SCALE: 1/8"=1'-0"

CONTACT



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