

SITE DATA

SITE ADDRESS: 3100 BROADWAY & 3124 BROADWAY
 RIVIERA BEACH, FLORIDA 33404

PID NO.: (56-43-42-28-00-002-0020) AND (56-43-42-28-42-00-000-0010)

GROSS SITE ACREAGE: 3.98 ACRES
 BUILDING ENVELOPE: 3.59 ACRES

CURRENT ZONING: DOWNTOWN GENERAL (DG) & DOWNTOWN RESIDENTIAL (DR)

EXISTING LAND USE: MOBILE HOME PARK, (CURRENTLY VACANT PARCEL)

PROPOSED LAND USE: MULTI-FAMILY (APARTMENTS)

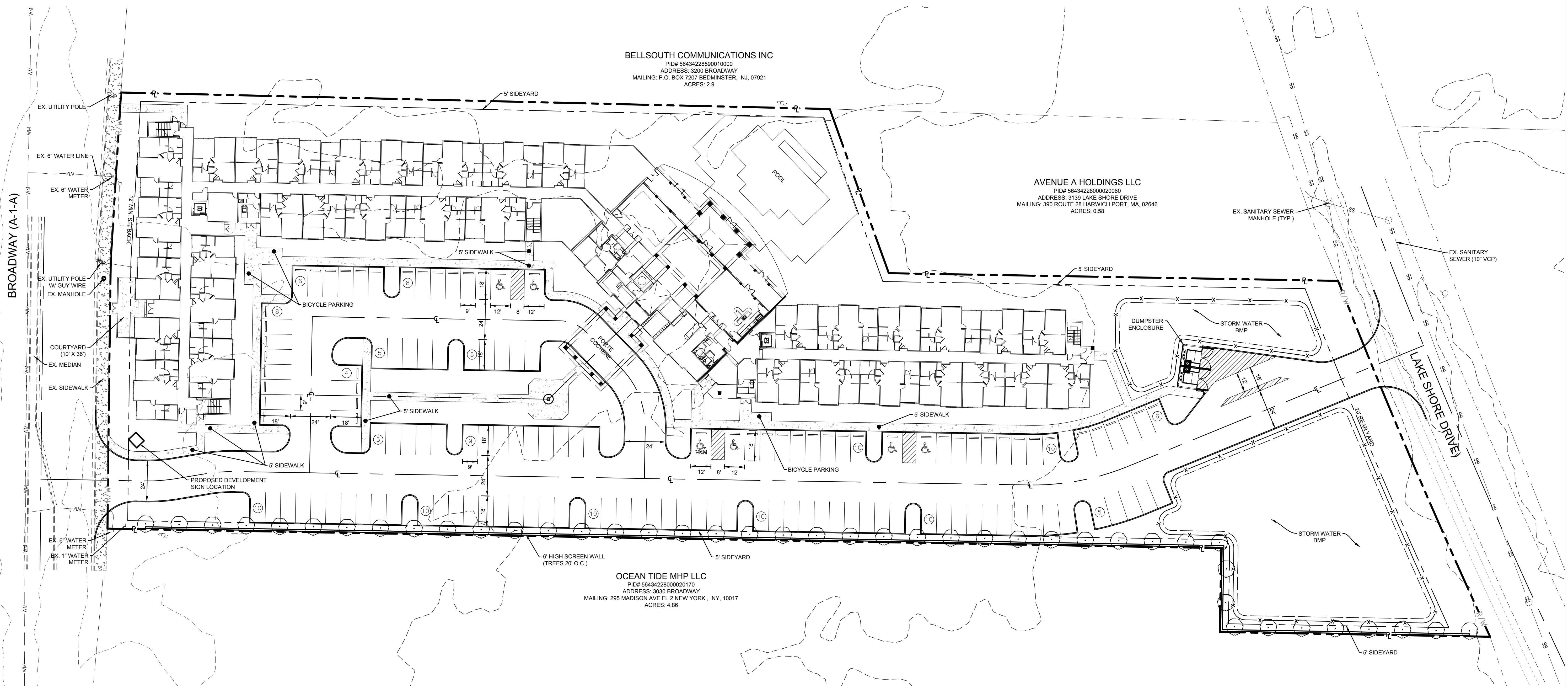
BUILDING SETBACKS
 FRONT: 12'-15'
 SIDE: 5'
 REAR: 20'

TOTAL UNITS: 120 UNITS
 BUILDING HEIGHT: 3 STORIES

PARKING
 REQUIRED (PER CITY): 0.8 SPACE PER UNITS (ELDERLY DEVELOPMENT)
 PROVIDED SPACES: 98
 PROVIDED SPACES: 132 (INCLUDING ADA)
 REQUIRED ADA SPACES: 5
 PROVIDED ADA SPACES: 6

BICYCLE PARKING
 REQUIRED (PER CITY): 40 SPACES
 PROVIDED (INSIDE BUILDING): 16
 PROVIDED (OUTSIDE BUILDING): 24

LEGEND		
EXISTING	PROPOSED	
---	---	RIGHT-OF-WAY (ROW)
---	---	PROPERTY LINE
---	---	SETBACK
---	---	PARCEL LINE
---	---	SIDEWALK
---	---	FENCE
---	---	PAVEMENT STRIPING
---	---	FACE OF CURB (FC)
---	---	BACK OF CURB (BC)
---	---	EDGE OF PAVEMENT (EOP)
---	---	CENTER LINE OF PAVEMENT
---	---	WATER LINE
---	---	SEWER PIPE
---	---	CONTOURS



#	DATE	DESCRIPTION

9/1/2016

DATE		9/1/2016
DRAWN		JW/SF
DESIGNED		AB
CHECKED		RC
PROJECT #		WEN160002
SHEET TITLE		

PRELIMINARY
 SITE PLAN
 SHEET NUMBER

PS-100

SLOCUM PLATTS ARCHITECTS, P.A.
 RANDALL J. SLOCUM AR 13360 WILLIAM F. PLATTS AR 13262
 670 NORTH ORLANDO AVENUE, SUITE 1001 WATKINSVILLE, FL 32791
 TEL: 407/945-3017 FAX: 407/945-2771
 WWW.SLOCUMPLATTS.COM



WILLIAM F. PLATTS AR2662

EXTERIOR ELEVATION
RIVIERA BEACH APARTMENTS
 RIVIERA BEACH FLORIDA

DRAWN
 CAD
 CHECKED
 WFP
 DATE
 XX-XX-12
 SCALE
 AS NOTED
 JOB NO.
 XX-XXX
 SHEET

A6.1

ANY REPRODUCTIONS, REVISIONS OR MODIFICATIONS OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF SLOCUM PLATTS ARCHITECTS, P.A. IS PROHIBITED BY LAW. THE DESIGN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF SLOCUM PLATTS ARCHITECTS, P.A. THE COMPANY, EMPLOYEES, RESERVES THE COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS AND ELEVATIONS.



1 BROADWAY STREET ELEVATION
 SCALE: 1/8" = 1'-0"

X-BUILDING TYPE 3 ELEV - A 8-28-13 TB