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SITE DATA TABLE

PROJECT ADDRESS: 905 SW 14TH AVENUE DELRAY BEACH, FLORIDA

LAND USE DESIGNATION: IND (INDUSTRIAL)
ZONING DESIGNATION: LI (LIGHT INDUSTRIAL)

SITE AREA EXISTING: **110,853 S.F.** (2.54 ACRES) PER SURVEY
MINUS 5 FOOT R.O.W. DEDICATION EAST PROPERTY= **108,008 SF**

PROJECT AREA: THE ENTIRE SITE AREA PLUS SOME OFF STREET WORK
AT NEW AND REMODELED DRIVEWAY ENTRANCES. SEE CIVIL.

EXISTING BUILDING GROUND FLOOR AREA: 10,866
EXISTING BUILDING SECOND FLOOR AREA: 2,113
EXISTING BUILDING TOTAL FLOOR AREA: 12,979= 12,979

PROPOSED NEW ONE STORY BUILDING AREA = 20,216
PROPOSED TOTAL BUILDING AREAS = 33,195

FLOOR AREA RATIO EXISTING BLDG= 12,979 / 108,008= .120
FLOOR AREA RATIO EXISTING AND NEW BUILDING COMBINED= 33,195 / 108,008= .307

SITE COVERAGE= 10,866+20,216=31,082 / = **28.8%**
MAX COVERAGE= 50%

SETBACK REQUIREMENTS:

NEW PROPOSED BUILDING

FRONT	REQUIRED	PROVIDED
SIDE STREET	10 FT	57'-0.5"
SIDE INTERIOR	5 FT	88'-5"
REAR	10 FT	NOT APPLICABLE
MAX HEIGHT	48 FT	57'-0.5"
		20'-8"

NEW GENERATOR ENCLOSURE ON EAST PROPERTY SETBACK REQUIRES 10FT
PROVIDING 5'-10" AFTER R.O.W. DEDICATION.

SITE AREA CALCULATIONS BASED ON 108,008 SF SITE AREA

GROUND FLOOR FOOTPRINT EXIST. & PROPOSED BUILDING	= 31,056 SF	= 28.8%
VEHICLE USE AREAS & WALKS & PAVED PAVED	= 51,130 SF	= 47.3%
OPEN SPACE (NON VEHICULAR NATURAL PLANTED)=	25,822 SF	= 23.9%
OPEN SPACE REQUIRED=25%		
TOTAL	= 108,008 SF	= 100.0%

INTERIOR LANDSCAPE REQD = 10% OF VUA. 5113
INTERIOR LANDSCAPE PROVIDED = 18,373

PARKING CALCULATIONS

REQUIRED SPACES:

EXISTING BUILDING OFFICE= 4 / 1000 FOR 1ST 3000 SF =12 SPACES & REMAINDER
AT 3.5 / 1000 4294-3000= 1294 (1.294 X 3.5=4.5)= 5 SPACES= 17 SPACES

EXISTING BUILDING WAREHOUSE= 1/1000 SF = 8725 / 1000= 9 SPACES

NEW PROPOSED BUILDING OFFICE= 4 / 1000 FOR 1ST 3000 SF = 2800 = 11 SPACES

NEW PROPOSED BUILDING WAREHOUSE= 1 / 1000= 17,416 / 1000= 17 SPACES

TOTAL REQUIRED SPACES EXISTING BUILDING = 26

TOTAL REQUIRED SPACES NEW BUILDING = 28

GRAND TOTAL PARKING REQUIRED = 54

PARKING PROVIDED = 74

INCLUDES 3 ACCESSIBLE SPACES AND 15 COMPACT SPACES

COMPACT SPACES UP TO 30% ALLOWED 15/ 71 = 21% PROVIDED.

OR 15 / 54= 28%

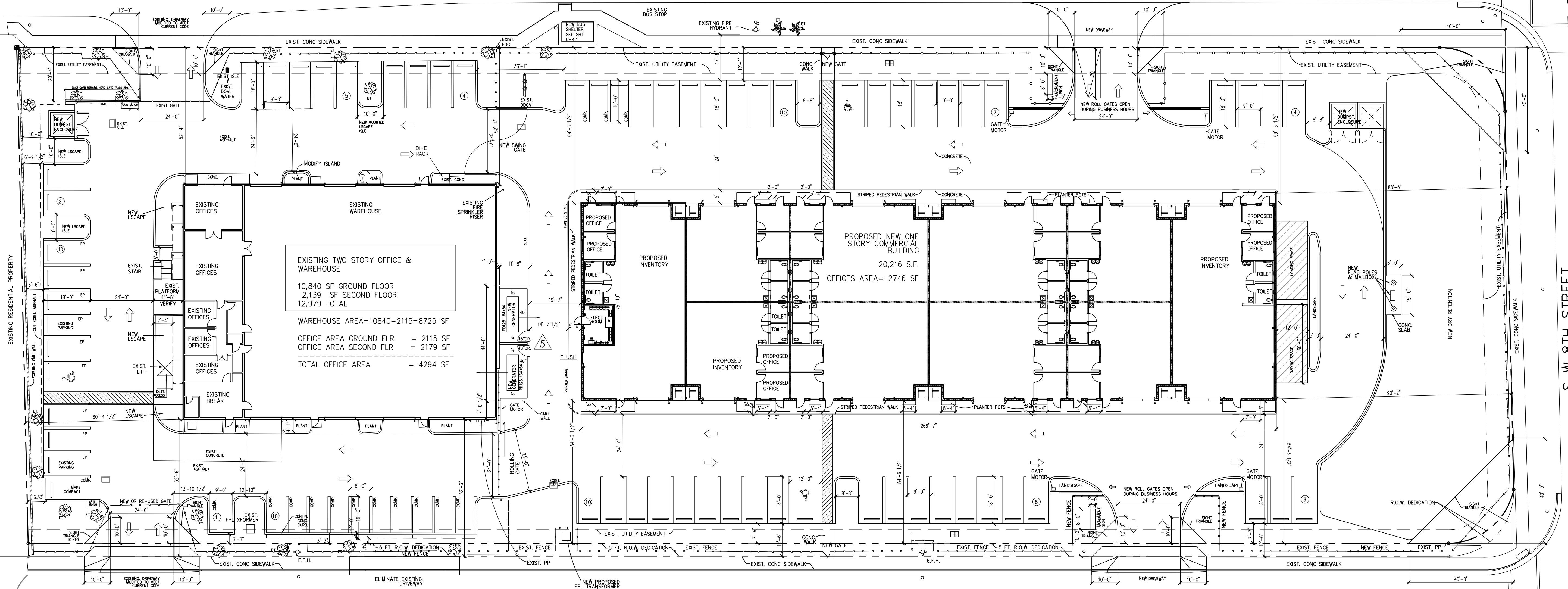
LEGEND

PROPERTY LINE	---
NEW CONCRETE CURB SEE CIVIL	==
EXISTING TREE	
EXISTING FIRE DEPARTMENT CONNECTION	EXIST. FDC
ADJACENT STREET CENTER LINE	---
UTILITY EASEMENT LINE	---
NEW FENCE AND GATE. NOTE EXISTING AND NEW FENCES ARE DETAILED SHEET AS102	---
EXISTING FENCE TO REMAIN	---
STREET CENTER LINE	---
RIGHT OF WAY ADJACENT PROPERTIES.	---
EXISTING MASONRY SITE WALL SOUTH PROPERTY	---

GREEN BUILDING REQUIREMENT CALCULATIONS

EXISTING BUILDING AIR CONDITIONED SPACES GROUND FLOOR	= 2115 SF
SECOND FLOOR AIR CONDITIONED SPACE	= 2139 SF
TOTAL	= 4254 SF
NEW BUILDING AIR CONDITIONED SPACES OFFICE ONLY=	2746 SF
TOTAL EXISTING AND NEW AIR CONDITIONED SPACE=	7000 SF
GREEN BUILDING REQUIREMENTS 15,000 SF AIR CONDITIONED.	

S W 14TH AVENUE



GENERATOR NOTE: GENERATORS ARE IN THE REAR YARD AND ARE SCREENED FROM VIEW WITH A WALL EQUAL TO HEIGHT OF GENERATOR. A HEDGE IS ALSO PLANNED IN FRONT OF THE SCREEN WALL. THE GENERATOR MAY BE OPERATED FOR EXERCISING PURPOSES ONE TIME PER WEEK EXCLUDING SUNDAYS FOR A PERIOD NOT EXCEEDING 30 MINUTES BETWEEN THE HOURS OF 10:00AM AND 6:00PM.

TENANT SPACES ARE FOR SMALL START-UP TYPE BUSINESSES WHICH MAY UTILIZE BOTH INVENTORY AND OFFICE SPACE. A TYPICAL EXAMPLE WOULD BE THAT OF A RESIDENTIAL WINDOW SHADE INSTALLER OR FLOORING INSTALLER WHICH WOULD REQUIRE BOTH OFFICE AND WAREHOUSE TYPE SPACE TO FUNCTION.

NOTE: GATES ARE INTENDED TO REMAIN OPEN DURING BUSINESS HOURS

1 SITE PLAN
AS101 SCALE: 1"=20'-0"

0 20' 40' 80' NORTH

LEGAL DESCRIPTION:
ALL OF "KING INDUSTRIAL PARK", LESS TRACT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. FOR FURTHER SITE INFORMATION, SEE SURVEY BY POLICE LAND SURVEYORS, INC. ORDER NUMBER 70353.



AA26001731
(SEAL)

PROJECT
DELRAY
INDUSTRIAL
PROPERTIES, LLC

905 SW 14TH AVE
DELRAY BEACH, FL
33444

OWNER

No.	Description	Date
1	PERMIT / BID	4/29/24
2	COMPACT PARKING	5/7/24
3	GENERATOR UPDATE	5/17/24
4	SPRAB COMMENTS	7/18/24
5	SPRAB COMMENTS	7/29/24
6	MOVE GENERATORS	1/6/25

PROJECT STATUS
PERMIT / BID

(DATE)
2022

PROJECT NUMBER
6322

SCALE
AS NOTED

DRAWN BY
AD / NA

CHECKED BY
DRAWING TITLE
SITE PLAN

DRAWING NUMBER
AS1.01