

Site Data			
ZONING	GC		
LAND USE	GENERAL COMMERCIAL		
SITE CALCULATIONS	AREA OF PROJECT	6,686 SQ. FT. (0.1535 ACRES) - 93 SQ. FT. R.O.W. DEDICATION 6,593 SQ. FT. (0.1513 ACRES)	
	AREA OF BUILDING	1,360 SQ. FT. (20.6%)	
BUILDING CALCULATIONS	ALLOWED	PROVIDED	
FLOOR AREA RATIO	3.0	0.2	
PERVIOUS AREA (LANDSCAPED)	2,130 SQ. FT. (32.3 %)		
IMPERVIOUS AREA	BUILDING FOOTPRINT	1,360 SQ. FT. (20.6%)	
	PARKING	2,617 SQ. FT. (39.7%)	
	SIDEWALKS/EQUIPMENT PADS	486 SQ. FT. (7.4%)	
	TOTAL	4,463 SQ. FT. (67.7%)	
BUILDING SETBACKS	STREET	10 FT	10 FT 10 IN
	FRONT	10 FT	10 FT 4 IN
	FRONT CORNER DEDICATION	10 FT	10 FT 4 IN
	SIDE	0 FT.	0 FT 11 IN
	REAR	10 FT.	53 FT 0 1/2 IN
	RESIDENTIAL (LANDSCAPE BUFFER)	N/A	
SITE DIMENSIONS	WIDTH OF SITE	106 FT 10 IN ±	
	DEPTH OF SITE	65 FT 11 IN ±	
	FRONTAGE ON 18th (Atlantic)	97.41 FT. (68.94 FT)	
	BUILDING FRONTAGE ON 18th	31 FT 7 IN (32.4%)	
BUILDING FRONTAGE ON Atlantic	50 FT 1 IN (72.6%)		
BUILDING HEIGHT	TOP OF HIGH POINT OF ROOF	18 FT. 0 IN.	
	MAIN ROOF HEIGHT	14 FT. 0 IN.	
KEY	NA NOT APPLICABLE		
NOTES:	FLOOR AREA RATIO IS BASED ON TOTAL OF NEW BUILDINGS/SITE AREA OF PROJECT. ALL ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND LEVEL DUE TO PARAPET ROOF DESIGN. ALL PACKAGE AIR HANDLER UNITS, EXHAUST FANS, ETC. SHALL BE ROOF MOUNTED EQUIPMENT. ALL CURBING IS TO BE "D". ALL SIGNAGE SHALL REQUIRE A SEPARATE BUILDING PERMIT. ALL DETACHED DUMPSTER ENCLOSURES AND SITE LIGHTING SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE ROOF ACCESS LADDER AND ANY OTHER EXTERNAL PIPING OR STRUCTURES SHALL BE PAINTED THE SAME COLOR AS THE BUILDING. PROVIDE TYPICAL ADDRESS IDENTIFICATION ON STOREFRONT GLASS ABOVE EACH ENTRY DOOR AND ON EACH REAR DOOR. THE LETTERING SHALL BE 6" HIGH WHITE HELVETICA ON THE FRONT DOORS AND 4" HIGH WHITE HELVETICA ON THE REAR DOORS.		

Parking Calculations			
DESCRIPTION	REQUIRED	PROVIDED	
ON-SITE PARKING	STANDARD SPACES (RETAIL [1,360 SF] AT 4.5/1000 SQ. FT)	6 SPACES	6 SPACES
	ACCESSIBLE SPACES	1 SPACE	1 SPACE
BICYCLE	STANDARD SPACES	1	3 RIBBON RACK
KEY:	NA	NOT APPLICABLE	

Adjacent Owner:  
Southern Petro Holding LLC  
Exxon Gas Station

OUR SITE PLAN APPROVAL DOES NOT ANTICIPATE THE NEED FOR ANY ROAD CLOSURES TO COMPLETE CONSTRUCTION. IF THE CONTRACTOR REQUIRES ANY STAGING, THEIR OFFICE SHALL COORDINATE WITH THE CITY OF DELRAY BEACH AND COMPLY WITH THE FOLLOWING:

LDR SECTION 7.1.8

(B)Construction Staging (Ord. No. 50-20, § 2, 10-20-20)

(1)Purpose and intent. This subsection provides procedures and standards for staging materials and equipment at construction sites to minimize closures of vehicle travel lanes, bicycle lanes, and pedestrian pathways during the construction process. (Ord. No. 50-20, § 2, 10-20-20)

(2)Requirements. All construction staging shall meet the following provisions: (Ord. No. 50-20, § 2, 10-20-20)

(a)A Construction Staging Plan must be provided concurrent with a request for site plan approval when it is anticipated that the construction of a project will occupy any portion of the Right-of-Way. (Ord. No. 50-20, § 2, 10-20-20)

(b)The vehicular travel lanes must remain open in all directions throughout construction unless an approved Maintenance of Traffic (MOT) Plan includes a temporary street closure not to exceed 14 days. (Ord. No. 50-20, § 2, 10-20-20)

(c)The reduction of vehicular travel lanes shall not be permitted for any reason other than the installation of required off-site improvements or short-term temporary loading/unloading. (Ord. No. 50-20, § 2, 10-20-20)

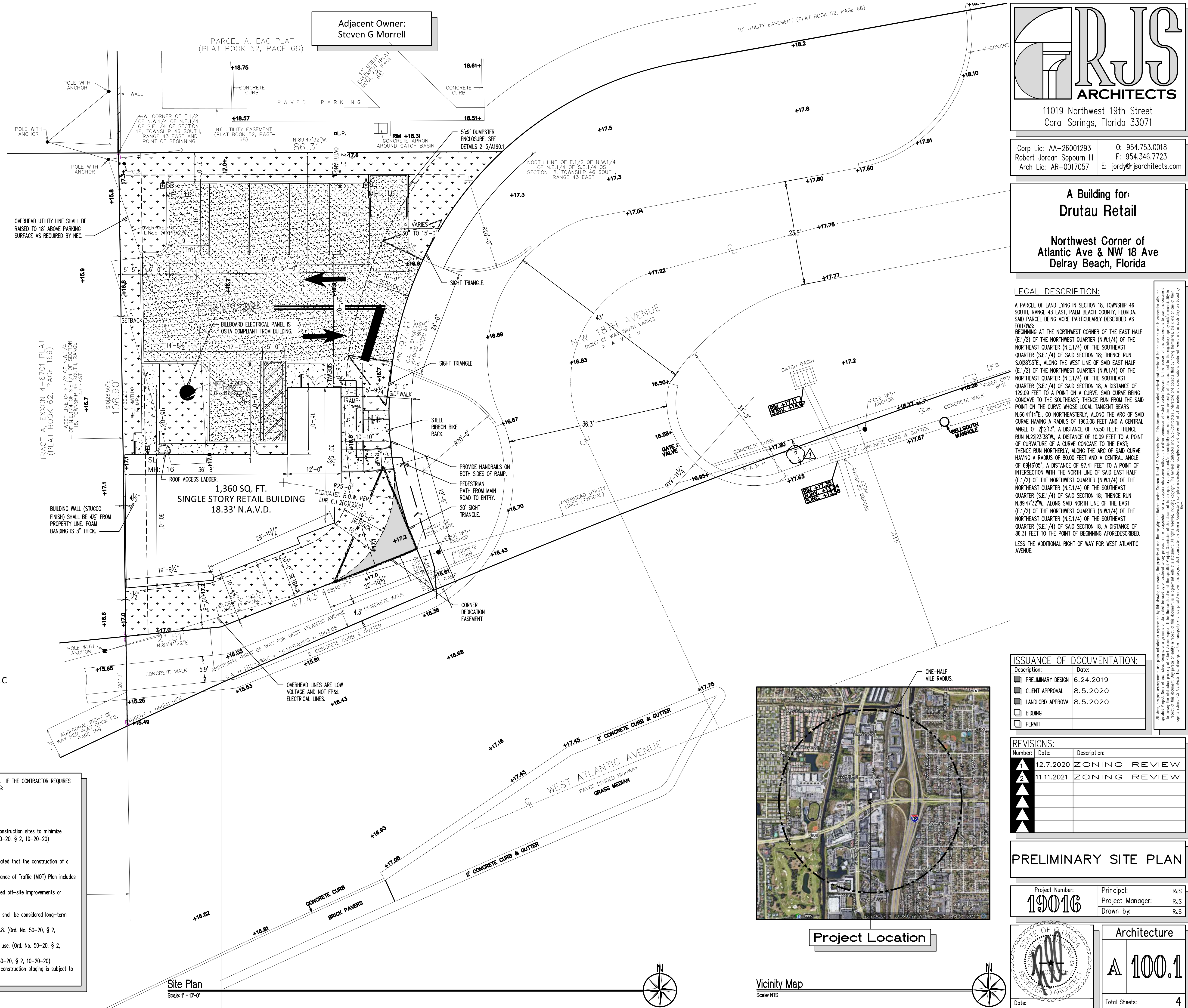
(3)Use of Right-of-Way. Use of the City's Right-of-Way for construction activities that exceed 14 days in duration shall be considered long-term construction staging and shall be limited to sidewalk or on-street parking areas. (Ord. No. 50-20, § 2, 10-20-20)

(a)The use of on-street parking for construction purposes shall be as per Land Development Regulation Section 7.1.8. (Ord. No. 50-20, § 2, 10-20-20)

(b)Use of sidewalk areas for construction staging shall require a sidewalk detour to be provided during the duration of use. (Ord. No. 50-20, § 2, 10-20-20)

(c)If adjacent sidewalks are not available for detours, they shall be constructed to facilitate the detour. (Ord. No. 50-20, § 2, 10-20-20)

(d)When the Right-of-Way is under the jurisdiction of Palm Beach County or Florida Department of Transportation, construction staging is subject to review and approval by each jurisdiction. (Ord. No. 50-20, § 2, 10-20-20)



**GRJS ARCHITECTS**  
11019 Northwest 19th Street  
Coral Springs, Florida 33071

Corp Lic: AA-26001293 O: 954.753.0018  
Robert Jordan Sopoun III F: 954.346.7723  
Arch Lic: AR-0017057 E: jrdy@grjsarchitects.com

**A Building for:  
Drutau Retail**

**Northwest Corner of  
Atlantic Ave & NW 18 Ave  
Delray Beach, Florida**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF SAID SECTION 18; THENCE RUN S.02°25'55"E, ALONG THE WEST LINE OF SAID EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF SAID SECTION 18, A DISTANCE OF 123.09 FEET TO A POINT ON A CURVE SAID CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE RUN FROM THE SAID POINT ON THE CURVE WHOSE LOCAL TANGENT BEARS N.69°41'14"E, GO NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1963.08 FEET AND A CENTRAL ANGLE OF 212°13', A DISTANCE OF 75.50 FEET; THENCE RUN N.22°23'38"W, A DISTANCE OF 10.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.0 FEET AND A CENTRAL ANGLE OF 69°46'08", A DISTANCE OF 97.41 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID EAST HALF (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF SAID SECTION 18; THENCE RUN N.89°47'32"W, ALONG SAID NORTH LINE OF THE EAST (E.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF SAID SECTION 18, A DISTANCE OF 86.31 FEET TO THE POINT OF BEGINNING AFORESAID. LESS THE ADDITIONAL RIGHT OF WAY FOR WEST ATLANTIC AVENUE.