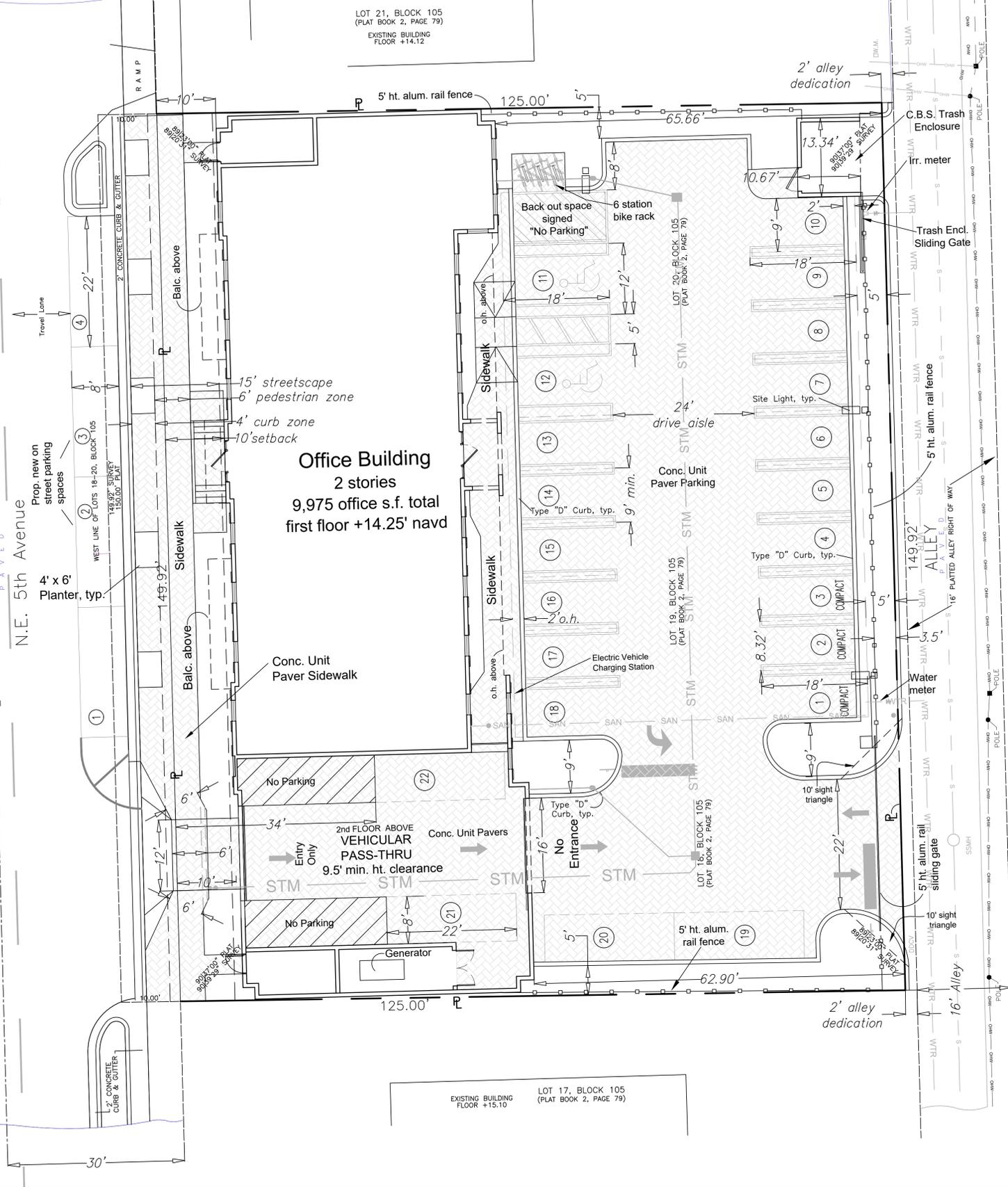
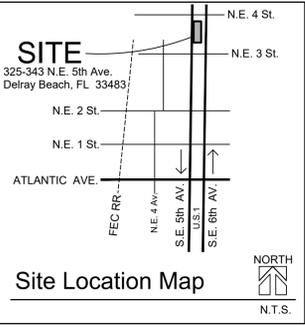
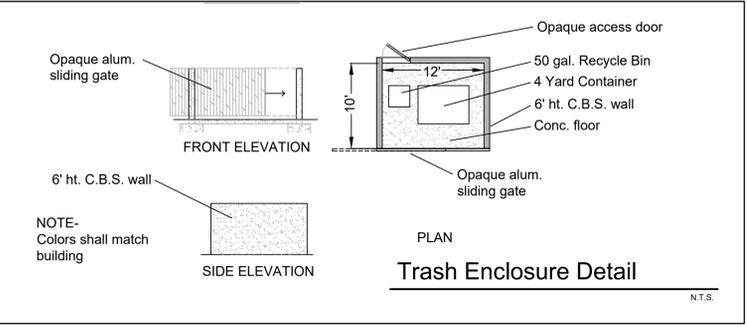
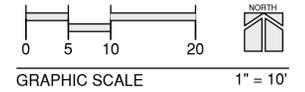


← U.S. HIGHWAY NO. 1 (SOUTH BOUND)



Site Plan



Land Description

LOTS 18, 19 AND 20, LESS THE WEST 10 FEET THEREOF, BLOCK 105, HIGHLAND PARK, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property Development Regulations CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT)
REQUIRED	2,000 sf	20'	0	0	10/15'	n.a.	0'	10'	54'
PROVIDED	18,439 sf	149.92'	123.00'	149.92'	10'	n.a.	0'	62.90'	30.5' (mid roof)

Site Tabulations

Total GROSS Site Area	18,739 sf	0.43 ac
Prop. 2' Alley Dedication	300 sf	0.007 ac
Total NET Site Area	18,439 sf	0.423 ac
Total Impervious Area	15,956sf	0.366 ac
Building area, vehicular use, sidewalks, planters, patios, etc.	2,483 sf	0.057 ac
Total Pervious Area	2,483 sf	0.057 ac

Parking Tabulations

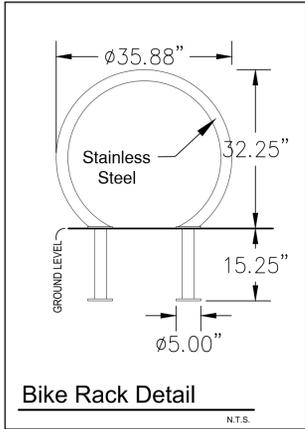
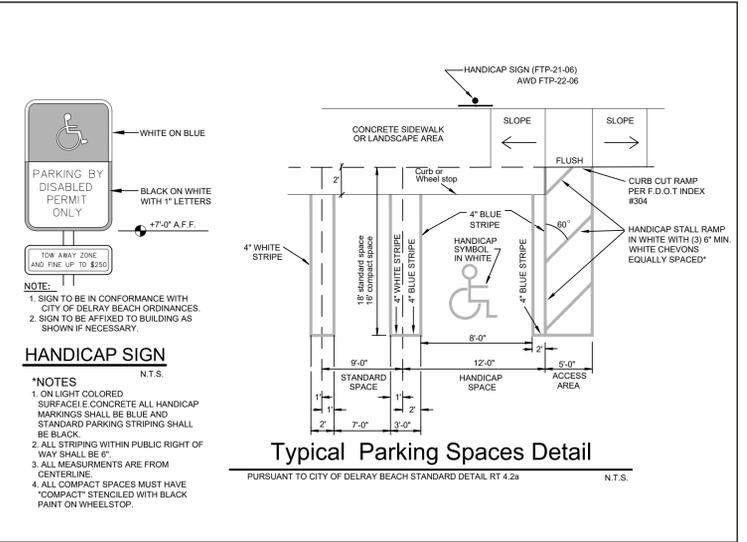
9,975 s.f. net office / 500	20 spaces required
Alternative Fuel Spaces = 3% of required (1 required)	
TOTAL REQUIRED SPACES	20 spaces
TOTAL SPACES PROVIDED	22 spaces*
	19 standard spaces
	3 compact spaces
	* (Inc. 1 alt. fuel space)

Bicycle Parking Spaces

Required - 1 space per 2,000 s.f. net office
 9,975 s.f. / 2000 = 5 spaces required
 6 spaces provided

Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Office, commercial, vacant
- Proposed Use - Office
- All new utilities on site shall be placed underground
- Water, sewer, electric, telephone, & cable television existing at site.
- See architectural plans for perimeter fence & sliding gate details.



Revisions	SET	DATE
07-14-20	SET	
04-29-20	SET	

Covelli Design Associates Inc.
 7050 West Palmetto Park Road
 Suite 115
 Boca Raton, Florida 33433
 561-910-0330
 LC 26000287
 covelldesign.com
 Urban Planning • Landscape Architecture

Site Plan
 Spice Office Building
 Delray Beach, Florida

Date 02-10-2020
 Scale As Noted
 PN# 1290

Drawing No.
SP-1
 OF 1