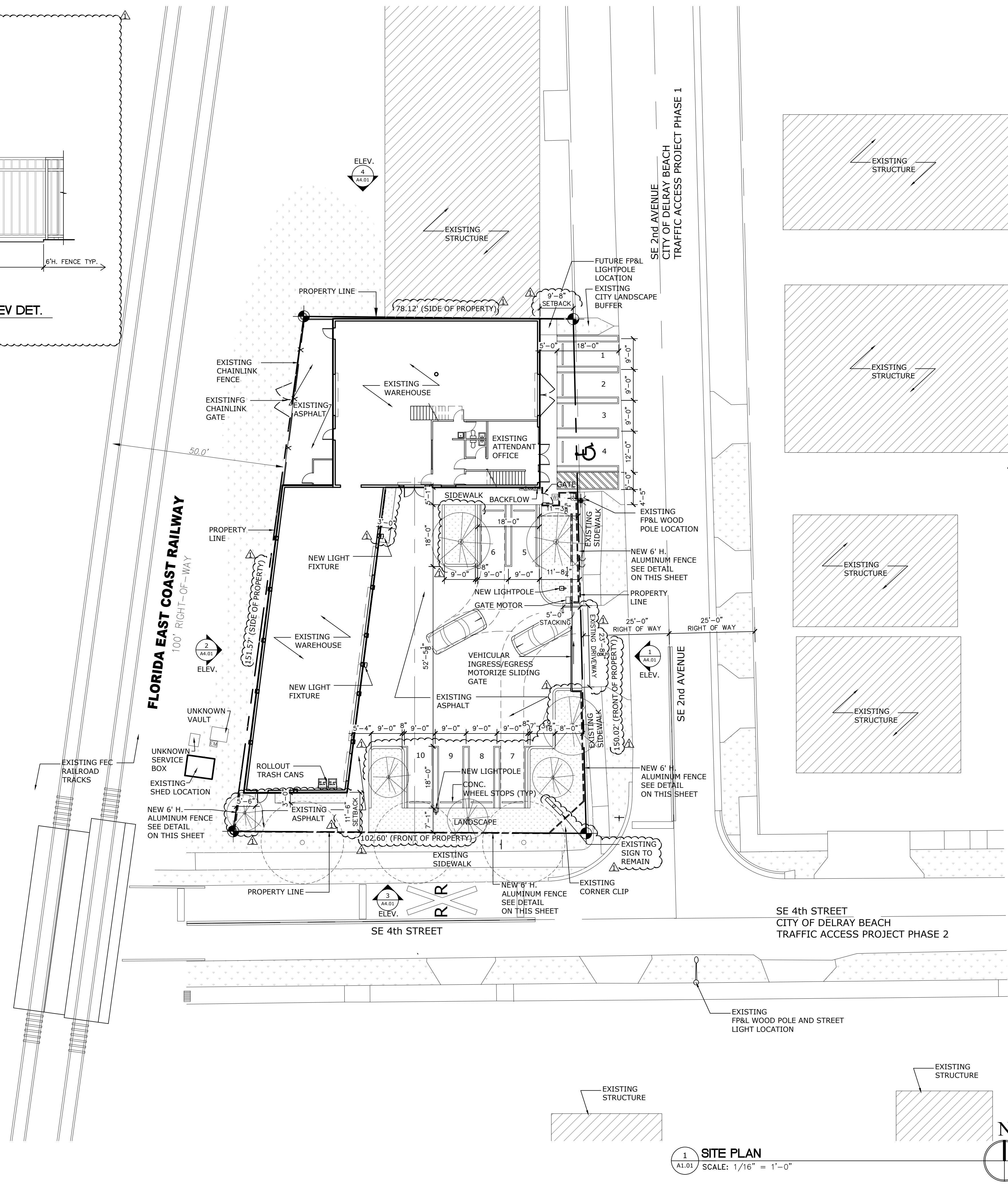
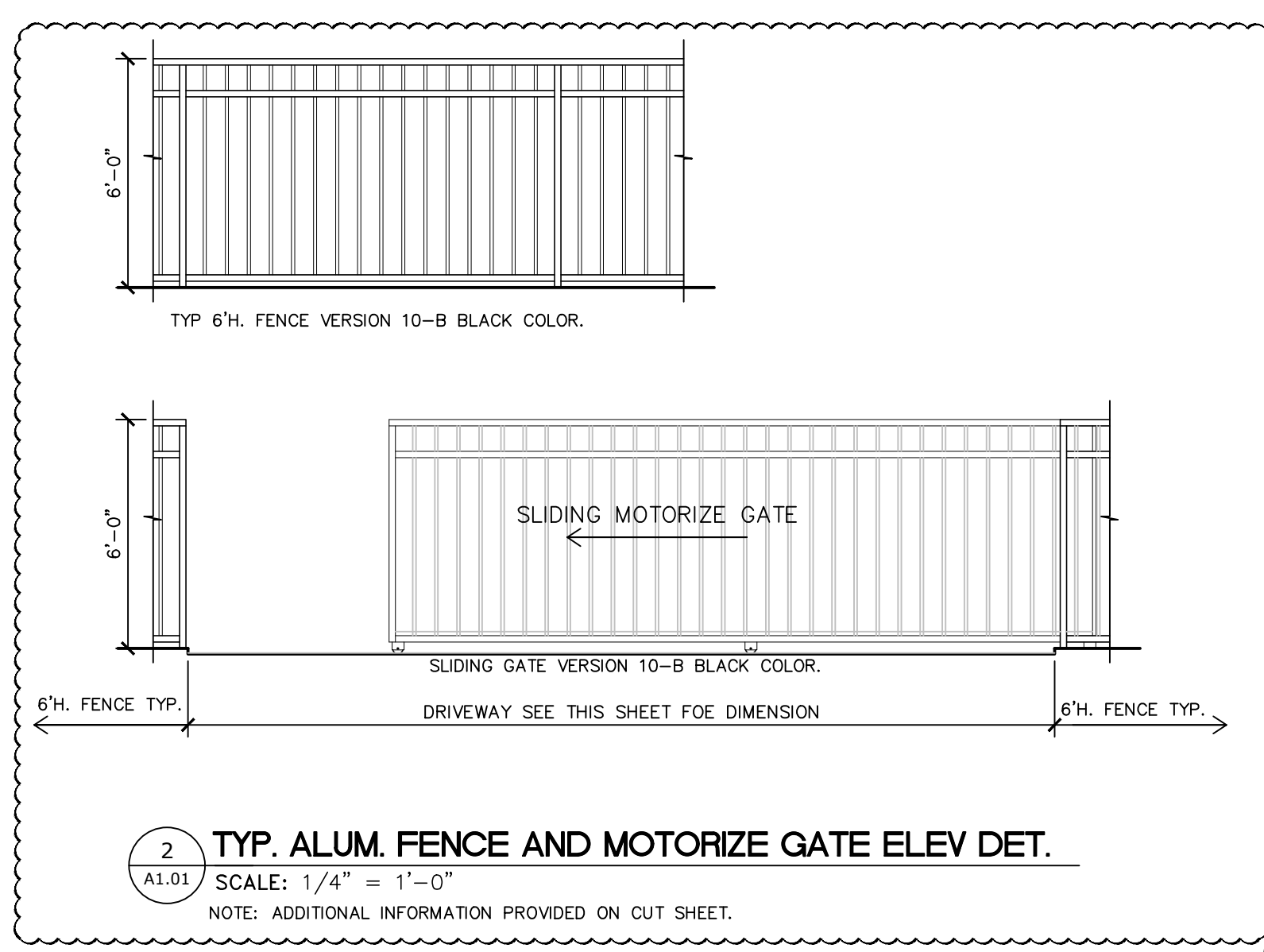


THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.



LEGAL DESCRIPTION:
The South 150 feet of block 80 lying East of The Florida East Coast Railway DELRAY BEACH (FORMERLY LINTON), according to the Plat thereof recorded in Plat Book 1, Page 3 of the Public Records of Palm Beach County, Florida.
Said lands lying in the City of Delray beach, Palm Beach County, Florida

PROPERTY DESCRIPTION:
SUBJECT PROPERTY IS SITUATED ALONG THE WEST SIDE OF SOUTHEAST 2nd AVENUE AND NORTH SIDE OF 4th STREET WITHIN THE EAST CENTRAL CITY LIMITS OF DELRAY BEACH, FLORIDA. THIS APPROXIMATE 0.3078 +/- ACRE (13,408 SF.) PARCEL IS IMPROVED WITH A TWO (2) ABUTTING LIGHT INDUSTRIAL WAREHOUSE BUILDINGS TOTALING A FOOTPRINT OF 5,700 SF. PROPERTY ADDRESS IS 390 SE 2nd AVENUE, DELRAY BEACH, FL. 33483.

PROPERTY IS LOCATED ON THE CBD DISTRICT AS PER CITY OF DELRAY BEACH ZONING DISTRICT MAP, AND MIXED USE CC- COMMERCIAL CORE AS PER CITY OF DELRAY BEACH LAND USE MAP.

LDRC CODES:
SEC. 4.4.13
CENTRAL BUSINESS (CBD) DISTRICT WITH COMERCIAL CORRIDOR (CC) SUB-DISTRICT.
SEC. 4.4.13 (A) ALLOWABLE USES.
BUSINESS = P
STORAGE, AND DISTRIBUTION = P
STORAGE OF INVENTORY = A
P= PRINCIPAL USE A= ACCESSORY

ARTICLE 4.6.9 - OFF STREET PARKING REGULATIONS
BUSINESS = 3 PER 1000 S.F. GROSS
COMMERCIAL = 1 PER 1000 S.F. GROSS
*SEE CALCULATION BELOW.

ARTICLE 4.6 - SUPPLEMENTAL DISTRICT REGULATION
SEC. 4.6.9 - OFF STREET PARKING REGULATIONS
SEC. 4.6.9 (D) DESIGN STANDARDS
4.6.9 (D)(3)(c) STACKING DISTANCE
AS PER TABLE 4.6.9(D)-1
20 OR FEWER SPACES ON LOCAL STREET = 5 FEET MINIMUM
50 OR FEWER NON-LOCAL STREET = 20 FEET MINIMUM

DIMENSIONAL REQUIREMENTS FOR CBD SUB-DISTRICT
BUILDING FRONTAGE AND SETBACK: AS PER LDR SECTION. 4.4.13.(C)
CBD - RAILROAD CORRIDOR

	LOT SIZE	
	REQUIRED	PROVIDED
LOT WIDTH	20 FT. MIN.	78.12' AND 151.57'. EXISTING
LOT AREA	2,000 SF. MIN.	13,408 SF. EXISTING

LOT COVERAGE CALCULATION

	WAREHOUSE / STORAGE	BLDG. FOOTPRINT	
WAREHOUSE / STORAGE	5,000 SF.	5,700 SF.	42.5 % (EXISTING)
ATTENDANT OFFICE	700 SF.	5,998.4 SF.	44.7 %
PAVED AREA		1,709.6 SF.	12.8 %
TOTAL LOT AREA CALCULATED		13,408 SF.	100 %

BUILDING PLACEMENT

	REQUIRED	PROVIDED
FRONT SETBACK	10' MIN. / 15' MAX	11'6" SOUTH AND 9'8" EAST (EXISTING)
SIDE SETBACK	0' OR 5' MIN	.03' NORTH AND .05 & 16.1 WEST (EXISTING)
REAR SETBACK	10' MIN	N/A
ALLEY SETBACK	N/A	N/A

PARKING CALCULATION: PER SEC. 4.6.9.(C)(3)(5)(a)

USE	PARKING REQUIREMENTS	SQ.FT.	PROPOSED PARKING SPACE REQUIRED
STORAGE / WAREHOUSE	1 PER 1,000 SF. GROSS	5,000 SF. GROSS	2
ATTENDANT OFFICE	3 PER 1,000 SF. GROSS	700 SF. GROSS	5
PROJECT REQUIREMENT			7
PARKING SPACE PROVIDED (10 TOTAL)			9 REGULAR SPACES AND 1 ACCESSIBLE

CURRIE SOWARDS AGUILA architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE, SUITE 101
DELRAY BEACH, FL 33483
T: (561) 276-4951 F: (561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR:

SPA	SPA DATE
BIDS	ISDATE
PERMIT	PERMIT DATE
CONSTRUCTION	CON. DATE
SEAL	

PROJECT TITLE
MAC SOFA

390 SE 2nd AVENUE
DELRAY BEACH FL. 33483

REVISIONS

NUM.	DESCRIPTION	DATE
1	TAC REVIEW	07.01.21

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
SITE PLAN

DATE: 01.21.2021 | DRAWN BY: JT

JOB NUMBER: MAC SOFA

DRAWING NUMBER:

05.19.2021 SPRAB

A1.01