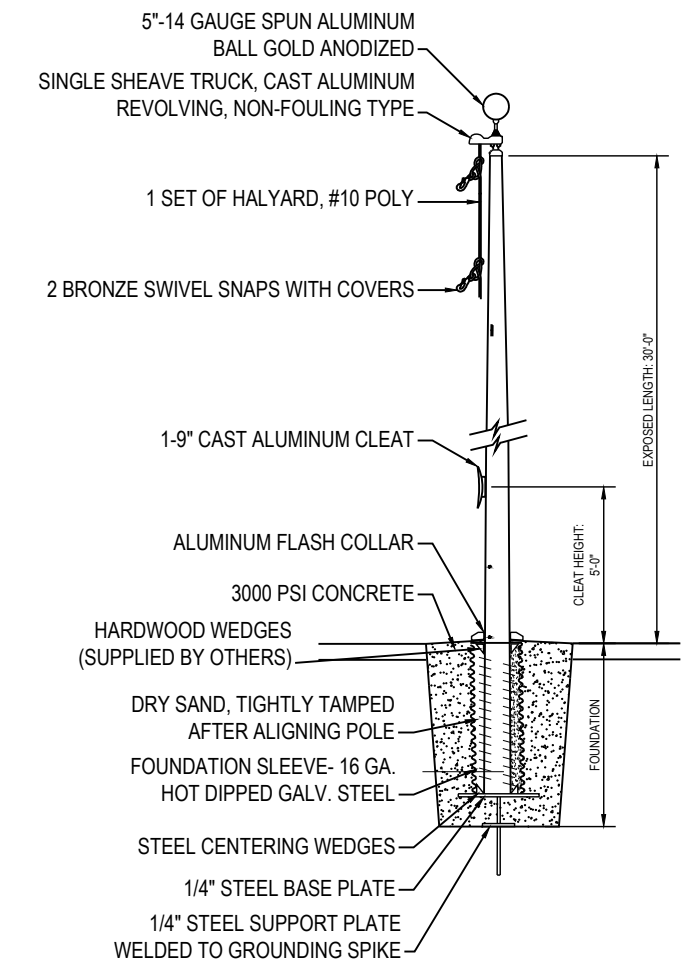
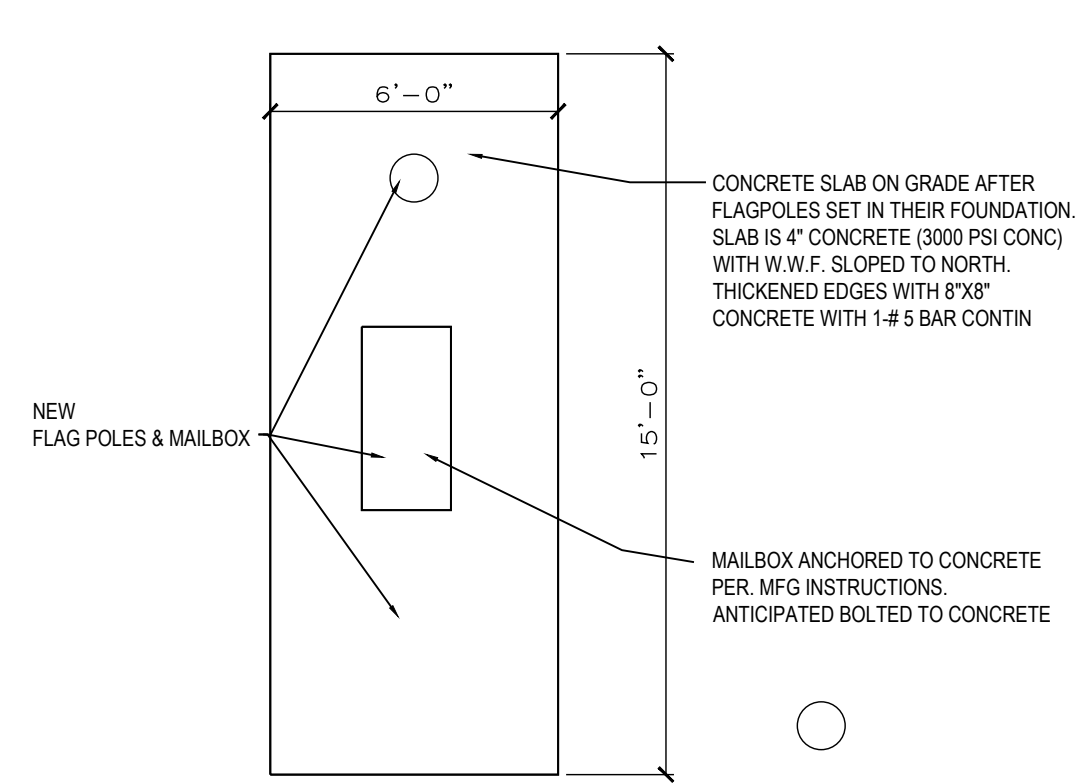
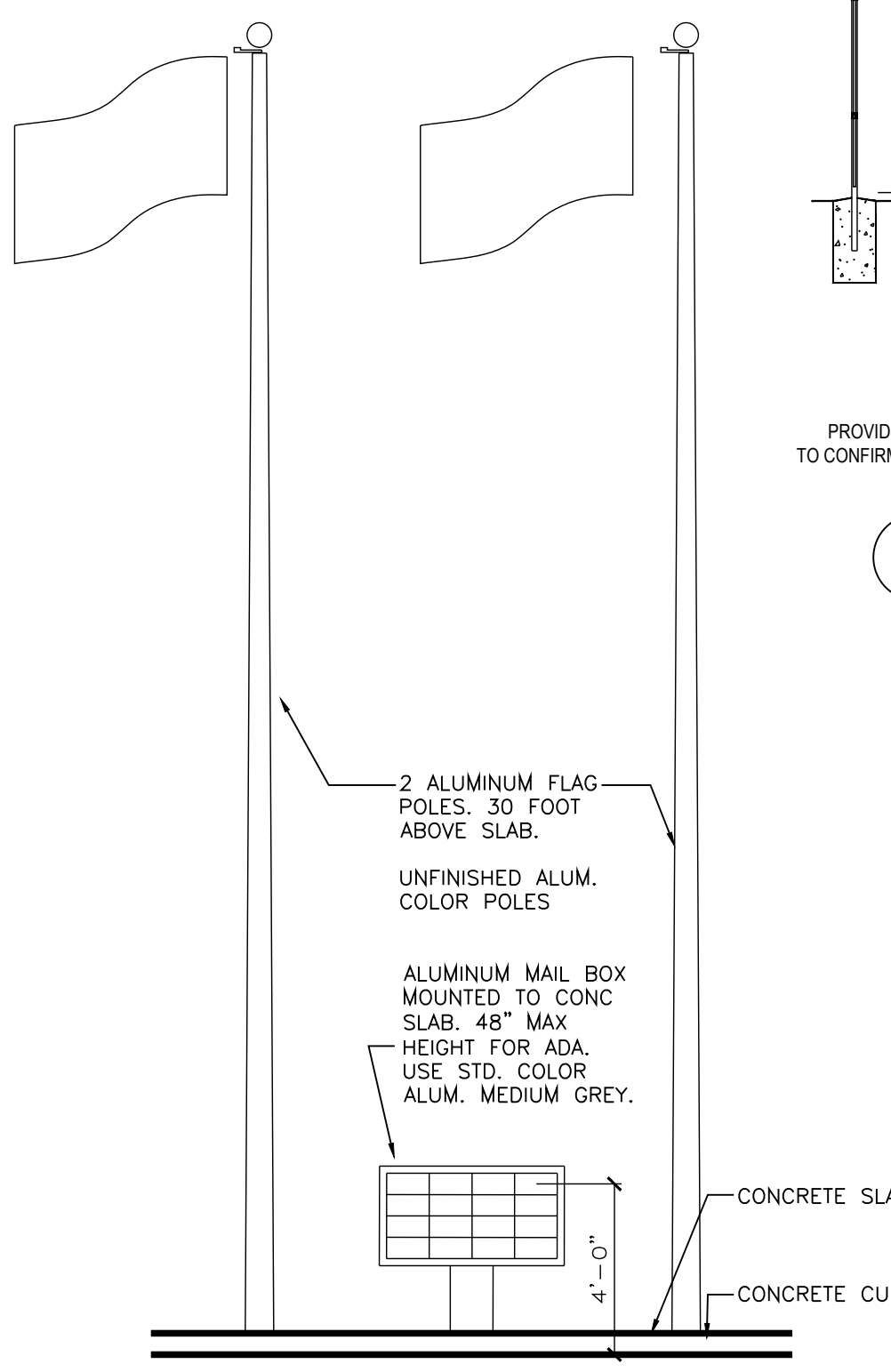


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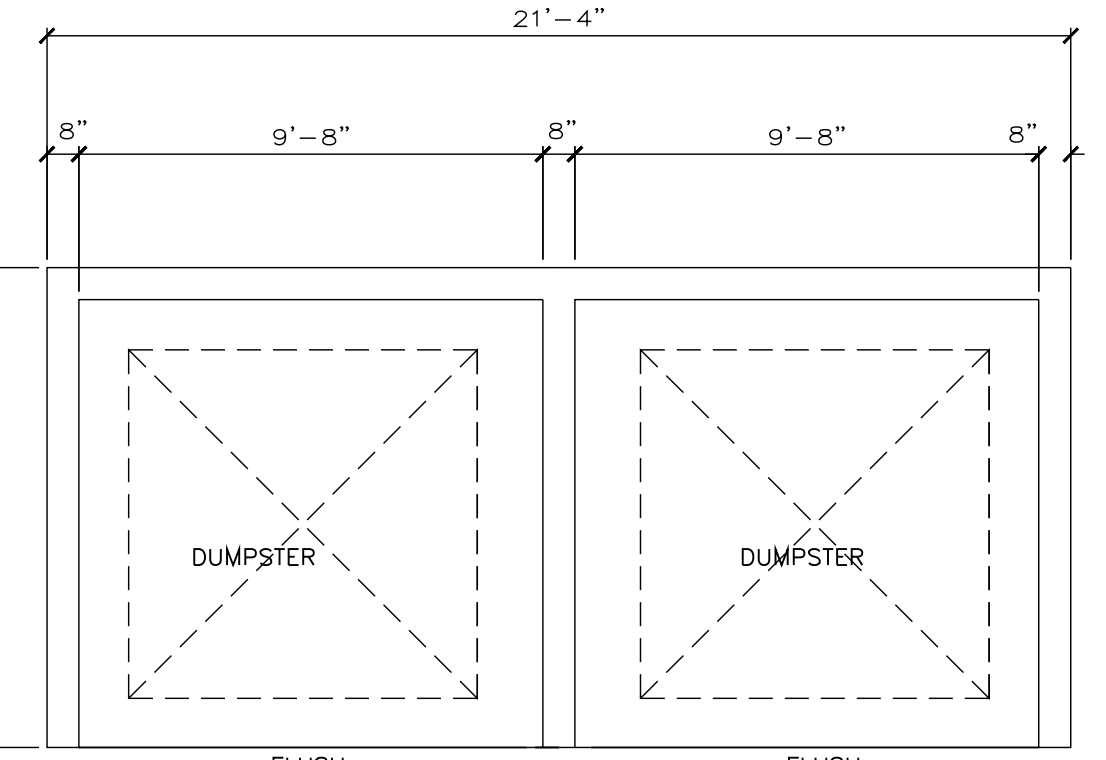
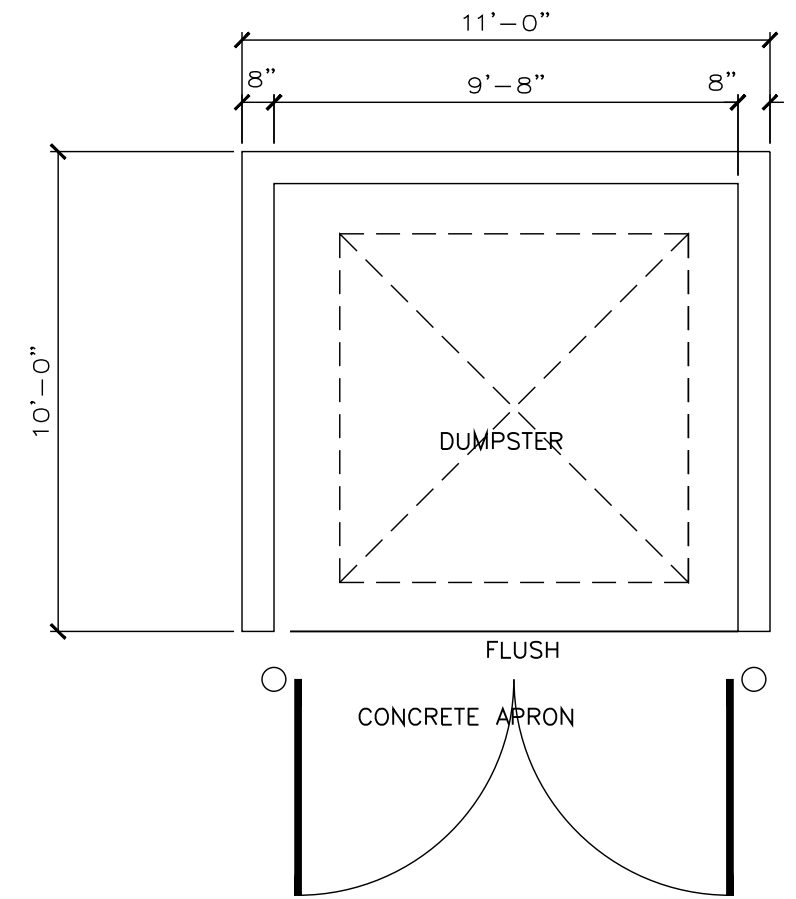
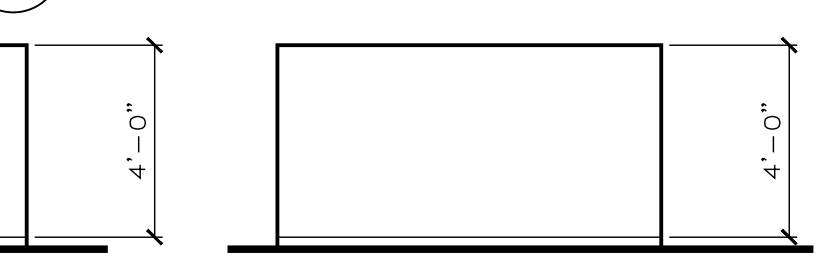


3A FLAG POLE DETAIL

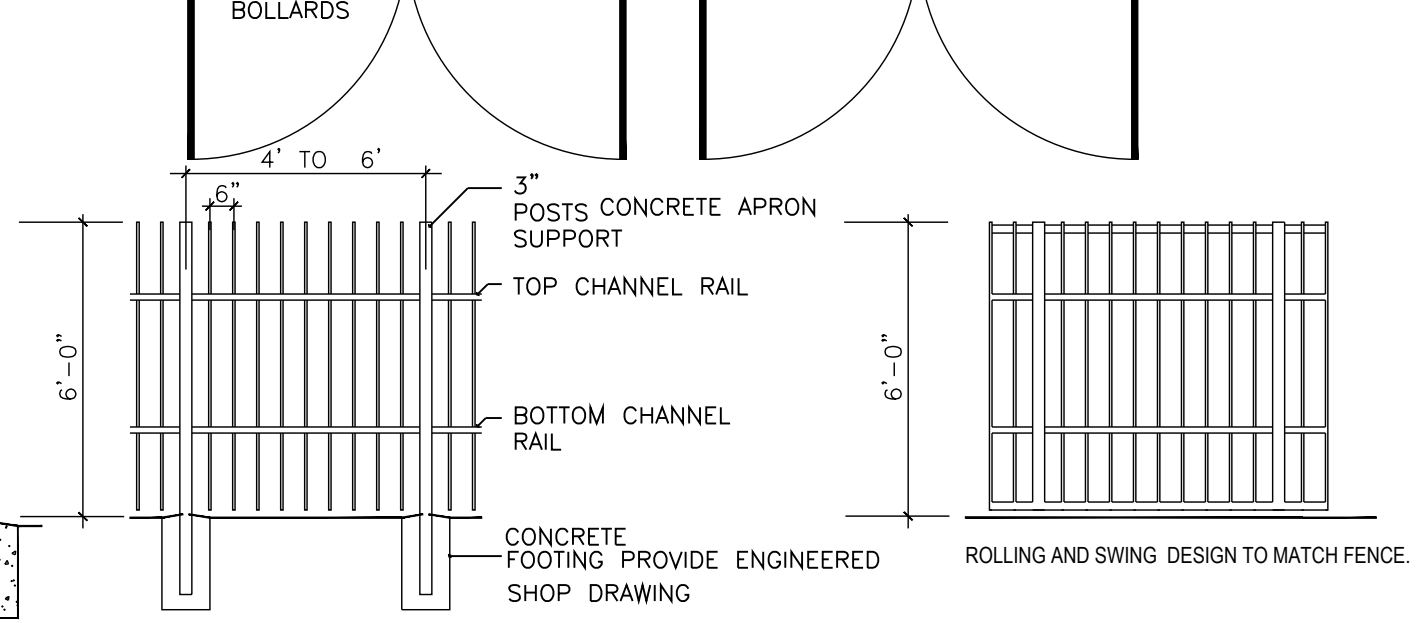
SATIN ALUMINUM FLAGPOLE WITH STANDARD ACCESSORIES
PROVIDED ENGINEERED SHOP DRAWING TO CONFIRM CONSTRUCTION & INSTALLATION DETAILS



3 FLAG POLE ELEVATION

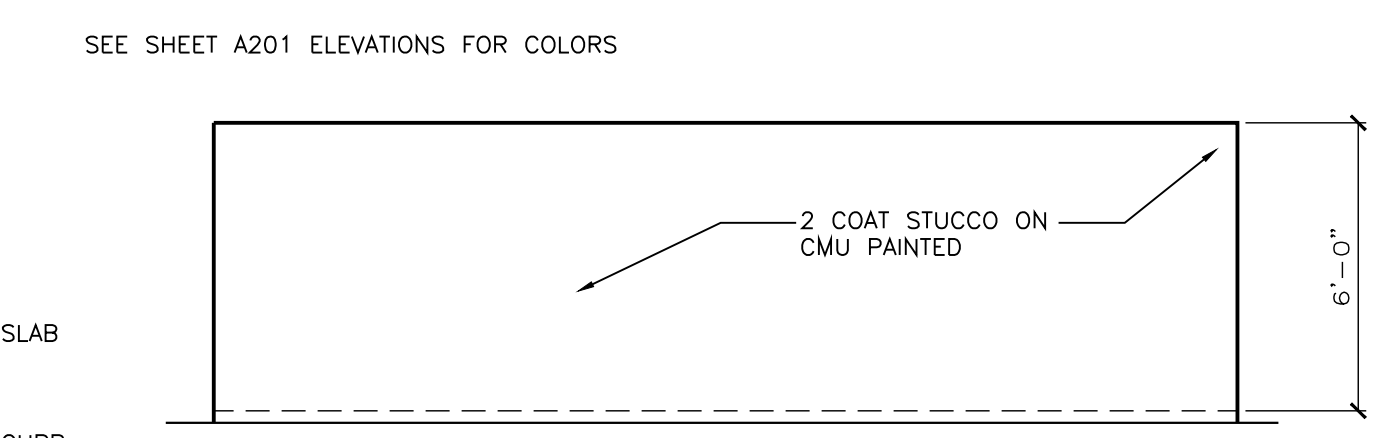
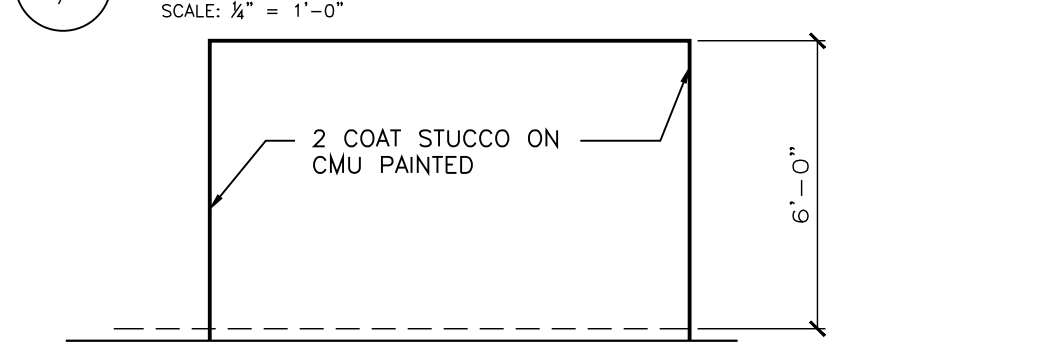


7 FENCE & GATE ELEVATION / DETAIL

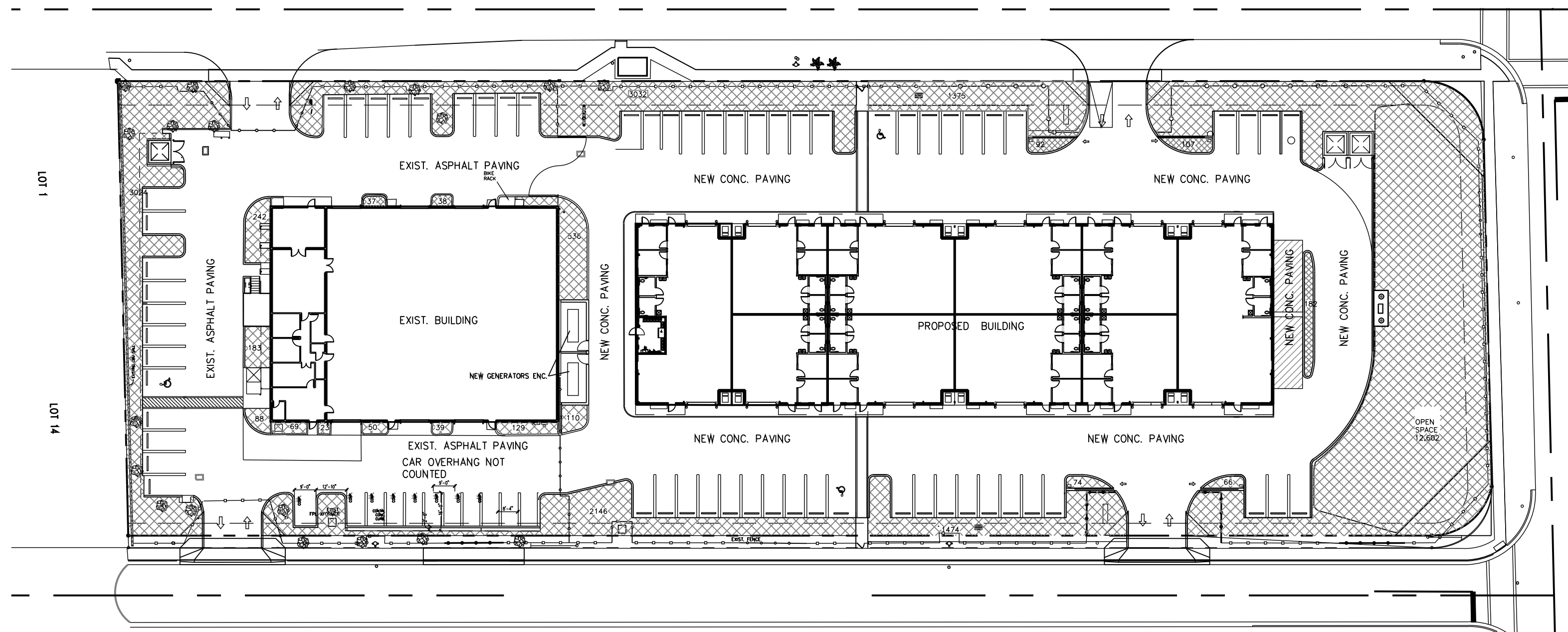
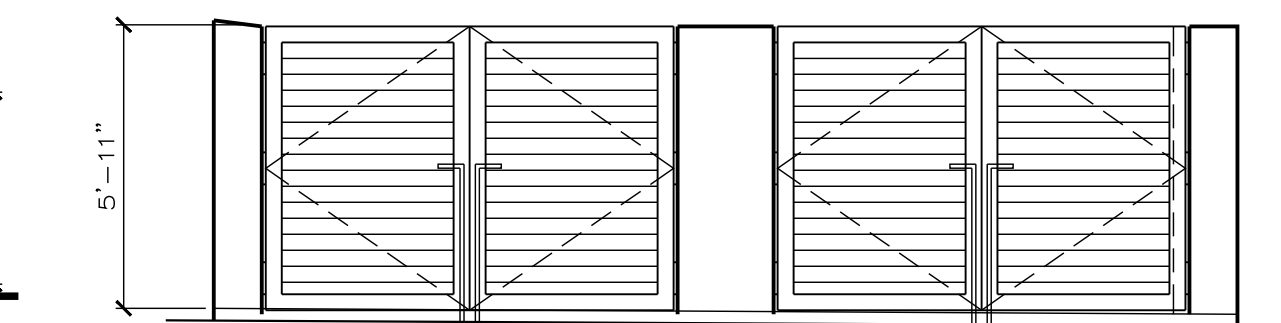


PROVIDED ENGINEERED SHOP DRAWING TO CONFIRM CONSTRUCTION & INSTALLATION DETAILS
FENCE IS BLACK ALUMINUM DECORATIVE SECURITY FENCE WITH MATCHING GATES. ALL FENCE MATCHES EXISTING.

7 FENCE & GATE ELEVATION / DETAIL



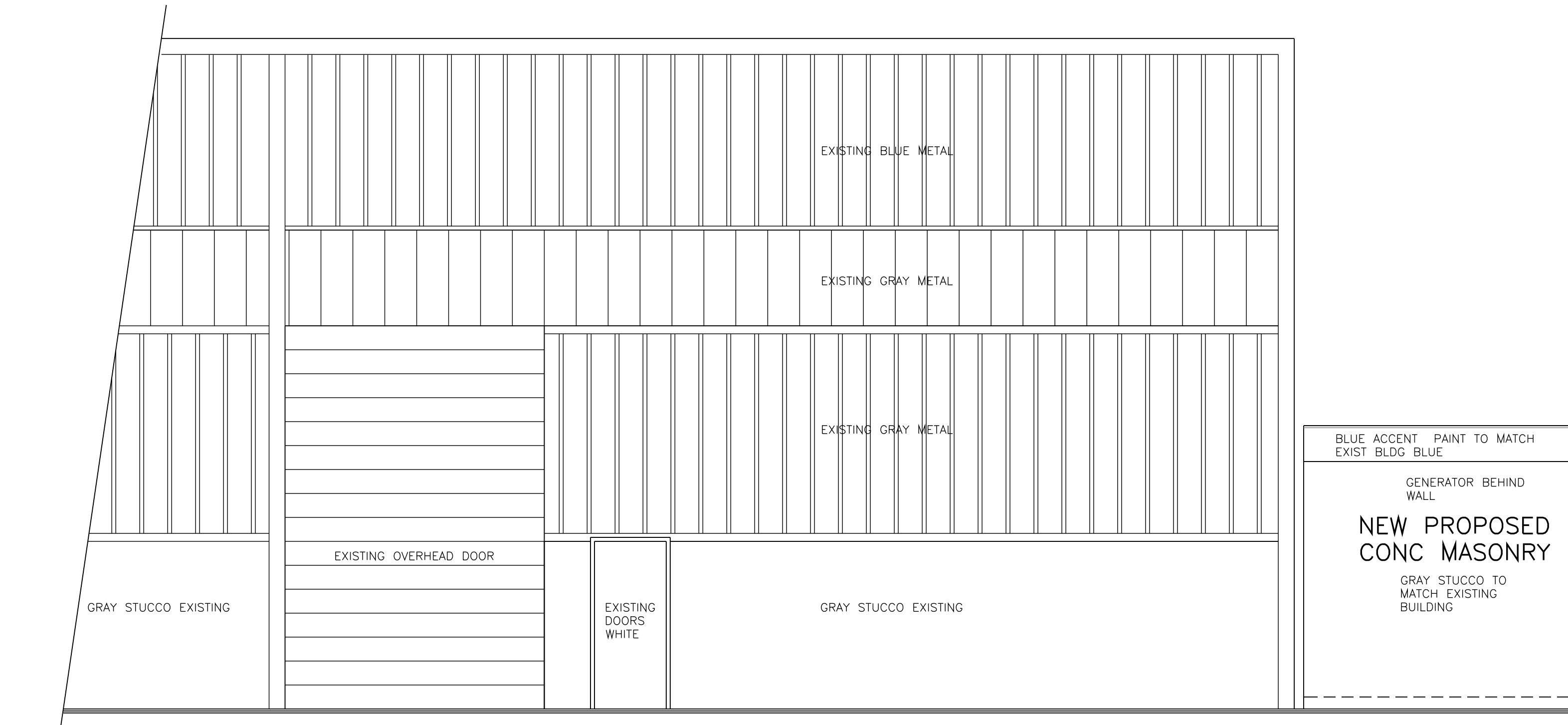
STEEL GATES, 3"x3"x1/4" WELDED STEEL ANGLE FRAME WITH CORRUGATED STEEL DECKING WELDED. PAINTED FRONT AND BACK COLOR TO MATCH THE WALLS UNLESS NOTED OTHERWISE. PROVIDE ENGINEERED SHOP DRAWINGS



SITE AREA EXISTING: 110,853 S.F. MINUS 5 FT R.O.W. DEDICATION EAST=	108,008 SF	SITE AREA	= 108,008 SF	LANDSCAPED AREAS	= 25,822 SF (23.9%)
OPEN SPACE- ALL AREAS NATURAL PLANT COMMUNITIES / VEGETATION =	25,822 SF (23.9%)	BUILDING FOOTPRINTS EXIST & NEW	= 31,056 SF (28.8%)	INTERIOR LANDSCAPE AREA REQUIRED=	10% OF VOA= 51,130 X,10 = 5113 SF REQUIRED
BUILDING FOOT PRINTS EXIST & NEW	= 31,056 SF (28.8%)	PAVED AREAS & WALKS EXIST & NEW	= 51,130 SF (28.8%)	INTERIOR LANDSCAPE PROVIDED (INSIDE PERIMETER BUFFERS)	= 18,373 SF
PAVED AREAS AND WALKS EXIST & NEW	= 51,130 SF (47.3%)	LANDSCAPED AREAS	= 25,822 SF (23.9%)	TOTAL	= 108,008 SF (100.0%)
TOTAL	= 108,008 SF (100.0%)	TOTAL	= 108,008 SF (100.0%)		

2 OPEN SPACE DIAGRAM

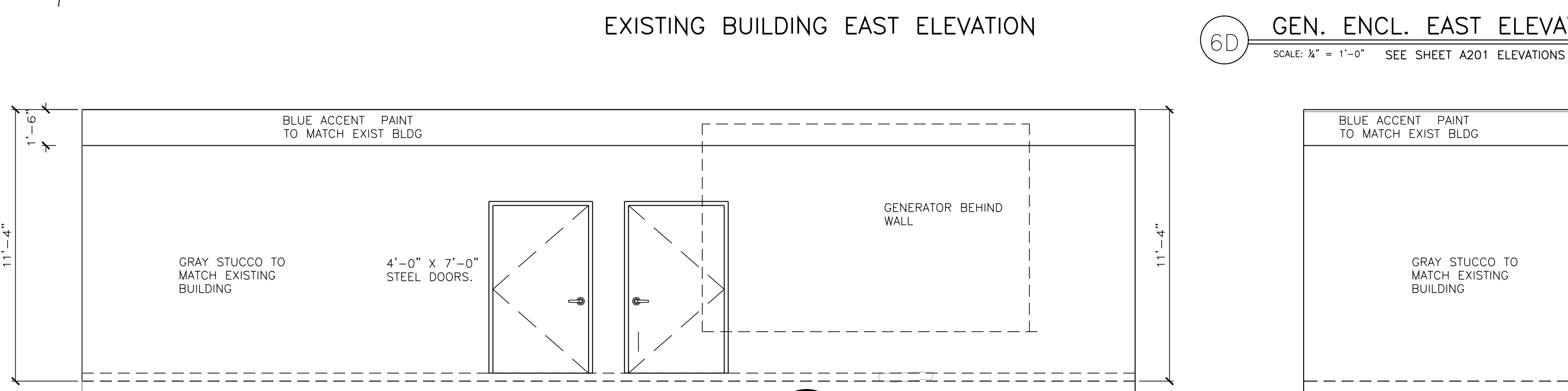
AS102 SCALE: 1"=40'-0"



EXISTING BUILDING EAST ELEVATION

6D GEN. ENCL. EAST ELEVATION

SCALE: 1/4" = 1'-0" SEE SHEET A201 ELEVATIONS FOR COLORS



1 SITE DETAILS

AS102 SCALE: 1"=20'-0"



AA26001731

PROJECT
DELRAY INDUSTRIAL PROPERTIES, LLC

905 SW 14TH AVE
DELRAY BEACH, FL
33444

OWNER

REVISIONS		
No.	Description	Date
PERMIT / BID		4/29/24
FLAG MAILBOX SLAB		6-5-24
GENERATOR ENCL		1-14-25

PROJECT STATUS

PERMIT / BID

DATE
2022

PROJECT NUMBER
6322

SCALE
AS NOTED

DRAWN BY
AD / NA

CHECKED BY

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
AS1.02

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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	REQUIRED	PROVIDED
FRONT	10 FT	57'-0.5"
SIDE STREET	10 FT	88'-5"
SIDE INTERIOR	5 FT	NOT APPLICABLE
REAR	10 FT	57'-0.5"
MAX HEIGHT	48 FT	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)= OPEN SPACE REQUIRED=25%	= 25,822 SF	= 23.9%
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
- 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

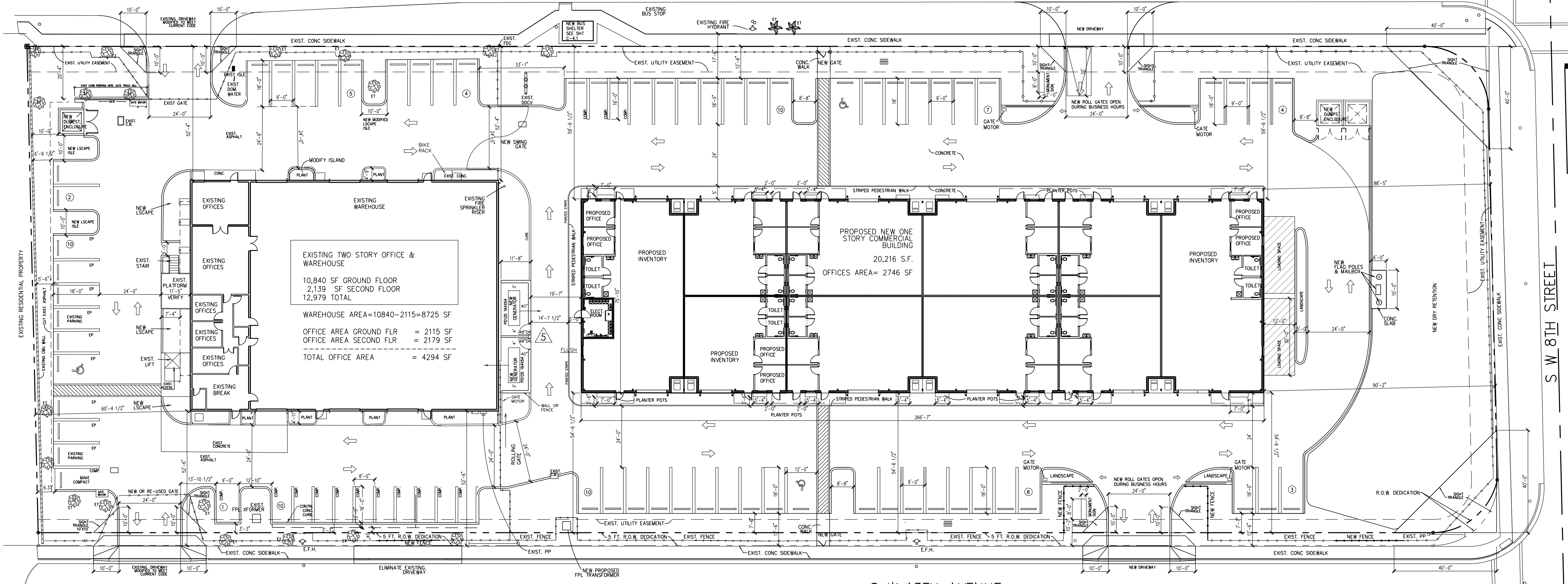
GREEN BUILDING REQUIREMENT CALCULATIONS

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



EXISTING TWO STORY OFFICE & WAREHOUSE
10,840 SF GROUND FLOOR
2,139 SF SECOND FLOOR
12,979 TOTAL
WAREHOUSE AREA=10840-2115=8725 SF
OFFICE AREA GROUND FLR = 2115 SF
OFFICE AREA SECOND FLR = 2179 SF
TOTAL OFFICE AREA = 4294 SF

PROPOSED NEW ONE STORY COMMERCIAL BUILDING
20,216 S.F.
OFFICES AREA= 2746 SF

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.

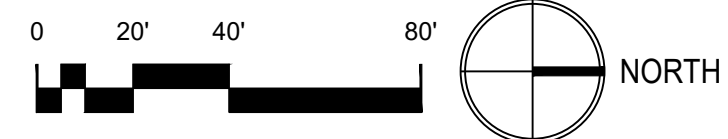
LEGAL DESCRIPTION: ALL OF "KING INDUSTRIAL PARK", LESS TRACT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 137, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. FOR FURTHER SITE INFORMATION, SEE SURVEY BY PULICE LAND SURVEYORS, INC. ORDER NUMBER 70353.

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"



PROJECT
DELRAY INDUSTRIAL PROPERTIES, LLC

905 SW 14TH AVE
DELRAY BEACH, FL
33444

OWNER

REVISIONS

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

AS NOTED

(DRAWN BY)

AD / NA

(CHECKED BY)

DRAWING TITLE

SITE PLAN

(DRAWING NUMBER)

AS1.01