

- KEYED NOTES**
- TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (RECOMMEND 1.5%). TURNING SPACE SHALL BE 4.0 FT BY 4.0 FT MIN (RECOMMEND 5.0 FT BY 5.0 FT) AT THE TOP OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, THE TURNING SPACE SHALL BE 4.0 FT MIN BY 5.0 FT MIN. THE 5.0 FT SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
 - CROSS SLOPE SHALL BE 2.0% MAX (RECOMMENDED 1.5%). EXCEPTION: THE CROSS SLOPE OF CURB RAMPS AT PEDESTRIAN STREET CROSSING WITHOUT YIELD OR STOP CONTROL, TRAFFIC SIGNALS DESIGNED FOR THE GREEN PHASE, AND AT MIDBLOCK PEDESTRIAN STREET CROSSING, THE CROSS SLOPE IS PERMITTED TO MATCH STREET OR HIGHWAY GRADE.
 - RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3% MAX (RECOMMENDED 7.0%) BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15 FOOT MAX LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS MAXIMUM EXTENT PRACTICABLE.
 - GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
 - COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
 - FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX (RECOMMEND 9%). MEASURED PARALLEL TO THE BACK OF THE CURB, UNLESS THE FLARED SIDES ARE PROTECTED FROM CROSS TRAVEL BY LANDSCAPING, STREET FURNITURE, CHAINS, FENCING, OR RAILINGS.

PROJECT TYPE: PARKING LOT SITE WORK RENOVATION & LEVEL ONE EXISTING BUILDING

PROPERTY OWNER: GRIECO MOTORS LLC
2001 S. Federal Hwy
Delray Beach, Florida 33483

CLIENT CONTACT INFO: JEANNE ST. GERMAIN
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PROPERTY NAME /LOCATION ADDRESS: GRIECO 15 SE 10TH STREET
VALET STORAGE PARKING LOT
15 SE 10TH STREET
DELRAY BEACH, FL 33483

LEGAL DESCRIPTION: PARCEL A:
TRIANGULAR STRIP WEST OF BLOCK 14, "OSCEOLA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B:
AN UNNUMBERED AND IRREGULAR SHAPED LOT IN OSCEOLA PARK, DELRAY BEACH, FLORIDA, LYING BETWEEN THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY ON THE WEST, CURRIE STREET ON THE EAST, NELSON STREET ON THE NORTH AND ROUSSEAU STREET ON THE SOUTH, AS SHOWN ON THE PLAT OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL C:
THAT PORTION OF S.E. 1ST AVENUE (NOW VACATED) RUNNING BETWEEN S.E. 10TH STREET, AS SHOWN ON THE PLAT OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL D:
LOTS 10 THROUGH 18, INCLUSIVE, BLOCK 15, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 50 FEET THEREOF.

NOTE IMPROVEMENTS ONLY ON PARCEL'S "B", "C" & "D".
PARCEL "A" TO REMAIN VACANT AS IS

JURISDICTION: CITY OF DELRAY BEACH, FL

WATER /WASTEWATER SERVICE PROVIDER: CITY OF DELRAY BEACH, FL

ZONING : CF COMMUNITY FACILITIES (REF 01/ A-1.1 SITE INFORMATION)

CURRENT APPLICABLE CODE(S): 6TH EDITION
2017 FLORIDA BUILDING CODE - EXISTING BUILDING
STATE & LOCAL AMENDMENTS
FLORIDA ACCESSIBILITY CODE 2017
FLORIDA ENERGY CONSERVATION 2017
FLORIDA FUEL GAS CODE 2017
FLORIDA MECHANICAL CODE 2017
FLORIDA PLUMBING CODE 2017
FLORIDA TEST PROTOCOLS CODE 2017
NATIONAL ELECTRICAL CODE 12th ed 2014
FLORIDA FIRE PREVENTION CODE 6TH ED

NFPA CHAPTER 42 EXISTING STORAGE OCCUPANCY, MODERATE HAZARD

EXISTING BLDG OCCUPANCY: GROUP S-1: MODERATE HAZARD

EXISTING TYPE OF CONSTRUCTION: TYPE V (NONE FIRE SPRINKLER)

EXISTING BUILDING TO REMAIN = 3,900 SF
EXISTING NUMBER OF STORIES: TOTAL = 1 STORY

PROPOSED OCCUPANCY USE : "S-1" No change of use STORAGE & DETAILING

EXISTING GROSS BUILDING SF AREA : 3,900 GSF

TOTAL NUMBER OF OCCUPANTS BY AREA:
GROUP "S-1": MODERATE HAZARD.
350 SF MEANS OF EGRESS = 0
3,950 SF @ 1 / 300 GROSS= 3,900 SF / 300 = 12 OCCUPANTS PER TABLE FBC TABLE 1004.1.2
4 OCCUPANTS MAX ACTUAL USE OF THE SPACE

TOTAL OCCUPANTS : 12 BY AREA, 4 OCCUPANTS ACTUAL

SCOPE OF WORK CLASSIFICATION:
REPAIRS- PAINT, PATCH REPAIR
Complying with FBC Existing Building CHAPTER 6

SITE AREA CAL'S: PARCELS "B","C"&"D"

AREA	SF	ACRES	% OF SITE
1. TOTAL SITE AREA	107,058 GSF	(2.46 AC)	(100%)
2. BUILDING FOOT PRINT COVERAGE (EXISTING BUILDING)	3,900 GSF	(.089 AC)	(4%)
3. VEHICULAR USE AREA ASPHALT PAVEMENT	70,557 GSF	(1.625 AC)	(66%)
4. OPEN SPACE: GREEN LANDSCAPE SPACE	28,385 GSF	(.66 AC)	(26%)
5. NON PERVIOUS:	4,217 GSF	(.08 AC)	(4%)

LANDSCAPE AREA CALCULATION AT VEHICULAR USE AREAS:

EXISTING SITE AREA: 107,058 GSF (2.46 ACRES)

VEHICULAR USE AREA (ASPHALT PAVEMENT) = 70,557 GSF

1. VUA MIN 10% INTERIOR LANDSCAPING OF THE GROSS VUA (7,056 SF req.) 20,232 SF provided (28%)

2. PERIMETER LANDSCAPE AREA NOT INCLUDED IN THE INTERIOR LANDSCAPE COUNTS:

PROPERTY	REQUIRED	PROVIDED
NORTH PROPERTY (sec.4.4.21 (H) SPECIAL REGULATIONS. ALTERNATIVE A WALL 15'	15'	2,065 GSF
SOUTH PROPERTY (sec.4.4.21 (H) SPECIAL REGULATIONS. ALTERNATIVE A WALL 10'	19'	2,296 GSF
EAST PROPERTY	10'	2,146 GSF
WEST PROPERTY	0	NA NA

3. TOTAL PERIMETER LANDSCAPE BUFFERS NOT INCLUDED IN THE INTERIOR LANDSCAPE COUNTS = 6,510 GSF

4. 2' VEHICLE PARKING OVERHANG NOT INCLUDED IN THE INTERIOR LANDSCAPE COUNTS = 2,342 GSF

5. PENINSULAR AND ISLAND LANDSCAPE AREAS. 9' CLEAR REQ. 9' OR GREATER CLEAR

6. PENINSULAR AND ISLAND LANDSCAPE AREAS: REQUIRED: INTERMITTENTLY EVERY 13 SPACES
PROVIDED: 1' PER STALL / ADDED TO WIDTH OF LANDSCAPE FOR EVERY EXTRA STALL ABOVE 13 SPACES.

PARKING REQUIRED CALCULATIONS

SEC. 4.6.9 (C) Number of spaces required (5) Industrial use (a) Storage

USE	AREA	RATIO	REQUIRED SPACES	PROVIDED
BUILDING GROSS AREA	3,900 GSF	1 / 1000 SF	4 EMPLOYEE	9 EMPLOYEE
TOTAL PARKING REQUIRED			4 sp	9 sp

PARKING PROVIDED CALCULATIONS

TOTAL EMPLOYEE PARKING PROVIDED 9 sp

STORAGE PARKING PROVIDED 252 sp

PARKING DESIGNATION DISTRIBUTION

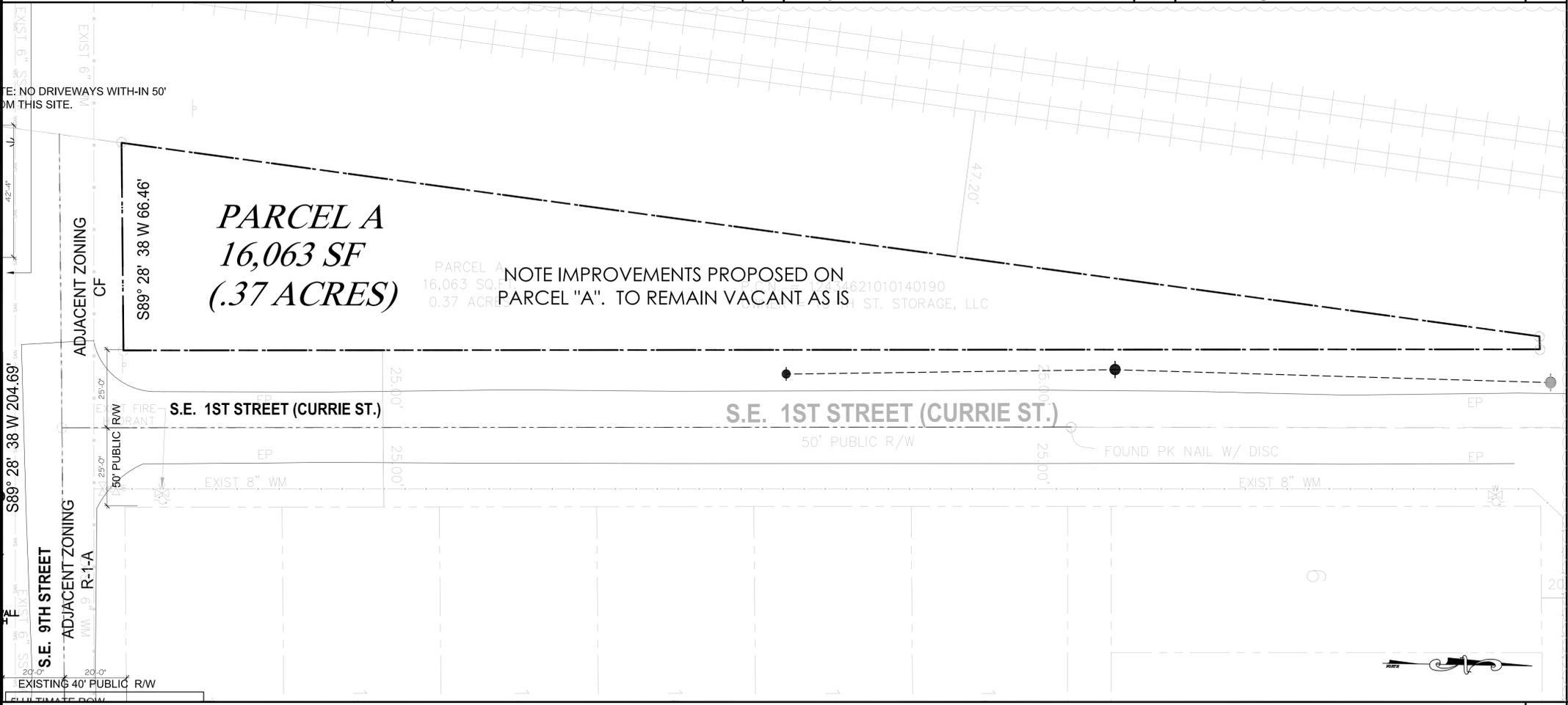
BREAKDOWN BY USE	PROVIDED
EMPLOYEE (4 SPACES REQ.) (9'X18')	8
ACCESSIBLE SPACES (ADDITIONAL EMPLOYEE) (12'X18')	1
REGULAR SIZE STORAGE (SURPLUS NOT REQ.) (9'X18')	106
COMPACT SIZE STORAGE (SURPLUS NOT REQ.) (9'X16')	146
TOTAL SURFACE SPACES PROVIDED	261 sp

COMPACT PROVIDED ARE INVENTORY AND NOT REQ. BY CODE

SITE DATA / DEVELOPMENT STANDARDS

ZONING	CF - COMMUNITY FACILITIES
EXISTING USE	INDUSTRIAL FACILITY
PROPOSED USE	STORAGE PARKING
CF -Zoning District	Parcel's: "B", "C" & "D"
	Required Proposed
MIN. LOT SIZE	0 FT. 107,058 sf (2.46 Acre)
MIN. LOT WIDTH	0 FT. 204.69' x 454.31'
MIN. LOT DEPTH	0 FT. 459.07' West Prop.line 454.31' East Prop.line
MIN. LOT FRONTAGE	0 FT. 266.62'
MIN. OPEN SPACE	25 % 28,385 gsf (.67 AC) 27 %
MAX. FLOOR AREA RATIO	1.0 .036
MIN. FRONT SETBACK - SOUTH	30 FT. SPECIAL SETBACK 220'-6"
MIN. SIDE INTERIOR SETBACK-WEST	10 FT. 79'-9"
MIN. SIDE INTERIOR SETBACK-EAST	10 FT. 82'-2"
MIN. REAR SETBACK - NORTH	15 FT. 156'-3"
MAX. BUILDING HEIGHT	48 FT. 19'-6" FT. (existing)

ADA CURB RAMP DETAIL 05 Project Information 04 Building Code Information 03



ARCHITECTURAL SITE PLAN : NO IMPROVEMENTS PROPOSED ON PARCEL A

Scale : 1"=20'-0"

Parcel's: "B", "C" & "D"
Land Development Info.



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DRAWING ISSUE DATES:

- 3-18-20: SPRAB REV #2
- 5-13-20: SPRAB REV #3
- 11-11-20: TAC REV #3
- 02-10-21: TAC REV #4
- 4-1-21: TAC REV #5

ARCHITECTURAL SITE PLAN

SHEET
A-1.1B
PROJECT 190422
DATE 11-18-19
PERMIT NO.