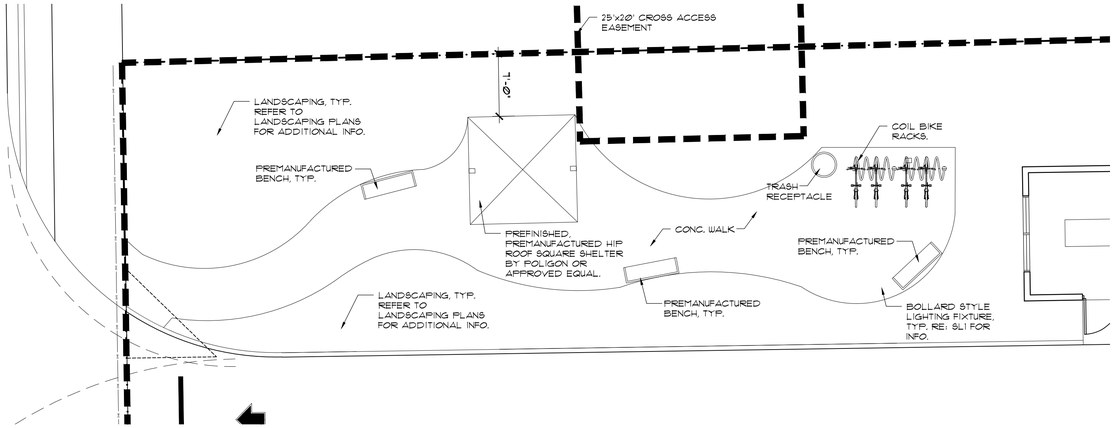


2 A3.0 **PARTIAL SITE PLAN**
SCALE: 1/8"=1'-0"

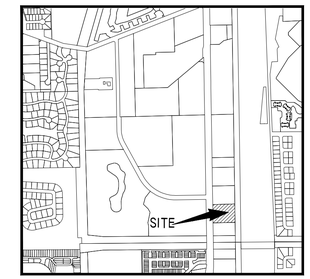
NORTH

LEGAL DESCRIPTION:
PARCEL NO. 1:

LOT 2, OF CORPORATE TECH CENTER PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 54, PAGE 177, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL NO. 2 - EASEMENT:

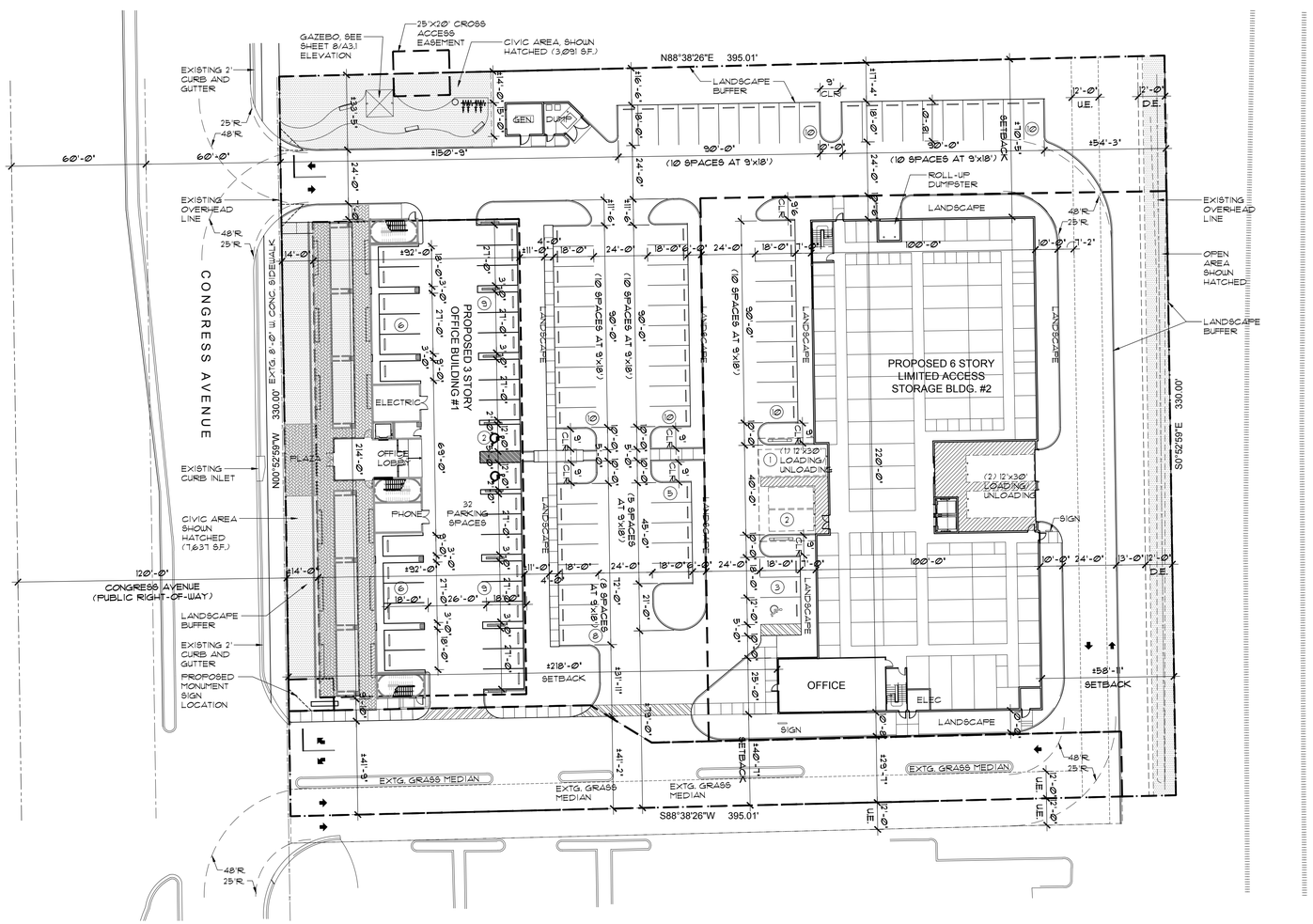
TOGETHER WITH NON-EXCLUSIVE EASEMENTS RIGHTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6697, PAGE 1951, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



SECTION 30, TOWNSHIP 46 SOUTH, RANGE 43 EAST
LOCATION MAP
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 40' @ 24X36



1 A3.0 **SITE PLAN**
1"=30'-0"

NORTH

BUILDING OCCUPANCY	
OCCUPANCY LOAD: STORAGE 1/300 100,000 S.F. / 300 = 334 PEOPLE MAX	
PROPOSED FIRE PROTECTION	
FIRE PROTECTION: FULLY SPRINKLERED	
BUILDING #1 CALCULATIONS	
	SQ. FEET
GROUND FLOOR	2,136
SECOND FLOOR LEVEL	19,548
TOTAL	21,684
BUILDING #2 CALCULATIONS	
	SQ. FEET
GROUND FLOOR	22,210
SECOND FLOOR LEVEL	22,450
THIRD FLOOR LEVEL	22,450
FORTH FLOOR LEVEL	22,450
FIFTH FLOOR LEVEL	22,450
SIXTH FLOOR LEVEL	22,450
TOTAL	134,469
F.A.R. CALCULATIONS	
	SQ. FEET
BUILDING #1	33,833
BUILDING #2	134,469
TOTAL S.F.	168,302
TOTAL F.A.R. PROVIDED	1.29:12%

LAND USE DATA		
SITE AREA	130,348 S.F.	
EXISTING LAND USE	VACANT - INDUSTRIAL	
PROPOSED LAND USE	COMMERCIAL	
FUTURE LAND USE	I - INDUSTRIAL	
ZONING	MROC - MIXED RESIDENTIAL OFFICE & COMMERCIAL	
PARCEL ID #	12434630180000010	
CODE COMPLIANCE		
BUILDING SETBACK BUILDING #1	REQUIRED	PROVIDED
NORTH	25'-0"	64'-5"
EAST	25'-0"	288'-10"
WEST	10'-0" MIN-20'-0" MAX.	14'-0"
SOUTH	25'-0"	51'-7"
CODE COMPLIANCE		
BUILDING SETBACK BUILDING #2	REQUIRED	PROVIDED
NORTH	40'-0"	70'-5"
EAST	30'-0"	58'-11"
WEST	20'-0"	218'-0"
SOUTH	30'-0"	40'-7"
LANDSCAPE BUFFER - BUILDING #2		
NORTH	10'-0"	16'-6"
EAST	10'-0"	25'-0"
WEST	N/A	N/A
SOUTH	N/A	N/A
BUILDING HEIGHT	N/A	78'-0" (6-STORIES)
CIVIC AREA	6,517 S.F. (5.0%)	9,405 S.F. (7.2%)

BUILDING #1		
GROUND FLOOR LEVEL	2,136 S.F.	
SECOND FLOOR LEVEL	19,548 S.F.	
TOTAL BUILDING AREA	21,684 S.F.	
3,000 S.F. @ 4/1,000 S.F.	12 SPACES	
18,684 S.F. @ 3.5/1000 S.F.	= 67 SPACES	
TOTAL PARKING REQUIRED	79 SPACES	
PARKING PROVIDED:		
REGULAR	(9' x 18')	= 83 SPACES
HANDICAP	(12' x 18')	= 2 SPACE
TOTAL PARKING PROVIDED		= 85 SPACES
BUILDING #2		
OFFICE	3.5 / 1,000	4 SPACES
STORAGE (1,100 UNITS)	(1) SPACE/100 UNITS	11 SPACES
TOTAL PARKING REQUIRED		15 SPACES
PARKING PROVIDED:		
REGULAR	(9' x 18')	= 14 SPACES
HANDICAP	(12' x 18')	= 1 SPACE
TOTAL PARKING PROVIDED		= 15 SPACES
LOADING/UNLOADING	(12' x 30')	= 3 SPACES

LOT COVERAGE CALCULATIONS		
BUILDING FOOTPRINT	41,714 S.F.	32.00 %
SIDEWALKS (TOTAL CONCRETE)	9,527 S.F.	7.31 %
IMPERVIOUS / PAVED AREA	47,920 S.F.	36.76 %
PERVIOUS / LANDSCAPING	31,187 S.F.	23.93 %

3185 SOUTH CONGRESS
3185 S. CONGRESS AVENUE
DELRAY BEACH, FLORIDA

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Revisions:

DRAWN BY: EBB
CHECKED BY: KRC
DATE: 3/19/16
SCALE: AS NOTED
PROJECT #: 16016
CAD DWG FILE: A3.0

KENNETH R. CARLSON
AR12546

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A3.0
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