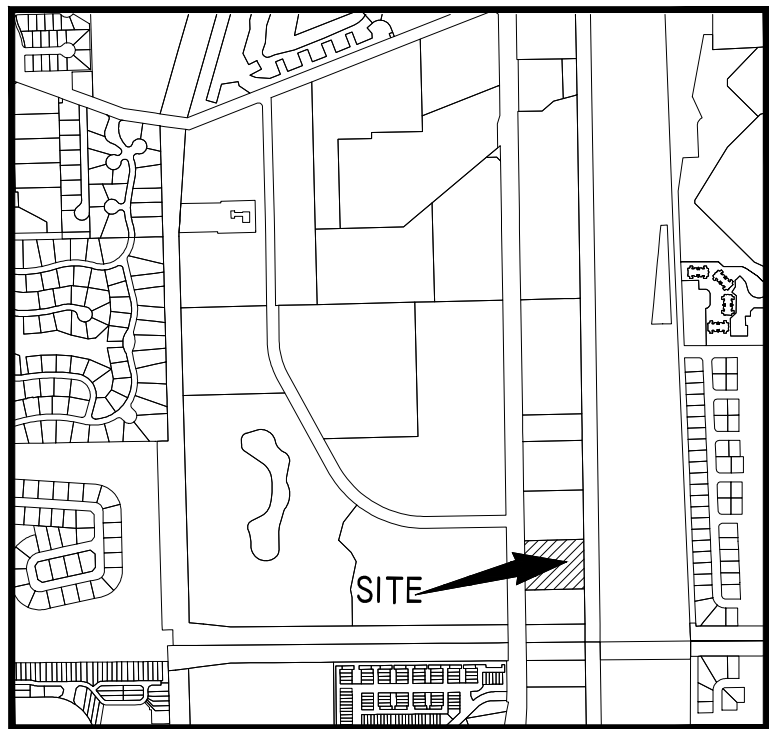
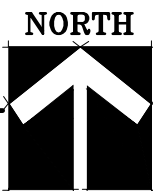
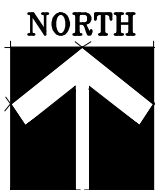


1
A3.0
SITE PLAN
1" = 30'-0"



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



GRAPHIC SCALE IN FEET
0 10 20 30 40
1" = 40' @ 24X36

BUILDING OCCUPANCY	
OCCUPANCY LOAD: STORAGE 1/300 100,000 SF. / 300 = 334 PEOPLE MAX	
PROPOSED FIRE PROTECTION	
FIRE PROTECTION: FULLY SPRINKLERED	
BUILDING #1 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	134,460
BUILDING #2 CALCULATIONS	
	SQ. FEET
GROUND FLOOR	2,216
SECOND FLOOR LEVEL	19,508
THIRD FLOOR LEVEL	1,600
TOTAL	23,271
F.A.R. CALCULATIONS	
	SQ. FEET
BUILDING #1	134,460
BUILDING #2	23,271
TOTAL SF.	157,740
TOTAL F.A.R. PROVIDED	32.005%

LAND USE DATA		
SITE AREA	130,348 SF.	
EXISTING LAND USE	VACANT - INDUSTRIAL	
PROPOSED LAND USE	COMMERCIAL	
FUTURE LAND USE	I - INDUSTRIAL	
ZONING	MROC - MIXED RESIDENTIAL OFFICE & COMMERCIAL	
PARCEL ID *	12434630280000020	
CODE COMPLIANCE		
BUILDING SETBACK BUILDING #1	REQUIRED	PROVIDED
NORTH	40'-0"	70'-5"
EAST	30'-0"	55'-3"
WEST	20'-0"	22'-8"
SOUTH	30'-0"	40'-7"
LANDSCAPE BUFFER - BUILDING #1		
NORTH	10'-0"	16'-6"
EAST	10'-0"	20'-0"
WEST	15'-0"	20'-0"
SOUTH	N/A	N/A
BUILDING HEIGHT	N/A	70'-0" (6-STORIES)
CIVIC AREA		
	6,500 SF.	6,500 SF.
OFFICE	35 / 1,000	4 SPACES
STORAGE	1 / 1,000	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	41,431 SF.	31.78 %
SIDEWALKS (TOTAL CONCRETE)	2,918 SF.	2.2 %
IMPERVIOUS / PAVED AREA	52,749 SF.	40.46 %
PERVIOUS / LANDSCAPING	33,250 SF.	25.50 %
BUILDING #2		
GROUND FLOOR LEVEL	2,163 SF.	
SECOND FLOOR LEVEL	19,508 SF.	
THIRD FLOOR LEVEL	1,600 SF.	
TOTAL BUILDING AREA	23,271 SF.	
3,000 SF. @ 4/1,000 SF.	12 SPACES	
20,371 SF. @ 35/1,000 SF.	= 12 SPACES	
TOTAL PARKING REQUIRED	84 SPACES	
PARKING PROVIDED:		
REGULAR	(9' x 18')	= 83 SPACES
HANDICAP	(12' x 18')	= 2 SPACE
TOTAL PARKING PROVIDED		= 85 SPACES

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.

3185 SOUTH CONGRESS

3185 S. CONGRESS AVENUE
DELRAY BEACH, FLORIDA

KENNETH R. CARLSON - ARCHITECT, P.A.

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FAX (954) 421 - 9979
e-mail: krc@kenrclson.com

Revisions:

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CHECKED BY: KRC
DATE: 3/19/16
SCALE: AS NOTED
PROJECT #: 16026
CAD DWG FILE: A3.0

KENNETH R. CARLSON
AR/2546

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A3.0

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