777 S. Congress Avenue

Onsite Existing Building Photos

Front of Building (view from Congress Ave.)



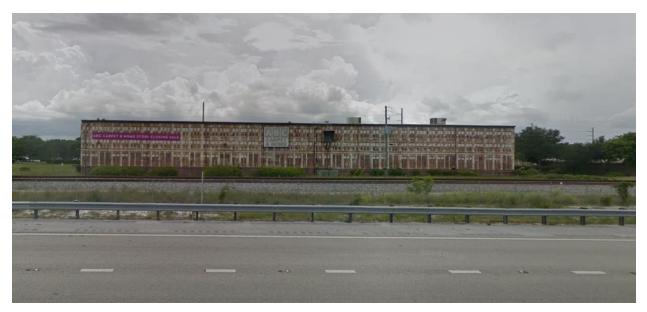
Front and South side of Building



Side of Building



Back of Building (view from I-95)



Adjacent Land Owners Existing Building Photos

North of Site (Life Storage)

View from 777 S. Congress Ave. looking North



View from Congress Ave. looking East



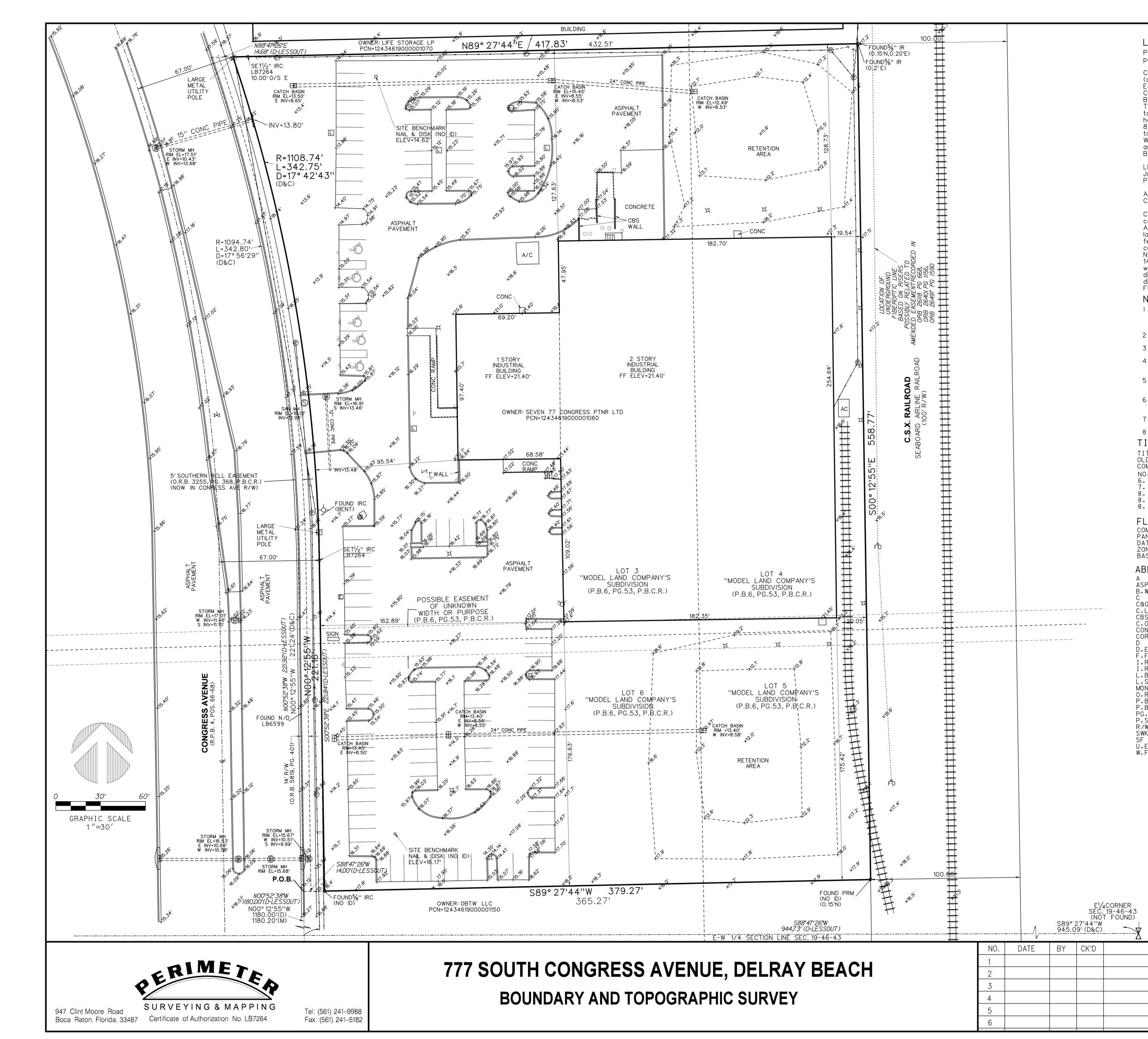
South of Site (D&B Tile of Delray)

View from 777 S. Congress Ave. looking South



View from Congress Ave. looking East





LEGAL DESCRIPTION Parcel of land lying in Section 19, Township 46 South, Range 43 East, Palm Beach County Florida, being more particularly described as follows:

Commencing at the quarter Section corner in the East line of said Section 19; thence South 39° 27'44" West (assumed) along the East-West quarter Section line of said Section 19, a distance of 945.09 feet to a point in the East right-of-way of Congress Avenue; thence North 00° 12'55" West along the East right-of-way of said Congress Avenue, as shown on Road Plat Book 4, at Page(s) 4, 66, 67 and 68, of the Public Records of Palm Beach County, Florida, a distance of 1180.00 feet to the Point of Beginning of the parcel to be herein described: Thence continue North 00° 12'55" West, along the East line of said Congress Avenue, a distance of 221.24 feet to the point of curvature of a curve concave to the West; thence Northwesterly, along the arc of said curve, having a radius of 1094.74 feet and a central angle of 17° 56'29", a distance of 342.80 feet; thence North 89"27'44" East and parallel with the East-West quarter Section line of said Section 19, a distance of 432.51 feet to a point in the West right-of-way line of the Seaboard Airline Railroad; thence South 00° 12'55" East along said West right-of-way line of the Seaboard Airline Railroad, a distance of 379.17 feet to the Point of Beginning aforedescribed. Beginning aforedescribed.

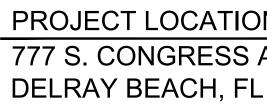
LESS AND EXCEPT that portion of the above described property set forth as Parcel109 in that Stipulated Final Judgment filed in Palm Beach Circuit Court under Case No. CL-88-4197(AA) and recorded in O.R. Book 5819, Page 401, Public Records of Palm Beach County, Florida, to wit:

A portion of the Northeast one-quarter (NE 1/4) of Section 19, Township 46 South, Range 43 East, Palm Beach County, Florida, further described as follows:

Commencing at the East quarter corner of said Section 19; thence South 88° 47'26" West along the East-West centerline of said Section 19, a distance of 944.73 feet to a point on the Easterly right-of-way line of Congress Avenue as recorded in 0,R. Book 1856, Page 679, of the Public Records of Palm Beach County, Florida, as now laid out and in use; thence North 00° 52'38" West, along said Easterly right-of-way line, a distance of 1180.00 feet to the Point of Beginning; thence continue North 00° 52'38" West, a distance of 221.92 feet to the point of curvature of a curve Westerly, having a radius of 1094.74 feet, and a central angle of 17° 56'29"; thence Northwesterly along the arc of said curve, a distance of 342.80 feet; thence North 88° 47'26" East, a distance of 14.68 feet to a point on a circular curve, having a radius of 1108.74 feet and a central angle of 17° 42'43" and whose radius bears South 71° 24'39" West from the said point; thence Southeasterly along the arc of said curve a whose radius bears South 71° 24'39" West from the said point; thence Southeasterly along the arc of said curve, a distance of 342.75 feet; South 00° 52'38" East, a distance of 221.84 feet; thence South 88° 47'26" West, a distance of 14.00 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida. NOTES

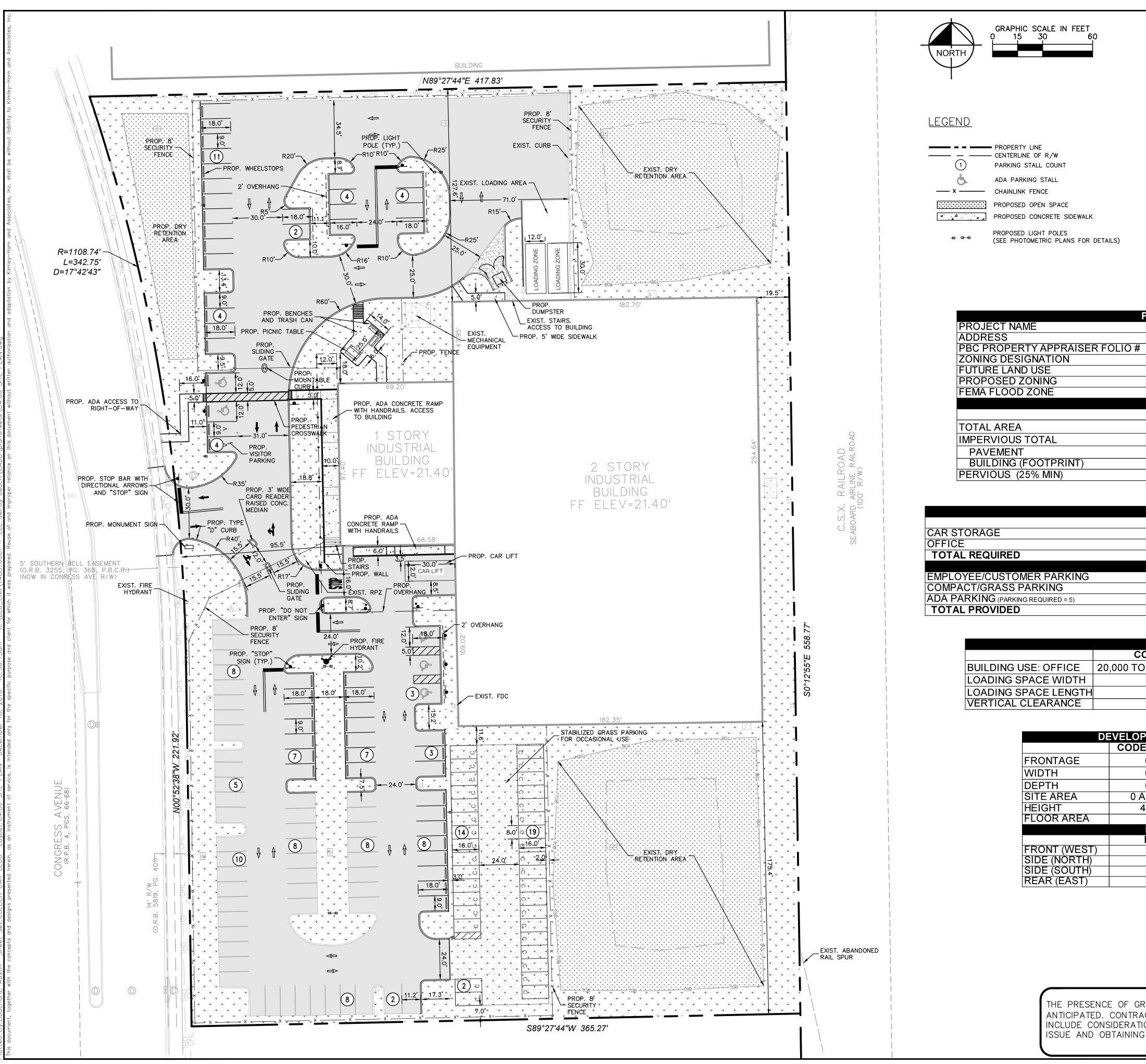
۱.	REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOU		ATLANTIC AVE
	SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORI LICENSED SURVEYOR AND MAPPER.	DA	
2.	TITLE INFORMATION IS LISTED ON THIS PAGE.		
3.	BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DES	CRIPTION.	
4.	ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH C BENCHMARK "GUELIG" HAVING AN ELEVATION OF 18.691	OUNTY NAVD 1988.	55
5.	NO UNDERGROUND IMPROVEMENTS WERE LOCATED AS A PAR OF THIS SURVEY.	Т	CONGRESS AVE
6.	ADDRESSES ARE: 500-554 NW 77 STREET, BOCA RATON, AND 7600-7696 NW 6TH AVENUE, BOCA RATON, FL 33487	FL 33487 •	ONGRESS
7.	NO WETLAND MARKINGS (BY OTHERS) WERE OBSERVED.		
8. TITLE	PROPERTY CONTAINS 4.820 ACRES, MORE OR LESS.		LOWSON
	INFORMATION MMITMENT 635863		LOCATION MAP
OLD REPU	BLIC NATIONAL TITLE INSURANCE COMPANY NT DATE 8/24/2018 AT 11:00 PM		NOT TO SCALE
6. PE	6 PG 53 PLAT YES	SHOWN? YES	
8. OF	B 26118 PG 668 AMENDED ESMT DEED YES	YES NO	
8. OF 8. OF		NO NO	
	INFORMATION		
PANEL NU	Y NUMBER : 125102 MBER : 12099C0979F FIRM INDEX : OCTOBER 5, 2017		
ZONE BASE FLO	: X		
	IATIONS		
A ASPH	= ARC	LEGEND	
B.W.F.	= BARBED WIRE FENCE	<pre> ^C GUY ANCHC [®] WOOD UTILI </pre>	
C&G C.L.F.	 CALCULATED CURB & GUTTER CHAIN LINK FENCE CONCRETE BLOCK STRUCTURE CLEAN OUT CONCRETE CORNER DELTA (CENTRAL ANGLE) DRAINAGE EASEMENT FINISHED FLOOR IRON ROD IRON ROD AND CAP LICENSED BUSINESS LICENSED SURVEYOR MONUMENT OFFICIAL RECORDS BOOK PLAT BOOK PALM BEACH COUNTY RECORDS PAGE PROFESSIONAL SURVEYOR & MAPPER RIGHT-OF-WAY 	S SANITARY S ⊞ CATCH BAS	SEWER MANHOLE
CBS C.O.	 CHAIN LINK FENCE CONCRETE BLOCK STRUCTURE CLEAN OUT CONCRETE CORNER DELTA (CENTRAL ANGLE) DRAINAGE EASEMENT FINISHED FLOOR IRON ROD 	 CATCH BAS BELL SOUTI 	H RISER
COR.	= CONCRETE = CORNER - DELTA (CENTRAL ANGLE)	⊢∽ WATER VAL −∽ FIRE HYDRA	NT
D.E. F.F.	= DRAINAGE EASEMENT = FINISHED FLOOR	의 SINGLE SUP ① DRAINAGE M	
I.R. I.R.C.	= IRON ROD = IRON ROD AND CAP	TRAFFIC SIC	
L.B. L.S.	 FINISHED FLOOR IRON ROD IRON ROD AND CAP LICENSED BUSINESS LICENSED SURVEYOR MONUMENT 		BOX
MON. O.R.B.	 MONUMENT OFFICIAL RECORDS BOOK PLAT BOOK 	CONCRETE	POWER POLE
P.B.C.R.	 PLAT BOOK PALM BEACH COUNTY RECORDS PAGE 	ELECTRIC S	
P.S.M. R/W	= PROFESSIONAL SURVEYOR & MAPPER = RIGHT-OF-WAY	E ELECTRIC M	
SWK SF	 RIGHT-OF-WAY SIDEWALK SQUARE FEET UTILITY EASEMENT WOOD FENCE 	D BELLSOUTH	MANHOLE
U.E. W.F.	= UTILITY EASEMENT = WOOD FENCE	⊖ CLEAN OUT	
		➡ GAS VALVE ■ BOLLARD	
		∘FO FIBEROPTI S back flow	C MARKER 'PREVENTER
		WATER MET	
	SURVEYOR'S CERTIFICATION		
	I HEREBY CERTIFY THAT THE SURVEY SHOW COMPLIES WITH STANDARDS OF PRACTICE FO	OR SURVEYS	
	AS CONTAINED IN CHAPTER 5J-17.051, FLO ADMINISTRATIVE CODE, PURSUANT TO SECT	ION 472.027,	
	FLORIDA STATUTES, AND THAT SAID SURVEY AND CORRECT TO THE BEST OF MY KNOWLED BELIEF AS SURVEYED UNDER MY DIRECTION	GE AND	
	BELIEF AS SURVEYED UNDER MI DIRECTION	•	
	JEFF S. HODAPP		
₹ 43	SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS5111		
	LAST DATE OF FIELD WORK : OCTOBER 4, 2	2018	
	REVISIONS: FB/PG		JOB NO. 18197
			SCALE <u>1''=30'</u>
		SEAL	SHEET 1 OF 1





Sheet Lis	t Table
Sheet Number	Sheet Title
C0.00	COVER SHEET
C4.00	SITE PLAN
C4.10	SITE DETAILS
C5.00	ENGINEERING PLAN
C5.10	ENGINEERING DETAILS
C5.11	ENGINEERING DETAILS
C6.00	COMPOSITE PLAN
L0.00	TREE DISPOSITION PLAN
L0.01	TREE DISPOSITION PLAN
L1.00	LANDSCAPE PLAN
L1.10	LANDSCAPE DETAILS
L1.11	LANDSCAPE NOTES

OLLIER CAR			(DELRAY BEACH FLORIDA
		COVER SHEEL			
KHA PROJECT 148876001	DATE DEC. 2018	SCALE AS SHOWN	DESIGNED BY YXY	DRAWN BY YXY	CHECKED BY JAW DATE:
LICENSED PROFESSIONAL	JASON A. WEBBER, P.E.		FLORIDA LICENSE NUMBER	13962	ATE:
	Kimley »Horn	© 2018 KIMLEY-HORN AND ASSOCIATES, INC.	1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175		
					No.
					REVISIONS
					DATE



HORIZONTAL CONTROL NOTES

- 1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
- 2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
- 3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
- 4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT DESIGN STANDARDS INDEX.
- 5. ALL STOP BARS AND CROSSWALKS SHALL BE PAINT.
- 6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.

PARCEL INFORMATION COLLIER CAR CLUB 777 S. CONGRESS AVE., DELRAY BEACH, FL 33445 12-43-46-19-00-000-1060 MIXED RESIDENTIAL, OFFICE, AND COMMERICAL (MROC) CMU (CONGRESS AVE MIXED USE) SPECIAL ACTIVITIES DISTRICT (SAD) COMMUNITY PANEL 12099C0979F (ZONÈ X) (NO BFE) **PROJECT AREAS** EXISTING: PROPOSED: 209,978 100.0% 209,978 100.0% 56.2% 55.9% 118,023 117,274 65,924 66,673 31.8% 31.4% 51,350 24.5% 51,350 24.5% 91,955 92,704 43.8% 44.1%

	PARKING				
	BUILDING:	RATIO:	REQUIRED:		
	240 CARS	4 STALLS PER 100 CARS	10		
	6350 SF	3.5 SPACES PER 1,000SF	23		
			33		
PAR	KING PROVI	DED			
	104				
	35				
	5				
		144			

LOADING ZONE	
CODE REQUIREMENT:	PROVIDED:
20,000 TO 100,000 SF = TWO BERTHS	TWO BERTHS
12'	12'
30'	30'
12'	N/A

DEVELOPMENT STANDARD	DS (SEC. 4.3.4)
CODE REQUIREMENT:	PROVIDED:
0' MINIMUM	565'
0' MINIMUM	559'
0' MINIMUM	365'
0 ACRE MINIMUM	4.82 ACRES
48' MAXIMUM	26' 6''
N/A	56,550 GSF
BUILDING SETBA	
REQUIRED:	PROVIDED:
15'	95.5'
15'	127.6'
15'	175.4'
15'	19.5'

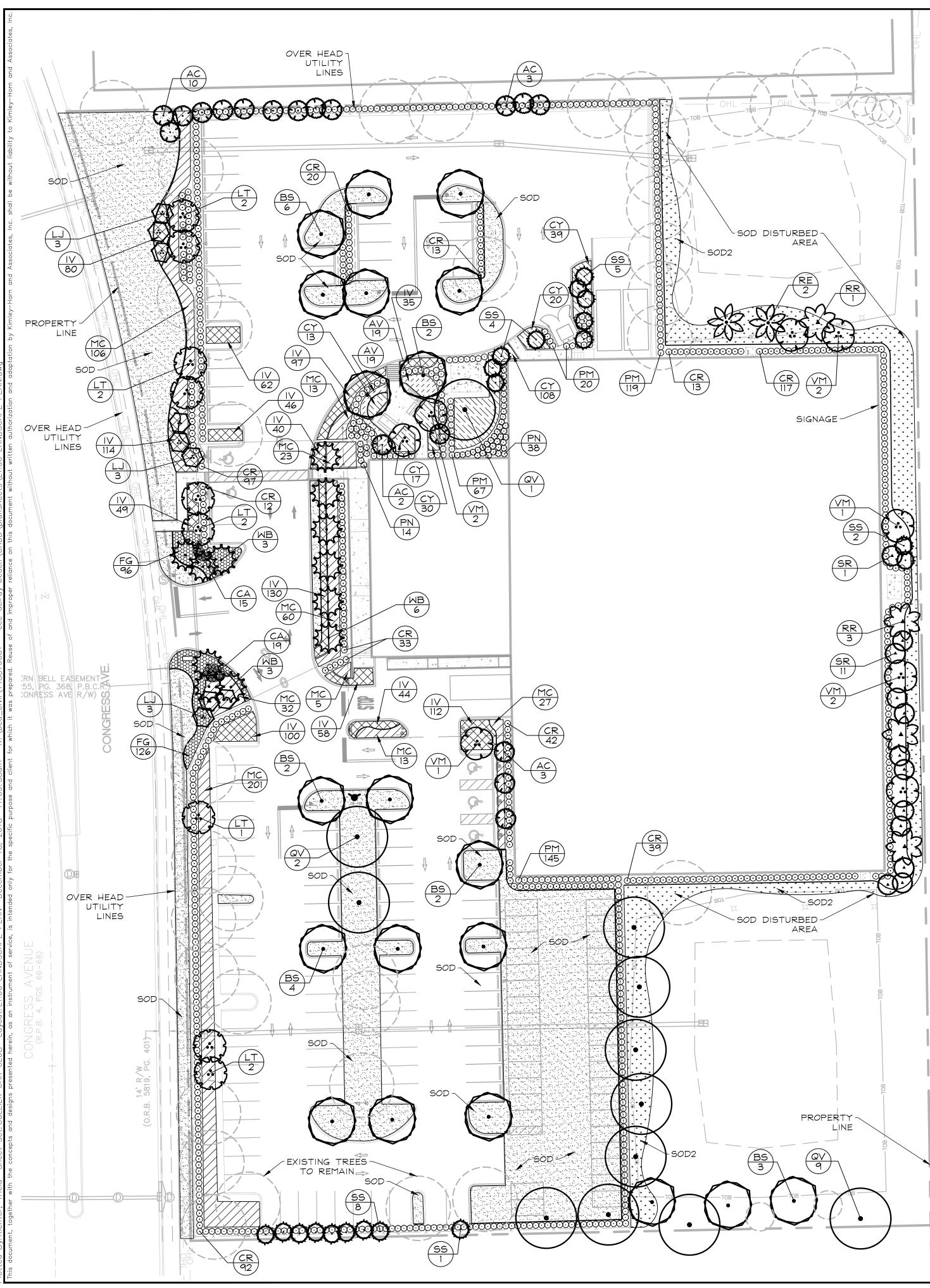
DATE BY
No. REVISIONS
Kimley » Horn 6 2018 KIMLEY-HORN AND ASSOCIATES, INC. 6 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696
KHA PROJECTLICENSED PROFESSIONAL148876001DATEDATEDATEDATEJASON A. WEBBER, P.E.SCALE AS SHOWNJASON A. WEBBER, P.E.SCALE AS SHOWNFLORIDA LICENSE NUMBERDESIGNED BYYXYDESIGNED BYYXYDRAWN BYYXYCHECKED BYJAMDATE:
SITE PLAN
CLUB CLUB PREPARED FOR LR GROUP, INC. BEACH FLORIDA

SHEET NUMBER

C4.00

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.







NORTH	GRAPHIC SCALE IN FEET 15 30 60
PLANT SCI	HEDULE
<u>TREES</u> BS	<u>BOTANICAL NAME</u> Bursera simaruba 6' CT
LJ	Ligustrum japonicum Min. 5 Stem. 4" Cal.
LT	Lagerstroemia indica 'Tuscarora' Min. 5 Stems. 4" Cal.
QV	Quercus virginiana 6° CT
<u>PALM TREES</u> AC	<u>BOTANICAL NAME</u> Adonidia merrillii Single Trunk.
RE	Roystonea regia
RR	Roystonea regia
SR	Sabal palmetto
SS	Sabal palmetto Slick Trunk. Stagger Heights in Groupings
VM	Veitchia montgomeryana Double Trunk. Matching Trunks.
WB	Wodyetia bifurcata
<u>SHRUBS</u> CA	<u>BOTANICAL NAME</u> Cordyline fruticosa 'Auntie Lou'

<u>COMMON</u> Cordyline fruticosa 'Auntie Lou' 'Auntie L Red Tip Chrysobalanus icaco 'Red Tip' Podocarpus macrophyllus Podocarp Full to Base. Wild Coff Psychotria nervosa <u>COMMON</u> SHRUB AREAS <u>Botanical name</u> Alpinia zerumbet 'Variegata' Variegate Holly Fer Cyrtomium falcatum Pink Muh Muhlenbergia capillaris GROUND COVERS BOTANICAL NAME <u>COMMON</u> Ficus microcarpa 'Green Island' Green Isl 'Dwarf' Ilex vomitoria 'Nana' SOD Stenotaphrum secundatum 'Floratam' Floratam SOD2 Paspalum notatum 'Argentine' 'Argentine

PLANTING NOTES:

CR

ΡM

ΡN

AV

CY

MC

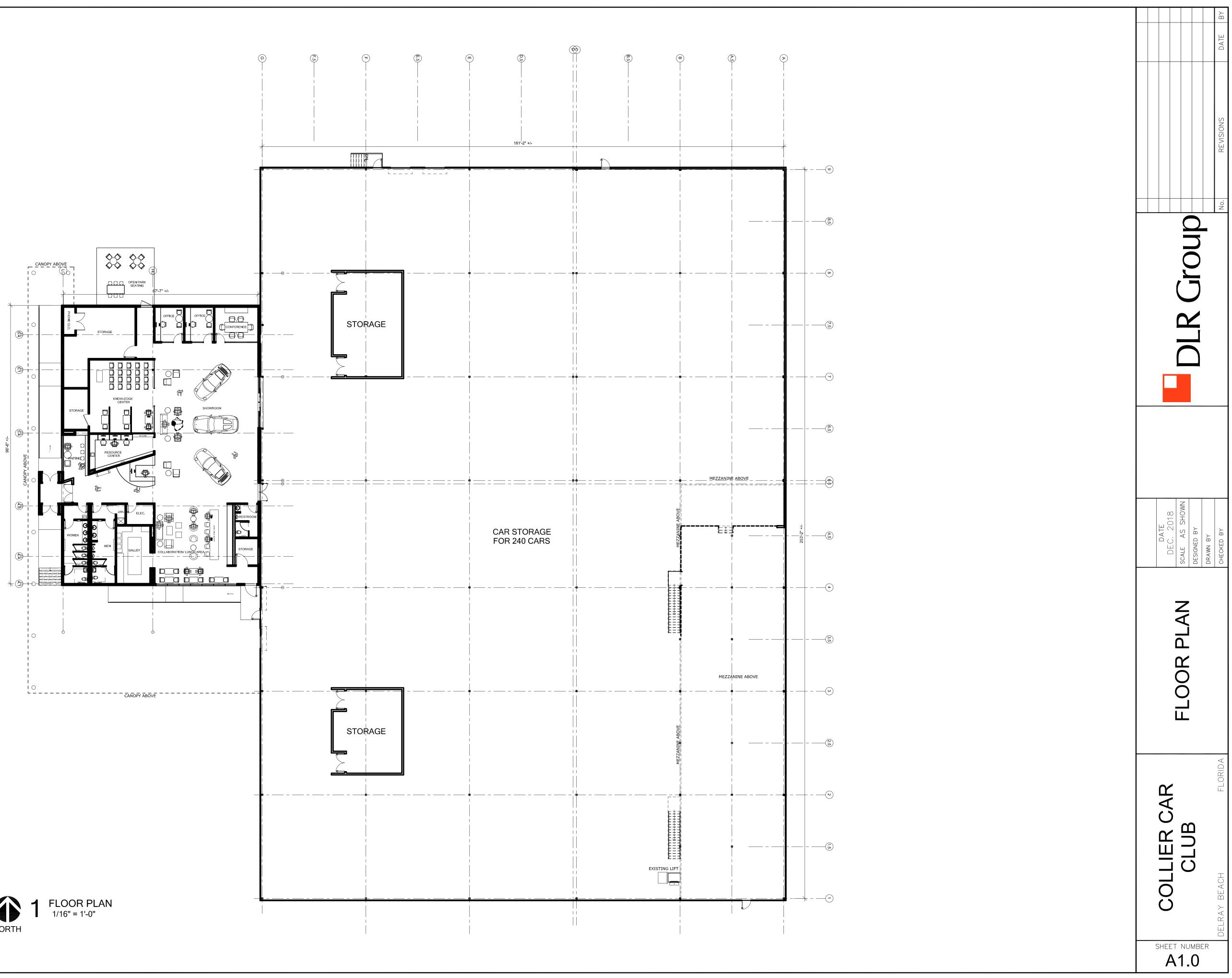
FG

IV

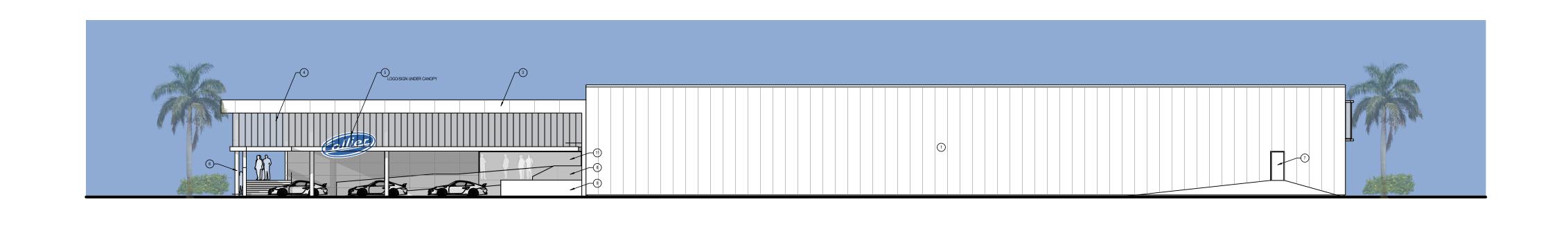
- 1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DE AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLET
- 2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID
- 3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE AC
- 4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO AP AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEG
- 5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WIT ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTR COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE
- 6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SO WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- 7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMIT AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CON REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS
- 8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRR UNDERGROUND IRRIGATION SYSTEM.

THE PRESENC ANTICIPATED. INCLUDE CON ISSUE AND O

								DATE BY
<u>COMMON NAME</u> Gumbo Limbo	<u>CONT</u> Cont.	<u>CAL</u> 4" Cal.	<u>SIZE</u> 14' HT x 5' SPR	<u>QTY</u> 20	<u>NATIVE</u> X			S
Ligustrum	Cont.	MULTI	10'HT x 8'SPR	9				REVISIONS
Crape Myrtle	Cont.	MULTI	14' HT x 5' SPR	9				RE
Southern Live Oak	Cont.	5" Cal.	16' HT x 7' SPR	12	×			
<u>COMMON NAME</u> Christmas Palm	<u>CONT</u> F.G.	<u>CAL</u>	<u>SIZE</u> 10'-12' <i>O</i> A	<u>QTY</u> 18			45	No.
Royal Palm	F.G.		16' GW	2	×	L	с. FL 33445 75	
Royal Palm	Relocated			4	×		N H 8	
Cabbage Palm	Relocated			12	×	$ \neq$	ASSOCIATES, IN DELRAY BEACH AX: 561-863-8 Ca nonnegge	
Cabbage Palm	F.G.		20'-28' CT	20	X			
Montgomery Palm	F.G.		14'GW	8		Se la	© 2018 KIMLEY-HORN AND CONGRESS AVE, SUITE 201, PHONE: 561-330-2345 F, WWW KIMI FY-HORN COM	
Foxtail Palm	F.G.		12' GW	12			KIMLEY S AVE 561-3.	
<u>COMMON NAME</u> 'Auntie Lou' Ti Plant	<u>CONT</u> Cont.	<u>0.C.</u> 24"	<u>SIZE</u> 18"x18"	<u>QTY</u> 34	NATIVE		2018 NGRES ONE: 4	
Red Tip Cocoplum	Cont.	36" O.C.	24"x24"	478	×		S	
Podocarpus	Cont.	36" O.C.	48" x 24"	351			1615	
Wild Coffee	Cont.	36" O.C.	24"×24"	52	×	NAL 10	PLA Ber 4	
<u>COMMON NAME</u> Variegated Shell Ginger	<u>CONT</u> Cont.	<u>0.C.</u> 36"	<u>SIZE</u> 18"×18"	<u>QTY</u> 38	NATIVE	PROFESSIONAL	cense number 667244	
Holly Fern	Cont.	30" O.C.	15"×15"	227			ר ⊂ #0	
Pink Muhly	Cont.	36" O.C.	18"×18"	480	×	LICENSED	florid Florid	DATE:
<u>COMMON NAME</u> Green Island Ficus	<u>CONT</u> Cont.	<u>0.C.</u> 24"	<u>SIZE</u> 15"×15"	<u>QTY</u> 222	NATIVE			
'Dwarf' Yaupon Holly	Cont.	18"O.C.	12"×12"	967	×	KHA PROJECT 148876001 DATE DEC. 2018	SHO	
Floratam St. Augustine Sod	sod			± 24,556	sf	A PRO- -8876(- -04TE DATE	ED A	ED BY
'Argentine' Bahia Grass	sod			± 6,828	sf	КНА 148 DF(SCALE A DESIGNED	CHECKED
NTING DETAILS, PLANT LIST, COMPLETE INSTRUCTIONS. IENCE. IN THE EVENT OF QUA NCE. ANY DISCREPANCIES SH OR TO BIDDING. IILL BE ACCEPTED FOR THAT MUST BE APPROVED BY TH T TO APPROVAL BY LANDSO CAN BEGIN. ANT MATERIAL AS NECESSAR FERE WITH EXISTING ABOVE THE CONTRACTOR'S EXPENSE AND THE LANDSCAPE ARCHIT	ANTITY ALL BE BRO T PLANT. HE LANDSCA CAPE ARCHI CAPE ARCHI GROUND EL AND SHALL ECT.	DUGHT TO NPE TECT D DAMAGE EMENTS. BE					LANDSCAPE PLAN	
NG OF SOILS, AMENDMENTS, NS.	ETC. ASSC	CIATED						RIDA
THE LIMITS OF WORK AND E TIST, CONTRACTOR SHALL NO R DAYS OF NOTICE TO PROC	DTIFY OWNER					CAR	C	FLORIDA
PRESENCE OF GROUNDWATE	R SHOULD F	BE C (1	LANS ARE IN NAVI ONVERSION EQUAT NAVD 1988) + 1.5 Ways call 811 two full busin have underground utilitie	ION IS BI $3' = (NG)mess days beforethe solution of the solution of th$	ELOW: SVD 1929) Fore you dig to d marked.	COLLIER C/	DIR GROUP IN	DELRAY BEACH
LUDE CONSIDERATION FOR AD JE AND OBTAINING ALL NECE			Sunshine		LCOM		t number	

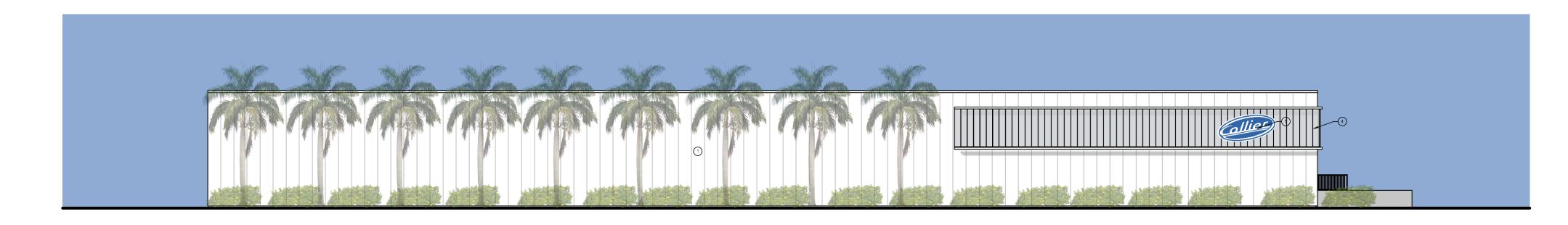




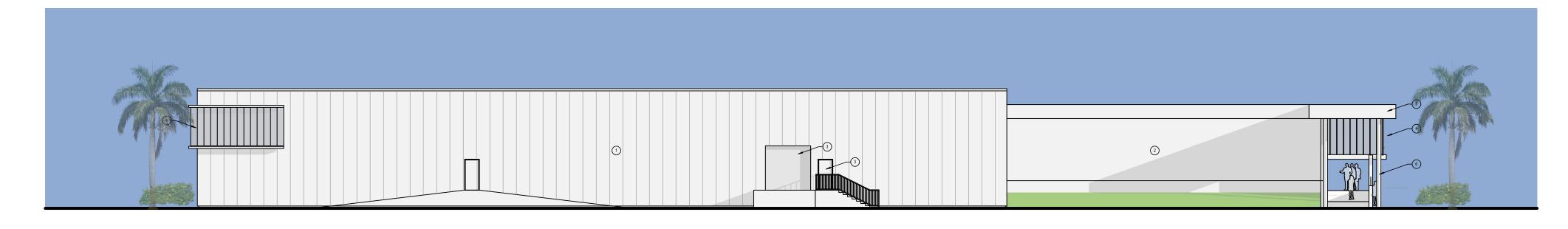


3 EAST ELEVATION 1/16" = 1'-0"

4 SOUTH ELEVATION 1/16" = 1'-0"

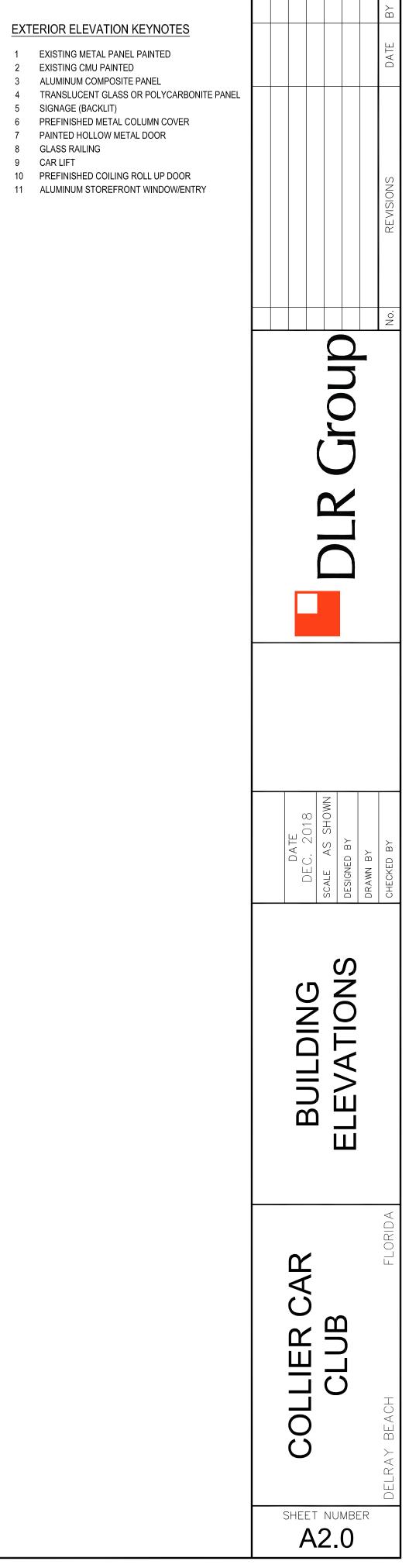


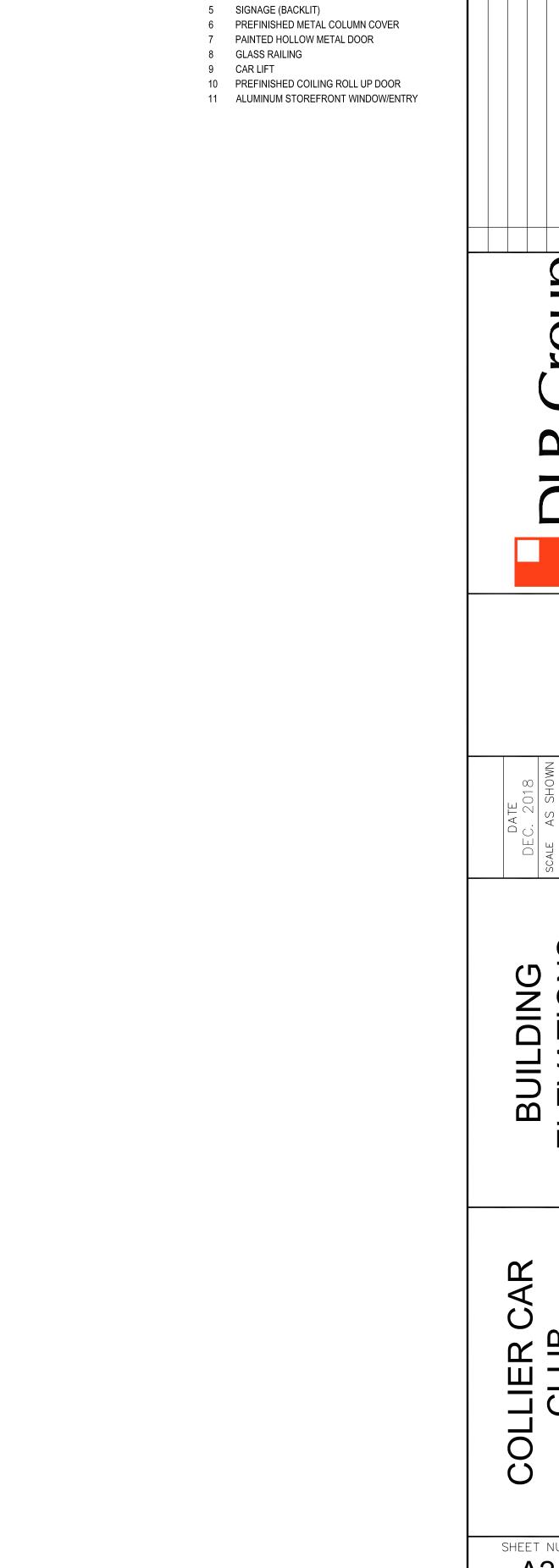
2 NORTH ELEVATION 1/16" = 1'-0"



WEST ELEVATION 1/16" = 1'-0"







2 EXISTING CMU PAINTED



