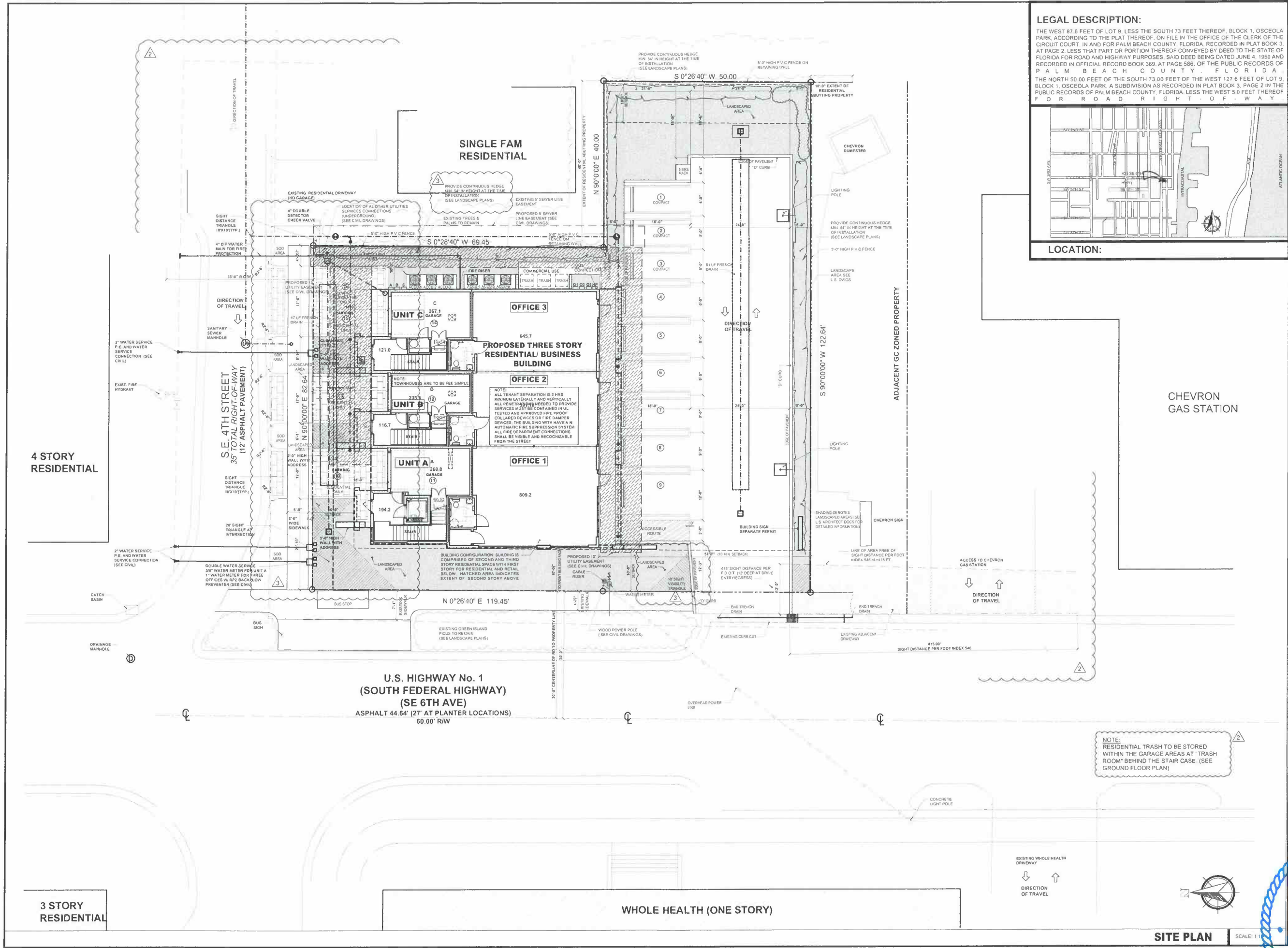
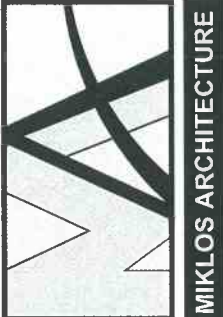
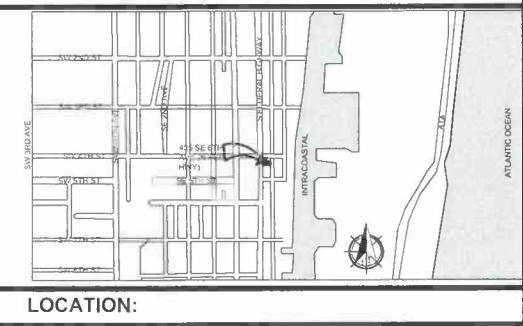




LEGAL DESCRIPTION:
THE WEST 87.6 FEET OF LOT 9, LESS THE SOUTH 73 FEET THEREOF, BLOCK 1, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, AT PAGE 2, LESS THAT PART OR PORTION THEREOF CONVEYED BY DEED TO THE STATE OF FLORIDA FOR ROAD AND HIGHWAY PURPOSES, SAID DEED BEING DATED JUNE 4, 1959 AND RECORDED IN OFFICIAL RECORD BOOK 369, AT PAGE 586, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
THE NORTH 50.00 FEET OF THE SOUTH 73.00 FEET OF THE WEST 127.6 FEET OF LOT 9, BLOCK 1, OSCEOLA PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 2 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 5.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY.



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PROJECT
PROPOSED NEW MIXED USE BUILDING
405 SOUTH
405 S.E. 6TH ST DELRAY BEACH FLORIDA

SITE PLAN

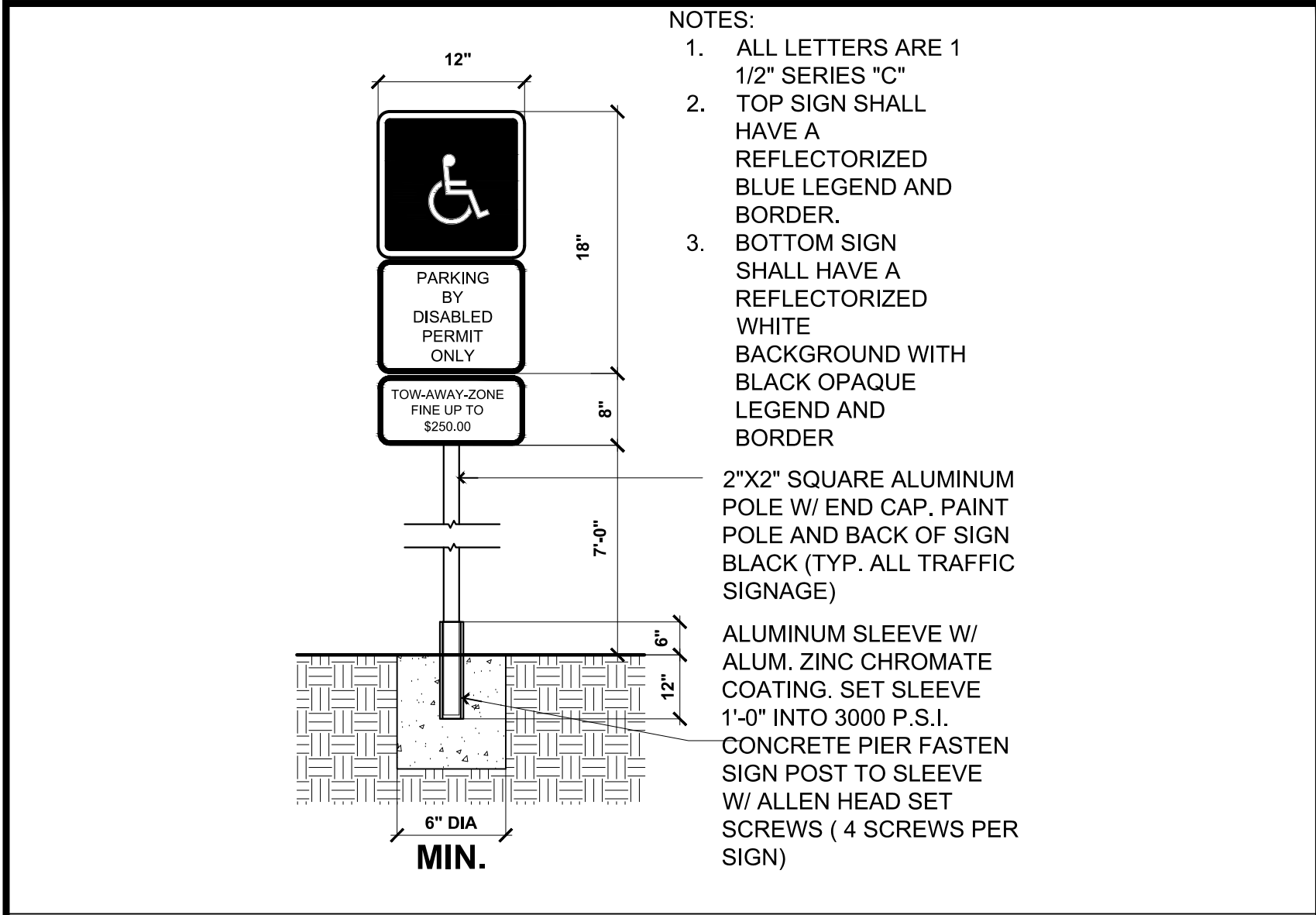
MIKLOS ARCHITECTURE
ARCHITECTS/PLANNERS
2263 N.W. BOCA RATON BLVD., SUITE 112, BOCA RATON, FL 33431
PH. (561) 392-6762 E-MAIL: MAIL@MIKLOSARCHITECTURE.COM
WWW.MIKLOSARCHITECTURE.COM

JOB	14916
DATE	SEPT 2018
DRAWN	JL
CHKD	QM

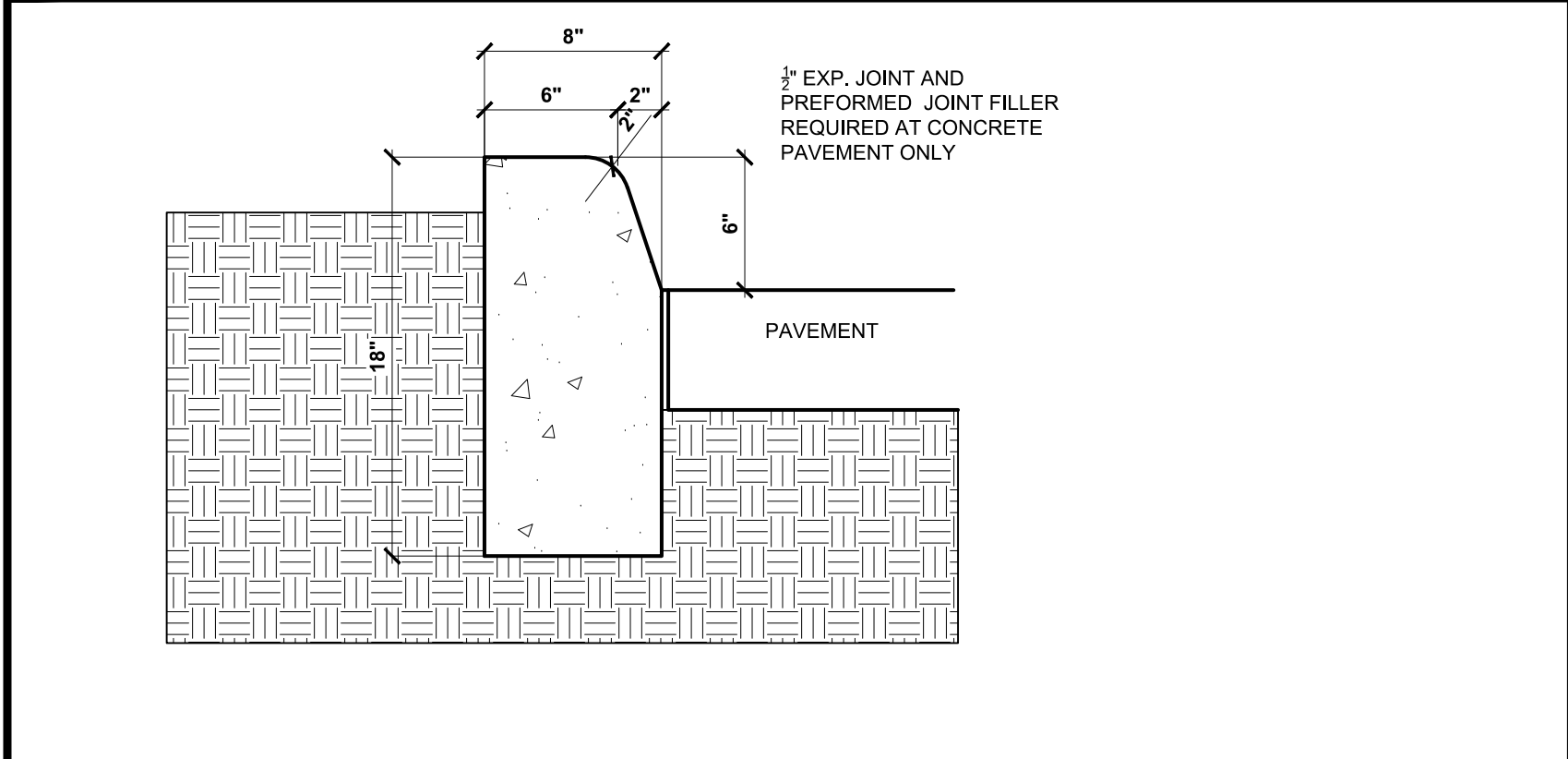
REVISIONS
2.8.2019 BLDG. DEPT. COMMENTS
3.15.2019 BLDG. DEPT. COMMENTS

SHEET
SP-1
OF

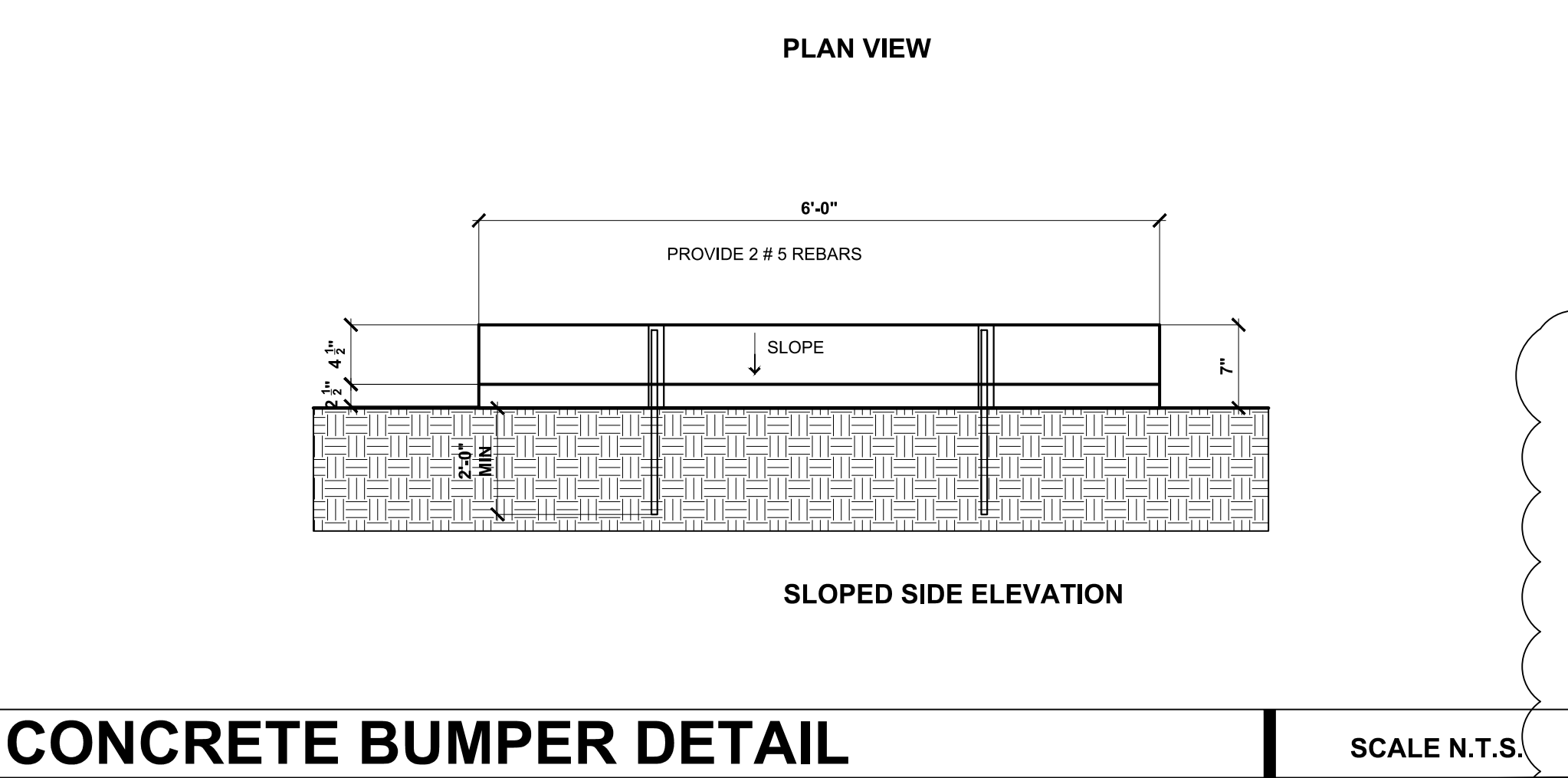
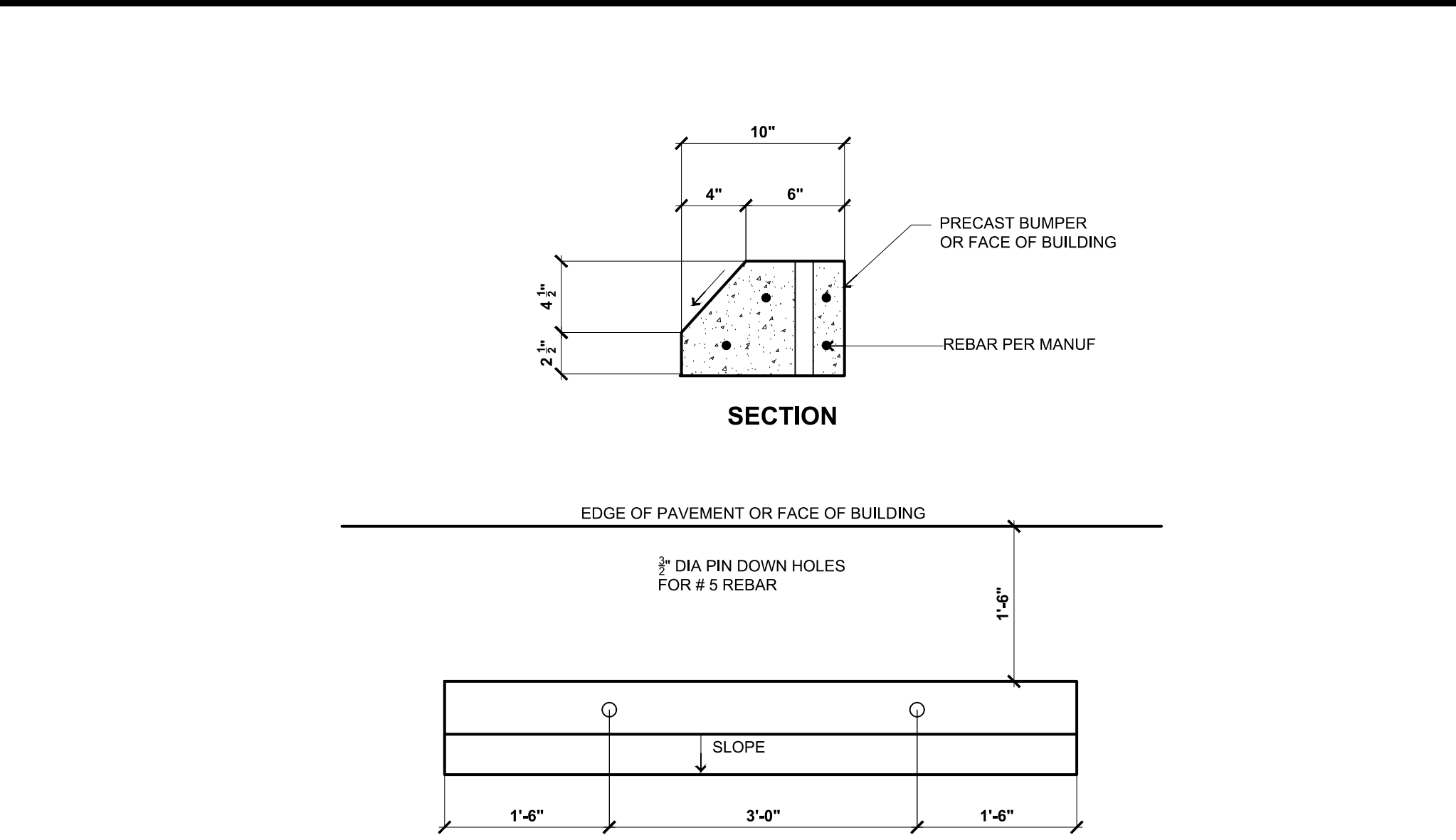
STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT
QUINN I. MIKLOS
CORP. C. NO. AR 91602
F.S. Ch. 482.22



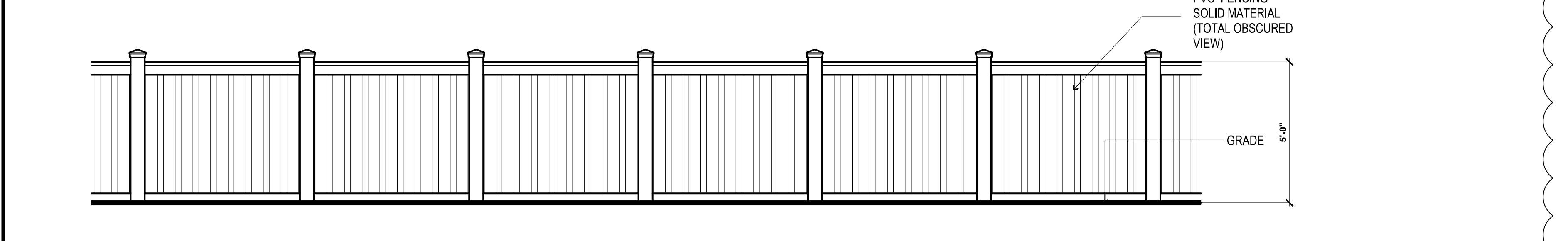
H.C. SIGNAGE AT STALL



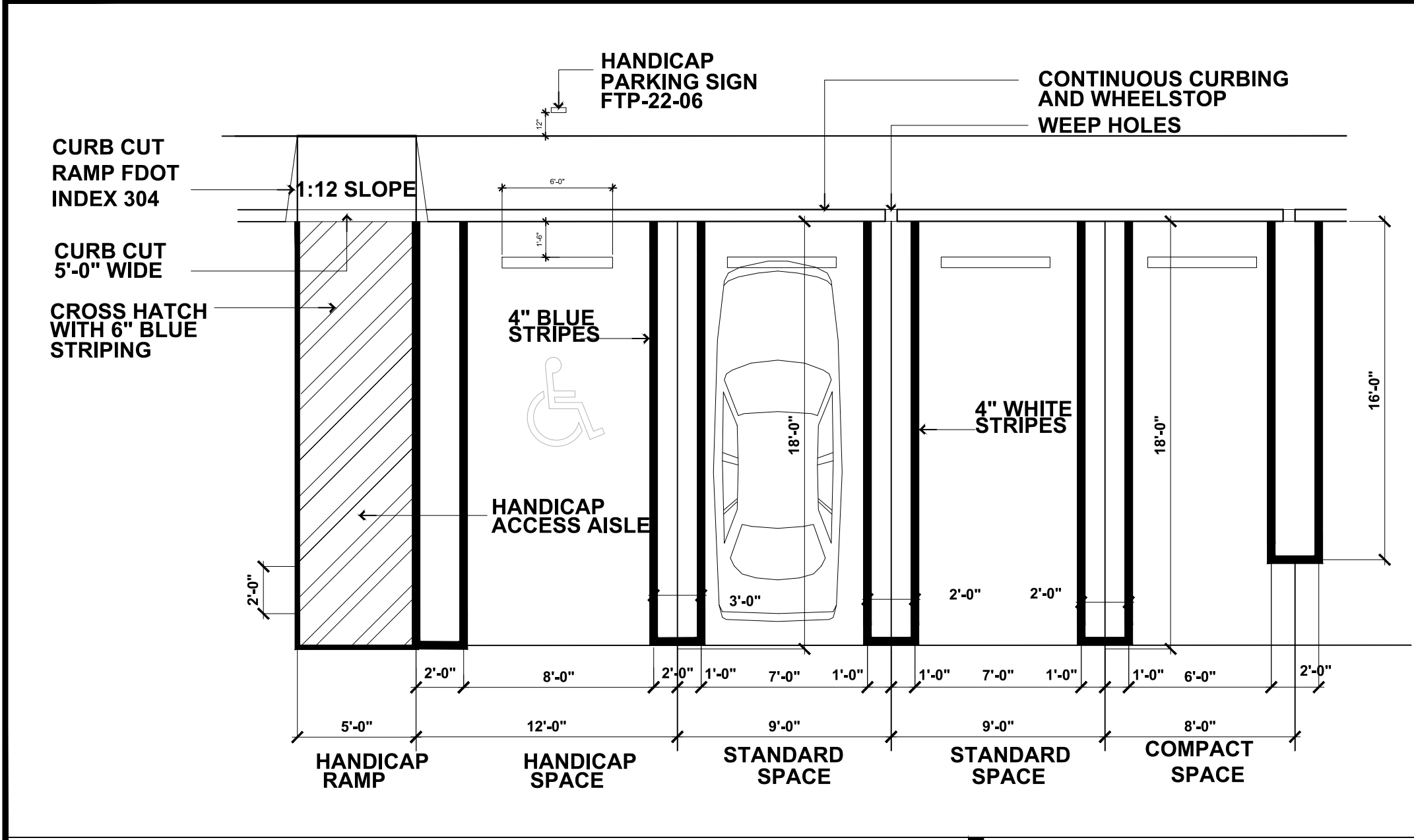
TYPE D CURB SEE CIVIL FOR GOVERNING LOCATIONS SCALE N.T.S.



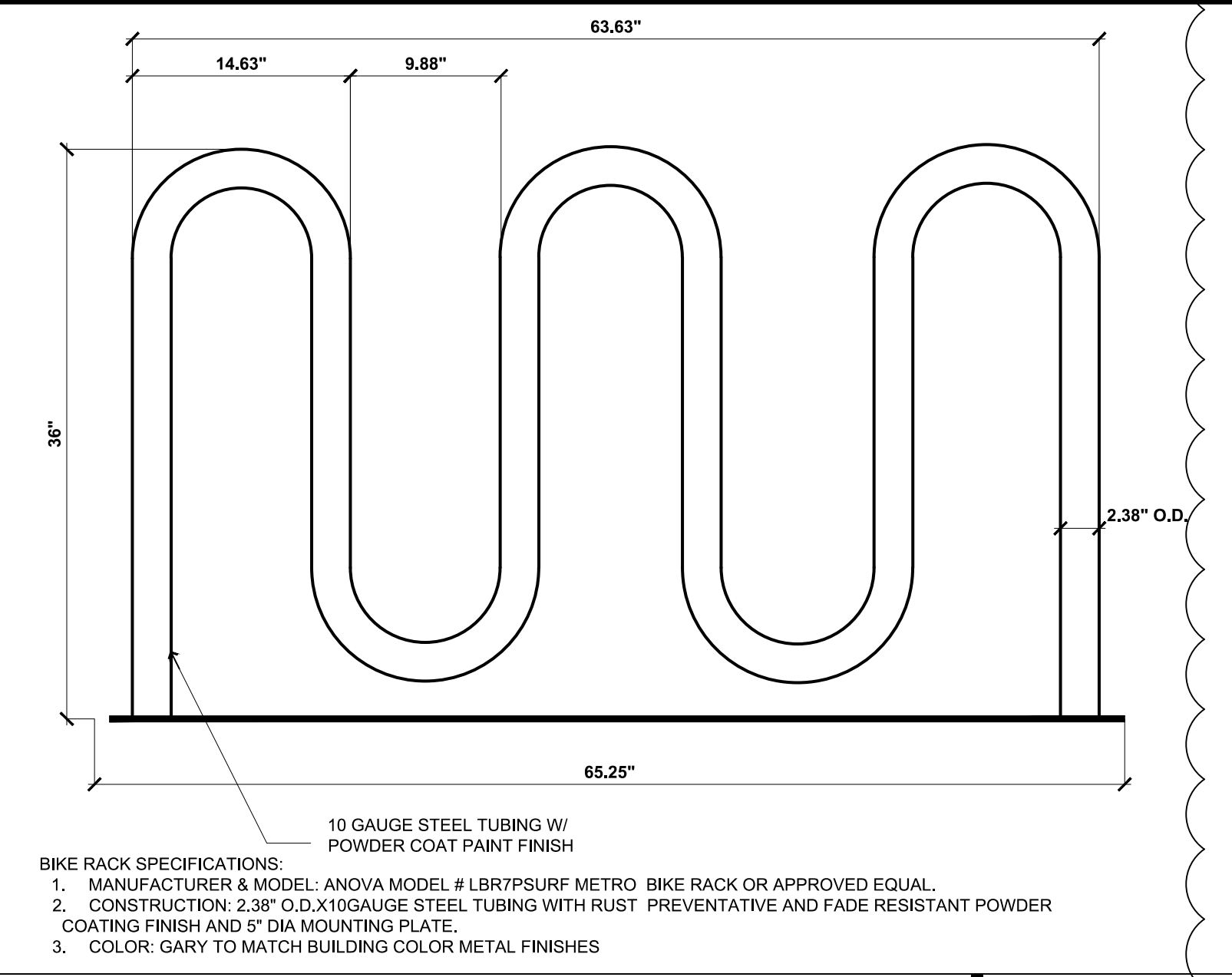
CONCRETE BUMPER DETAIL SCALE N.T.S.



FENCE ELEVATION SCALE 1:4



PARKING STALL DETAIL SCALE N.T.S.



BIKE RACK DETAIL SCALE N.T.S.

SITE AND PROJECT DATA:			
TOTAL SITE AREA:	11,871.00 S.F.		
REQUIRED LANDSCAPED AREA:			
MIN. 25% LANDSCAPED AREA REQUIREMENT:	2,967.70 S.F.		
PROVIDED LANDSCAPED AREA:	3,059.00 S.F.		
% OF LANDSCAPED AREA TO SITE:	25.76 % OF LOT AREA		
GROUND FLOOR AREA FOOTPRINT	3,235.7 S.F.	27.20%	
PROVIDED LANDSCAPED AREA:	3,059.0 S.F.	26.75%	
TOTAL PAVED AREA	5,576.3 S.F.	46.05 %	
	11,871.00 S.F.		

ZONING: GC (GENERAL COMMERCIAL)			
RESIDENTIAL CALCULATIONS			
DENSITY CALCULATIONS:			
ALLOWABLE DENSITY 12 UNITS PER ACRE			
1 ACRE (43560 S.F.)/12= 3630 S.F.			
SITE AREA (11871 S.F.)/3630= 3.2 UNITS ALLOWABLE			
RESIDENTIAL UNITS PROVIDED 3			
RESIDENTIAL PARKING			
2-BEDROOM UNITS @ 2.5 CARS/UNIT	5 CARS		
1-1BEDROOM UNIT @ 1.5 CARS/UNIT	2 CARS		
CARS REQUIRED	7 CARS		
CARS PROVIDED	7 CARS		
COMPACT	1 CAR		
STANDARD	6 CARS		

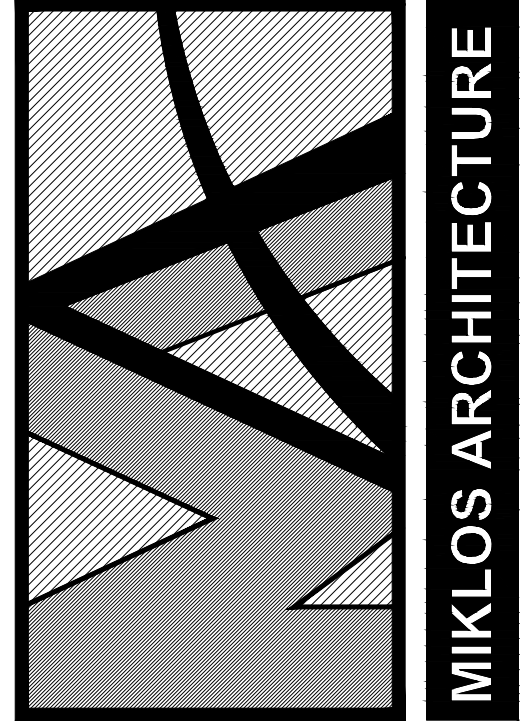
	UNIT A	UNIT B	UNIT C
GROUND FLOOR	GARAGE 193.8 S.F. A/C AREA 261.5 S.F.	GARAGE 235.0 S.F. A/C AREA 116.7 S.F.	GARAGE 267.1 S.F. A/C AREA 120.7 S.F.
SECOND FLOOR	A/C AREA 1,376.7 S.F. BALC. 35.4 S.F.	A/C AREA 1,049.4 S.F. BALC. 35.4 S.F.	A/C AREA 1,142.1 S.F. BALC. 35.4 S.F.
THIRD FLOOR	A/C AREA 1,204.4 S.F. BALC. 50.0 S.F.	A/C AREA 931.8 S.F. BALC. 68.0 S.F.	A/C AREA 1,027.7 S.F. BALC. 64.0 S.F.
A/C AREA TOTAL FLOOR	A/C AREA 2,774.9 S.F.	A/C AREA 2,097.9 S.F.	A/C AREA 2,290.5 S.F.
BALCONY TOTAL	BALC. 85.4 S.F.	BALC. 103.4 S.F.	BALC. 99.4 S.F.
GRAND TOTAL	2860.3 S.F.	2201.3S.F.	2389.9 S.F.

OCCUPANT LOAD AS PER FBC 2017 TABLE 1004.1.2	
BUSINESS OCCUPANCY 100 S.F. GROSS AREA PER OCCUPANT:	2046.0
TOTAL BUSINESS BUILDING GROSS AREA:	21 OCCUPANTS
TOTAL OCCUPANT LOAD FOR BUSINESS OCCUPANCY	

SHARED PARKING CALCULATIONS TABLE											
USE	REQUIRED	WEEKDAY				WEEKEND					
		NIGHT MIDNIGHT TO 6 AM	DAY 9 AM TO 4 PM	EVENING 6 PM TO MIDNIGHT		DAY 9 AM TO 4 PM	EVENING 6 PM TO MIDNIGHT				
RESIDENTIAL	1.5	100 %	1.5	60 %	0.9	90 %	1.35	80 %	1.2	90 %	1.35
OFFICE	8.18	5 %	0.409	100 %	8.18	10 %	0.818	10 %	0.818	5 %	0.409
COMMERCIAL/ RETAIL		5 %	0	70 %	0	90 %	0	100 %	0	70 %	0
HOTEL		80 %	0	80 %	0	100 %	0	80 %	0	100 %	0
RESTAURANT		10 %	0	50 %	0	100 %	0	50 %	0	100 %	0
ENTERTAINMENT /REC		10 %	0	40 %	0	100 %	0	80 %	0	100 %	0
RESERVED PARKING		100 %	0	100 %	0	100 %	0	100 %	0	100 %	0
OTHER	7	100 %	7	100 %	7	100 %	7	100 %	7	100 %	7
TOTAL	17		9		16		9		9		9

ACCORDING TO LDR SECTION 4.3.4-DEVELOPMENT STANDARDS MATRIX FOR NON-RESIDENTIAL ZONING DISTRICTS. THE FOLLOWING APPLY TO GC (GENERAL COMMERCIAL) ZONING DISTRICTS:											
GC	MIN LOT SIZE (ACRES)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN OPEN SPACE (%)	MIN FRONT SETBACK (FT.)	MIN SIDE INTERIOR SETBACK (FT.)-N	MIN SIDE INTERIOR SETBACK (FT.)-S	MIN REAR SETBACK (FT.)	MAX. BLDG HEIGHT (FT.)	MIN.** US-1 LANDSCAPE BUFFER (FT.)
REQUIRED	0	0	0	0	25	10	10	10	10	48	10
PROVIDED	0.27	119.45	122.64	119.45	26.75	10	10	10	10	41	10

GC ZONING TABULATION



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PROPOSED NEW MIXED USE BUILDING

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SHEET	
SP-2	
OF	
2	
SEAL	
QUINN I. MIKLOS	AR 91692
CORP. CERT. NO.	AA0002282