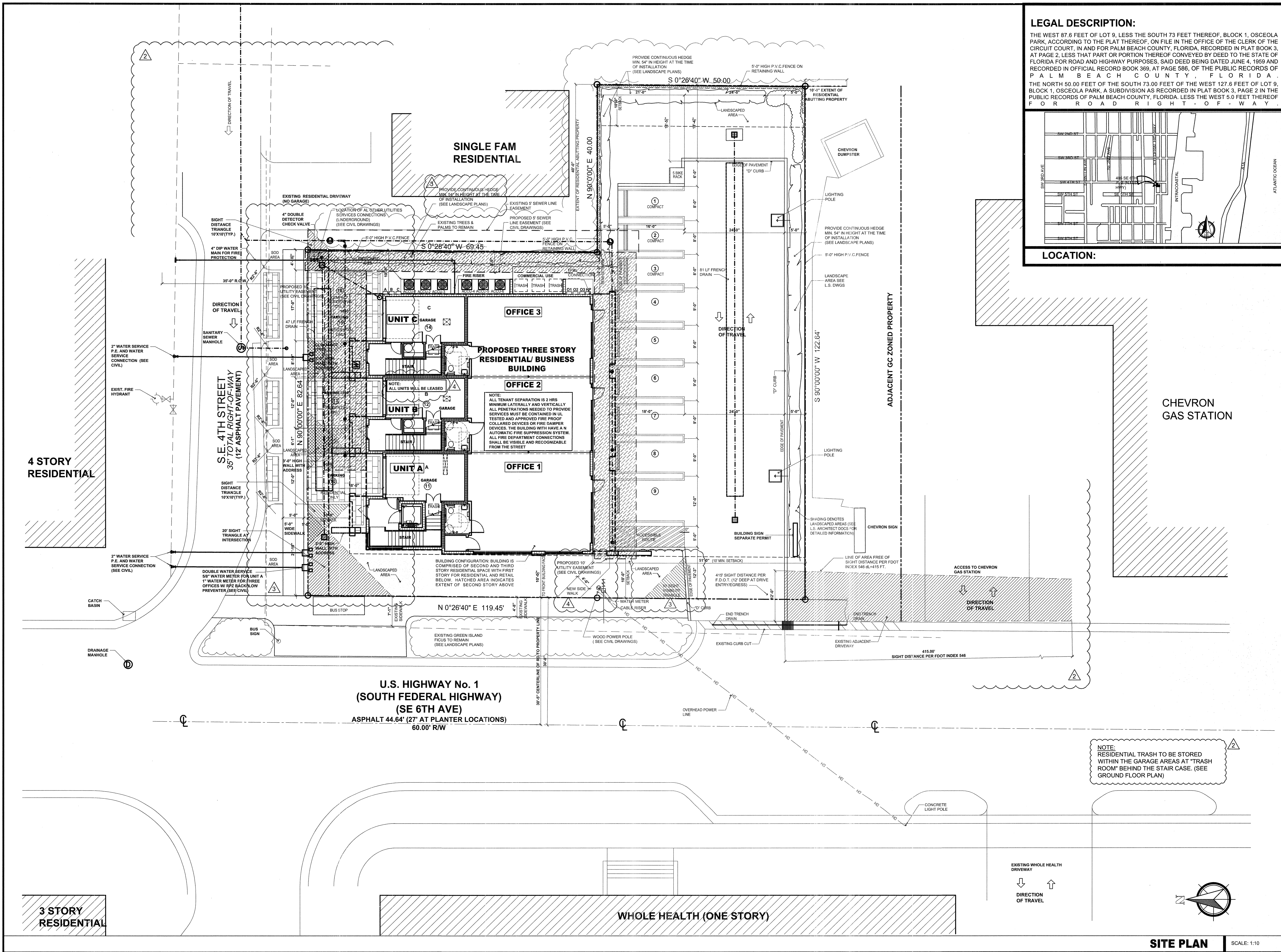




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PROJECT

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

4.24.2019 BLDG. DEPT. COMMENTS

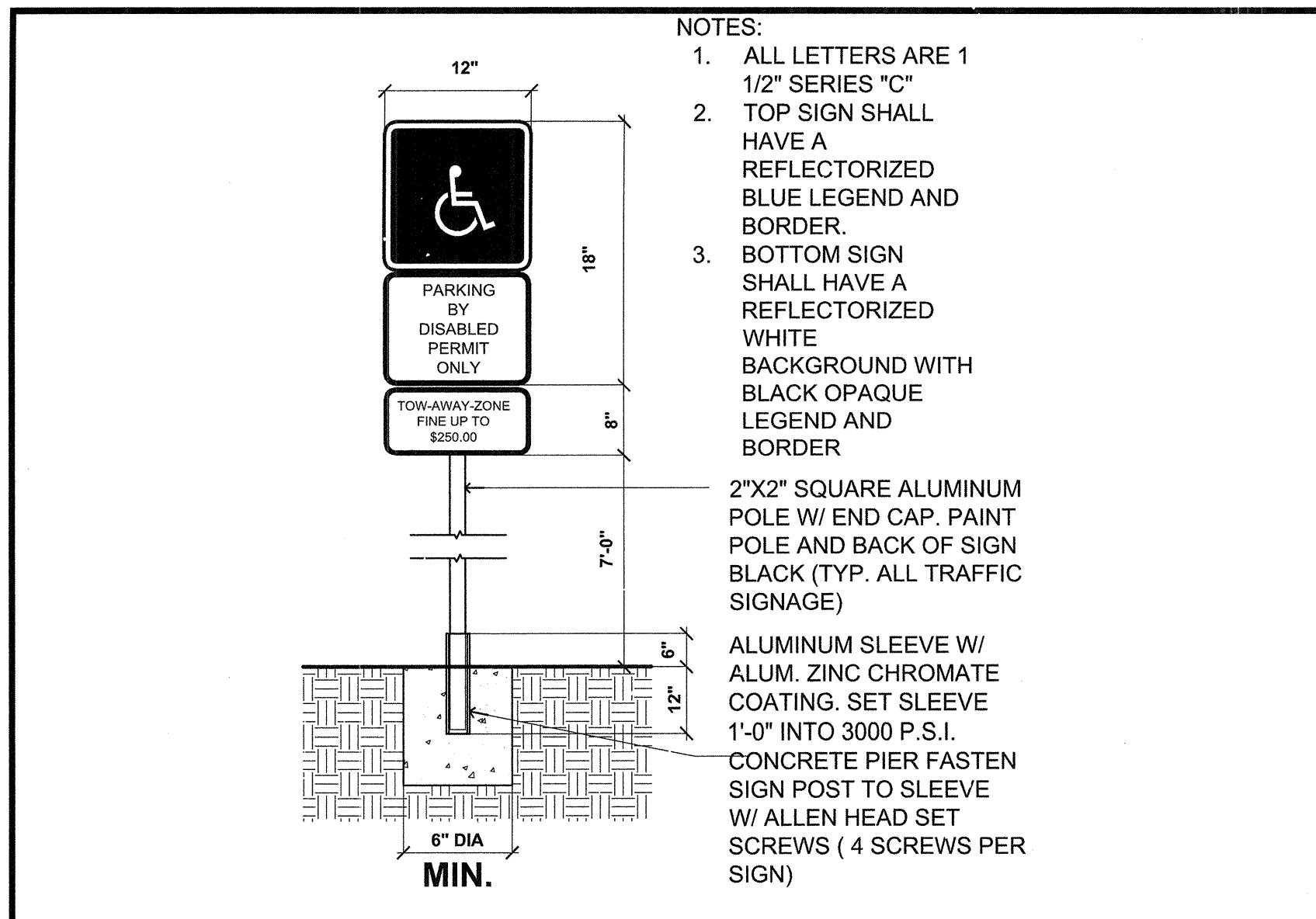
SHEET

SP-1

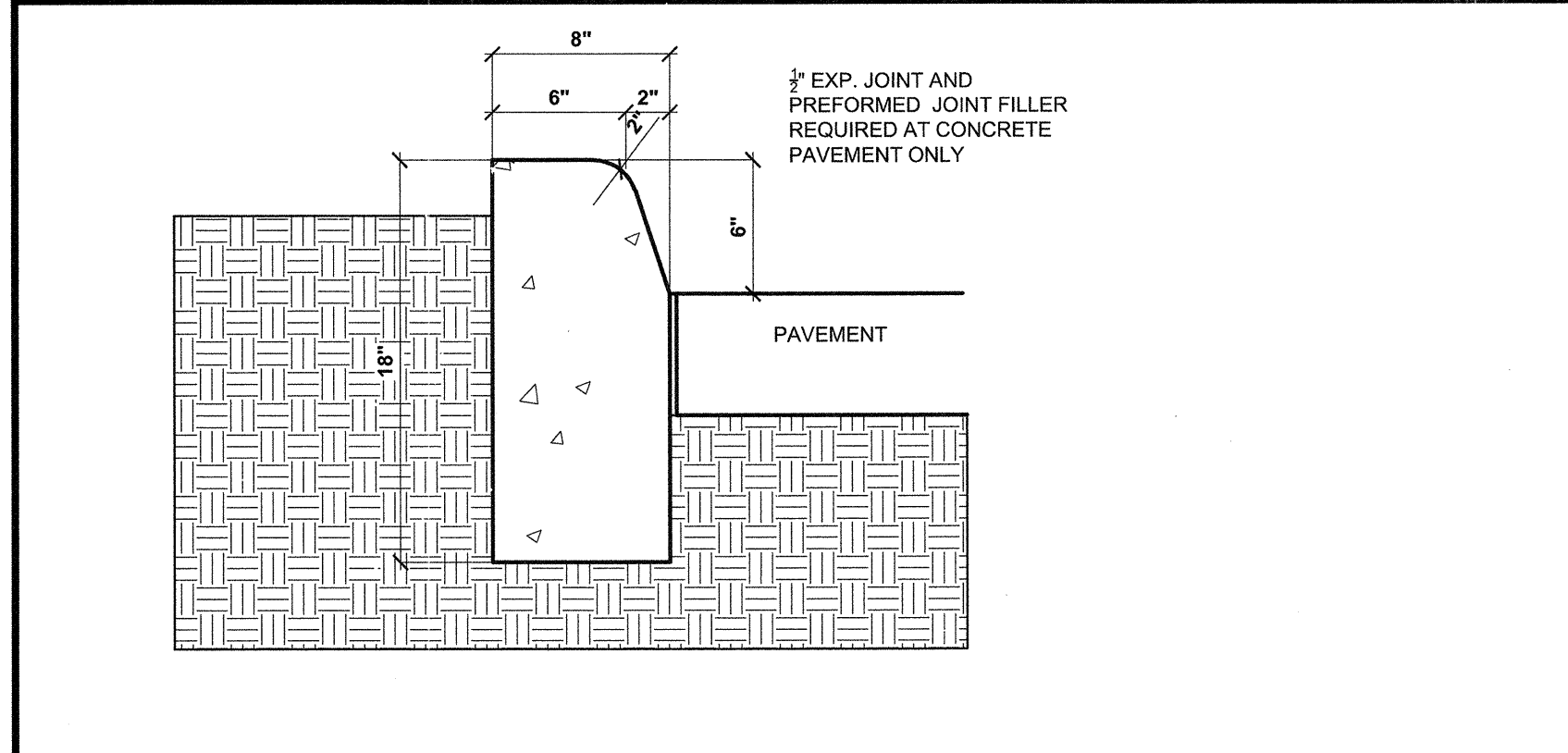
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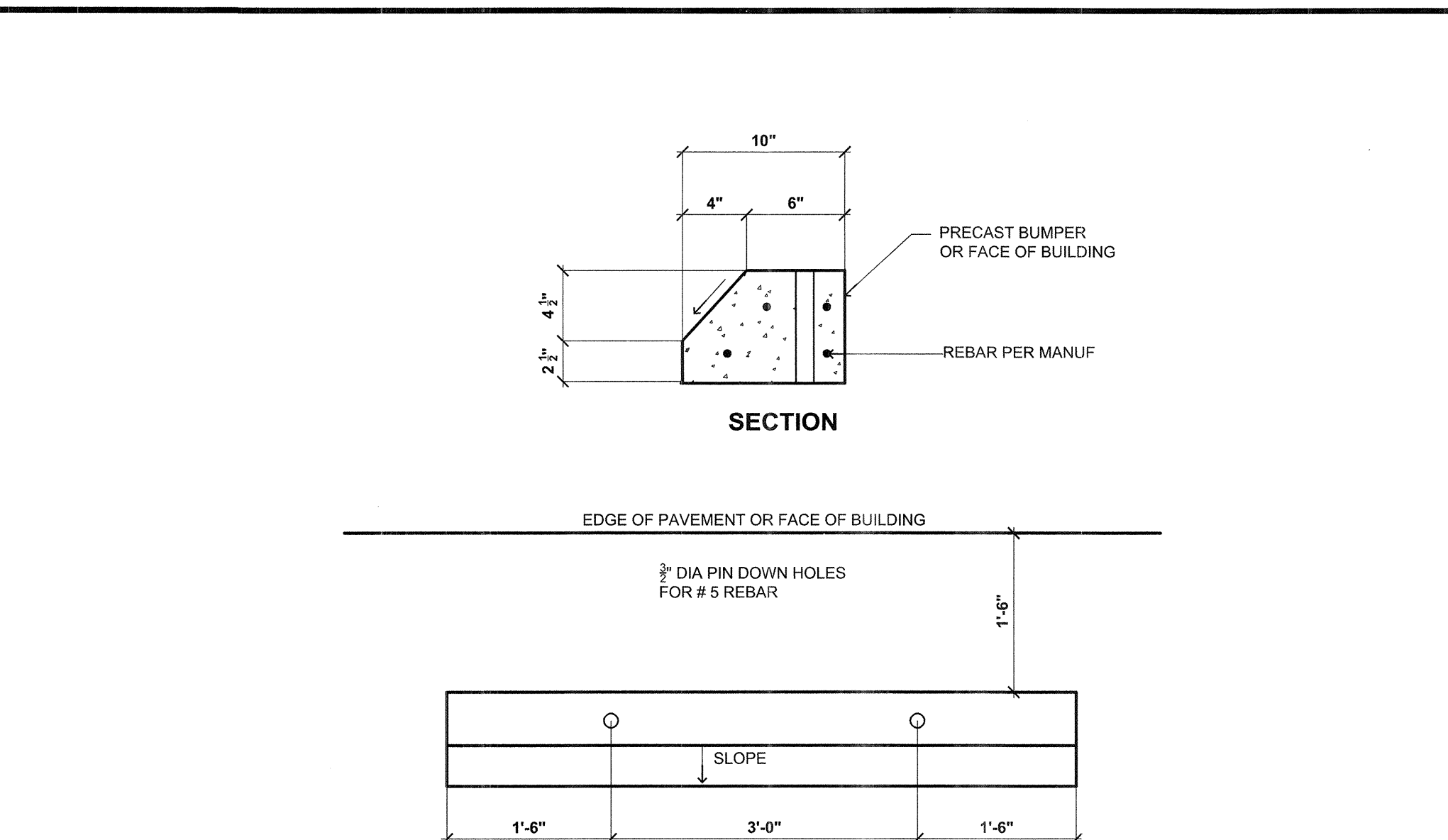
QUINN & MIKLOS ARCHITECTURE, P.A. AR 91602 CORP. CENT. 002 AA0002282



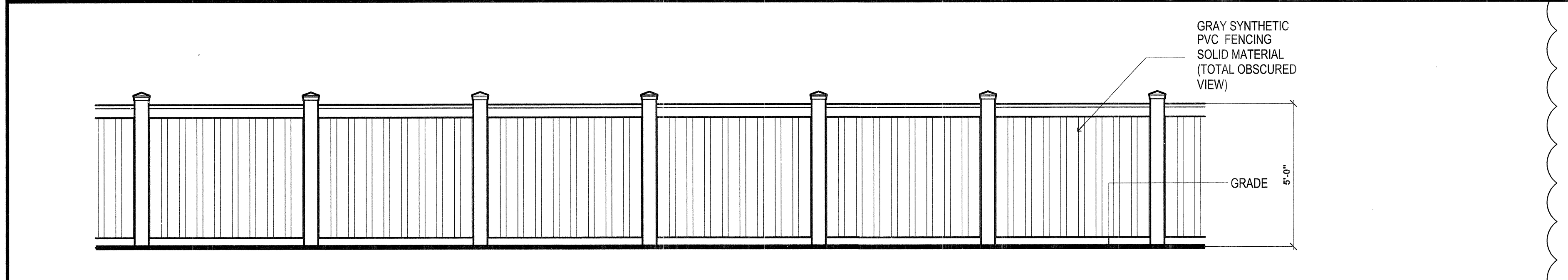
H.C. SIGNAGE AT STALL



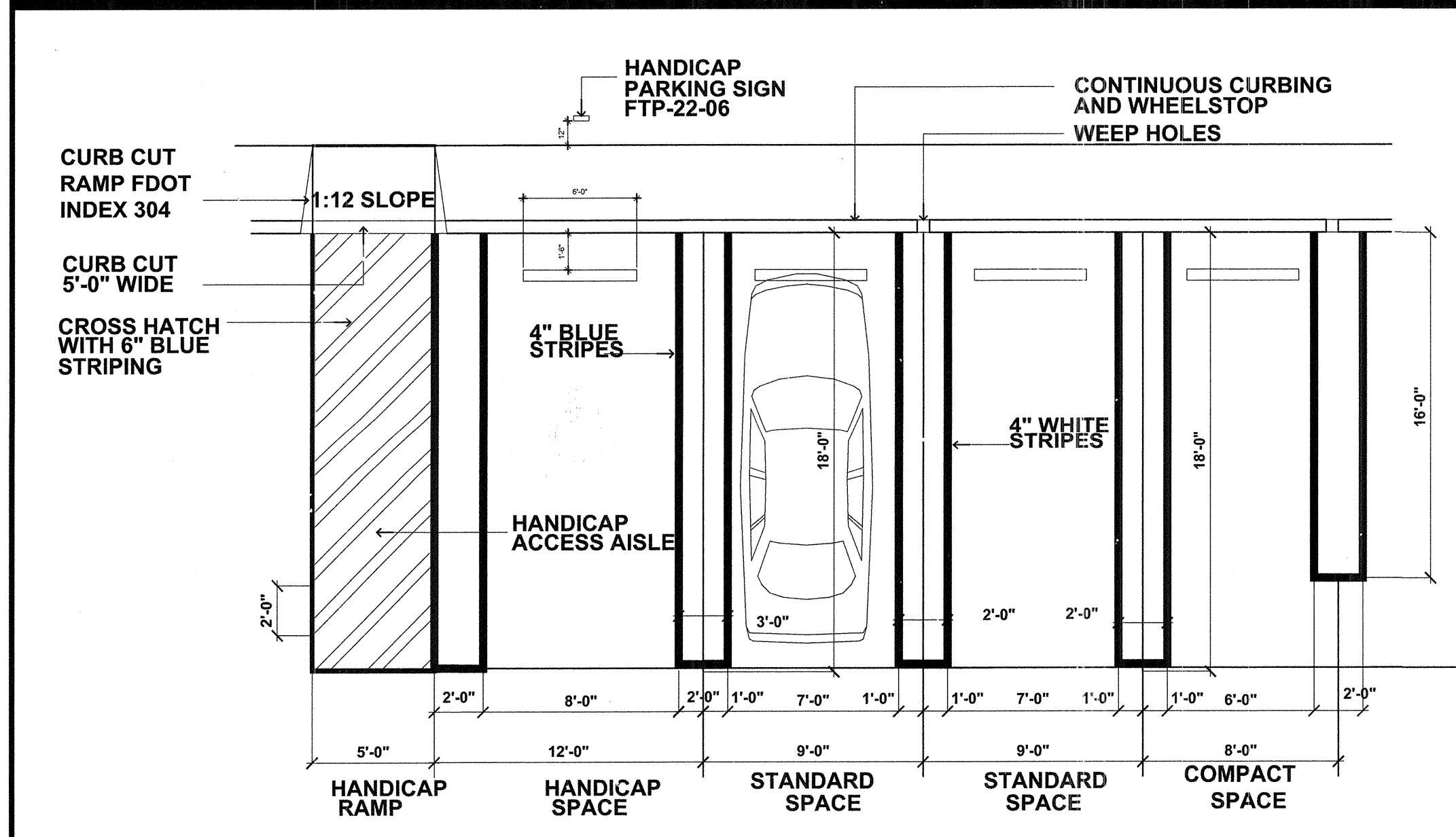
TYPE D CURB SEE CIVIL FOR GOVERNING LOCATIONS SCALE N.T.S.



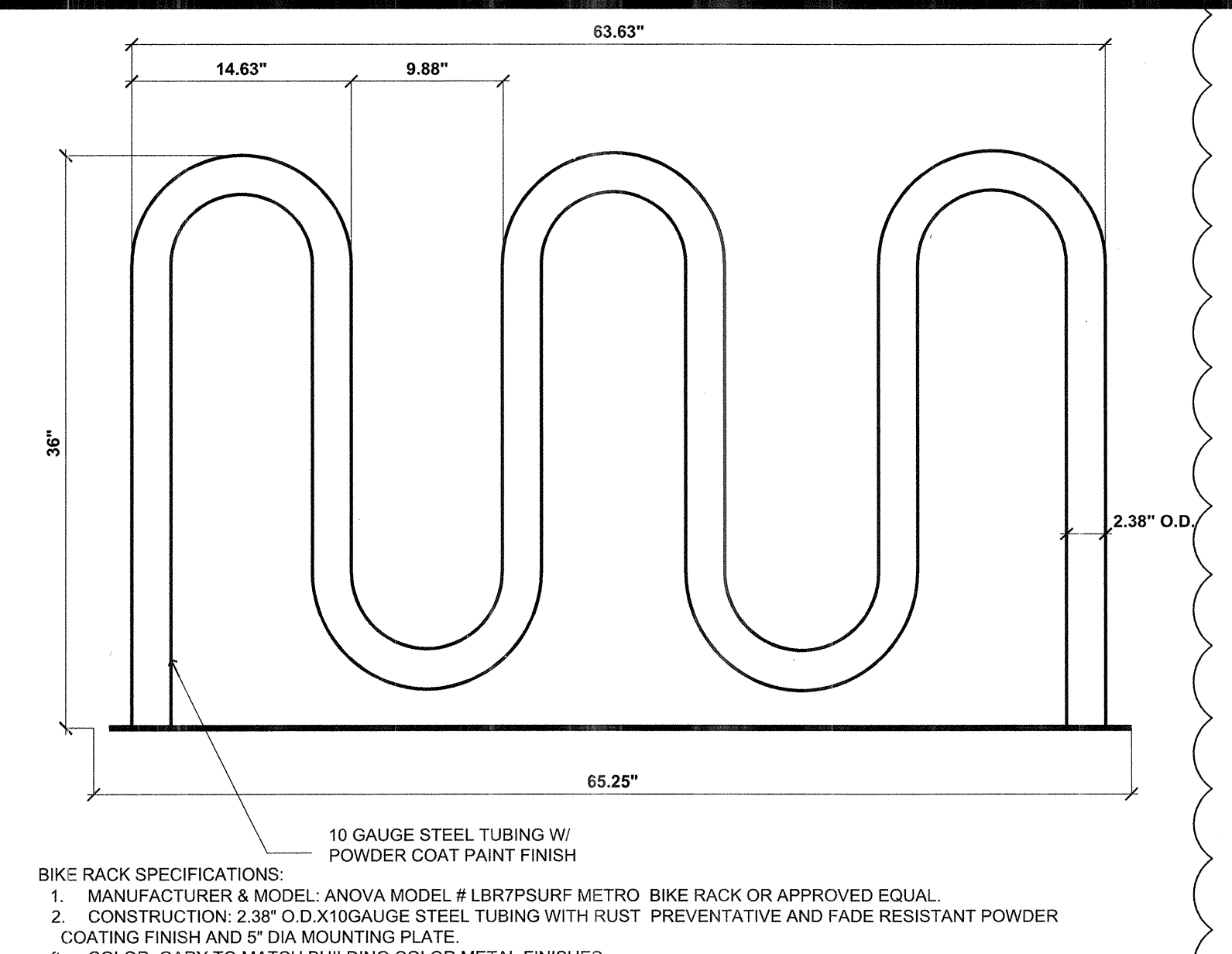
CONCRETE BUMPER DETAIL SCALE N.T.S.



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
2-2BEDROOM 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 260.8 S.F. A/C AREA 194.2 S.F.	GARAGE 235.5 S.F. A/C AREA 116.7 S.F.	GARAGE 267.1 S.F. A/C AREA 121.0 S.F.
SECOND FLOOR	A/C AREA 1,239.4 S.F. BALC. 29.4 S.F.	A/C AREA 963.8 S.F. BALC. 29.4 S.F.	A/C AREA 1,059.0 S.F. BALC. 29.4 S.F.
THIRD FLOOR	A/C AREA 1,198.0 S.F. BALC. 58.4 S.F.	A/C AREA 932.3 S.F. BALC. 68.0 S.F.	A/C AREA 1,030.7 S.F. BALC. 64.5 S.F.
A/C AREA TOTAL FLOOR	A/C AREA 2,631.6 S.F.	A/C AREA 2,012.8 S.F.	A/C AREA 2,210.7 S.F.
BALCONY TOTAL	BALC. 87.8 S.F.	BALC. 97.4 S.F.	BALC. 93.9 S.F.
GRAND TOTAL	2,980.2 S.F.	2,345.7 S.F.	2,571.7 S.F.

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

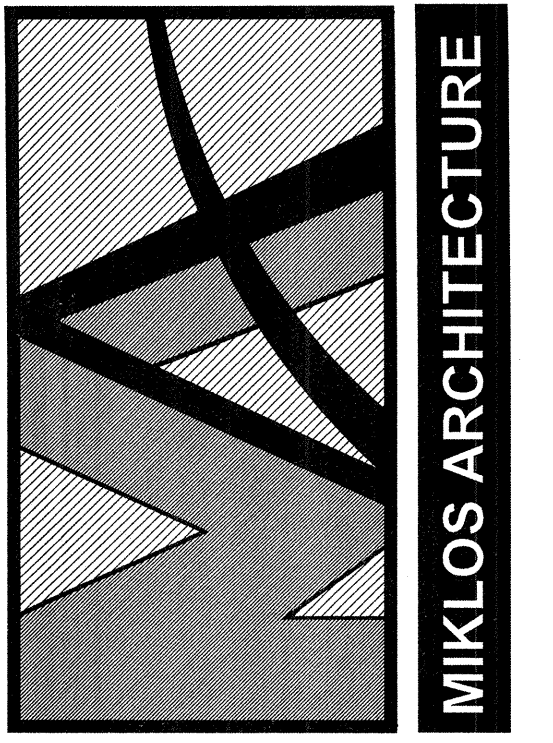
SHARED PARKING CALCULATIONS TABLE

		WEEKDAY						WEEKEND			
USE	REQUIRED	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 <i>2040 SF</i>	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.)-N	MIN SIDE INTERIOR SETBACK (FT.)-S	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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SP-2

OF

2

