

IMPERVIOUS DATA		
LOT SIZE	24,976 S.F.	
	PROPOSED (S.F.)	PROPOSED (%)
EXISTING STRUCTURE	5,319 S.F.	21%
PROPOSED 1ST LEVEL ADDITION	2,773 S.F.	11%
PROPOSED 2ND LEVEL ADDITION	2,725 S.F.	
ASPHALT & CONCRETE	9,728 S.F.	39%
TOTAL IMPERVIOUS	17,820 S.F.	71%

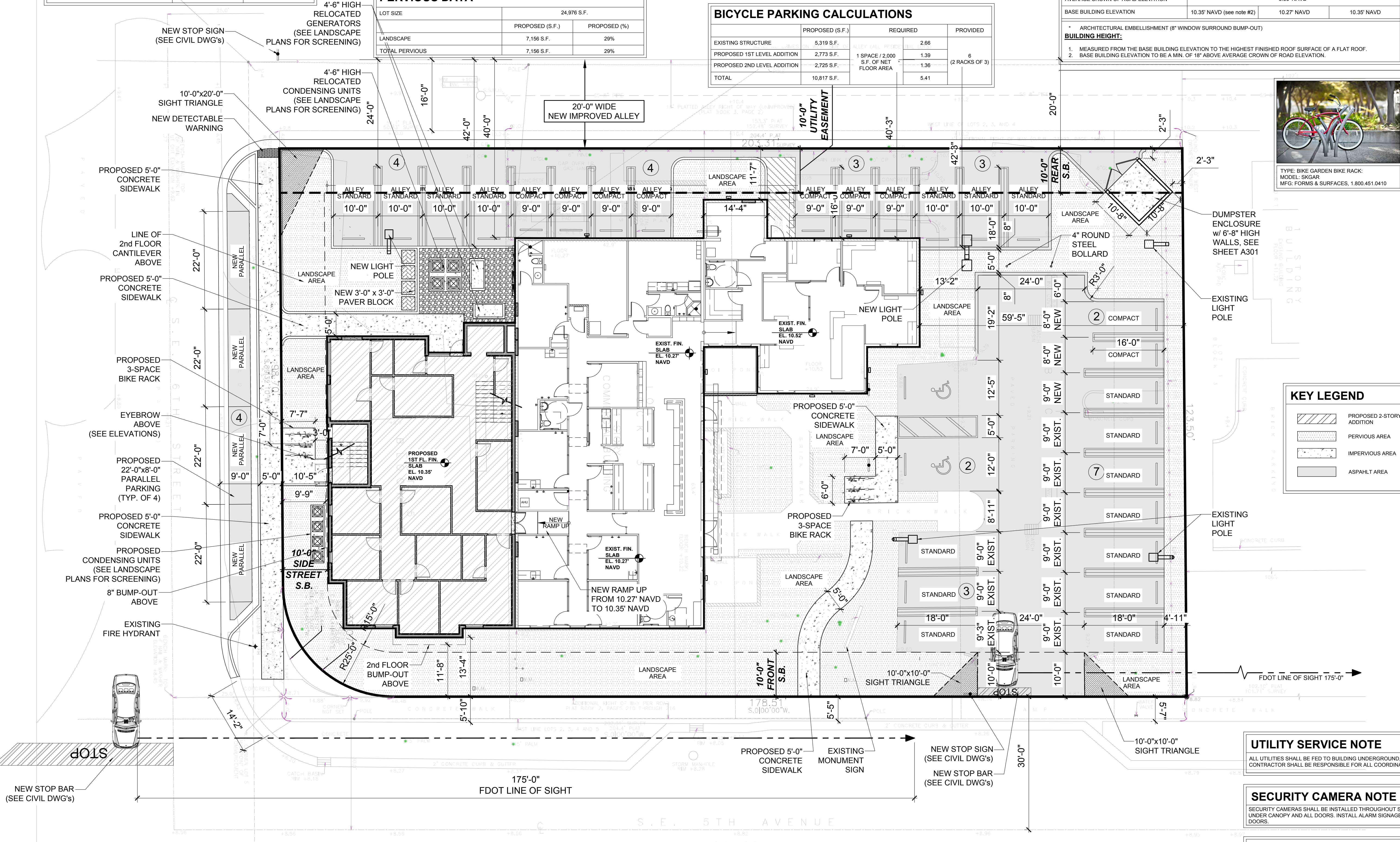
VEHICLE PARKING TYPE BREAKDOWN		
	SIZE	PROPOSED
TOTAL ON-SITE STANDARD (NON-ALLEY) PARKING SPACES:	9'-0" x 18'-0"	10
TOTAL ON-SITE STANDARD (ALLEY) PARKING SPACES:	10'-0" x 18'-0"	7
TOTAL ON-SITE COMPACT (NON-ALLEY) PARKING SPACES:**	8'-0" x 16'-0"	2
TOTAL ON-SITE COMPACT (ALLEY) PARKING SPACES:**	9'-0" x 16'-0"	7
TOTAL ON-SITE HANDICAP PARKING SPACES:	12'-0" x 18'-0"	2
TOTAL OFF-SITE PARALLEL PARKING:	8'-0" x 22'-0"	4
**TOTAL COMPACT SPACES PROVIDED NOT TO EXCEED 30% OF THE TOTAL PARKING SPACES REQUIRED. TOTAL COMPACT SPACES PROVIDED IS 9, WHICH IS 28% OF 32 SPACES REQUIRED, LESS THAN 30% MAXIMUM ALLOWED.		

VEHICLE PARKING CALCULATIONS		
PARKING SPACES REQUIRED FOR EXISTING MEDICAL OFFICE (5,319 S.F.)	18 SPACES	SPECIAL ACTION PARKING REDUCTION APPROVED (2010-094)
PROPOSED MEDICAL OFFICE EXPANSION (5,498 SF)	27 SPACES	5,498 SF x 5 / 1,000 = 27 SPACES
TOTAL REQUIRED (5,319 S.F. + 5,498 S.F. = 10,817 S.F.)	45 SPACES	18 SPACES + 27 SPACES = 45 SPACES
PROVIDED	32 SPACES * (28 ON SITE + 4 OFF SITE)	*SPECIAL ACTION PARKING REDUCTION PROPOSED TO REDUCE THE TOTAL REQUIRED PARKING TO 32 SPACES.

SITE DATA			
ZONING DESIGNATION	GENERAL COMMERCIAL (GC)		
	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK (EAST)	10'-0" (MIN.)	15'-4"	13'-4" 1st FLOOR/ 11'-8" 2nd FLOOR/
REAR SETBACK (WEST)	10'-0" (MIN.)	11'-7"	11'-7"
SIDE STREET SETBACK (SOUTH)	10'-0" (MIN.)	N/A	10'-5" 1st FLOOR/ 9'-9" 2nd FLOOR/
SIDE INTERIOR (NORTH)	0'-0" (MIN.)	0'-0"	59'-5"
BUILDING HEIGHT (see note #1)	25'-0" (MIN.) / 48'-0" (MAX.)	13'-4" / 22'-19" NAVD	26'-8" / 37'-02" NAVD
AVERAGE CROWN OF ROAD ELEVATION	8.85' NAVD		
BASE BUILDING ELEVATION	10.35' NAVD (see note #2)	10.27' NAVD	10.35' NAVD
* ARCHITECTURAL EMBELLISHMENT (8" WINDOW SURROUND BUMP-OUT)			
BUILDING HEIGHT:			
1. MEASURED FROM THE BASE BUILDING ELEVATION TO THE HIGHEST FINISHED ROOF SURFACE OF A FLAT ROOF.			
2. BASE BUILDING ELEVATION TO BE A MIN. OF 18" ABOVE AVERAGE CROWN OF ROAD ELEVATION.			

PERVIOUS DATA		
LOT SIZE	24,976 S.F.	
	PROPOSED (S.F.)	PROPOSED (%)
LANDSCAPE	7,156 S.F.	29%
TOTAL PERVIOUS	7,156 S.F.	29%

BICYCLE PARKING CALCULATIONS			
EXISTING STRUCTURE	5,319 S.F.	2.66	
PROPOSED 1ST LEVEL ADDITION	2,773 S.F.	1.39	6
PROPOSED 2ND LEVEL ADDITION	2,725 S.F.	1.36	(2 RACKS OF 3)
TOTAL	10,817 S.F.	5.41	



TYPE: BIKE GARDEN BIKE RACK;
MODEL: SKGAR
MFG: FORMS & SURFACES, 1.800.451.0410

KEY LEGEND	
	PROPOSED 2-STORY ADDITION
	PERVIOUS AREA
	IMPERVIOUS AREA
	ASPHALT AREA

UTILITY SERVICE NOTE
ALL UTILITIES SHALL BE FED TO BUILDING UNDERGROUND. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION

SECURITY CAMERA NOTE
SECURITY CAMERAS SHALL BE INSTALLED THROUGHOUT SITE AND UNDER CANOPY AND ALL DOORS. INSTALL ALARM SIGNAGE AT ALL DOORS.

FIRE SPRINKLER NOTES
1. EXISTING 1-STORY AND PROPOSED 2-STORY ADDITION TO BE PROTECTED THROUGHOUT W/ AUTOMATIC SPRINKLERS AND MONITORED IN ACCORDANCE W/ 2017 FBC AND APPLICABLE LOCAL BUILDING CODES.

1 PROPOSED SITE PLAN
1"=10'-0"

SPRAB SUBMITTAL 12-16-19

REVISIONS	BY	DATE
1	SPRAB	12-16-19

BUILDING ADDITION
THOMAS L. TZIKAS
526 S.E. 5th AVENUE
DELRAY BEACH, FL

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1909047

FL-0011005 FIRM-AA003379

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