

LEGEND	
	EXISTING BUILDING AREA
	PROPOSED 2-STORY ADDITION

NEW SQUARE FOOTAGE CALCULATION	
EXISTING STRUCTURE	5319 SF
PROPOSED 1ST LEVEL ADDITION	2773 SF
PROPOSED 2ND LEVEL ADDITION	2726 SF
TOTAL AREA	10817 SF

EXISTING SQUARE FOOTAGE CALCULATION	
EXISTING STRUCTURE	5319 SF
PROPOSED 1ST LEVEL ADDITION	2753 SF
PROPOSED 2ND LEVEL ADDITION	2711 SF
TOTAL AREA	10783 SF

1 PROPOSED 1st FLOOR PLAN  
3/16"=1'-0"

SPRAB SUBMITTAL 12-16-19

REVISIONS	BY	DATE
1	SPRAB SP 1 SUBMITTAL	DND 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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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%

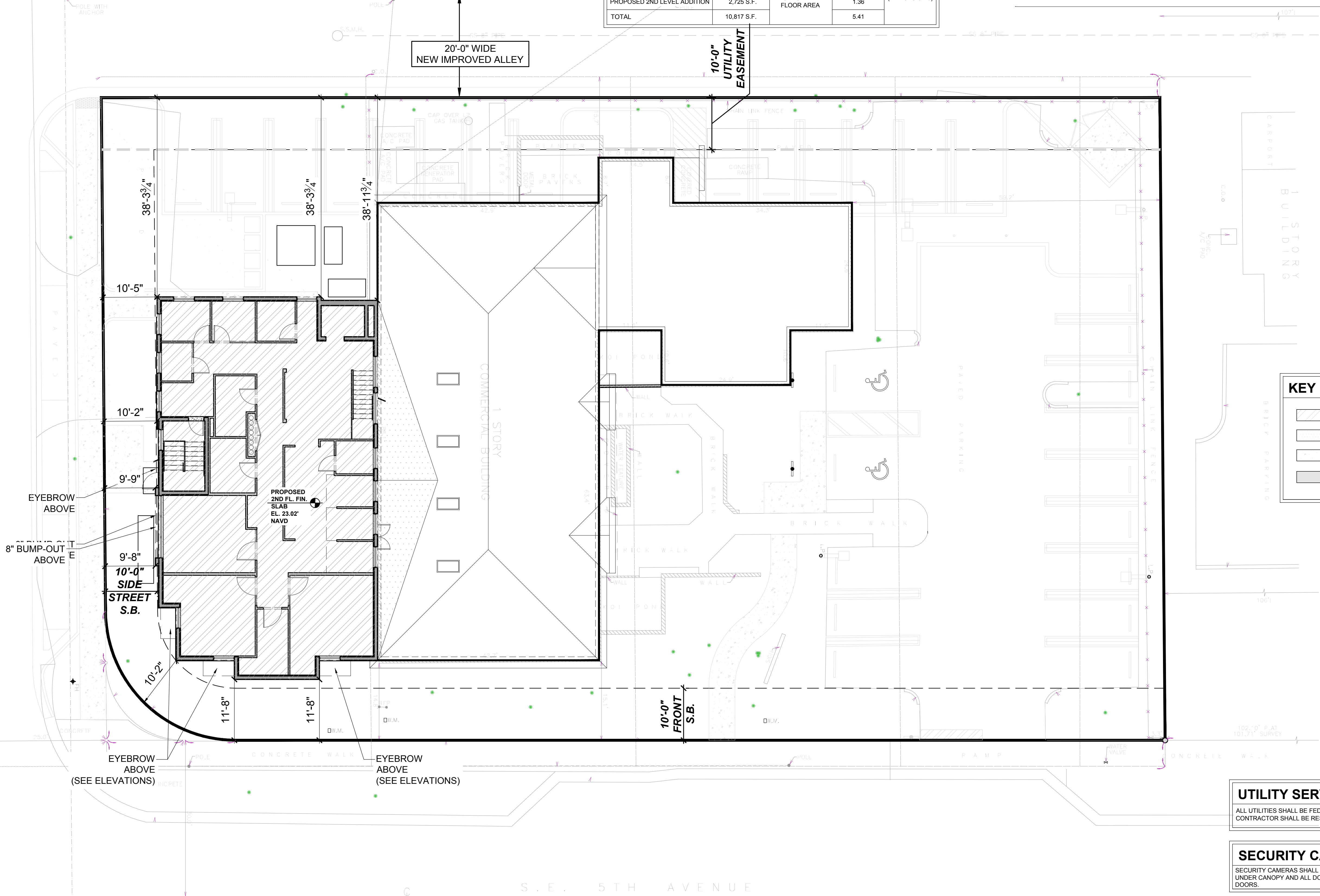
VEHICLE PARKING TYPE BREAKDOWN		
	SIZE	PROPOSED
TOTAL ON-SITE STANDARD (NON-ALLEY) PARKING SPACES:	9'-0" x 18'-0"	10
TOTAL ON-SITE STANDARD (ALLEY) PARKING SPACES:	10'-0" x 18'-0"	7
TOTAL ON-SITE COMPACT (NON-ALLEY) PARKING SPACES:**	8'-0" x 16'-0"	2
TOTAL ON-SITE COMPACT (ALLEY) PARKING SPACES:**	9'-0" 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.		

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%

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 THE TOTAL REQUIRED PARKING TO 32 SPACES.

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

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)			
<b>BUILDING HEIGHT:</b>			
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.			



**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.

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