BUILDING AREAS	NOTE: ALL AREAS SHOWN CONSIDERED 'UNDER ROOF'	
TOTAL SITE AREA (PRIOR TO ROW DEDICATION)		308,908 SF.
TOTAL SITE AREA (W/ PROPOSED NEW ROW ALONG LINTON/ SW 4TH AVE.)		296,306 SF.
PROPOSED STRUCTURES:		**(TOTAL UNDER ROOF)**
BUILDING 'A'		
'A' MAIN RETAIL ANCHOR AREA SUITE 'A1' (PHASE IV)		6,416 SF.
'A' MAIN RETAIL ANCHOR AREA SUITE 'A2' (PHASE IV)		6,417 SF.
'A' MAIN RETAIL ANCHOR AREA SUITE 'A3' (PHASE IV)		18,300 SF.
'A' RETAIL SUITE 'A4' (PHASE III)		1,363 SF.
'A' RETAIL SUITE 'A5' (PHASE III)		2,016 SF.
'A' RETAIL SUITE 'A6' (PHASE III)		1,244 SF.
'A' METER ROOM (PHASE III)		144 SF.
'A' RESTAURANT SUITE 'A7' (PHASE III)		6,110 SF.
BUILDING 'B'		
'B' RETAIL / OFFICE SUITE 'B1' (PHASE I)		3,650 SF.
'B' RESTAURANT SUITE 'B2' (PHASE I)		2,133 SF.
BUILDING 'C'		
'C' RESTAURANT SUITE 'C1' (PHASE I)		1,666 SF.
'C' RETAIL SUITE 'C2' (PHASE I)		1,459 SF.
'C' RETAIL SUITE 'C3' (PHASE I)		1,466 SF.
'C' RESTAURANT SUITE 'C4' (PHASE I)		2,417 SF.
	TOTAL BLDG. AREA	54,968 SF.

PARKING REQUIREMENTS	
ZONING DESIGNATION:	GC
TOTAL BLDG. AREA + OUTDOOR DINING	
TOTAL BLDG. AREA = 54,968 SF. + (411 SF. OUTDOOR DINING / 4 PER 1,000 SF.) =	326 SPACES
BUILDING 'A'	
ANCHOR RETAIL SUITE 'A1' = 6,416 SF. (4 SPACES PER 1,000 SF.)	26 SPACES
ANCHOR RETAIL SUITE 'A2' = 6,417 SF. (4 SPACES PER 1,000 SF.)	26 SPACES
ANCHOR RETAIL SUITE 'A3' = 18,300 SF. (4 SPACES PER 1,000 SF.)	73 SPACES
RETAIL SUITE 'A4' = 1,363 (4 SPACES PER 1,000 SF.)	5 SPACES
RETAIL SUITE 'A5' = 2,016 (4 SPACES PER 1,000 SF.)	8 SPACES
'A' METER ROOM = 144 SF. (4 SPACES PER 1,000 SF.)	1 SPACES
RETAIL SUITE 'A6' = 1,244 (4 SPACES PER 1,000 SF.)	5 SPACES
OUTDOOR DINING PARKING SPACE. 4 SPACES PER 1,000 SF. = 411 SF. =	2 SPACES
RESTAURANT SUITE 'A7' = 6,110 SF. (4 SPACES PER 1,000 SF.)	24 SPACES
BUILDING 'B'	
RETAIL/OFFICE SUITE 'B1' = 3,650 SF. (4 SPACES PER 1,000 SF.)	15 SPACES
RESTAURANT SUITE 'B2' = 2,133 SF. (4 SPACES PER 1,000 SF.)	8 SPACES
BUILDING 'C'	
RETAIL SUITE 'C1' = 1,666 SF. (4 SPACES PER 1,000 SF.) (STARBUCKS)	7 SPACES
RETAIL SUITE 'C2' = 1,459 SF. (4 SPACES PER 1,000 SF.)	6 SPACES
RETAIL SUITE 'C3' = 1,466 SF. (4 SPACES PER 1,000 SF.)	6 SPACES
RESTAURANT SUITE 'C4' = 2,417 SF. (4 SPACES PER 1,000 SF.)	10 SPACES
OUTDOOR DINING PARKING SPACE. 4 SPACES PER 1,000 SF. = 1,000 SF. =	2 SPACES
TOTAL PARKING REQUIRED	216 SPACES
*** PROPOSED PARKING PROVIDED**	
STANDARD PARKING SPACE	238 SPACES
H.C. PARKING SPACE (11 H.C. SPACES REQUIRED)	8 SPACES
COMPACT PARKING SPACE	19 SPACES
TOTAL PARKING PROVIDED	265 SPACES

ZONING - SITE DATA		
TOTAL SITE AREA	296,306 SF.	100%
IMPERVIOUS AREAS:		
PROPOSED BUILDINGS 'A', 'B', 'C' FOOTPRINTS	54,968 SF.	18.5%
CONCRETE SIDEWALKS & PAVERS	16,748 SF.	5.6%
DRIVEWAYS/PARKING/ CURBS	141,898 SF.	47.9%
TOTAL IMPERVIOUS AREAS	213,614 SF.	72.1%
TOTAL PERVIOUS AREA (LANDSCAPING)	113,692 SF.	38.3%

ZONING: GC		PROPOSED SETBACK:	
SETBACKS			
FRONT	5'-0" / 10'-0"	FRONT	62'-4"
SIDE INT.	0'-0"	SIDE INT.	56'-2"
SIDE STREET	5'-0" / 10'-0"	SIDE STREET	24'-6"
REAR	10'-0"	REAR	35'-1"
ALLOWABLE HT.	48'-0"	HT.	31'-4½" APPROX.

FLOOR AREA RATIO (FAR)	
MAX.	= 0.36
LOT SIZE = 308,908	= 308,908 SQ. FT.
TOTAL BUILDING AREA	= 54,968 SQ. FT.
FAR = 54,968 / 308,908	= 0.17

OCCUPANCY CLASSIFICATION

GROUP 'A2' ASSEMBLY

TYPE OF CONSTRUCTION

TYPE III
UNPROTECTED
SPRINKLERED

ALLOWABLE AREA

GROUP A2/9,500 S.F.

ALLOWABLE HEIGHT

48'-0" FEET (DELRAY BEACH) 55'-0" FEET PBC

APPLICABLE CODES

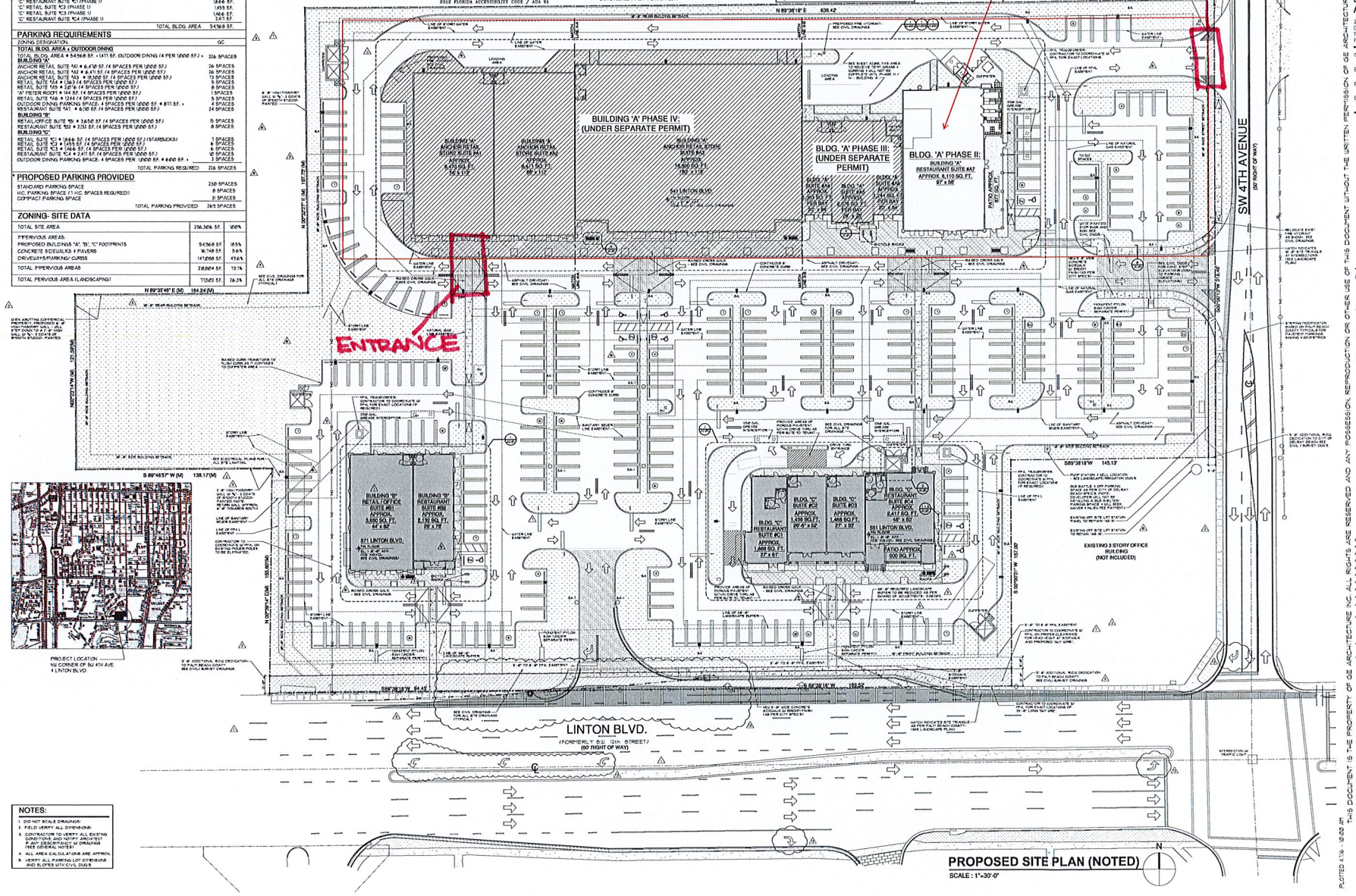
2014 FLORIDA BUILDING CODE
2014 FLORIDA MECHANICAL CODE
2014 FLORIDA PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE (NFPA-70)
2012 FLORIDA FIRE PREVENTION CODE 5th EDITION - FLORIDA SPECIFIC NFPA-1.
2012 N.F.P.A. 101 LIFE SAFETY CODE EDITION - FLORIDA SPECIFIC NFPA-1
2012 FLORIDA ACCESSIBILITY CODE / ADA 04

GENERAL NOTES:

1. IT IS THE DUTY OF THE ARCHITECT THAT THE WORK BE INCORPORATED WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL IMPRINT, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. SUBSURFACE SOIL CONDITION INFORMATION WAS PREPARED ON AUGUST 1, 2012 BY ANDERSON & ASSOCIATES, INC OF FLORIDA - 2300 NORTH FEDERAL HIGHWAY RD. WEST PALM BEACH FL. STATE FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSF. THE CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
6. - THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

LEGEND:

- GRASS
- 5'-0" TO 8'-0" WIDE CONCRETE SIDEWALK W/ BROOM FINISH - SEE CIVIL FOR SPEC.
- CONCRETE PAVERS TO BE SELECTED BY OWNER
- REMAINDER OF DRIVEWAYS TO BE ASPHALT - SEE CIVIL DWGS.
- SITE TRIANGLES
- BRICK PAVERS TO BE SELECTED BY OWNER
- LAND TO BE DEDICATED TO CITY/ COUNTY
- BUILDING 'A' PHASE II (UNDER SEPARATE PERMIT)
- PHASE I - BUILDING 'B' AND 'C' (COMPLETED)
- S-A / S-A-1 EXTERIOR POLE LIGHT FIXTURES - SEE PHOTOMETRIC PLAN
- FH FIRE HYDRANT - SEE CIVIL PLAN



NOTES:

1. DO NOT SCALE DRAWINGS
2. FIELD VERIFY ALL DIMENSIONS
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY OF DRAWINGS (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.
5. VERIFY ALL PARKING LOT DIMENSIONS AND SLOPES WITH CIVIL DWGS

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ISSUED FOR BUILDING
BIDS
PERMIT
CONSTRUCTION

PROJECT TITLE

DELRAY VILLAGE SHOPPES BUILDING 'A' "SHELL PERMIT ONLY" PHASE II

541 LINTON BLVD.
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 514A100N

DRAWING TITLE

PROPOSED BUILDING "A" SITE PLAN (NOTED)

DATE 7.9.14 | DRAWN BY GE/MJ

JOB NUMBER 2010514

DRAWING NUMBER

A1.00N