

BUILDING DATA

Use	Ratio	Office	Residential	Commercial	Industrial	Total
Ground	30,000	-	-	20,000	7,350	57,350
Second	-	30,000	-	28,430	935	59,365
Third	-	-	47,500	32	-	47,532
Fourth	-	-	47,500	32	-	47,532
Fifth	-	-	5,000	2	-	5,002
Sixth	-	-	-	-	-	-
Total	30,000	30,000	127,500	63,419	935	219,354

Straight Parking Requirements (as shown on plan)

Use	Required Parking Ratio	Required # of parking spaces	Required loading spaces
Residential	1.25 per unit	48 x 1.25 = 60	0
Office	1 per 500 sq ft	20,000 / 500 = 40	4
Retail	1 per 500 sq ft	20,000 / 500 = 40	0
Warehouse	1 per 3,000 sq ft	4,000 / 3,000 = 1	1
Total		149	5

*Additional 47 spaces allowed for outdoor dining with no parking requirements

**Required permission to provide total of 4, to account for overlapping uses

***Required parking reduction per Table 32-50-5

Use	Vehicle Spots	Per 100 sq ft
Residential	9%	7.5
Office	10%	6
Retail	9%	4.7
Warehouse	10%	3.7
Total		191

Parking Provided: 54 @ Alley + 37 @ Ground Fl - 80 @ Second Fl - 180 sp.

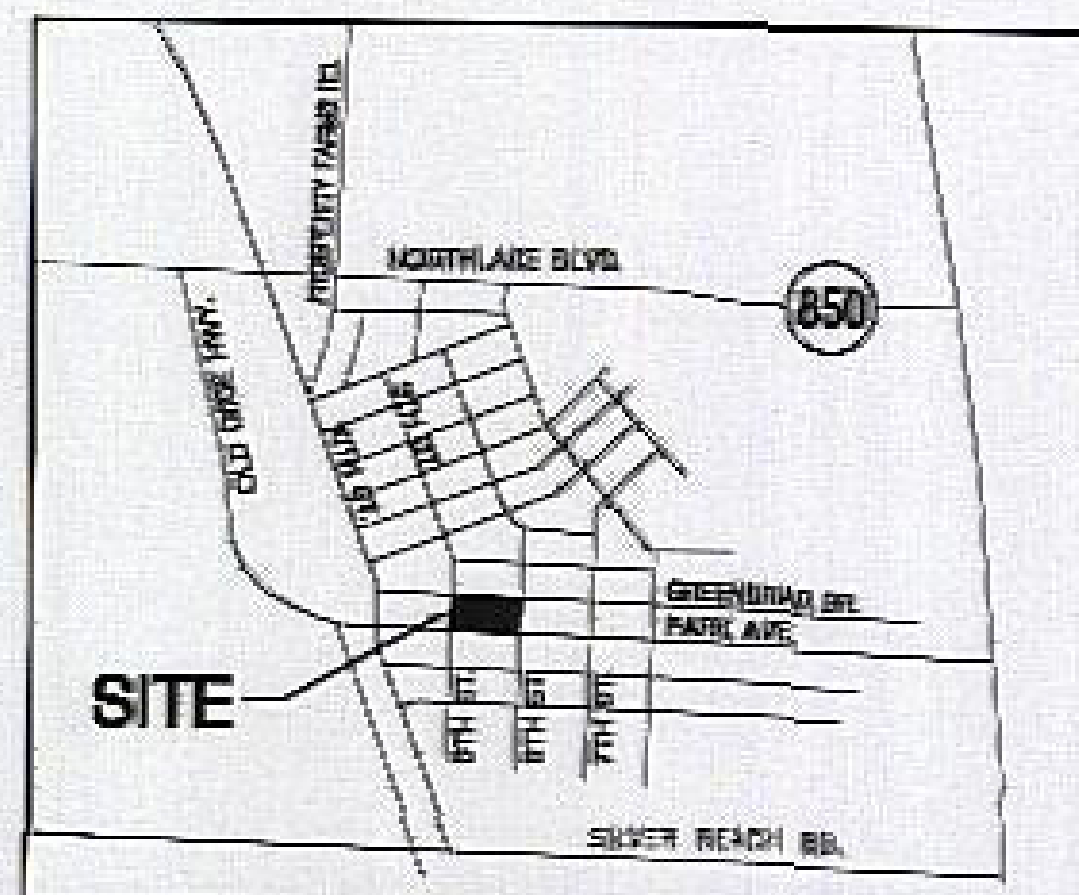
Loading Sp Provided: 9 sp.

LEGAL DESCRIPTION

Lots 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46, Block 7, Delray City, one known as Lake Park, according to the map of plat thereof as recorded in Plat Book 8, page 34, Public Records of Palm Beach County, Florida.

Together with:

Lot 23, Block 7, Delray City, now known as Lake Park, according to the map of plat thereof as recorded in Plat Book 8, page 34, Public Records of Palm Beach County, Florida, for better known as:



SITE LOCATION MAP

GENERAL NOTES:

- ALL WORK SHALL BE ACCORDING TO APPROVED WITH TOWN OF LAKE PARK P.E.C.T. STANDARDS AND SPECIFICATIONS.
- NOT USED.
- BOUNDARY 36M PROVIDED FROM A SURVEY PRODUCED BY JUPITER SURVEYING, INC. DATE: 05/20/08.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE LOCATION OF EXISTING UTILITIES AND SHALL EXERCISE EXTREME CAUTION WHILE WORKING IN AREAS NEAR EXISTING AND NEW ON-SITE/NEAR-SITE STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BEAR THE COST FOR ALL DAMAGES MADE TO EXISTING OR NEW STRUCTURES AND/OR UTILITIES.
- SITE CONSTRUCTION SHALL BE SUPERVISED BY THE ENGINEER-OF-RECORD UPON APPROPRIATE CONSTRUCTION COMPLETION DOCUMENTATION.
- TRAFFIC CONTROL THROUGH WORK ZONES SHALL CONFORM TO THE LATEST EDITION OF THE FLA. P.E.C.T. ROADWAY & TRAFFIC DESIGN STANDARDS.
- ALL PAVEMENT CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL HAVE A ONE YEAR GUARANTEE.
- ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- THE SOURCE OF POWER WILL BE SUPPLIED BY P.U.L.
- THERE SHALL BE NO EXISTING AREAS, EXISTING OR PROPOSED WATER BODIES OR OTHER ENVIRONMENTALLY SENSITIVE AREAS.
- ALL EXISTING STRUCTURES ON SITE SHALL BE DEMOLISHED.
- THERE IS NO SIGNIFICANT VEGETATION.
- SEE UTILITY PLAN FOR ALL EXISTING AND PROPOSED LOCATIONS AND DETAILS FOR ELECTRIC, PHONE, GAS, WATER AND SEWER SERVICES.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DIMENSIONS AND SPECIFICATIONS REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
- SEE FOUNDATION PLANS FOR LOCATIONS AND DETAILS FOR 4" THICK CONCRETE SIDEWALKS AND AIR CONDITIONING CONDENSER PADS.
- THERE ARE NO WETLANDS, WETFIELD PROTECTION ZONES, FLOODWAYS, BARRIAGES, AQUIFERS OR SITS.
- WE HAVE SURVEYED THE EXISTING PARCEL AND HAVE FOUND NO ENDANGERED SPECIES OF ANIMALS. BY OBSERVATION, THE ONLY EXISTING TREES ARE 5'-0" IN DBH BY JUPITER SURVEYING, INC.

SITE DATA

PRESENT ZONING: P.A.20

REQUESTED ZONING: P.A.20

LAND USE: MIXED USE

CONSTRUCTION TYPE: N/A

LEGAL DESCRIPTION: THIS SHEET

FLOOD ZONE: C

SITE STATUS: NOT SHOWING ALLEYS

TOTAL SITE: ACRES 1.694

INFERRIUS BUILDING (FUTURE) FUTURE / VALUE: 1,833 71,148 25.4

PERMITS: 0.001 2,400 3.6

BUILDING DATA: SEE CHART THIS SHEET

PROPERTY SIZE: 1.694 ACRES

MAX. ALLOWED: 100% COVERED

MAX. ALLOWED: 100% COVERED

SEWERAGE: PROVIDED

WATER: PROVIDED

NOTE: 3'-0" SIDEWALK PROVISION BEYOND PROPERTY LINE ALLOWED

PARKING REQUIREMENTS (SEE CHART THIS SHEET)

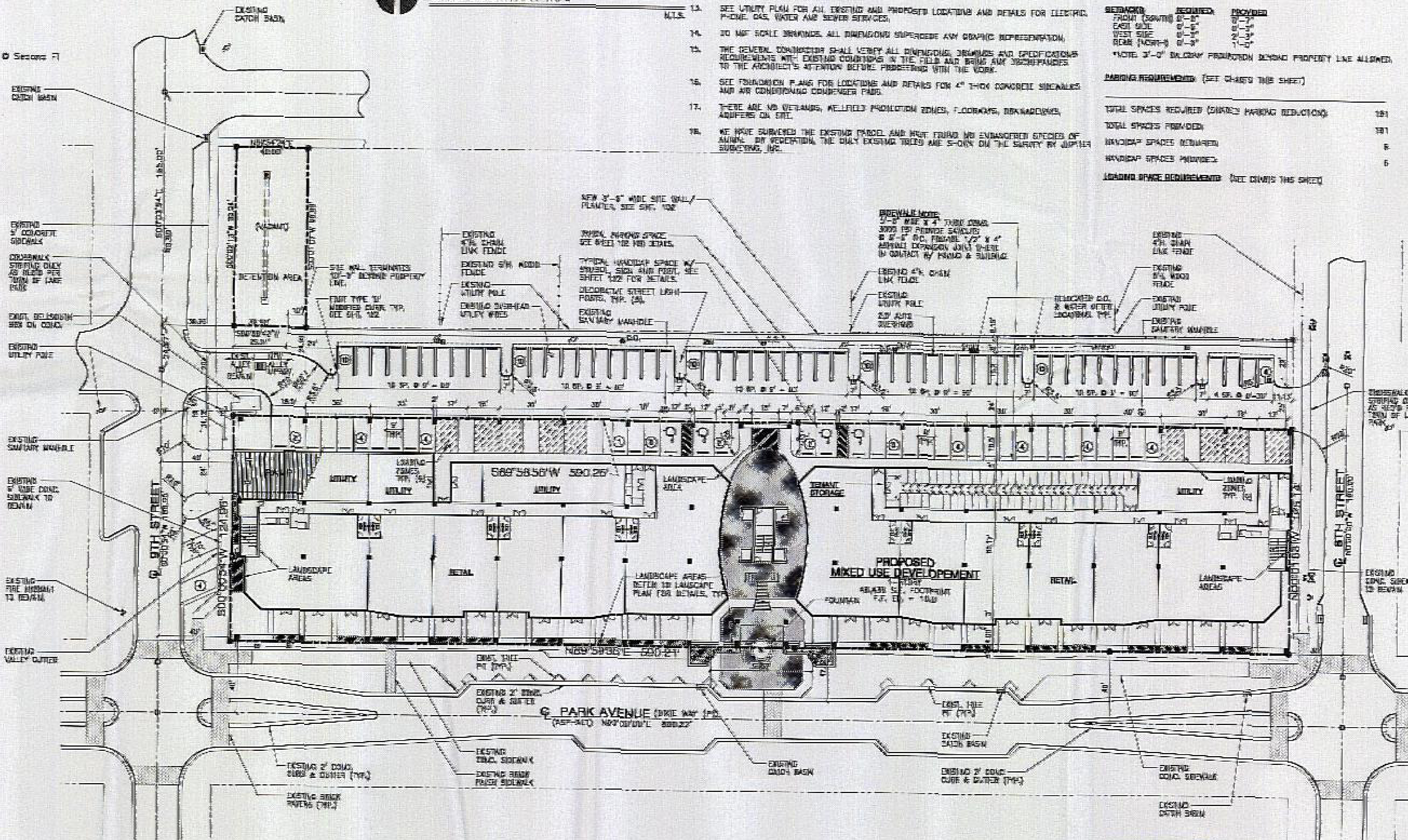
TOTAL SPACES REQUIRED (SHARES PARKING REDUCTIONS): 191

TOTAL SPACES PROVIDED: 191

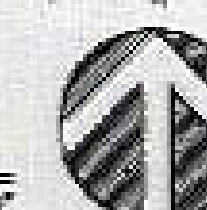
LANDSCAPE SPACES REQUIRED: 5

LANDSCAPE SPACES PROVIDED: 5

LOADING SPACE REQUIREMENTS (SEE CHART THIS SHEET)



PRELIMINARY SITE PLAN



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PROPOSED MIXED USE DEVELOPMENT
ONE PARK PLACE
 PARK AVENUE
 LAKE PARK, FLORIDA

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1" = 30'-0"