

PURSUANT TO LDR SECTION 6.13, UTILITY FACILITIES SERVING THE DEVELOPMENT SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT.

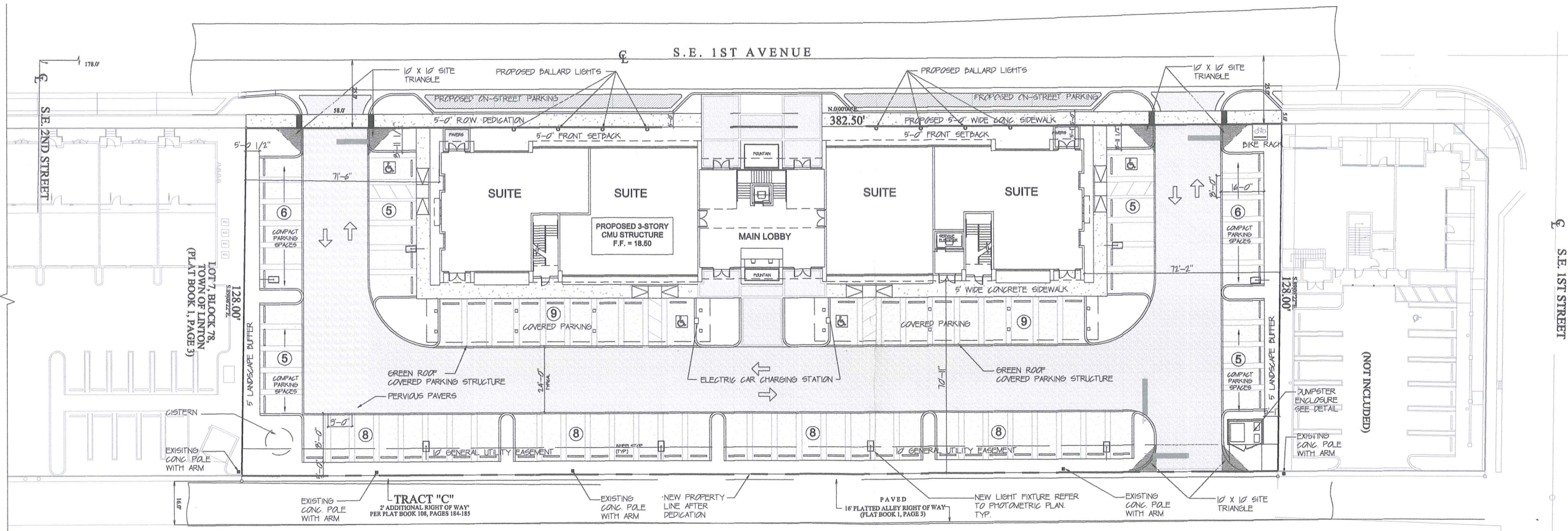
LEGAL DESCRIPTION

TRACT D, MIRAFLORES AT DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGES 104 AND 105, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

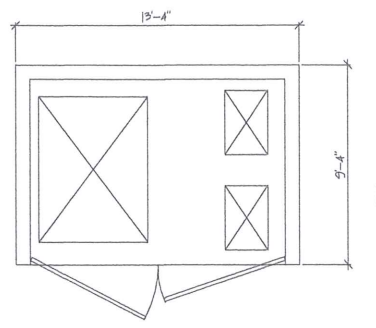
ZONING DESIGNATION		CDB		BUILDING SETBACKS PURSUANT TO LDR SECTION 4.3.4(K)				
	SQ. FEET	% OF SITE	REQUIRED/ALLOWED	PROVIDED	REQUIRED/ALLOWED	PROVIDED		
TOTAL SITE AREA	48,955	100%						
AREA OF DEDICATIONS	2,878.95	5.47%						
GROUND FLOOR AREA	10,810	22.08%						
PARKING/PAVED AREA	27,184	55.5%						
SIDEWALKS/MISC	3,184	6.5%						
WATER BODIES:	N/A	N/A						
TOTAL IMPERVIOUS AREA:	41,185	84.1%						
TOTAL PERVIOUS AREA:	7,770	15.9%						
PARKING REQUIRED PURSUANT TO LDR SECTION 4.4.13 (G)(1)(G)								
BUSINESS AND PROFESSIONAL OFFICES (1) SPACE PER 300 SQ. FT. OF NET FLOOR AREA								
23,331 / 300 = 78 SPACE								
PARKING PROVIDED								
REGULAR 8' X 18'								66 SPACES
COMPACT 8' X 16'								22 SPACES
HANDICAPPED 12' X 18'								4 SPACES
	4 SPACES REQUIRED							
	TOTAL							92 SPACES
TRANSPARENCY PURSUANT TO LDR SECTION 4.6.18 (B)(V)(2)								
GROUND FLOOR WALL AREA - SE 1ST AVENUE = 3,213 - SQ. FT.								
GROUND FLOOR GLASS AREA - SE 1ST AVENUE = 2,768 - SQ. FT.								
PERCENTAGE OF GLASS = 86%								

SITE DATA

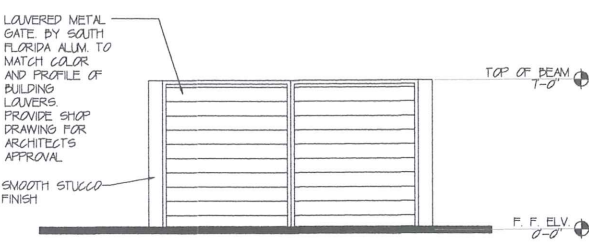
ROAD AND LOT FRONTAGE	BUILDING HEIGHT	PERCENTAGE OF BUILDING FRONTAGE (MIN & MAX)	REQUIRED SETBACK	REQUIRED LOT FRONTAGE AT SETBACK	PROPOSED LOT FRONTAGE
SE 1ST AVENUE LOT FRONTAGE = 382.5'	FINISHED GRADE TO 25'	70% MIN 90% MAX	10' MAX	289.75' MIN 344.25' MAX	194'-2"
	FROM 25' TO 48'	70% MIN	15' MIN	289.75' MIN	100'-8"
	48' TO ABOVE	90% MIN	30'	N/A	N/A



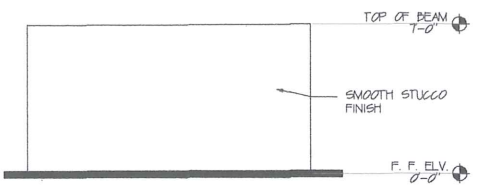
SITE PLAN
1" = 20' SCALE



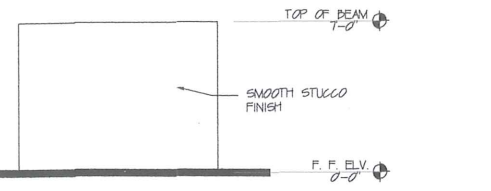
Dumpster Floor Plan
1/4" = 1'-0"



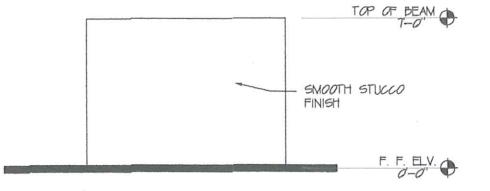
Dumpster East Elevation
1/4" = 1'-0"



Dumpster West Elevation
1/4" = 1'-0"



Dumpster North Elevation
1/4" = 1'-0"



Dumpster South Elevation
1/4" = 1'-0"

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COMMISSION # 11-039
DESIGNER: RJ/RJ
DRAWN BY: JS/RJ
PLAN REVIEW: RJ

SUBMITTALS:
ISSUED FOR SPRAB 11.18.11

REVISIONS:

SITE PLAN

SP-1

RICHARD JONES ARCHITECTURE

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