

Zoning: M3 (Manufacturing Industrial)
Land Use: PM (Planned Mobility)

Area of main building (existing):
9,864 sf x 2 story = 19,728 sf

Area of accessory building (proposed):
7,360 sf [Variance from Code Sec.
28-1129 for a minimum building size of
10,000 sf obtained by ZBOA Res. No.
BA-14-04]

Code Sec. 28-307(1)(n),
Provided Floor Area Ratio:
19,728 sf + 7,360 sf = 27,088 sf (38.7%)

Code Sec. 28-1130,
Provided Building Coverage:
9,864 sf + 7,360 sf = 17,224 sf (24.61%)

Setbacks:

Front yard: n/a (existing)
Side yard: 25 ft. min. required, 25 ft.
provided
Rear yard: 10 ft. min required, 25.5 ft.
provided

Height of existing building: 30 ft.
Height of proposed building: 30 ft.
(allowed 30 ft. maximum)

Parcel size:
69,998 sf = 1.6069 acre

Maximum allowed Floor Area Ratio:
69,998 sf x 50% = 34,999 sf

Maximum allowed Building Coverage:
69,998 sf x 60% = 41,999 sf

Parking calculations:

Office: None.
(6,257 sf removed from the building)

Warehouse:
(Existing 11,074 sf + Proposed 3,257 sf)
/ 750 sf per spc = 20 spcs.

Manufacturing:
(Existing 2,397 sf + Proposed 3,000 sf) /
500 sf per spc = 11 spcs.

Storage (new building):
7,360 sf / 750 sf per spc = 10 spcs.

Total: 20 + 11 + 10 = 41 spcs required
Provided: 47 spcs. (existing)

Required bicycle parking:
41 x 5% = 2.05, use 3

Provided bicycle parking:
4 spcs. bike rack

ADA Accessible Parking:

FBC required
41 / 25 = 1.64
Provided: 2

Site Data:

Open space (pervious):
21,604 sf = 30.86%

Building footprint (roof):
17,224 sf = 24.61%

Asphalt pavement:
31,923 sf = 45.60%

Total impervious:
48,394 sf = 69.14%

Transportation Demand:

Code Sec. 23-245(b)
Existing facility is already available 490 ft.
South (less than 600 ft.) of the property.

Note:

The structures on the site shall be used
only for storage of items, materials and
products, excluding living things, such
items as are classified as flammable or
explosive in nature, or such items which
may be governed by 28-1123(a); and
provided, further, that a warehouse or
storage building shall not serve in any
manner as a rental office, business,
commercial or retail establishment of any
kind.

REVISIONS:

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CLIENT:
8300 Congress, LLC.
8300 Congress Avenue,
Boca Raton, FL 33487

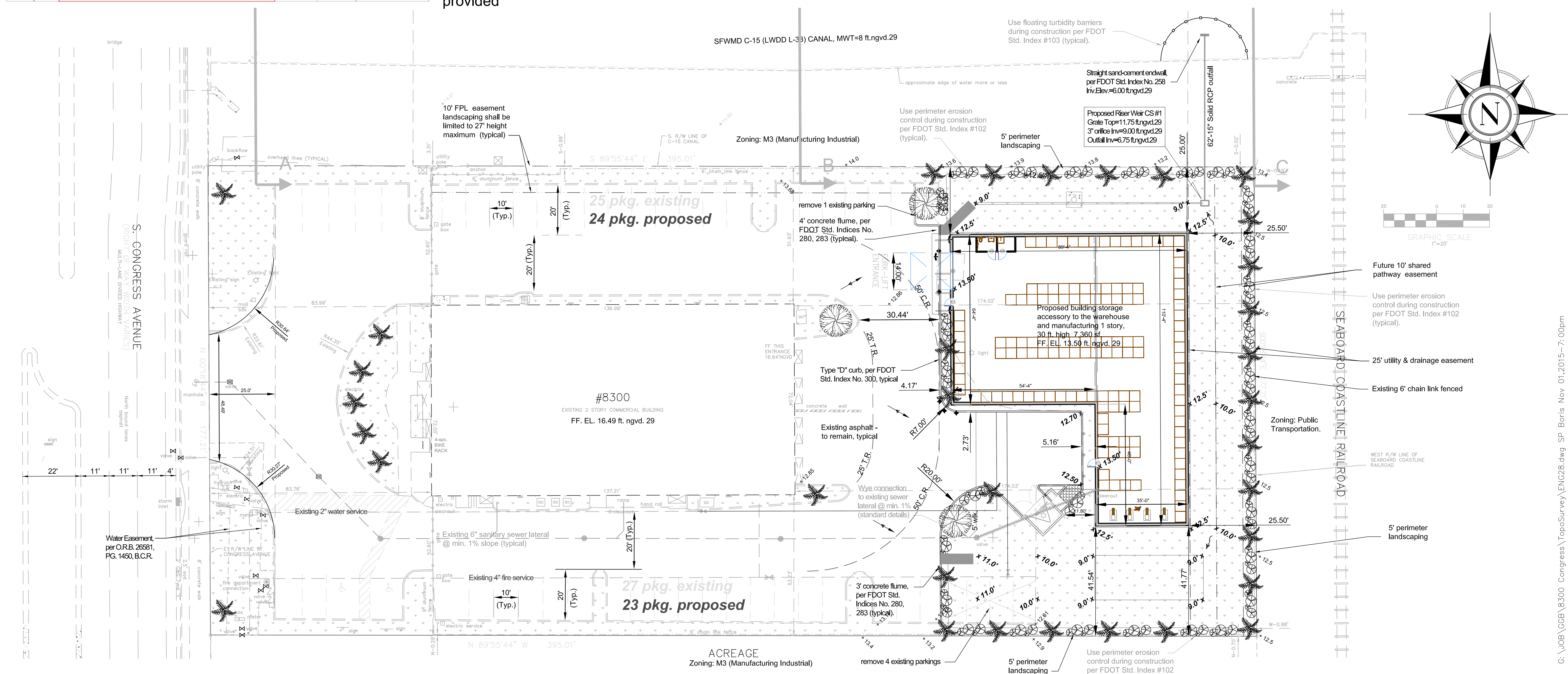
PROJECT:
**8300 Congress Avenue
Site improvements**
PROPOSED SITE PLAN

GGB Engineering, Inc.
CIVIL & FORENSIC ENGINEERS, LAND PLANNERS,
CONSTRUCTION MANAGERS.
FLORIDA REGISTRATION NO. 8118
Shirley Road, Suite 201
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6655

DATE: 01/20/14
DESIGNED BY: G.G.B.
SCALE: 1"=20'
DRAWN BY: B.B.

PROJECT NO.
14-0121
SHEET 1 OF 2

GARY G. BLOOM, P.E.
FLA LIC. No. 19832



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