AREA TABULATIONS

ENCLOSED AREAS		
FIRST FLOOR		
LOBBY	497	
STAIRS, ELEVATOR, CHASE	588	
ELEC. & ELEV. EQUIPMT.	231	
		1,316 S.F.
SECOND FLOOR		
OFFICE SPACE (B)	4,595	
STAIRS INCL. WALLS	559	
		5,154 S.F.
THIRD FLOOR		
OFFICE SPACE (B)	4,651	
STAIR LANDINGS	203	
		4,854 S.F.
TOTAL		11,324 S.F.
UNENCLOSED AREAS		
ON GRADE PARKING (S-2)		4,225 S.F.
BALCONIES		437 S.F.
PARKING REQUIRED:		
LOBBY + OFFICE AREAS = 9,743 S.F.		
1 SPACE REQUIRED PER 300 S.F.		33 REQUIRED
PARKING PROVIDED:		37 + 1 LOADING
SITE AREA		28,034 S.F.
MAX. LOT COVERAGE		35.0%
LOT COVERAGE (1ST FLOOR + PARKING)		5,541 S.F. 19.8%

CODE DATA

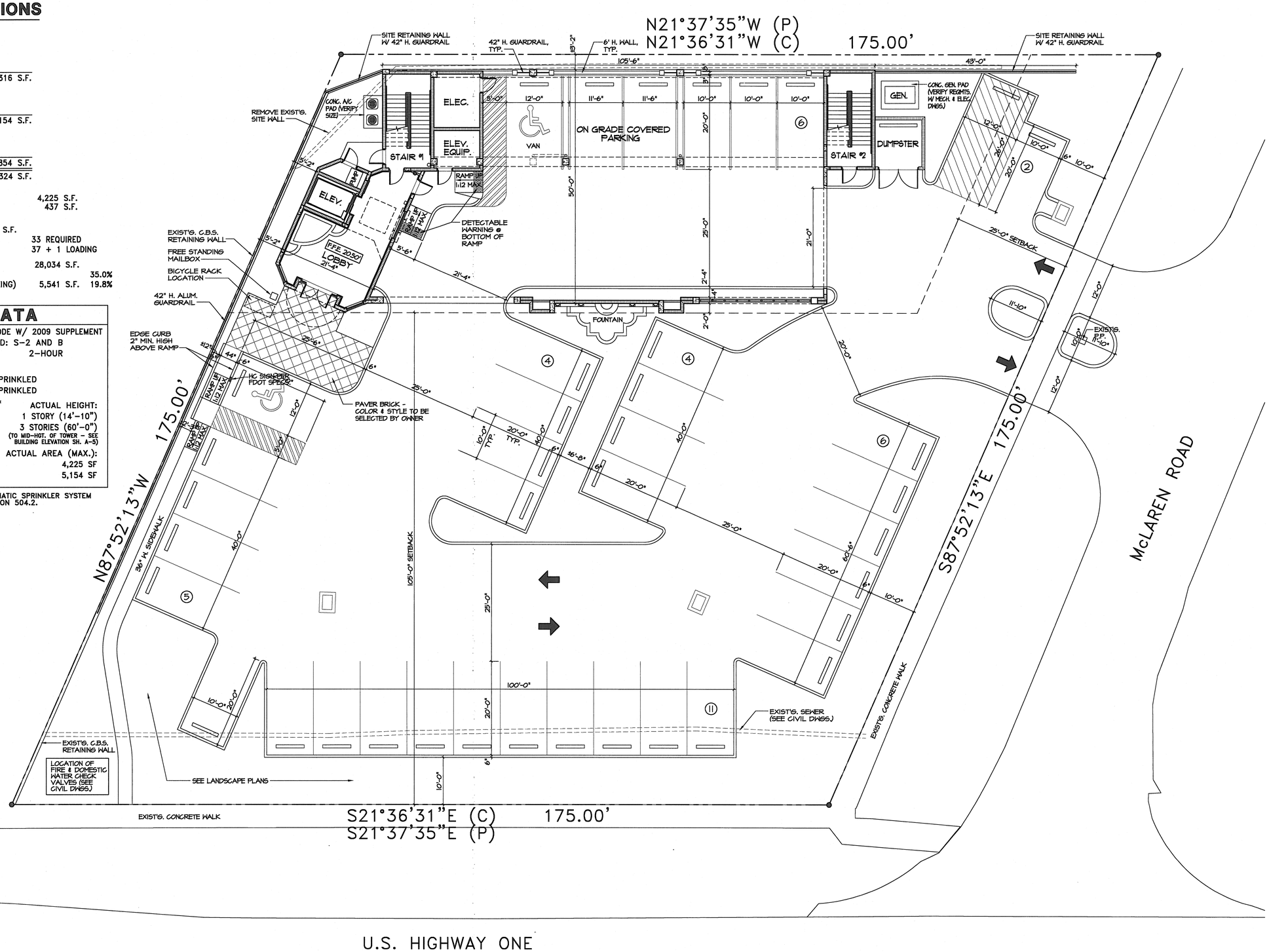
CODE: 2007 FLORIDA BUILDING CODE W/ 2009 SUPPLEMENT
OCCUPANCY: MIXED: S-2 AND B
OCCUPANCY SEPARATION: 2-HOUR

CONSTRUCTION TYPE:
S-2 TYPE V-A, FULLY SPRINKLED
B TYPE V-A, FULLY SPRINKLED

	ALLOWABLE HEIGHT:*	ACTUAL HEIGHT:
S-2	4 STORIES (70')	1 STORY (14'-10")
B	3 STORIES (70')	3 STORIES (60'-0") (TO MID-HGT. OF TOWER - SEE BUILDING ELEVATION SH. A-5)

	ALLOWABLE AREA:	ACTUAL AREA (MAX.):
S-2	21,000 SF	4,225 SF
B	18,000 SF	5,154 SF

*ALLOWABLE HEIGHTS W/ AUTOMATIC SPRINKLER SYSTEM INCREASE PER FBC 2007 SECTION 504.2.



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SITE PLAN

1" = 10'-0"

NOTE: SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

NORTH

REVISIONS	BY

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THE PECK PLAZA

1295 U.S. HIGHWAY ONE
NORTH PALM BEACH, FLORIDA

DRAWN	
CHECKED	
DATE	P.S. 1/20/11
SCALE	AS NOTED
JOB NO.	
SHEET	SP-1
OF	SHEETS

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