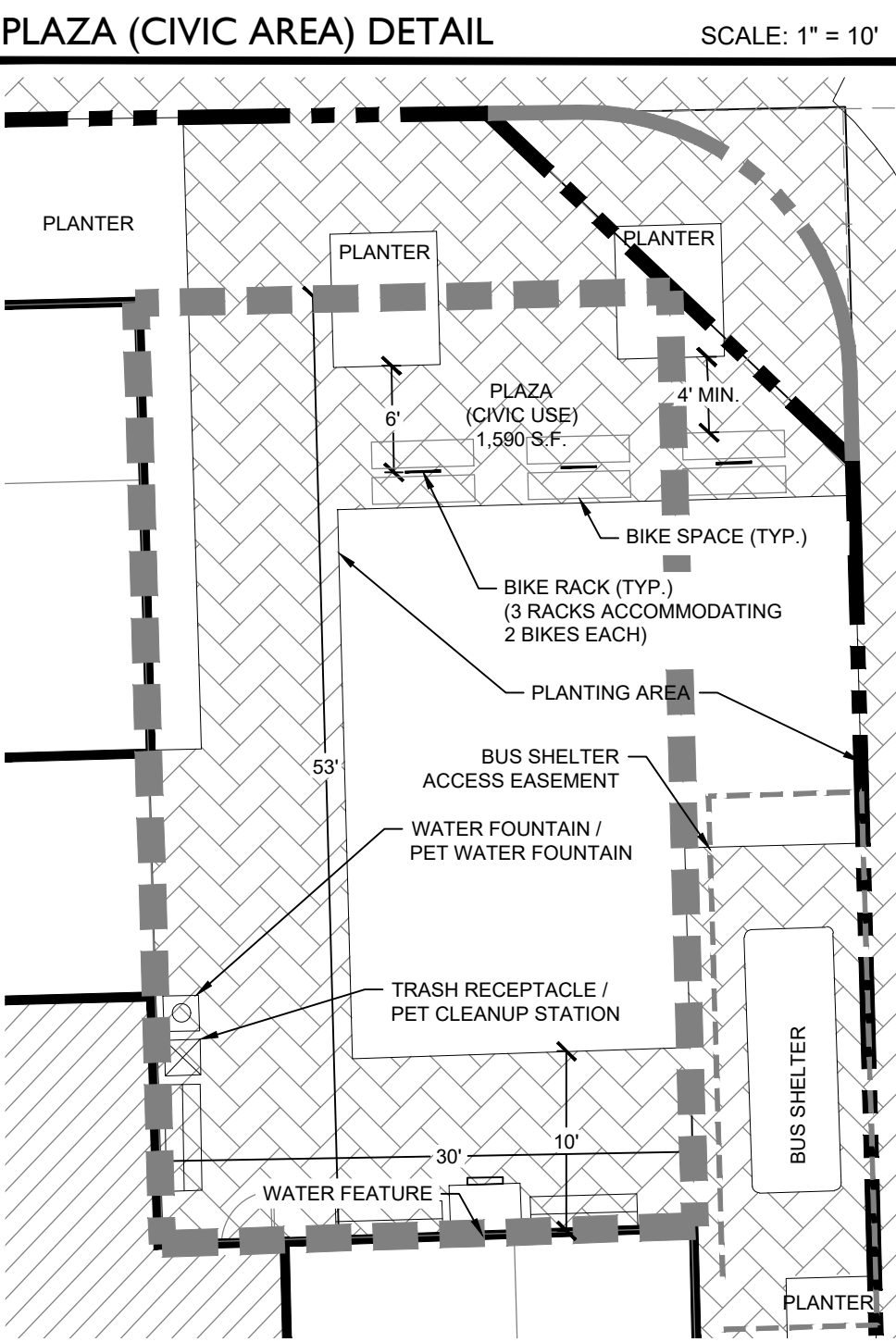
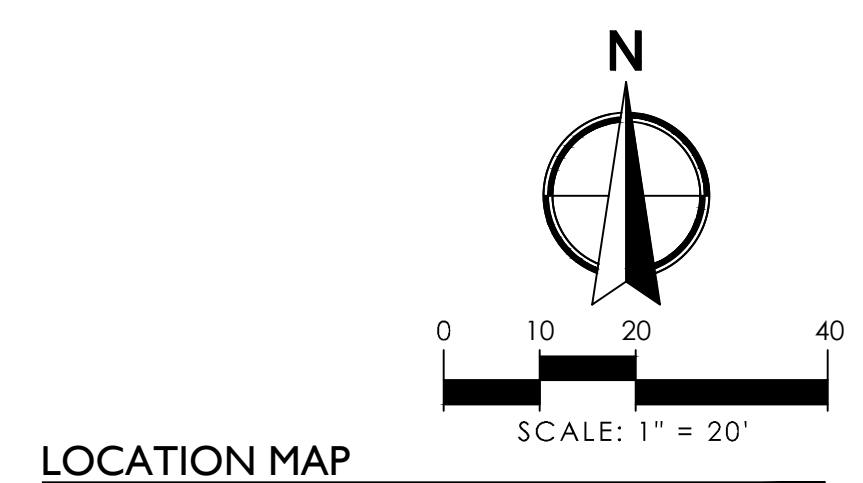


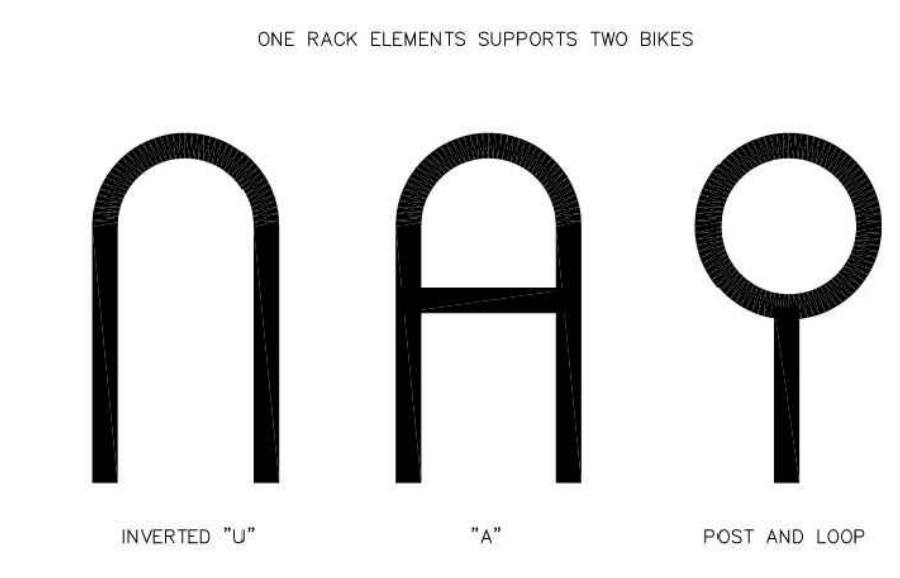
USE	PROPOSED	REQUIRED	PROVIDED
RESIDENTIAL	26 UNITS	TYPE 1 = 1 SPACE PER 10 UNITS (3 SPACES) TYPE 2 = 1 SPACE PER 6 UNITS (4 SPACES)	3 TYPE 1 SPACES MIN. 4 TYPE 2 SPACES MIN.
RETAIL	4,479 SF	TYPE 1 = 1 SPACE PER 2500 SF (2 SPACES)	2 TYPE 1 SPACES MIN.
TOTAL		TYPE 1 = 5 SPACES TYPE 2 = 4 SPACES	6 TYPE 1 SPACES MIN. 12 TYPE 2 SPACES MIN.

PARKING REQUIRED		
1.75 SPACES PER 2 OR MORE BEDROOM UNIT	26 UNITS	46 SPACES
0.5 SPACES FOR THE FIRST 20 UNITS	20 UNITS	10 SPACES
0.3 SPACES PER UNIT FROM 20 UNITS ONWARDS	6 UNITS	2 SPACES
TOTAL RESIDENTIAL PARKING SPACES		58 SPACES
PARKING REQUIRED FOR RETAIL (1 SP PER 500 SF)	4,479 / 500	9 SPACES
TOTAL		67 SPACES
TOTAL REQUIRED (AS PER SHARED PARKING)		63 SPACES
PARKING PROVIDED		
SPACES @ PARKING GARAGE		43 SPACES
SPACES @ ALLEY (10'x18')		20 SPACES
TOTAL PARKING PROVIDED		63 SPACES*

*REGULAR SP. = 44 SP. / COMPACT SP. @ = 19 SP. (30% MAX / 19 SP.)



ZONING: CBD	STOREFRONT		CENTRAL CORE			
	FRONT	FRONT	FRONT ABOVE 3RD FLOOR	SIDE STREET	REAR	REAR ABOVE 3RD FLOOR
REQUIRED	10' MIN.	10'	20'	0'	10'	30'
PROPOSED	10'	10'	20'	0'	21'	30'



NOTE: ADDITIONAL OPEN SPACE IS LOCATED ON THE UPPER FLOORS OF THE BUILDING. PLEASE REFER TO ARCHITECTURAL PLANS.

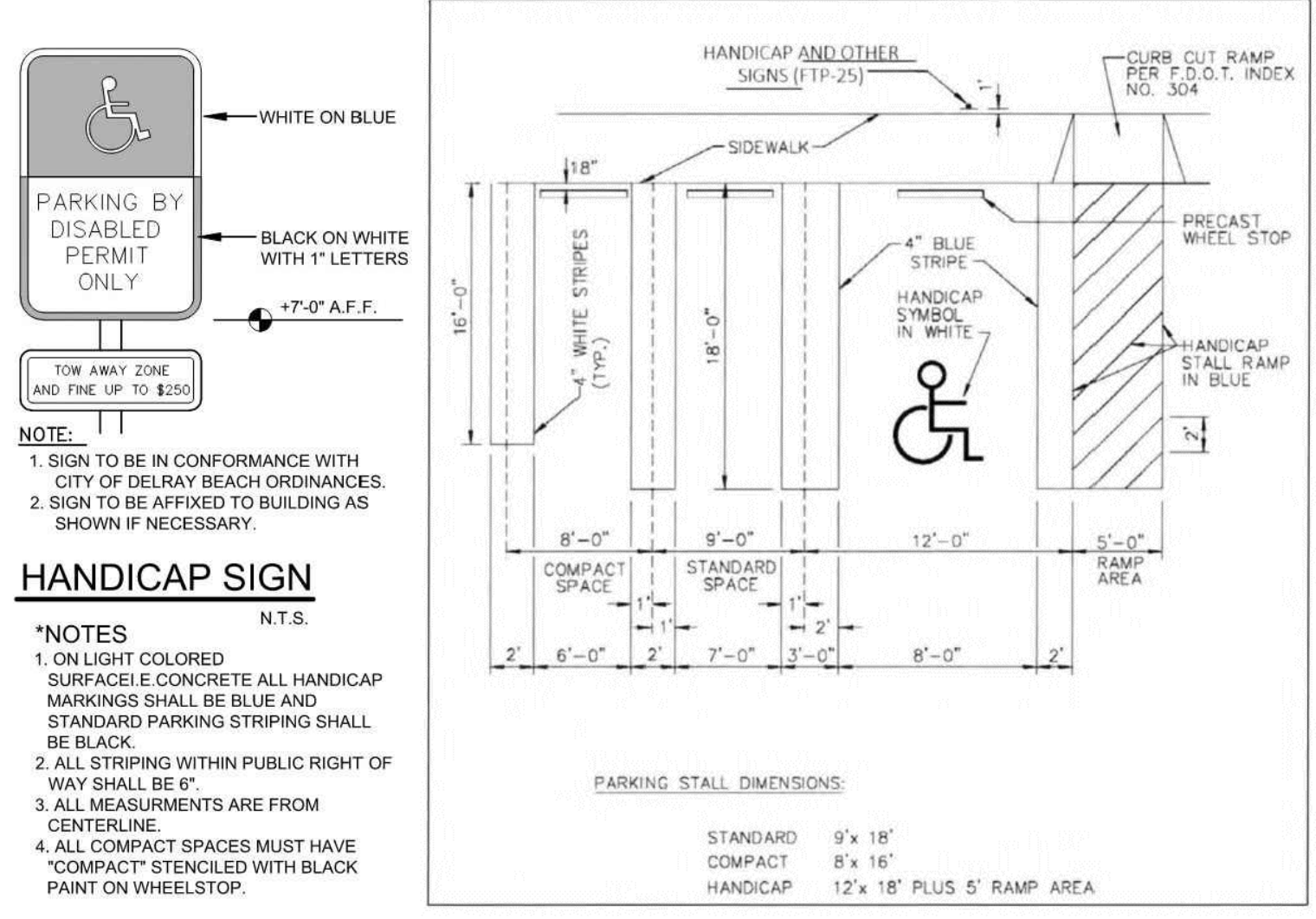
	BASE	NIGHT	DAY (9AM-4PM)	"EVENING (6PM-MIDNIGHT)	"WEEKEND DAY (9AM-4PM)"	"WEEKEND EVE. (6PM-MIDNIGHT)"	SHARED
RESIDENTIAL	32		32 (60%)	19.2 (90%)	28.8 (80%)	25.6 (70%)	22.4 (90%)
RESIDENTIAL (RESERVED)	26	(100%)	26 (100%)	26 (100%)	26 (100%)	26 (100%)	26 (100%)
RETAIL	9	(5%)	0.45 (70%)	6.3 (90%)	8.1 (100%)	9 (70%)	6.3 (90%)
TOTAL	67	58.45	51.5	62.9	60.1	61.8	62.9
SPACES	67	59	53	62.9	61	62	63

TYPICAL PARKING SPACES DETAIL - RT 4.2

	MINIMUM	MAXIMUM	PROVIDED
A BUILDING SETBACK	10'-0"	30'-0"	10'-1"
B STORE WIDTH	N/A	N/A	VARIES
C STOREFRONT BASE	9 IN.	3'-0"	9 IN.
D GLAZING HEIGHT PLUS STOREFRONT BASE	8 FT.	8 FT.	8'-0"
E REQUIRED OPENINGS	80%	-	80%

	MINIMUM	MAXIMUM	PROVIDED
F AWNING PROJECTIONS	4'-0"	4'-0"	4'-0"
G PROJECTION SIGN	N/A	N/A	N/A

- LEGEND**
- AC = ACRES
 - BBL = BASE BUILDING LINE
 - ⊙ = COMPACT SPACE
 - CMPT. = COMPACT
 - D.E. = DRAINAGE EASEMENT
 - D.U. = DWELLING UNITS
 - ESMT. = EASEMENT
 - EX. = EXISTING
 - FLU = FUTURE LAND USE
 - F.P. = FOUNDATION PLANTING
 - GUE = GENERAL UTILITY EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R. = RADIUS
 - R/W = RIGHT-OF-WAY
 - S.B. = SETBACK
 - S.F. = SQUARE FEET
 - S/W = SIDEWALK
 - T.B.A. = TO BE ABANDONED
 - TYP. = TYPICAL
 - U.E. = UTILITY EASEMENT



UNIT TYPE	NO. OF UNITS	A/C AREA S.F. FOR UNITS	% OF MIX	2ND FLOOR	3RD FLOOR	4TH FLOOR
A - 3 BDRM / 2 BATH	8	1,788 SF	31%	4	4	0
B - 2 BDRM / 2 BATH	4	1,438 SF	15%	0	0	4
C - 2 BDRM / 2 BATH	11	1,487 SF	42%	3	4	4
D - 3 BDRM / 2 BATH	2	2,190 SF	8%	1	1	0
E - 2 BDRM / 2 BATH	1	1,552 SF	4%	0	0	1
TOTAL	26	-	100%	8	9	9

APPLICATION NAME	318 SE 5TH AVE
APPLICATION NUMBER	2022-013
FUTURE LAND USE	COMMERCIAL CORE (CC)
ZONING	CENTRAL BUSINESS DISTRICT (CBD)
SUB DISTRICT	CENTRAL CORE
EXISTING USE	VACANT
PROPOSED USE	MIXED USE (MULTIFAMILY / RETAIL)
PROPERTY CONTROL NUMBER(S)	12-43-46-21-01-104-0010-0030; -0050; -0060
TOTAL GROSS SITE AREA	0.88 AC (38,323 S.F.)
LAND DEDICATION (4' ALONG ALLEY)	0.01 AC (614 S.F.)
PROPOSED UNITS	26 D.U.
DENSITY	29.55 D.U. / AC.
TOTAL BUILDING	79,732 S.F.
FAR	2.07
MAX BUILDING HEIGHT (4 FLOORS)	49'
RETAIL AREA	4,479 S.F.
TOTAL NET SITE AREA	0.87 (37,709)
TOTAL IMPERVIOUS AREA	35,462 S.F.
TOTAL BUILDING FOOTPRINT AREA	26,928 S.F.
TOTAL PERVIOUS AREA	2,861 S.F.
CIVIC SITE AREA REQUIRED	852 S.F. (5% OF SITE)
CIVIC SITE AREA PROVIDED	1,590 S.F.
OPEN SPACE AREA REQUIRED	9,580 S.F. (25% OF SITE)
OPEN SPACE PROVIDED	11,503 S.F. (30%)

LAND DESCRIPTION

LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

EAST 10 FEET OF LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS

A PARCEL OF LAND IN LOT 1, BLOCK 104, OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.78 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.34 FEET THROUGH A CENTRAL ANGLE OF 89° 09' 00" TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1° 08' 35" WEST ALONG SAID PARALLEL LINE FOR 14.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3 AND 4, LESS AND EXCEPT THE EAST TEN FEET THEREOF, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 5 AND 6, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOTS FOR ROAD RIGHT OF WAY PURPOSES.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 38,323 SQUARE FEET, OR 0.880 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
1	2022-03-27	INITIAL SUBMITTAL	CB
2	2022-04-07	RESUBMITTAL	CB
3	2022-08-26	RESUBMITTAL	CB
4	2022-08-26	RESUBMITTAL	CB
5	2022-10-27	RESUBMITTAL	CB

CAD	DATE	DESCRIPTION	BY
686501_PL_SITE	2445.00	2021-3-1	JB

318 SE 5TH AVE
DELRAY BEACH, FLORIDA
SITE PLAN

SHEET:
SP-1

PROPOSED MIXED USE PROJECT FOR: 318 DELRAY MIXED USE DELRAY BEACH, FLORIDA



REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 9-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

Slattery & Associates
ARCHITECTS
PLANNERS

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FAX: 561-392-5402
WWW.SLATTERYARCHITECTS.COM

CLASS V SPRAB SUBMITTAL 03-02-2023

SHEET #	SHEET TITLE	SPRAB REVIEW COMM 01-07-2022	SPRAB REVIEW COMM 05-02-2022	SPRAB REVIEW COMM 09-02-2022	SPRAB REVIEW COMM 11-28-2022	SPRAB REVIEW COMM 03-02-2023
CS-1	COVER SHEET / DRAWING INDEX	●	●	●	●	●
1	SURVEY	●	●	●	●	●
CIVIL						
CS	COVER SHEET	●	●	●	●	●
PP-1	POLLUTION PREVENTION PLAN	●	●	●	●	●
PD-1	GENERAL NOTES PLAN	●	●	●	●	●
PD-1A	DEMOLITION PLAN	●	●	●	●	●
PD-2	PAVING & GRADING PLAN	●	●	●	●	●
PD-2A	DRAINAGE PLAN	●	●	●	●	●
PD-3	PAVEMENT MARKING PLAN & SIGNAGE PLAN	●	●	●	●	●
PD-4	PAVING & GRADING & DRAINAGE DETAILS	●	●	●	●	●
PD-5	PAVING & GRADING & DRAINAGE DETAILS	●	●	●	●	●
PD-6	PAVING & GRADING & DRAINAGE DETAILS	●	●	●	●	●
PD-7	PAVING & GRADING & DRAINAGE DETAILS	●	●	●	●	●
WS-1	WATER DISTRIBUTION, SANITARY SEWER AND UTILITY PLAN	●	●	●	●	●
WS-2	WATER DISTRIBUTION, & SANITARY SEWER DETAILS	●	●	●	●	●
WS-3	WATER DISTRIBUTION, & SANITARY SEWER DETAILS	●	●	●	●	●
WS-4	WATER DISTRIBUTION, & SANITARY SEWER DETAILS	●	●	●	●	●
WS-5	COMPOSITE UTILITY PLAN	●	●	●	●	●
ARCHITECTURE						
A-SP1.0	DIMENSIONED OVERALL GROUND FLOOR PLAN	●	●	●	●	●
A-SP1.1	ZONING MAP	●	●	●	●	●
A-SP1.2	CONTEXT SITE AND DIAGRAM SECTIONS	●	●	●	●	●
A-SP1.3	BUILDING FRONTAGE & SETBACKS	●	●	●	●	●
A-SP1.3B	BUILDING FRONTAGE & SETBACKS	●	●	●	●	●
A-SP1.4	ELEVATION STYLE & PROPORTIONS	●	●	●	●	●
A-SP1.5	LINE OF SIGHT DIAGRAM	●	●	●	●	●
A-SP1.6	3D MODEL	●	●	●	●	●
A-1	OVERALL BUILDING PLANS	●	●	●	●	●
A-1.1	GROUND FLOOR PLAN	●	●	●	●	●
A-1.2	SECOND FLOOR PLAN	●	●	●	●	●
A-1.3	THIRD FLOOR PLAN	●	●	●	●	●
A-1.4	FOURTH FLOOR PLAN	●	●	●	●	●
A-1.5	ROOF PLAN	●	●	●	●	●
A-1.6	UNIT PLANS	●	●	●	●	●
A-2	TRANSPARENCY DIAGRAM	●	●	●	●	●
A-3	MATERIAL ELEVATIONS	●	●	●	●	●
A-3.1	COLOR ELEVATIONS	●	●	●	●	●
PHOTOMETRICS						
PH1	LEVEL 1 PHOTOMETRICS (DAY TIME)	●	●	●	●	●
PH2	LEVEL 1 PHOTOMETRICS (NIGHT TIME)	●	●	●	●	●
PH3	1ST LEVEL	●	●	●	●	●
PH4	POOL DECK PHOTOMETRICS	●	●	●	●	●
LANDSCAPE						
LAPL-0	TREE DISPOSITION PLAN	●	●	●	●	●
LAPL-1	PLANTING PLAN	●	●	●	●	●
LAPL-2	PLANTING DETAILS	●	●	●	●	●
LAIR-1	IRRIGATION PLAN	●	●	●	●	●
LAIR-2	IRRIGATION DETAILS	●	●	●	●	●
LAIR-3	IRRIGATION DETAILS	●	●	●	●	●

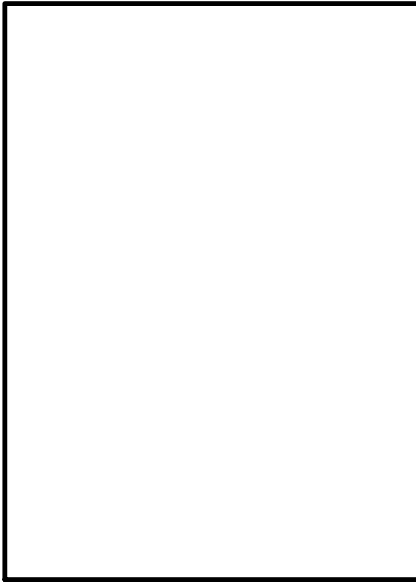
CIVIL ENGINEERS
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
TEL (561) 392-1991
FAX (561) 750-1452

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BOCA RATON, FLORIDA 33431
TEL (561) 392-3848
FAX (561) 392-5402

LAND PLANNER
WGI ENGINEERING
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
TEL (561)687-2220

LANDSCAPE ARCHITECT
ECOPLAN INC.
310 SOUTHEAST 18th STREET
FT. LAUDERDALE, FLORIDA 33316
TEL (954) 524-3722
FAX (954) 524-1529

318 DELRAY MIXED USE
318 S.E. 5TH AVENUE
DELRAY BEACH, FLORIDA

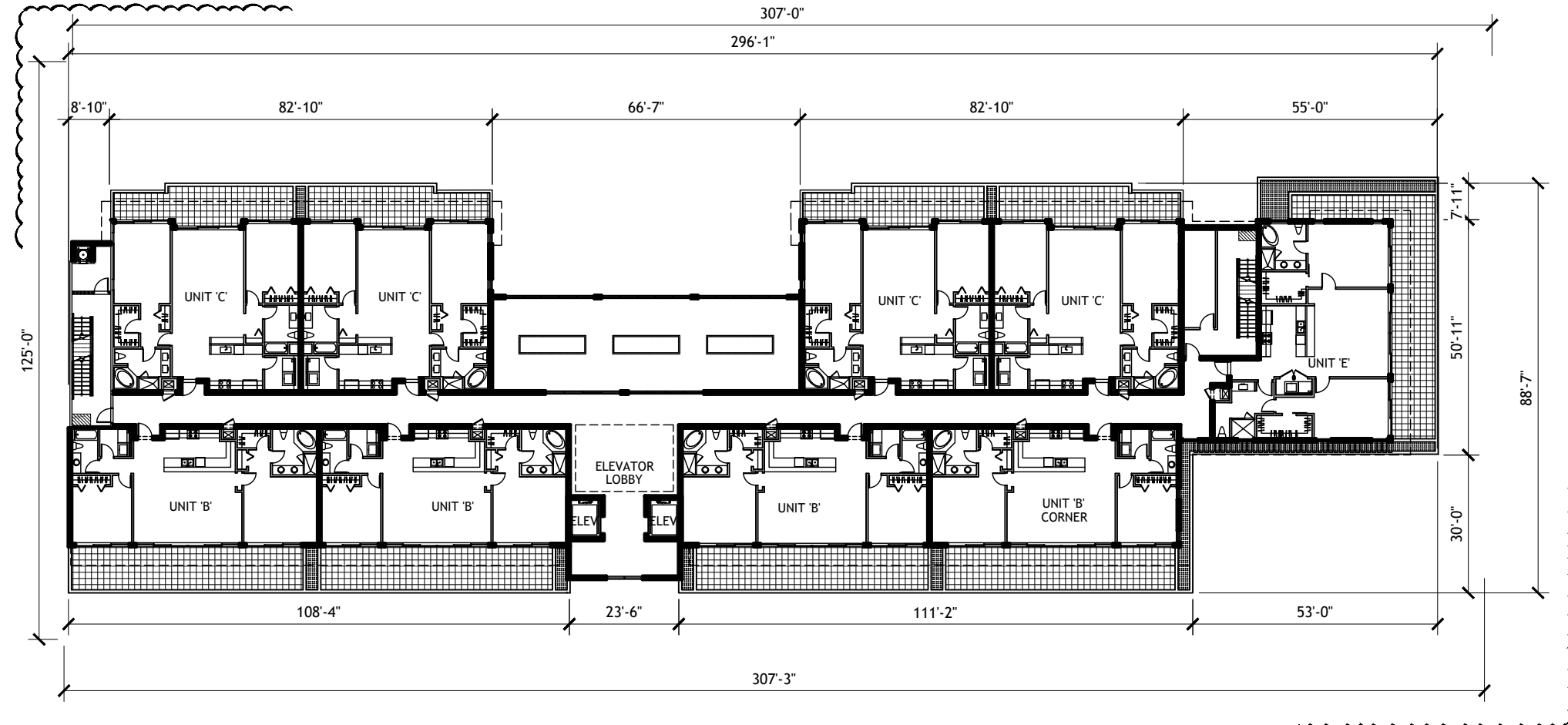


DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	CS-1

FOURTH FLOOR PLAN NOTES:

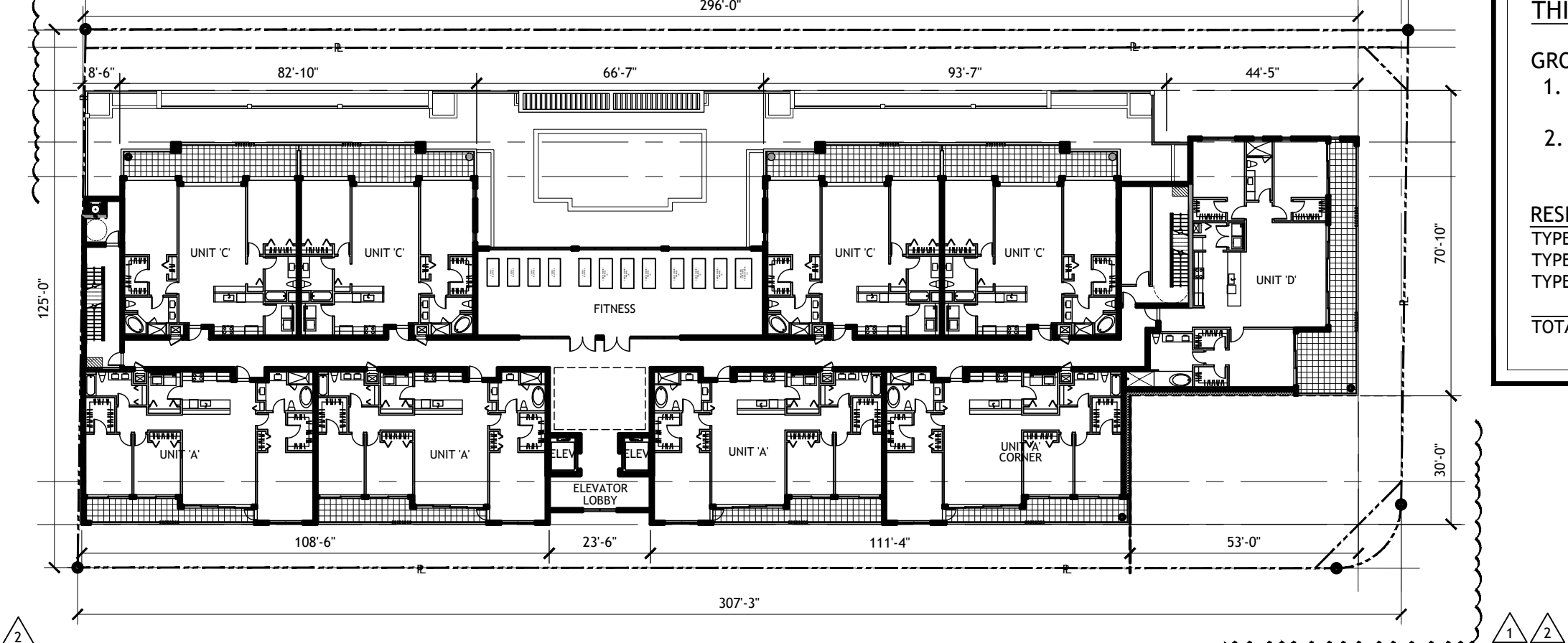
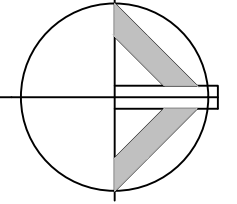
- GROSS FLOOR AREA = 15,808 S.F.
- EGRESS CORRIDOR - 1HR RATED.
- → INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:
 TYPE "B" = 4 UNITS
 TYPE "C" = 4 UNITS
 TYPE "E" = 1 UNITS
TOTAL = 9 UNITS



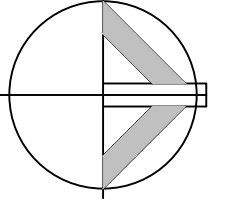
FOURTH LEVEL PLAN
9 UNITS

SCALE: 1/16" = 1'-0"



THIRD LEVEL PLAN
9 UNITS

SCALE: 1/16" = 1'-0"

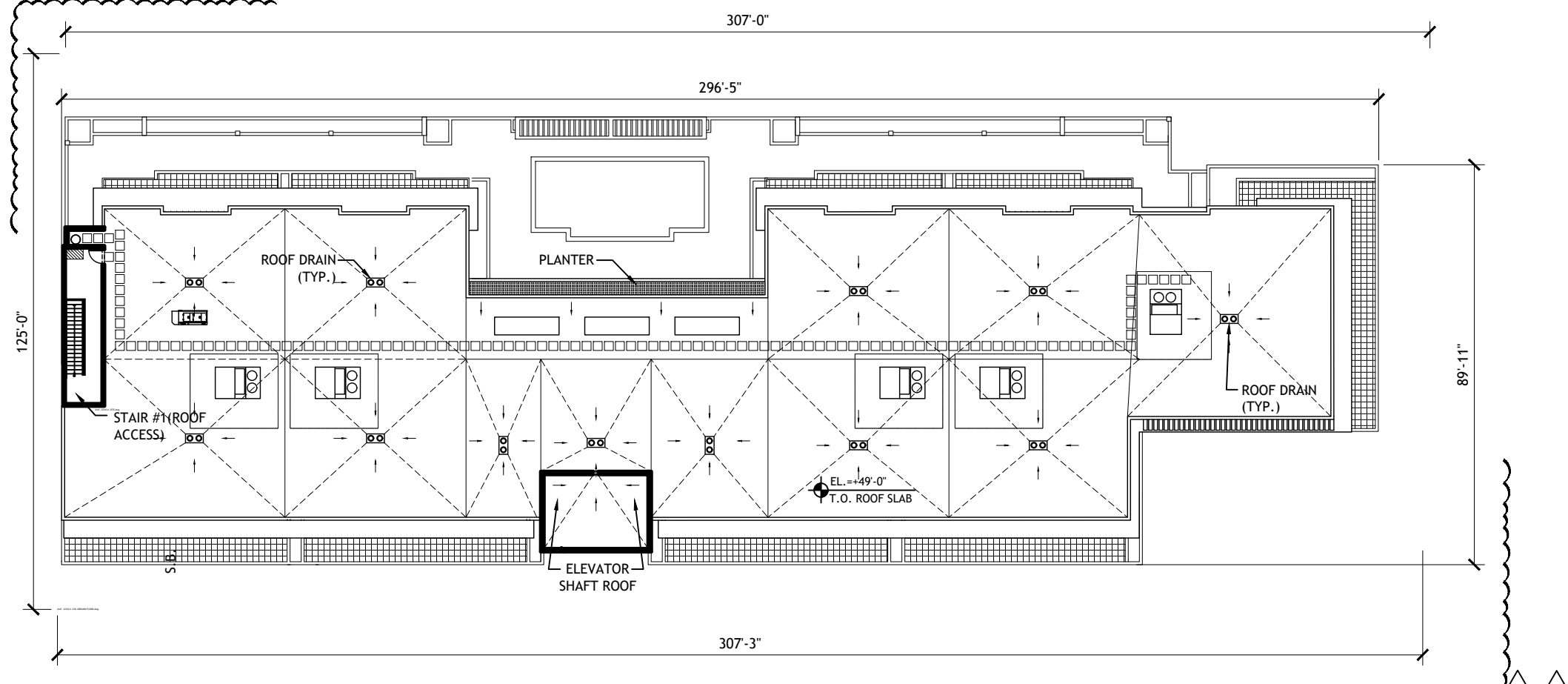


THIRD FLOOR PLAN NOTES:

GROSS FLOOR AREA = 19,228 S.F.

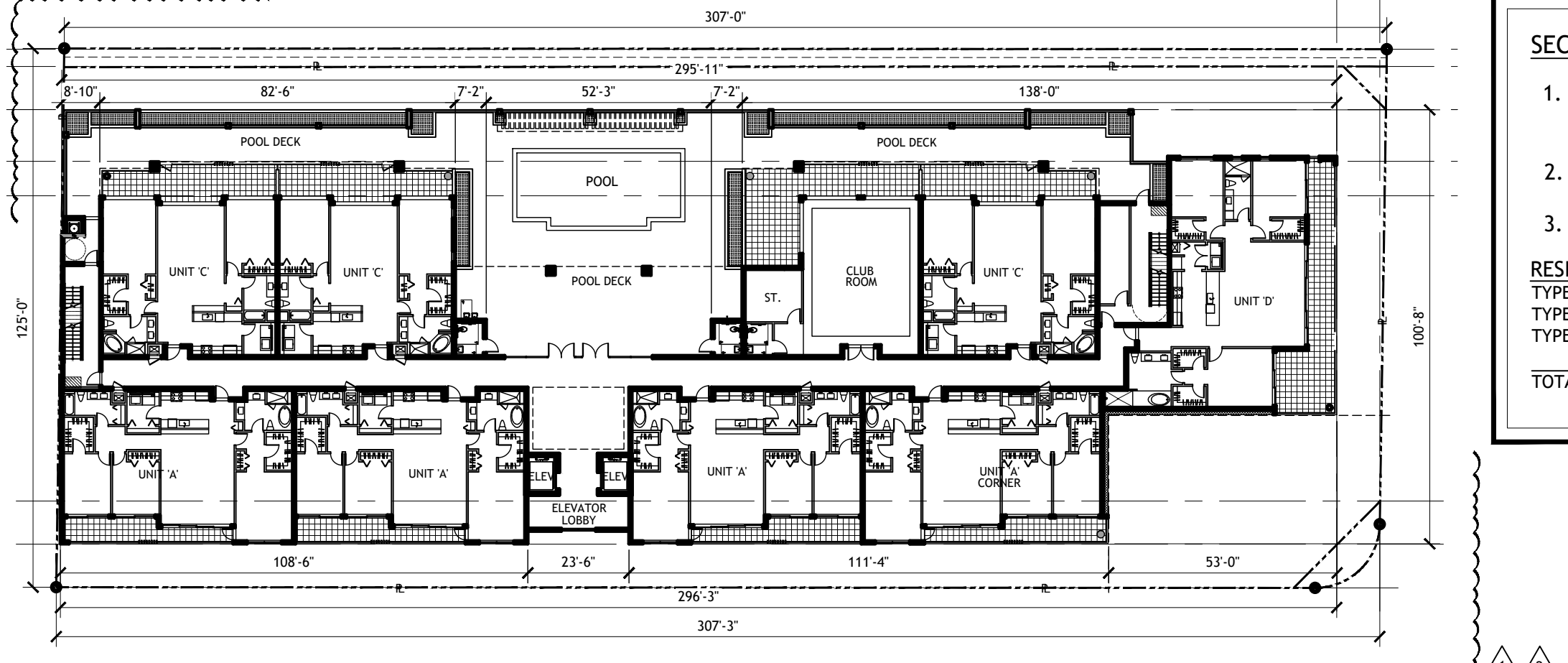
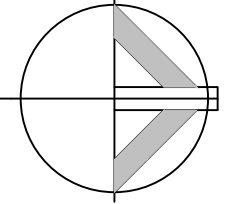
- EGRESS CORRIDOR - 1HR RATED.
- → INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:
 TYPE "A" = 4 UNITS
 TYPE "C" = 4 UNITS
 TYPE "D" = 1 UNITS
TOTAL = 9 UNITS



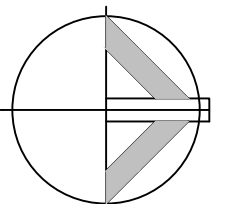
ROOF PLAN

SCALE: 1/16" = 1'-0"



SECOND LEVEL PLAN
8 UNITS

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN NOTES:

- GROSS FLOOR AREA BUILDING 17,768 S.F.
- EGRESS CORRIDOR - 1HR RATED.
- → INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:
 TYPE "A" = 4 UNITS
 TYPE "C" = 3 UNITS
 TYPE "E" = 1 UNIT
TOTAL = 8 UNITS.

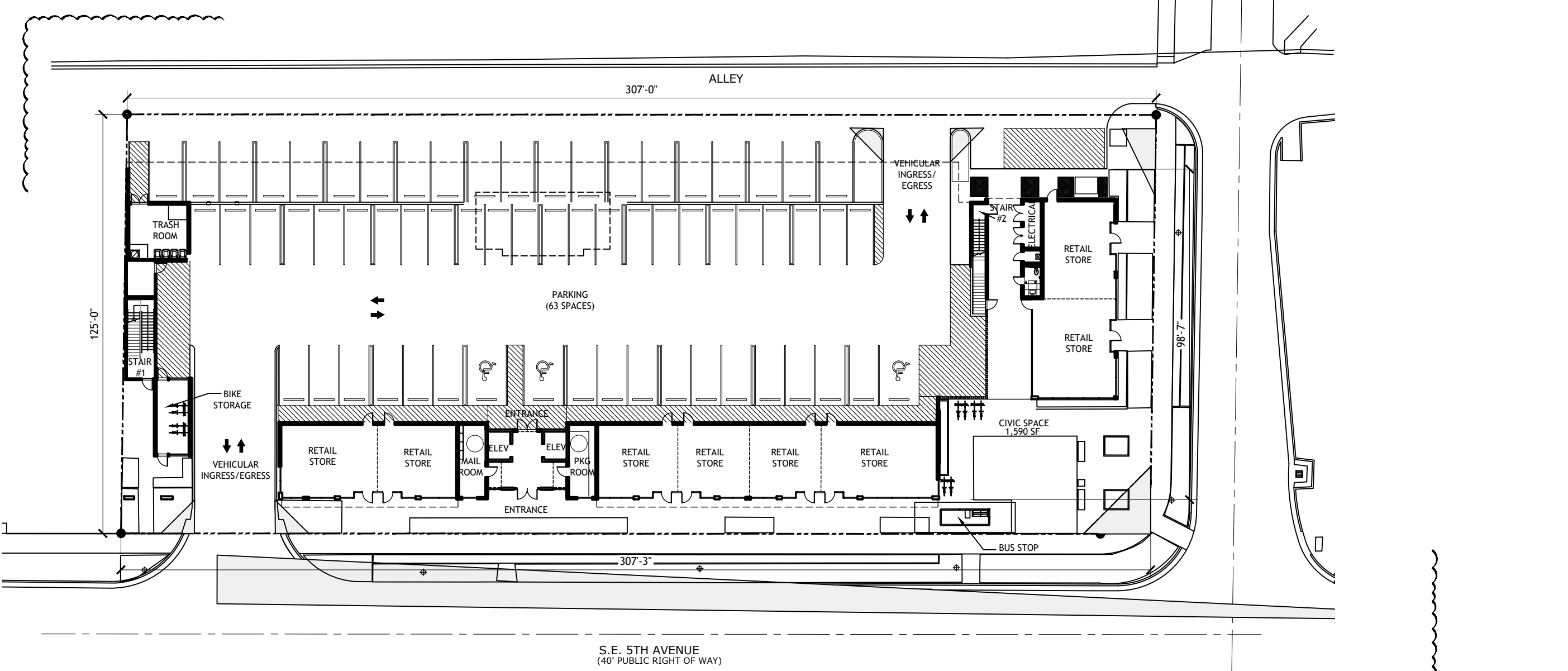
GROUND FLOOR NOTES:

BUILDING + ON GRADE PARKING = 26,928 S.F.

- AUXILIARY POWER FOR INTERIOR LIGHTING & EXIT SIGN & (1) PUBLIC ELEVATOR IS PROVIDED BY EMERGENCY GAS GENERATOR LOCATED ON THE ROOF. AS PER LDR SEC. 4.3.3(00)(1)(a) GENERATOR TO OPERATE FOR A PERIOD OF NOT LESS 120 HOURS.
- GARAGE & ELEVATORS TO BE EQUIPPED WITH A CCTV MONITORING SYSTEM.
- CENTRAL MAIL BOX LOCATED AT GROUND FLOOR LOBBY.
- PROVIDE SECURITY MONITORING FOR SERVICE DOOR FROM GARAGE TO SERVICE ELEVATOR LOBBY. DOOR TO BE PERMANENTLY LOCKED & EQUIPPED W/ELEC. SWIPE CARD LOCK

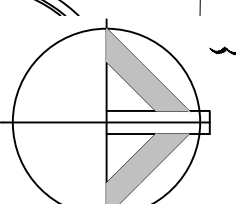
PARKING SPACES PROVIDED AT GROUND LEVEL:

STANDARD PARKING SPACES:	60
ADA PARKING SPACES:	3
TOTAL:	63



GROUND FLOOR PLAN

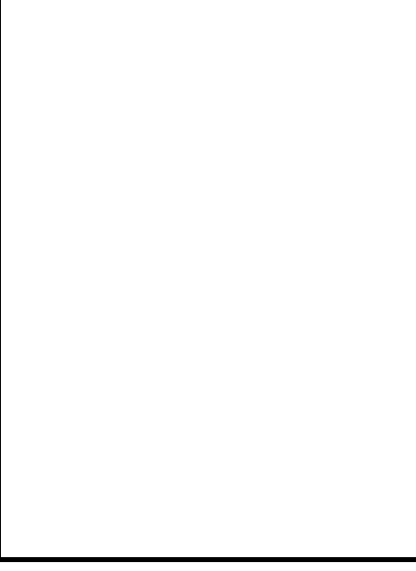
SCALE: 1/32" = 1'-0"



REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 9-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

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 FAX: 561-392-5402
 WWW.SLATTERYARCHITECTS.COM

318 DELRAY MIXED USE
 318 S.E. 5TH AVENUE
 DELRAY BEACH, FLORIDA



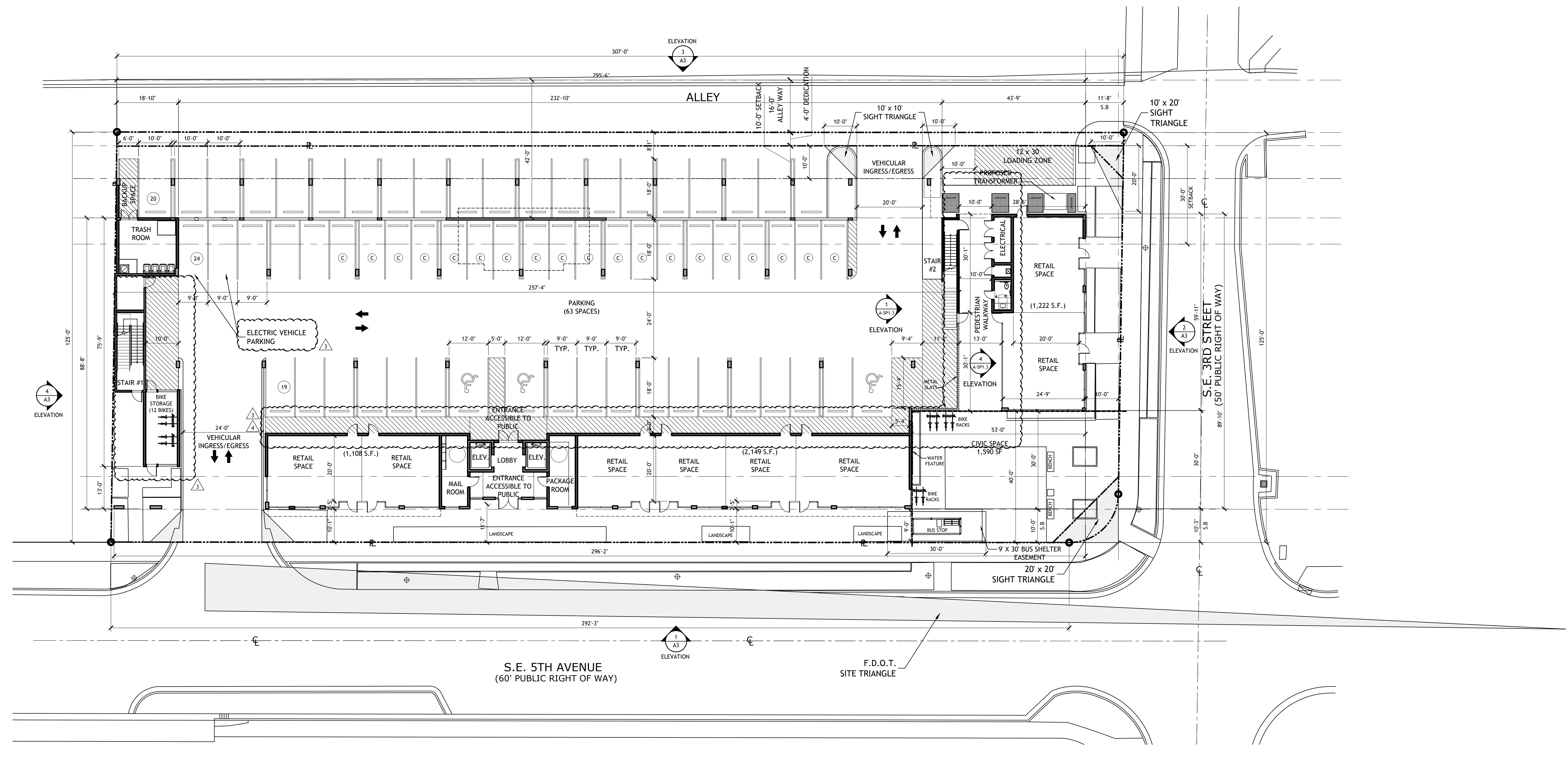
OVERALL PLAN

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-1

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
2 5-2-2022	DR
3 8-2-2022	DR
4 11-28-2022	DR
5 03-02-2023	DD

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318 DELRAY MIXED USE
 318 S.E. 5TH AVENUE
 DELRAY BEACH, FLORIDA



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

GROUND FLOOR NOTES:

BUILDING + ON GRADE PARKING = 26,928 S.F.

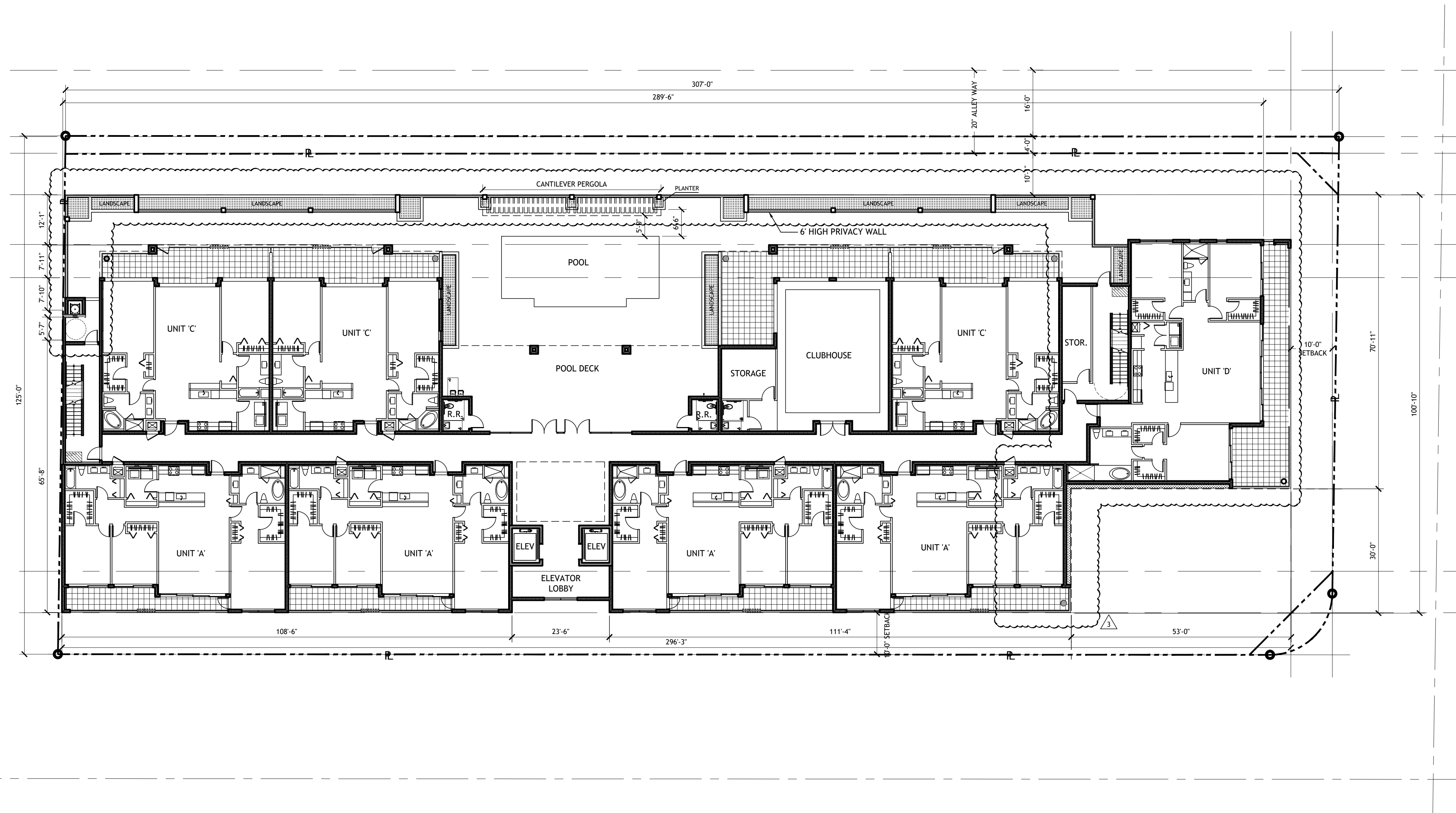
- AUXILIARY POWER FOR INTERIOR LIGHTING & EXIT SIGN & (1) PUBLIC ELEVATOR IS PROVIDED BY EMERGENCY GAS GENERATOR LOCATED ON THE ROOF. AS PER LDR SEC. 4.3.3(00)(1)(a) GENERATOR TO OPERATE FOR A PERIOD OF NOT LESS 120 HOURS.
- GARAGE & ELEVATORS TO BE EQUIPPED WITH A CCTV MONITORING SYSTEM.
- CENTRAL MAIL BOX LOCATED AT GROUND FLOOR LOBBY.
- PROVIDE SECURITY MONITORING FOR SERVICE DOOR FROM GARAGE TO SERVICE ELEVATOR LOBBY. DOOR TO BE PERMANENTLY LOCKED & EQUIPPED W/ELEC. SWIPE CARD LOCK

PARKING SPACES PROVIDED AT GROUND LEVEL:

STANDARD PARKING SPACES: 60
 ADA PARKING SPACES: 3
 TOTAL: 63

GROUND FLOOR PLAN

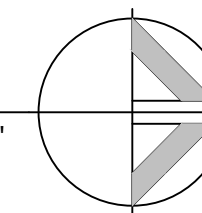
DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	
A-1.1	



SECOND LEVEL PLAN

8 UNITS

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN NOTES:

1. GROSS FLOOR AREA BUILDING 17,768 S.F.
2. EGRESS CORRIDOR - 1HR RATED.
3. — → INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:
 TYPE 'A' = 4 UNITS
 TYPE 'C' = 3 UNITS
 TYPE 'D' = 1 UNIT
 TOTAL = 8 UNITS.

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
2 SPRAB REVIEW COMMENTS 5-2-2022	DR
3 SPRAB REVIEW COMMENTS 8-2-2022	DR
4 SPRAB REVIEW COMMENTS 11-28-2022	DR
5 SPRAB REVIEW COMMENTS 03-02-2023	DD

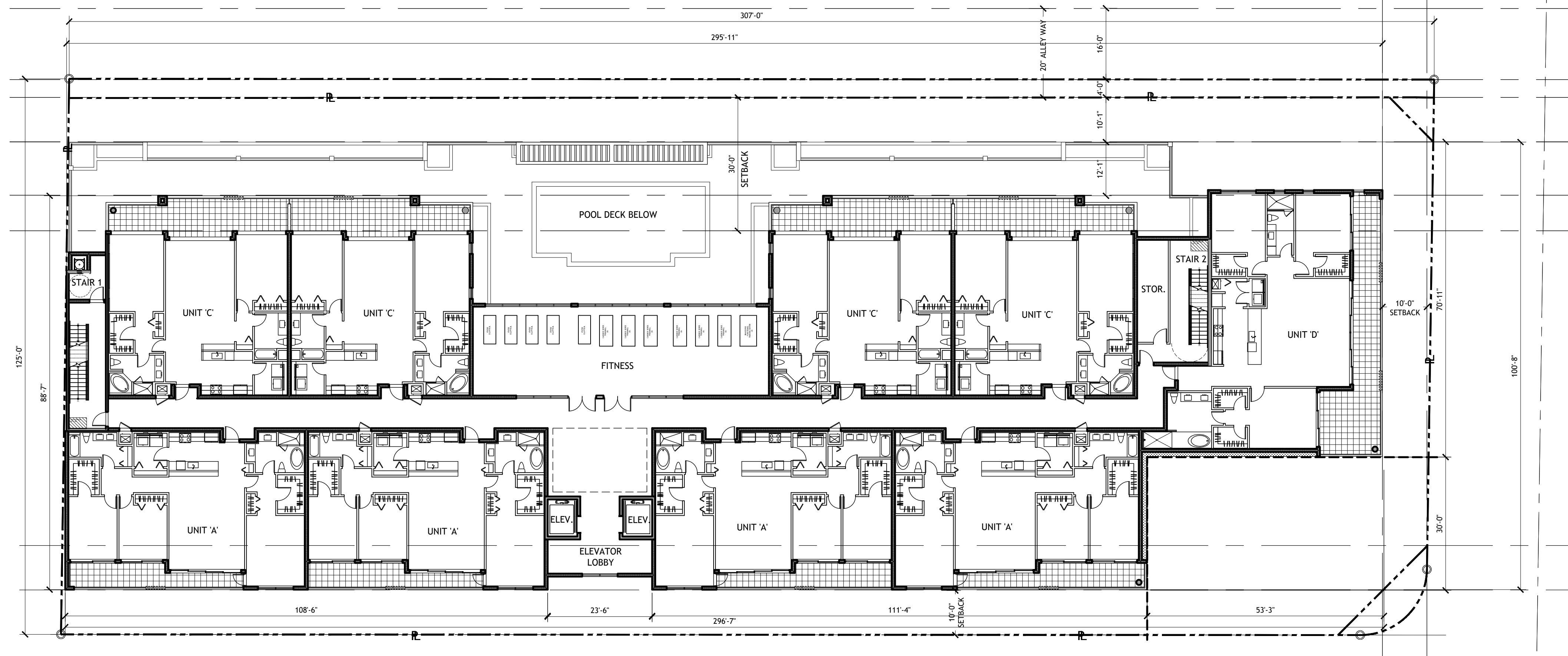
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318 DELRAY MIXED USE
 318 S.E 5TH AVENUE
 DELRAY BEACH, FLORIDA

SECOND FLOOR PLAN

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

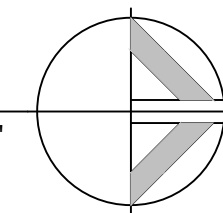
A-1.2



THIRD LEVEL PLAN

9 UNITS

SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN NOTES:
 GROSS FLOOR AREA = 19,228 S.F.

- EGRESS CORRIDOR - 1HR RATED.
- INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:
 TYPE 'A' = 4 UNITS
 TYPE 'C' = 4 UNITS
 TYPE 'D' = 1 UNIT
TOTAL = 9 UNITS

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 9-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

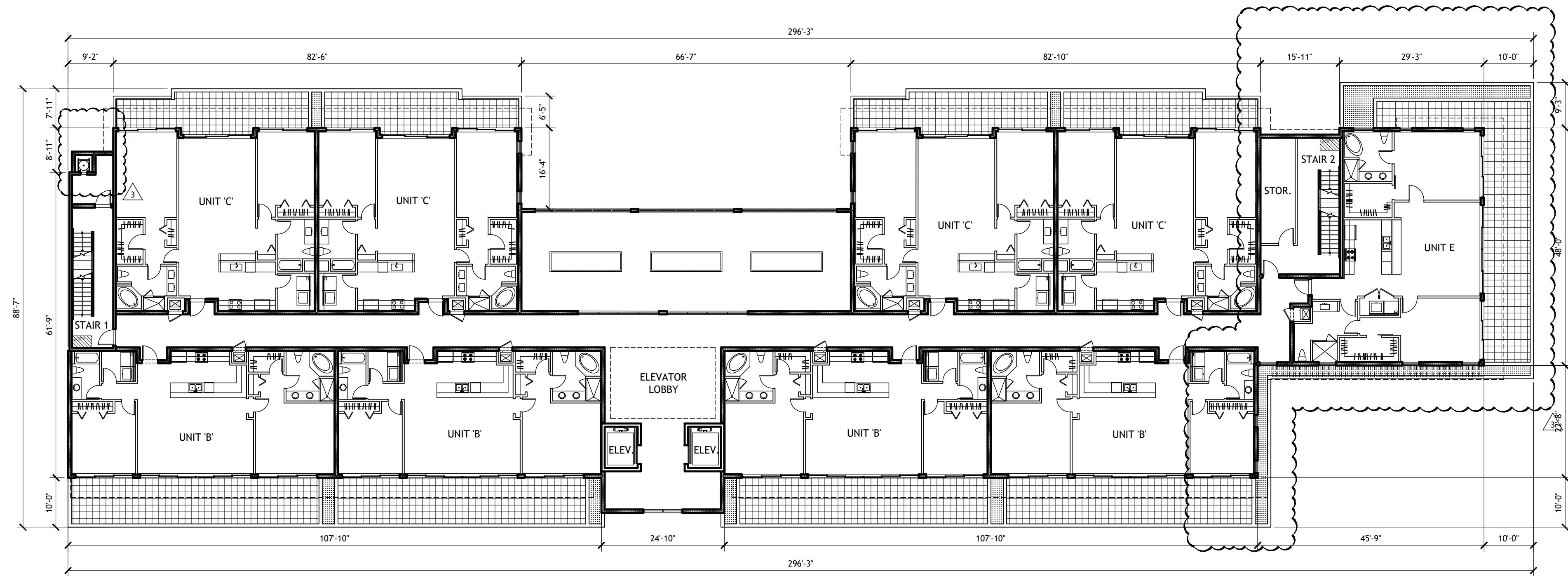
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 318 S.E. 5TH AVENUE
 DELRAY BEACH, FLORIDA

THIRD FLOOR PLAN

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

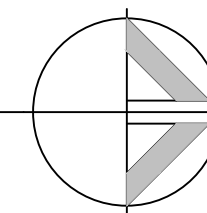
A-1.3



FOURTH LEVEL PLAN

9 UNITS

SCALE: 1/16" = 1'-0"



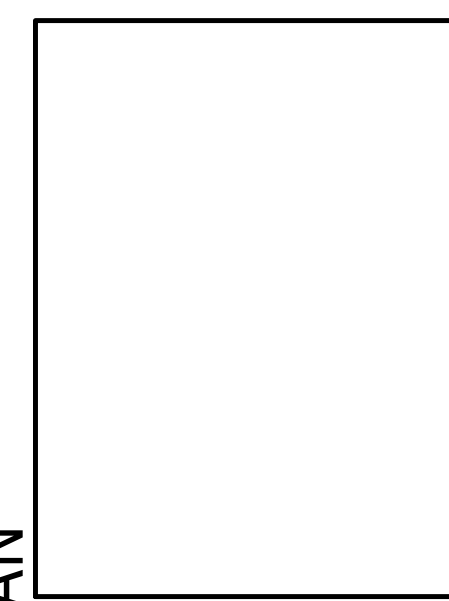
FOURTH FLOOR PLAN NOTES:	
GROSS FLOOR AREA = 15,808 S.F.	
1.	EGRESS CORRIDOR - 1HR RATED.
2.	---> INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.
RESIDENTIAL UNITS:	
TYPE "B"	= 4 UNITS
TYPE "C"	= 4 UNITS
TYPE "E"	= 1 UNITS
TOTAL	= 9 UNITS

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
2 5-2-2022	DR
3 8-2-2022	DR
4 11-28-2022	DR
5 03-02-2023	DD

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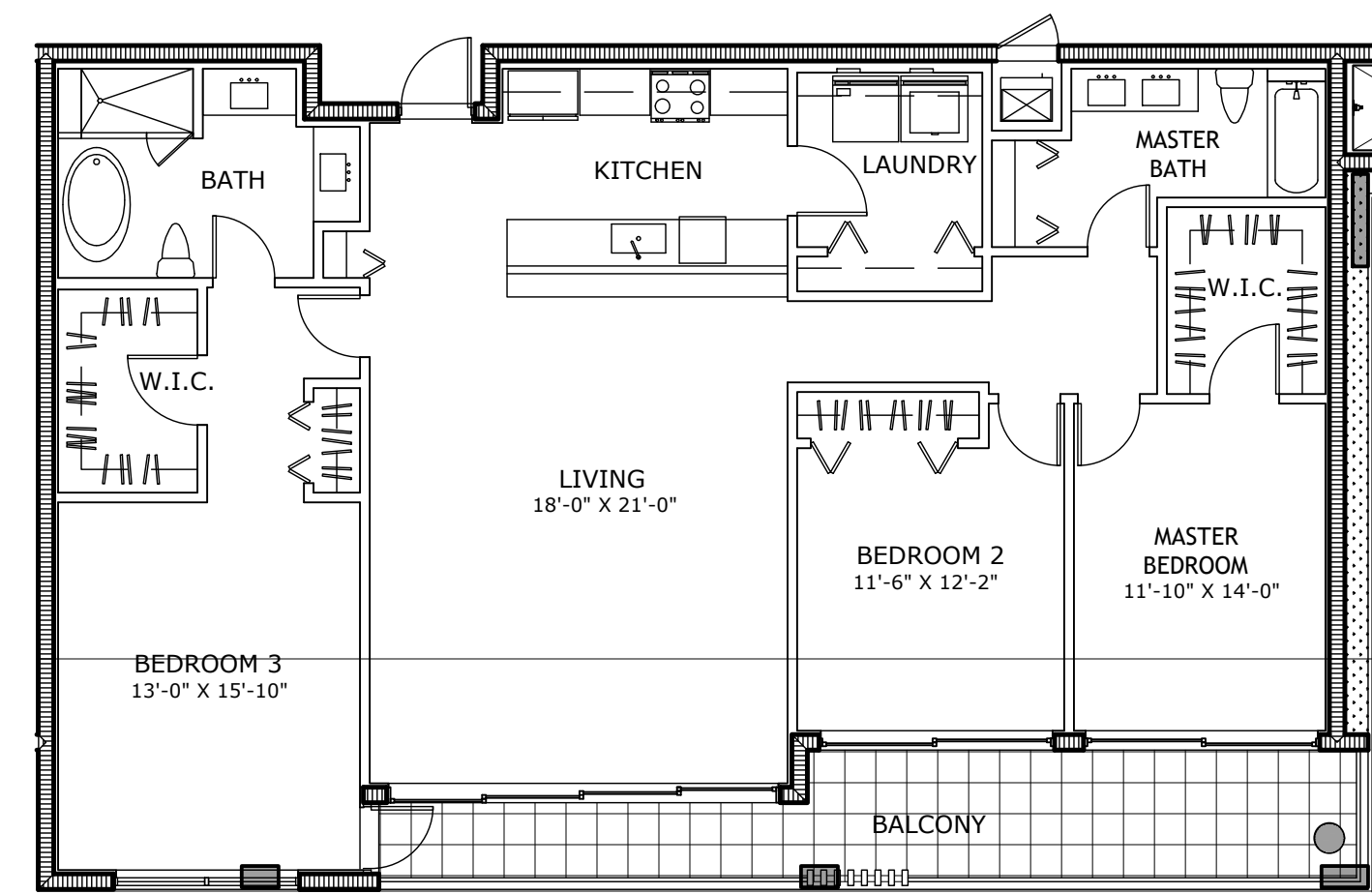
318 DELRAY MIXED USE
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 DELRAY BEACH, FLORIDA

FOURTH FLOOR PLAN

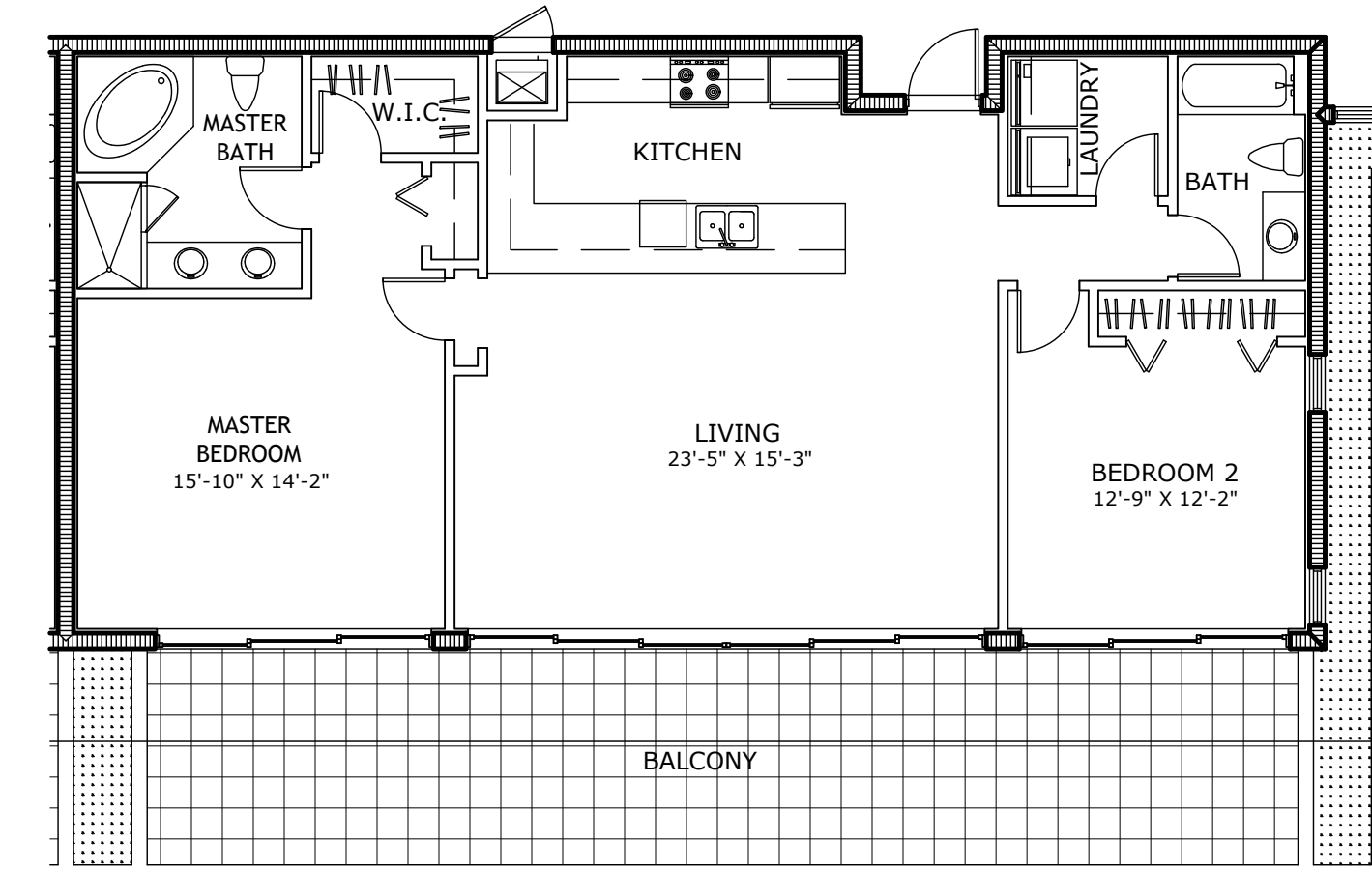


DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	
A-1.4	

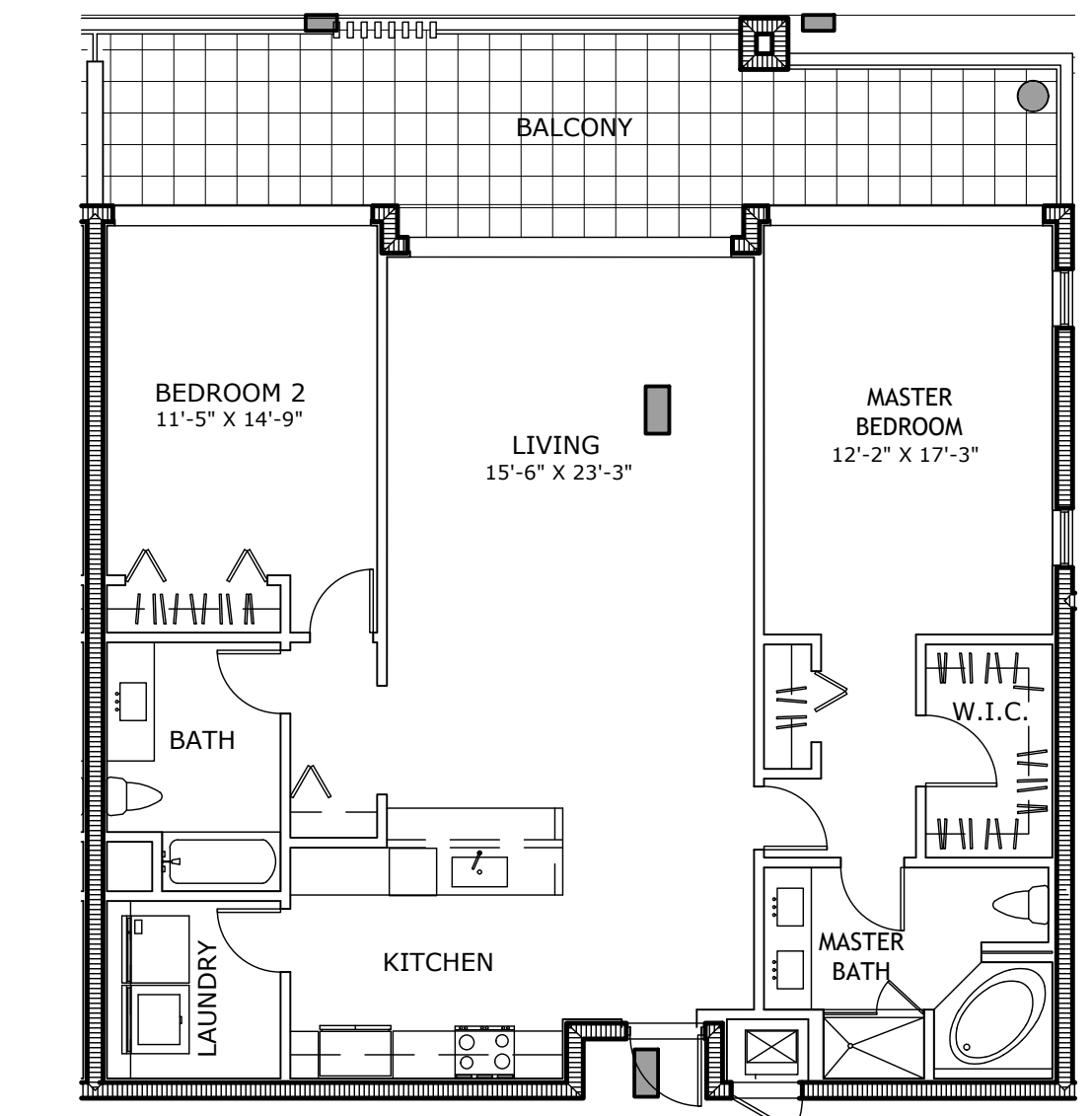
REVISIONS	BY
△ SPRAB REVIEW COMMENTS 9-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD



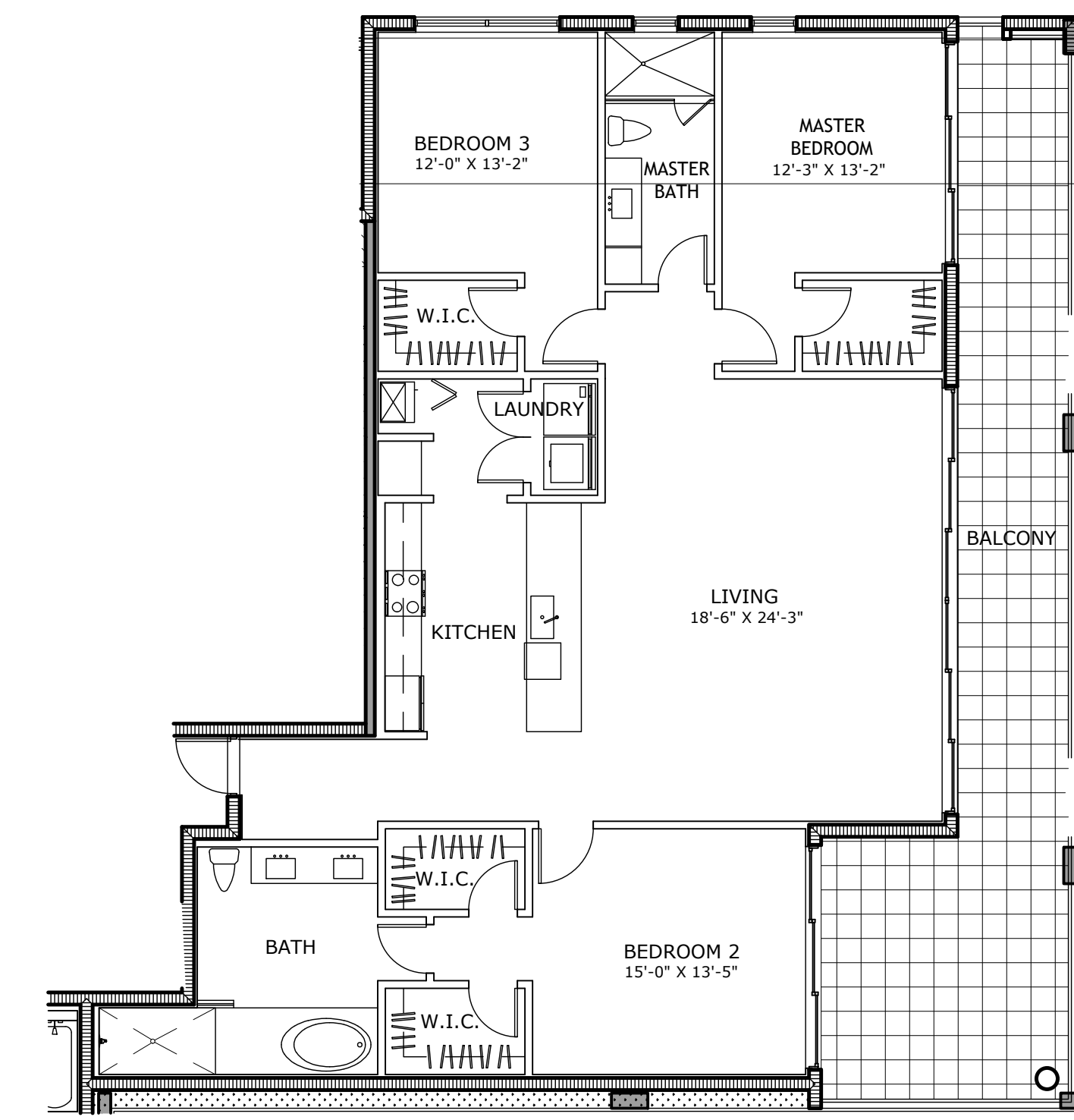
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A-1.6 **FLOOR PLAN (UNIT A)**
3BR/2B - 1,688 S.F. (8 UNITS) SCALE: 1/8"=1'-0"



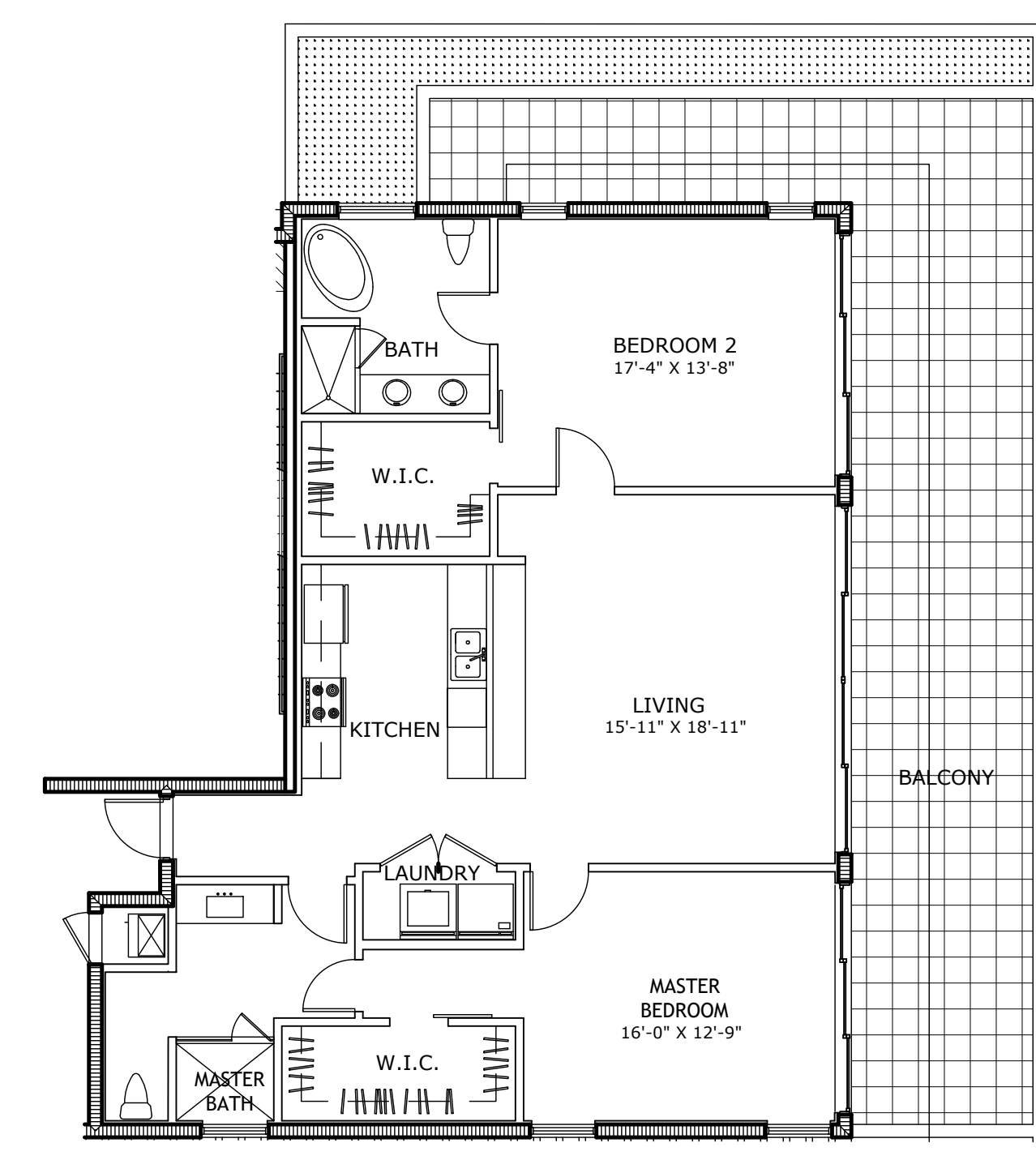
2
A-1.6 **FLOOR PLAN (UNIT B)**
2BR/2B - 1,306 S.F. (4 UNITS) SCALE: 1/8"=1'-0"



3
A-1.6 **FLOOR PLAN (UNIT C)**
2BR/2B - 1,427 S.F. (11 UNITS) SCALE: 1/8"=1'-0"



4
A-1.6 **FLOOR PLAN (UNIT D)**
3BR/2B - 1,892 S.F. (2 UNITS) SCALE: 1/8"=1'-0"

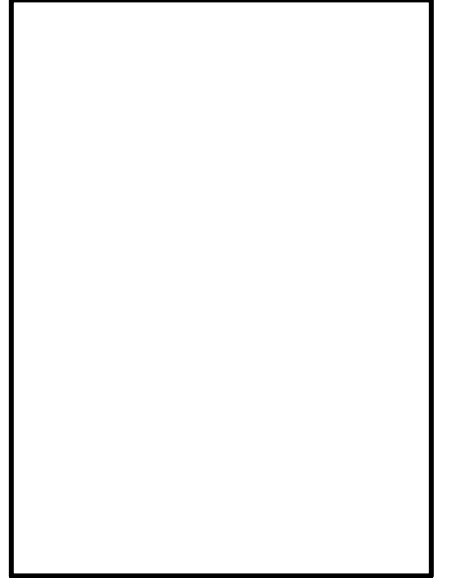


5
A-1.6 **FLOOR PLAN (UNIT E)**
2BR/2B - 1,453 S.F. (1 UNIT) SCALE: 1/8"=1'-0"

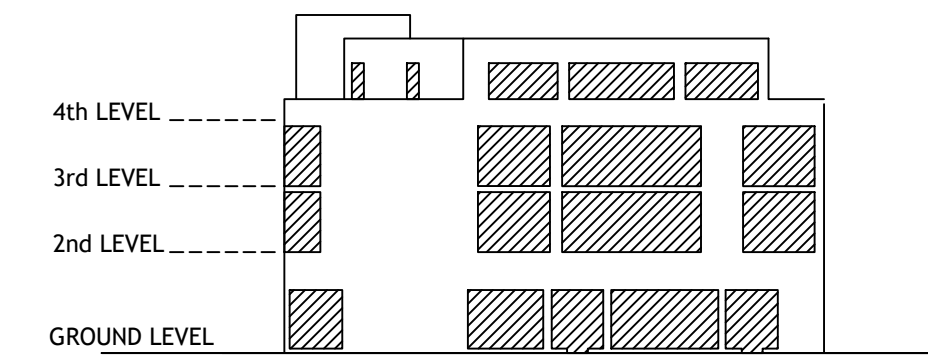
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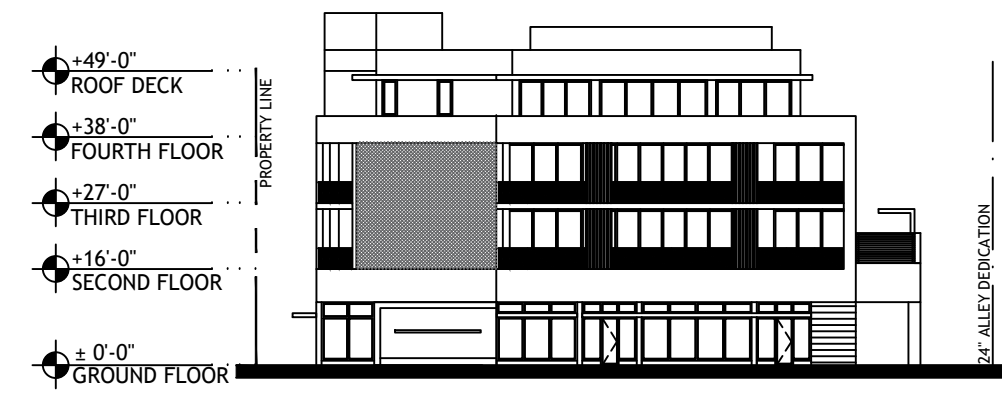
DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-1.6



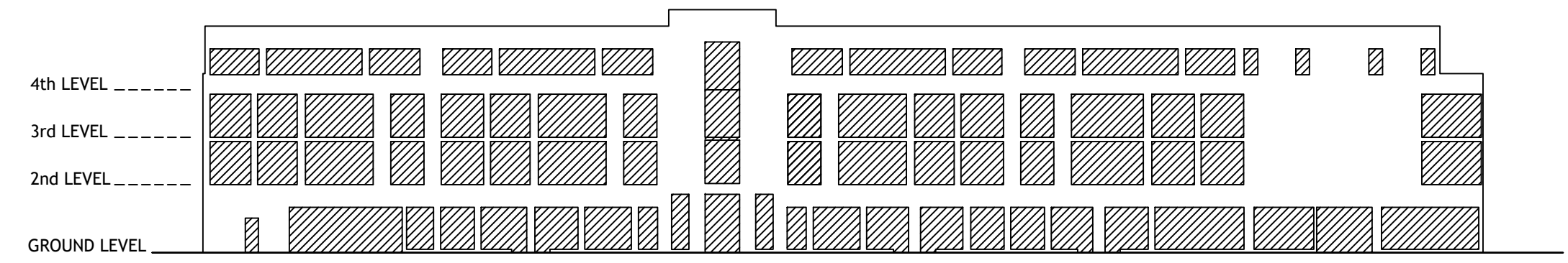
TRANSPARENT WALL AREA (20%min. 75%max.) AS PER SECTION 4.4.13 (F)(3)

Level	Transparent Wall Area (S.F.)	Solid Wall Area (S.F.)
GROUND LEVEL	555 S.F. (36.7%)	958 S.F. (63.3%)
2nd LEVEL	530.5 S.F. (53.6%)	458 S.F. (46.4%)
3rd LEVEL	530.5 S.F. (53.6%)	458 S.F. (46.4%)
4th LEVEL	270 S.F. (26.2%)	759 S.F. (73.8%)

2A NORTH ELEVATION. TRANSPARENCY DIAGRAM
 SE 6TH AVENUE SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION (SE 3rd STREET)
 A-3 SCALE: 1/32" = 1'-0"



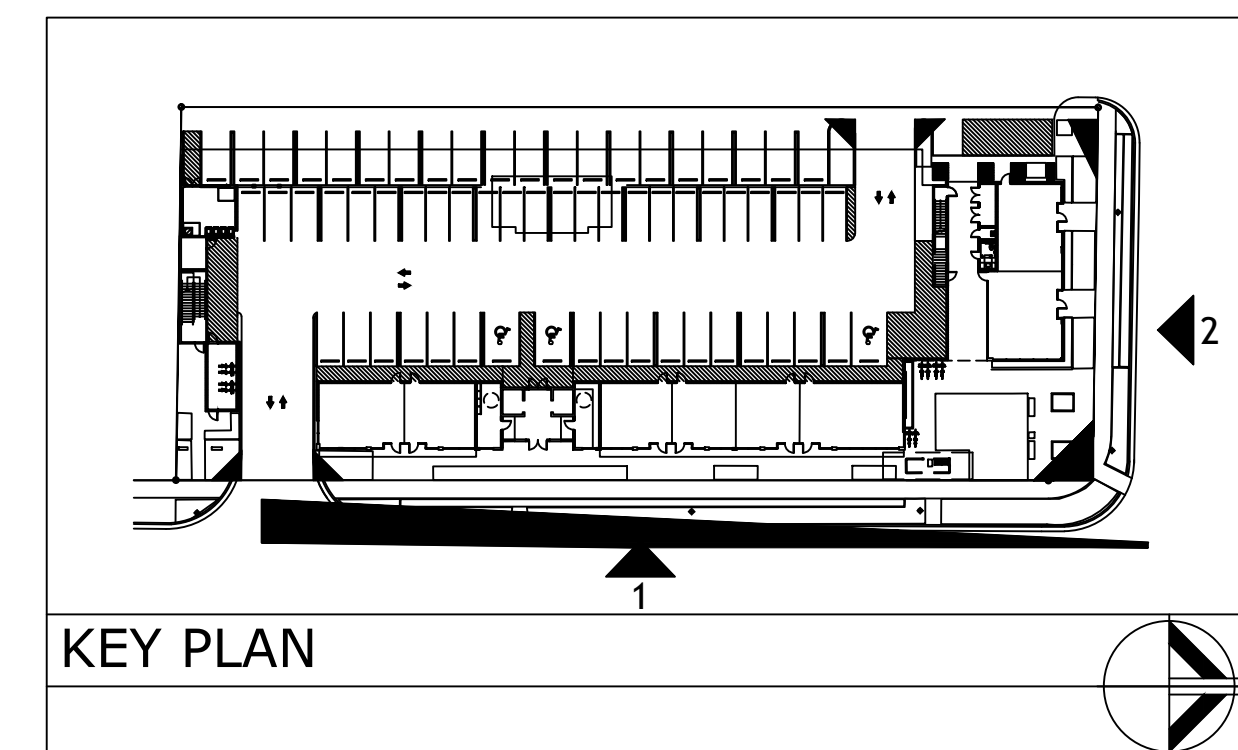
TRANSPARENT WALL AREA (20%min. 75%max.) AS PER SECTION 4.4.13 (F)(3)

Level	Transparent Wall Area (S.F.)	Solid Wall Area (S.F.)
GROUND LEVEL	2,675 S.F. (57.3%)	1,987 S.F. (42.7%)
2nd LEVEL	1,920 S.F. (58.9%)	1,338 S.F. (41.1%)
3rd LEVEL	1,920 S.F. (58.9%)	1,338 S.F. (41.1%)
4th LEVEL	1,253 S.F. (28.7%)	3,103 S.F. (71.3%)

1A EAST ELEVATION TRANSPARENCY DIAGRAM
 SE 2nd STREET SCALE: 1/32" = 1'-0"



1 EAST ELEVATION (SE 5th AVENUE)
 A-3 SCALE: 1/32" = 1'-0"



KEY PLAN

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

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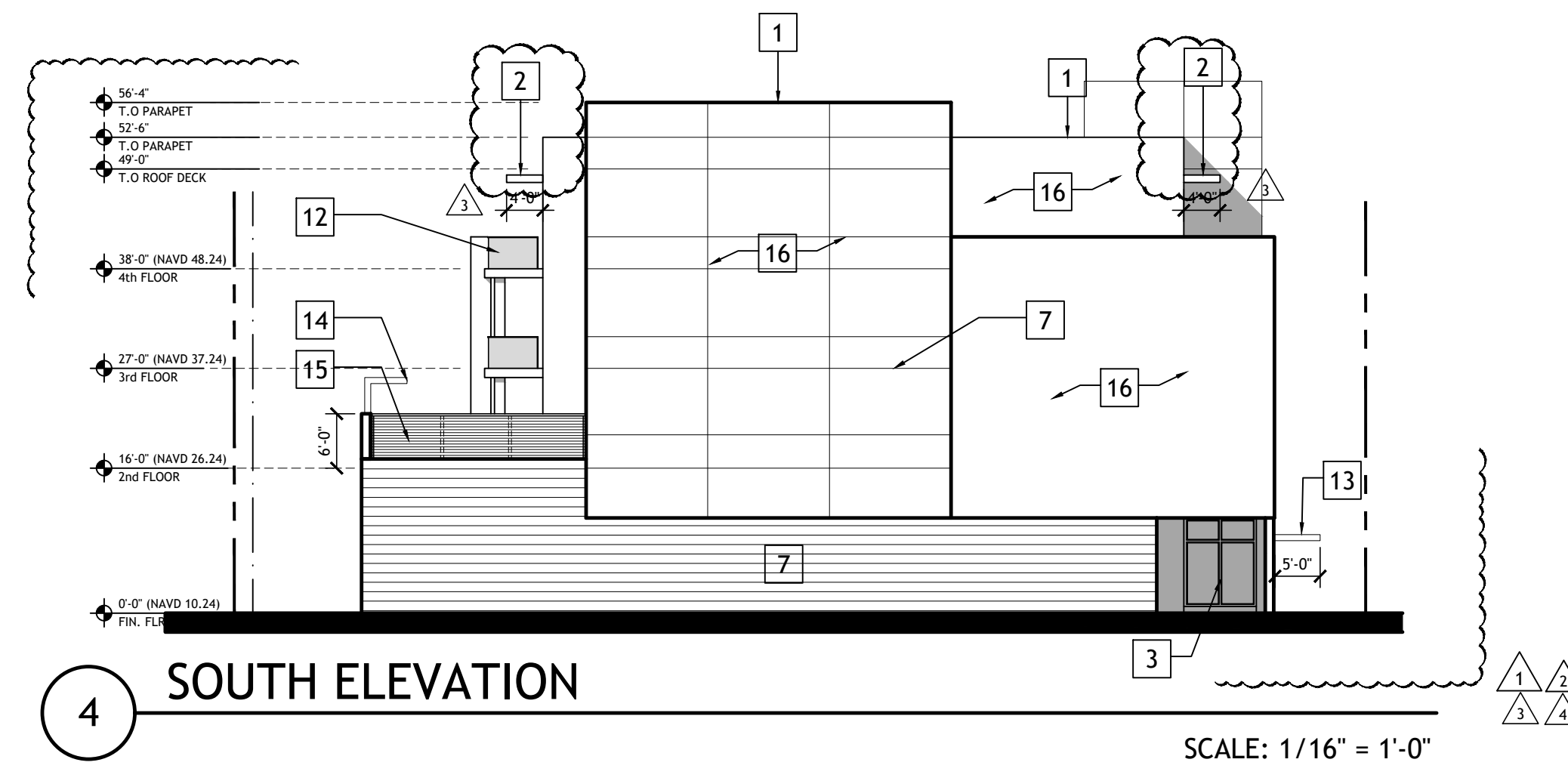
TRANSPARENCY DIAGRAM

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-2

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 02-28-2022	DD

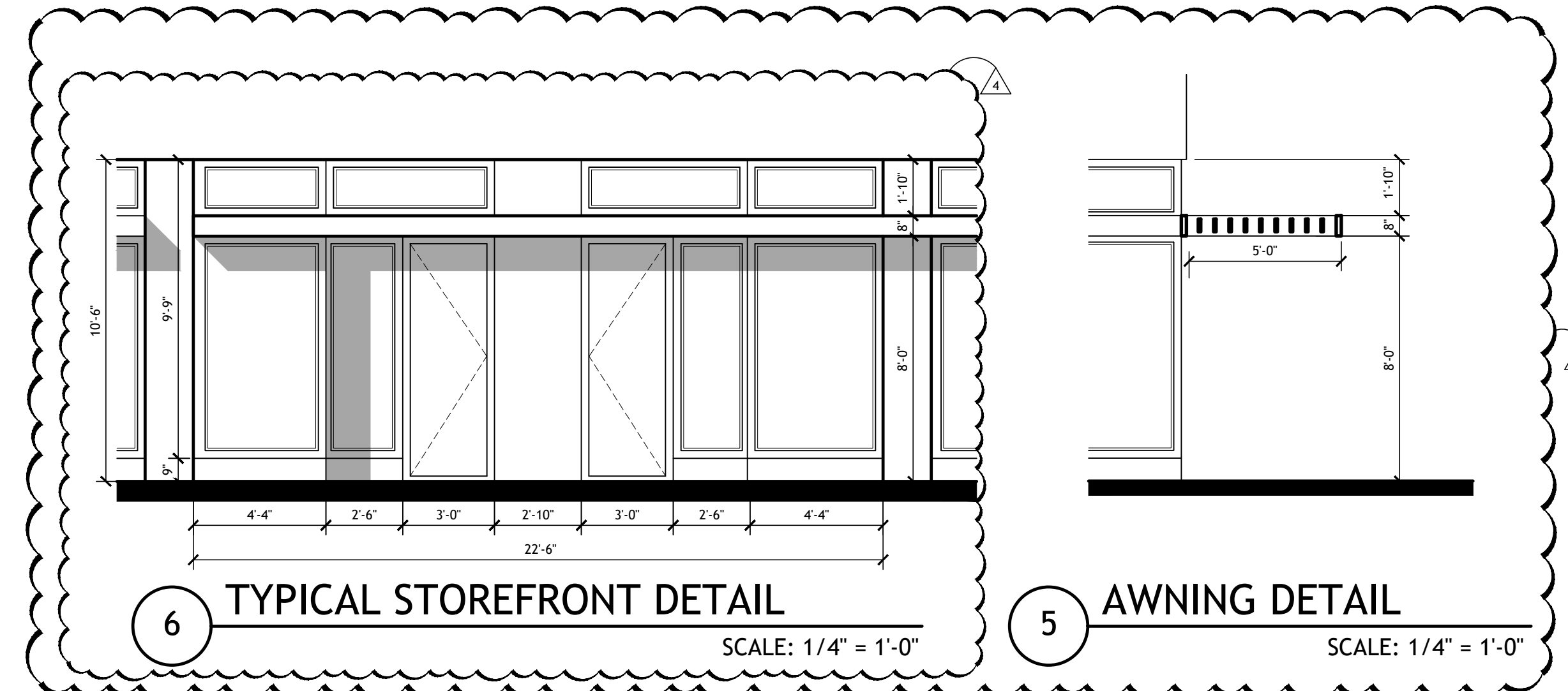
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 DELRAY BEACH, FLORIDA



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



6 TYPICAL STOREFRONT DETAIL

SCALE: 1/4" = 1'-0"

5 AWNING DETAIL

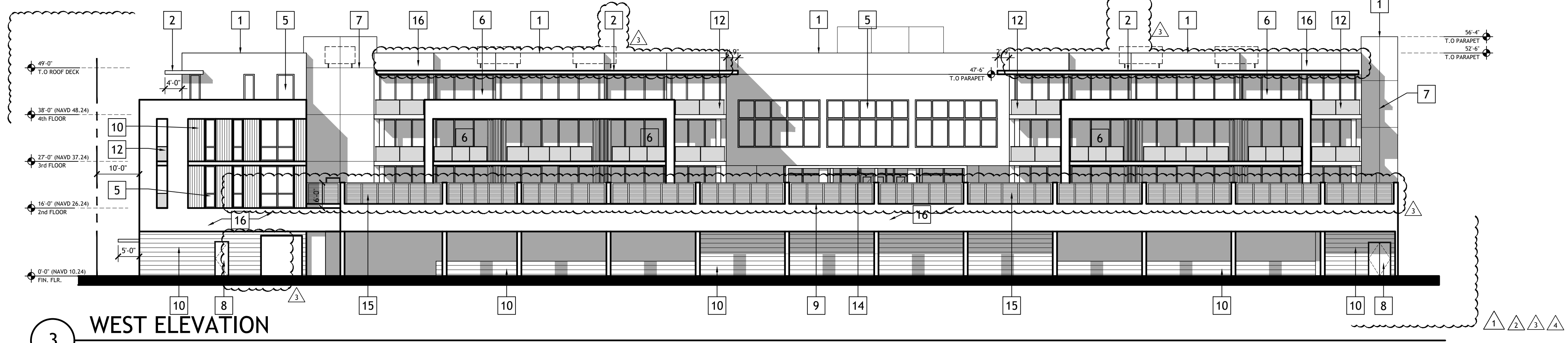
SCALE: 1/4" = 1'-0"

BUILDING ELEVATION NOTES:

1. WALL TRANSPARENCY AREA PER LEVEL CALCULATIONS, SEE SHEET A-3.
2. ALL STOREFRONT & GLASS AREAS ABUTTING THE STREET ARE TO BE TRANSPARENT, NON-SOLAR, NON-MIRRORING W/ LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
3. ALL WINDOWS AND GLASS AREAS TO BE NON-SOLAR OR MIRRORING AND TO HAVE A LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
4. ALL ROOFTOP EQUIPMENT INCLUDING ROOFTOP GENERATOR WILL BE SCREENED FROM VIEW.

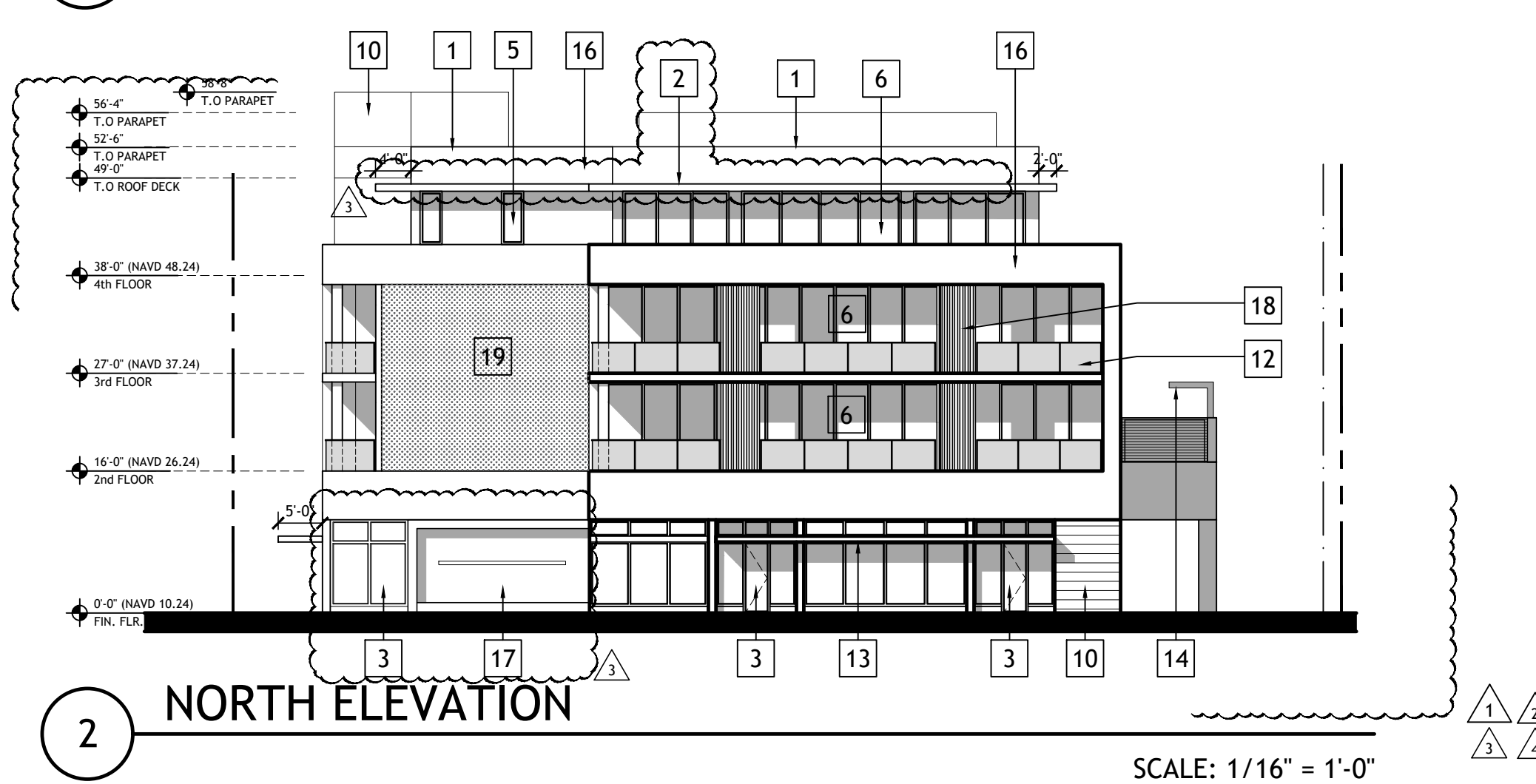
MATERIAL LEGEND:

- 1 FLAT ROOFS W/ VARIOUS PARAPET WALL HEIGHTS.
- 2 CONCRETE EYEBROW
- 3 ALUMINUM IMPACT RESISTANT STOREFRONT
- 4 ALUMINUM IMPACT RESISTANT GLASS DOOR
- 5 ALUMINUM IMPACT RESISTANT WINDOWS
- 6 ALUMINUM IMPACT RESISTANT SLIDING GLASS DOOR
- 7 STUCCO SCORE LINE
- 8 METAL DOOR
- 9 POOL DECK
- 10 WOOD PANELS
- 11 LIGHTING FIXTURE
- 12 ALUMINUM/GLASS RAILING
- 13 METAL SHADE AWNING
- 14 CANTILEVER PERGOLA
- 15 7'-0" WOOD SLAT SCREEN WALL
- 16 SMOOTH STUCCO
- 17 WATER FEATURE
- 18 6' X 3" BATTENS WOOD SCREEN
- 19 GREEN WALL SYSTEM



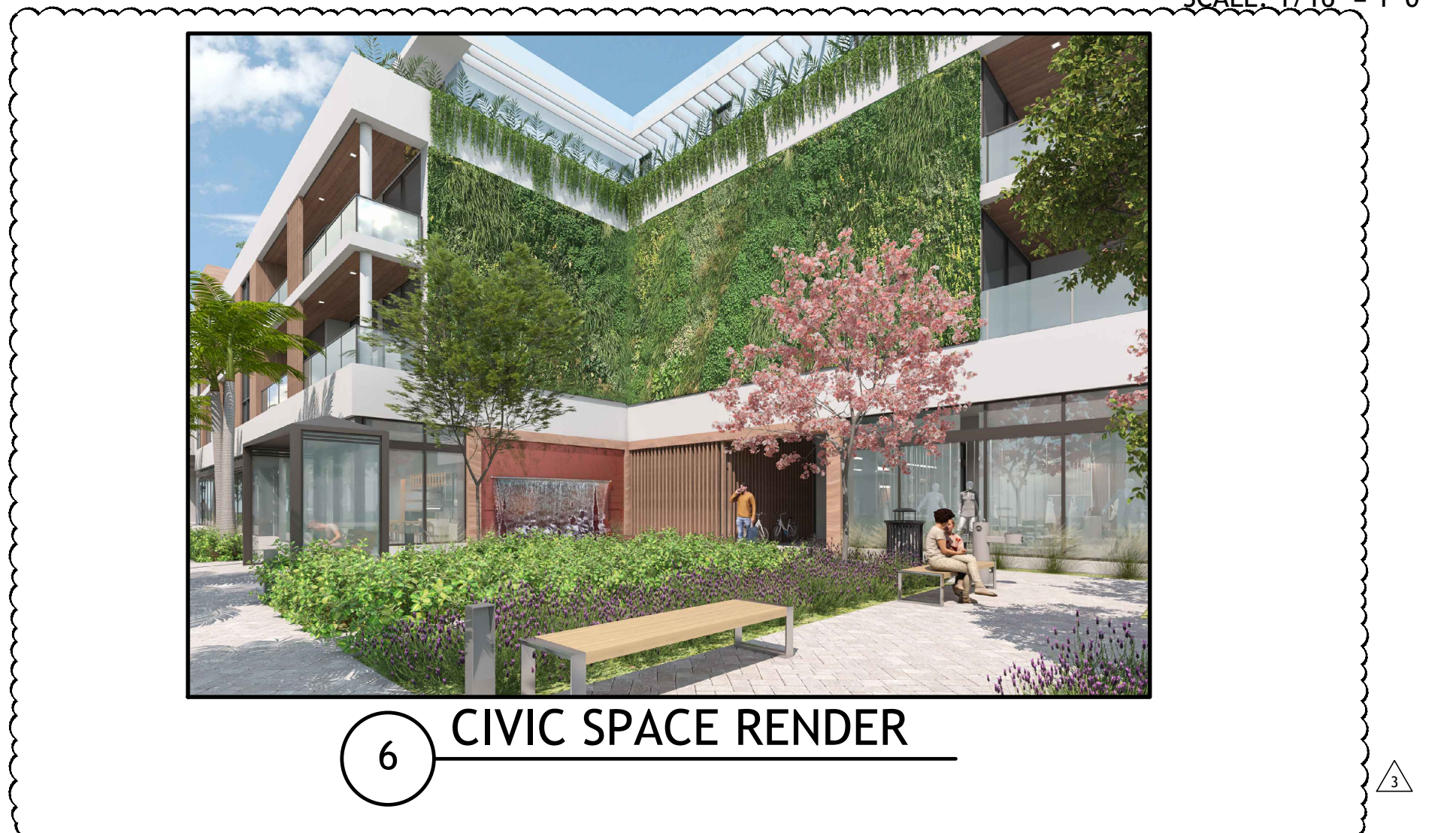
3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

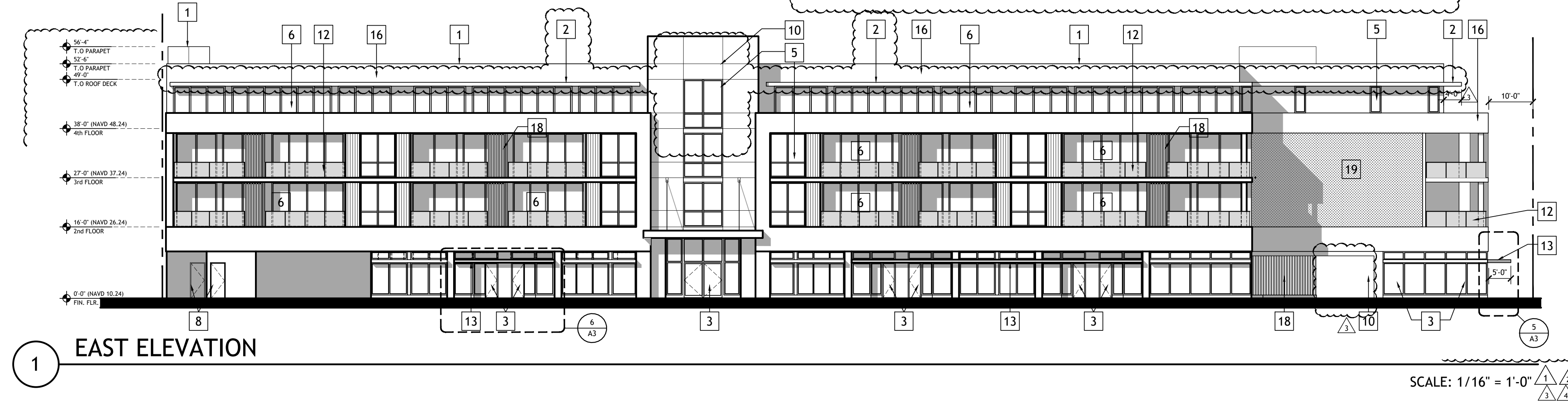


2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

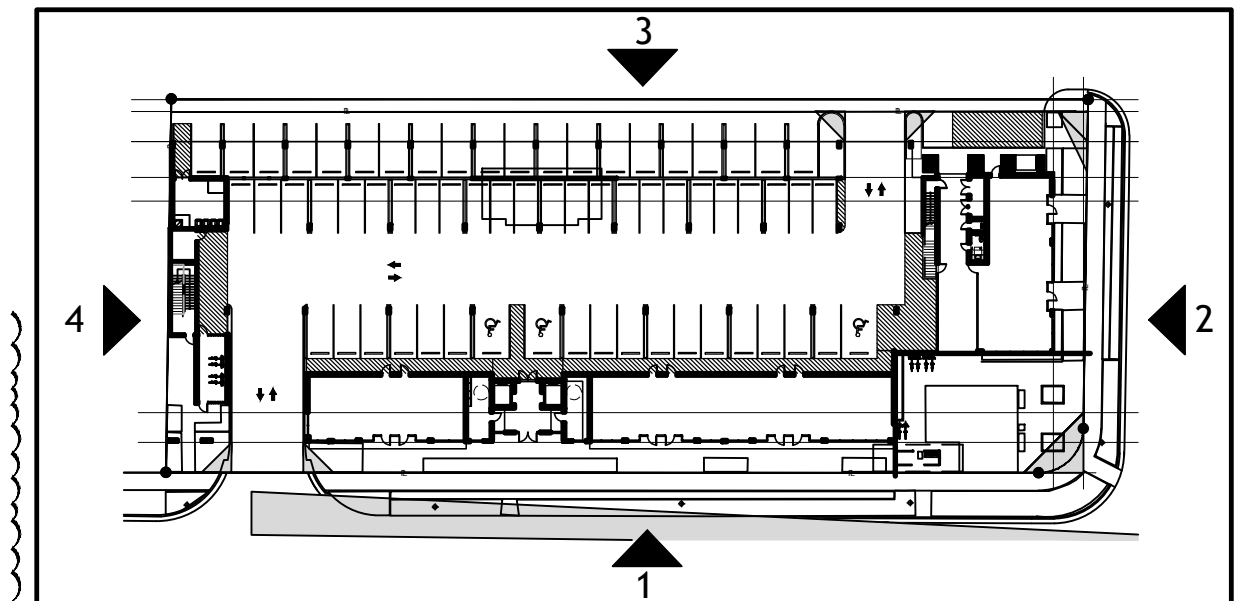


6 CIVIC SPACE RENDER



1 EAST ELEVATION

SCALE: 1/16" = 1'-0"



KEY PLAN

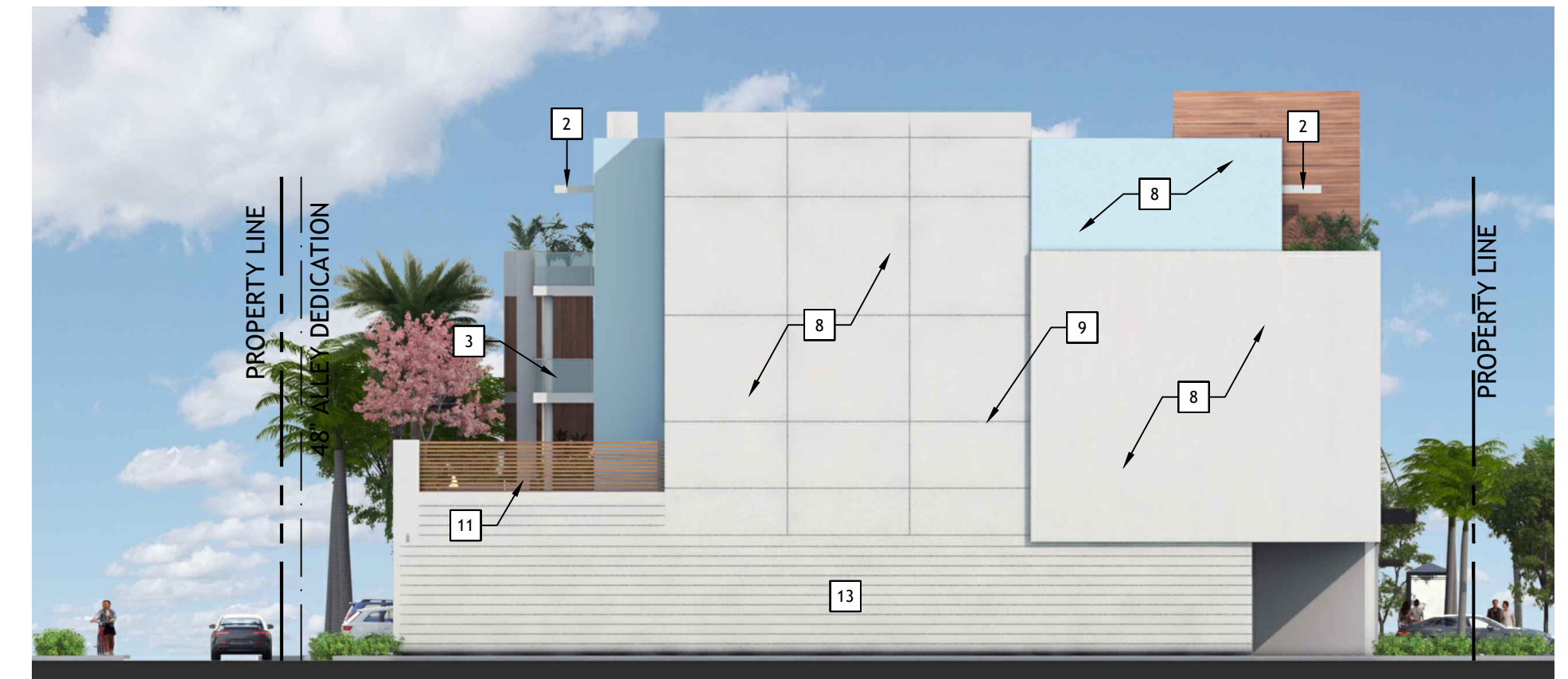
MATERIAL ELEVATION

DRAWN	DR
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DATE	09-20-22
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SHEET	A-3

REVISIONS	BY
1	NL
2	DR

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4 SOUTH ELEVATION

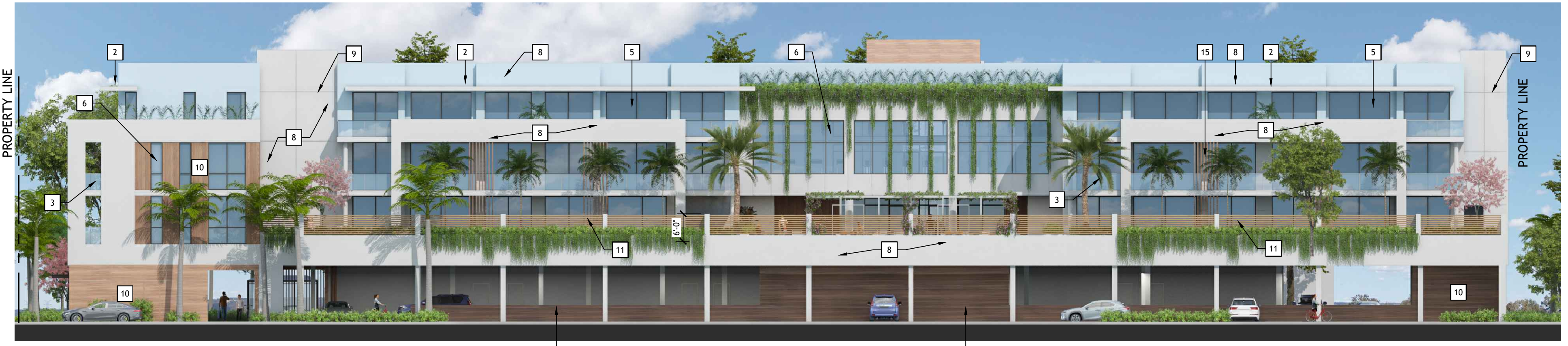
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

1	LED LIGHTING FIXTURE
2	CONCRETE EYEBROW
3	ALUMINUM/GLASS RAILING
4	ALUMINUM IMPACT RESISTANT STOREFRONT
5	ALUMINUM IMPACT RESISTANT GLASS DOOR
6	ALUMINUM IMPACT RESISTANT WINDOW
7	ALUMINUM IMPACT RESISTANT SLIDING GLASS DOOR
8	SMOOTH STUCCO
9	STUCCO SCORE LINES
10	WOOD VENNER
11	SCREENING WALL
12	ALUMINUM RAILING
13	SCORED STUCCO
14	GREEN WALL SYSTEM
15	6" X 3" BATTENS WOOD SCREEN

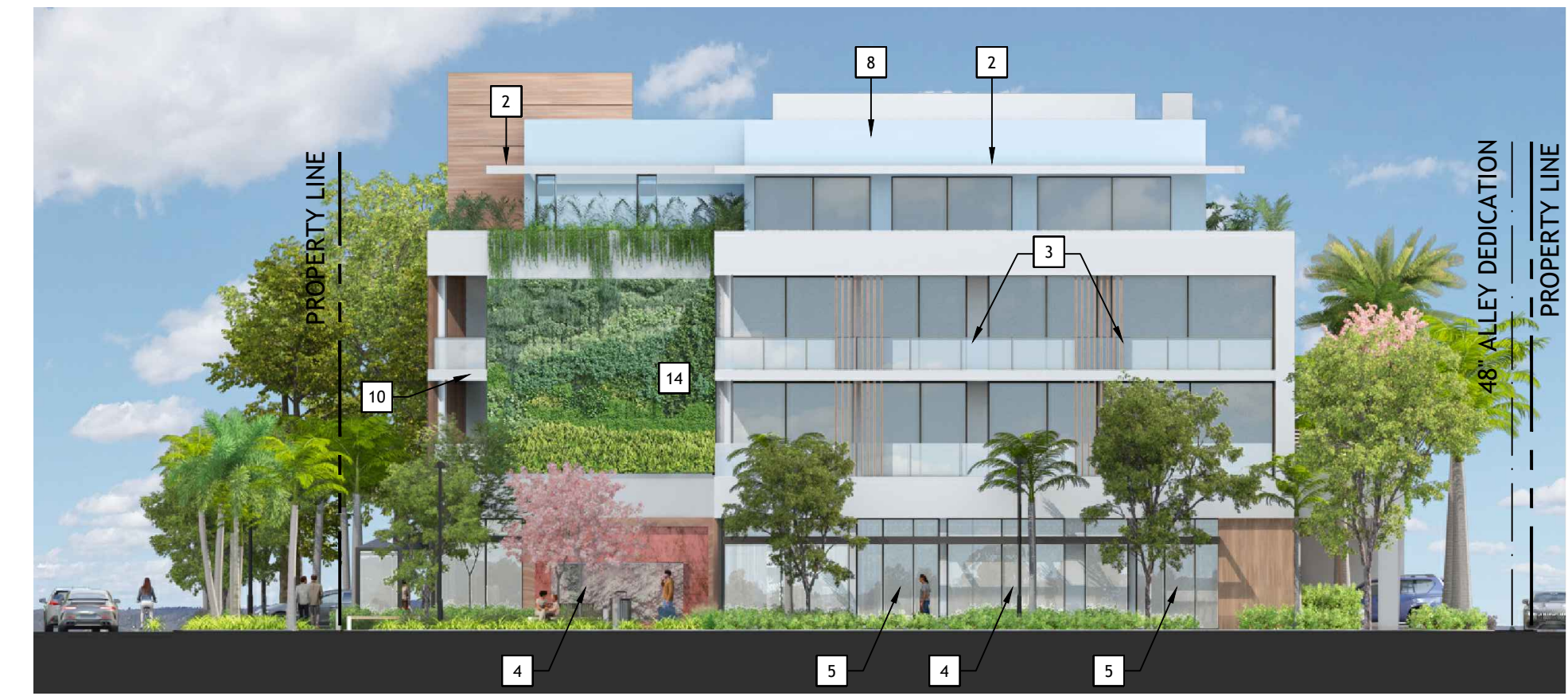
COLOR LEGEND

	BENJAMIN MOORE 6807 WONDROUS BLUE
	BENJAMIN MOORE 7005 - PURE WHITE
	WOOD VENNER TEAK OR SIMILAR



3 WEST ELEVATION

SCALE: 1/16" = 1'-0"



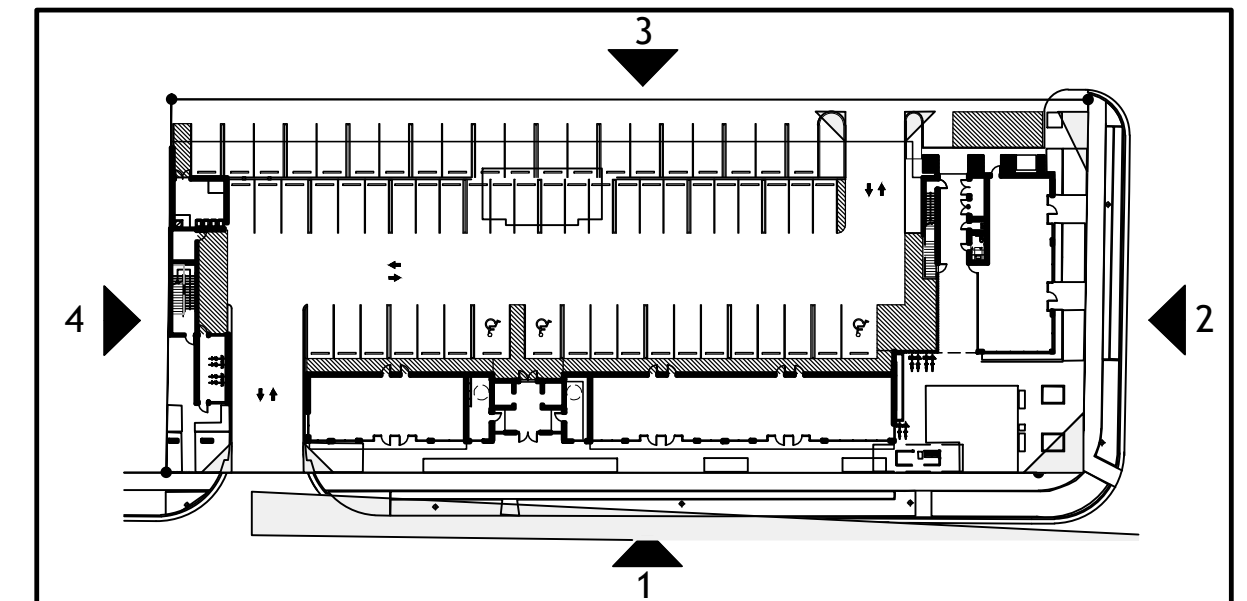
2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1 EAST ELEVATION

SCALE: 1/16" = 1'-0"

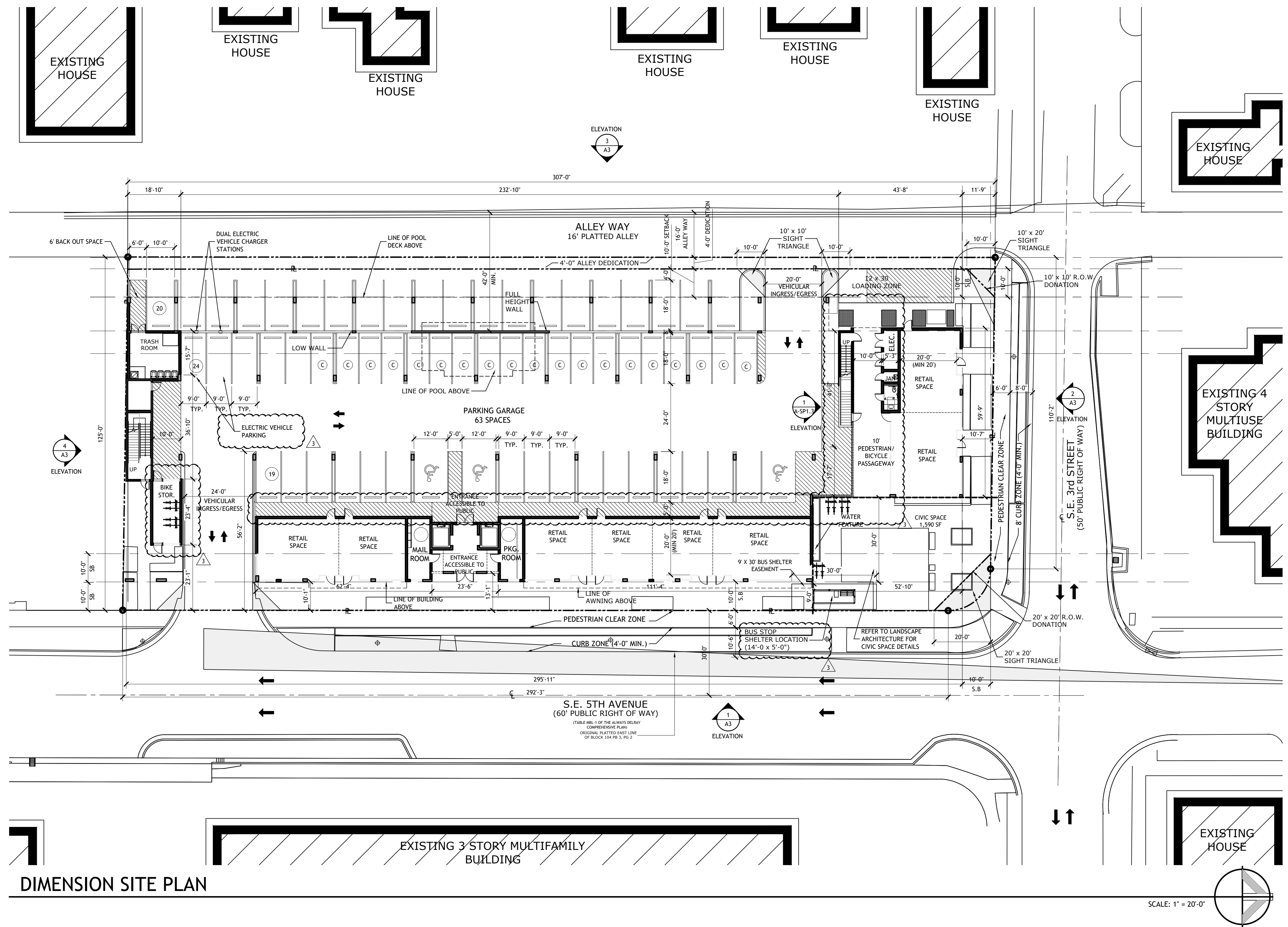


KEY PLAN

COLORED ELEVATIONS

DRAWN	DR
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DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

A3.1

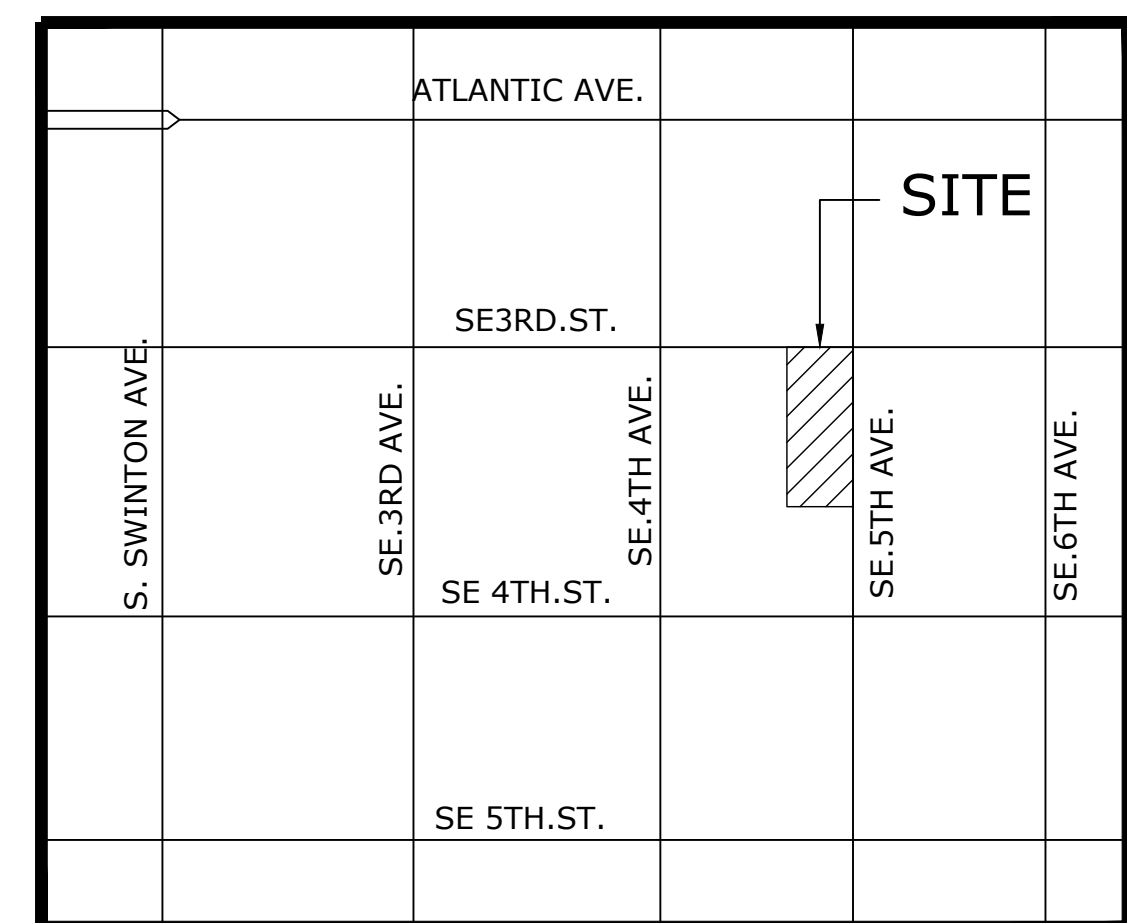


DIMENSION SITE PLAN

SCALE: 1" = 20'-0"

SITE PLAN NOTES

1. FOR BUILDING SETBACKS AND BUILDING FRONTAGE REQUIREMENTS REFER TO SHEET SP1.3.
2. ALL OVERHEAD UTILITY LINES ALONG SE 5TH AVENUE AND THE ALLEY TO BE LOCATED UNDERGROUND.
3. SEE SITE ENGINEERING DRAWINGS FOR UTILITY EASEMENTS.
4. FINAL BUS SHELTER LOCATION PER THE DIRECTION OF PARKING MANAGEMENT SPECIALIST.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN HORIZONTAL DISTANCE OF 10- FEET FROM ANY OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
6. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL TRAFFIC SIGNAGE DETAILS AND SPECIFICATIONS.
7. PAVING IN THE ALLEY IS SUBJECT TO APPROVAL BY THE CITY ENGINEER.
8. SEE LANDSCAPE PLANS FOR LANDSCAPE/HARDSCAPE AND CIVIC SPACE DESIGN.



LOCATION MAP

SCALE: N. T. S.

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2002	DR
△ SPRAB REVIEW COMMENTS 8-2-2002	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

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DIMENSIONED OVERALL GROUND FLOOR PLAN

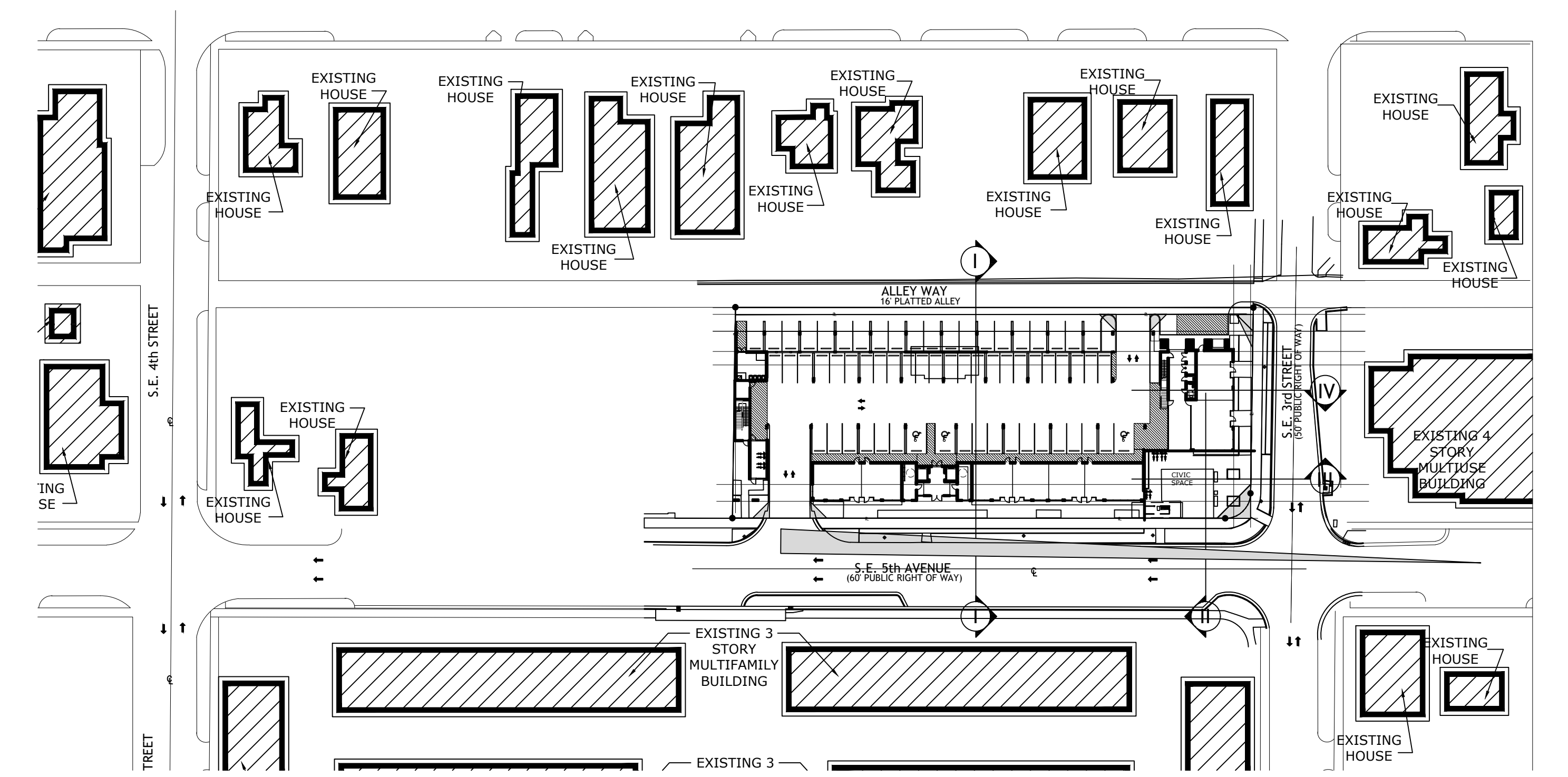
DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

A-SP1.0

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
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△ SPRAB REVIEW COMMENTS 03-02-2023	DD

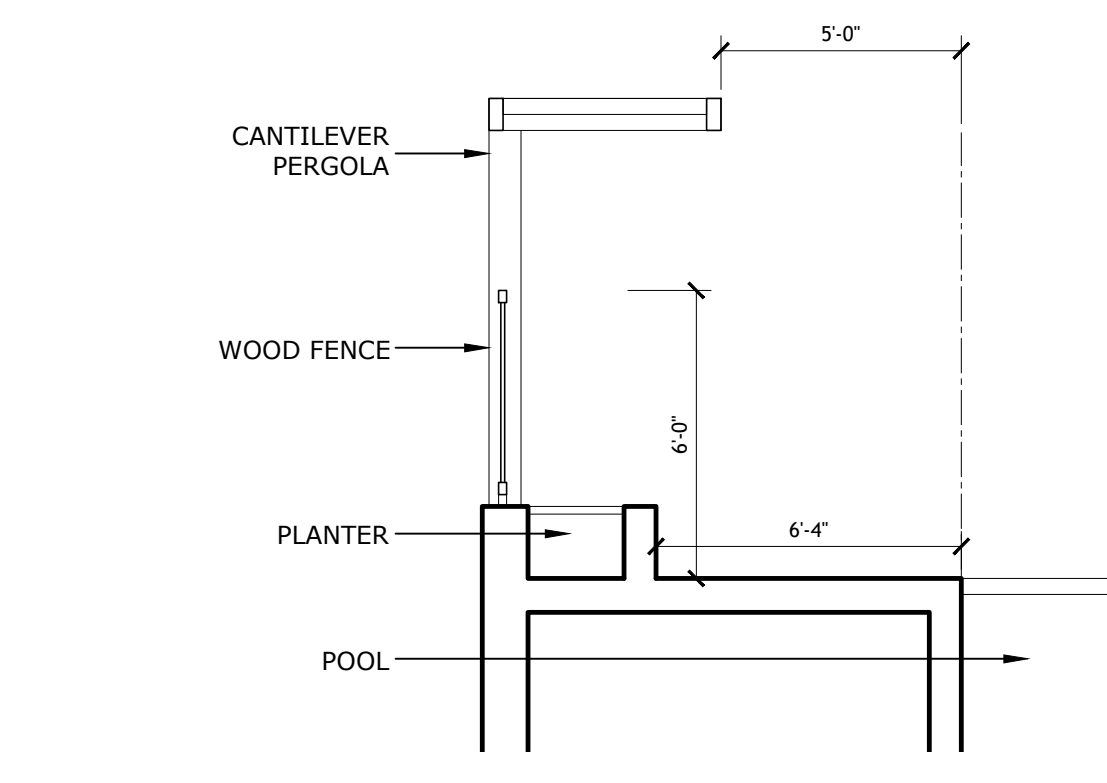
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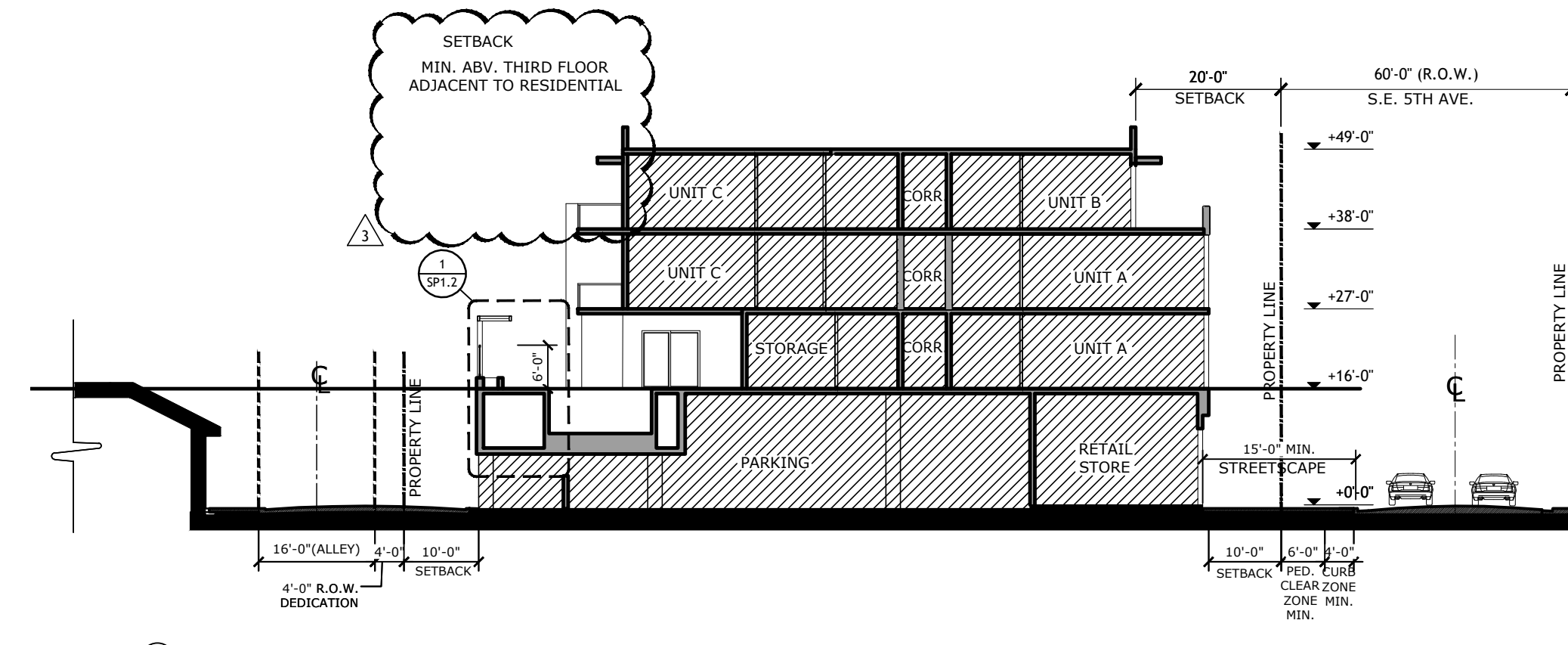


CONTEXT SITE DIAGRAM

SCALE: 1" = 60'

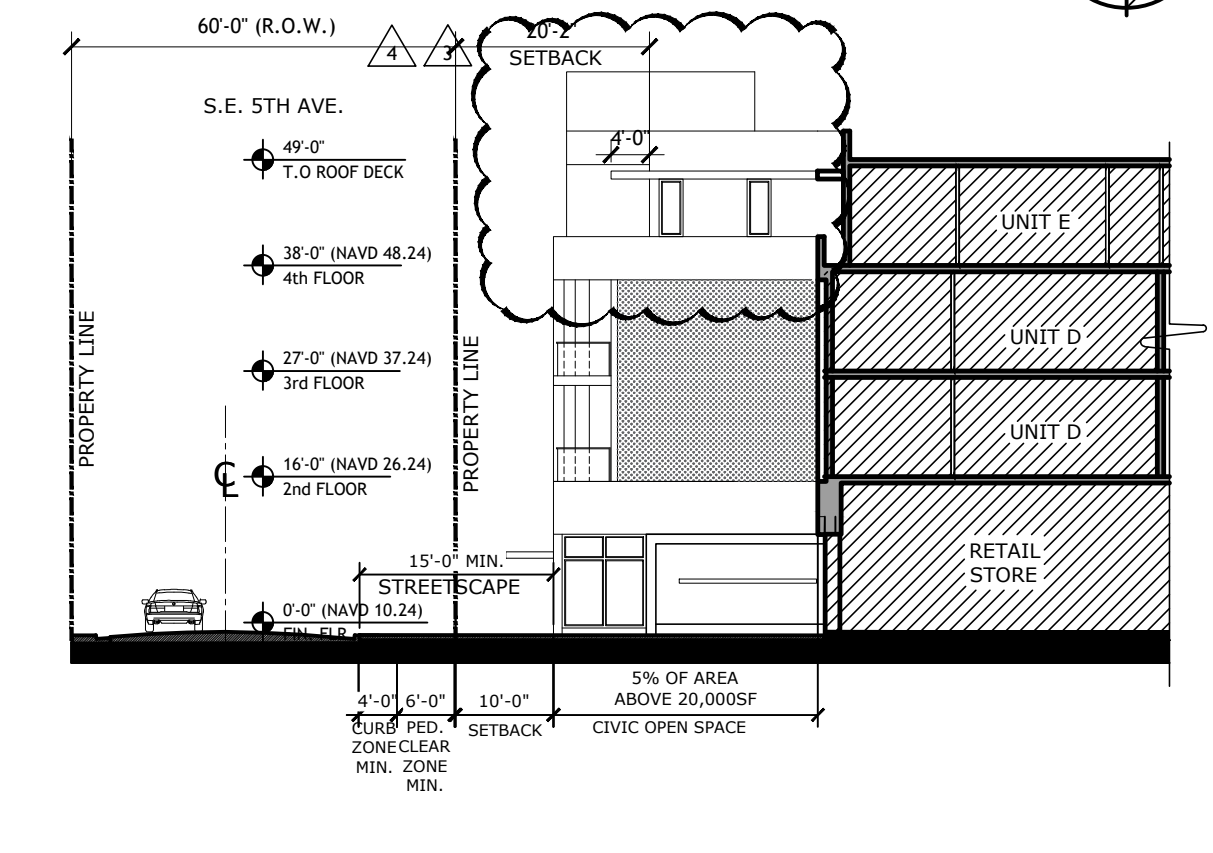


1 PERGOLA DETAIL



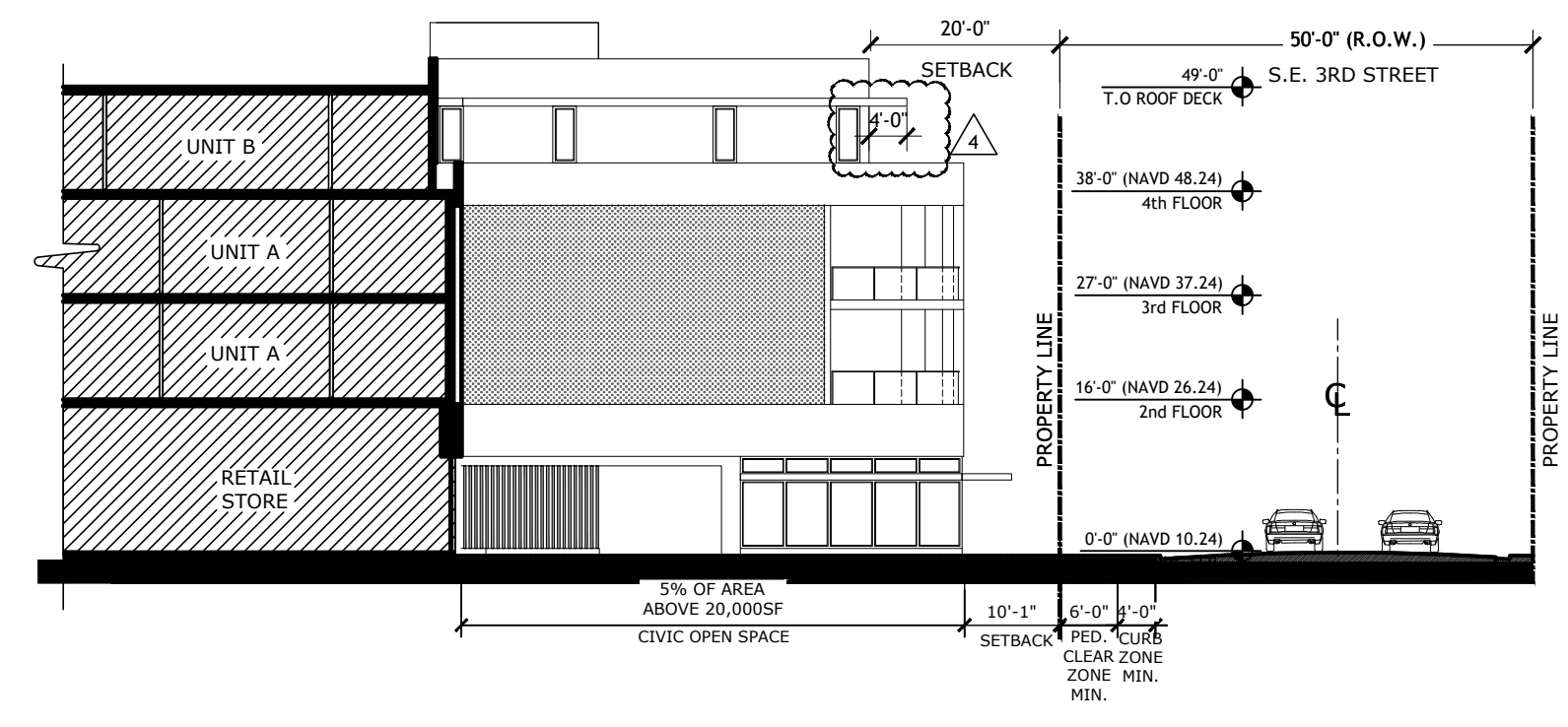
SECTION I THRU SE 5th AV. & ALLEY WAY.

1" = 20'



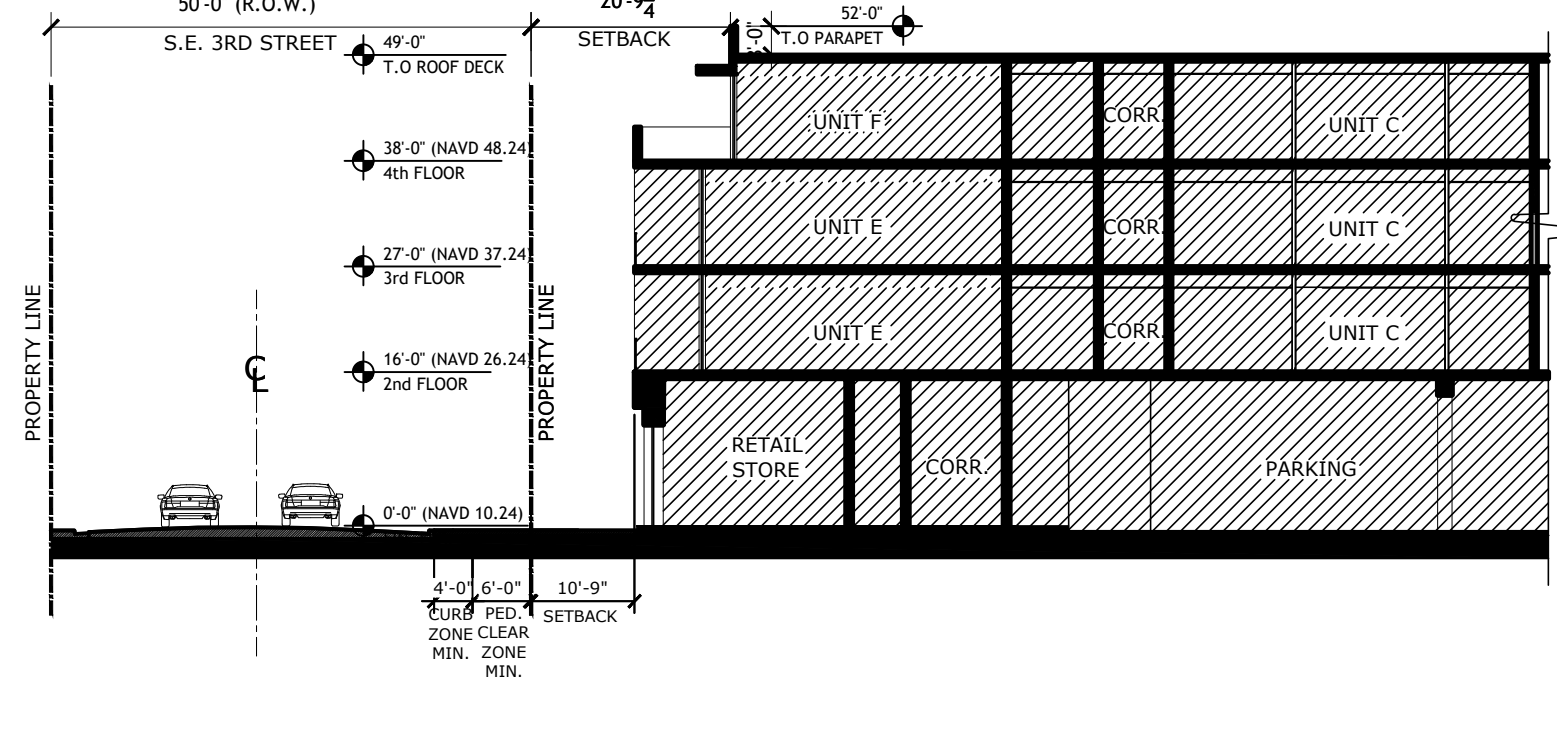
SECTION II @ SE 5th AV.

1" = 20'



SECTION III THRU SE 3rd ST.

1" = 20'



SECTION IV THRU SE 3rd ST.

1" = 20'

CONTEXT SITE DIAGRAM

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-SP1.2

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
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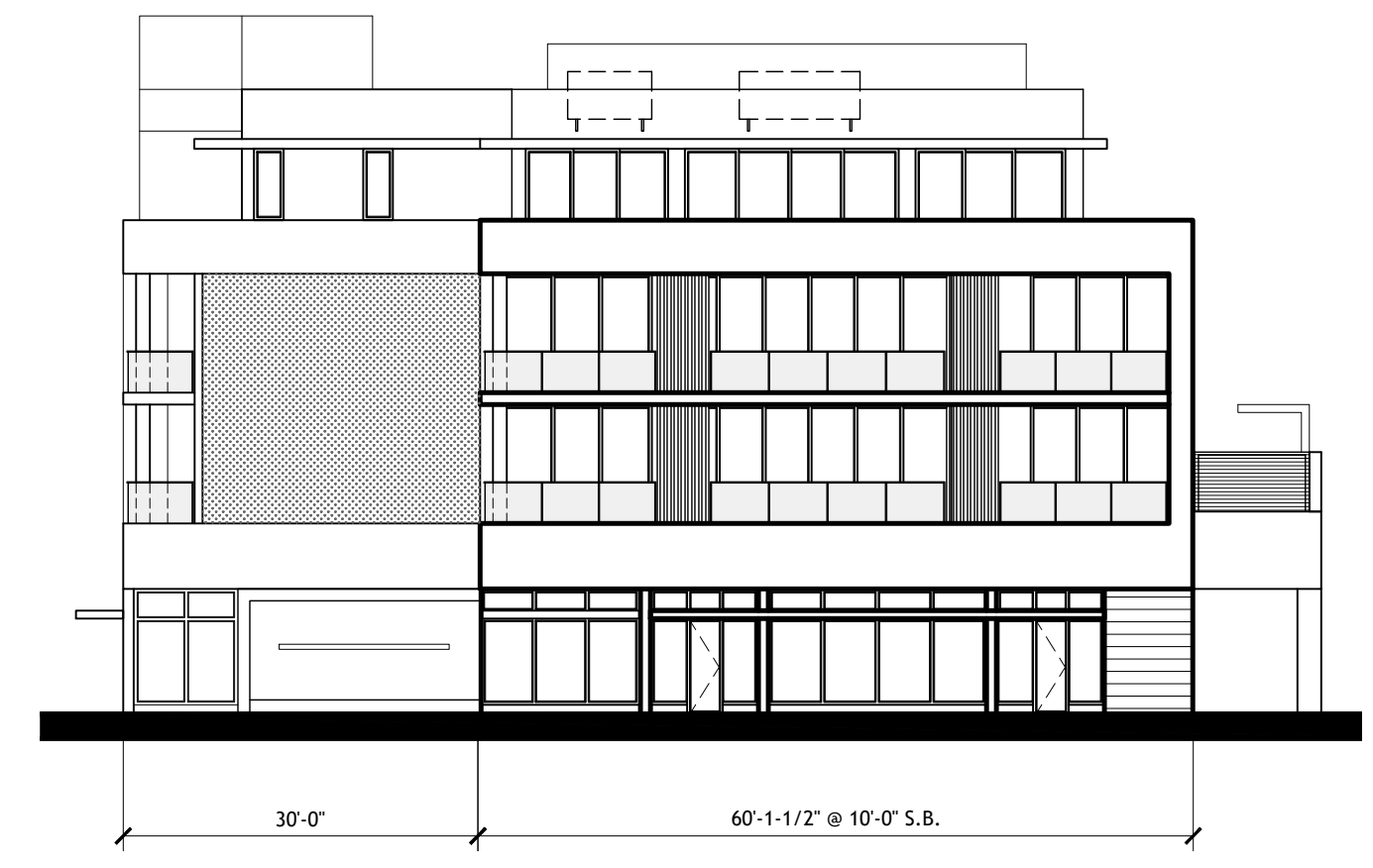
318 DELRAY MIXED USE
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 DELRAY BEACH, FLORIDA

BUILDING FRONTAGE & SETBACKS

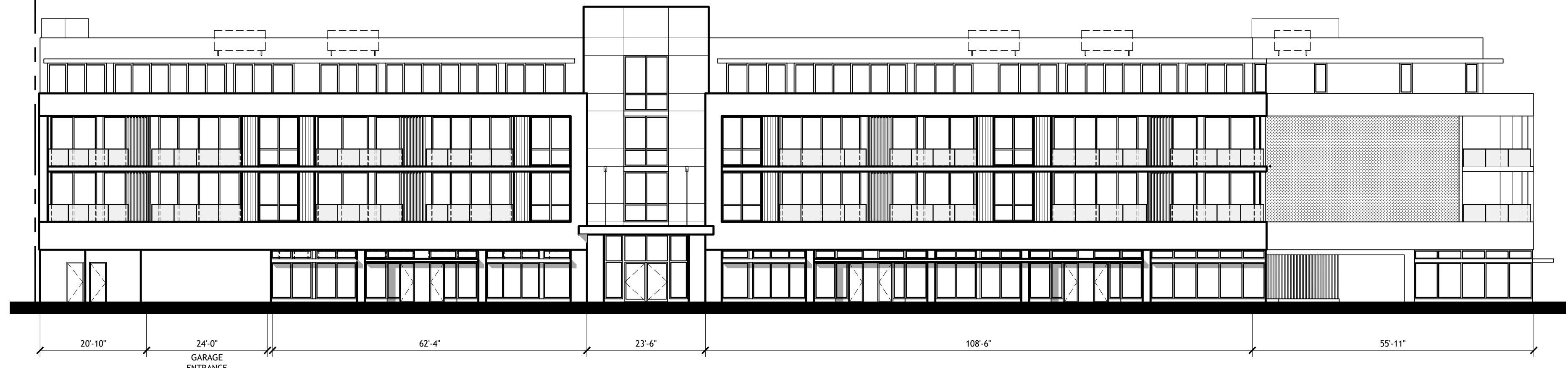
REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DO

DRAWN DR
 CHECKED NL
 DATE 09-20-22
 SCALE AS NOTED
 JOB NO. 2021-21
 SHEET

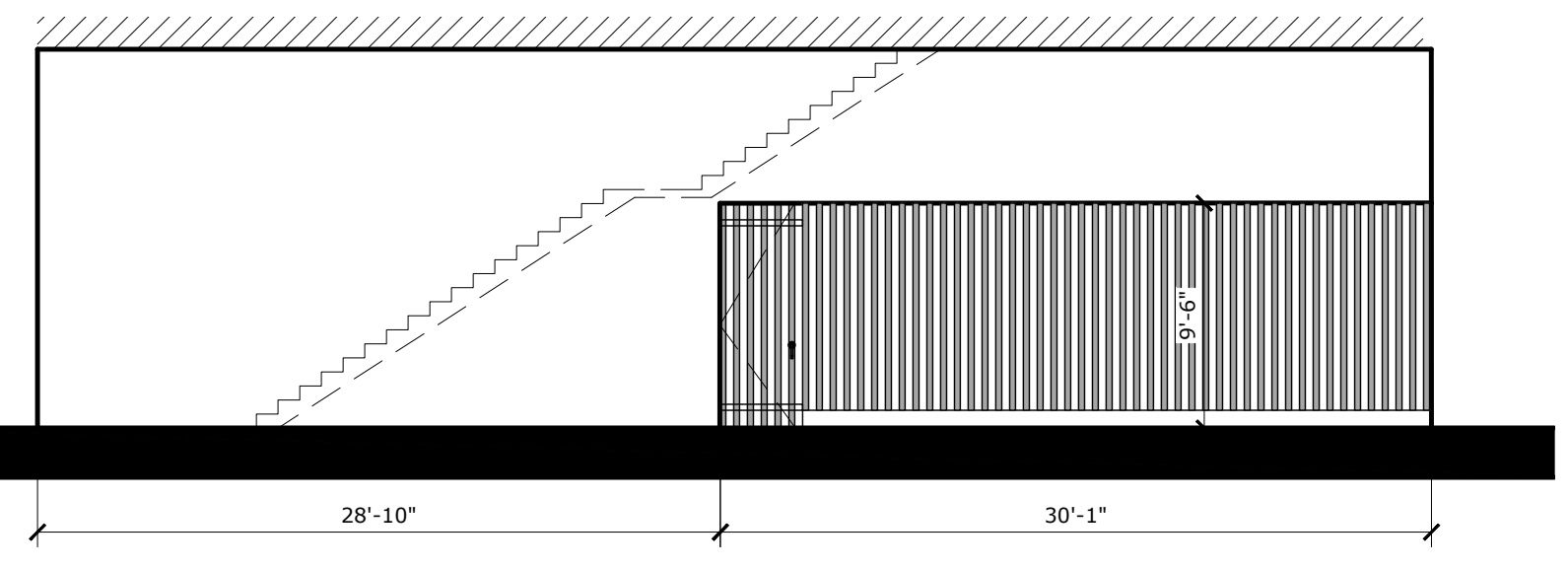
A-SP1.3



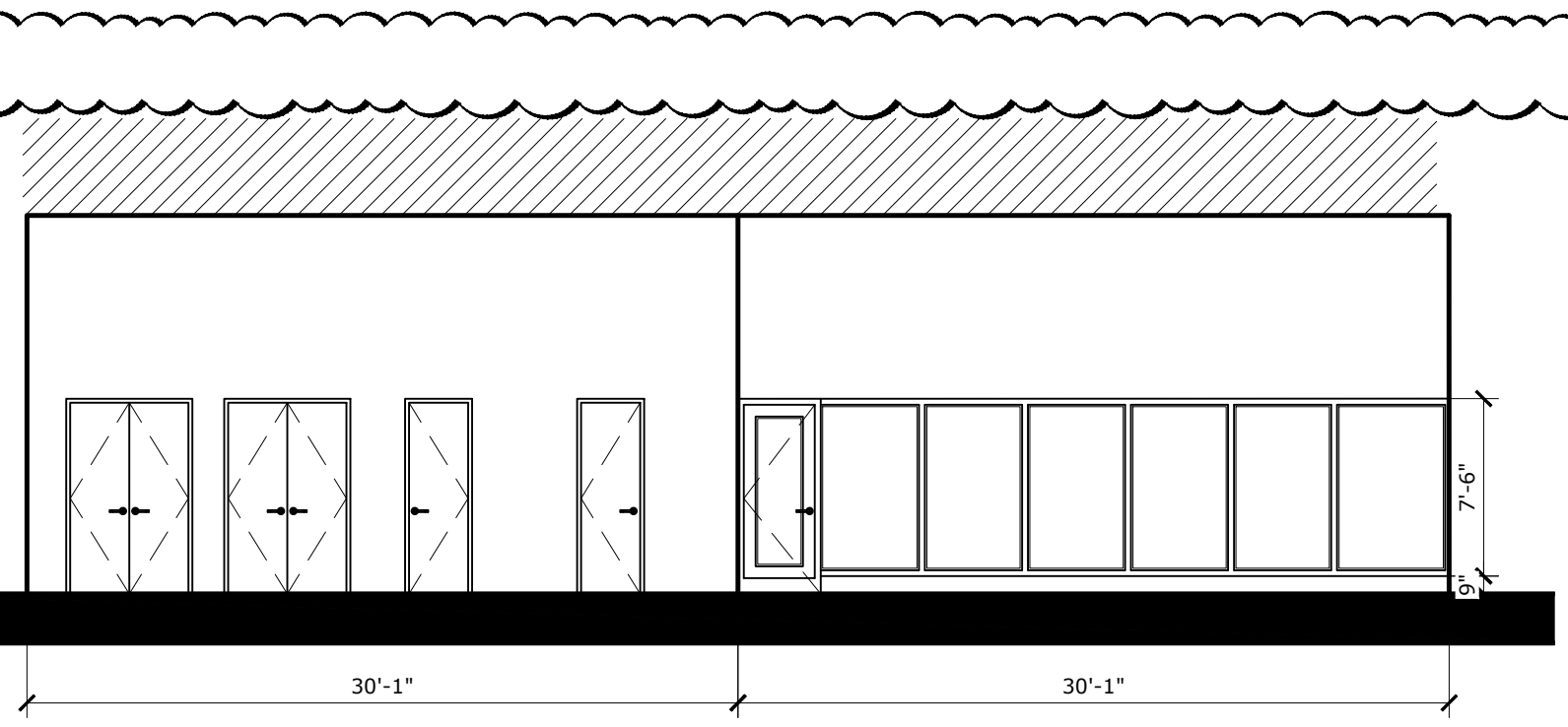
2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



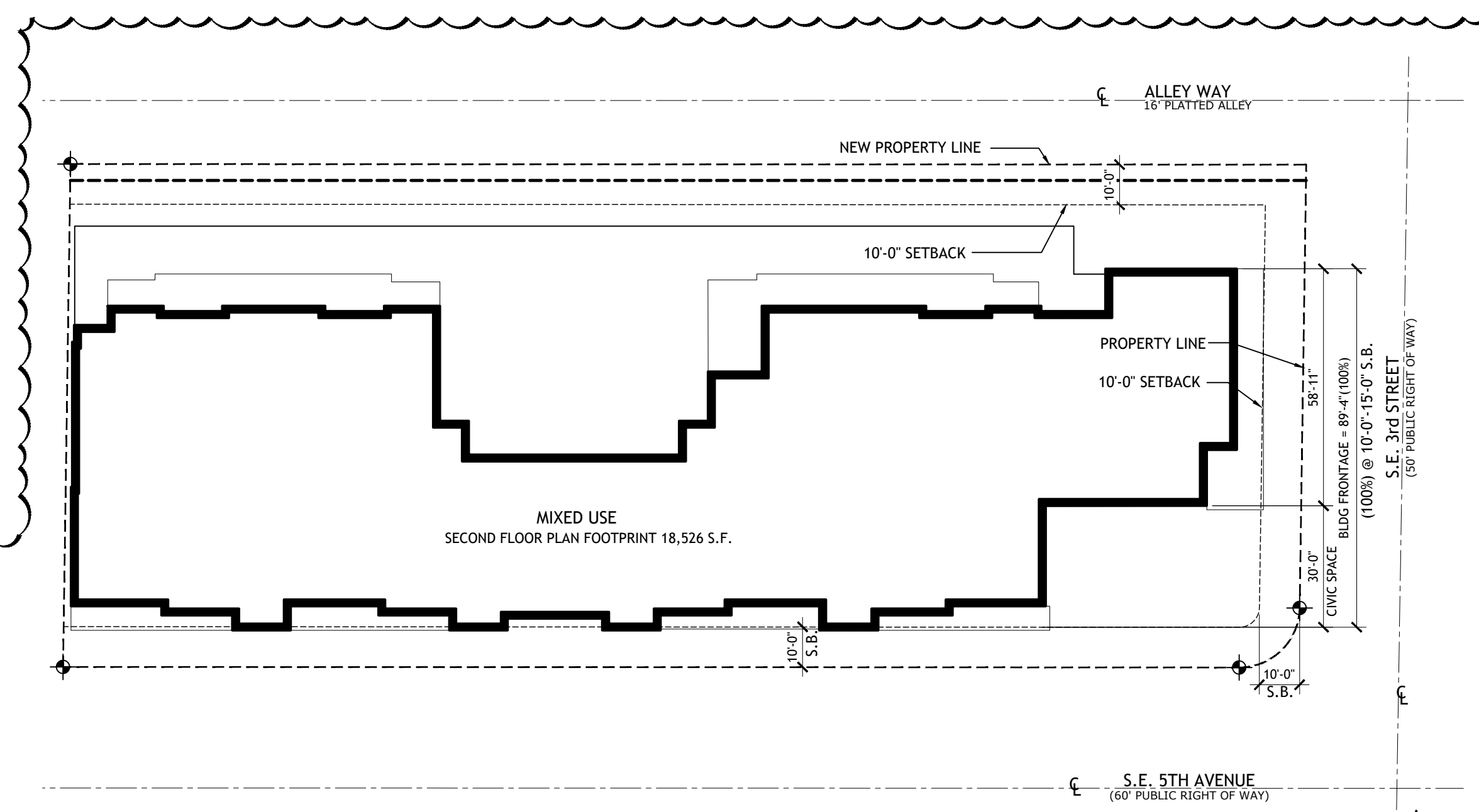
3 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



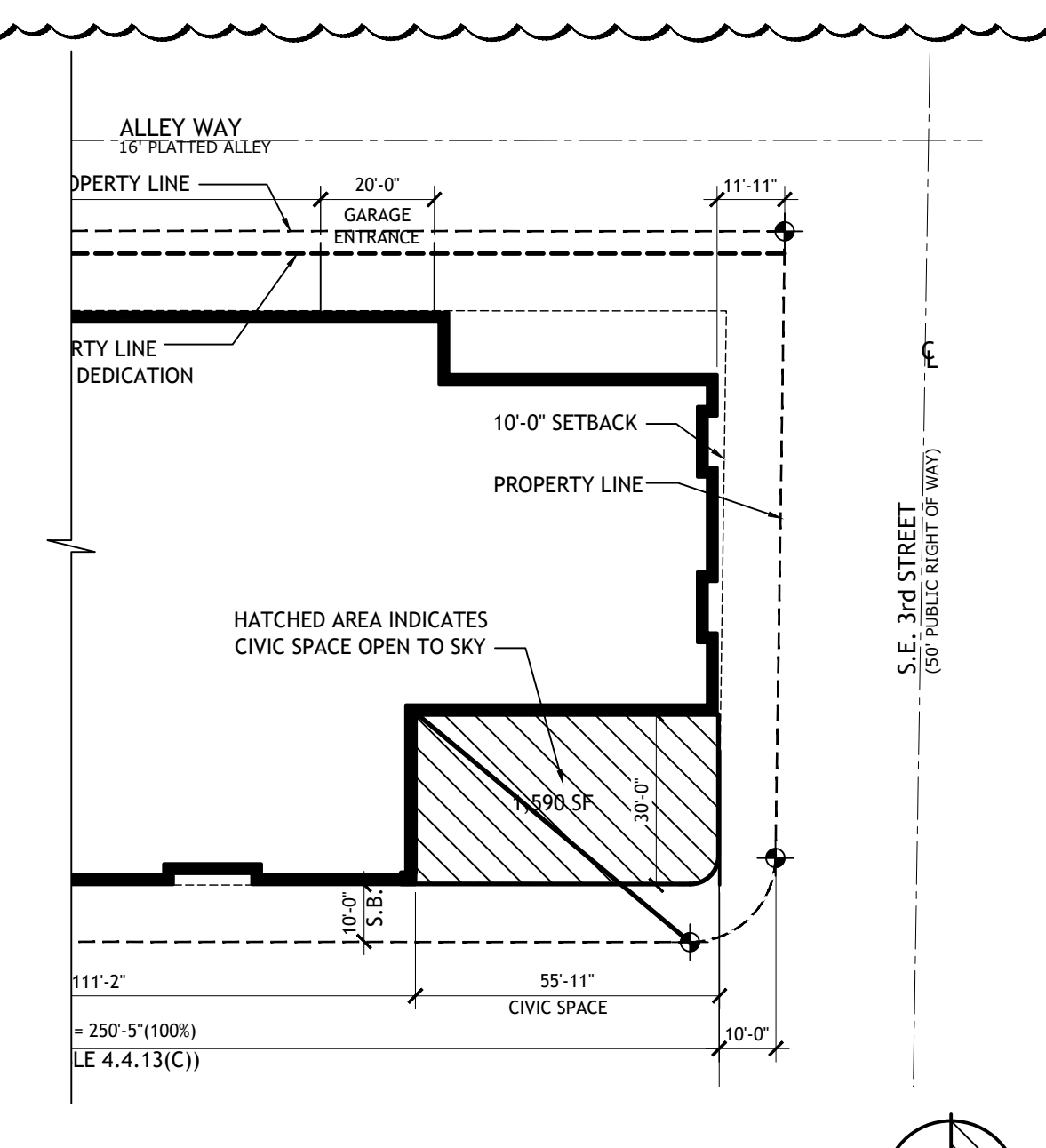
1 ELEVATION
 PEDESTRIAN/BICYCLE PASSAGEWAY
 SCALE: 1/8" = 1'-0"



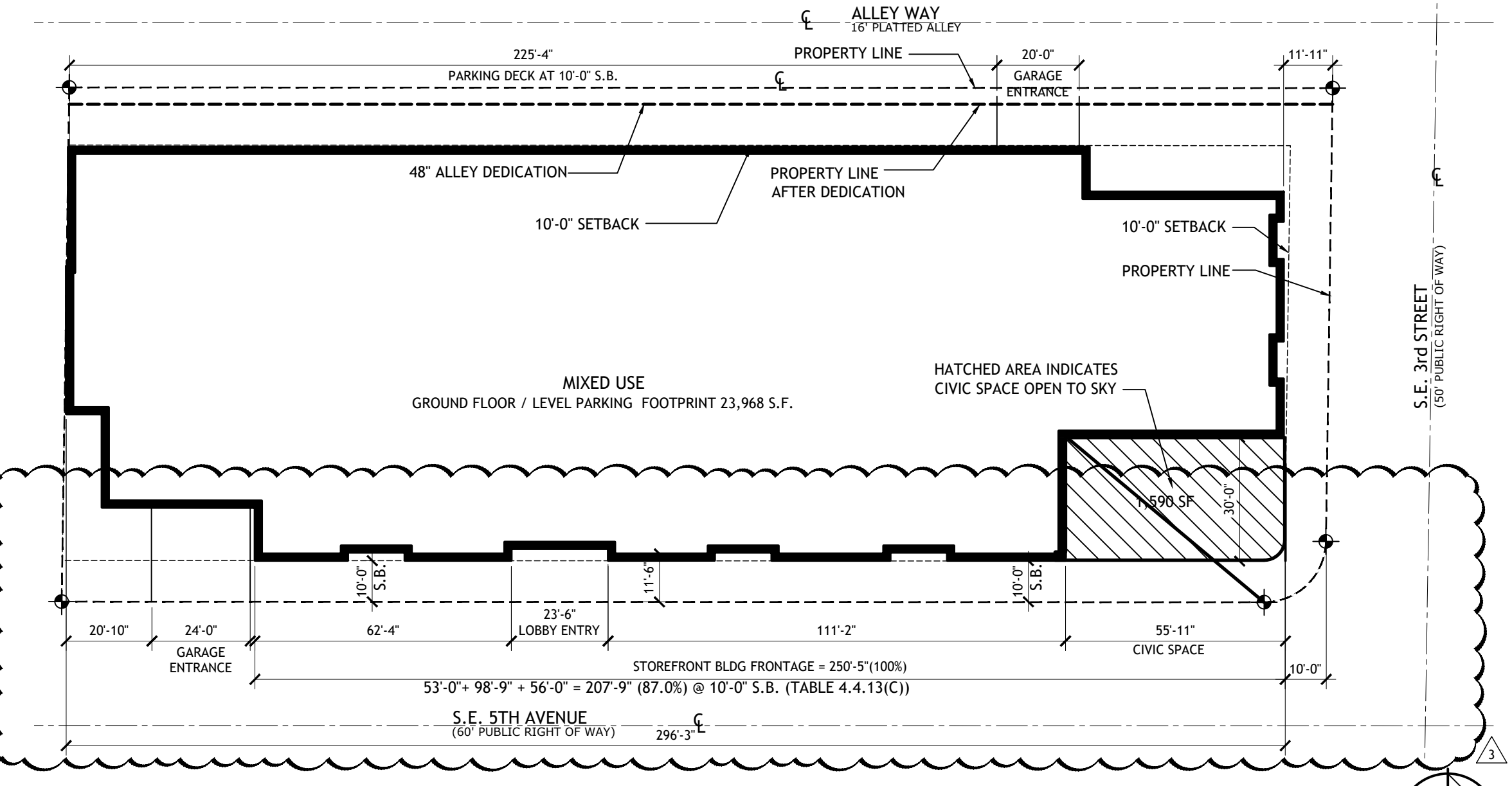
4 ELEVATION
 PEDESTRIAN/BICYCLE PASSAGEWAY
 SCALE: 1/8" = 1'-0"



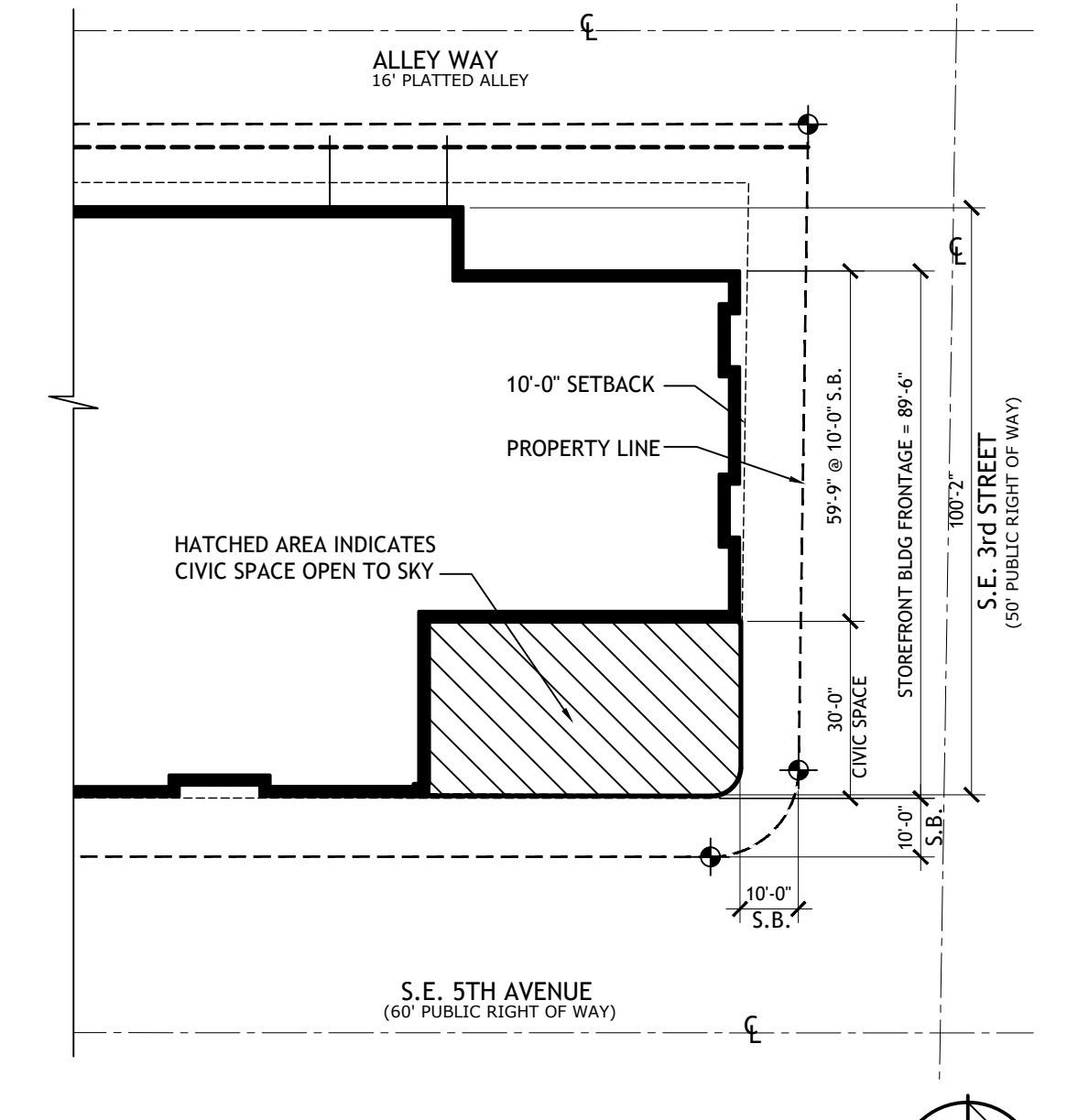
2ND FLOOR (AT S.E. 5TH AVE)
 10' SETBACK
 100% BUILDING FRONTAGE
 SCALE: 1" = 30'-0"



2ND FLOOR (AT S.E. 3rd STREET)
 10' SETBACK
 100% BUILDING FRONTAGE
 SCALE: 1" = 30'-0"



GROUND FLOOR (AT S.E. 5TH AVE)
 10' SETBACK
 87% BUILDING FRONTAGE
 SCALE: 1" = 30'-0"



GROUND FLOOR (AT S.E. 3rd STREET)
 10' SETBACK
 100% BUILDING FRONTAGE
 SCALE: 1" = 30'-0"

TABLE 4.4.13(I) DIMENSIONAL REQUIREMENTS FOR STOREFRONT

	MINIMUM	MAXIMUM	PROVIDED
A BUILDING SETBACK	10'-0"	30'-0"	10'-1"
B STORE WIDTH	N/A	N/A	VARIES
C STOREFRONT BASE	9 IN.	3'-0"	9 IN.
D GLAZING HEIGHT PLUS STOREFRONT BASE	8 FT.	8 FT.	8'-0"
E REQUIRED OPENINGS	80%	-	80%

MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS

	MINIMUM	MAXIMUM	PROVIDED
F AWNING PROJECTIONS	4'-0"	4'-0"	4'-0"
G PROJECTION SIGN	N/A	N/A	N/A

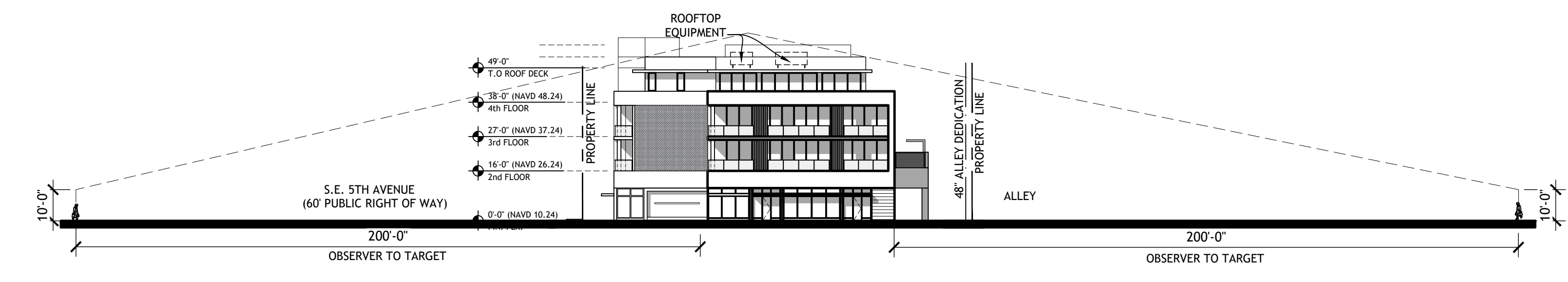
BUILDING FRONTAGE REQUIRED ON PRIMARY STREETS AS PER LDR SECTION 4.4.13 (C)

STREET	PRIMARY	BUILDING FRONTAGE	FRONTAGE PROVIDED
S.E. 5TH AVENUE	YES	296'-1" (75% -100%)	249'-11" (84%)
S.E. 3RD STREET	YES	98'-4" (75% -100%)	98'-3" (91%)
ALLEY WAY	NO	N/A	N/A

REQUIRED SETBACKS AS PER LDR SECTION 4.4.13 (C)

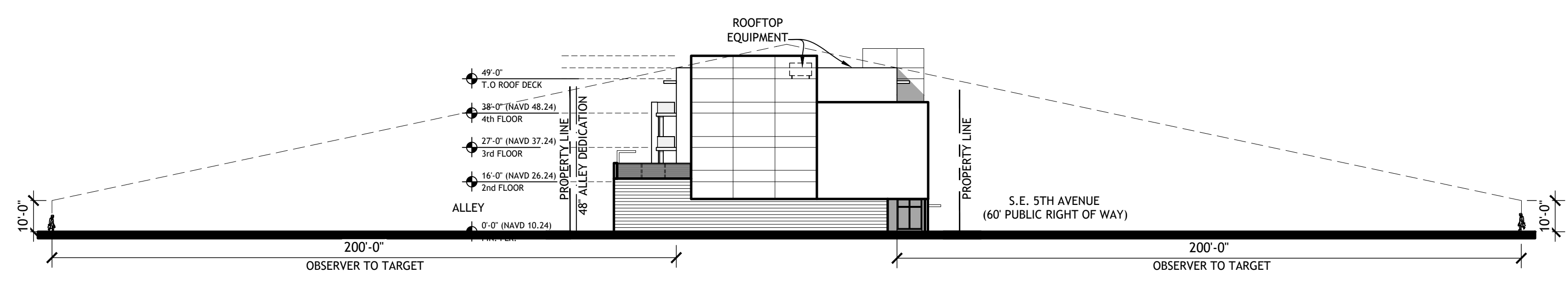
STREET	PRIMARY	GROUND FLOOR	2nd & 3rd FLOOR	4th FLOOR
S.E. 5TH AVENUE	YES	10'-0"	10'-0"	20'-0"
S.E. 3RD STREET	YES	10'-0"	10'-0"	20'-0"
ALLEY WAY	NO	10'-0"	10'-0"	30'-0"

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 9-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD



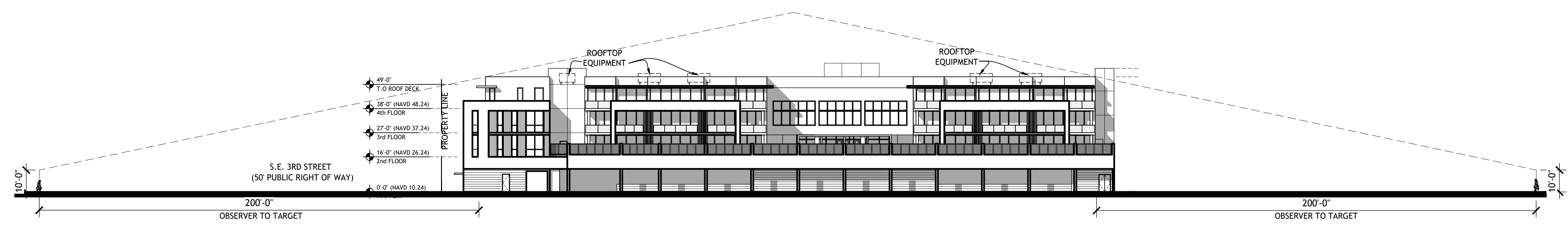
NORTH ELEVATION

SCALE: 1"=30'-0"



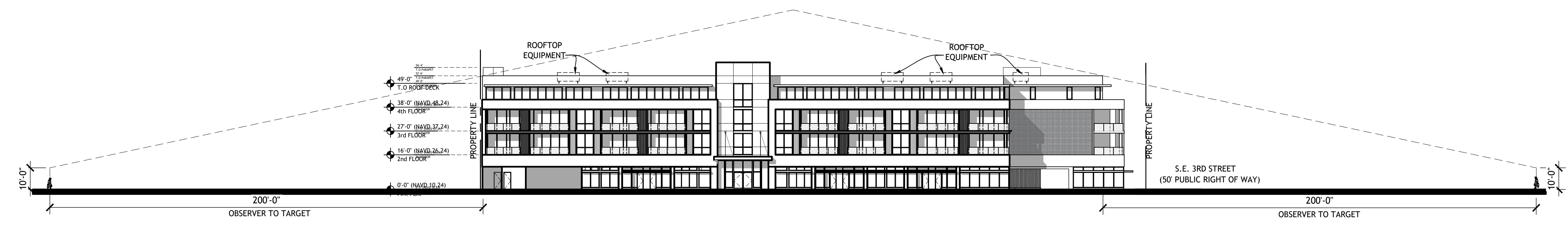
SOUTH ELEVATION

SCALE: 1"=30'-0"



WEST ELEVATION

SCALE: 1"=30'-0"



EAST ELEVATION

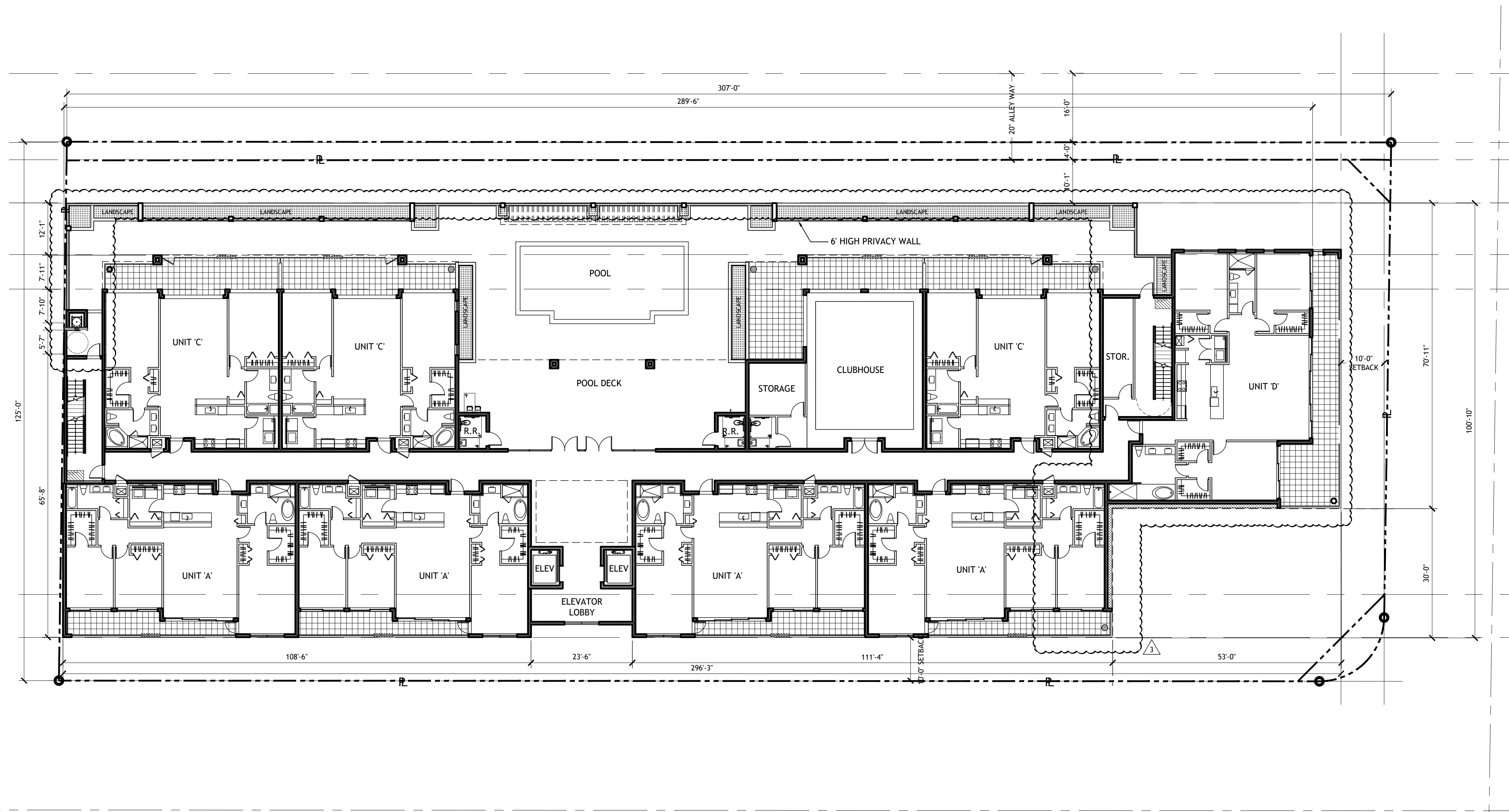
SCALE: 1"=30'-0"

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318 DELRAY MIXED USE
 318 S.E. 5TH AVENUE
 DELRAY BEACH, FLORIDA

LINE OF SIGHT DIAGRAM

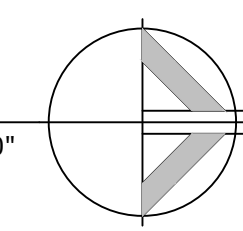
DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-SP1.5



SECOND LEVEL PLAN

8 UNITS

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN NOTES:

- GROSS FLOOR AREA
BUILDING 17,768 S.F.
- EGRESS CORRIDOR - 1HR RATED.
- → INDICATES EXIT DISCHARGE TO PUBLIC R.O.W.

RESIDENTIAL UNITS:

TYPE "A"	= 4 UNITS
TYPE "C"	= 3 UNITS
TYPE "D"	= 1 UNIT
TOTAL	= 8 UNITS.

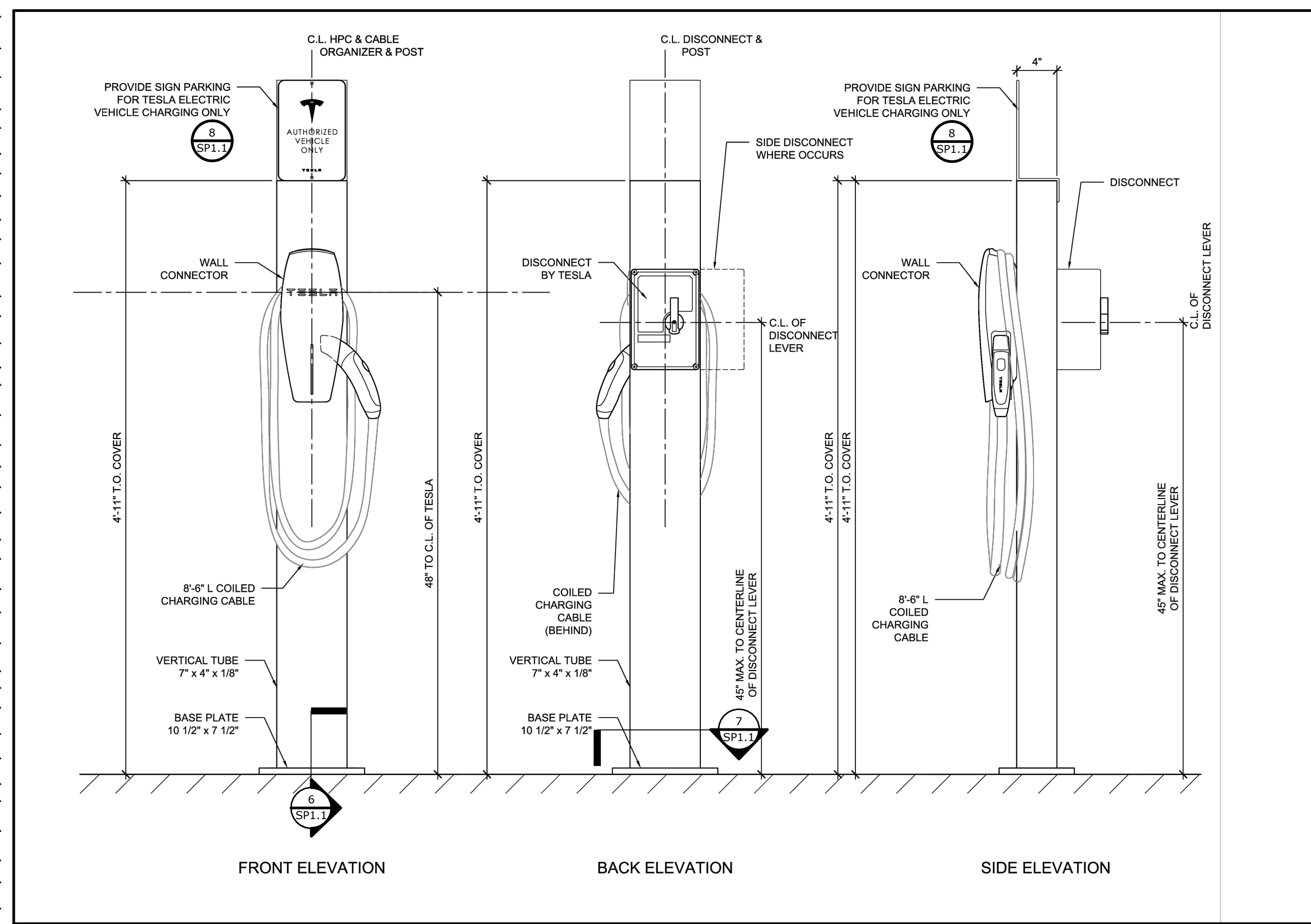
REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 5-2-2022	DR
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

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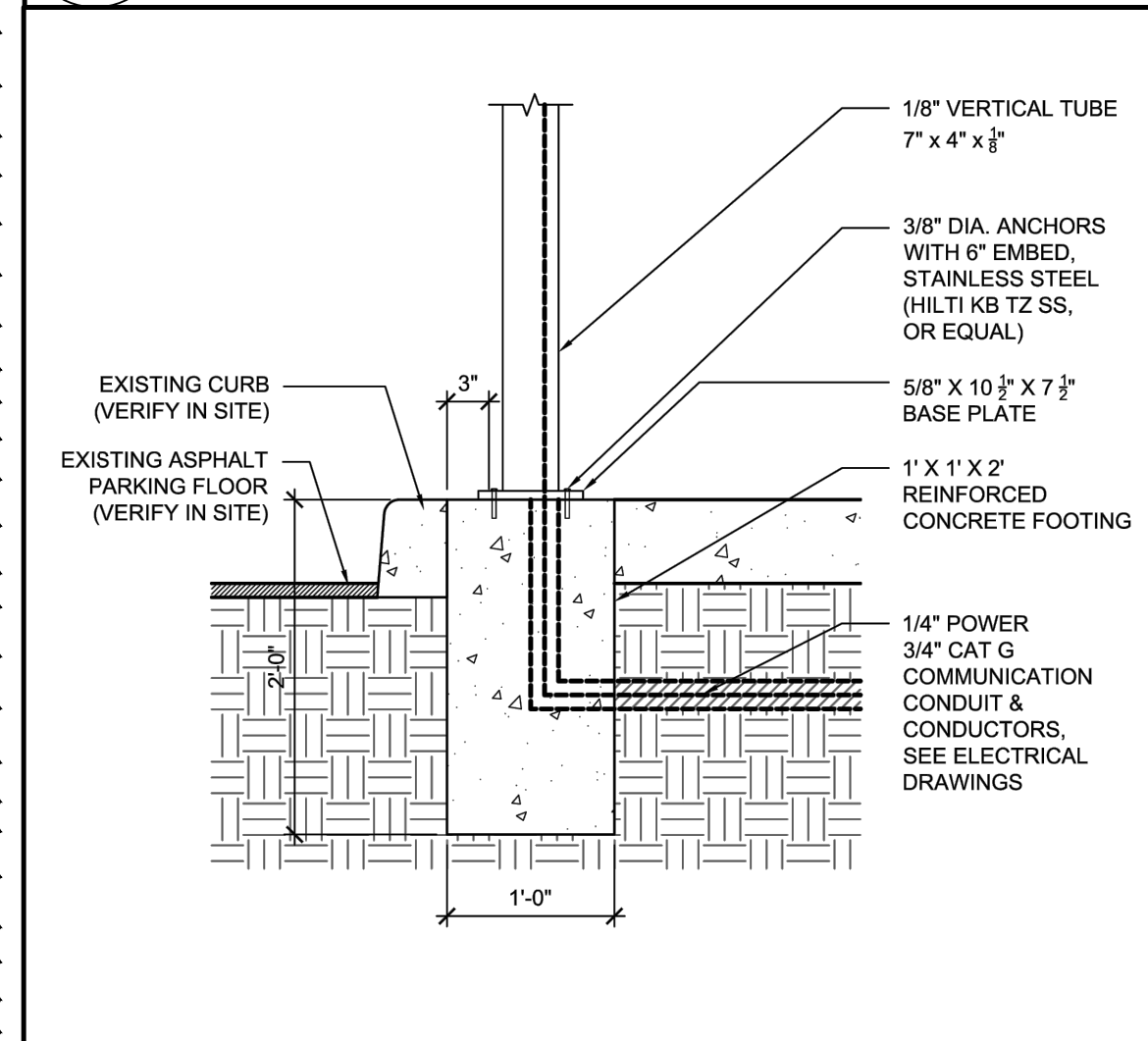
318 DELRAY MIXED USE
 318 S.E 5TH AVENUE
 DELRAY BEACH, FLORIDA

SECOND FLOOR PLAN

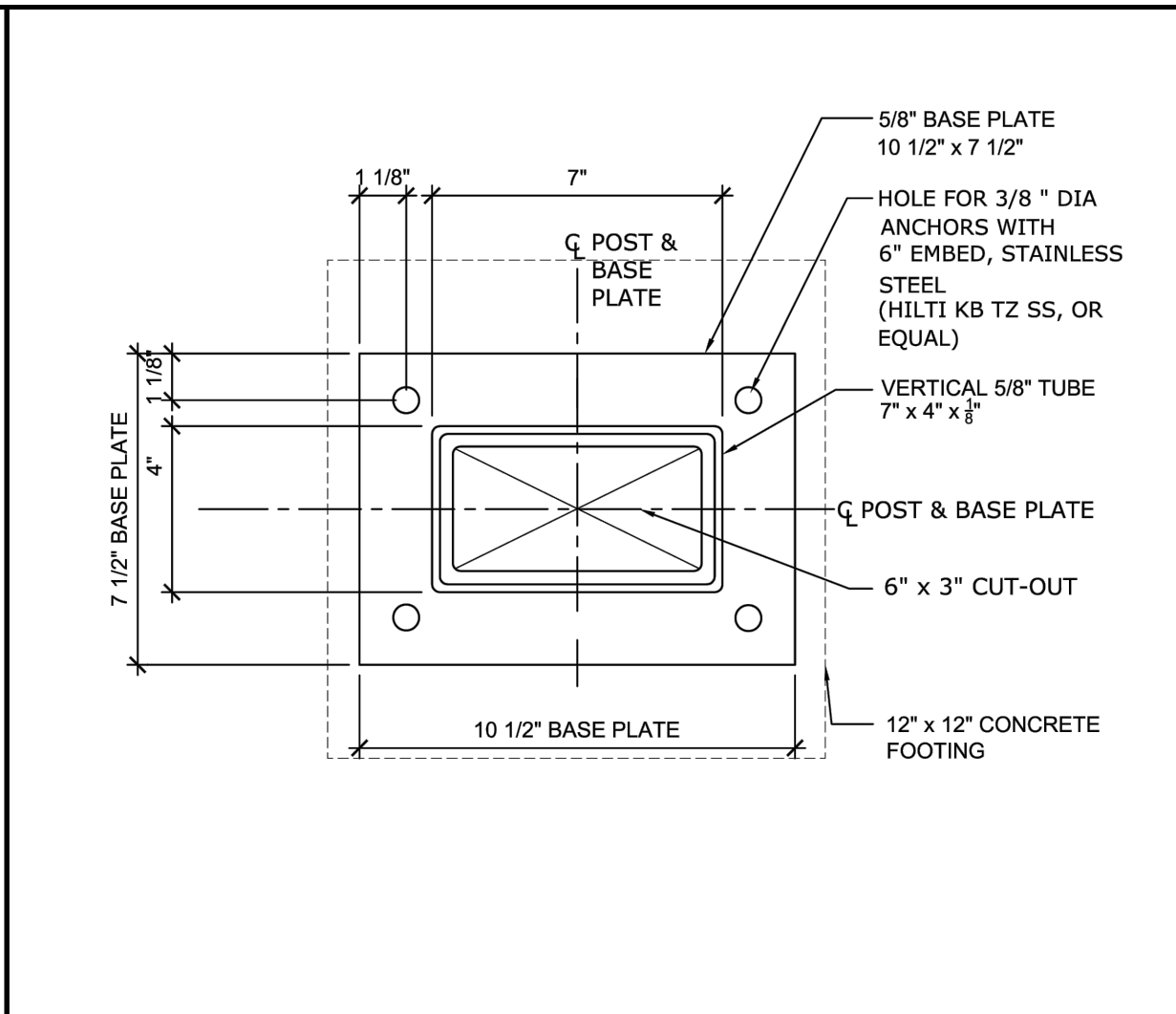
DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	A-1.2



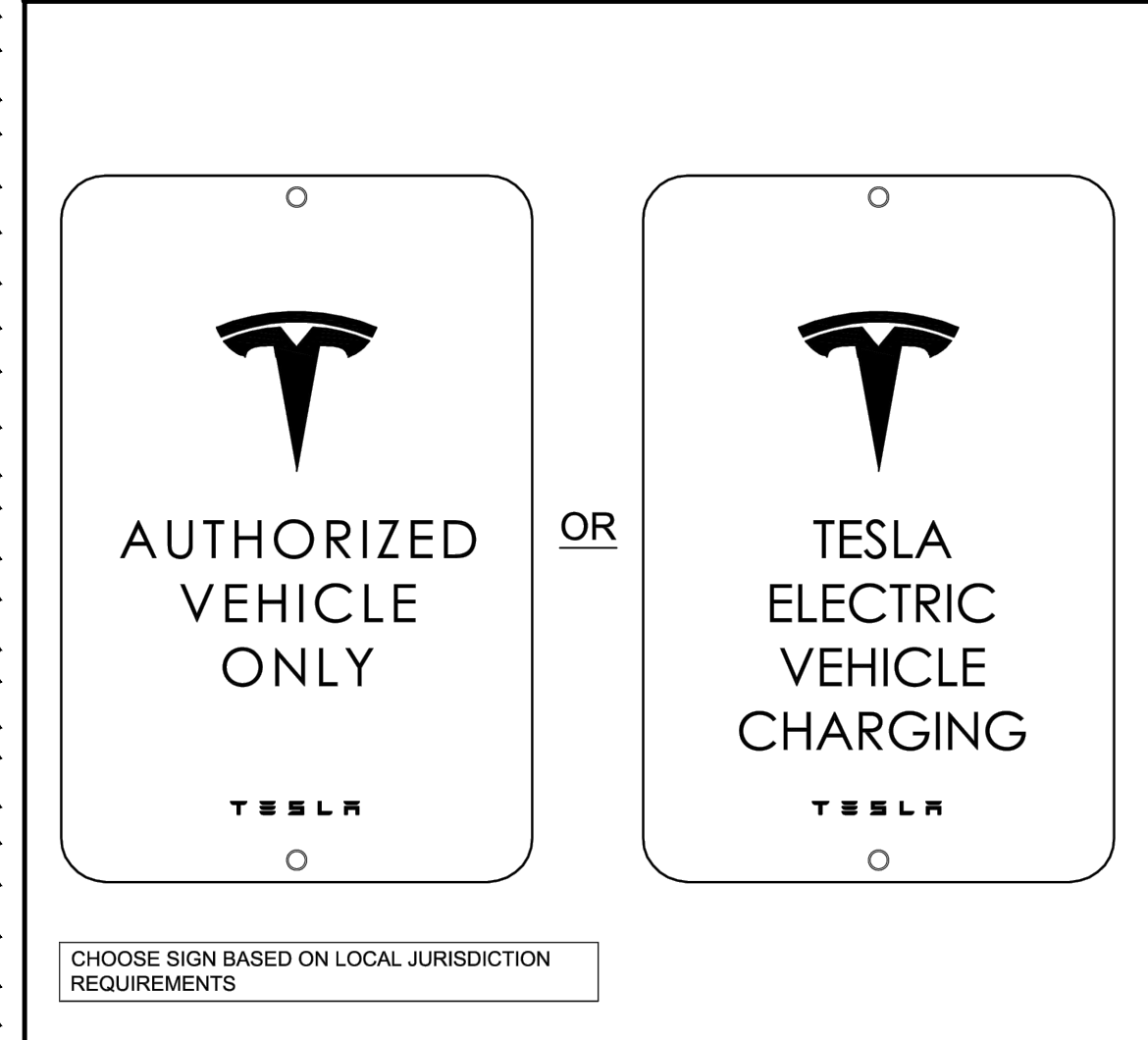
5 POST MOUNTED HPC DETAILS
SP1.1 N.T.S.



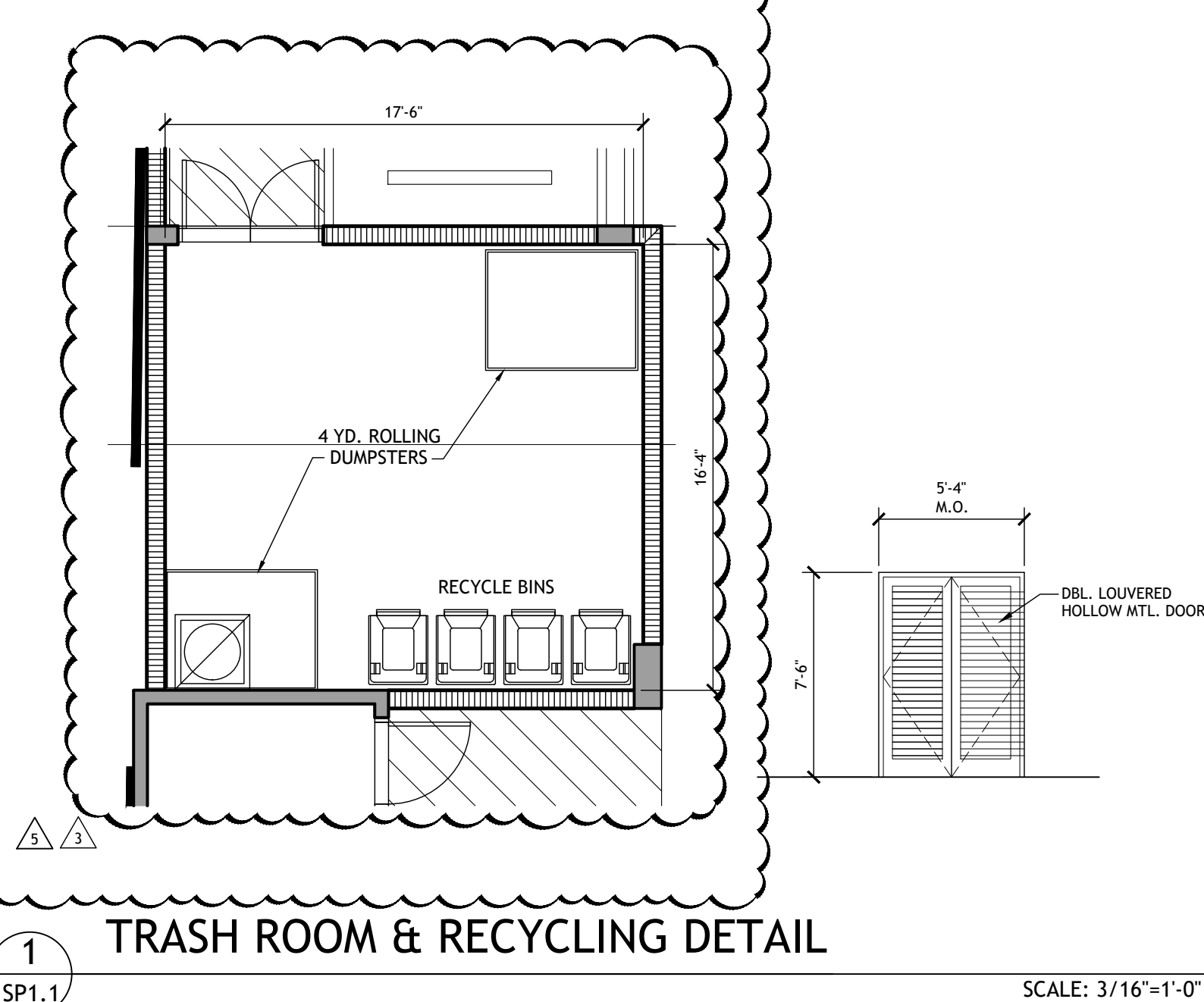
6 POST MOUNTED HPC SECTION
SP1.1 N.T.S.



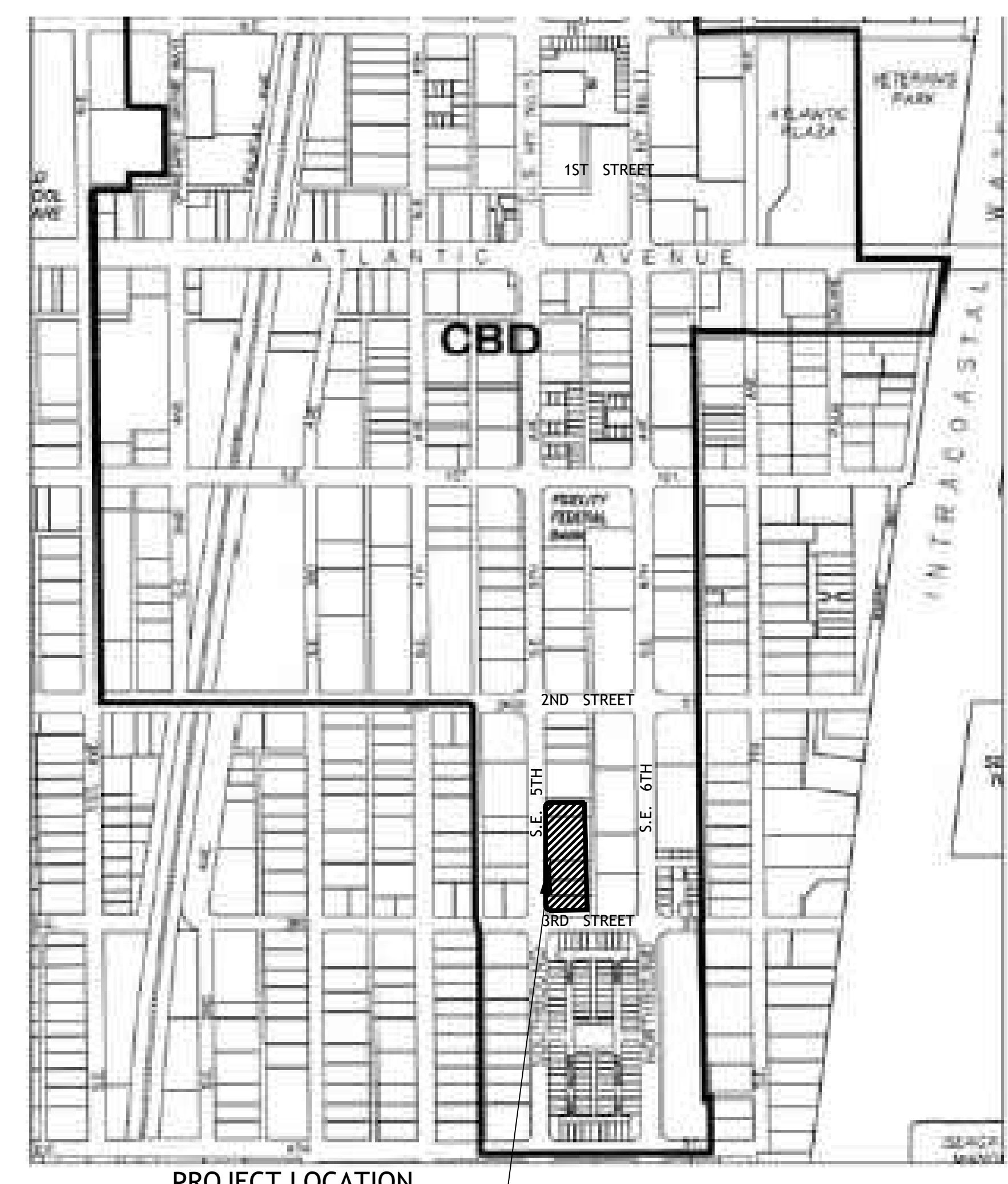
7 POST MOUNTED HPC BASE DETAIL
SP1.1 N.T.S.



8 PARKING SIGNAGE
SP1.1 N.T.S.



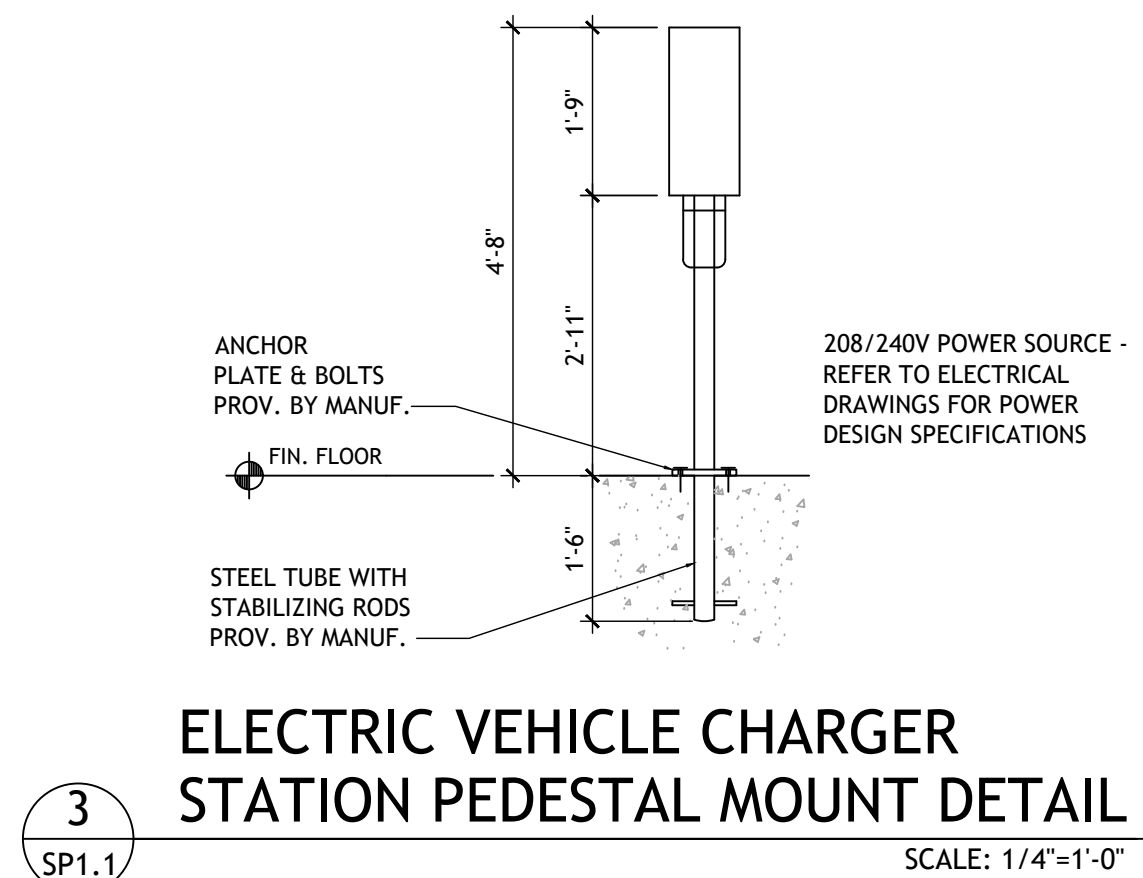
1 TRASH ROOM & RECYCLING DETAIL
SP1.1 SCALE: 3/16"=1'-0"



DELRAY BEACH ZONING MAP

PROJECT LOCATION
SCALE: N.T.S.

- NOTES :
- ON LIGHT COLORED SURFACE I.E. CONCRETE ALL ADA MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
 - ALL STRIPPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
 - ALL MEASUREMENTS ARE FROM CENTER LINE.
 - BLUE STRIPE & ADA SYMBOL AND WALKWAY ON CONCRETE.
 - 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND FDOT SPECIFICATIONS AND STOP SIGN R1-1.



3 ELECTRIC VEHICLE CHARGER STATION PEDESTAL MOUNT DETAIL
SP1.1 SCALE: 1/4"=1'-0"

REVISIONS	BY
1. SPRAB REVIEW COMM 01-07-2022	NL
2. SPRAB REVIEW COMMENTS 8-2-2022	DR
3. SPRAB REVIEW COMMENTS 03-02-2023	DD

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318 DELRAY MIXED USE
318 S.E. 5TH AVENUE
DELRAY BEACH, FLORIDA

DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

A-SP1.1

ZONING MAP

ATLANTIC OCEAN



1 SOUTH VIEW
SP1.6

N.T.S.



2 WEST VIEW
SP1.6

N.T.S.



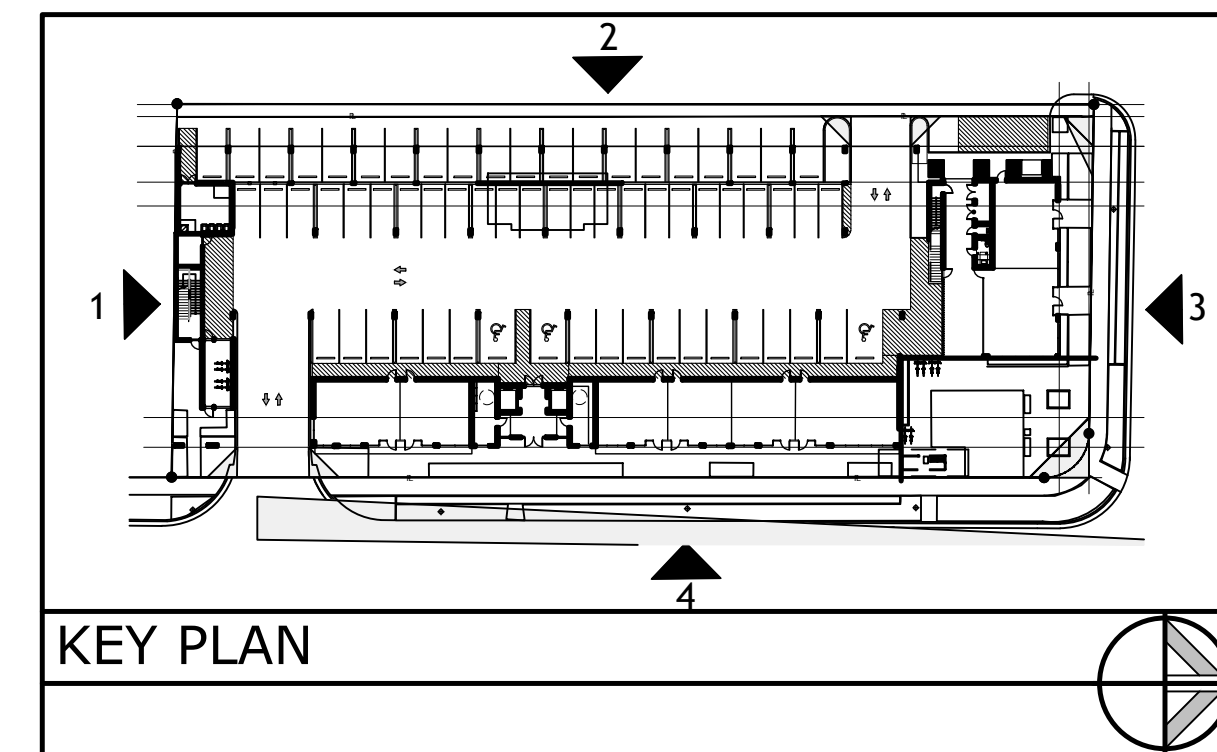
3 NORTH VIEW
SP1.6

N.T.S.



4 EAST VIEW
SP1.6

N.T.S.

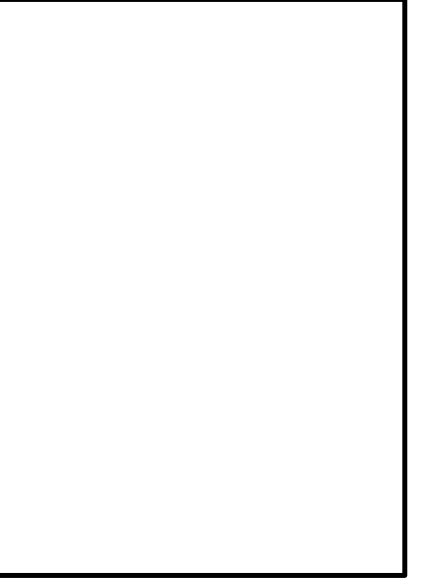


3D MODEL - AERIAL VIEWS

REVISIONS	BY
△ SPRAB REVIEW COMM 01-07-2022	NL
△ SPRAB REVIEW COMMENTS 8-2-2022	DR
△ SPRAB REVIEW COMMENTS 11-28-2022	DR
△ SPRAB REVIEW COMMENTS 03-02-2023	DD

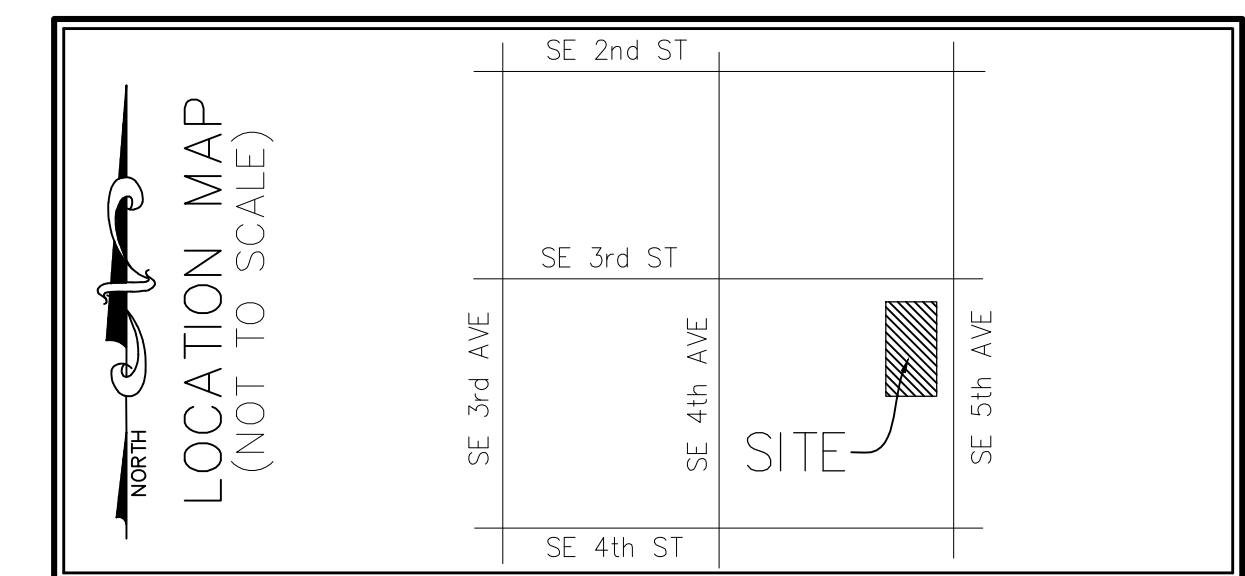
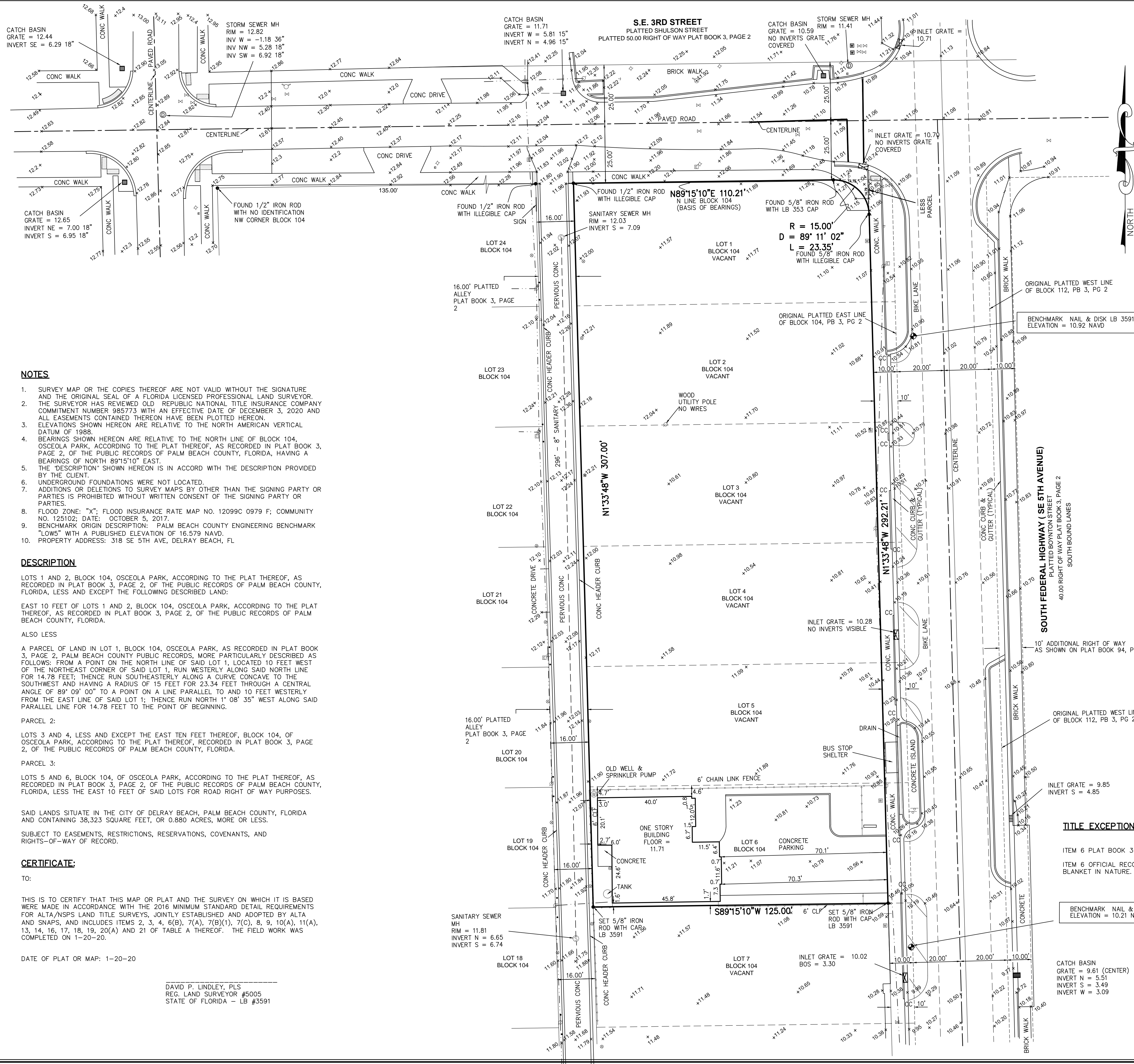
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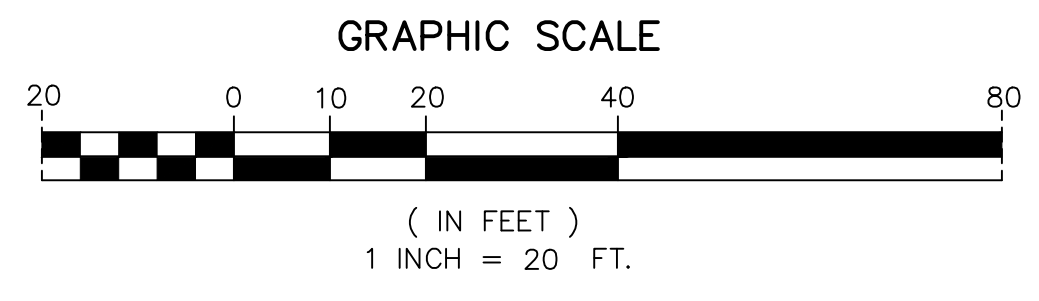


DRAWN	DR
CHECKED	NL
DATE	09-20-22
SCALE	AS NOTED
JOB NO.	2021-21
SHEET	

A-SP1.6



- LEGEND**
- A/C - AIR CONDITIONER
 - ALUM. - ALUMINUM
 - CONC. - CONCRETE
 - COVD. - COVERED
 - F.F.E. - FINISH FLOOR ELEVATION
 - FND. - FOUND
 - F.P.L. - FLORIDA POWER & LIGHT
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - O.R.B. - OFFICIAL RECORDS BOOK
 - R/W - RIGHT-OF-WAY
 - TYP. - TYPICAL
 - NAVD - NORTH AMERICAN VERTICAL DATUM(1988)
 - CONC - CONCRETE
 - ANCHOR
 - BACKFLOW PREVENTER
 - CABLE BOX
 - CATCH BASIN
 - CLEANOUT
 - DRAINAGE MANHOLE
 - ELECTRIC BOX
 - FIRE HYDRANT
 - HANDICAP PARKING
 - IRRIGATION CONTROL VALVE
 - LIGHT POLE
 - POWER POLE
 - SANITARY MANHOLE
 - SIGN
 - VALVE
 - WATER METER
 - YARD DRAIN
 - BOLLARD
 - TACTILE SURFACE



- NOTES**
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR. THE SURVEYOR HAS REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 985773 WITH AN EFFECTIVE DATE OF DECEMBER 3, 2020 AND ALL EASEMENTS CONTAINED THEREON HAVE BEEN PLOTTED HEREON.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARINGS OF NORTH 89°15'10" EAST.
 - THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
 - UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FLOOD ZONE: "X"; FLOOD INSURANCE RATE MAP NO. 12099C 0979 F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
 - BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING BENCHMARK "LWS" WITH A PUBLISHED ELEVATION OF 16.579 NAVD.
 - PROPERTY ADDRESS: 318 SE 5TH AVE, DELRAY BEACH, FL

DESCRIPTION

LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

EAST 10 FEET OF LOTS 1 AND 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS

A PARCEL OF LAND IN LOT 1, BLOCK 104, OSCEOLA PARK, AS RECORDED IN PLAT BOOK 3, PAGE 2, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE NORTH LINE OF SAID LOT 1, LOCATED 10 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, RUN WESTERLY ALONG SAID NORTH LINE FOR 14.78 FEET; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.34 FEET THROUGH A CENTRAL ANGLE OF 89° 09' 00" TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID LOT 1; THENCE RUN NORTH 1° 08' 35" WEST ALONG SAID PARALLEL LINE FOR 14.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 3 AND 4, LESS AND EXCEPT THE EAST TEN FEET THEREOF, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 5 AND 6, BLOCK 104, OF OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET OF SAID LOTS FOR ROAD RIGHT OF WAY PURPOSES.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 38,323 SQUARE FEET, OR 0.880 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND SNAPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-20-20.

DATE OF PLAT OR MAP: 1-20-20

DAVID P. LINDLEY, PLS
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB #3591

TITLE EXCEPTIONS

ITEM 6 PLAT BOOK 3 PAGE 2. DOES AFFECT. NO PLOTTABLE EASEMENTS.

ITEM 6 OFFICIAL RECORDS BOOK 10537, PAGE 104. DOES AFFECT LOT 6. NOT PLOTTED. BLANKET IN NATURE.

REVISIONS	DATE	BY
ADD FLOOR ELEVATION AND SEWER INVERTS	3-22-2021	TMS

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING SURVEYING
 LANDSCAPE ARCHITECTURE
 100 BOON BOON ROAD, SUITE 100
 BOON BOON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

**318 SE 5TH AVENUE
 ALTA/NSPS LAND TITLE SURVEY**

DATE DEC 2020
 DRAWN BY JB
 F.B./ PG. ELEC.
 SCALE 1"=20'

JOB # 9183
 SHT. NO.
1
 OF 1 SHEETS