


3D VIEW - W. ATLANTIC AVE & N. SWINTON AVE

# CITY CENTER DELRAY

## DOC'S BUILDING RESTORATION (LOT 16) & NEW 3 STORY BUILDING (LOTS 13,14,15)

LOTS 13,14,15 & 16, BLOCK 60
DELRAY BEACH, FL

John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:30:24 -04'00'

**Owner:**
MDG Banyan Delray Partners, LLC.
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Chicago, Illinois 60606

**Architect:**
LDG I Living Designs Group Florida Architects, Inc.
1005 Lake Avenue, Lake Worth, FL 33460
www.ldgfla.com

**Photometric Consultant:**
Sesco Lighting
737 Shotgun Rd, Ft. Lauderadale FL, 33326

**Civil Engineer:**
Envirodesign Associates Inc.
298 Pineapple Grove Way, Delray Beach FL 33444
www.envdesign.com

**Landscape Architect:**
AGT Land Landscape Architecture
132 N. Swinton Avenue, Delray Beach FL 33444

**Consulting Arborist:**
Sutton Consulting Arborist
Lake Worth, FL 33460
561-493-3310

# SITE PLAN SET

June 28th, 2022 (TAC RE-SUBMISSION)



# GENERAL NOTES

1. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
2. SPECIFICATIONS, BOUND SEPARATELY, ARE PART OF THE CONTRACT DOCUMENTS
3. THE MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF SUCH WORK. SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.
5. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, AND CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
6. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
7. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
8. DIMENSIONS ARE TYPICALLY TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. FLOOR ELEVATIONS ARE TYPICALLY TO TOP OF FINISHED FLOOR UNLESS OTHERWISE NOTED.
10. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
11. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE 7TH EDITION.
12. NO MATERIAL OR PRODUCT SUBSTITUTIONS SHALL BE MADE FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT.

# CODE REQUIREMENTS

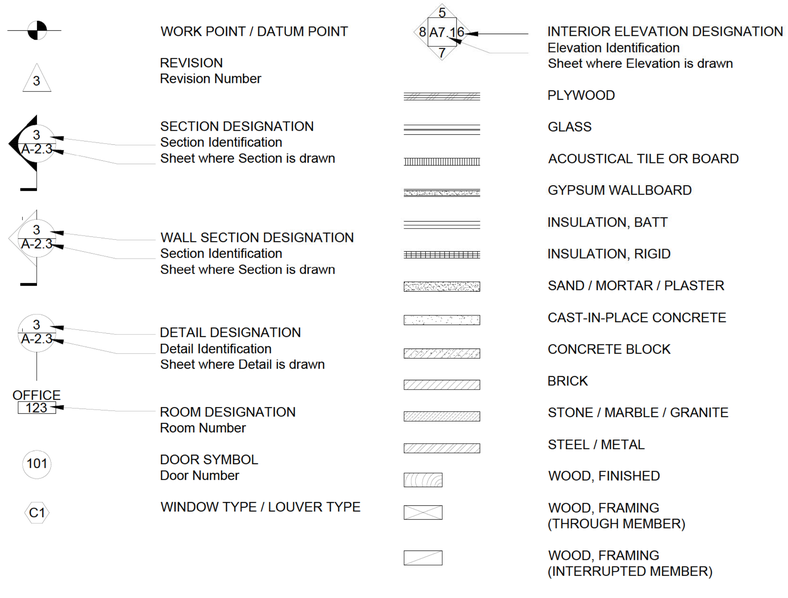
**APPLICABLE CODES:**

BUILDING CODE - FLORIDA BUILDING CODE, BUILDING 2020
MECHANICAL CODE - FLORIDA BUILDING CODE, MECHANICAL 2020
PLUMBING CODE - FLORIDA BUILDING CODE, PLUMBING 2020
ELECTRICAL CODE - NATIONAL ELECTRICAL CODE 2020 / NATIONAL FIRE ALARM CODE 2020
FIRE CODE - FLORIDA FIRE PREVENTION CODE 7TH EDITION / NFPA 1 UNIFORM FIRE CODE 2021 EDITION
LIFE SAFETY CODE - NFPA 101 LIFE SAFETY CODE 2021 EDITION
ACCESSIBILITY CODE - FLORIDA BUILDING CODE - A, BUILDING 2020
ENERGY CODE - FLORIDA BUILDING CODE, BUILDING 2020

# ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| ABV | ABOVE | FOS | FACE OF STUD | PLAS | PLASTER |
| @ | AT | FOUND | FOUNDATION | PL | PLATE |
| ACOUS | ACOUSTICAL | FSP | FIRE STAND PIPE | PLYWD | PLYWOOD |
| AFF | ABOVE FINISHED FLOOR | FT | FEET | PTD | PAINTED |
| ALUM | ALUMINUM | GALV | GALVANIZED | REQ'D | REQUIRED |
| BLDG | BUILDING | GD | GRADE | RL | RAIN LEADER |
| BLKG | BLOCKING | GR FL | GROUND FLOOR | RM | ROOM |
| BO | BOTTOM OF | GWB | GYPSUM WALL BOARD | RO | ROUGH OPENING |
| BOW | BOTTOM OF WALL | GYP | GYPSUM | SC | SOLID CORE |
| BOWF | BOTTOM OF WINDOW FRAME | HC | HANDICAPPED | SER | SERVICE |
| CER | CERAMIC | HD | HEADER | SHT | SHEET |
| CHAN | CHANNEL | HDWD | HARDWOOD | SIM | SIMILAR |
| CJ | CONTROL JOINT | HOR | HORIZONTAL | SPEC | SPECIFICATION |
| CL | CENTER LINE | HT | HEIGHT | SS | STAINLESS STEEL |
| CLOS | CLOSET | INSUL | INSULATION | STOR | STORAGE |
| CLR | CLEAR | JAN | JANITOR | STL | STEEL |
| CMU | CONCRETE MASONRY UNIT | JT | JOINT | STRUCT | STRUCTURAL |
| CO | CENTER OF | KIT | KITCHEN | SQ | SQUARE |
| COL | COLUMN | LCC | LEAD COATED COPPER | TEL | TELEPHONE |
| CONC | CONCRETE | LOC | LOCATION | TO | TOP OF |
| CONT | CONTINUOUS | MACH | MACHINE | TOC | TOP OF COPING |
| CT | CERAMIC TILE | MAS | MASONRY | TODF | TOP OF DOOR FRAME |
| DWG | DRAWING | MFR | MANUFACTURER | TOS | TOP OF STEEL |
| DN | DOWN | MECH | MECHANICAL | TOW | TOP OF WALL |
| EG | EXTERIOR GRADE | MIN | MINIMUM | TOWF | TOP OF WINDOW FRAME |
| EL | ELEVATION | MISC | MISCELLANEOUS | TYP | TYPICAL |
| ELEC | ELECTRICAL | MO | MASONRY OPENING | UNO | UNLESS NOTED OTHERWISE |
| EMER | EMERGENCY | MTNG | MEETING | VCT | VINYL COMPOSITE TILE |
| EQ | EQUAL | MTL | METAL | VEND | VENDING |
| EXP | EXPANSION | NIC | NOT IN CONTRACT | VERT | VERTICAL |
| EXT | EXTERIOR | NTS | NOT TO SCALE | VIN | VINYL |
| FD | FLOOR DRAIN | OC | ON CENTER | VNR | VENEER |
| FE | FIRE EXTINGUISHER | OH | OPPOSITE HAND | W/ | WITH |
| FF | FINISH FLOOR | OPEN'G | OPENING | W/OUT | WITHOUT |
| FIN | FINISH | OPP | OPPOSITE | WD | WOOD |
| FL | FLOOR | P LAM | PLASTIC LAMINATE | WNDW | WINDOW |

# SYMBOLS




# INDEX OF DRAWINGS


| SHEET # | DRAWING TITLE |
|---|---|
| | COVER SHEET AND AREA MAPS |
| | BOUNDARY & TOPOGRAPHIC SURVEY |
| **ARCHITECTURAL** | |
| A0.01 | DRAWING INDEX AND GENERAL NOTES |
| A0.02 | PROJECT DATA AND NOTES |
| A0.20 | REGULATING PLAN |
| A0.21 | REGULATING NOTES AND DETAILS |
| A0.22 | ARCHITECTURAL SITE PLAN |
| A0.23 | COMPOSITE AND EXISTING BUILDINGS PLAN |
| A1.00 | FIRST FLOOR PLAN |
| A1.10 | SECOND FLOOR PLAN |
| A1.20 | THIRD FLOOR PLAN |
| A1.30 | ROOF PLAN |
| A1.50 | DOC'S RESTORATION ENLARGED PLAN AND ELEV. |
| A2.00 | BUILDING ELEVATIONS |
| A2.10 | PROPORTIONING ELEVATIONS |
| A2.20 | COLORED ELEVATIONS AND MATERIALS |
| A3.00 | STREETSCAPE SECTIONS & ARCADE REGULATIONS |
| A3.10 | 3D VIEWS |
| A3.20 | SIGHT LINE SECTIONS & VISUAL IMPACT ANALYSIS |
| A3.20 | STREET ELEVATIONS AND EXISTING BUILDING ELV. |
| **CIVIL** | |
| C-1 | CIVIL SITE IMPROVEMENT PLAN |
| C-2 | PAVING & DRAINAGE DETAILS |
| C-3 | PAVING & DRAINAGE DETAILS |
| C-4 | GENERAL NOTES |
| C-5 | WATER & WASTEWATER DETAILS |
| C-6 | WATER & WASTEWATER DETAILS |
| C-7 | POLLUTION PREVENTION PLAN |
| CU-1 | COMPOSITE UTILITY PLAN |
| **LANDSCAPE** | |
| TR-1 | TREE DISPOSITION PLAN |
| HS-1 | HARDSCAPE PLAN |
| LP-1 | LANDSCAPE PLAN |
| LP-2 | SPECIFICATIONS AND DETAILS |
| IR-1 | IRRIGATION PLAN |
| **PHOTOMETRIC CALCULATIONS** | |
| ES-1 | SITE LIGHTING PHOTOMETRIC PLAN |
| ES-2 | EMERGENCY PHOTOMETRIC PLAN |
| ES-3 | STREET LIGHTING PHOTOMETRIC PLAN |



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SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:29:28 -04'00'

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**GENERAL NOTES & DRAWING INDEX**

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|---|---|
| DATE: | **6/28/2022** |
| SCALE: | N.T.S. |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | **1907** |

DRAWING:

A0.01




PUBLIC PARKING GARAGE PROXIMITY MAP

**Shared Parking Calculations Table**

| | | Weekday | | | | | | Weekend | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Night | | Day | | Evening | | Day | | Evening | | |
| **Use** | **Required** | **Midnight to 6 AM** | | **9 AM to 4 PM** | | **6 PM to Midnight** | | **9 AM to 4 PM** | | **6 PM to Midnight** | | |
| Residential (10 units) | 0 | 100% | 0 | 60% | 0 | 90% | 0 | 80% | 0 | 90% | 0 | |
| Office ( 16,893sf @ 1/500sf) | 33.79 | 5% | 1.6895 | 100% | 33.79 | 10% | 3.379 | 10% | 3.379 | 5% | 1.6895 | |
| Retail (8,379sf @1/500sf) | 16.76 | 5% | 0.838 | 70% | 11.732 | 90% | 15.084 | 100% | 16.76 | 70% | 11.732 | |
| Hotel/ Residential Inn | 0 | 80% | 0 | 80% | 0 | 100% | 0 | 80% | 0 | 100% | 0 | |
| Restaurant (2,575sf @ 6/1000sf) | 15.45 | 10% | 1.545 | 50% | 7.725 | 100% | 15.45 | 50% | 7.725 | 100% | 15.45 | |
| Entertainment/Recreational (theatres, bowling alleys, etc) | 0 | 10% | 0 | 40% | 0 | 100% | 0 | 80% | 0 | 100% | 0 | |
| Reserved Parking | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | |
| Other | | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | |
| **TOTALS** | **66** | | **4** | | **53** | | **34** | | **28** | | **29** | 53 |
| ***The minimum number of parking spaces is the highest time period total at the bottom of the table.*** | | | | | | | | | | | | |
| **53 Total Spaces Required** | | | | | | | | | | | | |
| On Street Parking Credits = .5 | | | | | | | | | | | | |
| **(52.5) Total Spaces Required rounded to 53** | | | | | | | | | | | | |

**IN - LIEU PARKING CALCULATIONS**

| USE | PROPOSED AREA | PARKING CALCULATION | * SPACES REQUIRED | PROVIDED ON-SITE | IN-LIEU REQUEST |
|---|---|---|---|---|---|
| RETAIL | 8,379.0 | 1 PER 500 SF GROSS | 11.7320 | | 50% = 5.87 SPACES |
| OFFICE | 16,893.0 | 1 PER 5000 SF NET | 33.7900 | | 50% = 16.90 SPACES |
| RESTAURANT & OUTDOOR DINING | 2,575.0 | 6 PER 1,000 SF GROSS | 7.7250 | | 30% = 2.32 SPACES |
| **TOTAL** | | | 53 | 28 | 25.09 |

* = USING WEEKDAY (9AM-4PM) REQUIREMENTS FROM PARKING MATRIX

## SITE REGULATIONS

| REQUIREMENT | CODE LIMITATION | EXISTING | PROPOSED | NOTES |
|---|---|---|---|---|
| ZONING - LOT 13,14,15,16 | N/A | OSSHAD W/ CBD OVERLAY | OSSHAD W/ CBD OVERLAY | |
| LAND USE - LOT 13,14,15,16 | N/A | HISTORIC MIXED USE (HMU) | HISTORIC MIXED USE (HMU) | |
| TOTAL LAND AREA | N/A | 33,506 SF | 31,842 SF | EXISTING AREA REDUCED FROM 2'-0" R.O.W. DEDICATION ALONG W. ATLANTIC AVE & 5'-0" R.O.W. DEDICATION ALONG NW 1ST AVE & 20' CORNER CLIPS ALONG W. ATLANTIC AVE & 10' CORNER CLIPS ALONG N. SWINTON AVE. AND ALLEY |
| TOTAL BUILDING AREA (GROSS) | N/A | DOC'S BUILDING - 1,160 SF | DOC'S TO REMAIN - 1,160 SF | |
| | | DUNKIN BUILDING - 1,335 SF | NEW BUILDING - 30,619 SF | |
| | | | **NEW AND EXISTING = 31,779 SF** | |
| F.A.R. | 1.0 | .0718 | 0.998021 | NEW LAND AREA 31,842 SF / TOTAL PROPOSED BUILDING AREA 31,779 |
| BUILDING HEIGHT | 38'-0" | 15'-0" | 38'-0" | 48'-0" MAX TOP OF ARCHITECTURAL FEATURES |
| NUMBER OF STORIES | 4 | 1 | 3 | |
| FRONT SETBACK (ATLANTIC AVE) | 10'-0" MIN. & 15'-0" MAX. | | NEW BUILDING (VARIES) 10'-8" & 13'-7" | 36'-0" S.B. @ Civic Space (Proposed element can remain to exceed maximum setback as per direction by the Development Services Director as this area will be part of the Civic Open Space area) |
| | | DOC'S PATIO / CANOPY - 17'-7" | EXISTING TO REMAIN | |
| | | DOC'S BUILDING WALL - 30'-10" | EXISTING TO REMAIN | (EXISTING NON-CONFORMITY) |
| | | DUNKIN DONUTS BUILD. - 58'-7" | TO BE DEMOLISHED | |
| REAR SETBACK (ALLEY) | 10'-0" | | NEW BUILDING 10'-2" | |
| | | DOC'S PATIO / CANOPY - 43'-8" | EXISTING TO REMAIN | |
| | | DOC'S BUILDING WALL - 48'-7" | EXISTING TO REMAIN | |
| | | DUNKIN DONUTS BUILD. - 15'-4" | TO BE DEMOLISHED | |
| FRONT / SIDE SETBACK (SWINTON AVE) | 10'-0" MIN. & 15'-0" MAX. | | NEW BUILDING 58'-11" | CORNER LOT |
| | | DOC'S PATIO / CANOPY - +/- 11'-5" | EXISTING TO REMAIN | |
| | | DOC'S BUILDING WALL - 24'-0" | EXISTING TO REMAIN | (EXISTING NON-CONFORMITY) |
| FRONT / SIDE SETBACK (NW 1ST AVE) | 10'-0" MIN. & 15'-0" MAX. | | VARIES 11'-0" - 11'-5" | CORNER LOT |
| | | DUNKIN DONUTS BUILD. - 26'-3" | TO BE DEMOLISHED | (EXISTING NON-CONFORMITY) |
| CIVIC OPEN SPACE | 592 SF | 0 | 600 SF | 30'-0" WIDE X 20'-0" DEEP |
| PARKING SPACES | 52.5 MINIMUM | 41 (TO BE REMOVED) | 28 | 23 IN-LIEU REQUEST |

CIVIC OPEN SPACE AREA REQUIREMENTS

-1ST 20,000 S.F. IS EXEMPT
-THE AREA BETWEEN 20,000 S.F. TO 40,000 S.F. REQUIRES 5% OR MAX. 1,000 S.F.
-REMAINDER REQUIRES 7% OF ADDITIONAL AREA (N/A)

CIVIC OPEN SPACE CALCULATION

TOTAL BUILDING AREA = 31,779 S.F.
1ST 20,000 S.F. IS EXEMPT
REMAINING =11,779 S.F. x 5% = 592.1 S.F.
TOTAL REQUIRED = 592 S.F.
TOTAL PROVIDED = 600 S.F. (30'X20'-0") SEE ENLARGED PLAN

**BUILDING DATA AREAS (S.F.)**

| | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL |
|---|---|---|---|---|
| GROSS RETAIL | 8,379.0 | 0.0 | 0.0 | 8379.0 |
| GROSS RESTAURANT | 1,500.0 | 0.0 | 0.0 | 1500.0 |
| OUTDOOR DINING AREA | 1075.0 | 0.0 | 0.0 | OUTDOOR DINING NOT COUNTED AS BUILDING AREA |
| NET OFFICE AREA | 0.0 | 8,630.0 | 8,263.0 | 16893.0 |
| NET COMMON AREAS | 0.0 | 2552.0 | 2455.0 | 5007.0 |
| GROSS OFFICE AREA | 0.0 | 11,182.0 | 10,718.0 | 21900.0 |
| **TOTAL AREA (GROSS)** | 9,879.0 | 11,182.0 | 10,718.0 | 31779.0 |

**BICYCLE PARKING CALCULATION - COMMERCIAL USES**

| USE | RATE | GROSS AREA (S.F.) | TYPE 2 SPACES REQUIRED | TYPE 1 SPACES REQUIRED | SPACES PROVIDED |
|---|---|---|---|---|---|
| RETAIL | 1 PER 2500 SF | 8,379.0 | 0 (LESS THAN 10K SF) | 3.4 | TYPE 1 |
| RESTAURANT | 1 PER 2500 SF | 2,575.0 | 0 (LESS THAN 10K SF) | 1.0 | TYPE 1 |
| OFFICE | 1 PER 5000 SF | 21,900.0 | 0 (LESS THAN 30K SF) | 4.4 | TYPE 1 |
| **TOTAL** | | | | **8.8** | **10 SPACES** |

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# SITE PLAN

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Digitally signed by John W Szerdi AR #7991
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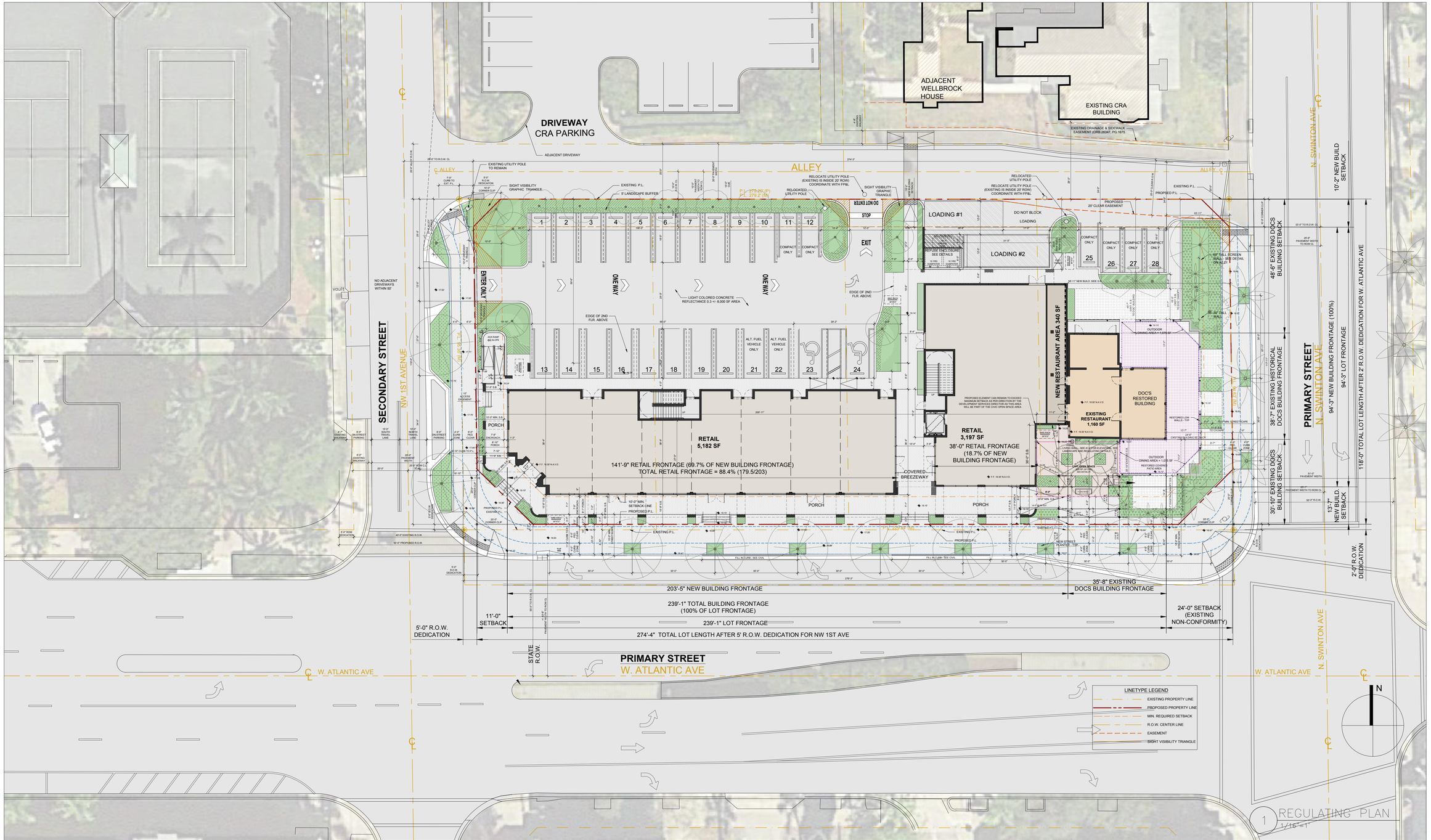
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**PROJECT DATA & CALCULATIONS**

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|---|---|
| DATE: | 6/28/2022 |
| SCALE: | N.T.S. |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A0.02




## FIRE DEPARTMENT NOTES

1. THIS PROJECT WILL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 5TH EDITION - THE FLORIDA SPECIFIC NFPA 101 FIRE CODE 2021 EDITION AND THE FLORIDA SPECIFIC NFPA 101 LIFE SAFETY CODE 2021 EDITION.
2. FIRE PUMPS (IF NEEDED) WILL BE LOCATED ON GROUND LEVEL.
3. FIRE ALARM CONTROL PANELS FOR EACH BUILDING WILL BE IN A FIRE SPRINKLER PROTECTED ROOM WHICH WILL BE ACCESSIBLE TO THE FIRE DEPARTMENT AT GRADE LEVEL, WHERE CONDITIONS MEET NFPA 72 NATIONAL FIRE ALARM CODE 2021 EDITION.
4. ALL FIREFIGHTING ACCESS POINTS TO BE LABELED AND PLACED ON THE REGULATING PLAN.
5. A KEY BOX WILL BE LOCATED ON AN OUTSIDE LOCATION TO THE MAIN LOBBY ENTRY AREAS THAT LEAD TO THE ELEVATOR CORE. A NOTE TO THIS EFFECT WILL BE PLACED ON THE SITE PLAN.
6. LIFE SAFETY PLANS WILL BE PROVIDED FOR ALL BUILDINGS IN THE ENGINEERED BUILDING PERMIT DRAWINGS. A NOTE TO THIS EFFECT WILL BE PLACED ON SITE PLAN.

## REGULATING NOTES

1. PER LDR SECTION 4.4.3(F)(10) THE PROJECT WILL COMPLY WITH GREEN BUILDING PRACTICES SUCH AS CROSS-VENTILATION, ENERGY EFFICIENCY, AND GREEN BUILDING DESIGN.
2. ALL EMERGENCY GENERATORS PROPOSED ON SITE WILL UTILIZE NATURAL GAS AS A FUEL SOURCE.
3. ANTI-SKATE BOARD DEVICES WILL BE INSTALLED ON ALL PLANTERS & KNEEWALLS, TYP. FOR ALL SUBJECT PARCELS.
4. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED SPRINKLER SYSTEM THAT WILL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED. ALL SYSTEMS SHALL BE DESIGNED TO ALLOW HEAD-TO-HEAD COVERAGE (ONE HUNDRED (100) PERCENT WITH ONE HUNDRED (100) PERCENT OVERLAP.

**TOTAL BUILDING AREA: 31,779 SF**
**FAR: .999 (31,779 / 31,842)**

**1ST FLOOR GROSS:** 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

**2ND FLOOR GROSS: 11,182 SF**
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

**3RD FLOOR GROSS: 10,718 SF**
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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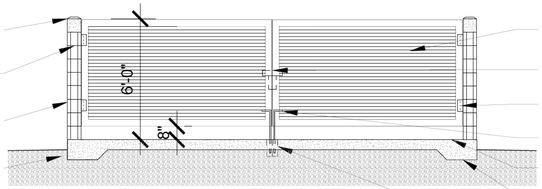
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|---|---|
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## REGULATING PLAN

| | |
|---|---|
| DATE: | 6/28/2022 |
| SCALE: | 1/16" = 1' |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A0.20




8 DUMPSTER ENCLOSURE DETAIL



7 DUMPSTER ENCLOSURE

## Site & Area

**PureForm**

**P15** small square area light



**Gardco PureForm LED area small square precision P15** features a sleek, low profile design. Precision optics are optimized for maximum efficiency and uniformity. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

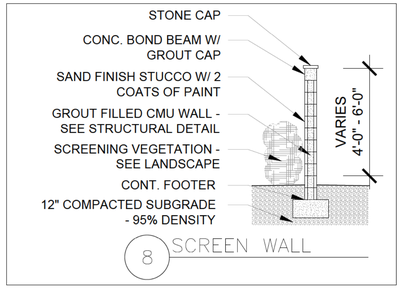
4 TYPICAL PARKING POLE LIGHT
REFER TO PHOTOMETRICS



3 TYPICAL 8FT LIGHT POLE
REFER TO PHOTOMETRICS



2 TYPICAL WALL SCONCE
REFER TO PHOTOMETRICS




8 SCREEN WALL



6 VEGETATED WALL



6 TYPICAL PLANTER




5 TRASH AND RECYCLE CONTAINER
CITY STANDARD IS ALTERNATIVE



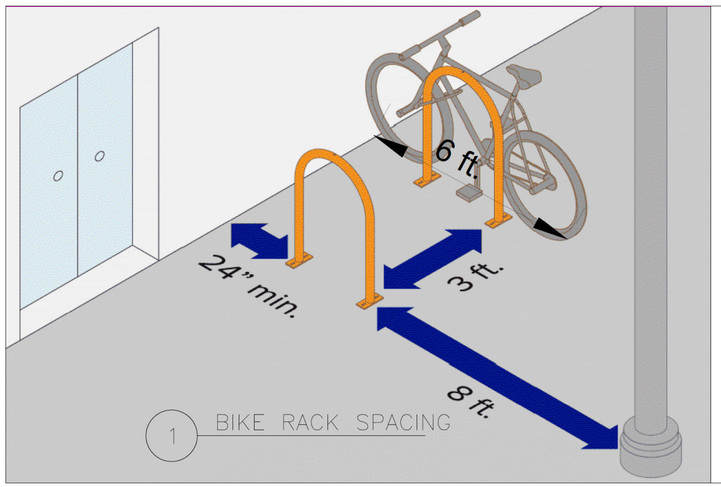

6 DOG STATION




5 DRINKING FOUNTAIN




5 TYPICAL BENCH




1 BIKE RACK SPACING



1 TYPICAL BIKE RACK

**GENERAL NOTES:**

**1. REFER TO THE ELEVATIONS ON SHEETS A2.0 & A2.2 FOR AWNINGS, DOORS, WINDOWS, AND WALLS.**

**2. REFER TO ROOF PLAN ON SHEET A1.3 FOR ROOF AND SCREENING DETAILS.**

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# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:27:03 -04'00'

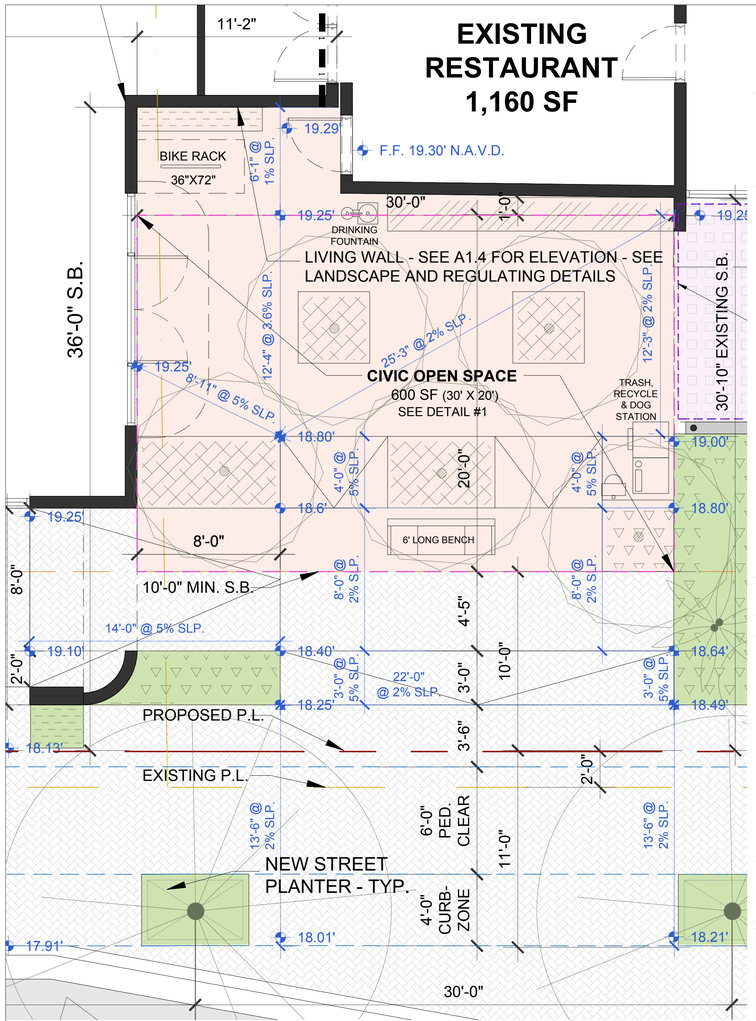
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## REGULATING NOTES AND DETAILS

DATE: 6/28/2022
SCALE: 3/32" = 1'
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

A0.21




2 CIVIC SPACE PLAN
1/4" = 1'

OPEN CIVIC SPACE REQUIREMENTS

**TYPE:** FORECOURT WITH LIVING WALL AND MURAL

**AREA REQUIDED:** 592 SF (See Data Sheet)
**AREA PROVIDED:** 687 SF (600 SF @ 20' x 30' MIN. + 87 SF EXTRA)

**SEATING REQUIRED:** 2 persons per 350 s.f. @
687 SF / 350 (2) = **4 spaces required**
**SEATING PROVIDED:**
ONE 6' LONG BENCH (72" / 18" per space = 4 spaces)

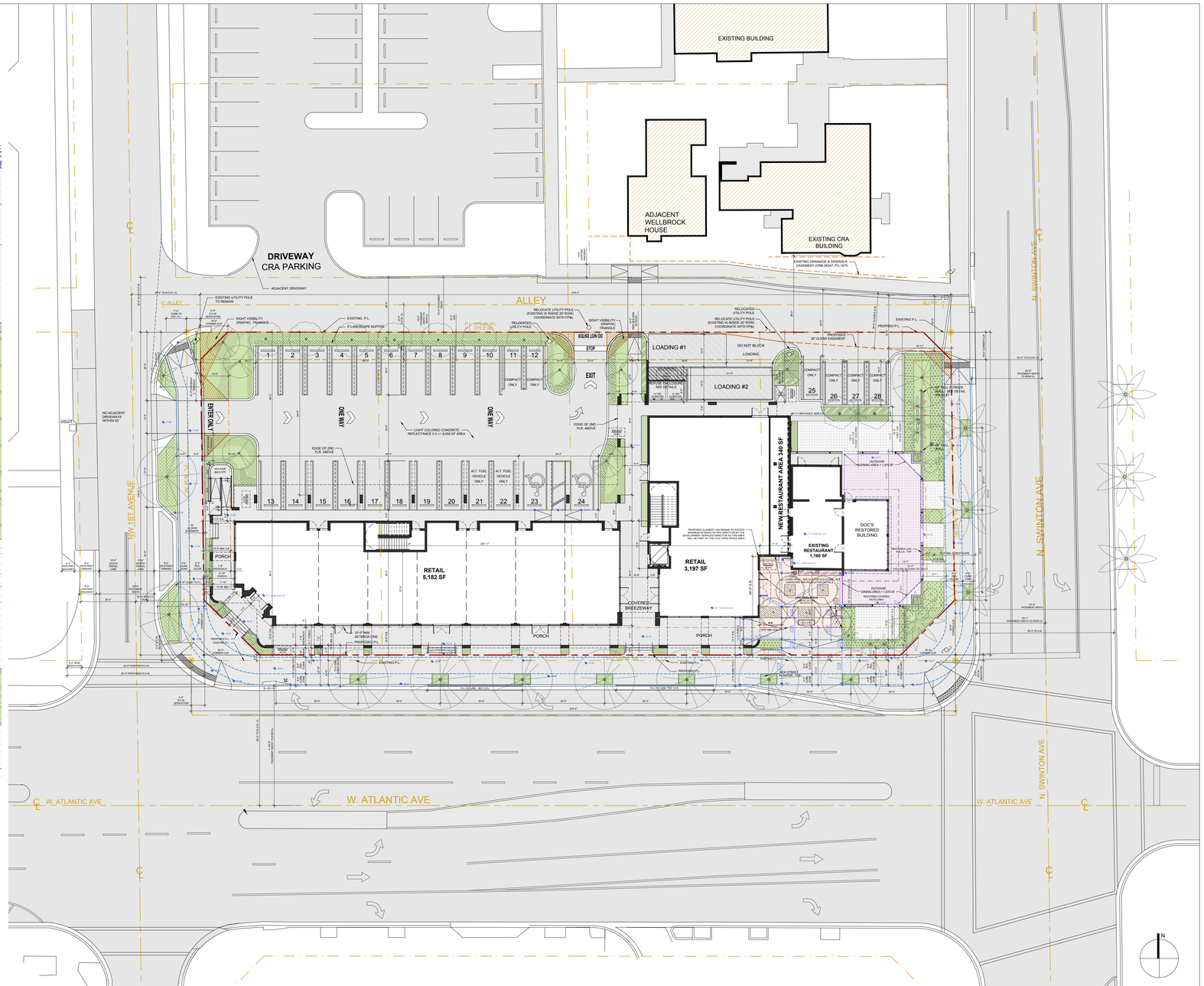
DRINKING FOUNTAIN: 1 PROVIDED W/ ADA HT.

BIKE RACK: 1 RACK (2 BICYCLES) PROVIDED

TRASH RECEPTACLE: 1 TRASH & RECYCLE PROVIDED

DOG STATION: 1 PROVIDED

TREES REQUIRED: 1 tree / 20lf of outside perimeter @
30'x20' = 100' l.f. / 20 = **5 trees required**
TREES PROVIDED: 5 TREES (See Landscape Plan)




1 SITE PLAN
1:20

| BUILDING DATA AREAS (S.F.) | | | | |
|---|---|---|---|---|
| | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | TOTAL |
| GROSS RETAIL | 8,379.0 | 0.0 | 0.0 | 8379.0 |
| GROSS RESTAURANT | 1,500.0 | 0.0 | 0.0 | 1500.0 |
| OUTDOOR DINING AREA | 1075.0 | 0.0 | 0.0 | OUTDOOR DINING NOT COUNTED AS BUILDING AREA |
| NET OFFICE AREA | 0.0 | 8,630.0 | 8,263.0 | 16893.0 |
| NET COMMON AREAS | 0.0 | 2552.0 | 2455.0 | 5007.0 |
| GROSS OFFICE AREA | 0.0 | 11,182.0 | 10,718.0 | 21900.0 |
| **TOTAL AREA (GROSS)** | 9,879.0 | 11,182.0 | 10,718.0 | 31779.0 |

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

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AR#7991
1005 Lake Avenue Lake Worth, Fl 33460
www.ldgfla.com

# SITE PLAN

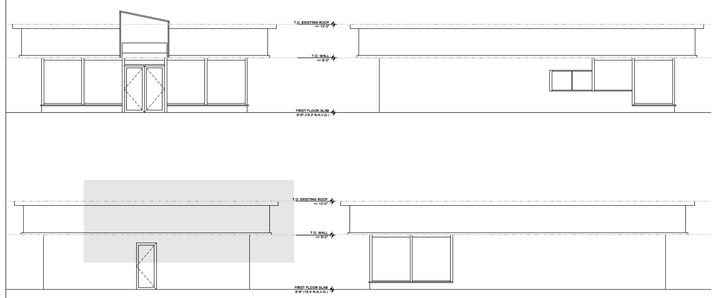
**CITY CENTER DELRAY**
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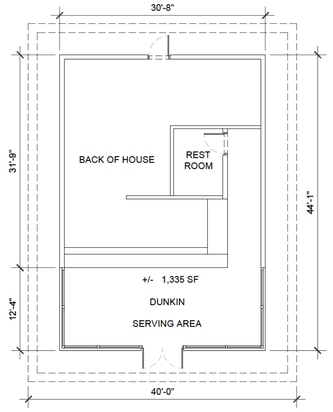
## ARCHITECTURAL SITE PLAN

DATE: 6/28/2022
SCALE: 1:20
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

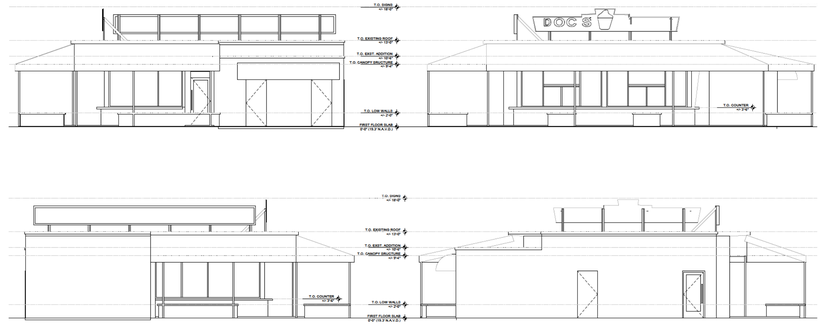
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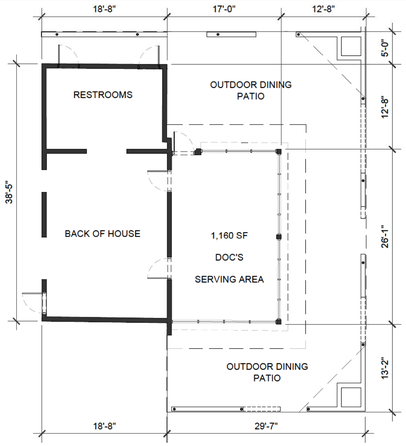
5 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'



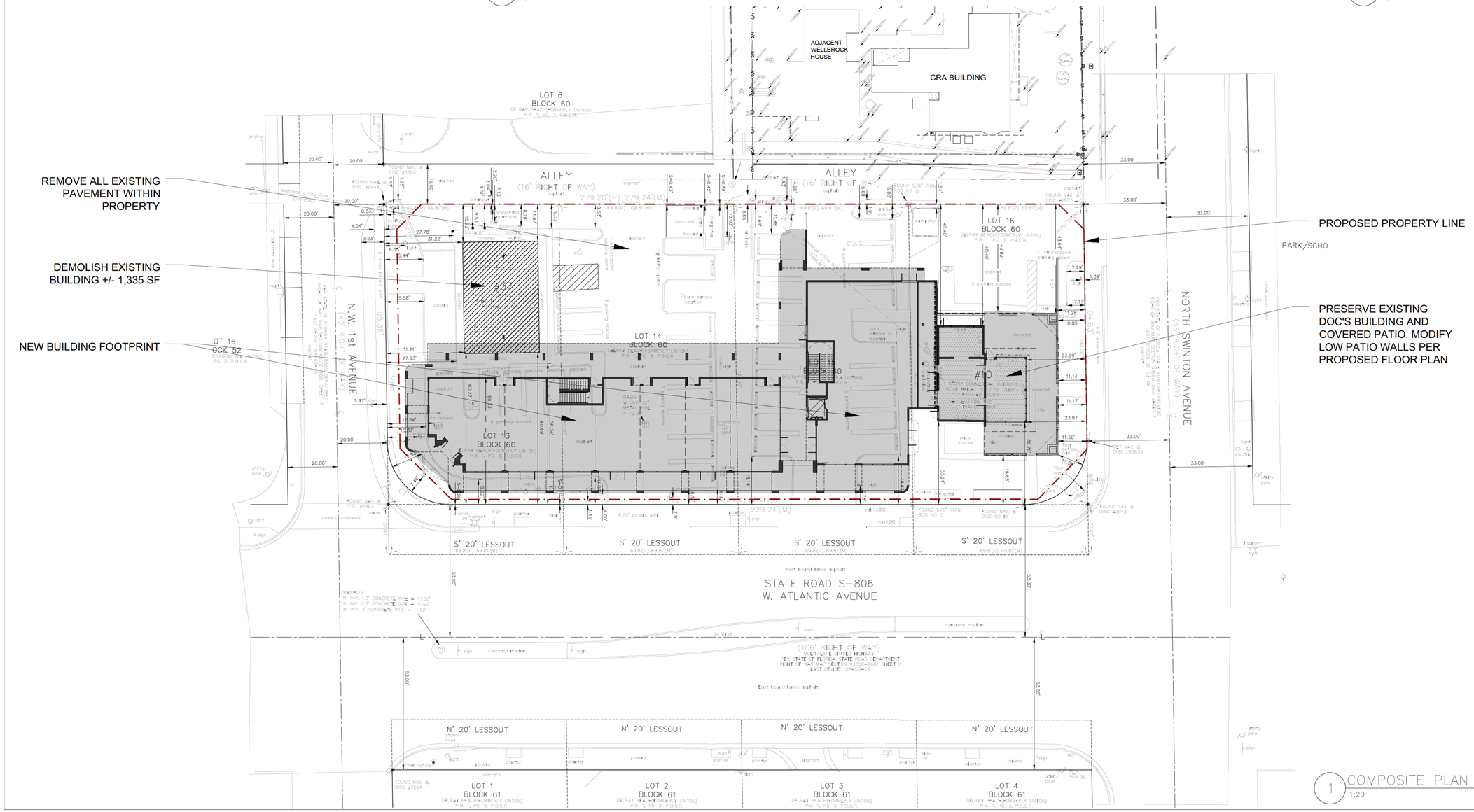

4 EXISTING DUNKIN BUILDING PLAN
3/32" = 1'




3 EXISTING DOC'S BUILDING ELEVATIONS
3/32" = 1'




2 EXISTING DOC'S BUILDING PLAN
3/32" = 1'




1 COMPOSITE PLAN
1:20

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AR#7991
1009 Lake Avenue Lake Worth, Fl 33460
www.ldgfla.com

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John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
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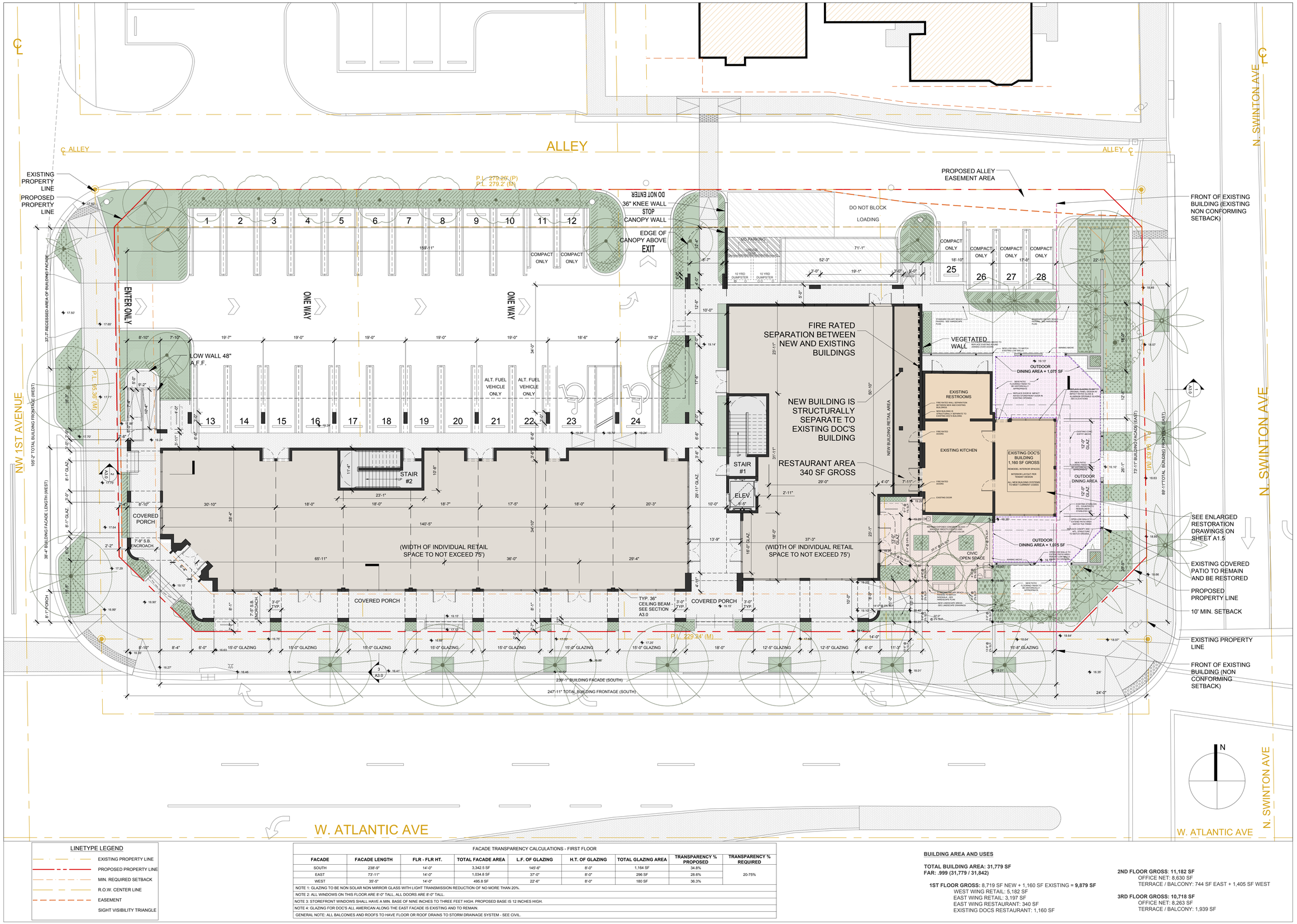
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## COMPOSITE PLAN & EXISTING BUILDINGS PLAN & ELEVATIONS

| | |
|---|---|
| DATE: | 6/28/2022 |
| SCALE: | 1:20 |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A0.23




## LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - FIRST FLOOR

| FACADE | FACADE LENGTH | FLR - FLR HT. | TOTAL FACADE AREA | L.F. OF GLAZING | H.T. OF GLAZING | TOTAL GLAZING AREA | TRANSPARENCY % PROPOSED | TRANSPARENCY % REQUIRED |
|---|---|---|---|---|---|---|---|---|
| SOUTH | 238'-9" | 14'-0" | 3,342.5 SF | 145'-6" | 8'-0" | 1,164 SF | 34.8% | 20-75% |
| EAST | 73'-11" | 14'-0" | 1,034.8 SF | 37'-0" | 8'-0" | 296 SF | 28.6% | |
| WEST | 35'-5" | 14'-0" | 495.8 SF | 22'-6" | 8'-0" | 180 SF | 36.3% | |

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
NOTE 2: ALL WINDOWS ON THIS FLOOR ARE 8'-0" TALL, ALL DOORS ARE 8'-0" TALL.
NOTE 3: STOREFRONT WINDOWS SHALL HAVE A MIN. BASE OF NINE INCHES TO THREE FEET HIGH. PROPOSED BASE IS 12 INCHES HIGH.
NOTE 4: GLAZING FOR DOC'S ALL AMERICAN ALONG THE EAST FACADE IS EXISTING AND TO REMAIN.
GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL.

**BUILDING AREA AND USES**

**TOTAL BUILDING AREA: 31,779 SF**
**FAR: .999 (31,779 / 31,842)**

**1ST FLOOR GROSS:** 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

**2ND FLOOR GROSS: 11,182 SF**
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

**3RD FLOOR GROSS: 10,718 SF**
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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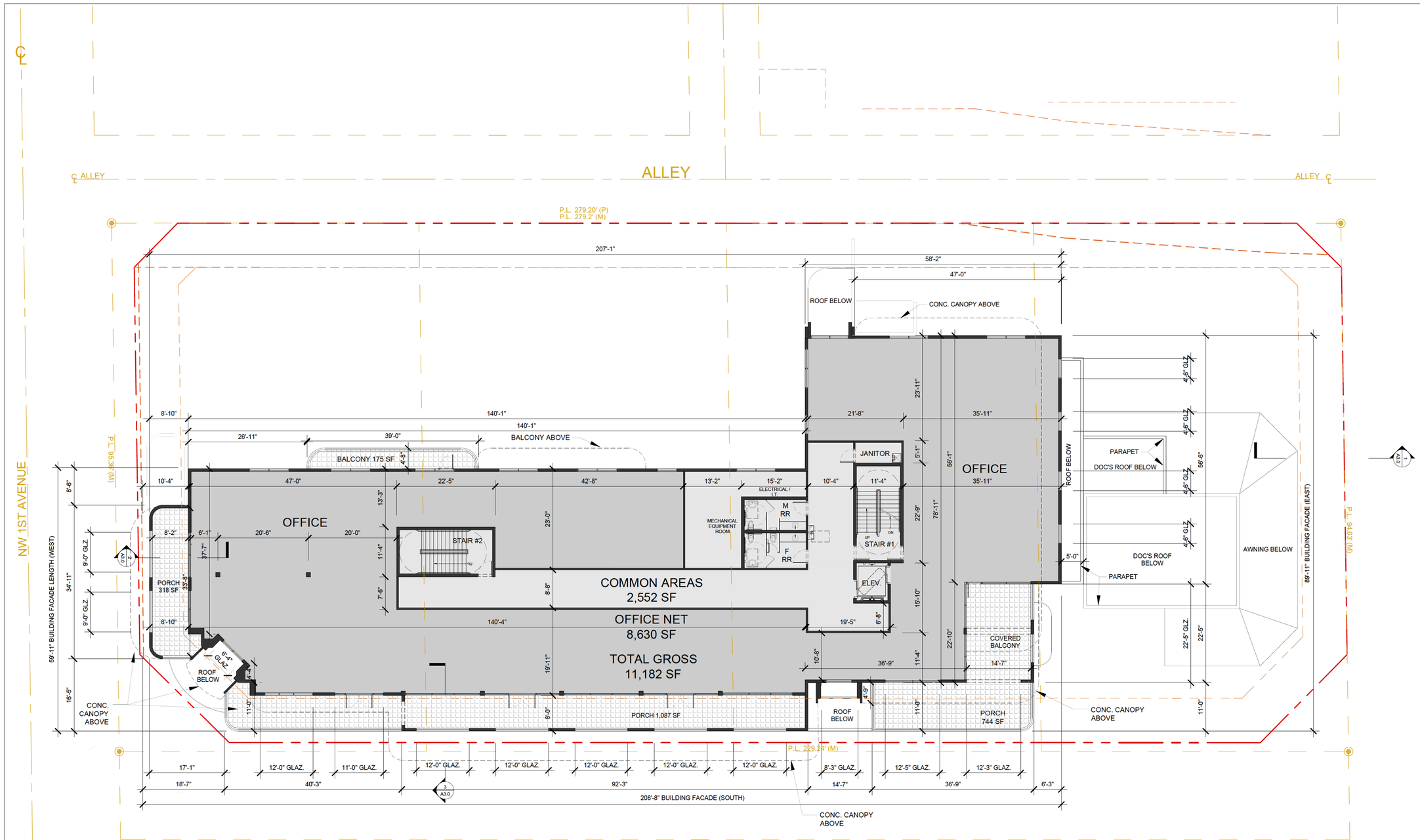
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# FIRST FLOOR PLAN

| | |
|---|---|
| DATE: | **6/28/2022** |
| SCALE: | **3/32" = 1'-0"** |
| DRAWN BY: | **JSG, DAG** |
| CHECKED BY: | **JWS** |
| REFERENCE: | **1907** |

DRAWING:

**A1.0**




LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - SECOND FLOOR

| FACADE | FACADE LENGTH | FLR - FLR HT. | TOTAL FACADE AREA | L.F. OF GLAZING | H.T. OF GLAZING | TOTAL GLAZING AREA | TRANSPARENCY % PROPOSED | TRANSPARENCY % REQUIRED |
|---|---|---|---|---|---|---|---|---|
| SOUTH | 208'-8" | 12'-0" | 2,504 SF | 122'-3" | 8'-0" | 978 SF | 39.1% | 20-75% |
| EAST | 92'-6" | 12'-0" | 1,110 SF | 39'-9" | 8'-0" | 318 SF | 28.6% | |
| WEST | 59'-9" | 12'-0" | 717 SF | 22'-11" | 8'-0" | 183.3 SF | 25.6% | |

NOTE 1: GLAZING TO BE NON SOLAR NO MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.

NOTE 2: ALL WINDOWS ON THIS FLOOR ARE 8'-0" TALL, ALL DOORS ARE 8'-0" TALL.

NOTE 3: INTERIOR DOOR LOCATIONS DETERMINED WITH TENANT IMPROVEMENT T.B.D.

GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL

W. ATLANTIC AVE

W. ATLANTIC AVE

**BUILDING AREA AND USES**

**TOTAL BUILDING AREA: 31,779 SF**
**FAR: .999 (31,779 / 31,842)**

**1ST FLOOR GROSS:** 8,719 SF NEW + 1,160 SF EXISTING = **9,879 SF**
WEST WING RETAIL: 5,182 SF
EAST WING RETAIL: 3,197 SF
EAST WING RESTAURANT: 340 SF
EXISTING DOCS RESTAURANT: 1,160 SF

**2ND FLOOR GROSS: 11,182 SF**
OFFICE NET: 8,630 SF
TERRACE / BALCONY: 744 SF EAST + 1,405 SF WEST

**3RD FLOOR GROSS: 10,718 SF**
OFFICE NET: 8,263 SF
TERRACE / BALCONY: 1,939 SF

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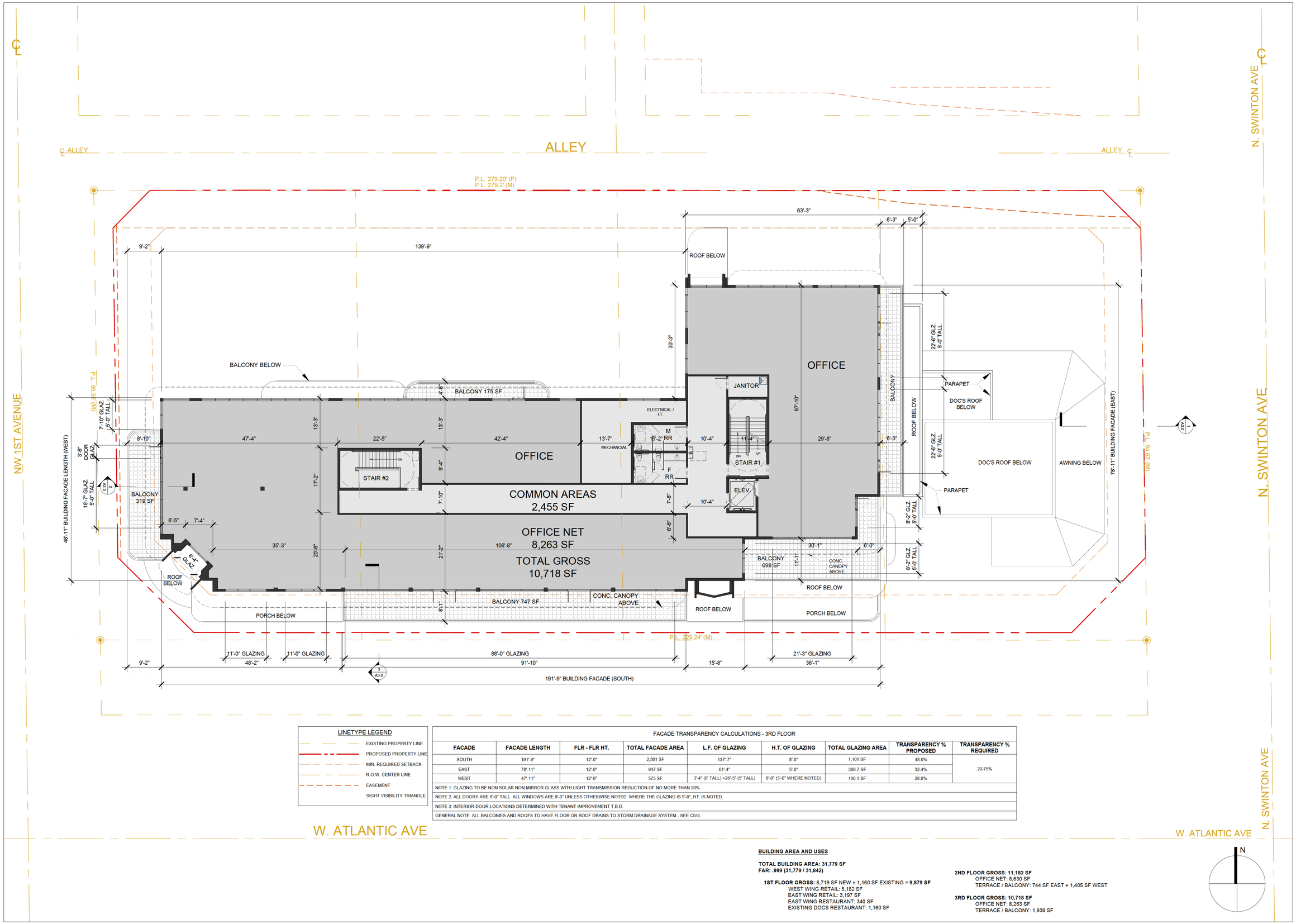
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# SECOND FLOOR PLAN

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| DATE: | **6/28/2022** |
| SCALE: | **3/32" = 1'-0"** |
| DRAWN BY: | **JSG, DAG** |
| CHECKED BY: | **JWS** |
| REFERENCE: | **1907** |

DRAWING:

**A1.1**




LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- MIN. REQUIRED SETBACK
- R.O.W. CENTER LINE
- EASEMENT
- SIGHT VISIBILITY TRIANGLE

FACADE TRANSPARENCY CALCULATIONS - 3RD FLOOR

| FACADE | FACADE LENGTH | FLR - FLR HT. | TOTAL FACADE AREA | L.F. OF GLAZING | H.T. OF GLAZING | TOTAL GLAZING AREA | TRANSPARENCY % PROPOSED | TRANSPARENCY % REQUIRED |
|---|---|---|---|---|---|---|---|---|
| SOUTH | 191'-9" | 12'-0" | 2,301 SF | 137'-7" | 8'-0" | 1,101 SF | 48.0% | 20-75% |
| EAST | 78'-11" | 12'-0" | 947 SF | 61'-4" | 5'-0" | 306.7 SF | 32.4% | |
| WEST | 47'-11" | 12'-0" | 575 SF | 3'-4" (8' TALL) +26'-5" (5' TALL) | 8'-0" (5'-0" WHERE NOTED) | 160.1 SF | 28.0% | |

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%

NOTE 2: ALL DOORS ARE 8'-0" TALL. ALL WINDOWS ARE 8'-0" UNLESS OTHERWISE NOTED. WHERE THE GLAZING IS 5'-0", HT. IS NOTED.

NOTE 3: INTERIOR DOOR LOCATIONS DETERMINED WITH TENANT IMPROVEMENT T.B.D.

GENERAL NOTE: ALL BALCONIES AND ROOFS TO HAVE FLOOR OR ROOF DRAINS TO STORM DRAINAGE SYSTEM - SEE CIVIL

**BUILDING AREA AND USES**

**TOTAL BUILDING AREA: 31,779 SF**
**FAR: .999 (31,779 / 31,842)**

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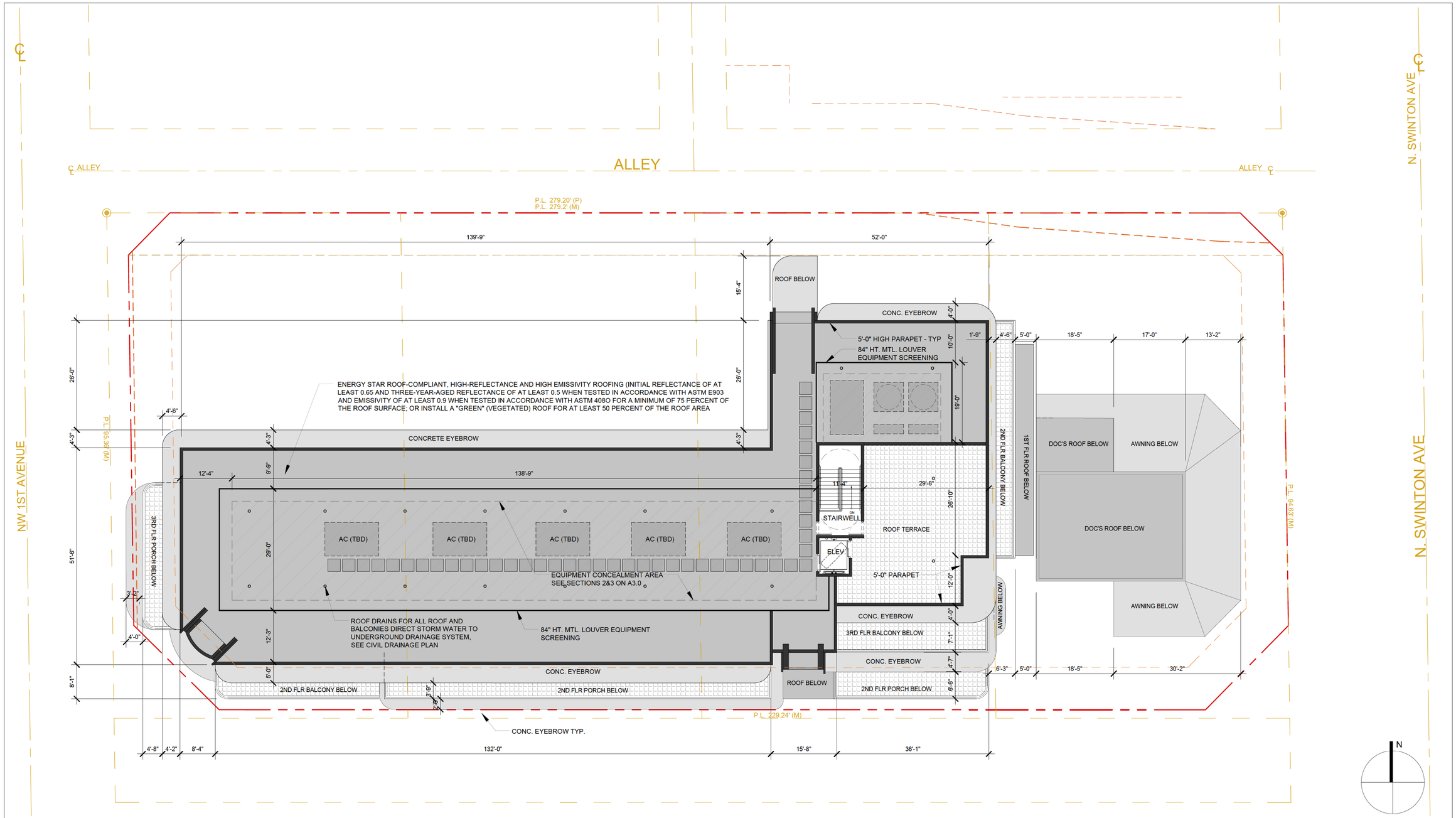
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## THIRD FLOOR PLAN

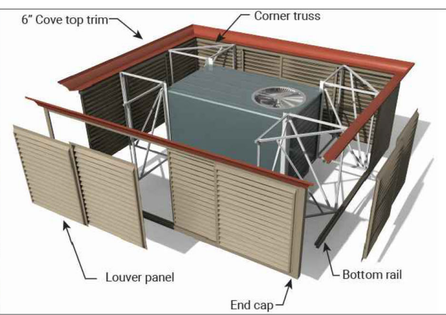
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| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

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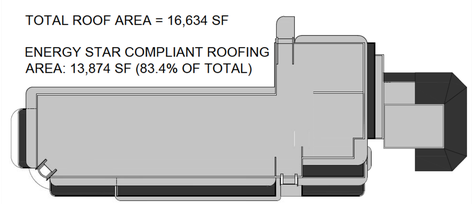






0 EQUIPMENT SCREENING
ENVISOR LOUVER OR EQUAL

TOTAL ROOF AREA = 16,634 SF

ENERGY STAR COMPLIANT ROOFING AREA: 13,874 SF (83.4% OF TOTAL)



0 ENERGY STAR AREA
CALCULATION DIAGRAM

LINETYPE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
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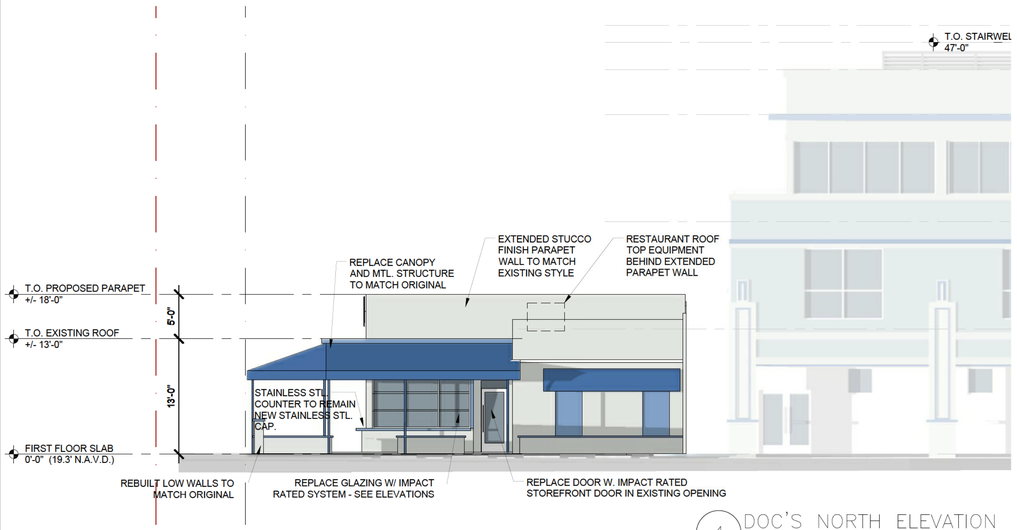
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# ROOF PLAN

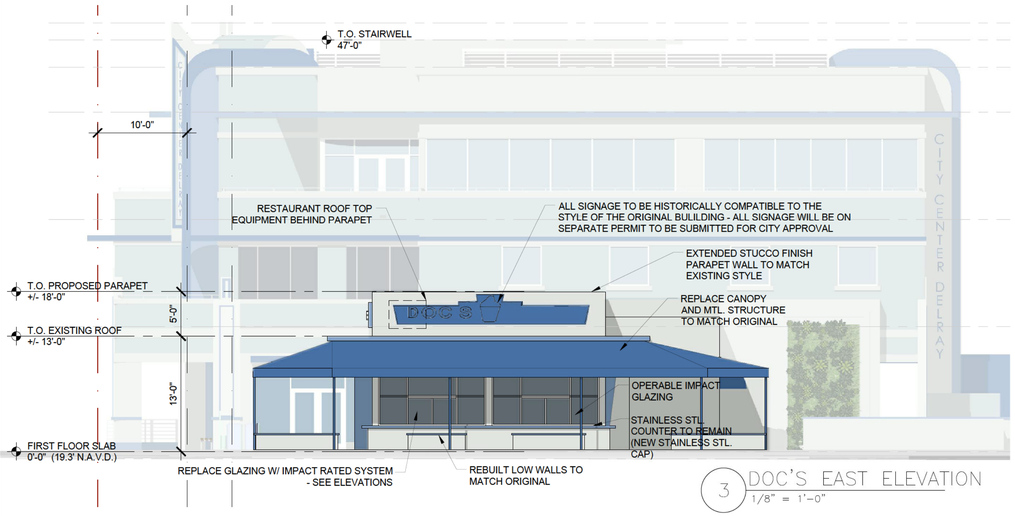
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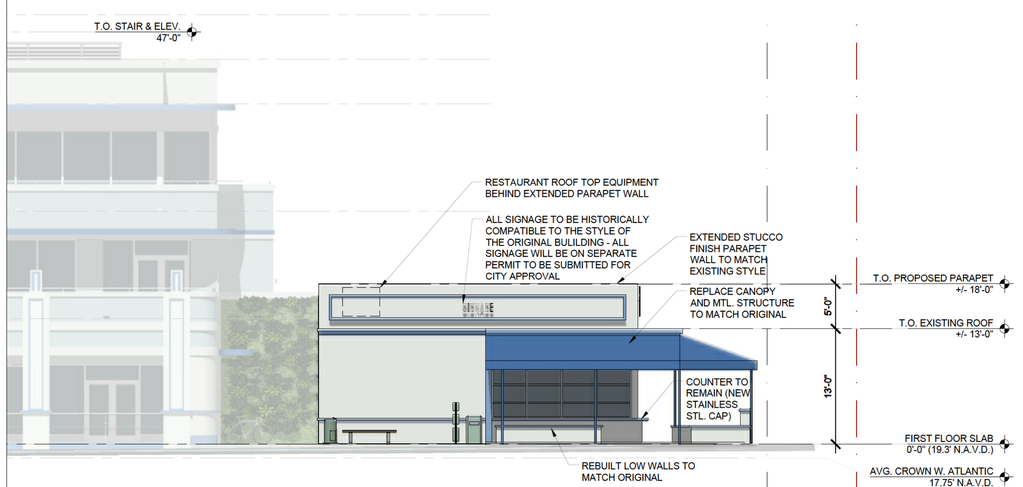
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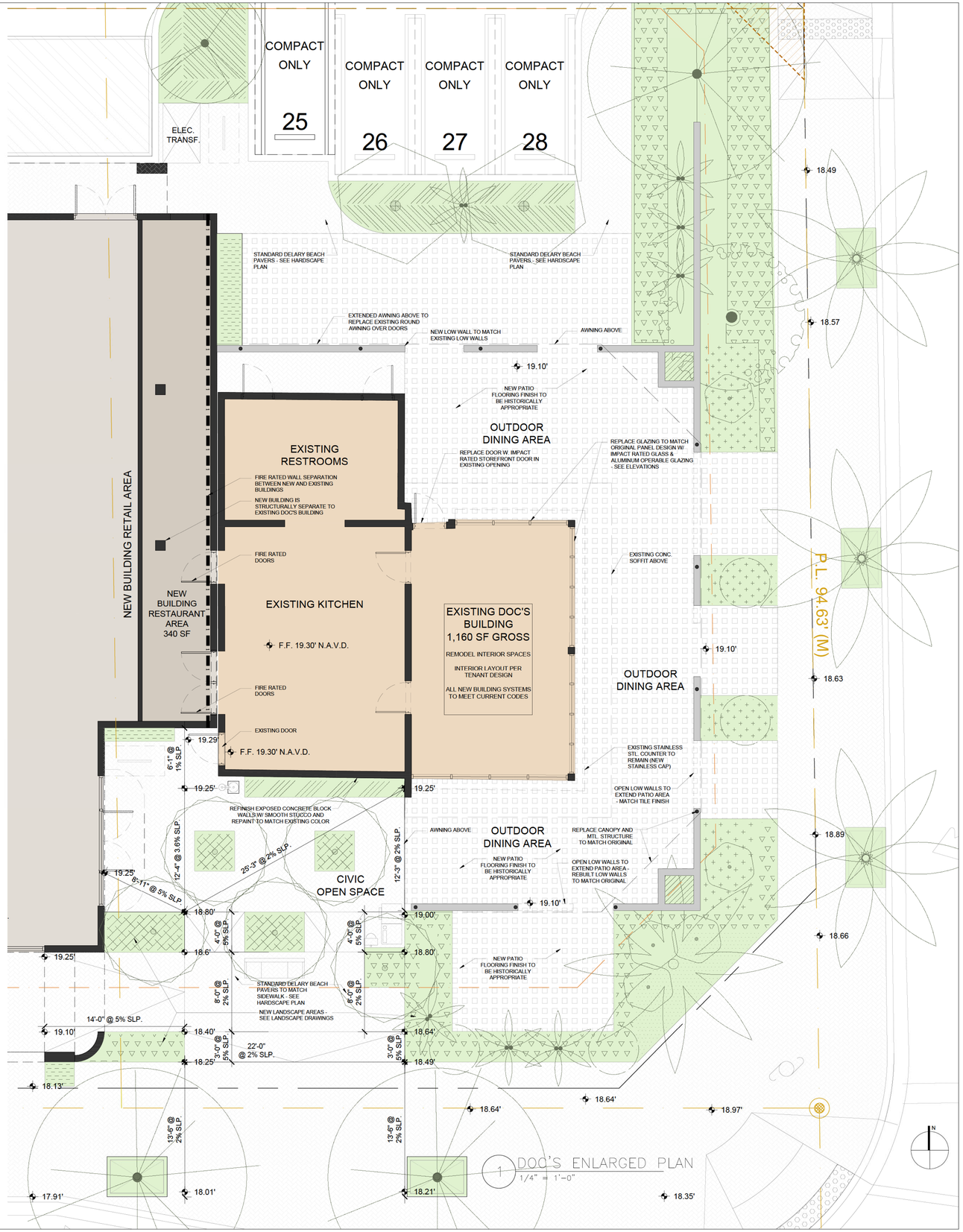

4 DOC'S NORTH ELEVATION
1/8" = 1'-0"




3 DOC'S EAST ELEVATION
1/8" = 1'-0"




2 DOC'S SOUTH ELEVATION
1/4" = 1'-0"




1 DOC'S ENLARGED PLAN
1/4" = 1'-0"

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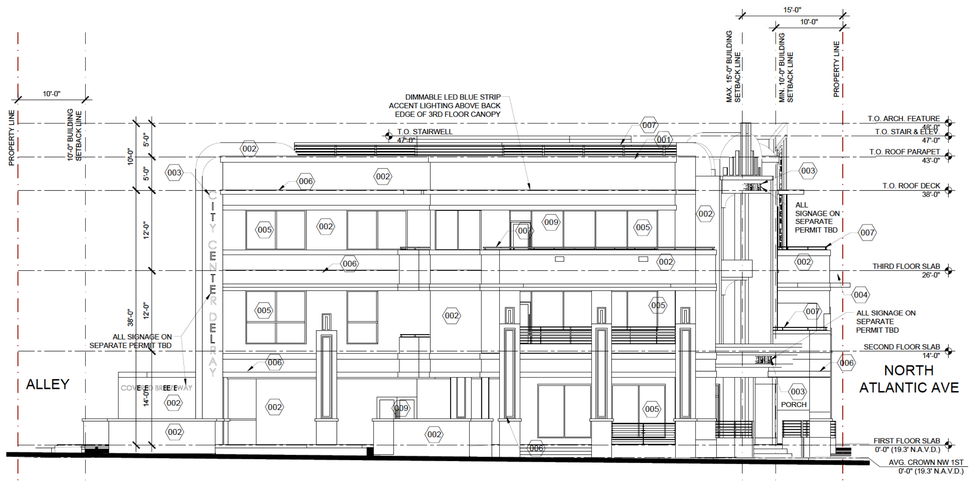
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# DOC'S RESTORATION ENLARGED PLAN AND ELEVATIONS

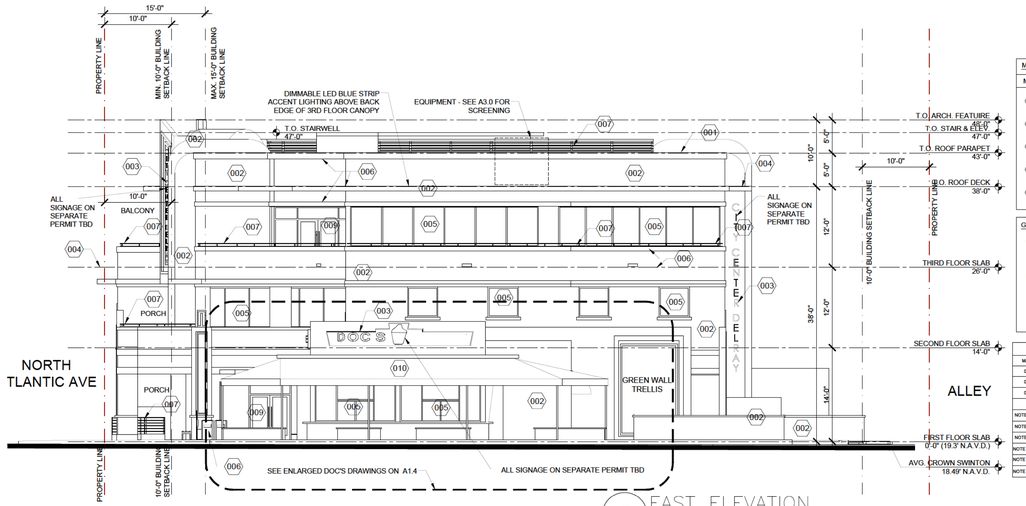
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| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A1.4




4 WEST ELEVATION
3/32" = 1'-0"




3 EAST ELEVATION
3/32" = 1'-0"

| MATERIAL SPECIFICATIONS | | | |
|---|---|---|---|
| MARK | DESCRIPTION | MARK | DESCRIPTION |
| 001 | FLAT ROOF WITH ORNAMENTAL MASONRY PARAPET | 006 | STUCCO TRIM |
| 002 | SMOOTH STUCCO FINISH | 007 | HORIZONTAL, METAL RAILINGS |
| 003 | INTEGRATED SIGNAGE SEPARATE PERMIT | 008 | STOREFRONT SYSTEM |
| 004 | CANTILEVERED MASONRY EYEBROW | 009 | EXTERIOR DOORS WITH GLASS |
| 005 | ALUMINUM WINDOWS (WHITE FRAMES) | 010 | FABRIC AWNING |

GENERAL NOTES

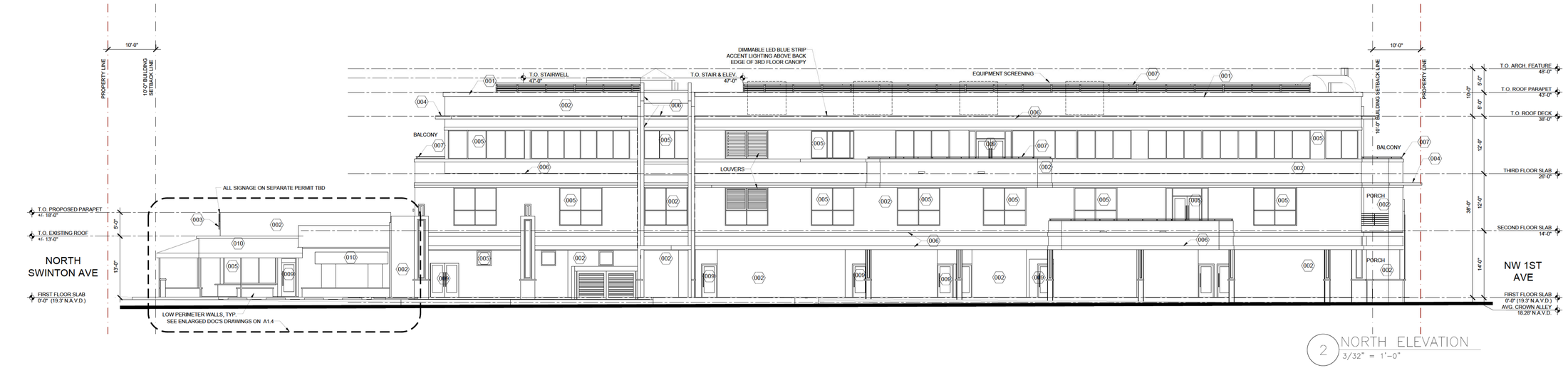
1. EXTERIOR BUILDING ELEVATIONS FOR GRAPHIC REPRESENTATION ONLY. REFER TO FLOOR PLANS AND STREET SCAPE SECTIONS.
2. SMOOTH PAINTED STUCCO ON ALL EXTERIOR WALLS, CANOPIES, SOFFITS, AND PARAPETS.
3. ALL CORNICES & MOLDINGS IN 'CBD' DISTRICT TO HAVE A MINIMUM 2" PROJECTION FROM THE FACE OF A WALL SURFACE ATTACHED TO.
4. ALL RAILINGS TO BE POWDER COATED ALUMINUM. ALL RAILINGS TO BE CONSTRUCTED SO THAT 4" SPHERE SHALL NOT PASS.
5. ALL WINDOWS AND DOORS TO BE IMPACT RATED. ALL FRAMES TO BE WHITE, SAMPLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

EXTERIOR WINDOW & DOOR SCHEDULE

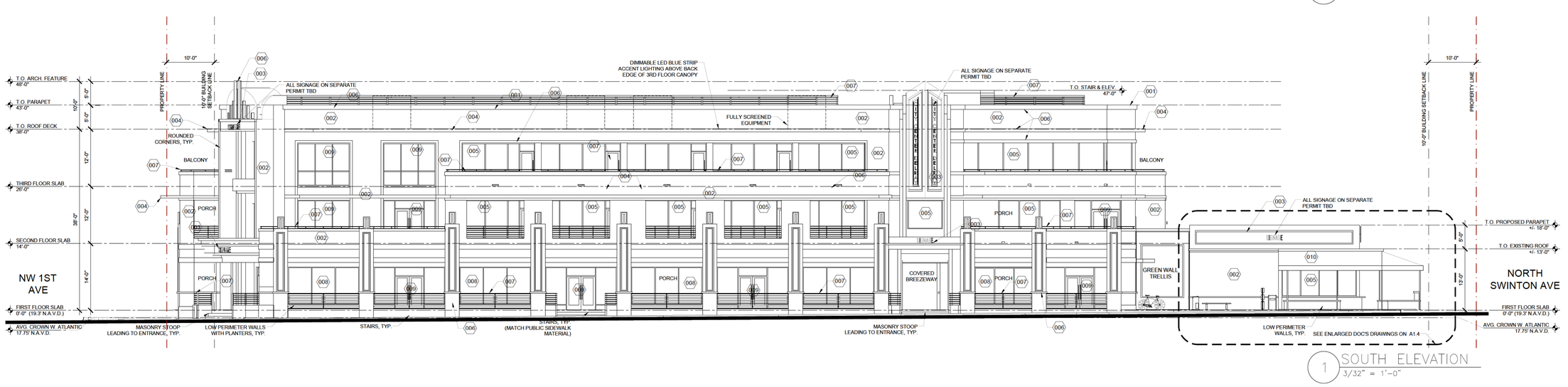
| MARK | MASONRY OPENING *2 | TYPE | NOA # | COLOR | GLAZING |
|---|---|---|---|---|---|
| 005 | VARIES W X 60"-96"H | FIXED WINDOW | FL35065 | WHITE | IMPACT LOW-E |
| 008 | VARIES W X 96"H | STOREFRONT | FL35065 | WHITE | IMPACT LOW-E |
| 009 | 36"W X 96"H | EXTERIOR DOOR | FL3665 | WHITE | IMPACT LOW-E |

NOTES

NOTE 1: GLAZING TO BE NON SOLAR NON MIRROR GLASS WITH LIGHT TRANSMISSION REDUCTION OF NO MORE THAN 20%.
NOTE 2: GLAZING FOR DOC'S ALL AMERICAN ALONG THE EAST FACADE IS EXISTING AND TO REMAIN.
NOTE 3: STOREFRONT WINDOWS SHALL HAVE A MIN. BASE OF NINE INCHES TO THREE FEET HIGH. PROPOSED BASE IS 12 INCHES HIGH.
NOTE 4: ALL STOREFRONTS AT GROUND FLOOR SHOULD HAVE A 9" MIN. SILL HT.
NOTE 5: ALL WINDOWS SHALL BE HURRICANE IMPACT, PROVIDE METRO DADE APPROVAL
NOTE 6: ALL MASONRY OPENINGS TO BE VERIFIED WITH THE MANUFACTURER SPECIFICATIONS




2 NORTH ELEVATION
3/32" = 1'-0"




1 SOUTH ELEVATION
3/32" = 1'-0"

LDG I Living Designs Group Florida Architects Inc.
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1005 Lake Avenue Lake Worth, Fl 33460
www.ldgfla.com

# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:22:52 -04'00'

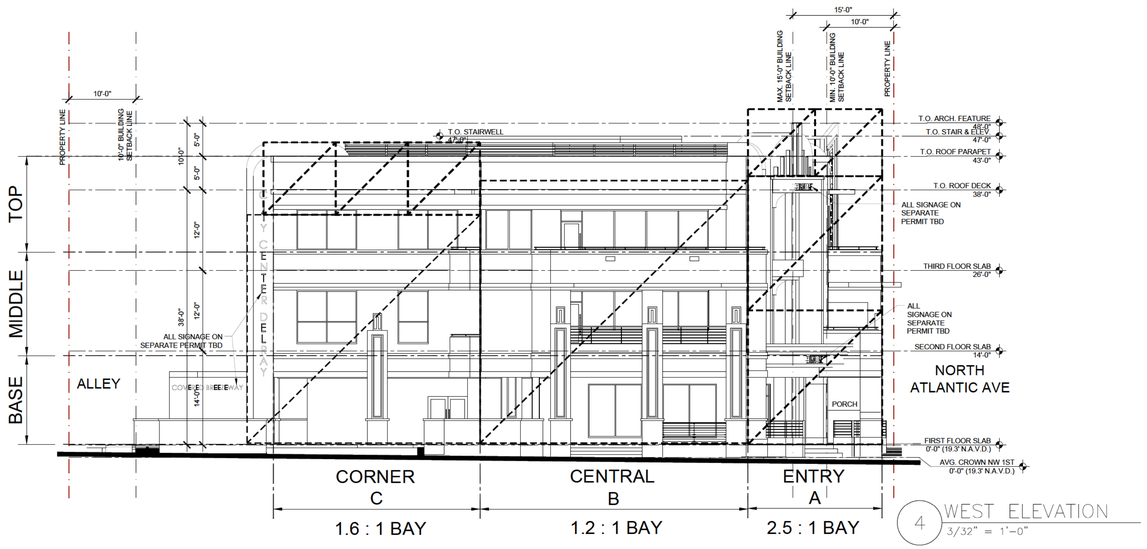
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# BUILDING ELEVATIONS

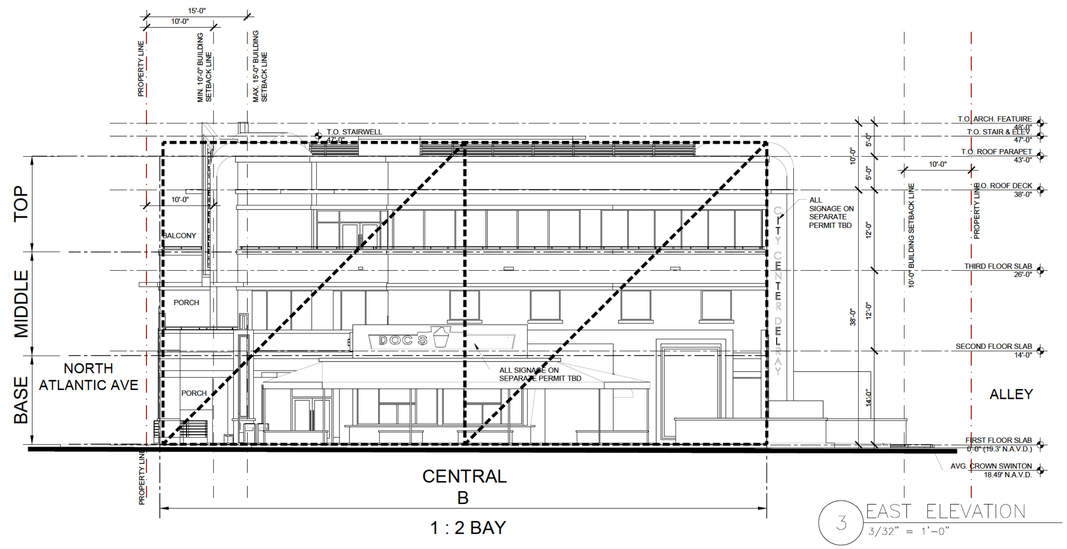
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|---|---|
| DATE: | 6/28/2022 |
| SCALE: | AS NOTED |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

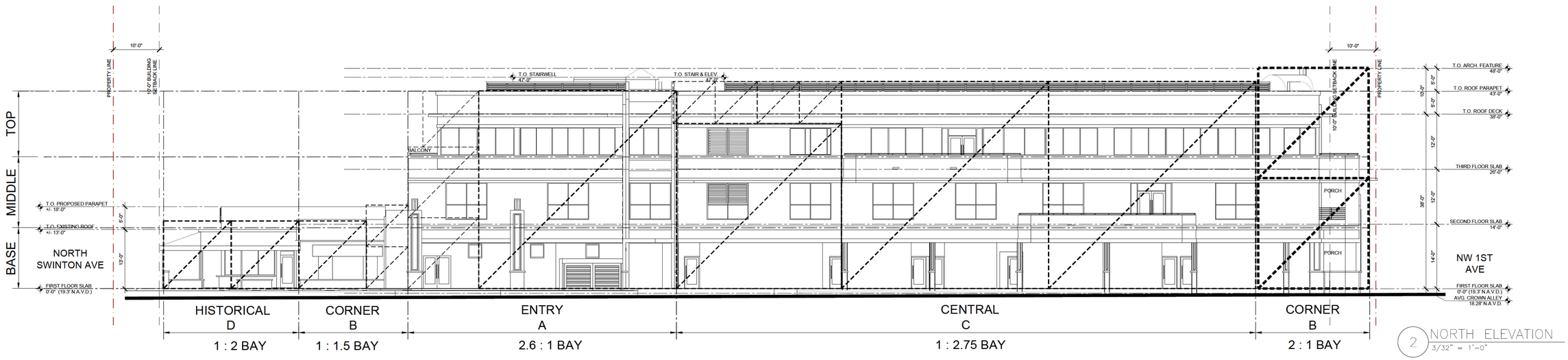
A2.00



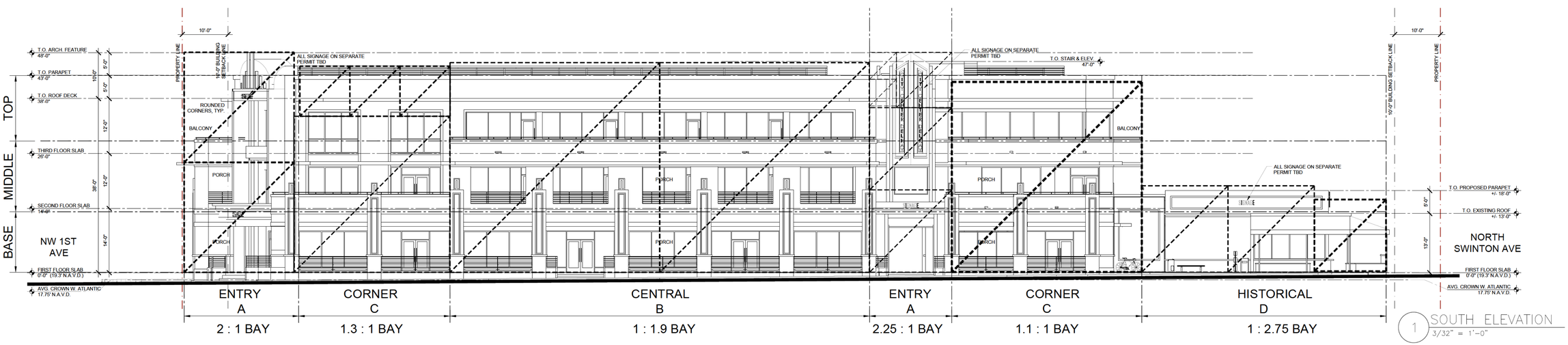

4 WEST ELEVATION
3/32" = 1'-0"




3 EAST ELEVATION
3/32" = 1'-0"




2 NORTH ELEVATION
3/32" = 1'-0"




1 SOUTH ELEVATION
3/32" = 1'-0"

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# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991

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Date: 2022.06.27 16:22:24 -04'00'

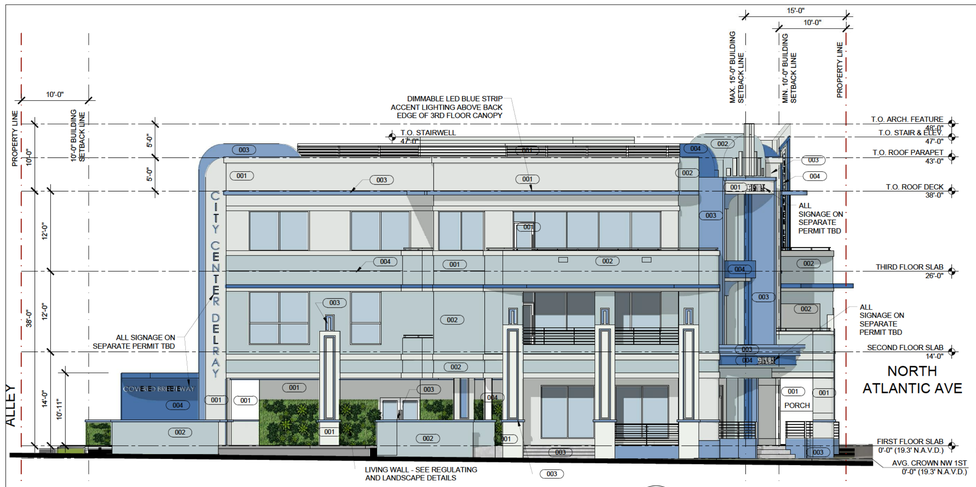
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|---|---|
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## BUILDING PROPORTIONING ELEVATIONS

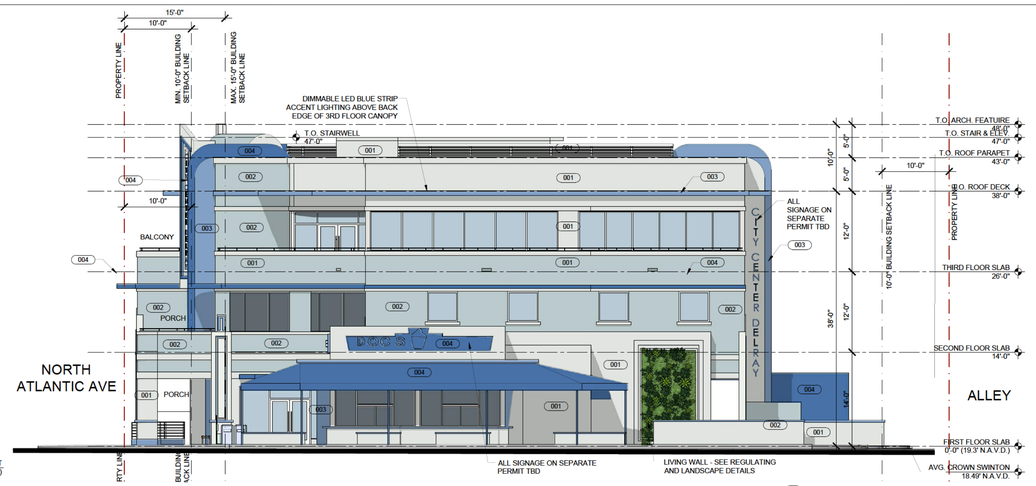
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|---|---|
| DATE: | 6/28/2022 |
| SCALE: | AS NOTED |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A2.10




4 WEST ELEVATION
3/32" = 1'-0"

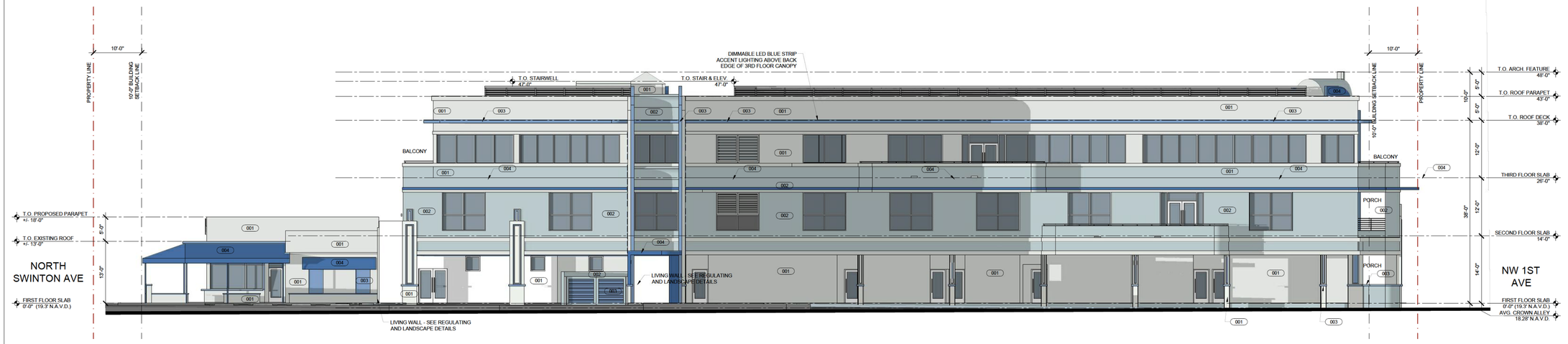



3 EAST ELEVATION
3/32" = 1'-0"

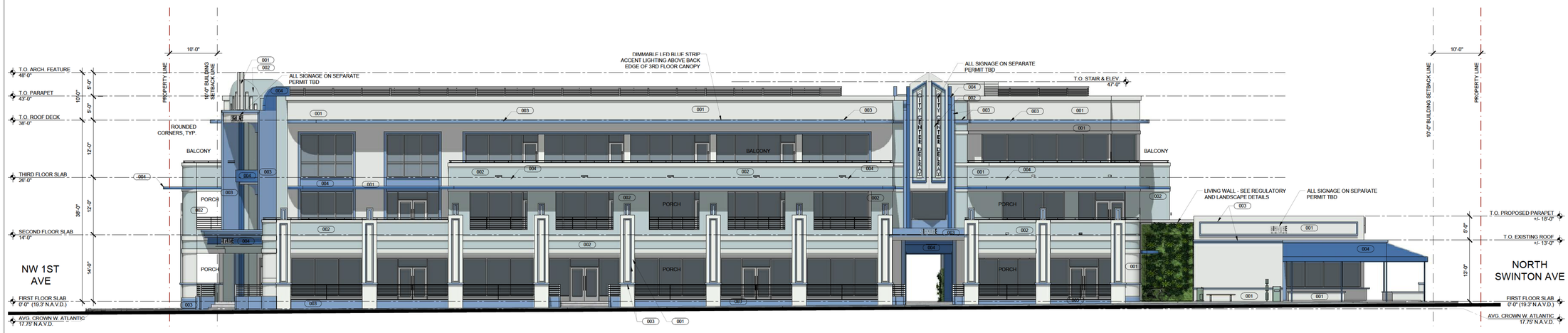
| COLOR / PAINT SPECIFICATIONS (SHERWIN - WILLIAMS) | | |
|---|---|---|
| MARK | DESCRIPTION | TYPICAL LOCATIONS |
| 001 | WHITE - SW 6252 - ICE CUBE | MAIN FACADE COLOR |
| 002 | GREEN - SW 9051 - AQUAVERDE | 2ND FLOOR FACADE COLOR |
| 003 | LIGHT BLUE - SW 6507 - RESOLUTE BLUE | TRIM & ACCENT COLOR |
| 004 | DEEP BLUE - SW 6508 - SECURE BLUE | CANOPY & ACCENT COLOR |

GENERAL NOTES

1. EXTERIOR BUILDING ELEVATIONS FOR GRAPHIC REPRESENTATION ONLY, REFER TO FLOOR PLANS AND STREET SCAPE SECTIONS.
2. SMOOTH PAINTED STUCCO ON ALL EXTERIOR WALLS, CANOPIES, SOFFITS, AND PARAPETS.
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2 NORTH ELEVATION
3/32" = 1'-0"




1 SOUTH ELEVATION
3/32" = 1'-0"

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# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:22:02 -04'00'

| REVISION: | DATE: |
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# BUILDING COLORED ELEVATIONS

DATE: 6/28/2022
SCALE: AS NOTED
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

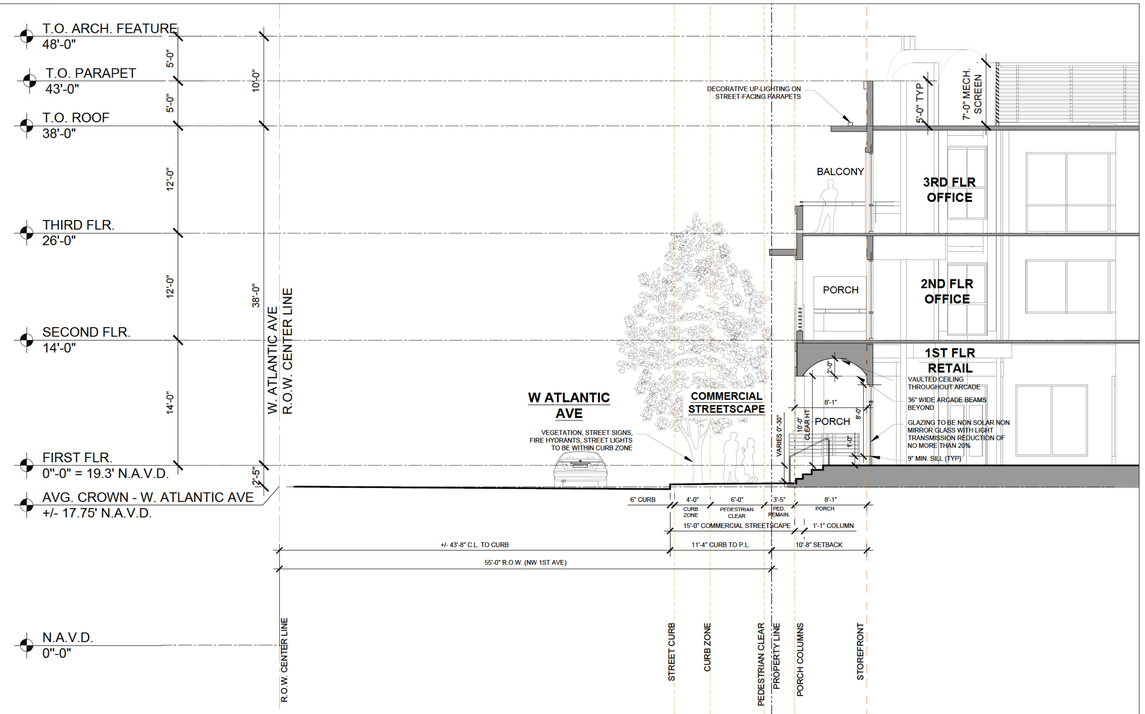
A2.20



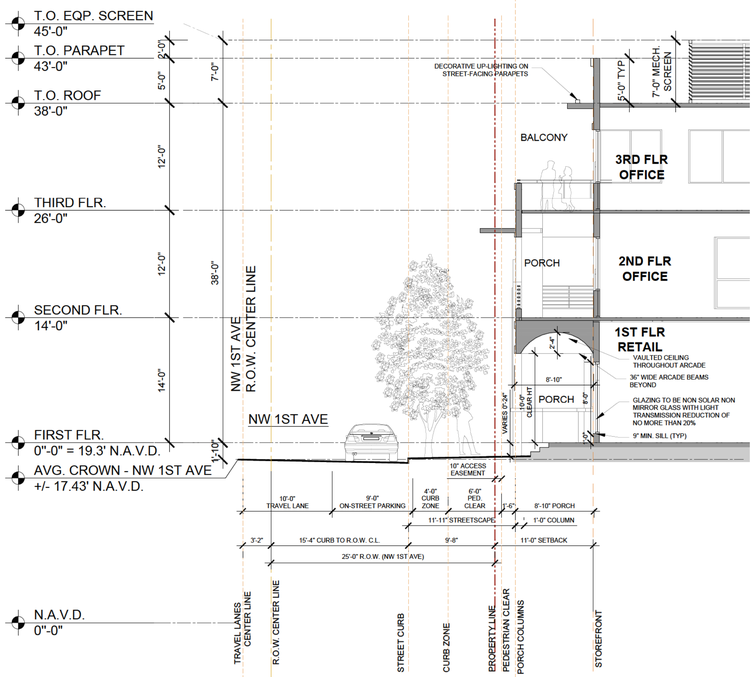

4 PORCH DIAGRAM

| Table 4.4.13(E) Dimensional Requirements for Porch | | | | |
|---|---|---|---|---|
| | | MINIMUM | MAXIMUM | **PROPOSED** |
| A | BUILDING SETBACK | VARIES | 15 FT. | ATLANTIC (EAST): 13'-7" |
| | | | | ATLANTIC (WEST): 10'-8" |
| | | | | 1ST AVE: VARIES 11'-0" - 11'-5" |
| B | DEPTH | 8 FT. | 12 FT. | ATLANTIC (EAST): 11'-0" |
| | | | | ATLANTIC (WEST): 8'-1" |
| | | | | 1ST AVE: 8'-10" |
| C | WIDTH | 40% FACADE | 100% FACADE | ATLANTIC: +/- 95% |
| | | | | 1ST AVE: 100% |
| D | FLOOR ELEVATION | .5 FT. | 4 FT. | VARIES 0.5 FT - 2 FT |
| * | ALLOWABLE ENCROACHMENT * | - | 8 FT. | ATLANTIC: 7'-5" |
| | | | | 1ST AVE: 7'-9" |
| * May not encroach into the curb zone or pedestrian clear zone (See Section 4.4.13(E)(2)) | | | | |

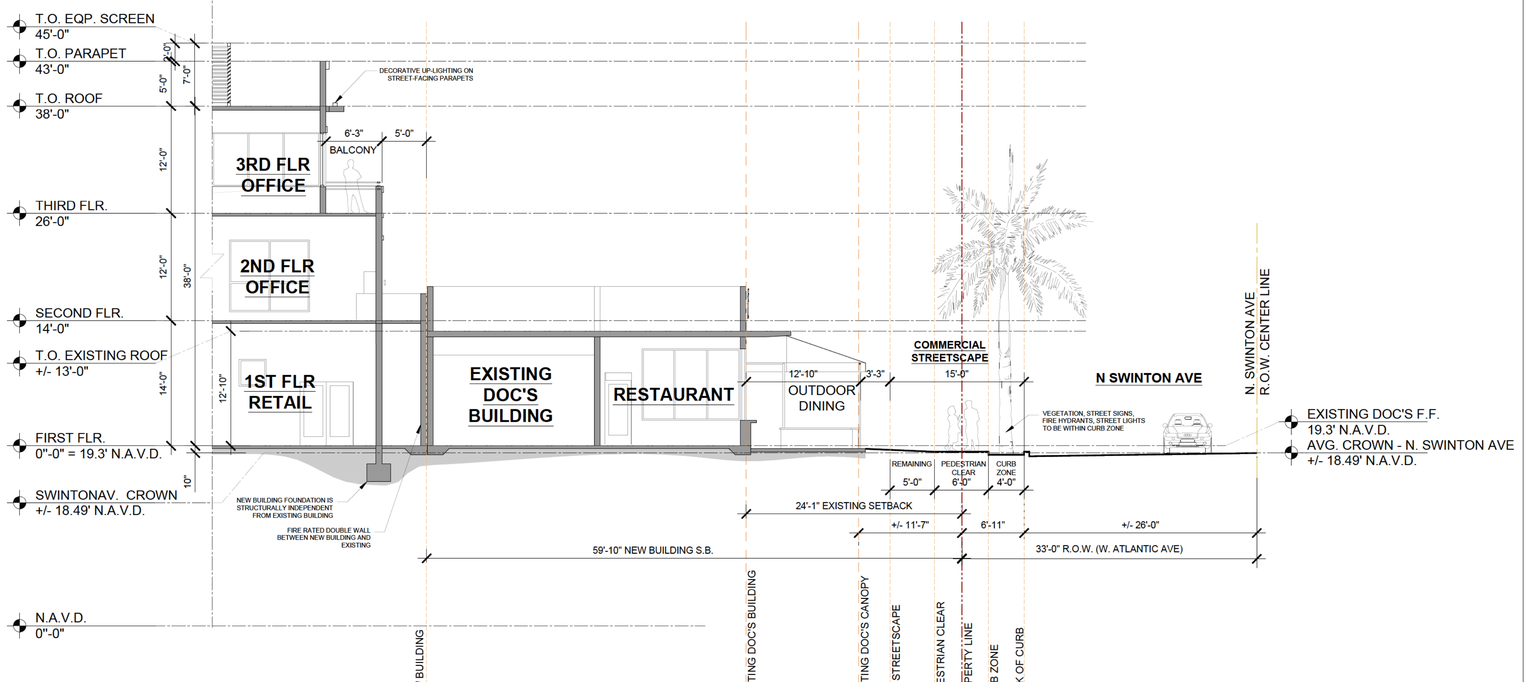
5 PORCH REQUIREMENTS




3 STREETSCAPE SECTION – ATLANTIC AVE




2 STREETSCAPE SECTION – SW 1ST AVE




1 STREETSCAPE SECTION – N SWINTON AVE

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# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:21:43 -04'00'

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## STREETSCAPE SECTIONS & ARCADE REGULATIONS

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| DATE: | 6/28/2022 |
| SCALE: | 3/4" = 1'-0" |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A3.0




3D VIEW - N. SWINTON AVE & ALLEY




3D VIEW - NORTH PARKING LOT




3D VIEW - W ATLANTIC AVE & N SWINTON AVE




3D VIEW - N. SWINTON AVE




3D VIEW - NW 1ST AVE & W ATLANTIC AVE




3D VIEW - W. ATLANTIC AVE

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SITE PLAN

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Delray Beach, Florida

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Date: 2022.06.27 16:21:22 -04'00'

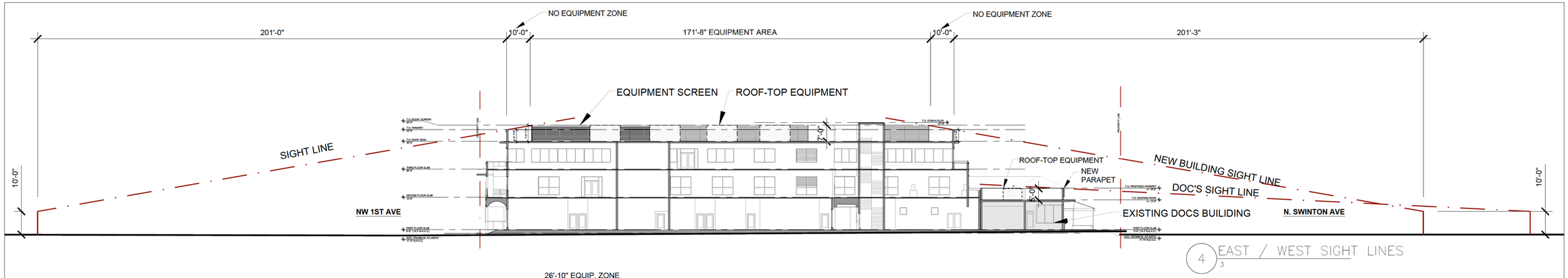
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3D VIEWS

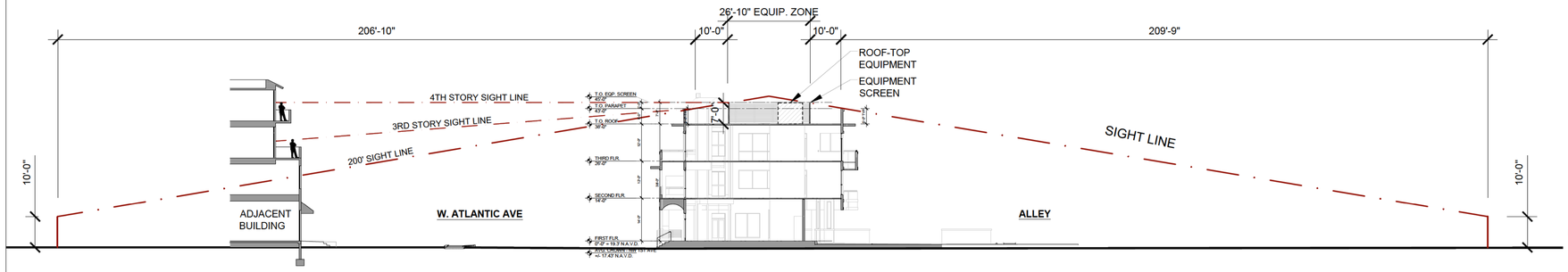
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|---|---|
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| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

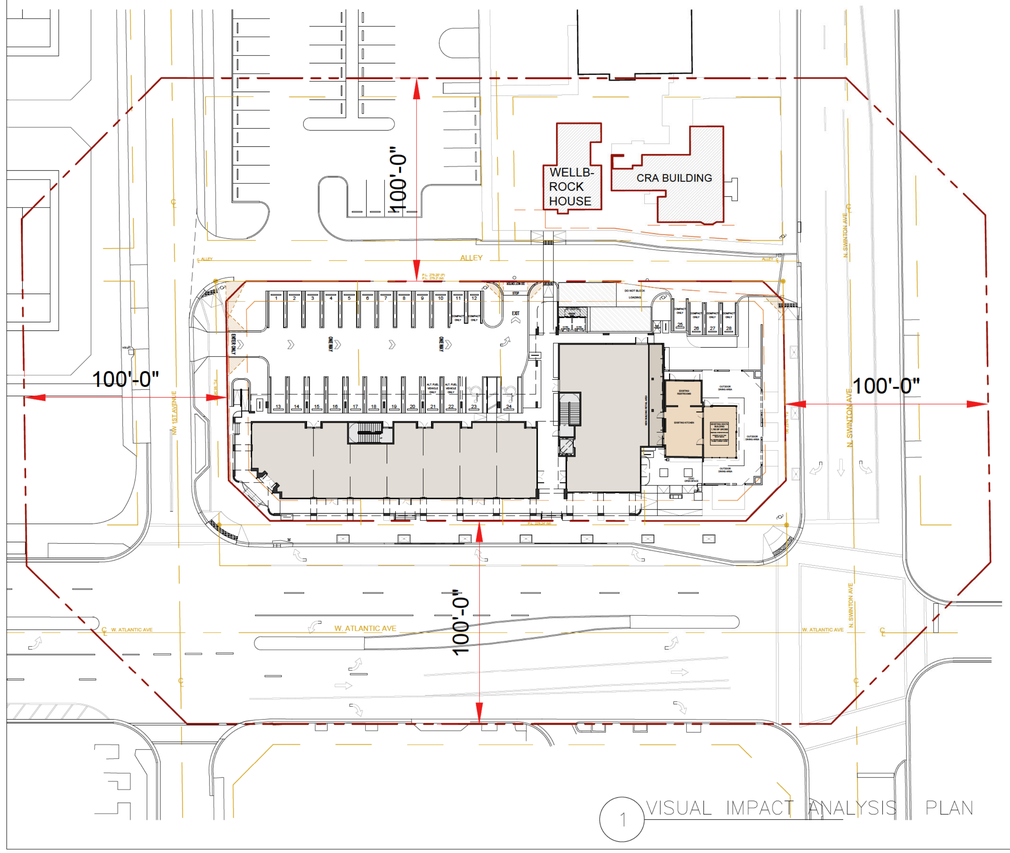
A3.1




4 EAST / WEST SIGHT LINES 3




3 NORTH / SOUTH SIGHT LINES




1 VISUAL IMPACT ANALYSIS PLAN




1 VISUAL IMPACT ANALYSIS 3D

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# SITE PLAN

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Delray Beach, Florida

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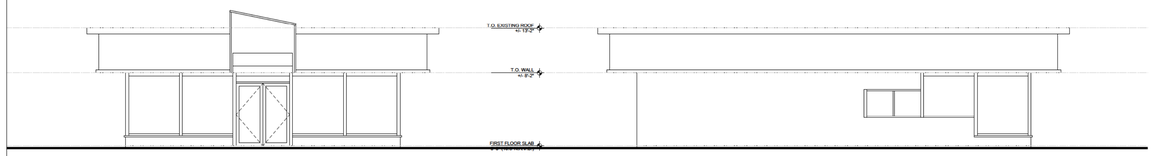
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## SIGHT LINE SECTIONS & VISUAL IMPACT ANALYSIS

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| SCALE: | N.T.S. |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

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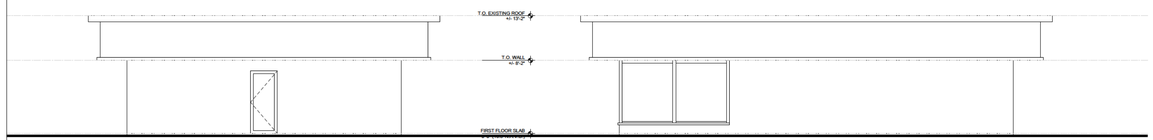
A3.2




H EXISTING DOC'S SOUTH ELEV.



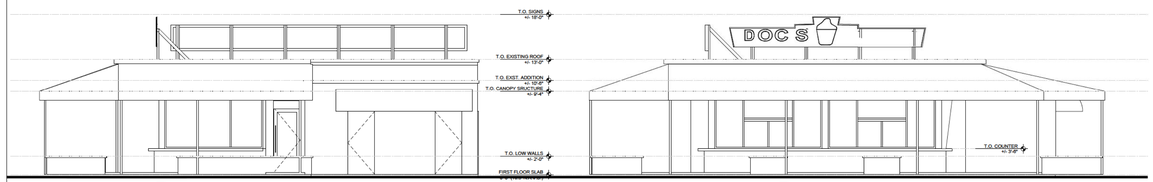
G EXISTING DDUNKIN EAST ELEV.




F EXISTING DUNKIN NORTH ELEV.

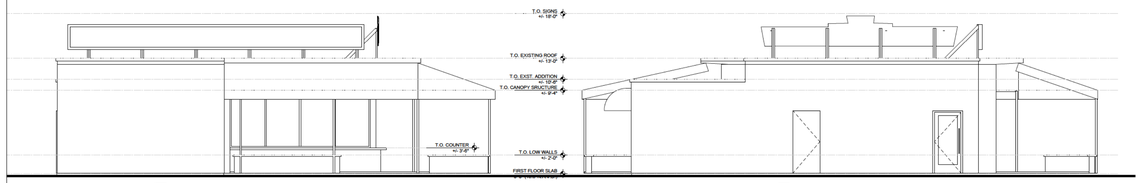


E EXISTING DUNKIN EAST ELEV.




D EXISTING DOC'S NORTH ELEV.

C EXISTING DOC'S EAST ELEV.




B EXISTING DOC'S SOUTH ELEV.



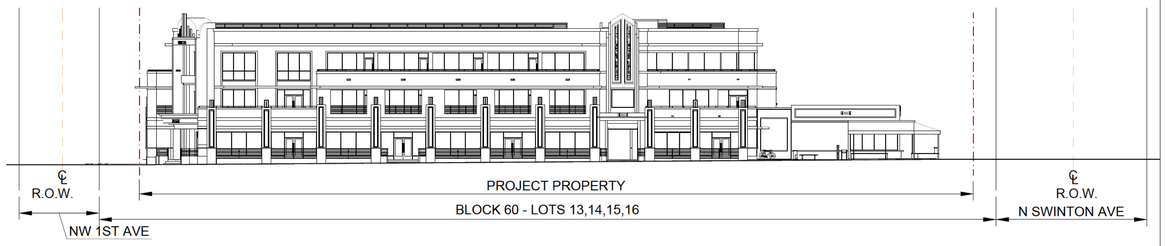
A EXISTING DOC'S WEST ELEV.



STREET ELEVATION - W. ATLANTIC AVE - EXISTING




STREET ELEVATION - W. ATLANTIC AVE - PROPOSED



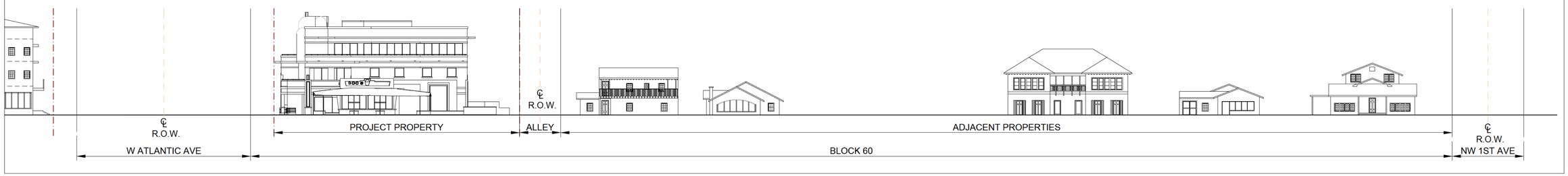




STREET ELEVATION - N. SWINTON AVE - EXISTING




STREET ELEVATION - N. SWINTON AVE - PROPOSED




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# SITE PLAN

**CITY CENTER DELRAY**
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Delray Beach, Florida

John W Szerdi AR #7991

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Date: 2022.06.27 16:20:07 -04'00'

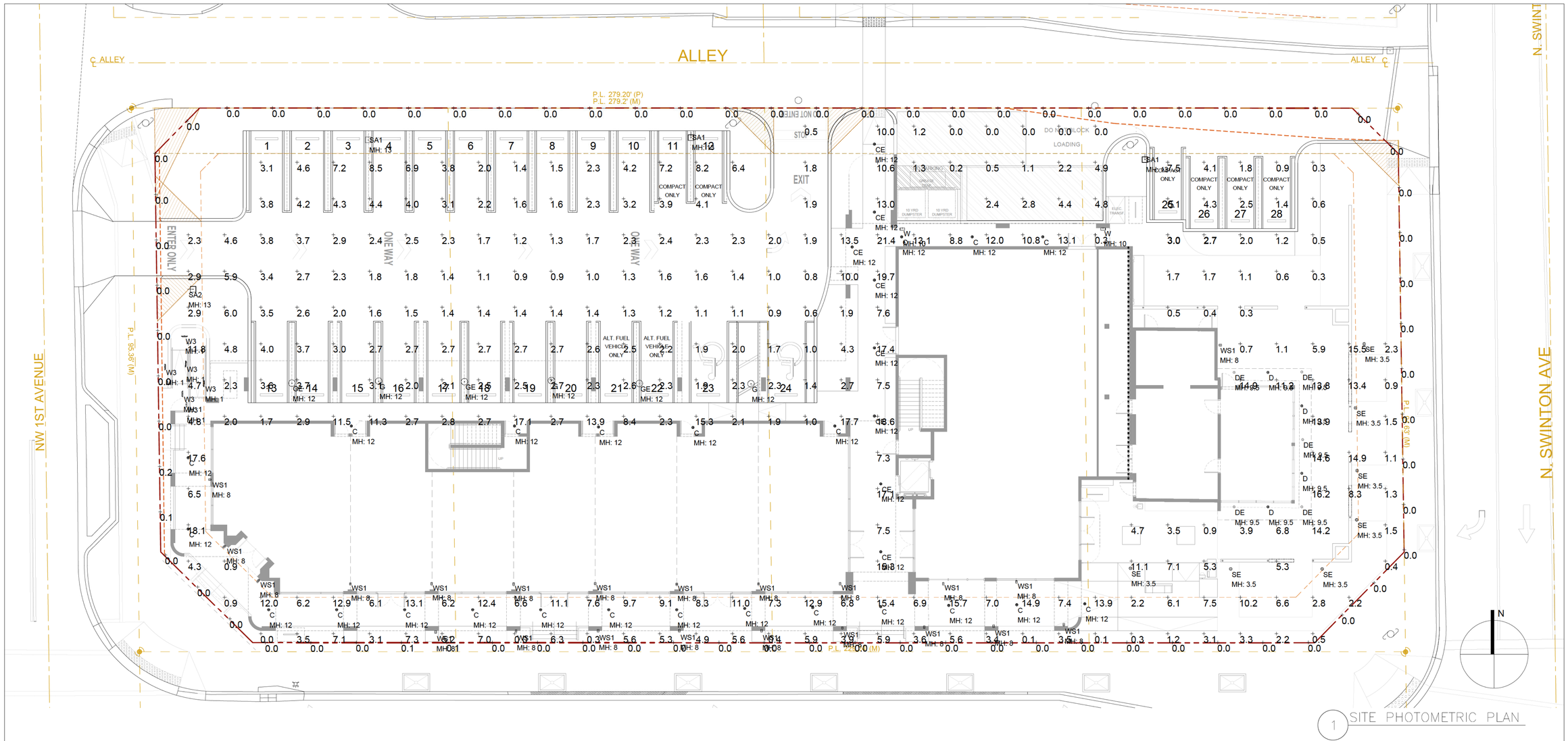
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# STREET ELEVATIONS & EXISTING BUILDING ELEVATIONS

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| DATE: | 6/28/2022 |
| SCALE: | N.T.S. |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

A3.3




1 SITE PHOTOMETRIC PLAN

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Project: CITY CENTER DELRAY - SITE | | | | | |
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE | 0.01 | 0.2 | 0.0 | N.A. | N.A. |
| PARK & DRIVE | 2.73 | 10.2 | 0.9 | 3.03 | 11.33 |

Luminaire Schedule

Project: CITY CENTER DELRAY - SITE

| Symbol | Qty | Label | Description | LLD | Lum. Watts | Total Watts | BUG Rating |
|---|---|---|---|---|---|---|---|
| | 2 | C | LIGHTOLIER 6RN-P6RDL20835CLZ10U | 0.900 | 21 | 42 | B2-U0-G0 |
| | 3 | CE | LIGHTOLIER 6RNEM-P6RDL20835CLZ10U | 0.900 | 21 | 63 | B2-U0-G0 |
| | 4 | D | LITON LCALD6-xx-151-B70-xx-T40 | 0.900 | 30.3 | 121.2 | B3-U3-G0 |
| | 5 | DE | LITON LCALD6EM-xx-151-B70-xx-T40 | 0.900 | 30.3 | 151.5 | B3-U3-G0 |
| | 3 | G | GARDCO SVPG-A01-840-G2-5CD | 0.900 | 21 | 63 | B1-U0-G1 |
| | 4 | GE | GARDCO SVPG-A01-840-G2-5CD-EM | 0.900 | 21 | 84 | B1-U0-G1 |
| | 3 | SA1 | GARDCO P15-P-A04-740-BLC POLE MOUNT 13' AFG | 0.900 | 60.1 | 180.3 | B1-U0-G2 |
| | 1 | SA2 | GARDCO P15-P-A03-740-BLC POLE MOUNT 13' AFG | 0.900 | 44.6 | 44.6 | B0-U0-G2 |
| | 4 | SE | PBL-14L-800-NW-G2-3-UNV | 0.900 | 40.5 | 162 | B1-U0-G1 |
| | 3 | W | STONCO LPW-16-50-NW-G3-4 | 0.900 | 47.9 | 143.7 | B1-U0-G1 |
| | 26 | WS1 | S5070W_14 | 0.900 | 18.2 | 473.2 | N.A. |

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# SITE PLAN

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Delray Beach, Florida

John W Szerdi
AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:18:46 -04'00'

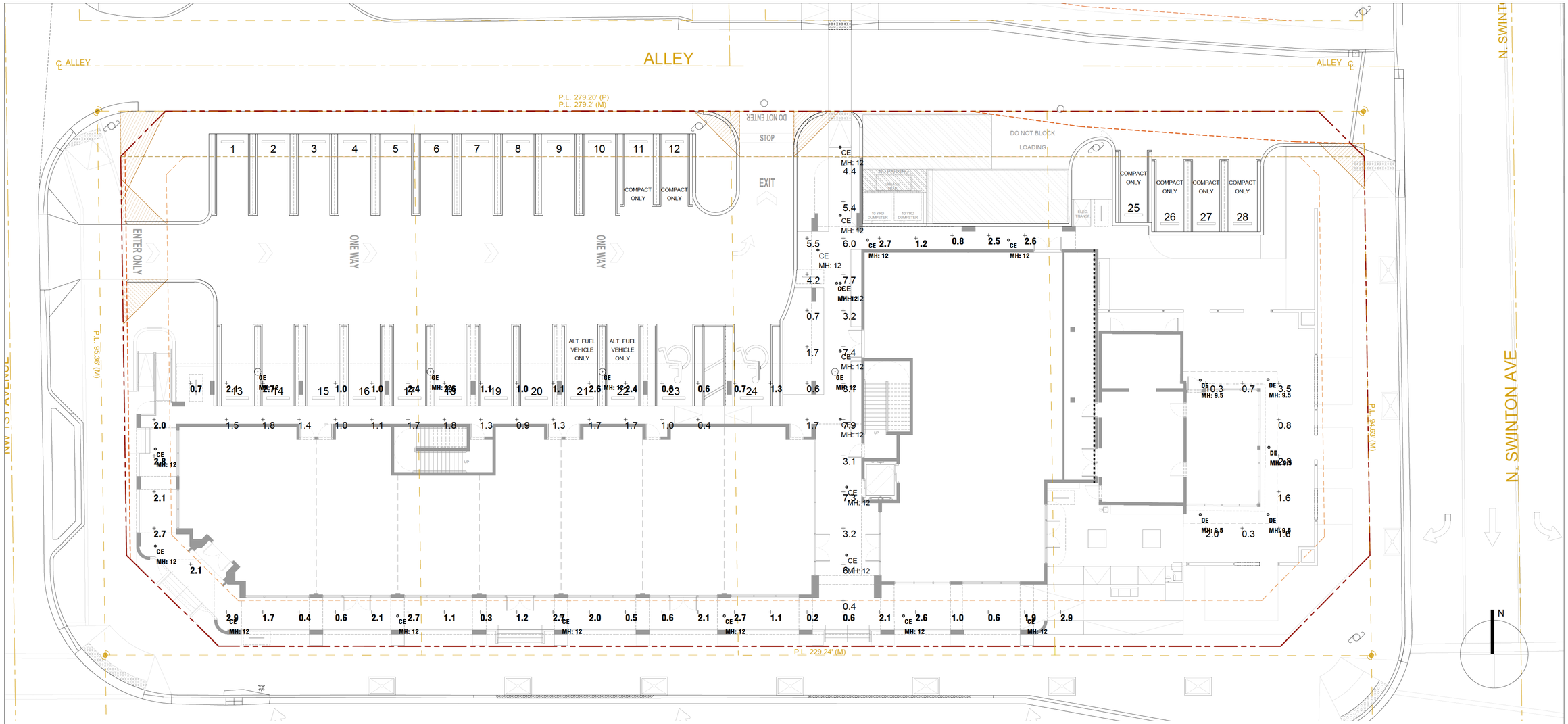
| REVISION: | DATE: |
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## SITE PHOTOMETRIC CALCULATIONS

DATE: 6/28/2022
SCALE: AS NOTED
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: 1907

DRAWING:

ES-1




1 EMERGENCY PHOTOMETRIC PLAN

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Project: CITY CENTER DELRAY - SITE - EM MODE | | | | | |
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| COVERED PARKING | 1.56 | 2.7 | 0.6 | 2.60 | 4.50 |
| COVERED WALKWAYS | 1.66 | 4.1 | 0.2 | 8.30 | 20.50 |
| DOC'S AWNING AREA | 1.86 | 5.0 | 0.2 | 9.30 | 25.00 |

| Luminaire Schedule | | | |
|---|---|---|---|
| Project: CITY CENTER DELRAY - SITE - EM MODE | | | |
| Symbol | Qty | Label | Description |
| | 11 | CE | LIGHTOLIER 6RNEM-P6RDL20835CLZ10U ON BATTERY |
| | 5 | DE | LITON LCALD6EM-xx-151-B70-xx-T40 ON BATTERY |
| | 4 | GE | GARDCO SVPG-A01-840-G2-5CD-EM ON BATTERY |

LDG I Living Designs Group Florida Architects Inc.
AR#7991
1005 Lake Avenue Lake Worth, Fl 33460
www.ldgfla.com

SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991

Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:16:57 -04'00'

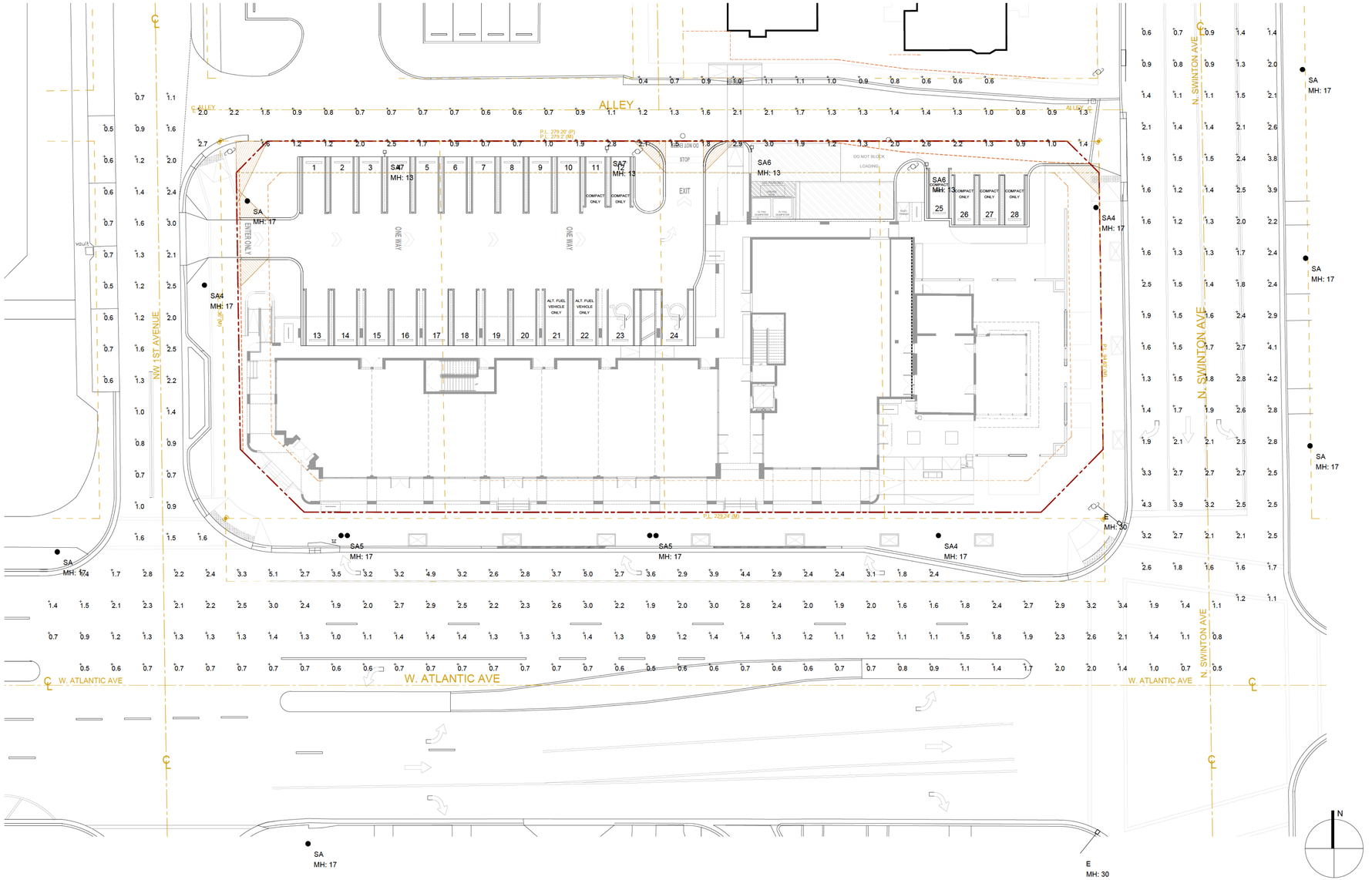
| REVISION: | DATE: |
|---|---|
| | |

EMERGENCY PHOTOMETRIC CALCULATIONS

| | |
|---|---|
| DATE: | 6/28/2022 |
| SCALE: | AS NOTED |
| DRAWN BY: | JSG, DAG |
| CHECKED BY: | JWS |
| REFERENCE: | 1907 |

DRAWING:

ES-2




1 STREET LIGHTING PHOTOMETRIC PLAN

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Project: CITY CENTER DELRAY ROADWAY SITE | | | | | | | |
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| ALLEY_Planar | Illuminance | Fc | 1.34 | 3.0 | 0.4 | 3.35 | 7.50 |
| N SWINTON AVE_Planar | Illuminance | Fc | 2.02 | 4.3 | 0.6 | 3.37 | 7.17 |
| NW 1ST AVENUE_Planar | Illuminance | Fc | 1.29 | 3.0 | 0.5 | 2.58 | 6.00 |
| W ATLANTIC AVE_Planar | Illuminance | Fc | 1.80 | 5.1 | 0.5 | 3.60 | 10.20 |

Luminaire Schedule

Project: CITY CENTER DELRAY ROADWAY SITE

| Symbol | Qty | Label | [MANUFAC] | Description | Arr. Lum. Lumens | LLF | Lum. Watts | Total Watts |
|---|---|---|---|---|---|---|---|---|
| | 2 | E | GE LIGHTING SOLUTIONS | M_RL40M____RMS3 EXISTING COBRAHEAD TO REMAIN | 21575 | 0.792 | 459 | 918 |
| | 6 | SA | Spring City Electrical Manufacturing Co | DLR-LE095-2G2-40-CR3-GR18 EXISTING DECORATIVE TO REMAIN | 9294 | 0.900 | 95 | 570 |
| | 3 | SA4 | Spring City Electrical Manufacturing Co | DLR-LE095-2G2-40-CR3-GR18 MOUNT TO 15' DECORATIVE POLE | 9294 | 0.900 | 95 | 285 |
| | 2 | SA5 | Spring City Electrical Manufacturing Co | TWIN DLR-LE095-2G2-40-CR3-GR18 MOUNT TO 15' DECORATIVE POLE | 18588 | 0.900 | 95 | 380 |
| | 2 | SA6 | SIGNIFY GARDCO | P15-P-A02-730-T3M-HIS POLE MOUNT 13' AFG | 3164 | 0.900 | 26.6 | 53.2 |
| | 2 | SA7 | SIGNIFY GARDCO | P15-P-A01-740-T2M-HIS POLE MOUNT 13' AFG | 1727 | 0.900 | 14.3 | 28.6 |

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# SITE PLAN

**CITY CENTER DELRAY**
Atlantic & Swinton Ave
Delray Beach, Florida

John W Szerdi AR #7991
Digitally signed by John W Szerdi AR #7991
Date: 2022.06.27 16:16:30 -04'00'

| REVISION: | DATE: |
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## STREET LIGHTING PHOTOMETRIC CALCULATIONS

DATE: **6/28/2022**
SCALE: AS NOTED
DRAWN BY: JSG, DAG
CHECKED BY: JWS
REFERENCE: **1907**

DRAWING:

# ES-3