

WANDERLUST DOGS

355 N CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33073

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Project Name
WANDERLUST DOGS
355 N CONGRESS AVENUE
DELRAY BEACH, FLORIDA 33073
Sheet Title
COVER

PROG./REV.
Pre-app
R 03/25/22

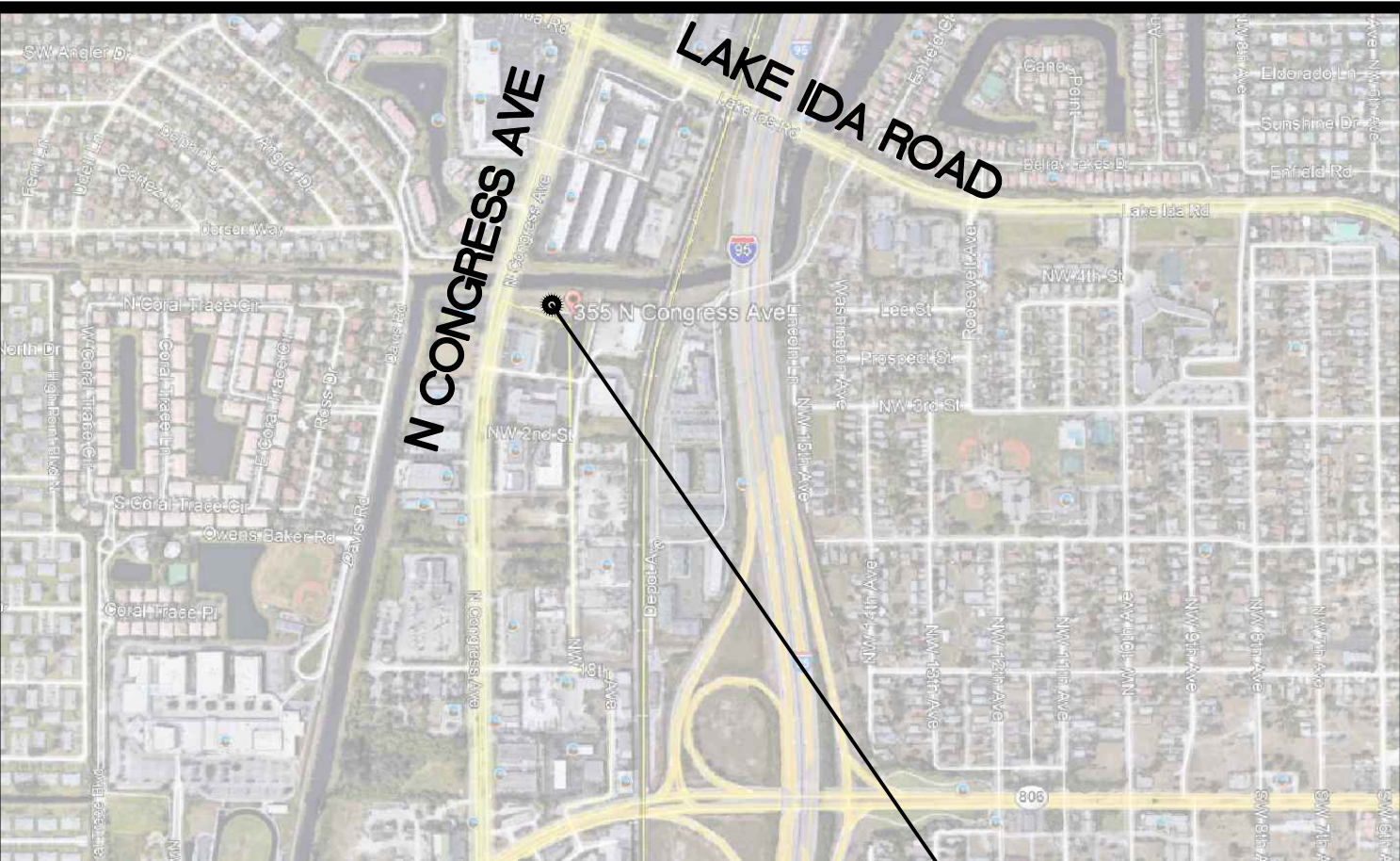
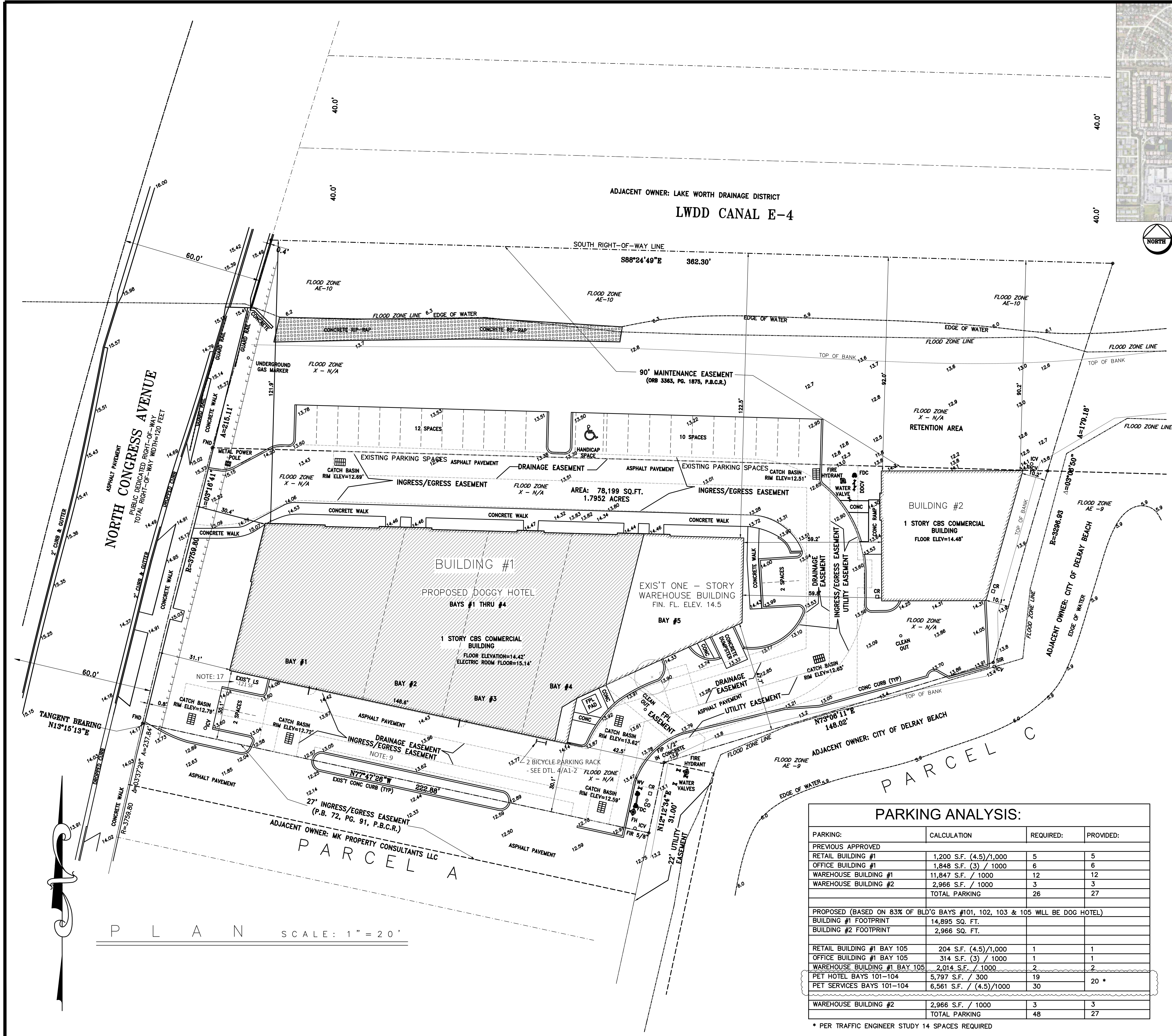
Seal

Richard A. Berrie

Scale VARIES
Proj. No. 2120
Drawn By RB
Date 12/06/21
Dwg. No.

COV-1

Of 1 sheets



LOCATION MAP

SCALE: N.T.S.

PROJECT LOCATION

LEGAL DESCRIPTION:

PARCEL B OF "LL PARK OF COMMERCE REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 72, AT PAGE 91, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE DATA:

(FROM APPROVED CONST. DRAWINGS PER CITY RECORDS)

FUTURE LAND USE:	M.I.C. (MIXED INDUSTRIAL / COMMERCIAL)
EXIST' USE:	COMMERCE
PROPOSED USE:	VACANT INDUSTRIAL
SEWER PROVIDER:	DOG HOTEL
WATER PROVIDER:	CITY OF DELRAY BEACH
GARBAGE PROVIDER:	PRIVATE PROVIDER
FLOOD ZONE:	"AE"
TOTAL SITE AREA:	78,265 SQ. FT. OR 1.79 AC
TOTAL BLD'G FOOTPRINTS:	17,861 SQ. FT.
AREA OF BUILDING #1:	14,895 SQ. FT.
AREA OF DOG HOTEL:	12,358 SQ. FT. OR .83%
PREVIOUS LANDSCAPE AREA =	24,529 SQ. FT. OR 31.47%

SCOPE OF WORK:

CONVERSION OF A PORTION OF AN EXISTING SINGLE STORE VACANT WAREHOUSE SPACE INTO A DOG HOTEL WITH OVERNIGHT STAYS. A SUBSTANTIAL PORTION OF THE INTERIOR BAY AREA TO BE CONVERTED INTO INTERIOR (OUTDOOR TYPE) DOG PLAY AREAS ALONG WITH ADJACENT DOGGIE SLEEP CUBBIES.

THE BALANCE OF THE SPACE TO BECOME DOG CARE SUPPORT FUNCTIONS AS SHOWN WITHIN THE PLANS.

AS THE FACILITY IS WITHIN 300 FT. OF RESIDENTIAL ZONED PROPERTY, NO OUTDOOR DOG RUN AREA IS PROPOSED.

BUILDING AREA DATA:

DOG HOTEL GROSS FLOOR AREA =	12,358 SQ. FT.
PET HOTEL (& COMMON AREAS) =	5,797 SQ. FT. 47%
PET SERVICES AREA =	6,561 SQ. FT. 53%

NOTES:

- NOTE: 1 THERE WILL BE NO ALTERATIONS TO THE EXTERIOR OF THE FACILITY WITH THE EXCEPTION OF ADDING A BICYCLE RACK PER CITY REQUIREMENTS.
- NOTE: 2 HOURS OF OPERATION:
DAYS/ HOURS OPEN TO THE PUBLIC: SUN-SAT 7:30 AM - 6:00 PM
DAYS/ HOURS WITH AFTER-HOUR STAFF: SUN-SAT 7:00 AM - 8:00 PM
DAYS/ HOURS WITH ON-SITE ATTENDANCE: SUN-SAT 8:00 PM - 7:00 AM (FOR OVERNIGHT BOARDING)
- NOTE: 3 INTERIOR SIDE OF PERIMETER WALLS TO HAVE INSULATION SYSTEM AND EXIST METAL DOORS TO HAVE SEALS TO MINIMIZE NOISE AND ODOR DETECTION FROM OUTSIDE THE FACILITY.
- NOTE: 4 NO OUTSIDE ACTIVITIES PROPOSED FOR THE FACILITY.
- NOTE: 5 ON-SITE DISPOSAL OF CARCASSES IS PROHIBITED.
- NOTE: 6 AN ON-SITE ATTENDANT SHALL BE PRESENT AT ALL TIMES DURING BOARDING SERVICES.
- NOTE: 7 2 BICYCLE PARKING RACK - SEE DTL. 4/A1-2

PARKING ANALYSIS:

PARKING:	CALCULATION	REQUIRED:	PROVIDED:
PREVIOUS APPROVED			
RETAIL BUILDING #1	1,200 S.F. (4.5)/1,000	5	5
OFFICE BUILDING #1	1,848 S.F. (3) / 1000	6	6
WAREHOUSE BUILDING #1	11,847 S.F. / 1000	12	12
WAREHOUSE BUILDING #2	2,966 S.F. / 1000	3	3
TOTAL PARKING		26	27
PROPOSED (BASED ON 83% OF BLD'G BAYS #101, 102, 103 & 105 WILL BE DOG HOTEL)			
BUILDING #1 FOOTPRINT	14,895 SQ. FT.		
BUILDING #2 FOOTPRINT	2,966 SQ. FT.		
RETAIL BUILDING #1 BAY 105	204 S.F. (4.5)/1,000	1	1
OFFICE BUILDING #1 BAY 105	314 S.F. (3) / 1000	1	1
WAREHOUSE BUILDING #1 BAY 105	2,014 S.F. / 1000	2	2
PET HOTEL BAYS 101-104	5,797 S.F. / 300	19	20 *
PET SERVICES BAYS 101-104	6,561 S.F. / (4.5)/1000	30	
WAREHOUSE BUILDING #2	2,966 S.F. / 1000	3	3
TOTAL PARKING		48	27

* PER TRAFFIC ENGINEER STUDY 14 SPACES REQUIRED

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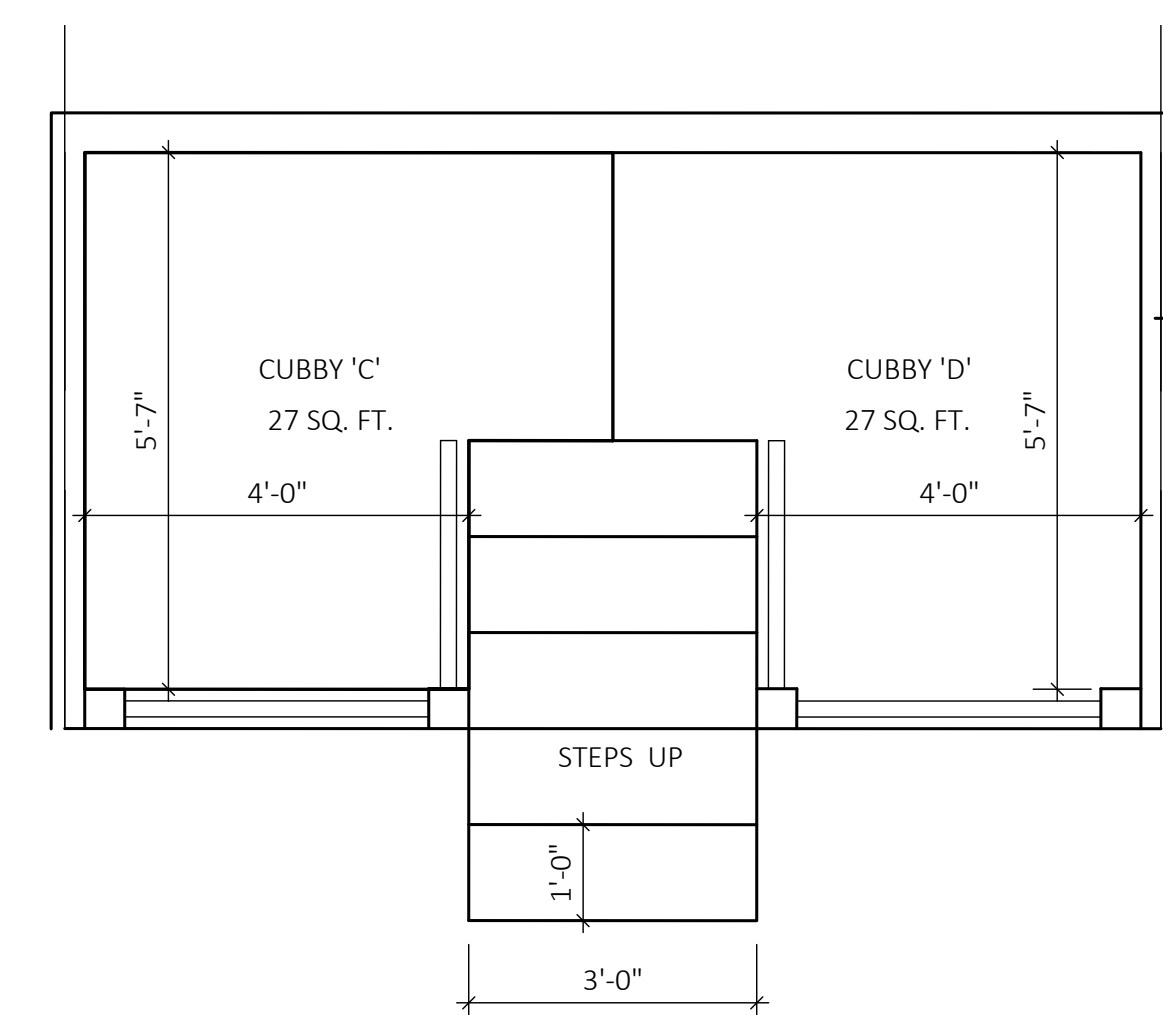
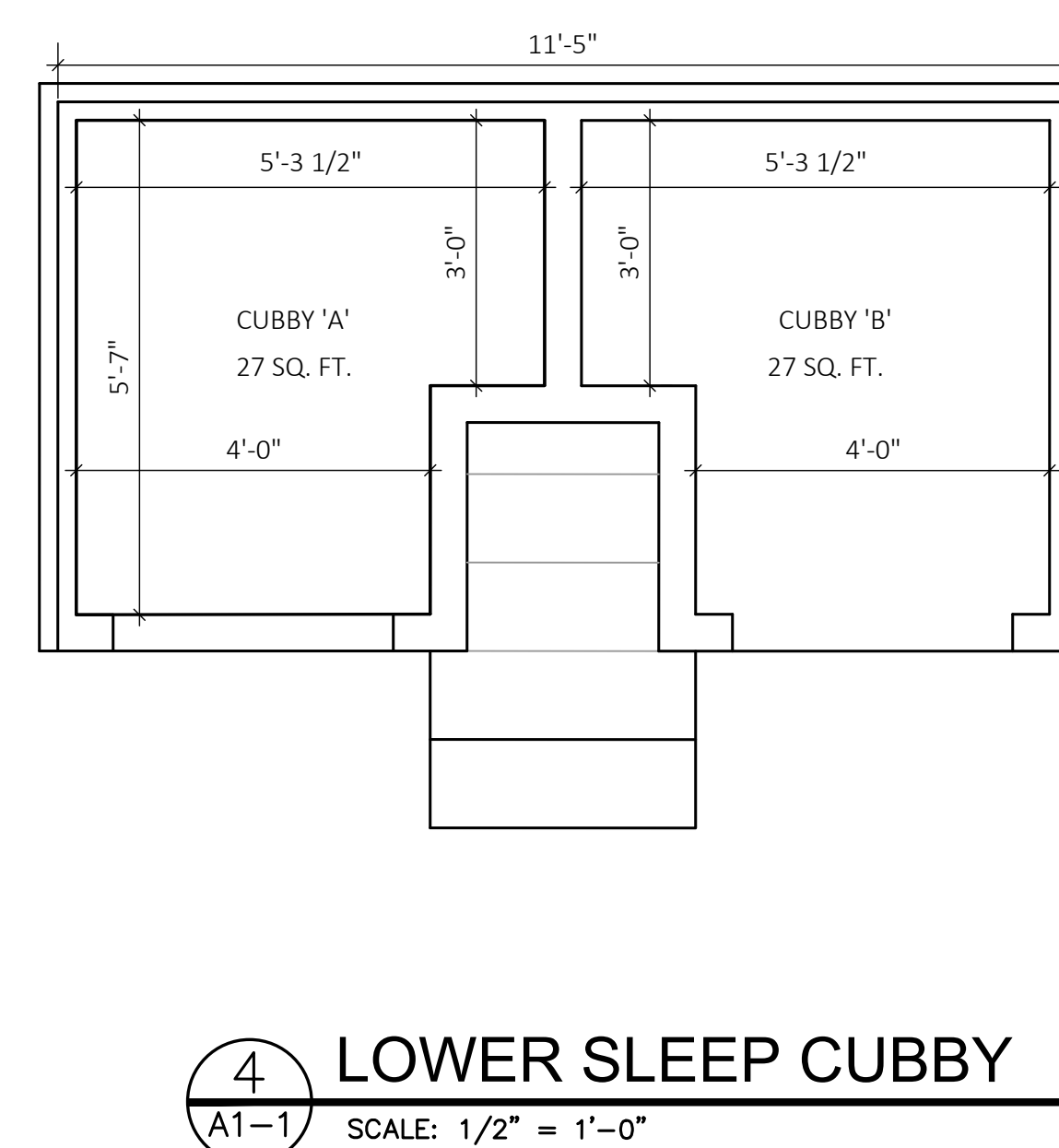
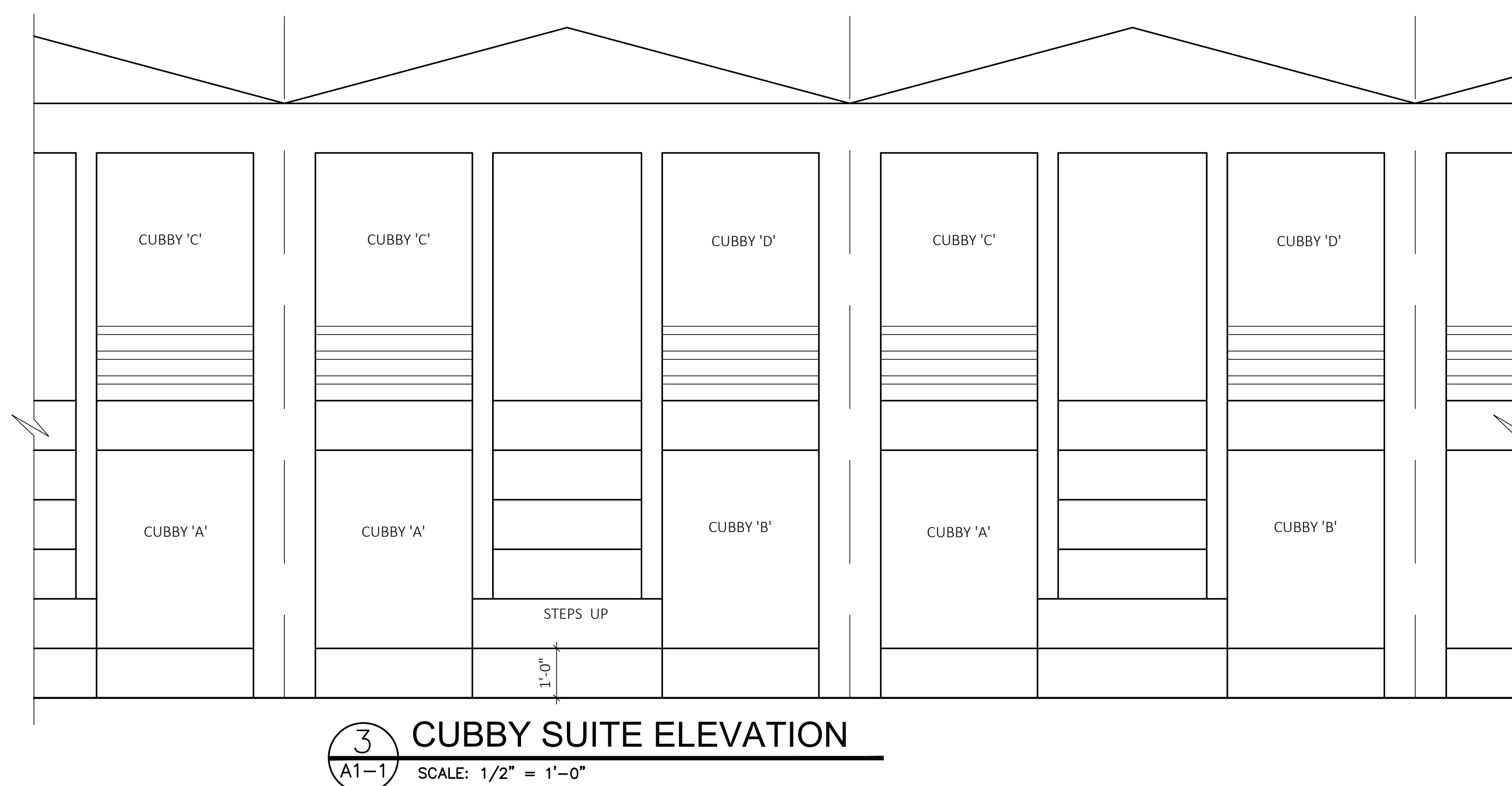
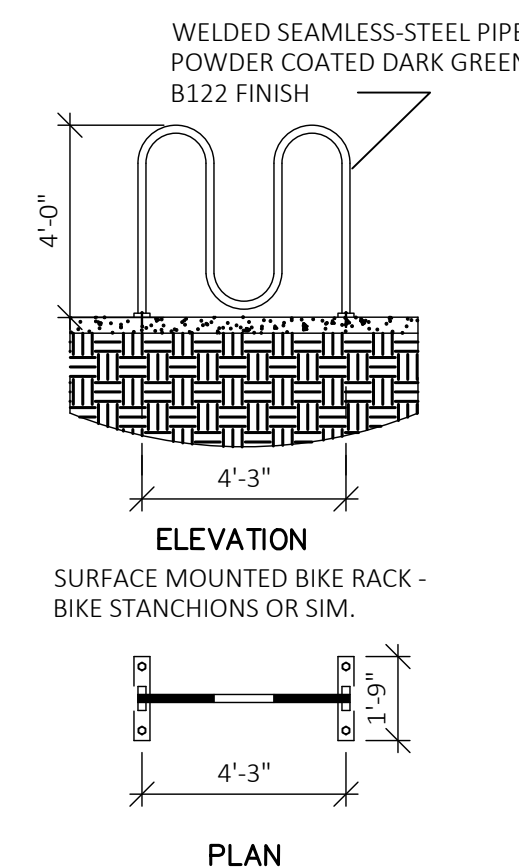
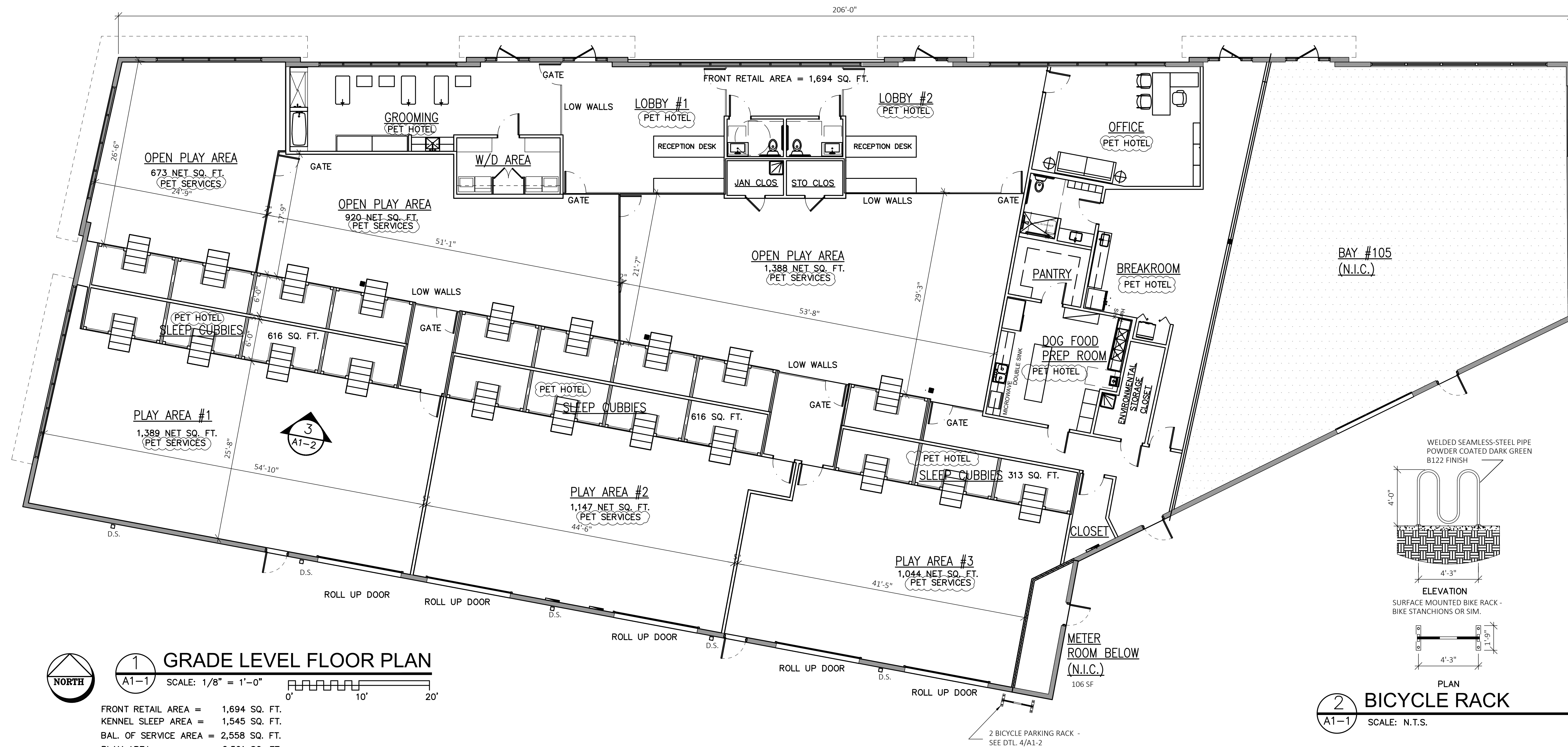
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SITE PLAN MODIFICATION

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Pre-app
R 03/25/22
R 06/15/22
DRC COMMENTS
R 07/20/22
STAFF COMMENTS

Seal

Richard A. Berrie
Scale 1"=20'-0"
Proj. No. 2120
Drawn By RB
Date 12/06/21
Dwg. No.
SP-1
Of 1 sheets



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GRADE LEVEL FLOOR PLAN
INTERIOR ELEVATIONS / DETAILS

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R 03/25/22
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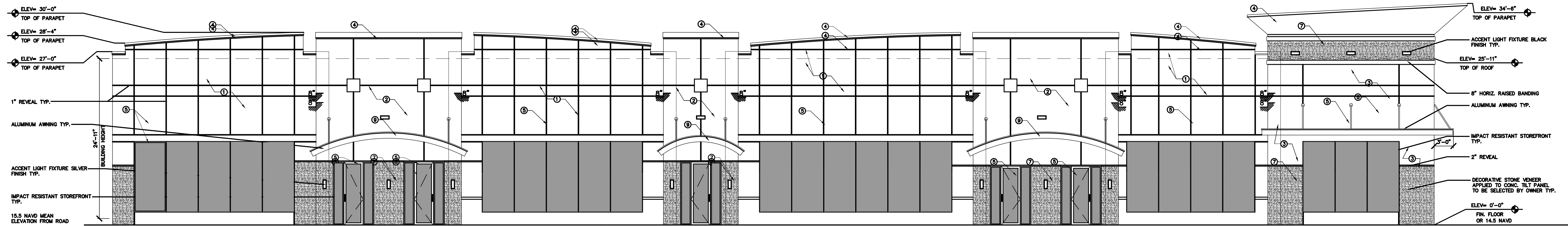
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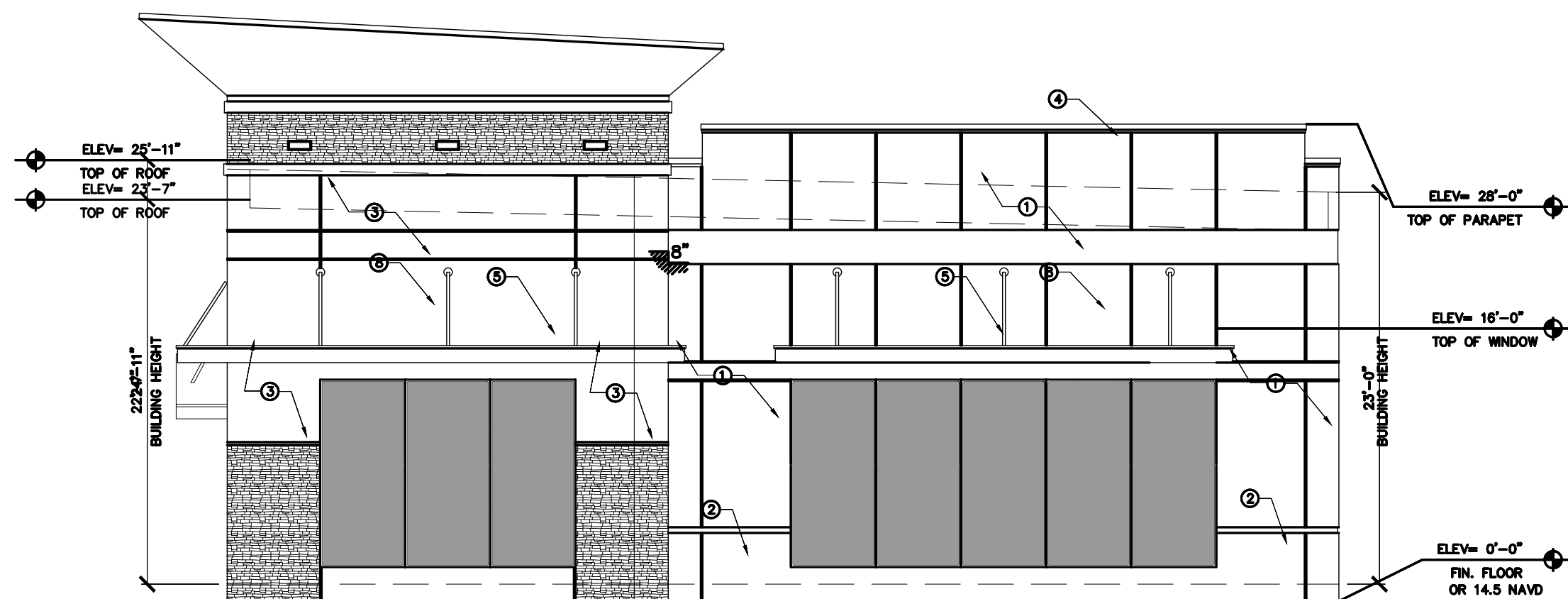
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A1-1

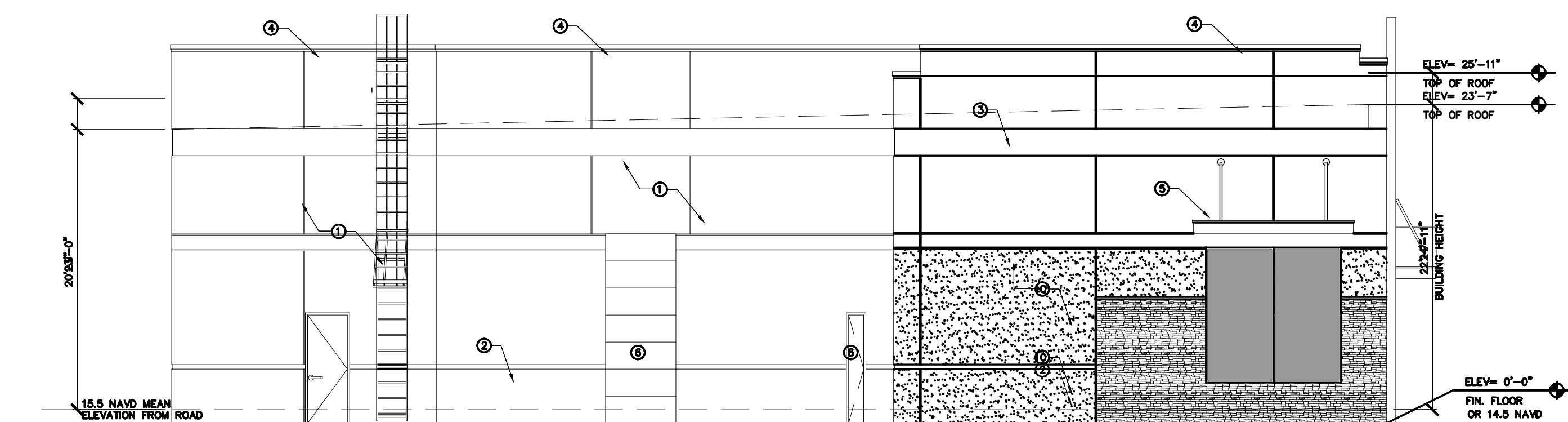
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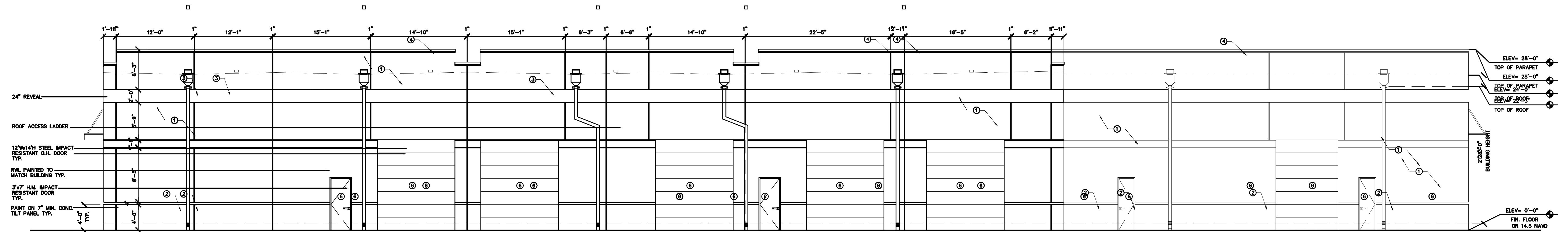
1 EXIST'T NORTH ELEVATION
A2-1 SCALE: 1/8" = 1'-0" 0' 10' 20'



2 EXIST'T WEST ELEVATION
A2-1 SCALE: 1/8" = 1'-0" 0' 10' 20'



3 EXIST'T EAST ELEVATION
A2-1 SCALE: 1/8" = 1'-0" 0' 10' 20'



4 EXIST'T SOUTH ELEVATION
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NO ALTERATIONS PROPOSED FOR THE EXTERIOR OF ANY ELEVATION OF THE EXISTING STRUCTURES.

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