



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Square II
Project Location: 14530 South Military Trail
Request: Approval of a Class I Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: July 25, 2018

Board Action:

Approved 5-0 (Fred Kaub and Annie Adkins-Roof absent).

Project Description:

The 18.81 acre subject parcel is part of a Master Development Plan for Delray Square, a 33.31 acre site containing an existing shopping center and associated parking developed in Palm Beach County and annexed into the City in 1989. The site has a Future Land Use Map (FLUM) designation of General Commercial (GC) and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which includes the subject property.

In 2015, a Master Development Plan (MDP) was approved and remains valid. The approval provided for the demolition of the existing Publix and its relocation elsewhere within the property in a new retail building, and the creation of two commercial outbuildings along West Atlantic Avenue, reconfiguration of the interior parking lot area with landscaping upgrades for the improved areas, and a right turn-lane from West Atlantic Avenue as requested by Florida Department of Transportation (FDOT). The associated Class IV Site Plan Modification for those site improvements was subsequently approved by the SPRAB on June 24, 2015 and remains valid (File number: 2015-189).

On March 28, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevation changes which included modifications to the existing roofing and openings, addition of tower features and awning structures to accommodate a new tenant, Bealls. Consequently, now before the Board is a Class I Site Plan Modification associated with the previous architectural elevation modification proposal as it expired before all the improvements were accomplished.

Board Comments:

Board comments supportive of the request.

Public Comments:

None

Associated Actions:

N/A

Appealable Item Report

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: July 25, 2018

ITEM: **Delray Square II (2018-130):** Class I Site Plan Modification associated with architectural elevation changes involving the addition of tower features and stone columns, and improvements to the existing roof and canopies.

RECOMMENDATION: Approval of the Class I Site Plan Modification

GENERAL DATA:

Applicant..... TSIF Delray JV, LLC.
Owner..... TSIF Delray JV, LLC.
Location..... 14530 South Military Trail
Property Size..... 18.81 acres
Future Land Use Map.... GC (General Commercial)
Current Zoning..... PC (Planned Commercial)
Adjacent Zoning. North: GC
 East: POC
 South: PC
 West: PC
Existing Land Use..... Shopping Center
Proposed Land Use.... Shopping Center
Water Service..... Existing on site
Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class I Site Plan Modification associated with architectural elevation changes for **Delray Square II**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a). The subject property is located at 14530 South Military Trail.

BACKGROUND INFORMATION

The 18.81 acre subject parcel is part of a Master Development Plan for Delray Square, a 33.31 acre site containing an existing shopping center and associated parking developed in Palm Beach County and annexed into the City in 1989. The site has a Future Land Use Map (FLUM) designation of General Commercial (GC) and a zoning designation of Planned Commercial (PC). In 2007, the Four Corners Overlay District was created for the intersection of South Military Trail and West Atlantic Avenue which includes the subject property.

In 2015, a Master Development Plan (MDP) was approved and remains valid. The approval provided for the demolition of the existing Publix and its relocation elsewhere within the property in a new retail building, and the creation of two commercial outbuildings along West Atlantic Avenue, reconfiguration of the interior parking lot area with landscaping upgrades for the improved areas, and a right turn-lane from West Atlantic Avenue as requested by Florida Department of Transportation (FDOT). The associated Class IV Site Plan Modification for those site improvements was subsequently approved by the SPRAB on June 24, 2015 and remains valid (File number: 2015-189).

On March 28, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevation changes which included modifications to the existing roofing and openings, addition of tower features and awning structures to accommodate a new tenant, Bealls. Consequently, now before the Board is a Class I Site Plan Modification associated with the previous architectural elevation modification proposal as it expired before all the improvements were accomplished.

PROJECT DESCRIPTION

The proposed architectural elevation changes consist of the following:

- Addition of tower features and stone columns; and,
- Improvements to the existing roof and canopies.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation changes involve the addition of tower features and stone columns, and improvements to the existing roof and canopies. Decorative tower features will be introduced on the south, north and east elevations to create anchor points and to provide vertical components to enhance the one-story horizontal facades. The existing stucco columns will be covered with stone clad as an accent material throughout the entire shopping center. The existing Spanish tile canopy roof will be replaced with a copper colored standing seam metal roof. The existing canopies will be modified to accommodate the proposed changes. New openings and awnings (to match the existing stripe fabric in front of "Bealls") will be introduced along the south elevation to the west of the existing "Bealls" tenant space. Four existing standard parking spaces will be converted to compact to accommodate the addition of tower features on the south elevation towards the interior of the shopping center. The facades will be light beige with white and medium brown accents. Moreover, four of the existing parking spaces located on the south elevation are proposed to be relocated and restriped to compact parking spaces (8 feet by 16 feet) in order to accommodate the proposed entry features.

The proposed architectural elevation changes will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for the **Delray Squares II (File 2018-130)** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for the **Delray Squares II (File 2018-130)** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

STAFF RECOMMENDATION

Move approval of the Class I Site Plan Modification and architectural elevations for **Delray Squares II (File 2018-130)**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Staff Report Prepared by: Debora Slaski, Planner/Raisa Saniat, Planner in Training
Attachments: Site Plan and Elevations

ARCHITECTURAL NARRATIVE
PROPOSED FAÇADE MODIFICATIONS TO
DELRAY SQUARE II
07.03.2018

Please see last page for additional comments to the resubmission.

To Whom it May Concern,

The façade modifications proposed in our SPRAB submission of 1.13.16 is, generally, an overall upgrade to architectural character and detailing of the center as a whole. The basic configuration and existing building footprints are not being modified and no additional area is being proposed.

The specific façade modifications are illustrated on the submitted floor plans and elevations, but we will attempt to provide a verbal description herein below:

(Revisions to original submission shown in bold italic font)

1. Westernmost façade facing Military Trail

- Re-roofing the existing covered walkway canopy roof, from the existing Spanish 'S' tile to a copper colored standing seam metal roof.
- The addition of tower features at the NW & SW corners of the existing parapet as architectural embellishments.
- The addition of decorative stone clad columns from the existing sidewalk to the bottom of the existing canopy, to help visually 'ground' the canopy.
- Repainting per the submitted Color and material schedule.

2. Southern façade facing Atlantic Avenue and traversing to the east

- Re-roofing the existing covered walkway canopy roof, from the existing Spanish 'S' tile to a copper colored standing seam metal roof.
- The addition of tower features at the west corner of the existing parapet as architectural embellishments.
- The addition of decorative stone clad columns from the existing sidewalk to the bottom of the existing canopy, to help visually 'ground' the canopy.
- The addition of 'fuax' windows and awnings.
- The addition of a stone clad entry tower feature and new entry doors for a future anchor tenant.
- ***This Entry Tower feature & door removed from scope. See drawings – Three of originally proposed four entry towers to be constructed.***
- The addition of a stone clad entry tower feature/awnings and new entry doors and storefront for the proposed Beall's Outlet tenant space
- ***Beall's Outlet Tenant build out existing to remain.***
- The addition of an stone clad entry tower feature/awnings for the existing 'Planet Fitness' tenant
- The addition of decorative stone clad columns and tower features from the existing sidewalk to the bottom of the existing canopy, to help visually 'ground' the canopy, at approximately 20' o.c. extending to east end of this building.

- The existing tower feature at this east end shall be repainted per the submitted Color & Materials schedule.
- General repainting per the submitted Color and material schedule.
- ***(4) Existing Parking spaces shall be modified to accommodate compact vehicles only so as to allow the construction of the entry towers. The Overall Number of parking spaces will not be affected.***

3. Western façade of the east building facing into the parking field and Military Trail

- Re-roofing the existing covered walkway canopy roof, from the existing Spanish 'S' tile to a copper colored standing seam metal roof.
- The existing tower features shall be repainted & re-roofed per the submitted Color & Materials schedule
- Stone cladding and additional detailing of the existing canopy columns.

All above work is existing to remain; only painting of façade shall be done to match remainder of center.

REVISION PER COMMENTS DATED JUNE 21st 2018

Dear Planners

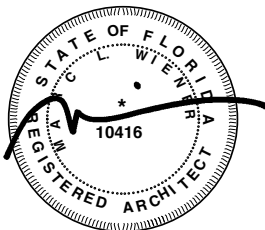
Per your comments, the submittal package has been amended to clarify the submission. The original, previously approved SPRAB submission of March/ April 2016 has had a label added to all sheets indicating same. No other changes were made to these sheets.

The rear elevation drawings (Sheets AC3.02 & A3.02) have been revised so that the south elevation projections above the rear parapet match the proposed work. Additionally, the fourth tower has been removed as only three towers are being proposed. Material tags indicating colors, etc have been added to the color elevations. Please note, these tags were already shown on the black and white elevations previously submitted and are being resubmitted.

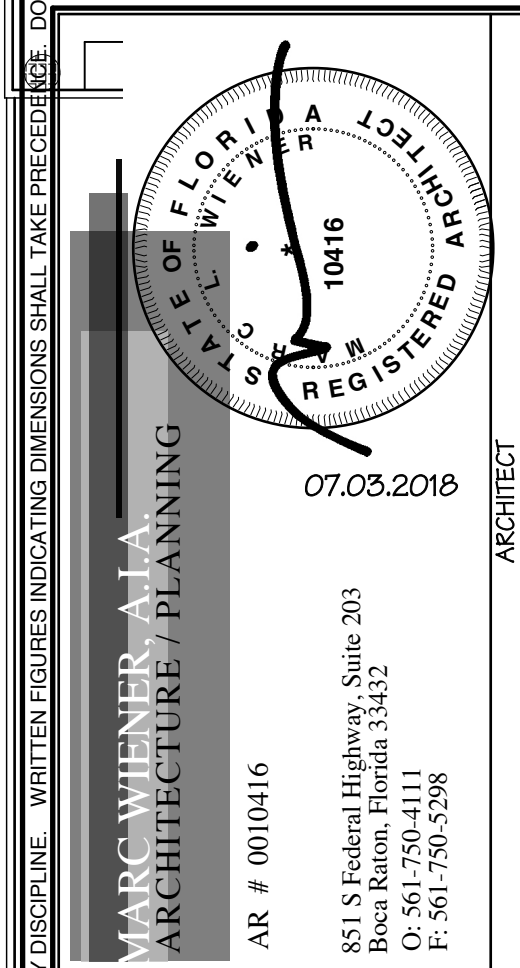
Attached also are the requested (9) copies of the paint color chips for clarity of the proposed colors.

Please contact us if we can be of further assistance.

With Kindest Regards,



Marc Wiener, AIA
President

[illegible]

NOT SEPARATE DRAWING

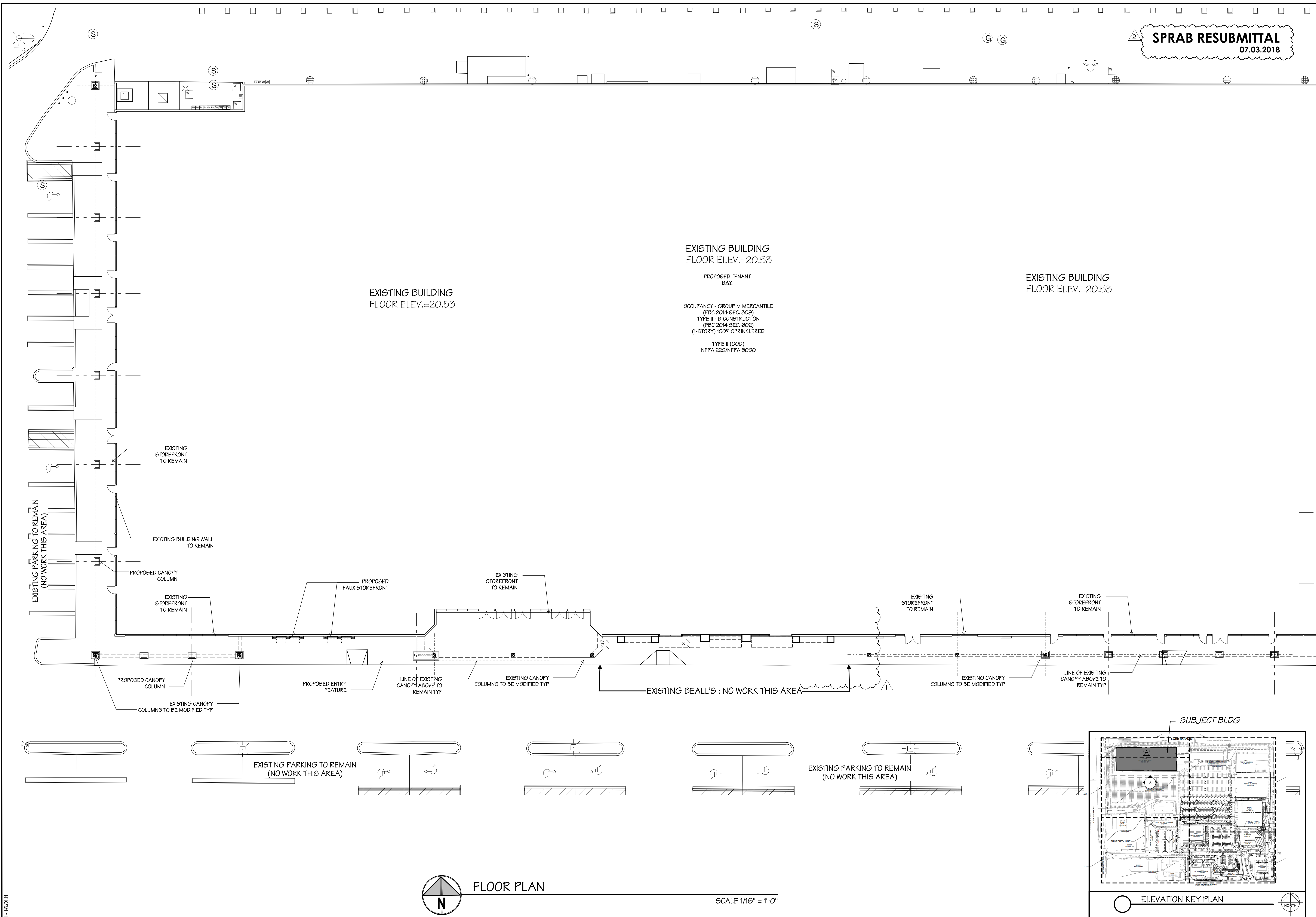
CONSULTANT



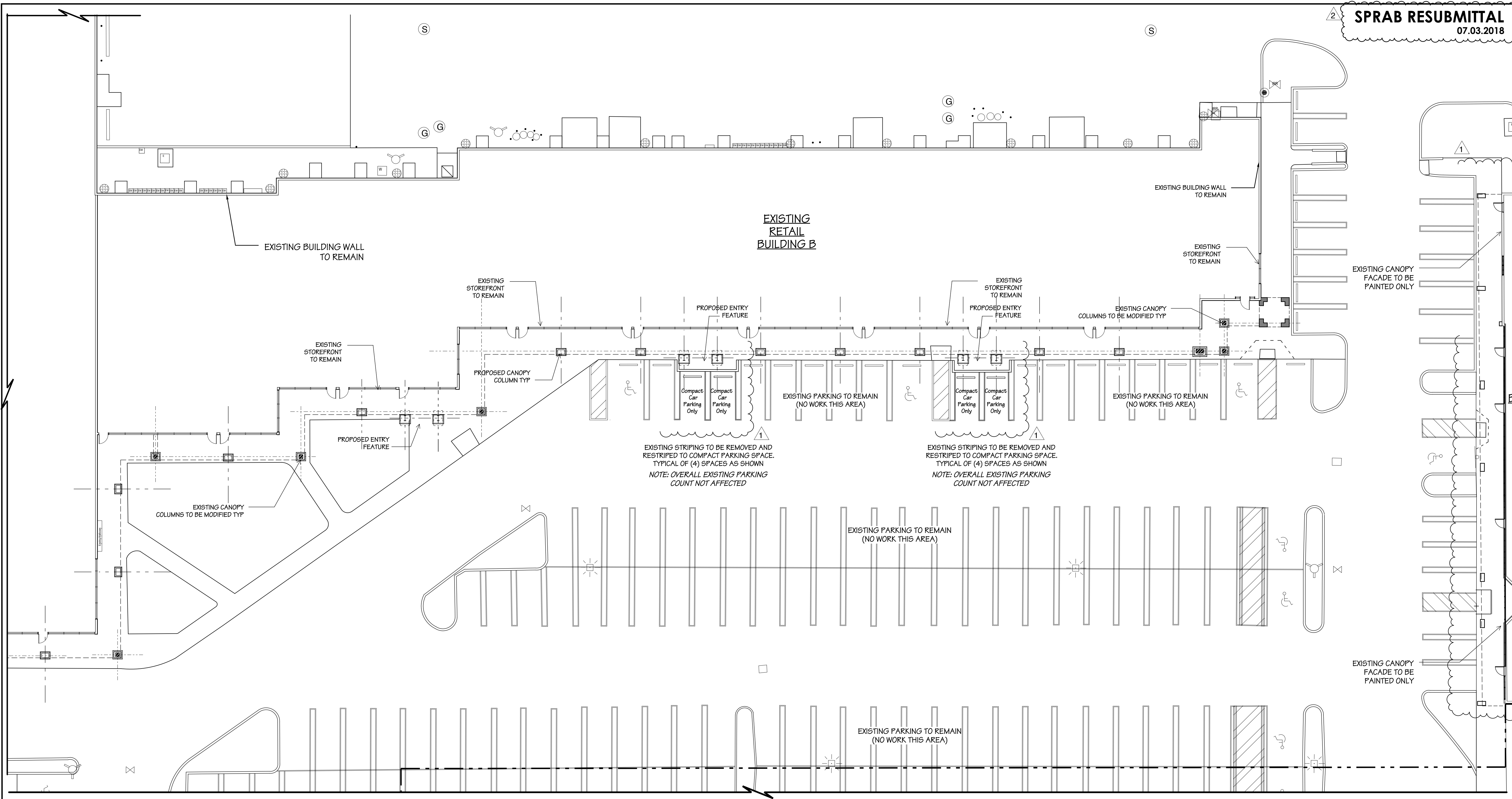
THIS SET OF PLANS SHALL BE DISTINGUISHED BY THE FOLLOWING:

NO.	DESCRIPTION
1	DELRAY SQUARE II Redevelopment Facade Renovation
2	DELRAY BEACH, FLORIDA BUILDING

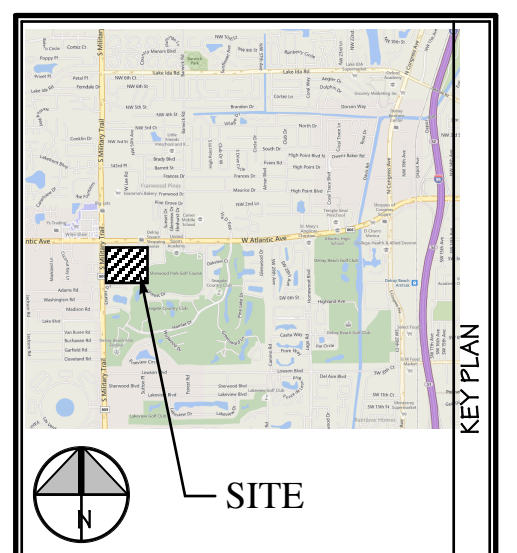
20205 MARC WEHNER AIA	JOB NUMBER	15089	PROJECT SHEET
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	ISSUE DATE	15.11.24	
	PERMIT DATE		
	BID DATE		
	DRAWN BY	dph	SHEET
	CHECKED BY	MW	
	DISCIPLINE	ARCHITECTURE	
	PLAN TYPE		
	SHEET NUMBER	A2.01	



FACADE MODIFICATION



2 **SPRAB RESUBMITTAL**
07.03.2018



MARK	DESCRIPTION	DATE
OWNER REVISIONS		05.14.18
Zoning comments		7/3/18

ARCHITECT

07.03.2018

851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
C: 561.750-4111
F: 561.750-5296

AR # 0010416

REGISTERED

10416

STATE OF FLORIDA

ARCHITECT

WRC WIEBER AIA

ARCHITECTURE / PLANNING

WRITTEN REVISIONS - INDICATING

DO NOT SEPARATE DRAWINGS BY ANSIR LINE -

THIS SET OF PLANS SHALL BE DISTRIBUTED AS ONE SET OF DRAWINGS

CONSULTANT

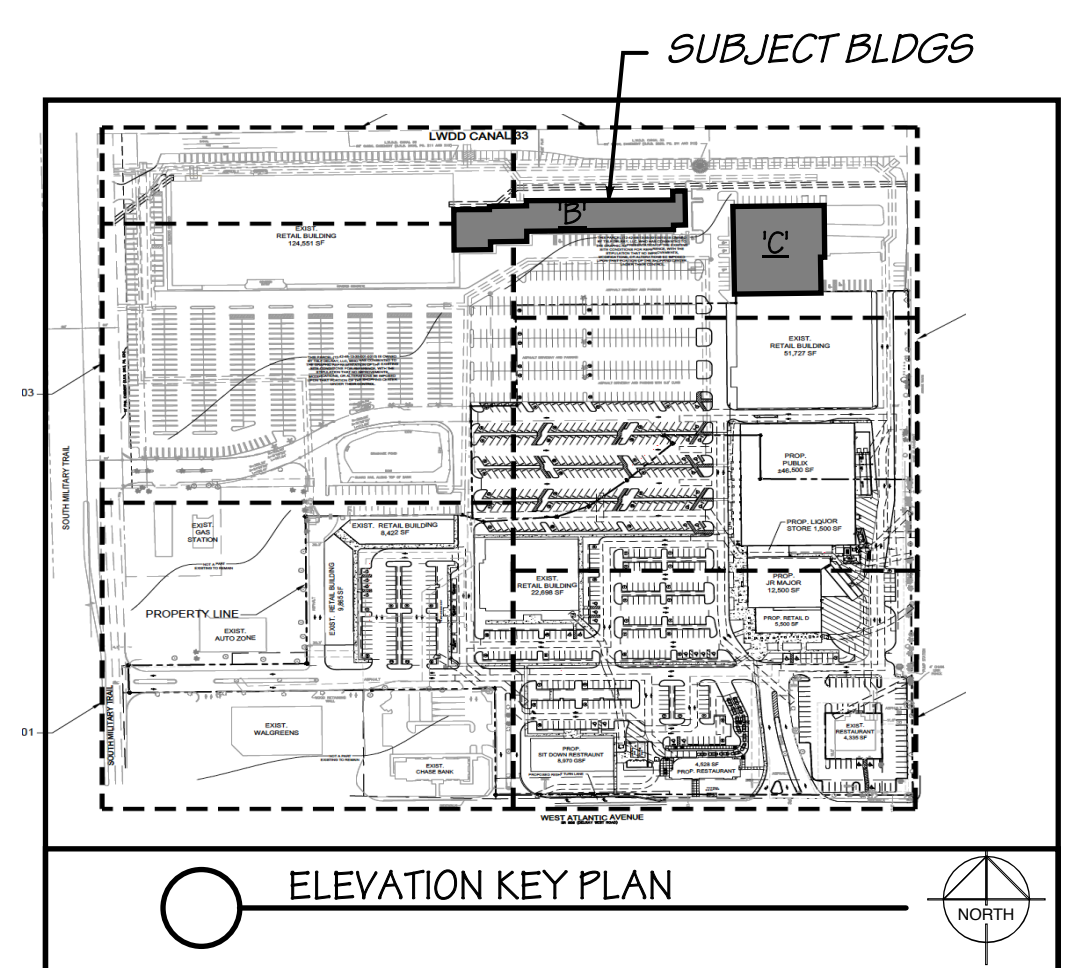
OWNER IDENTIFICATION

ISRAM
REALTY GROUP

506 South Dixie Highway
Hallandale, Florida 33009

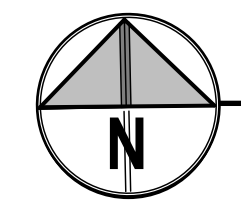
DELRAY SQUARE II
Redevelopment
Facade Renovation
DELRAY BEACH, FLORIDA

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PERMIT DATE		
BID DATE		
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DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	A2.02	



FACADE MODIFICATION

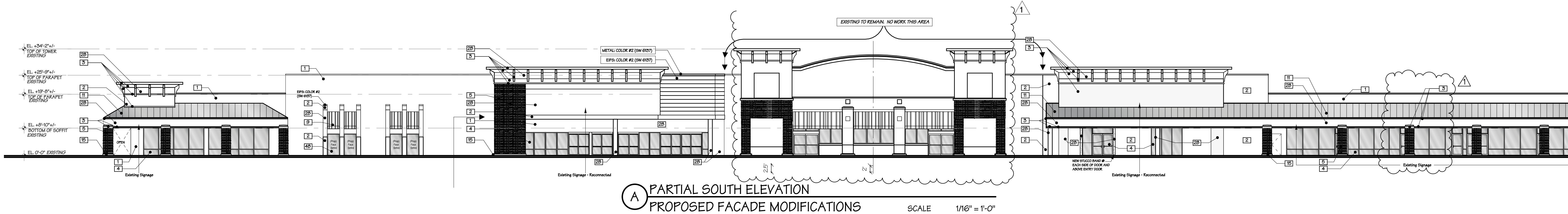
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PLOT : 16.07.05



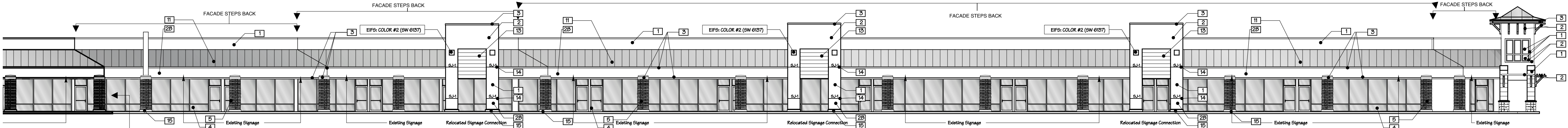
FLOOR PLAN

SCALE 1/16" = 1'-0"

NOTE:
ALL REAR WALLS, DOORS AND OTHER
ELEMENTS SHALL BE PAINTED WITH
#1 - SW 7037 BALANCED BEIGE



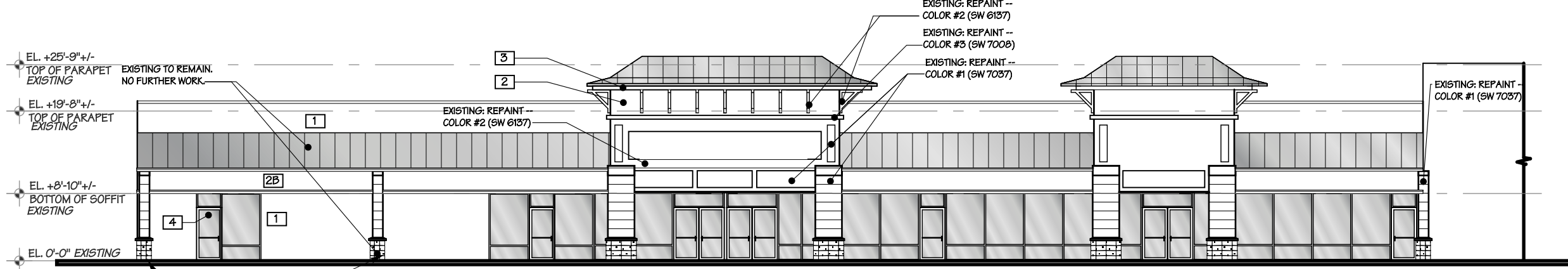
A PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS
SCALE 1/16" = 1'-0"



B PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS
SCALE 1/16" = 1'-0"

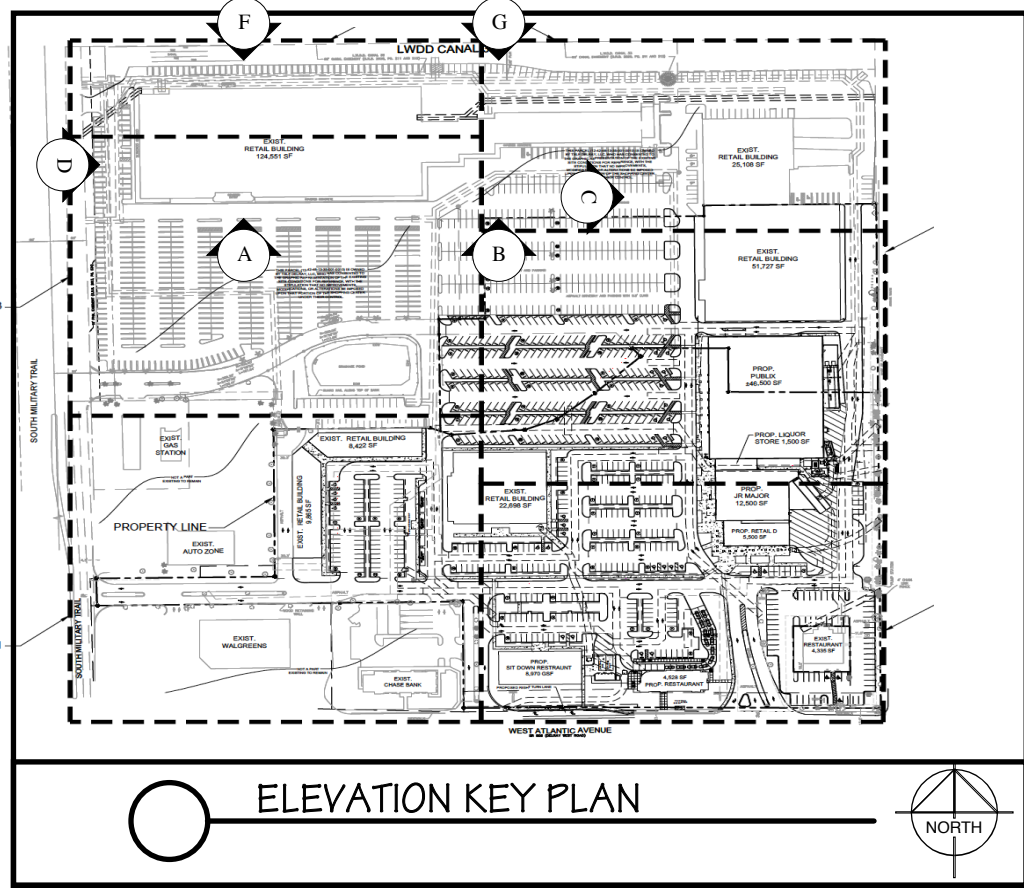


D WEST ELEVATION
PROPOSED FACADE MODIFICATIONS
SCALE 1/16" = 1'-0"

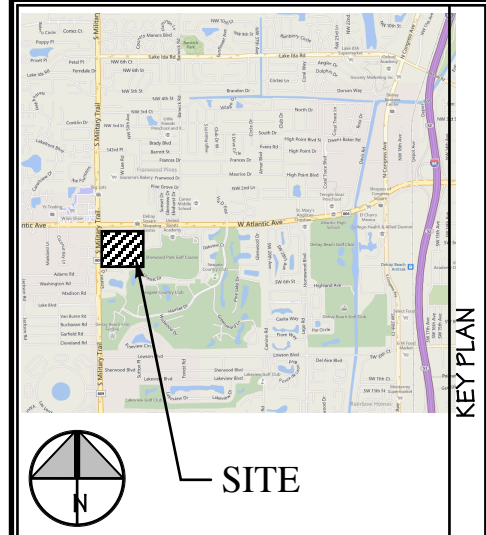


C WEST ELEVATION
PROPOSED FACADE MODIFICATIONS
SCALE 1/16" = 1'-0"

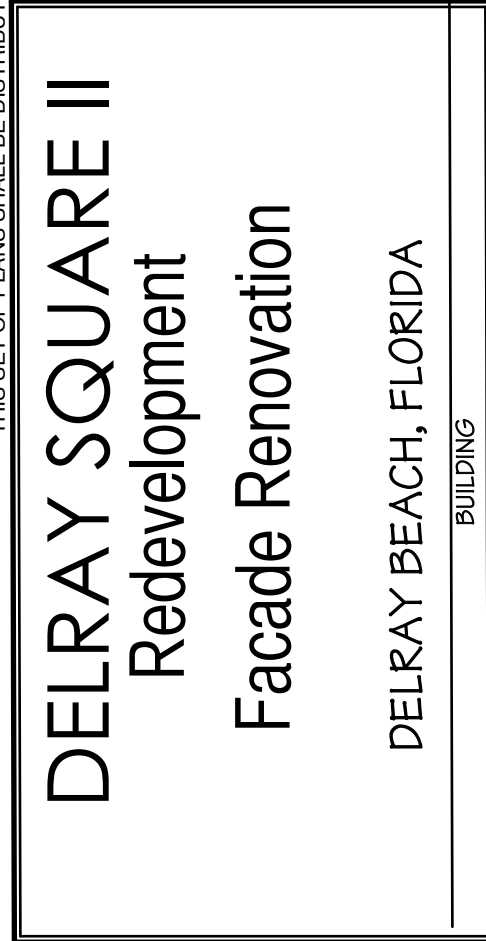
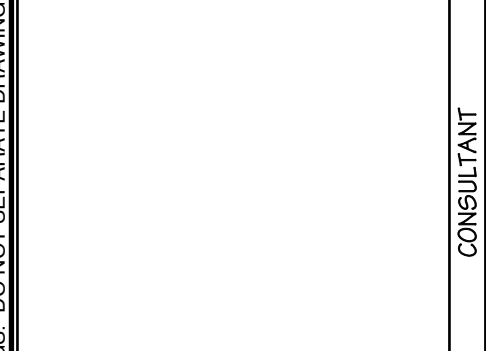
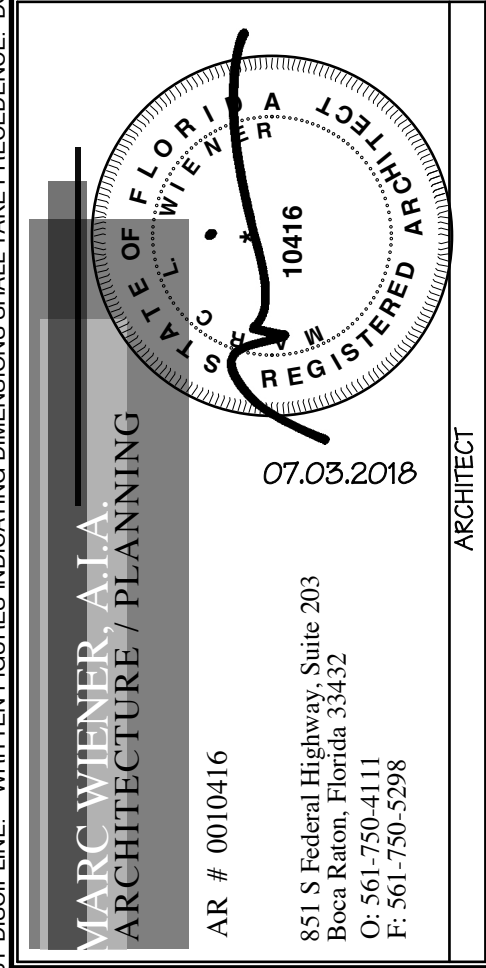
MATERIAL SCHEDULE					
15089					6/7/17
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
EXTERIOR WALLS					
FIELD	1	STUCCO	PAINT	LIGHT BEIGE	SW 7037 BALANCED BEIGE
ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE	SW 6137 BURLAP
ACCENT	2B	STUCCO	PAINT	WHITE	SW 7008 ALABASTER
TRIM	3	METAL, EIFS	PAINT	WHITE	SW 7008 ALABASTER
STOREFRONT					
-EXISTING TO REMAIN	4	ALUMINUM & GLASS	ESP	BRONZE ANODIZED	
-FAUX TO MATCH EXISTING	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.	BRONZE ANND. & BRONZE SPANDREL GLS	IMPACT RESISTANT GLASS IN IMPACT RESISTANT FRAME. PROVIDE PRODUCT APPROVAL.
STACKED STONE VENEER					
WAINSCOT (Where existing)	5	CULTURED STONE	COUNTRY LEDGESTONE	CARAMEL	BORAL
CHAIRRAIL	6	SPLIT FACE BLOCK		NATURAL BEIGES	Existing to remain
CANOPY	7	PRECAST CONCRETE		NOT USED	
FABRIC AWNING W/ PAINTED FRAME	8	METAL		NOT USED	
LIGHT FIXTURE	9	FABRIC / METAL	PAINTED OR ESP -FRAME FABRIC; FIRERESIST	BLACK B2008-0000	SUNBRELLA FIRE RESIST
ROOF	10	ALUMINUM	ESP	DARK BRONZE	
EXISTING SOFFIT & CANOPY	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD	SAMPLES FOR REVIEW; ROOFING TO MATCH ADJACENT EAST BLDG
CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN- REPAINT (2) COATS SATIN FINISH.	WHITE	SW 7004 SNOWBOUND
SIDING	13	CEMENT PLASTER	STUCCO/PVC	WHITE	SW 7008 ALABASTER
STUCCO JOINT	14	PVC	PAINT	TO MATCH WALL	
COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED	OFF- WHITE	



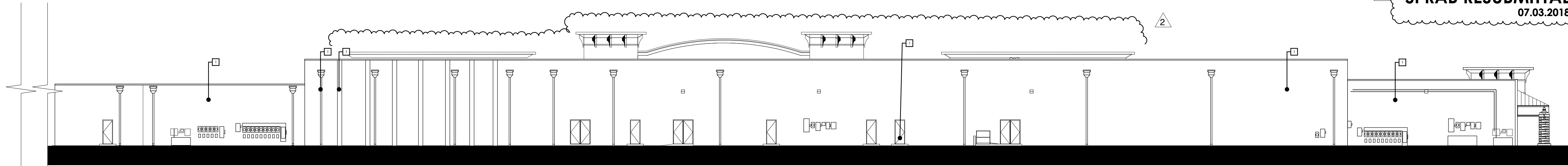
FACADE MODIFICATION



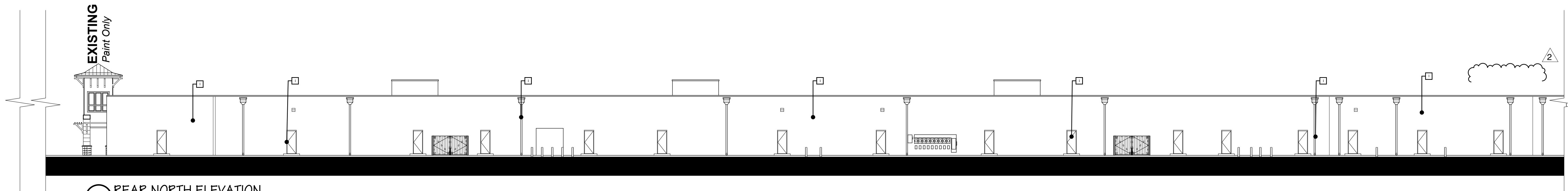
MARK	DESCRIPTION	DATE
Owner revisions		5/14/18
Zoning comments		7/3/18



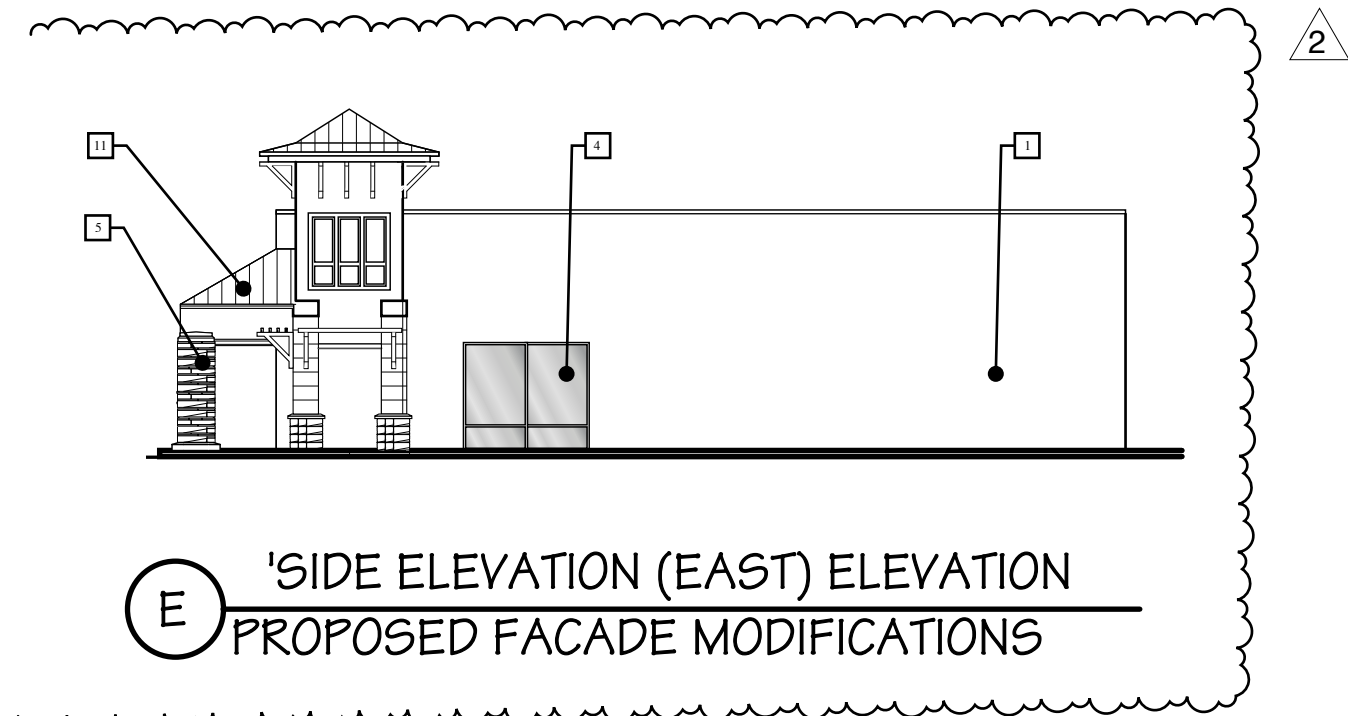
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SCALE	AS NOTED
ISSUE DATE	15.11.24
PERMIT DATE	
BID DATE	
DRAWN BY	dph
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A3.01



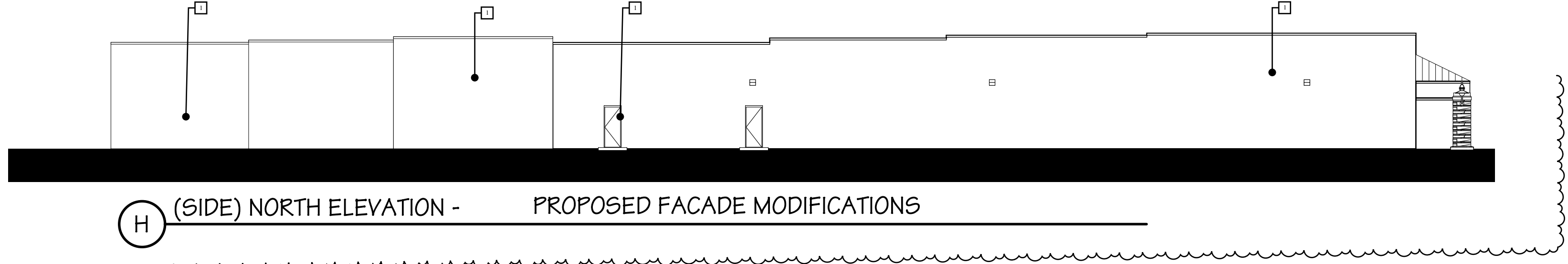
F REAR NORTH ELEVATION
PROPOSED FACADE MODIFICATIONS SCALE 1/16" = 1'-0"



G REAR NORTH ELEVATION
PROPOSED FACADE MODIFICATIONS SCALE 1/16" = 1'-0"

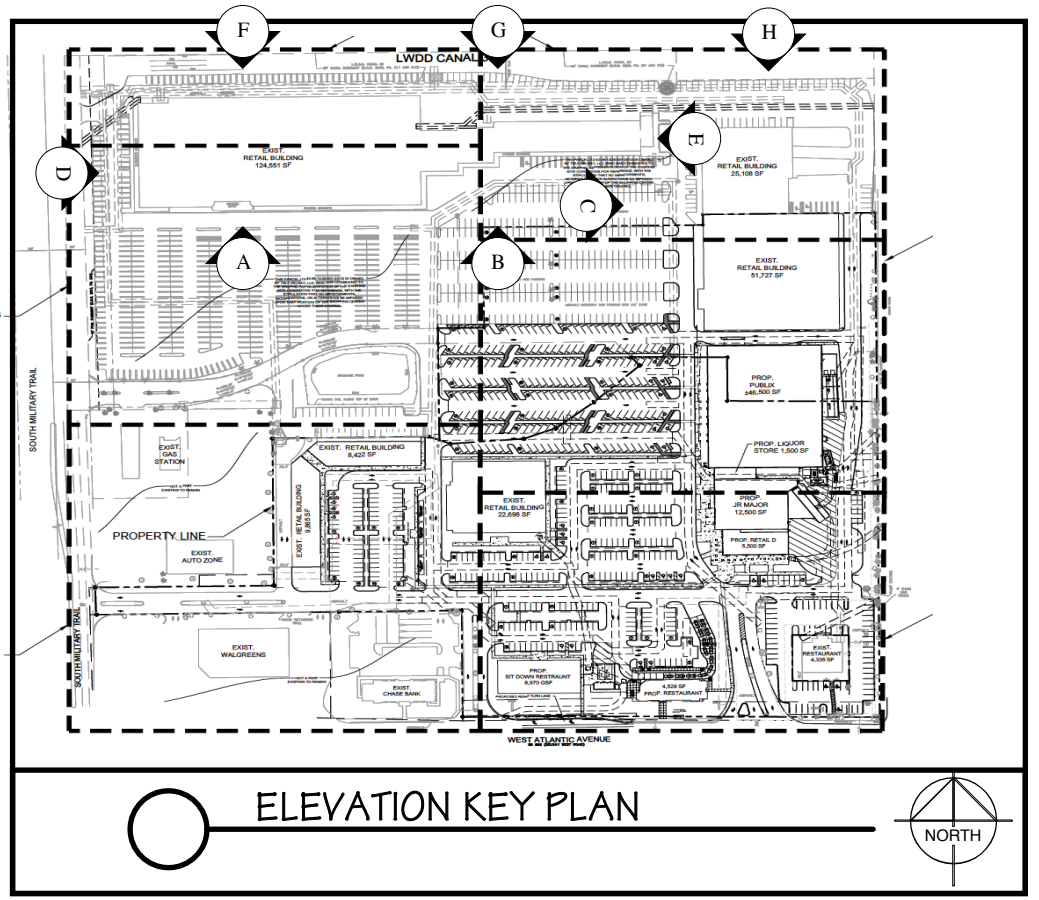


E 'SIDE ELEVATION (EAST) ELEVATION
PROPOSED FACADE MODIFICATIONS

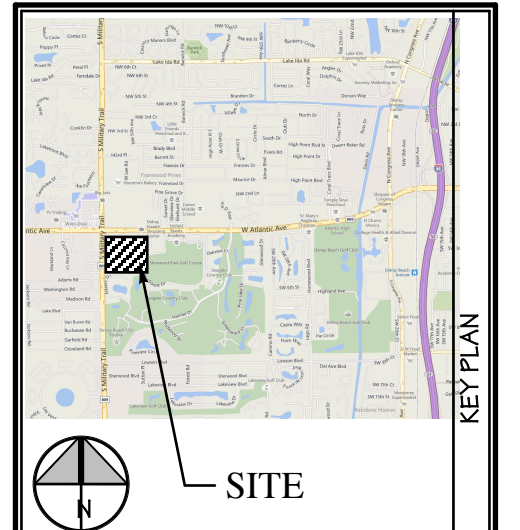


H (SIDE) NORTH ELEVATION - PROPOSED FACADE MODIFICATIONS

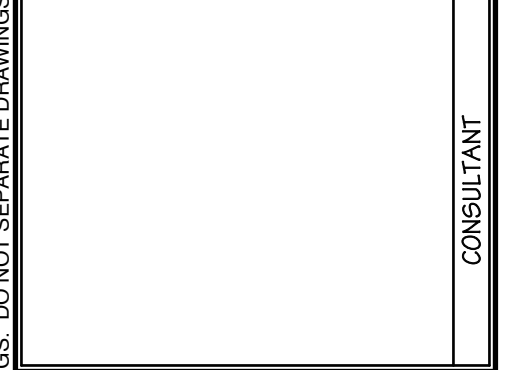
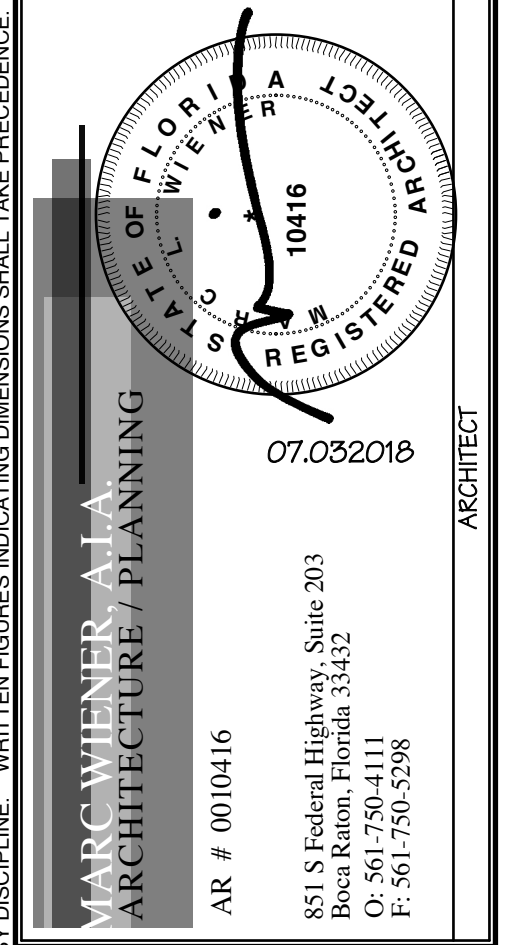
MATERIAL SCHEDULE					
15089					6/7/17
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
EXTERIOR WALLS					SHERWIN WILLIAMS
FIELD	1	STUCCO	PAINT	LIGHT BEIGE	SW 7037 BALANCED BEIGE
ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE	SW 6137 BURLAP
ACCENT	2B	STUCCO	PAINT	WHITE	SW 7008 ALABASTER
TRIM	3	METAL, EIFS	PAINT	WHITE	SW 7008 ALABASTER
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-FAUX TO MATCH EXISTING	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.	BRONZE ANND. & BRONZE SPANDREL GLS	IMPACT RESISTANT GLASS IN IMPACT RESISTANT FRAME. PROVIDE PRODUCT APPROVAL.
STACKED STONE VENEER	5	CULTURED STONE	COUNTRY LEDGESTONE	CARMEL	BORAL
WAINSCOT (Where existing)	6	SPLIT FACE BLOCK		NATURAL BEIGES	Existing to remain
CHAIRRAIL	7	PRECAST CONCRETE		NOT USED	
CANOPY	8	METAL		NOT USED	
FABRIC AWNING W/ PAINTED FRAME	9	FABRIC / METAL	PAINTED OR ESP -FRAME FABRIC: FIRERESIST	BLACK 82008-0000 FRAME: BLACK	SUNBRELLA FIRE RESIST
LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE	
ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD	SAMPLES FOR REVIEW; ROOFING TO MATCH ADJACENT EAST BLDG
EXISTING SOFFIT & CANOPY CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN- REPAINT (2) COATS SATIN FINISH.	WHITE	SW 7004 SNOWBOUND
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STUCCO JOINT	14	PVC	PAINT	TO MATCH WALL	
COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED	OFF- WHITE	



FACADE MODIFICATION



MARK	DESCRIPTION	DATE
△	Zoning comments	7/5/18
△		
△		
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DELRAY SQUARE II
Redevelopment
Facade Renovation
DELRAY BEACH, FLORIDA

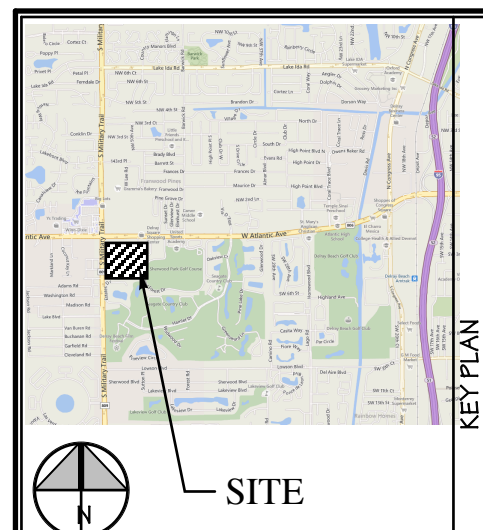
JOB NUMBER	15089
SCALE	AS NOTED
ISSUE DATE	15.11.24
PERMIT DATE	
BID DATE	
DRAWN BY	dpt
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A3.02



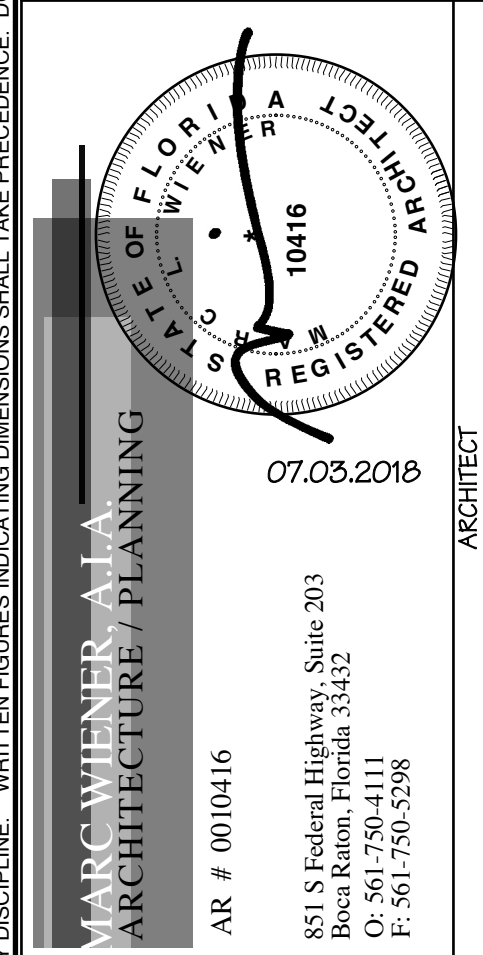
PROPOSED COMPOSITE SOUTH ELEVATION

SCALE 1" = 30'

SPRAB RESUBMITTAL
07.03.2018



MARK	DESCRIPTION	DATE
1	Owner revisions	5/14/18
2	Zoning comments	7/3/18
3		
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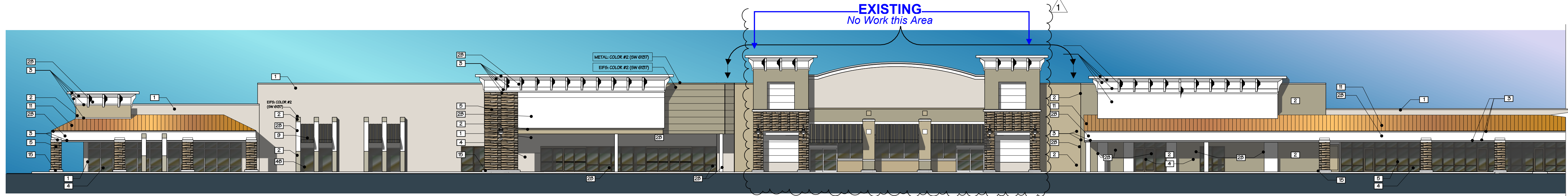


CONSULTANT



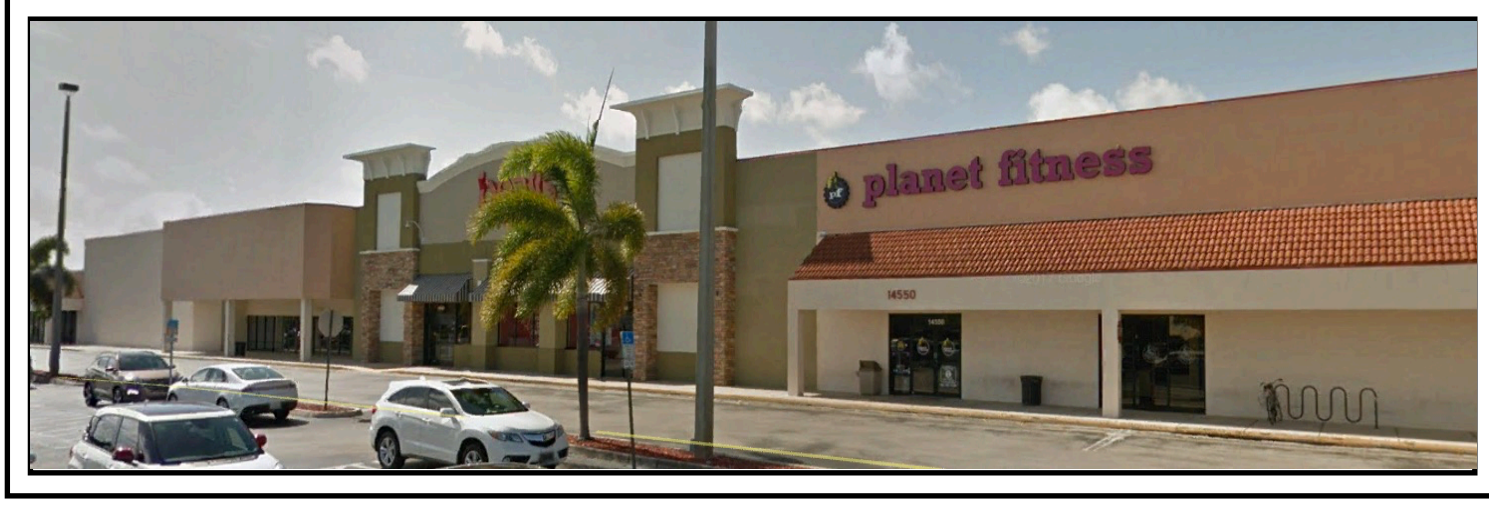
DELRAY SQUARE II
Redevelopment
Facade Renovation
DELRAY BEACH, FLORIDA

JOB NUMBER	15089
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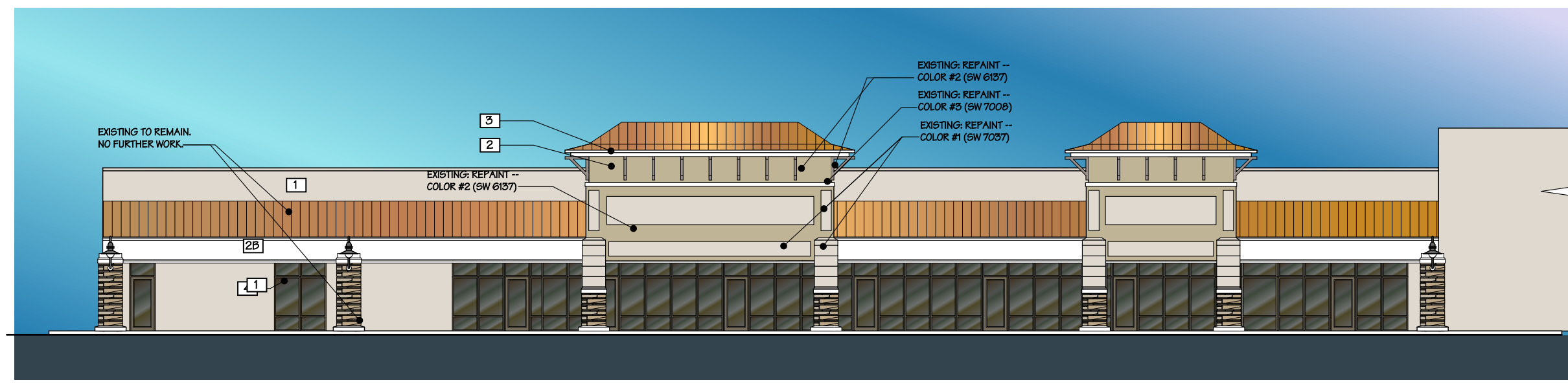


A PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/16" = 1'-0"

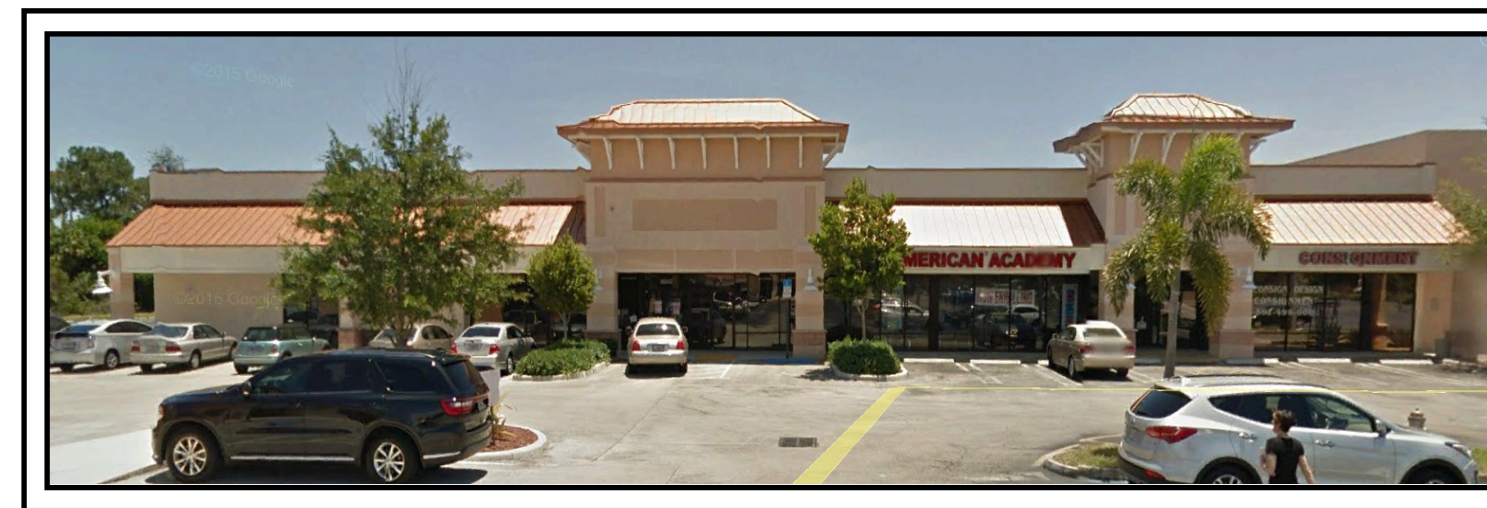


A PARTIAL SOUTH ELEVATION - EXISTING CONDITION



C WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/16" = 1'-0"



C WEST ELEVATION - EXISTING CONDITION

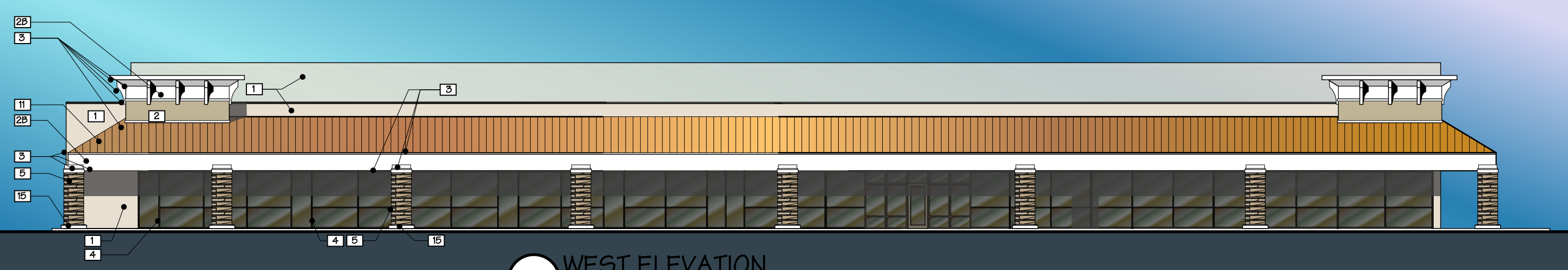


B PARTIAL SOUTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/16" = 1'-0"

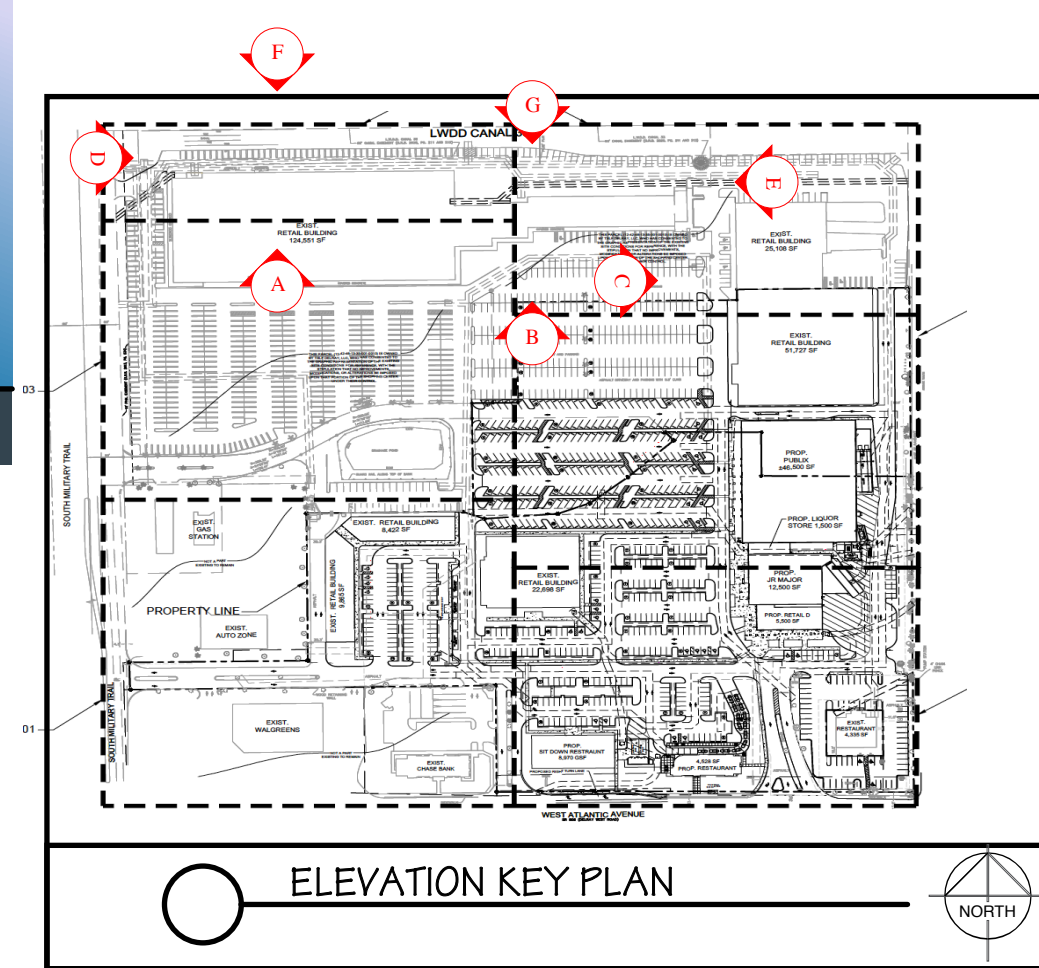


B PARTIAL SOUTH ELEVATION - EXISTING CONDITION



D WEST ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/16" = 1'-0"



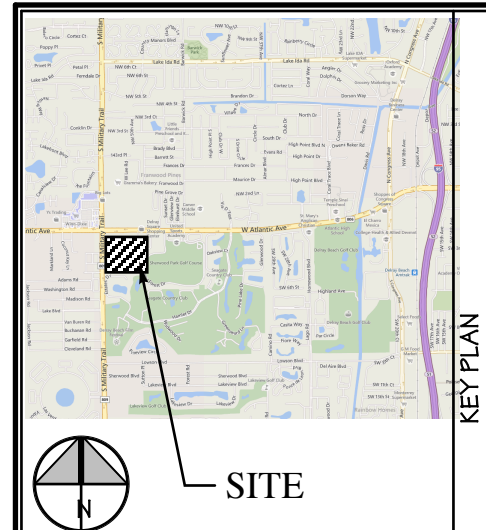
ELEVATION KEY PLAN



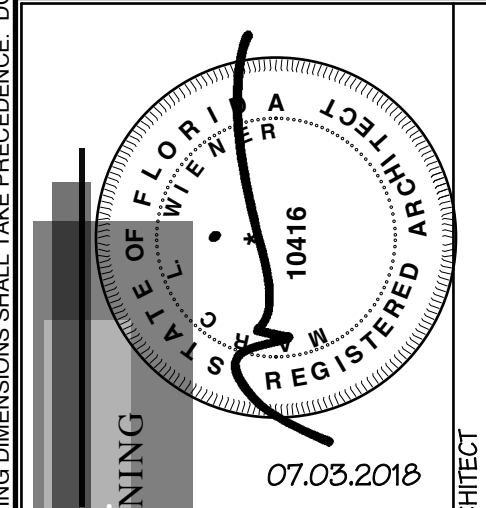
FACADE MODIFICATION

MATERIAL SCHEDULE				
15089	CATEGORY	MARK	MATERIAL	FINISH
15089	EXTERIOR WALLS			
	FIELD	1	STUCCO	PAINT
	ACCENT	2	STUCCO	PAINT
	TRIM	3	METAL, EIFS	PAINT
	STOREFRONT			
	-EXISTING TO REMAIN	4	ALUMINUM & GLASS	ESP
	-FAUX TO MATCH EXISTING	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.
	STACKED STONE VENEER	5	CULTURED STONE	COUNTRY LEDGESTONE
	WAINSCOT (Where existing)	6	SPLIT FACE BLOCK	NATURAL, BEIGES
	CHAIRRAIL	7	PRECAST CONCRETE	NOT USED
	CANOPY	8	METAL	NOT USED
	FABRIC AWNING W/ PAINTED FRAME	9	FABRIC / METAL	PAINTED OR ESP - FRAME
	LIGHT FIXTURE	10	ALUMINUM	ESP
	ROOF	11	STANDING SEAM METAL	GALVALUME
	EXISTING SOFFIT & CANOPY CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN - REPAINT (2) COATS SATIN FINISH
	SIDING	13	CEMENT PLASTER	STUCCO/PVC
	STUCCO JOINT	14	PVC	PAINT
	COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED

15089- AC3.01.04 - 16.01.08
PLOT : 16.07.08



MARK	DESCRIPTION	DATE
△	Zoning comments	7/3/18
△		
△		
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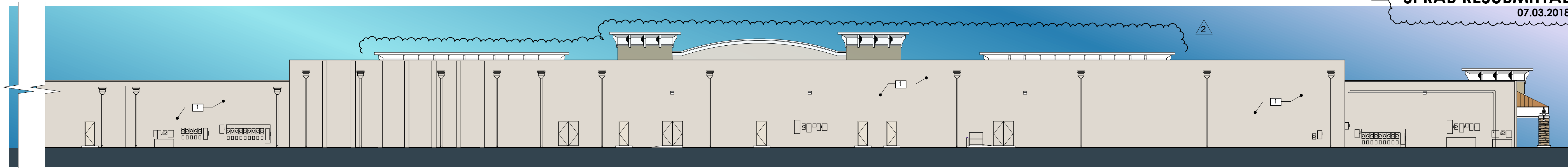
MARC WIENER, AIA
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Boca Raton, Florida 33432
O: 561.750.4111
F: 561.750.5258

CONSULTANT

ISRAM
REALTY GROUP
506 South Dixie Highway
Hallandale, Florida 33009

DELAY SQUARE II
Redevelopment
Facade Renovation
DELAY BEACH, FLORIDA

JOB NUMBER	15089
SCALE	AS NOTED
ISSUE DATE	15.11.24
PERMIT DATE	
BID DATE	
DRAWN BY	dpp
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	AC3.02

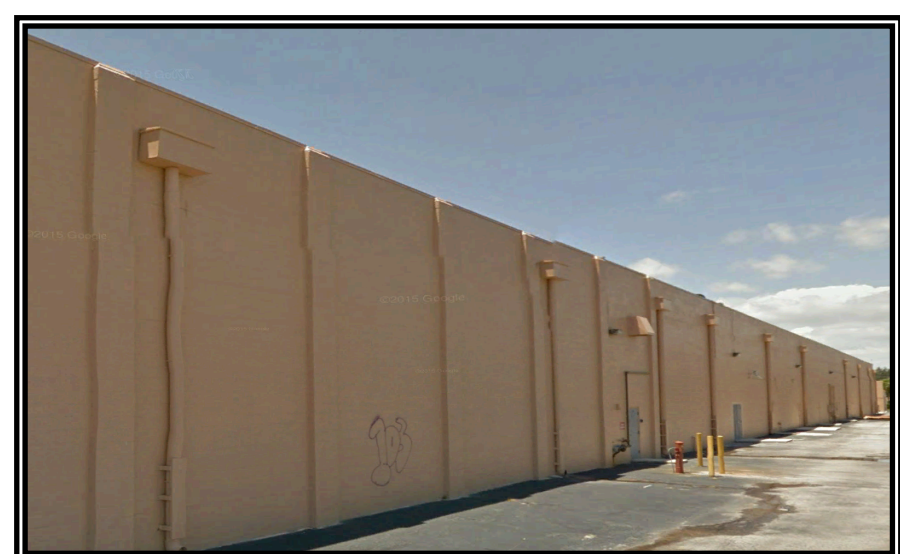


F REAR NORTH ELEVATION
PROPOSED FACADE MODIFICATIONS

SCALE 1/16" = 1'-0"

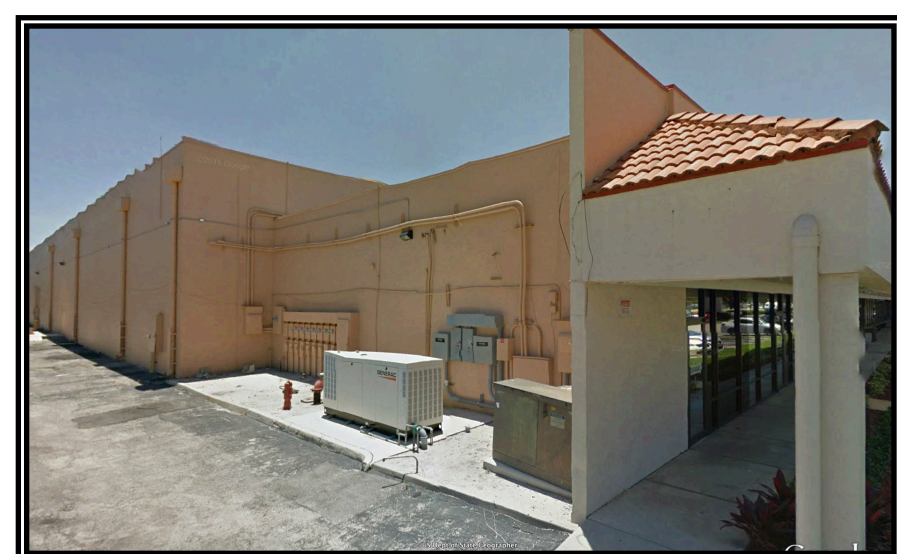


F PARTIAL REAR NORTH ELEVATION - EXISTING CONDITION

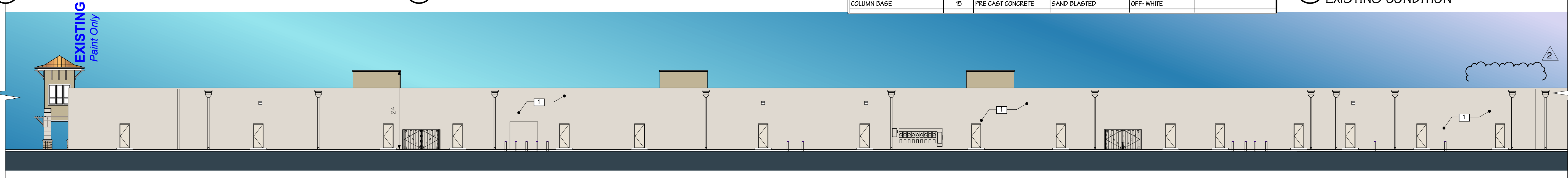


F PARTIAL REAR NORTH ELEVATION - EXISTING CONDITION

MATERIAL SCHEDULE					
15089	CATEGORY	MARK	MATERIAL	FINISH	COLOR
EXTERIOR WALLS	FIELD	1	STUCCO	PAINT	LIGHT BEIGE
	ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE
	ACCENT	2B	STUCCO	PAINT	WHITE
TRIM	TRIM	3	METAL, EIFS	PAINT	WHITE
	STOREFRONT	4	ALUMINUM & GLASS	ESP	BRONZE ANODIZED
-EXISTING TO REMAIN	-EXISTING TO REMAIN	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.	BRONZE ANOD. & BRONZE SPANDREL GLS.
	-FAUX TO MATCH EXISTING	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.	BRONZE ANOD. & BRONZE SPANDREL GLS.
STACKED STONE VENEER	STACKED STONE VENEER	5	CULTURED STONE	COUNTRY LEDGESTONE	CARAMEL
	WAINSCOT (Where existing)	6	SPLIT FACE BLOCK	COUNTRY LEDGESTONE	NATURAL BEIGES
CHAIRRAIL	CHAIRRAIL	7	PRECAST CONCRETE	NOT USED	Existing to remain
	CANOPY	8	METAL	NOT USED	NOT USED
FABRIC AWNING W/ PAINTED FRAME	FABRIC AWNING W/ PAINTED FRAME	9	FABRIC / METAL	PAINTED OR ESP - FRAME	BLACK 82008-0000
	FABRIC AWNING W/ PAINTED FRAME	9	FABRIC / METAL	PAINTED OR ESP - FRAME	BLACK 82008-0000
LIGHT FIXTURE	LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE
	LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE
ROOF	ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD
	ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD
EXISTING SOFFIT & CANOPY CEILING	EXISTING SOFFIT & CANOPY CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN- REPAINT (2) COATS SATIN FINISH.	WHITE
	EXISTING SOFFIT & CANOPY CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN- REPAINT (2) COATS SATIN FINISH.	WHITE
SIDING	SIDING	13	CEMENT PLASTER	STUCCO/PVC	WHITE
	SIDING	13	CEMENT PLASTER	STUCCO/PVC	WHITE
STUCCO JOINT	STUCCO JOINT	14	PVC	PAINT	TO MATCH WALL
	STUCCO JOINT	14	PVC	PAINT	TO MATCH WALL
COLUMN BASE	COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED	OFF- WHITE
	COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED	OFF- WHITE



F PARTIAL REAR NORTH ELEVATION - EXISTING CONDITION



G REAR NORTH ELEVATION
PROPOSED FACADE MODIFICATIONS

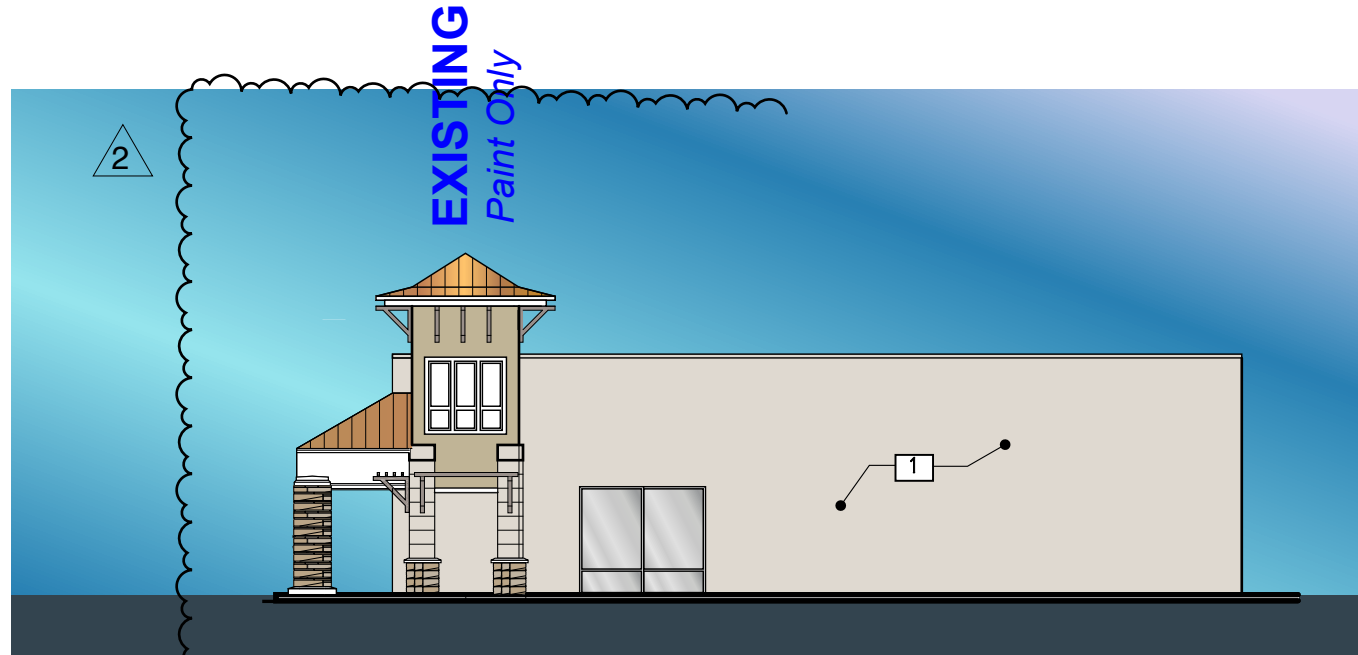
SCALE 1/16" = 1'-0"



G PARTIAL REAR NORTH ELEVATION - EXISTING CONDITION



G PARTIAL REAR NORTH ELEVATION - EXISTING CONDITION



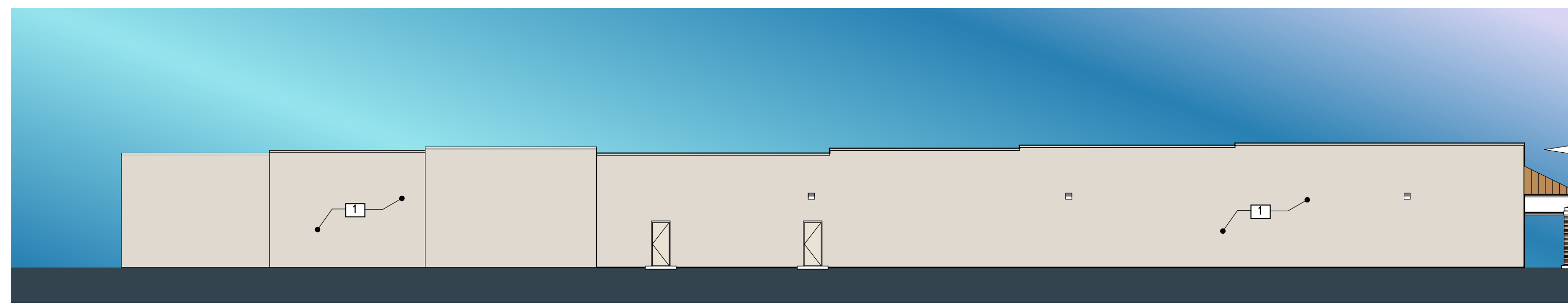
E 'SIDE ELEVATION (EAST) ELEVATION
PROPOSED FACADE MODIFICATIONS



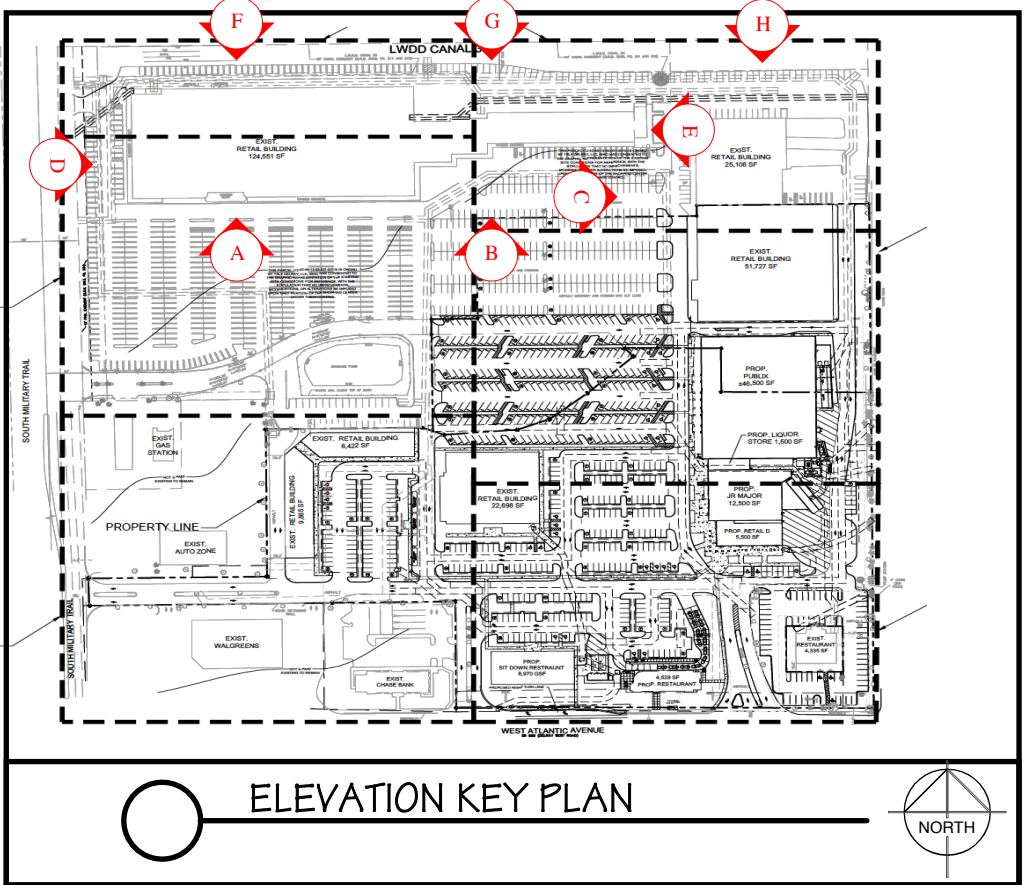
E 'SIDE ELEVATION (EAST) ELEVATION - EXISTING CONDITION



H (SIDE) NORTH ELEVATION - EXISTING CONDITION

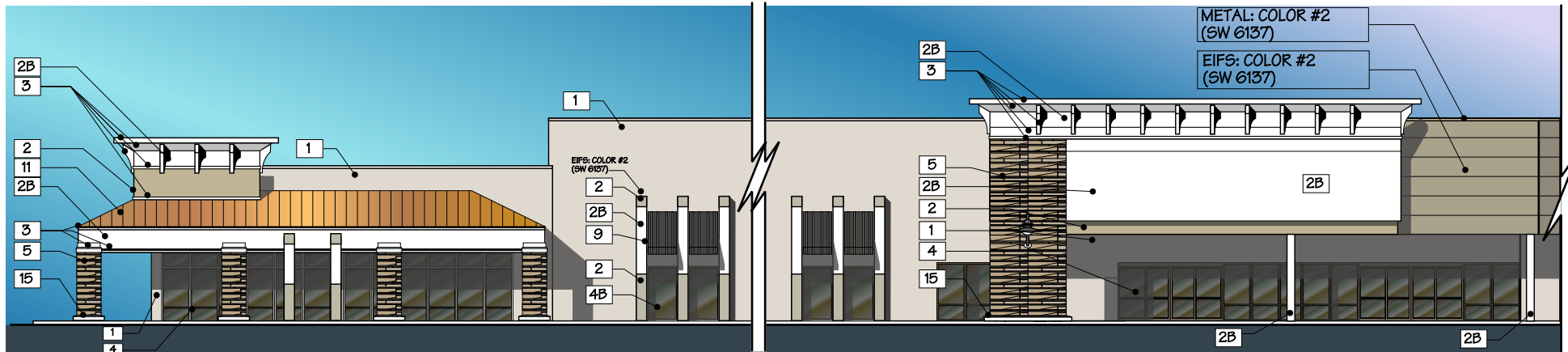


H (SIDE) NORTH ELEVATION - PROPOSED FACADE MODIFICATIONS



FACADE MODIFICATION

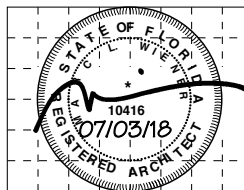
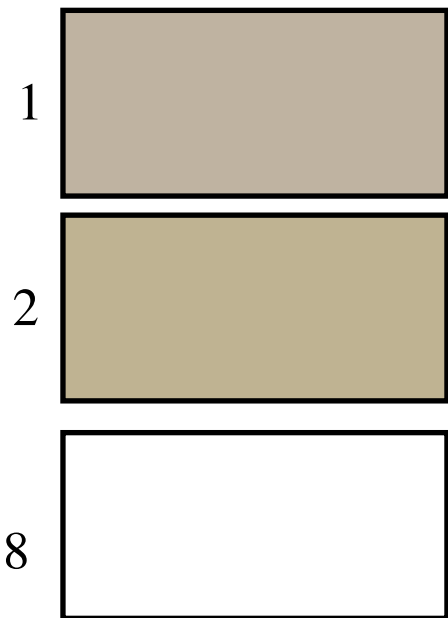
THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN DIMENSIONS INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.



MATERIAL SCHEDULE

15089					6/7/17
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
EXTERIOR WALLS					SHERWIN WILLIAMS
FIELD	1	STUCCO	PAINT	LIGHT BEIGE	SW 7037 BALANCED BEIGE
ACCENT	2	STUCCO	PAINT	MEDIUM BEIGE	SW 6137 BURLAP
ACCENT	2B	STUCCO	PAINT	WHITE	SW 7008 ALABASTER
TRIM	3	METAL, EIFS	PAINT	WHITE	SW 7008 ALABASTER
STOREFRONT					
-EXISTING TO REMAIN	4	ALUMINUM & GLASS	ESP	BRONZE ANODIZED	
-FAUX TO MATCH EXISTING	4B	SPANDREL GLASS	ESP FRAME; MATCH EXIST.	BRONZE ANND. & BRONZE SPANDREL GLS	IMPACT RESISTANT GLASS IN IMPACT RESISTANT FRAME. PROVIDE PRODUCT APPROVAL.
STACKED STONE VENEER	5	CULTURED STONE	COUNTRY LEDGESTONE	CARAMEL	BORAL
WAINSCOT (Where existing)	6	SPLIT FACE BLOCK		NATURAL BEIGES	Existing to remain
CHAIRRAIL	7	PRECAST CONCRETE		NOT USED	
CANOPY	8	METAL		NOT USED	
FABRIC AWNING W/ PAINTED FRAME	9	FABRIC / METAL	PAINTED OR ESP -FRAME FABRIC: FIRE RESIST	BLACK 82008-0000 FRAME: BLACK	SUNBRELLA FIRE RESIST
LIGHT FIXTURE	10	ALUMINUM	ESP	DARK BRONZE	
ROOF	11	STANDING SEAM METAL	GALVALUME	COPPERCLAD	SAMPLES FOR REVIEW; ROOFING TO MATCH ADJACENT EAST BLDG
EXISTING SOFFIT & CANOPY CEILING	12	WOOD/ STUCCO (Existing)	EXISTING TO REMAIN- REPAINT (2) COATS SATIN FINISH.	WHITE	SW 7004 SNOWBOUND
SIDING	13	CEMENT PLASTER	STUCCO/PVC	WHITE	SW 7008 ALABASTER
STUCCO JOINT	14	PVC	PAINT	TO MATCH WALL	
COLUMN BASE	15	PRE CAST CONCRETE	SAND BLASTED	OFF- WHITE	

A PARTIAL SOUTH ELEVATION PROPOSED FACADE MODIFICATIONS



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DELRAY SQUARE II
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PAINT CHIPS ONLY SHOWN.
AS REQUESTED