



**CURRIE
SOWARDS
AGUILA**
architects

Architecture, Planning,
Interiors, &
Sustainable Design

AA26001584

185 NE 4TH AVENUE, SUITE 101
DELRAY BEACH, FL 33483

T: (561) 276-4951 F: (561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

SPRAB 3/05/2015

BIDS .

PERMIT 6/29/2015

CONSTRUCTION

SEAL

PROJECT TITLE

**Art Warehouse
Renovation**

313 NE 3rd Street, Delray
Beach, Florida 33444

REVISIONS

NUM	DESCRIPTION	DATE
1	Bldg. Dept. comments	8/21/ 2015
5	Bldg Dept Cmnts	6/03 2016
8	Request from GC	10/25 2016

THESE DRAWINGS ARE PREPARED
PER ESTABLISHED INDUSTRY
STANDARDS AND REPRESENT THE
ARCHITECT AND ENGINEERS DESIGN
CONCEPT. THEY ARE NOT INTENDED
TO PROVIDE EVERY DETAIL OR
CONDITION REQUIRED TO
CONSTRUCT THE BUILDING. THE
CONTRACTOR THROUGH
SUBMITTALS AND OTHER
COORDINATION EFFORTS IS FULLY
RESPONSIBLE FOR PROVIDING A
COMPLETE AND OPERATIONAL
BUILDING WHETHER INDICATED ON

DRAWING TITLE

SITE PLAN

DATE

6/29/2015

DRAWN BY

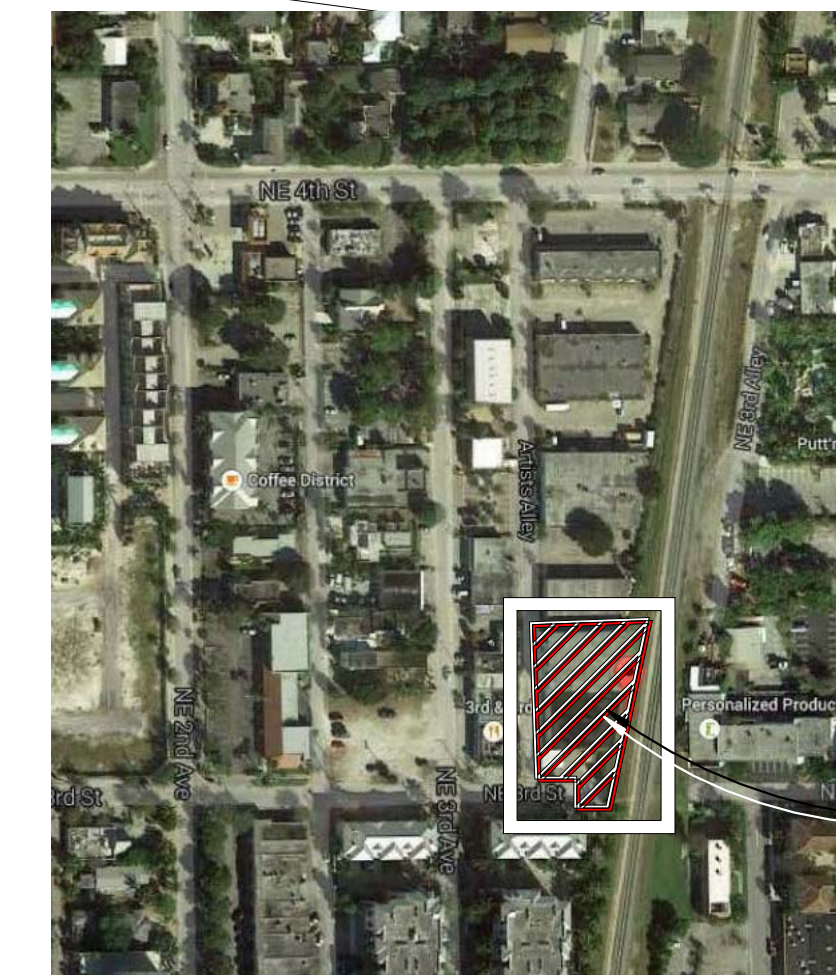
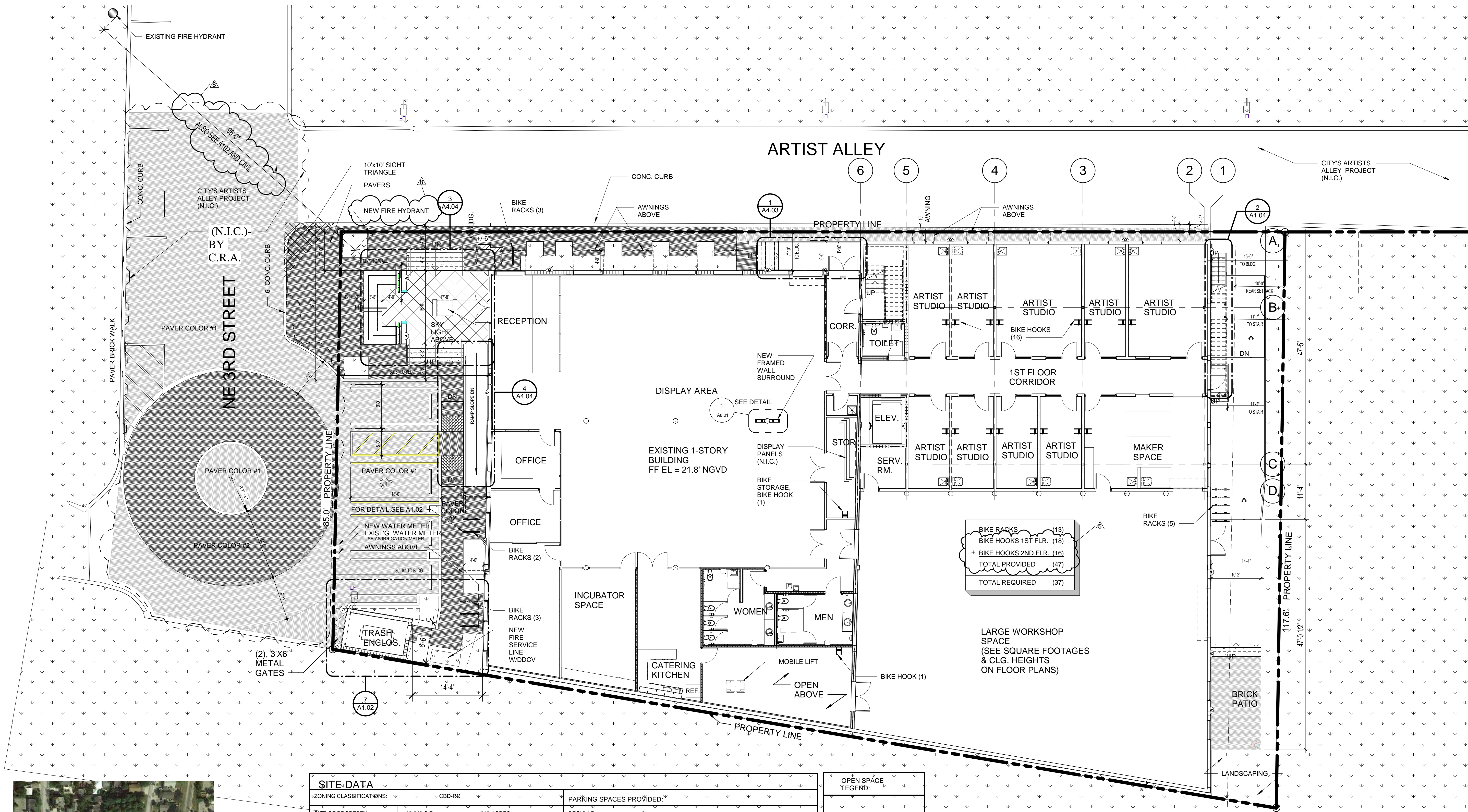
WLM/JC

JOB NUMBER

100701

DRAWING NUMBER

A1.01



LOCATION MAP
SCALE : N.T.S.



SITE DATA			
ZONING CLASSIFICATIONS:		CBD-RC	
SIZE OF PROPERTY	19,543 S.F.	.045 ACRES	
	85' & 117.6' WIDTH	192.72' & 196.35' DEPTH	
	85' FRONTAGE		
EXISTING USE OF PROPERTY	EMPTY WAREHOUSE		
PROJECT DATA			
GROUND FLOOR AREA:	14,355.14 S.F.	73% OF SITE	
TOTAL FLOOR AREA:	18,013.45 S.F.	92% OF SITE	
PARKING/PAVED AREA:	653 S.F.	0.33% OF SITE	
OPEN (LANDSCAPED) SPACE:	1,014 S.F.	.051% OF SITE	
WATER BODIES:	0 S.F.	0% OF SITE	
No. OF RESIDENTIAL DWELLING UNITS: NA			
PARKING SPACES PROVIDED:			
REGULAR	3		
COMPACT	(NOTE: UP TO 30% OF REQUIRED SPACES MAY BE COMPACT)		
HANDICAPPED	1		
TOTAL =	4 + 57 (3 HO) OFF SITE, SEE LOCATION MAP & SHEET A1.02 - ARTISTS ALLEY REPRESENTATIVE PLAN VIEW		
Building data provided pursuant to LDR Section 4.3.3(K), Development Standards Matrix:			
SETBACKS:	EXISTING		
FRONT:	30.6 FT.	REAR:	15.2 FT.
INTERIOR SIDE:	1.1 FT.	STREET SIDE:	1.8 FT. ALLEY
HEIGHT:	32 FT.	FLOORS:	2
PARKING SPACES REQUIRED PURSUANT TO LDR Section 4.6.9			
H.C. PARKING:	1	12'X18' SPACE	
REGULAR PARKING:	3	9'X18' SPACE	
TOTAL ONSITE:	4		
TOTAL OFFSITE:	18		
TOTAL PROVIDED =	22	TOTAL REQUIRED =	22

OPEN SPACE LEGEND:
1,014 S.F. TOTAL GREEN SPACE (.051% OF SITE)
DESIGNATES: LANDSCAPED AREA

Parcel Control Number:
12-43-46-16-01-089-0380

LEGAL DESCRIPTION:
Lots 38, 39, 40, 41, 42, 43 & 44, Block 89, Delray
(Block 89), According to the plat thereof, as recorded
in plat book 4, Page 55, of the Public Records of Palm
Beach County, Florida and containing 19,543 square
feet (0.45 acres) more or less.

1 SITE PLAN
A1.01 1" = 10'-0"



PERMIT SET 6/29/2015



**CURRIE
SOWARDS
AGUILA**
architects

Architecture, Planning,
Interiors, &
Sustainable Design

AA26001584

185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483

T: (561) 276-4951 F: (561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

SPRAB 3/05/2015

BIDS .

PERMIT 6/29/2015

CONSTRUCTION

SEAL

PROJECT TITLE

**Art Warehouse
Renovation**

313 NE 3rd Street, Delray
Beach, Florida 33444

REVISIONS

NUM	DESCRIPTION	DATE
1	Bldg. Dept. comments	8/21/ 2015
7	RFI No. 4- No.5	10/03 2016
8	Request from GC	10/25 2016

THESE DRAWINGS ARE PREPARED
PER ESTABLISHED INDUSTRY
STANDARDS AND REPRESENT THE
ARCHITECT AND ENGINEERS DESIGN
CONCEPT. THEY ARE NOT INTENDED
TO PROVIDE EVERY DETAIL OR
CONDITION REQUIRED TO
CONSTRUCT THE BUILDING. THE
CONTRACTOR THROUGH
SUBMITTALS AND OTHER
COORDINATION EFFORTS IS FULLY
RESPONSIBLE FOR PROVIDING A
COMPLETE AND OPERATIONAL
BUILDING WHETHER INDICATED ON

DRAWING TITLE

ELEVATIONS

DATE

6/29/2015

DRAWN BY

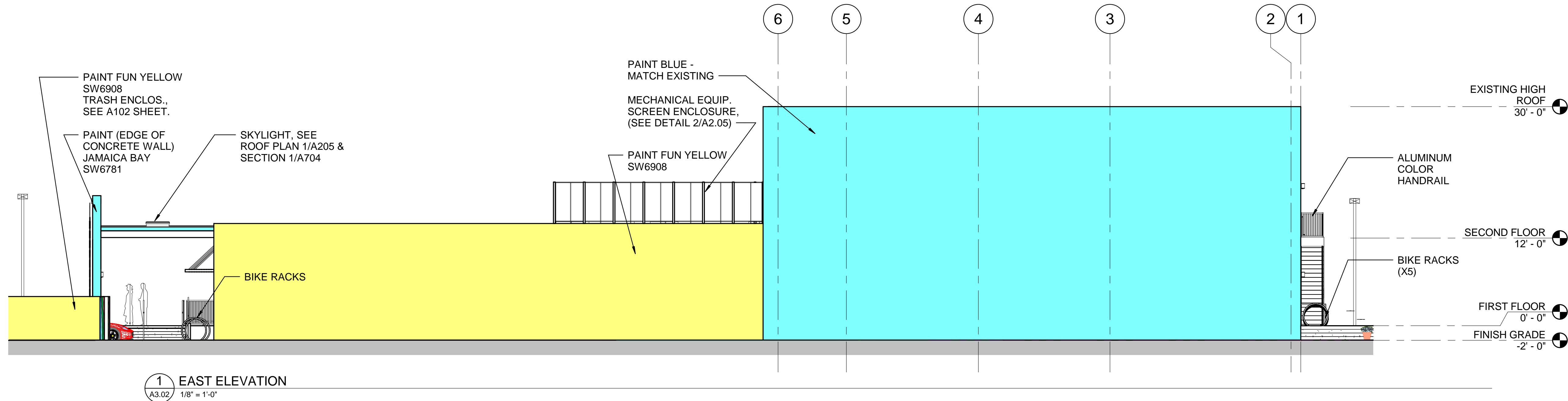
FN/JC

JOB NUMBER

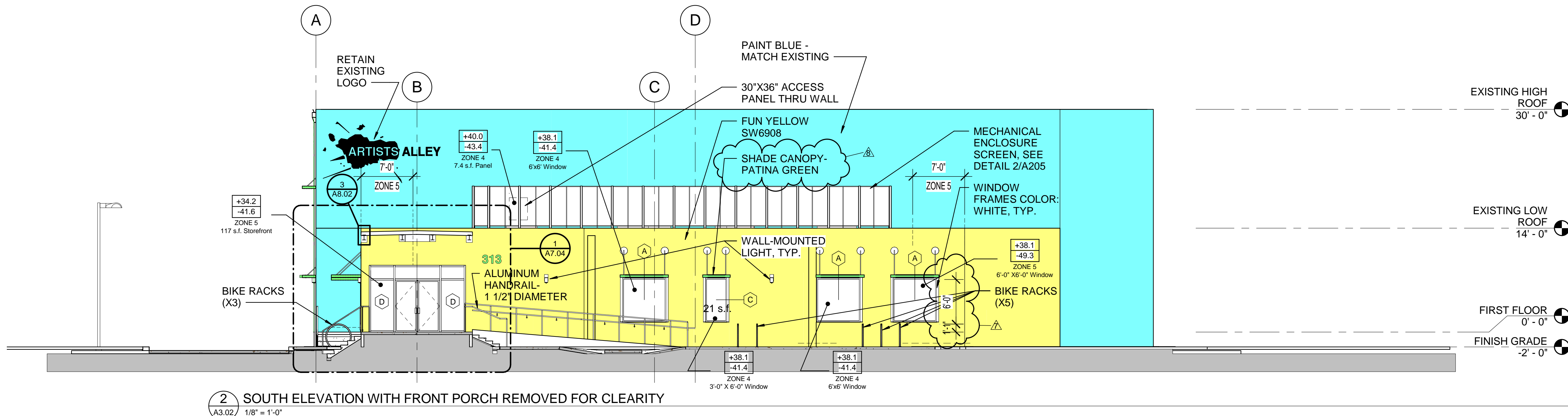
100701

DRAWING NUMBER

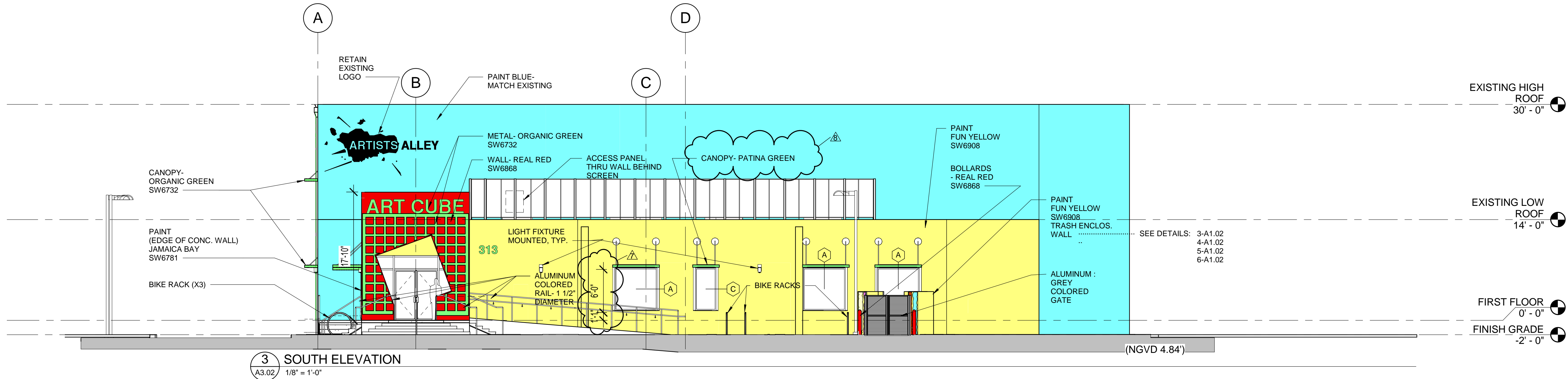
A3.02



1 EAST ELEVATION
A3.02 1/8" = 1'-0"



2 SOUTH ELEVATION WITH FRONT PORCH REMOVED FOR CLARITY
A3.02 1/8" = 1'-0"



3 SOUTH ELEVATION
A3.02 1/8" = 1'-0"

PERMIT SET 6/29/2015