

SPRAB SUBMITTAL FOR EXTERIOR FACADE REMODEL OF DELRAY PLACE SOUTH

(FORMERLY KNOWN AS TROPIC SQUARE)
DELRAY BEACH, FLORIDA

FACADE RENOVATION FOR
DELRAY PLACE (SOUTH)
(FORMERLY KNOWN AS TROPIC SQUARE)
DELRAY BEACH, FLORIDA

SALTZ MICHELSON
ARCHITECTS

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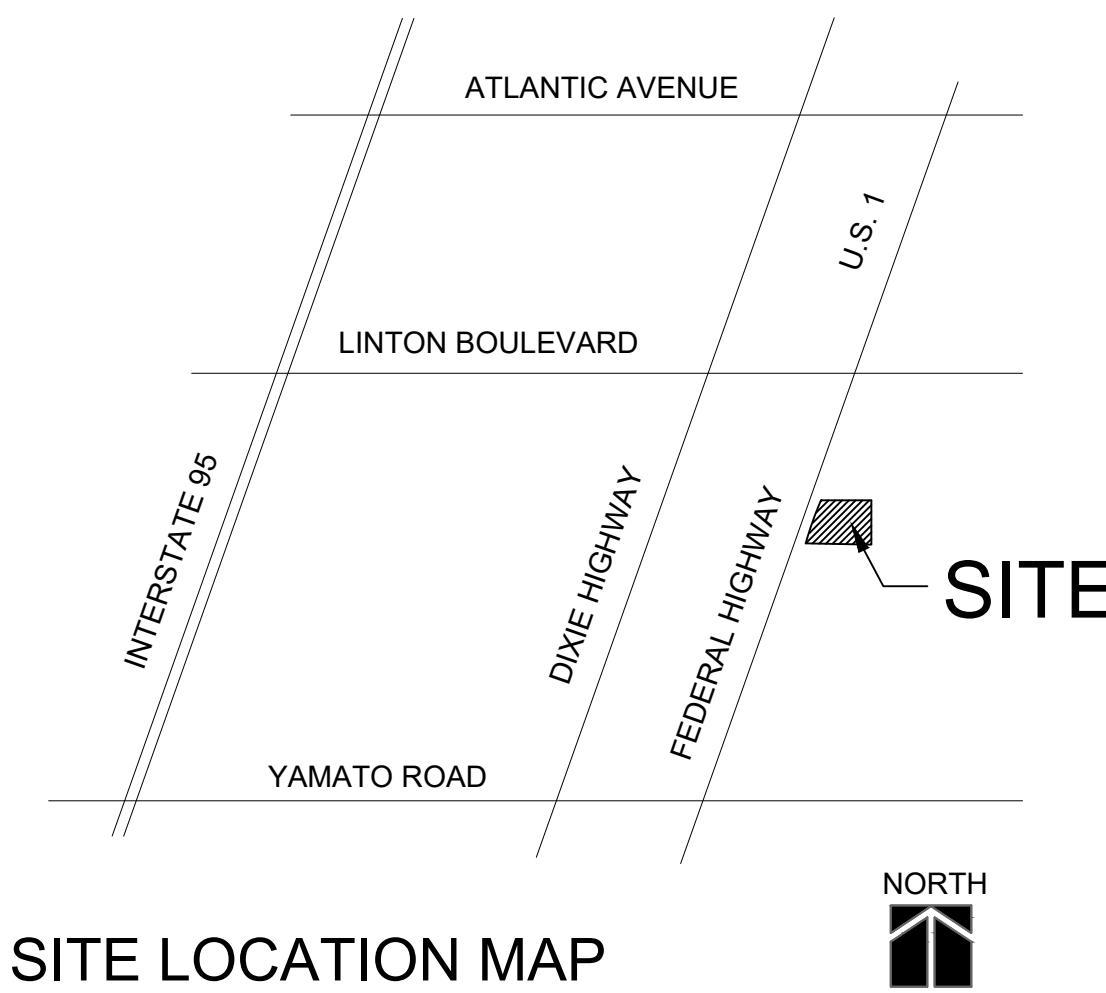
AA-0002897

OWNER / DEVELOPER: DELRAY PLACE, LLC
C/O RETAIL PROPERTY GROUP
ROYAL PALM PLACE
101 PLAZA REAL SOUTH, SUITE 200
BOCA RATON, FL 33432
TELEPHONE: (561) 961-1730

ARCHITECT: SALTZ MICHELSON ARCHITECTS
3501 GRIFFIN ROAD
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SITE LOCATION MAP

Mark L. Saltz AR 007171

Project No.:
2013-214

Drawn By:
NH-CR

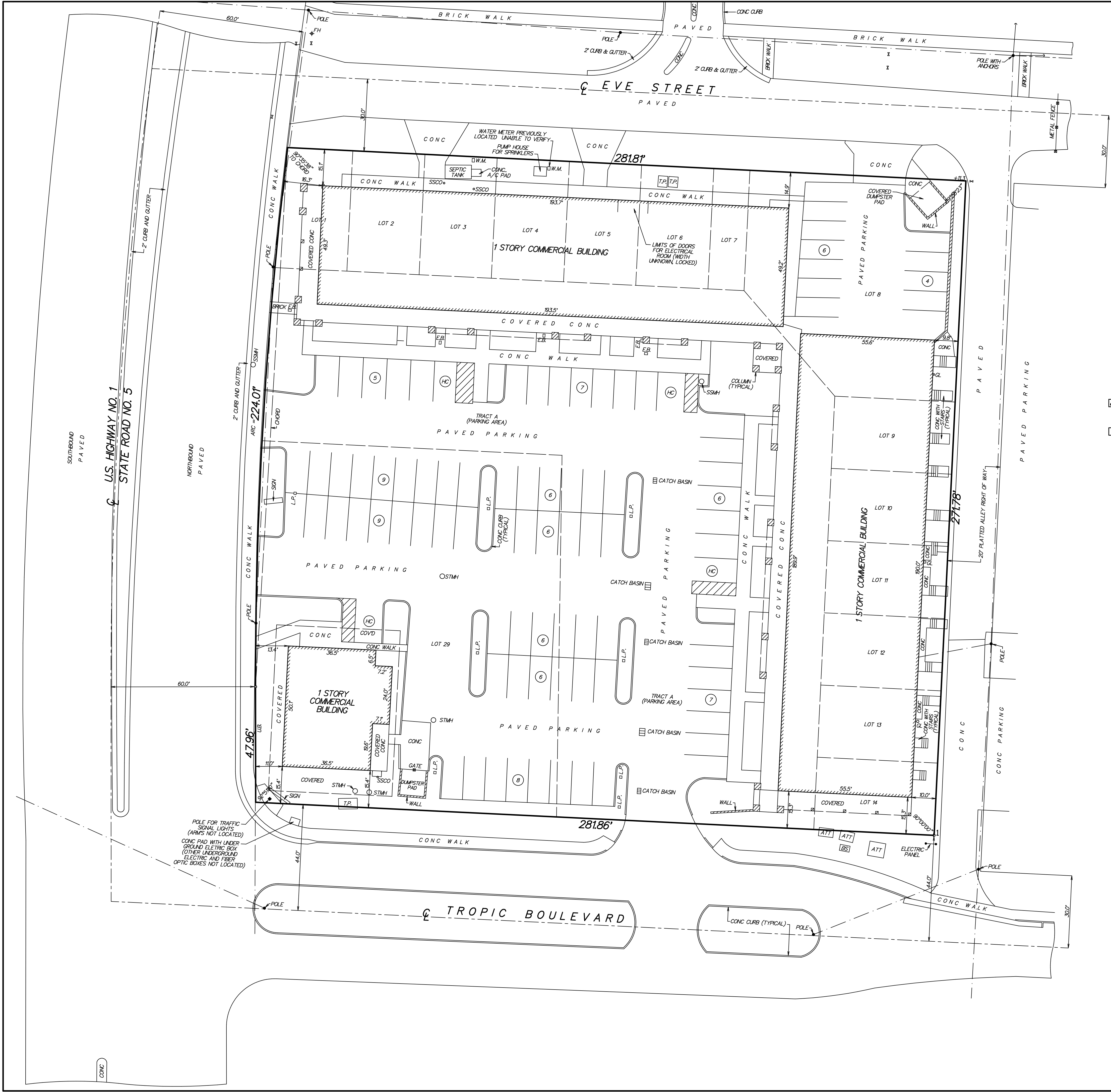
Checked By:
MA

Date:
06-01-16

REVISIONS:

△ BLDG DEPT COMM.
02-16-16
△ SPRAB COMM.
07-10-19

Project name: SPRAB SUBMITTAL FOR EXTERIOR FACADE REMODEL OF DELRAY PLACE SOUTH
Drawing title: SPRAB SUBMITTAL FOR EXTERIOR FACADE REMODEL OF DELRAY PLACE SOUTH
Drawing no: AA-0002897
Drawing date: 06-01-16
Drawing by: NH-CR
Drawing checked: MA
Drawing date: 06-01-16



DESCRIPTION:

LOTS 1 THROUGH 14, INCLUSIVE, LOT 29 AND TRACT "A", OF GATEWAY SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PROPERTY ALSO SOMETIMES DESCRIBED AS:

LOTS 1 THROUGH 14, INCLUSIVE, AND LOT 29, TRACT A, OF GATEWAY SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH PARKING AREA TRACT A.

THE HEREINAFORE DESCRIBED PROPERTY IS A REPLAT OF TRACT A AS SHOWN ON THE PLAT OF TROPIC ISLE, RECORDED IN PLAT BOOK 24, PAGE 235, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TITLE NOTES:

THIS SURVEY SHOWS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, ORDER NO. 4391550, DATED APRIL 27, 2013.

8) PARCEL SUBJECT TO DECLARATION OF UNITY OF TITLE AS RECORDED IN O.R.B. 2468, PAGE 799

11) PARCEL SUBJECT TO TERMS, CONDITIONS, AND PROVISIONS OF ORDER AS RECORDED IN O.R.B. 2610, PAGE 271

SITE INFORMATION:

PARCEL ZONING: PC PLANNED COMMERCIAL

PROPERTY ADDRESS: 1911 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33444

PARCEL CONTROL NO. 12-43-46-28-06-001-0010

LAND AREA = 77,430 SQ. FT. (1.78 ACRES), MORE OR LESS

SETBACKS: FRONT 10'
SIDE STREET 10'
SIDE INTERIOR 0'
REAR 10'

LEGEND:

C = CENTERLINE

CONC. = CONCRETE

W.M. = WATER METER

F.H. = FIRE HYDRANT

X = WATER VALVE

B.F.P. = BACK FLOW PREVENTER

— — — — — = OVERHEAD UTILITY LINES

SSCO = SANITARY SEWER CLEAN OUT

SSMH = SANITARY SEWER MANHOLE

4) = REFERS TO ITEM NUMBER IN SCHEDULE B-II OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT

T.P. = CONCRETE TRANSFORMER PAD

STMH = STORM SEWER MANHOLE

COVD = COVERED

E.B. = ELECTRIC BOX FLUSH WITH GROUND

FLOOD ZONE: X

COMMUNITY PANEL NO. 125102 0979

SUFFIX F

EFFECTIVE DATE: OCTOBER 05, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK.

PROPERTY CLOSURE WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO TITLE WAS REVIEWED OR SEARCH OF THE PUBLIC RECORDS WAS MADE IN REGARD TO EASEMENTS THAT MAY AFFECT SUBJECT PARCEL.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS.

MAP OF AS-BUILT SURVEY
SITE ADDRESS: 1911 S. FED. HIGHWAY
DELRAY BEACH, FLORIDA 33483

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Paul D. Engle

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS

CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445
(561) 276-4501 732-3279 FAX 276-2390

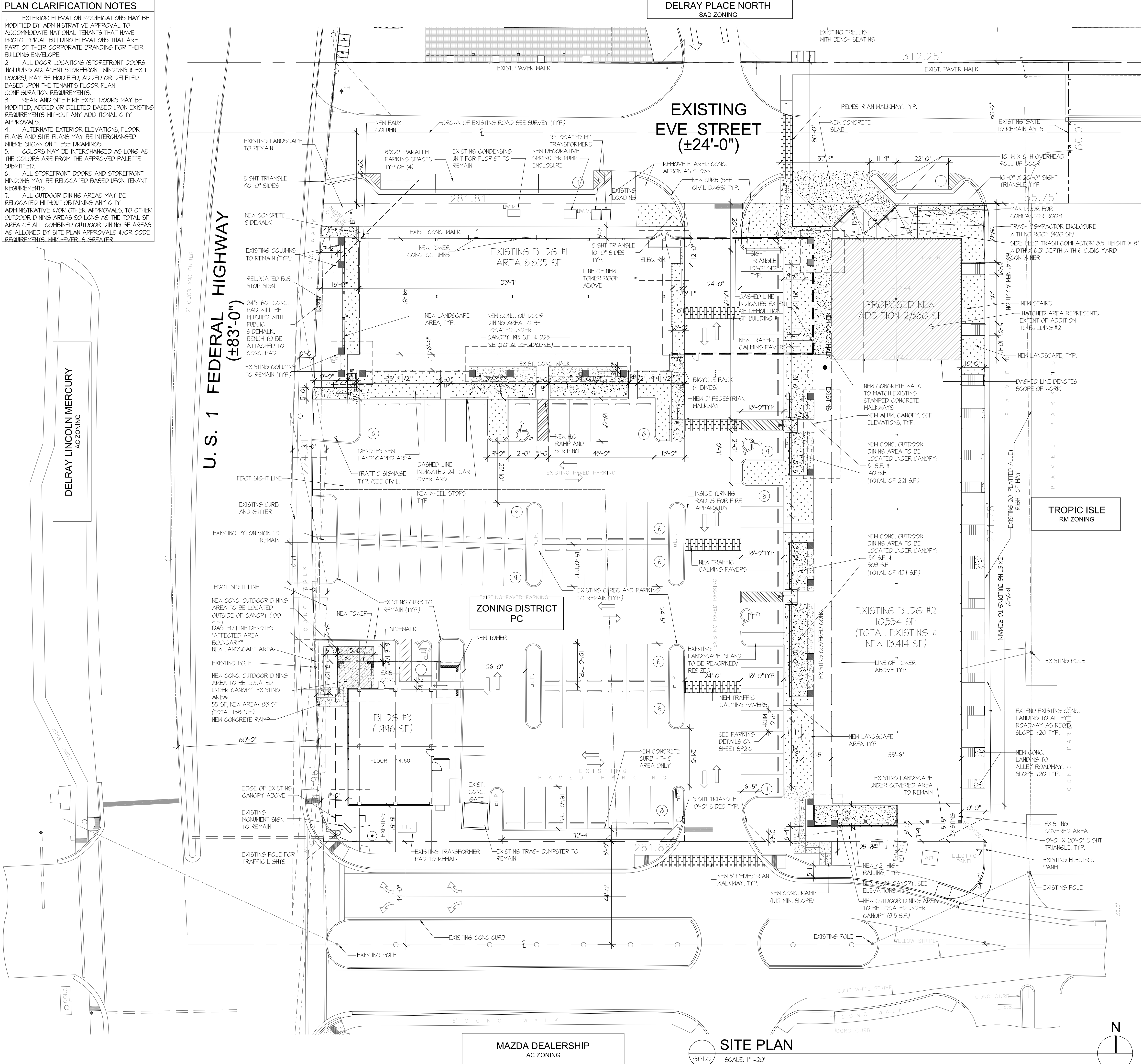
DATE OF SURVEY
JAN. 15, 2019
FIELD BOOK
D303

PAGE NO.
58

SCALE: 1" = 20'
ORDER NO.:
13-37ab

PLAN CLARIFICATION NOTES

1. EXTERIOR ELEVATION MODIFICATIONS MAY BE MODIFIED BY ADMINISTRATIVE APPROVAL TO ACCOMMODATE NATIONAL TENANTS THAT HAVE PROTOTYPICAL BUILDING ELEVATIONS THAT ARE PART OF THEIR CORPORATE BRANDING FOR THEIR BUILDING ENVELOPE.
2. ALL DOOR LOCATIONS (STOREFRONT DOORS INCLUDING ADJACENT STOREFRONT WINDOWS & EXIT DOORS), MAY BE MODIFIED, ADDED OR DELETED BASED UPON THE TENANT'S FLOOR PLAN CONFIGURATION REQUIREMENTS.
3. REAR AND SITE FIRE EXIST DOORS MAY BE MODIFIED, ADDED OR DELETED BASED UPON EXISTING REQUIREMENTS WITHOUT ANY ADDITIONAL CITY APPROVALS.
4. ALTERNATE EXTERIOR ELEVATIONS, FLOOR PLANS AND SITE PLANS MAY BE INTERCHANGED WHERE SHOWN ON THESE DRAWINGS.
5. COLORS MAY BE INTERCHANGED AS LONG AS THE COLORS ARE FROM THE APPROVED PALETTE SUBMITTED.
6. ALL STOREFRONT DOORS AND STOREFRONT WINDOWS MAY BE RELOCATED BASED UPON TENANT REQUIREMENTS.
7. ALL OUTDOOR DINING AREAS MAY BE RELOCATED WITHOUT OBTAINING ANY CITY ADMINISTRATIVE &/OR OTHER APPROVALS, TO OTHER OUTDOOR DINING AREAS SO LONG AS THE TOTAL SF AREA OF ALL COMBINED OUTDOOR DINING SF AREAS AS ALLOWED BY SITE PLAN APPROVALS &/OR CODE REQUIREMENTS, WHICHEVER IS GREATER.



SCOPE OF WORK

THE PROPOSED SITE MODIFICATIONS UNDER THIS APPLICATION INCLUDE THE FOLLOWING KEY ITEMS:

- REMOVING THE EASTERMOST 60' (4'-) FROM THE NORTH BUILDING (BUILDING #1), REMOVING THE 10 PARKING SPACES AND DUMPSTER ENCLOSURE DIRECTLY TO THE NORTH OF THE EAST BUILDING (BUILDING #2), EXTENDING THE EASTERMOST DRIVE AISLE TO THE NORTH TO CONNECT TO EVE STREET.
- BUILDING AN ADDITION ONTO THE NORTH END OF BUILDING #2, PROVIDING NEW PARKING STALLS ALONG THE BUILDING #2 ADDITION AND REWORKING THE PARKING SPACES AFFECTED BY THE BUILDING MODIFICATIONS, ALSO PROPOSED IS AN ADA SIDEWALK CONNECTION TO THE TROPIC BOULEVARD ROW, LANDSCAPE AND SITE LIGHTING IMPROVEMENTS RELATED TO THE SITE MODIFICATIONS, DRAINAGE MODIFICATIONS RELATED TO THE SITE MODIFICATION, AND A NEW DUMPSTER ENCLOSURE TO REPLACE THE ONE IMPACTED BY THE BUILDING #2 EXPANSION.
- RENOVATION OF THE 3 BUILDING FACADES BY REMODELING THE EXISTING TOWER FEATURES, MODIFYING THE EXISTING PARAPETS, REPAIRING EXISTING STUCCO FINISH AND RE-PAINTING.
- OVERALL, THE PREVIOUSLY MENTIONED SITE MODIFICATIONS WILL RESULT IN A LOSS OF 36 SF OF BUILDING AREA ON THE SITE, AND WILL PROVIDE FOR IMPROVED CIRCULATION ACCESS FOR INGRESS AND EGRESS OUT OF THE PROPERTY. PEDESTRIAN ACCESS WILL BE IMPROVED WITH THE SIDEWALK CONNECTION ALONG TROPIC BOULEVARD.

APPLICABLE CODES

FLORIDA BUILDING CODE 2014, 5th EDITION
FLORIDA FIRE PREVENTION CODE NFPA 101

OCCUPANCY

OCCUPANCY CLASSIFICATION: A-2, B, M
TYPE OF CONSTRUCTION: II-B

SITE DATA

PROPERTY CONTROL NUMBER: 12434628060010010
ZONING DISTRICT: PC
FUTURE LAND USE: GC
TOTAL SITE AREA: 17,430 SF. (1.78 ACRES)

EXISTING USE OF PROPERTY: COMMERCIAL SHOPPING CENTER & PROFESSIONAL OFFICES
EXISTING TOTAL BUILDING AREAS: 22,084 SF

AREA CALCULATIONS (AFTER THE PROPOSED BUILDING RENOVATIONS):		
GROUND FLOOR AREA:		
BUILDING #1 (REFLECTING NET LOSS OF -2,904 SF OF BLDG AREA):		6,635 SF.
BUILDING #2 (REFLECTING NET GAIN OF +2,860 SF OF BLDG AREA.):		13,414 SF.
BUILDING #3 (NO CHANGE):		1,996 SF.
TOTAL FLOOR AREA (AFTER THE PROPOSED BUILDING RENOVATIONS):		22,045 SF. (28.58%)
TOTAL OUTDOOR DINING AREA:		1,651 SF.
TOTAL INDOOR AREA AND OUTDOOR DINING AREA:		23,696 SF.

PROPERTY DEVELOPMENT REGULATIONS

PC	MIN. LOT SIZE (ACRES)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MIN. LOT FRONTAGE (FT)	MIN. OPEN SPACE (%)	MIN. FLOOR AREA (SF)	MIN. FRONT STREET SETBACK (FT)	MIN. SIDE STREET SETBACK (FT)	MIN. REAR SETBACK (FT)	MIN. BUILDING HEIGHT (FT)
REQUIRED	0.23	50	100	50	25.00	6,000	10'	10'	10'	48'
EXISTING	1.77	271.78	281.81	835.80	18.29	1,996	7'-2"	15'-1"	10'	31'
PROPOSED	1.77	271.78	281.81	835.80	19.00	1,996	7'-2"	15'-1"	10'	24'-6"

NOTE:
ITEMS IN **BOLD** REPRESENT PRE-EXISTING NONCONFORMITIES. PRE-EXISTING NONCONFORMITIES MAY CONTINUE BUT SHALL NOT BE MADE FURTHER NONCONFORMING.

PARKING CALCULATIONS

PARKING REQUIRED: 3.3 PARKING SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE FLOOR AREA, IRRESPECTIVE OF USES AND INCLUSIVE OF ALL OUTDOOR SEATING AREAS.

PARKING REQUIRED DETAILS =

INTERIOR GROSS LEASABLE FLOOR AREA =	22,045 SF
EXTERIOR OUTDOOR SEATING GROSS LEASABLE FLOOR AREA =	1,651 SF
TOTAL INTERIOR/EXTERIOR OUTDOOR SEATING GROSS LEASABLE FLOOR AREA =	23,696 SF

PARKING REQUIRED AT 3.3 PER 1,000 SQUARE FEET OF TOTAL GROSS LEASABLE FLOOR AREA = 23,696 SF / 1,000 X 3.3 = 78 PARKING SPACES

PROVIDED PARKING = 90 SPACES WITH 85 ON SITE +5 OFF SITE

EXISTING PARKING SPACES PER AS BUILT SITE = 84 PARKING SPACES

LEGAL DESCRIPTION

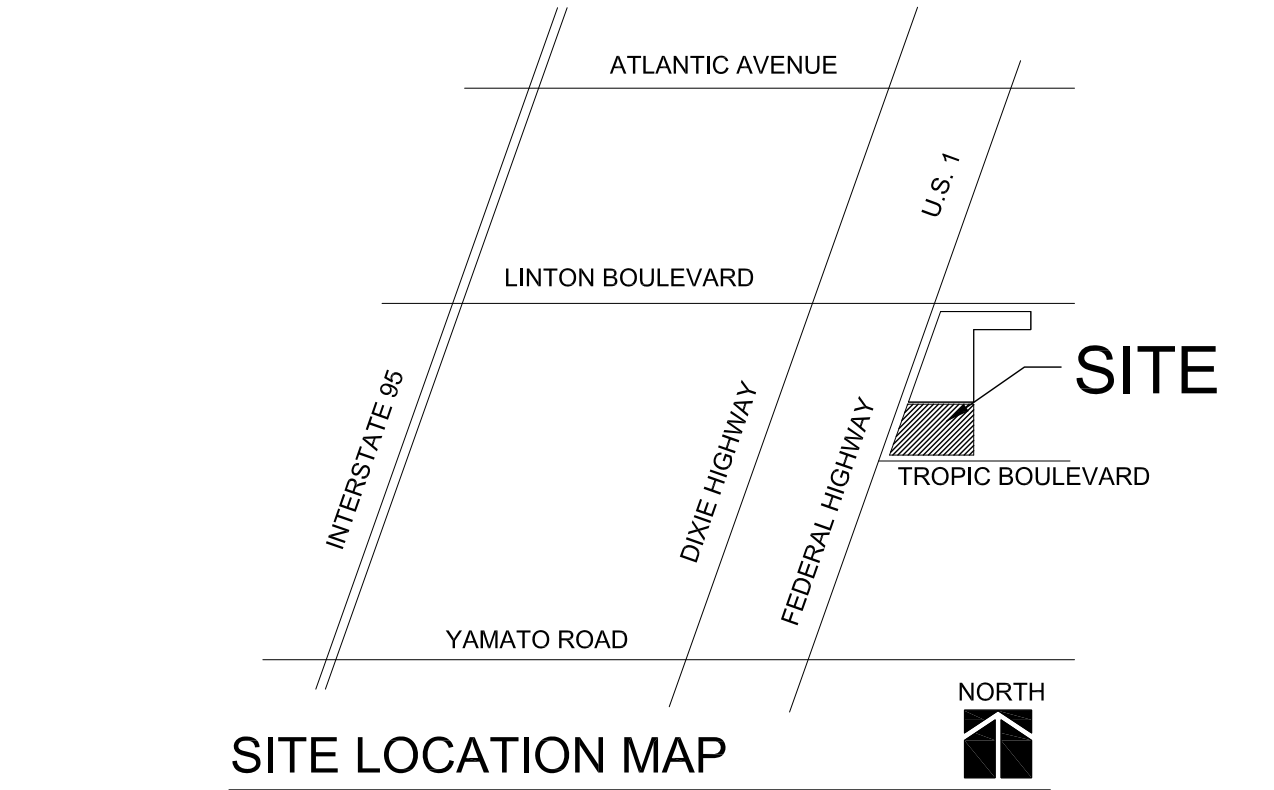
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■ ■ ■ DENOTES BOUNDARY OF AFFECTED AREA

FIRE CODE REFERENCE: FLORIDA FIRE PREVENTION CODE 5th EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, CODE 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.



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Mark L. Saltz AR 007171

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2013-214

Drawn By:

NH-CR

Checked By:

MA

Date:

06-01-16

REVISIONS:

1 BLDG DEPT COMM.

02-16-16

2 CLIENT COMM.

04-06-16

3 CLIENT COMM.

04-15-16

4 SFRAB COMM.

08-03-16

5 SFRAB COMM.

11-11-16

6 COORDINATION

11-24-16

7 SFRAB COMM.

05-22-16

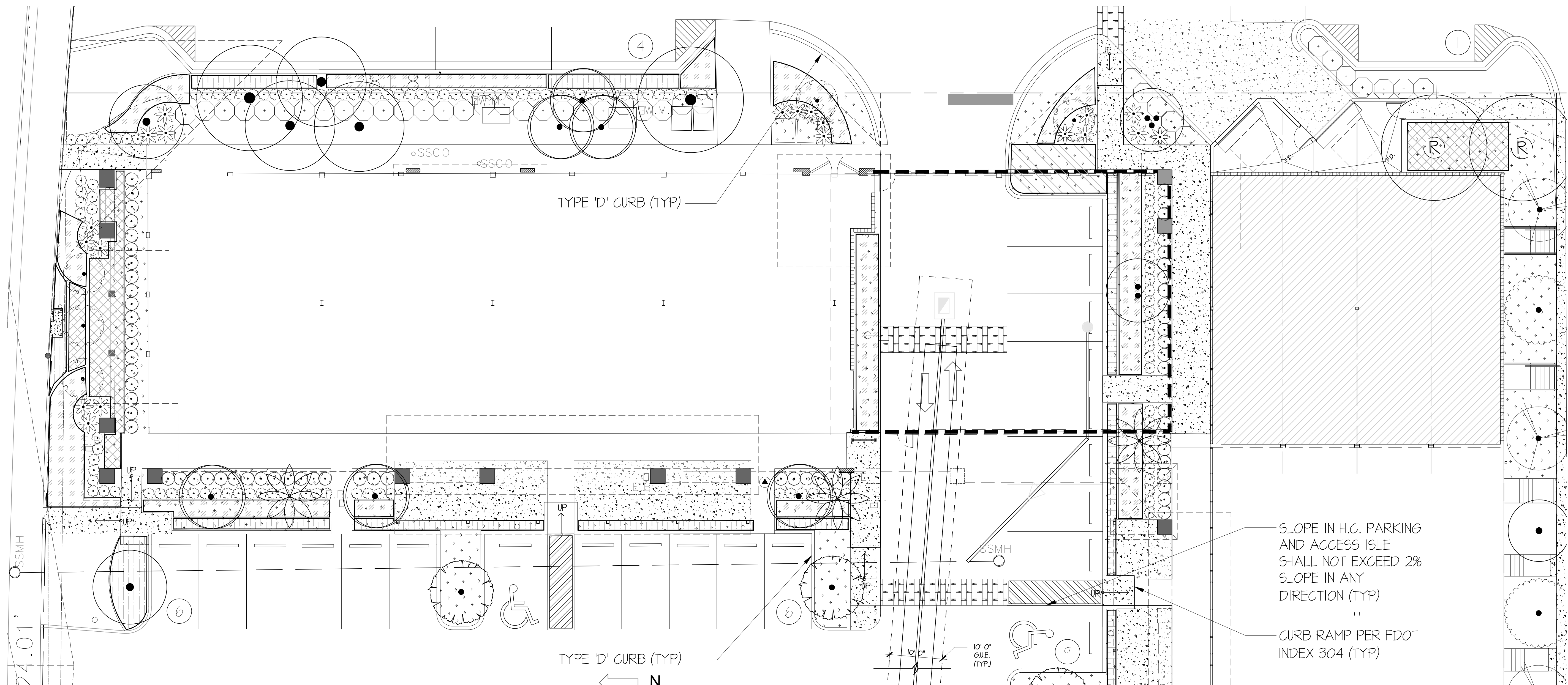
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07-02-16

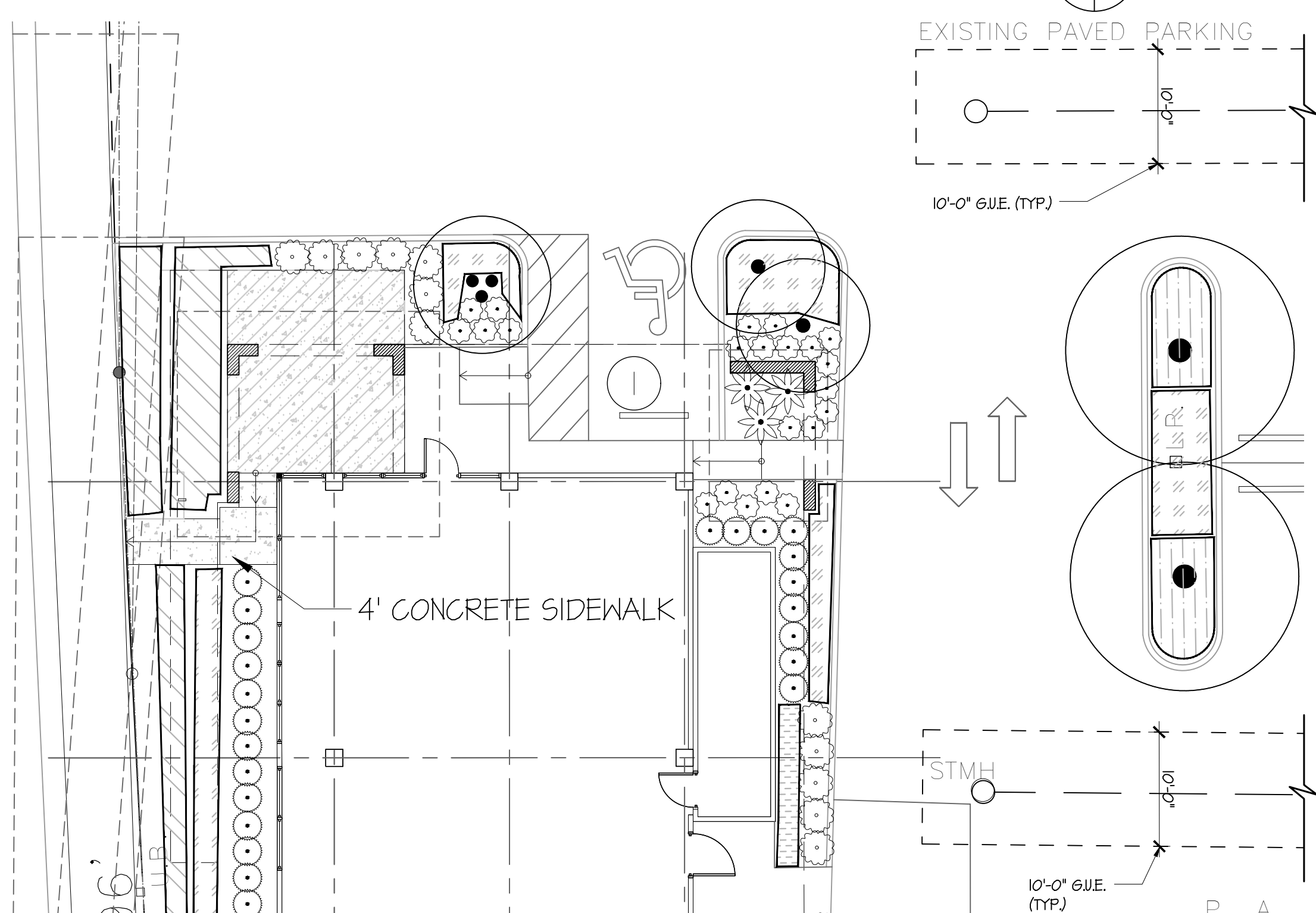
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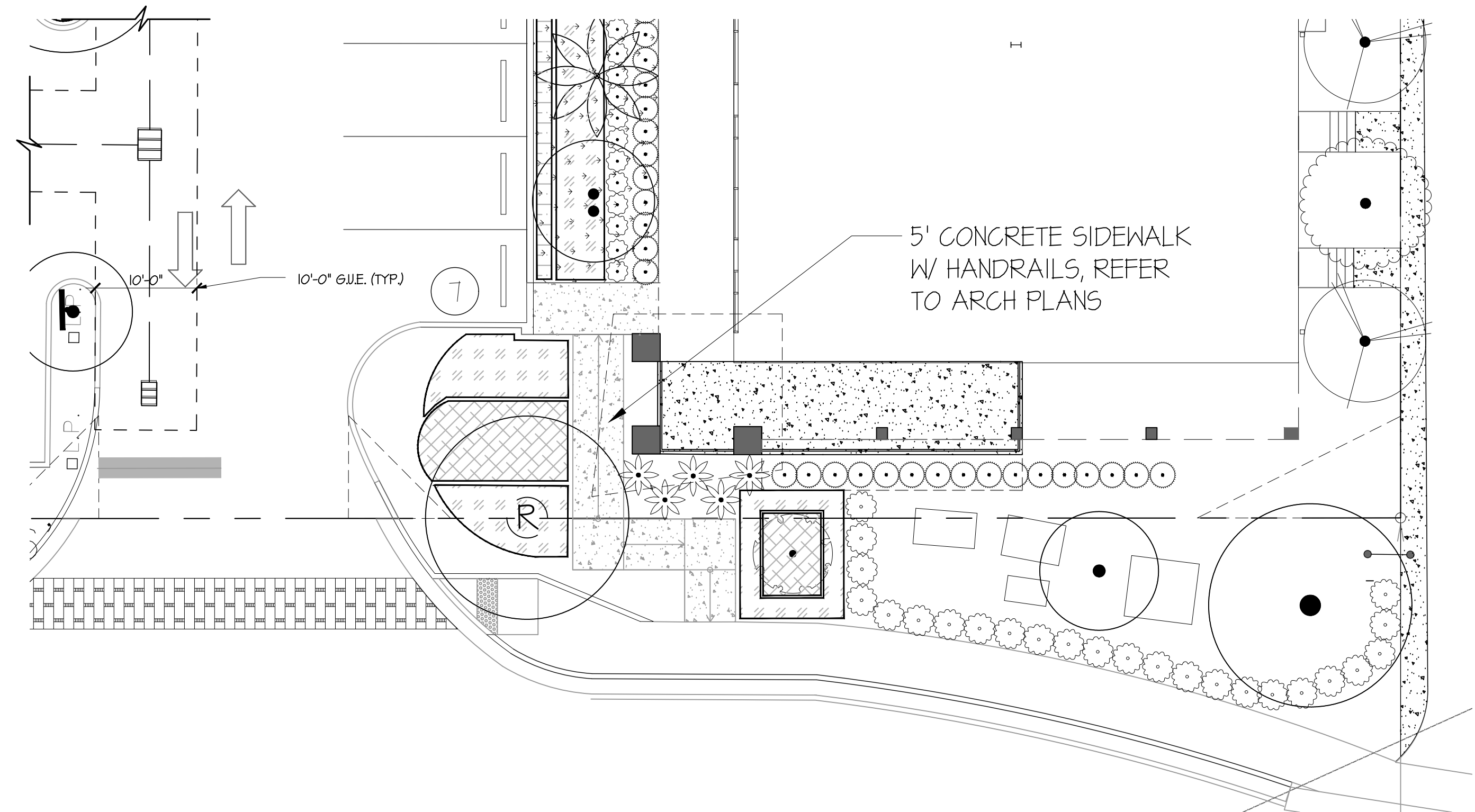
SP1.0



1
SP1.1
COMPOSITE OVERLAY PLAN - ENLARGED AFFECTED AREA
SCALE: 1" = 10'



2
SP1.1
COMPOSITE OVERLAY PLAN - ENLARGED AFFECTED AREA
SCALE: 1" = 10'



3
SP1.1
COMPOSITE OVERLAY PLAN - ENLARGED AFFECTED AREA
SCALE: 1" = 10'

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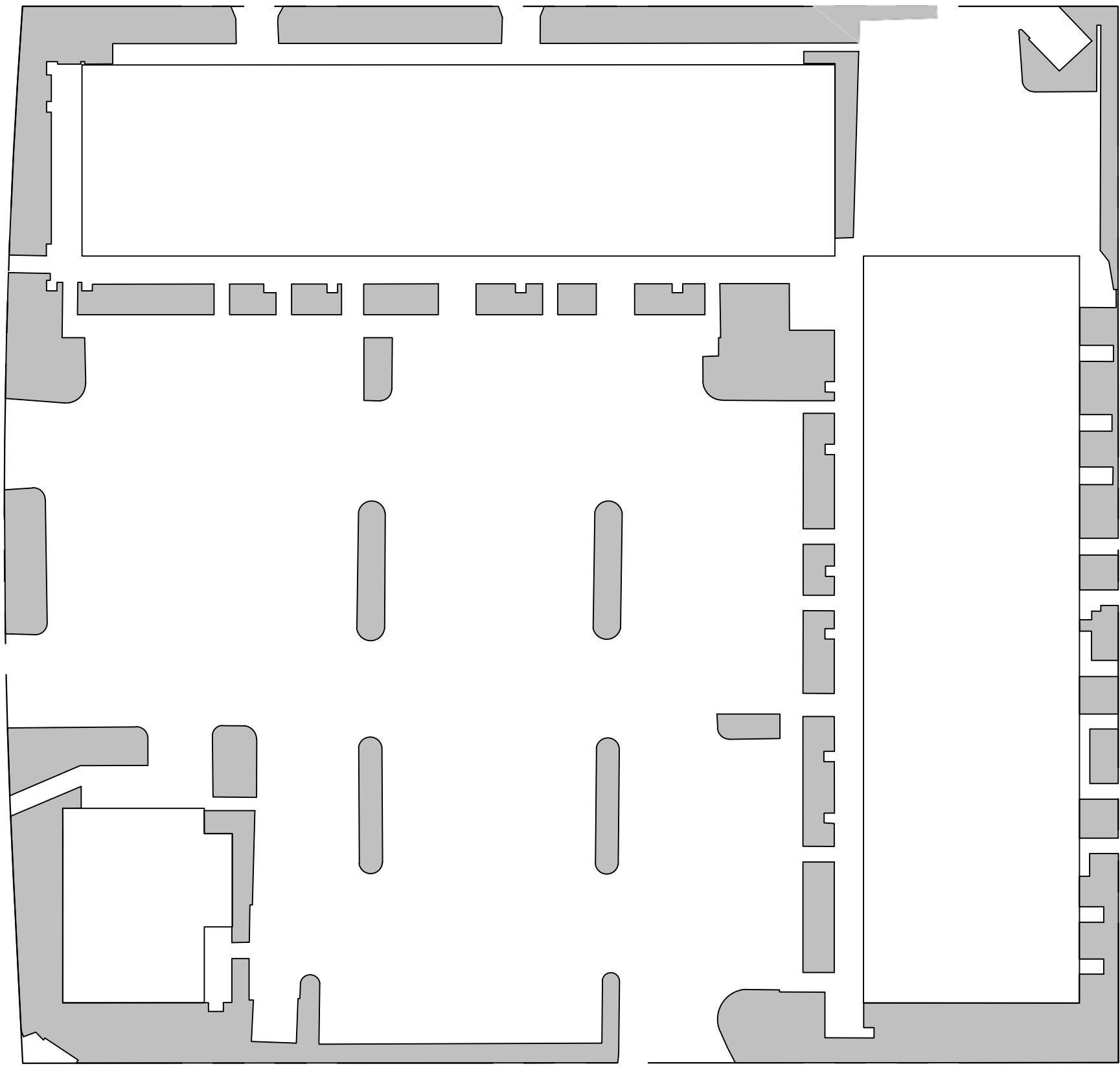
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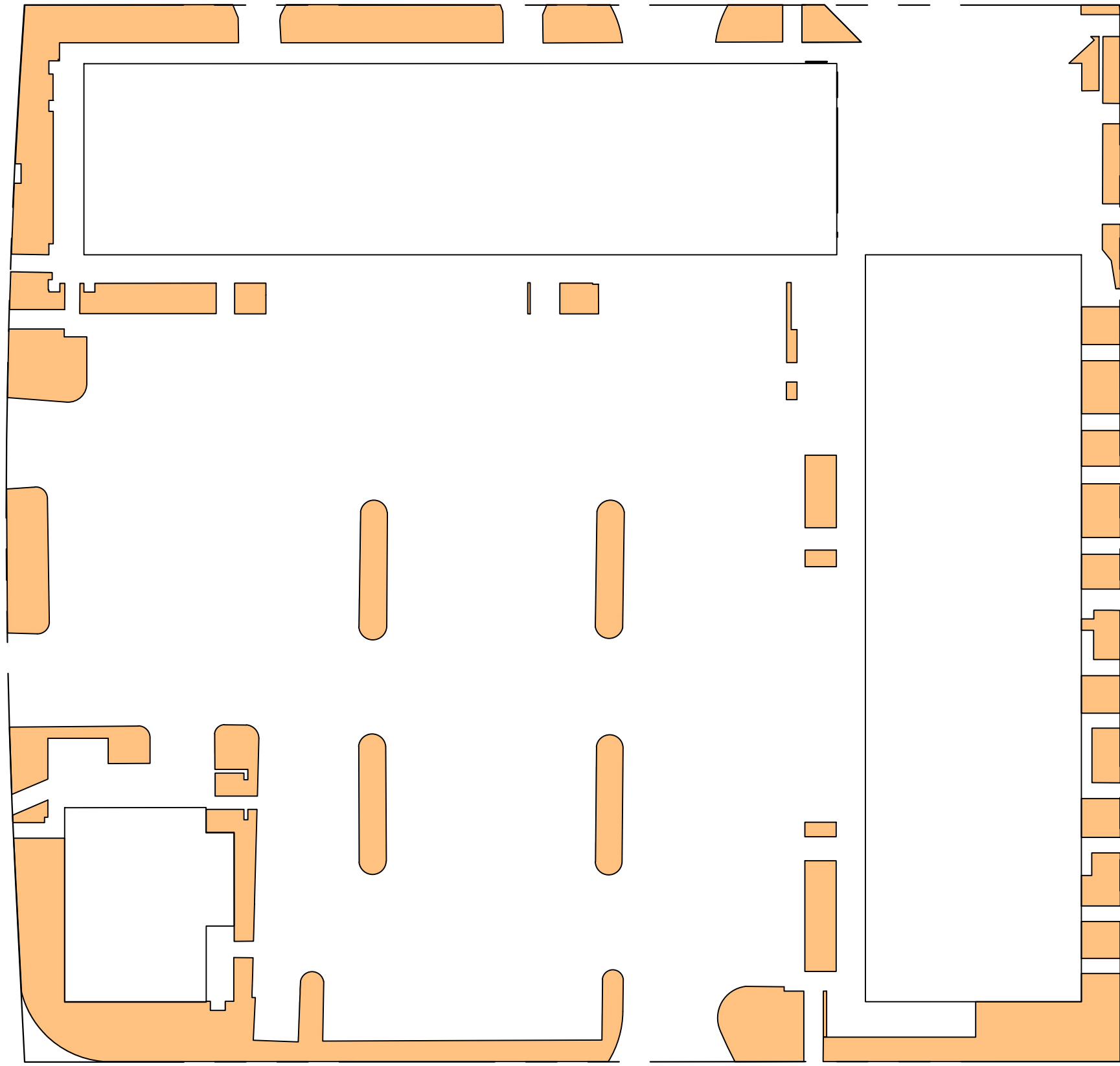
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- △ SPRAB COMM. 08-03-16
- △ COORDINATION 11-24-18
- △ SPRAB COMM. 05-22-19
- △ SPRAB COMM. 07-02-19
- △ SPRAB COMM. 07-10-19

SP1.1



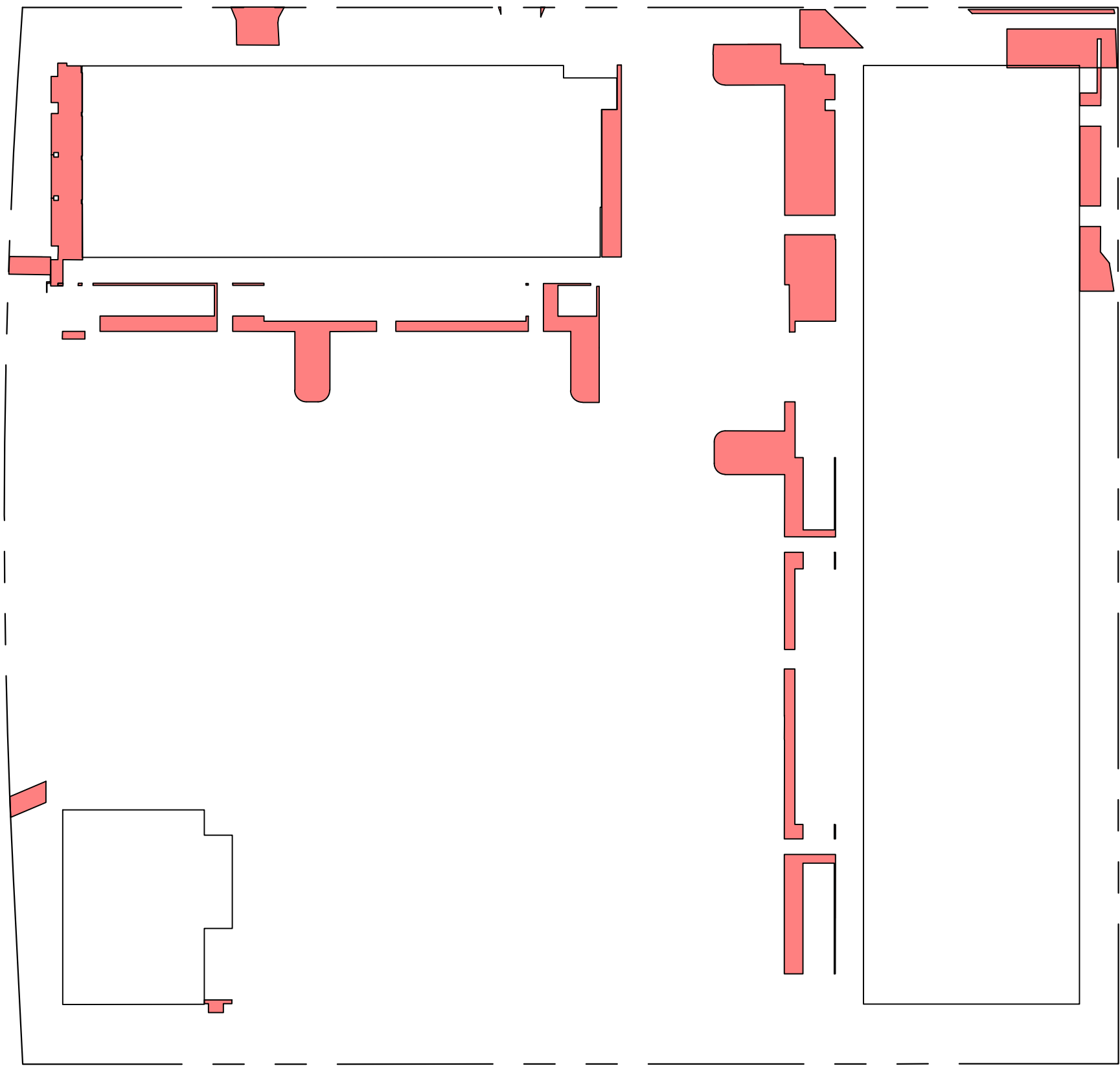
1 SITE PLAN- EXISTING LANDSCAPE AREAS
SCALE: 1" = 20'



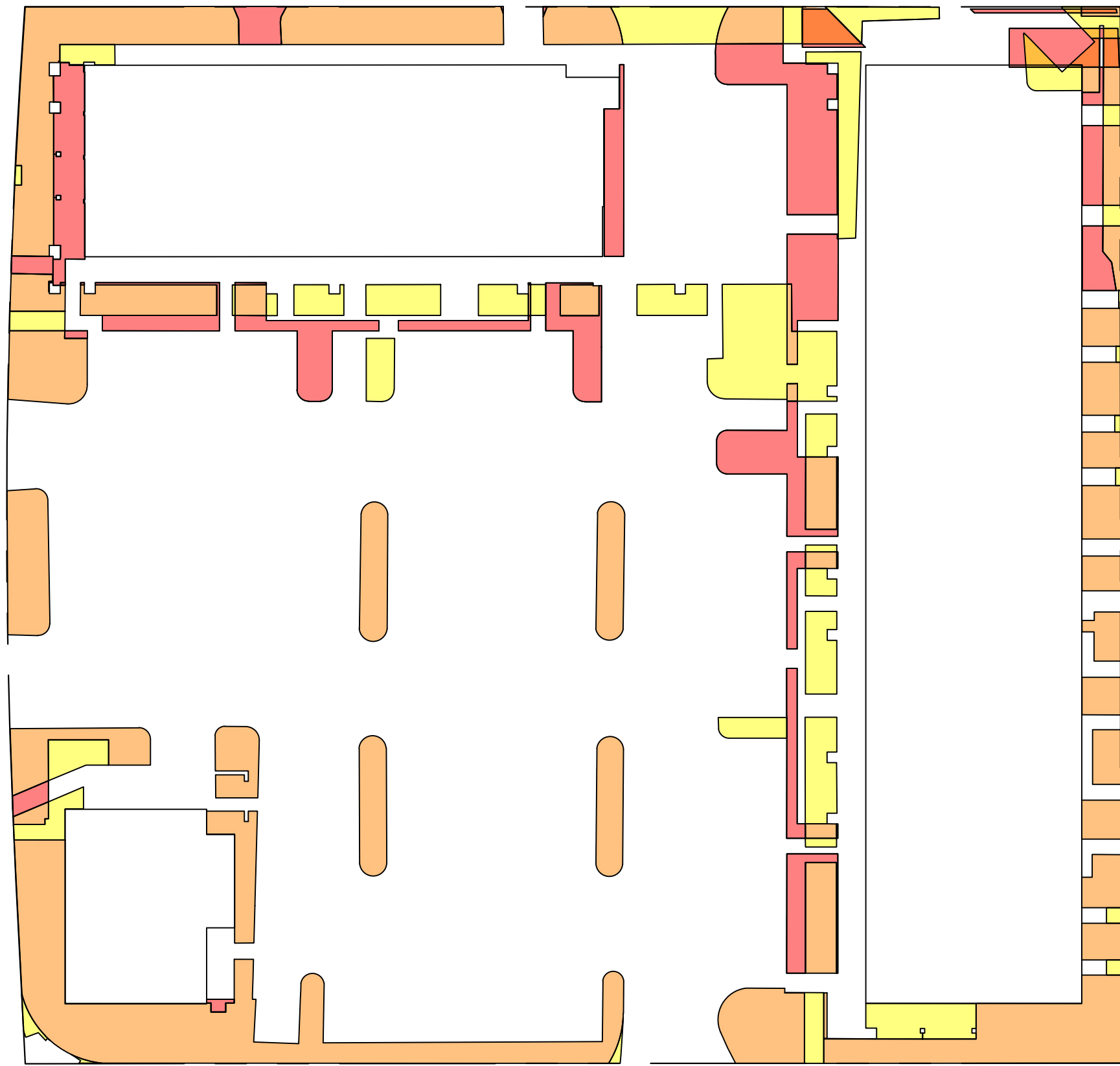
2 SITE PLAN- EXIST. LANDSCAPE TO REMAIN
SCALE: 1" = 20'



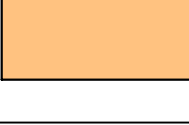
3 SITE PLAN- EXIST. LANDSCAPE TO BE REMOVED
SCALE: 1" = 20'



4 SITE PLAN- NEW LANDSCAPE
SCALE: 1" = 20'



5 SITE PLAN- LANDSCAPE OVERLAY
SCALE: 1" = 20'

LEGEND	
TOTAL SITE AREA: 77,430 SF	
	TOTAL EXISTING LANDSCAPE AREA: 14,087 SF (18.2%)
	EXISTING LANDSCAPE AREA TO BE REMOVED: 3,621 SF
	PROPOSED NEW LANDSCAPE AREA: 3,632 SF
	EXISTING LANDSCAPE AREA TO REMAIN: 10,476 SF
TOTAL PROPOSED LANDSCAPE AREA: 14,108 SF (18.2%)	
TOTAL PROPOSED IMPERVIOUS AREA: 63,322 SF (81.8%)	

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6 COORDINATION
11-24-16

7 SPRAB COMM.
05-22-14

8 SPRAB COMM.
07-10-14

SP1.2



- 7 BICYCLE RACK DETAIL
A-3 SCALE: NTS



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02-15-16

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04-06-16

3 SPRAB COMM.
08-03-16

6 COORDINATION
11-29-18

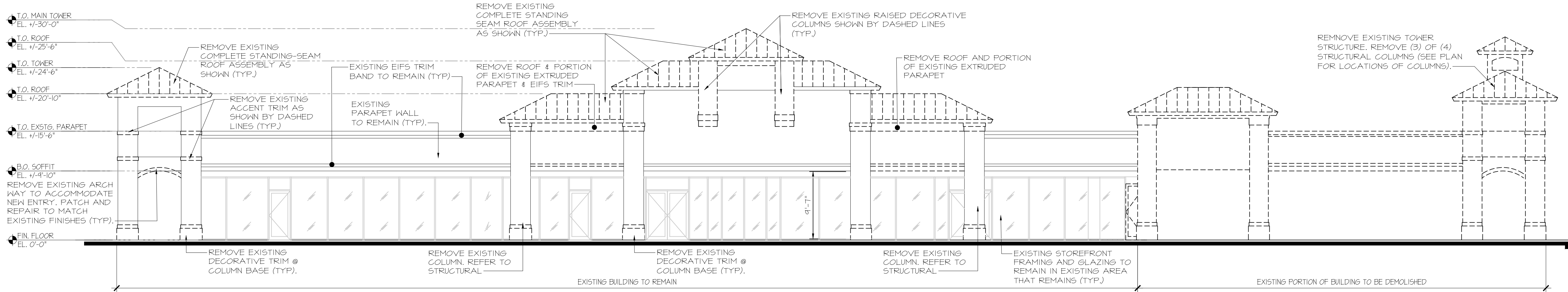
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8 SPRAB COMM.
07-02-19

9 SPRAB COMM.
07-10-19

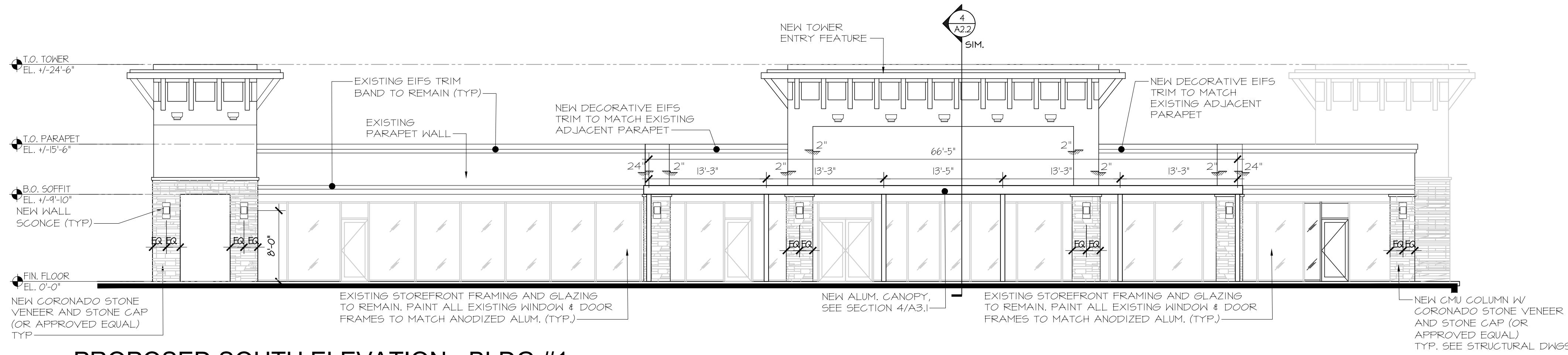
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1
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SCALE: 1/8" = 1'-0"

DEMOLITION SOUTH ELEVATION - BLDG #1 (FACING TROPIC BLVD & MAIN PARKING AREA)

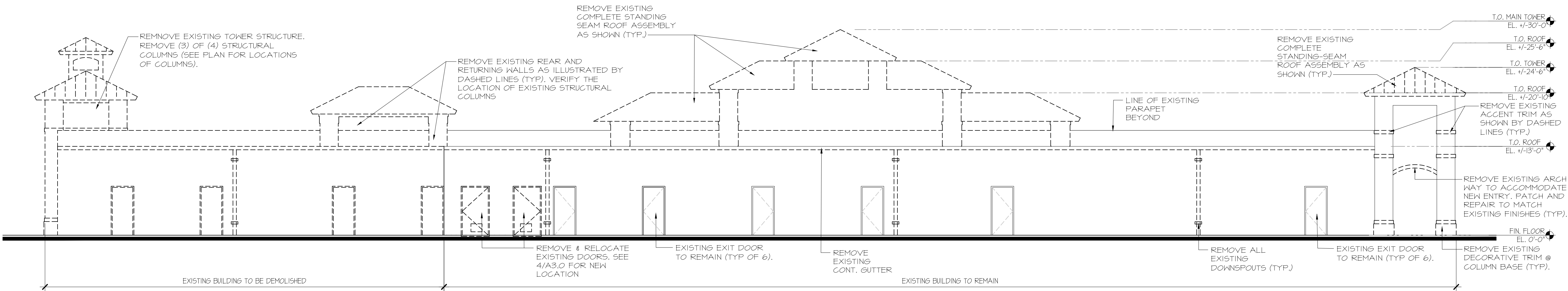


TYPICAL INTERIOR
ELEVATION AT TOWERS

SCALE: 1/8" = 1'-0"

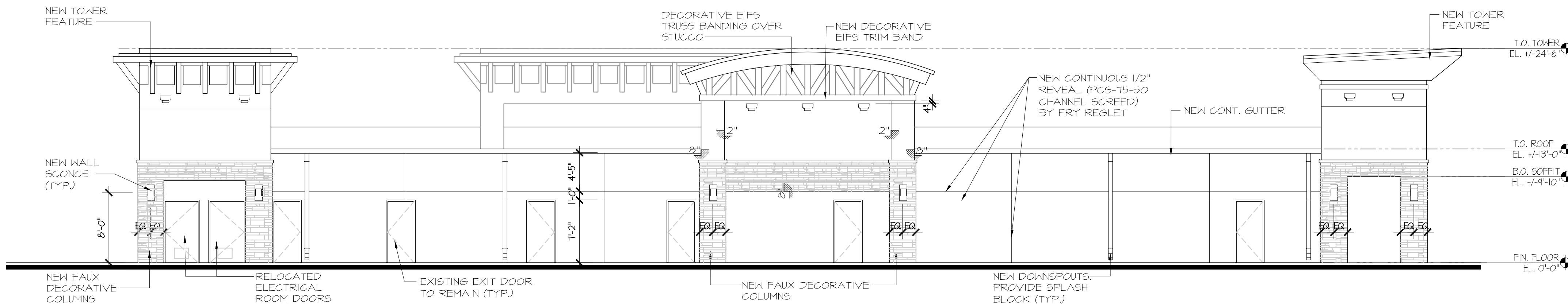
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A2.0
SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION - BLDG #1 (FACING TROPIC BLVD & MAIN PARKING AREA)



3
A2.0
SCALE: 1/8" = 1'-0"

DEMOLITION NORTH ELEVATION - BLDG #1 (FACING EVE STREET)



4
A2.0
SCALE: 1/8" = 1'-0"

PROPOSED BLDG #1 NORTH ELEVATION (FACING EVE STREET)

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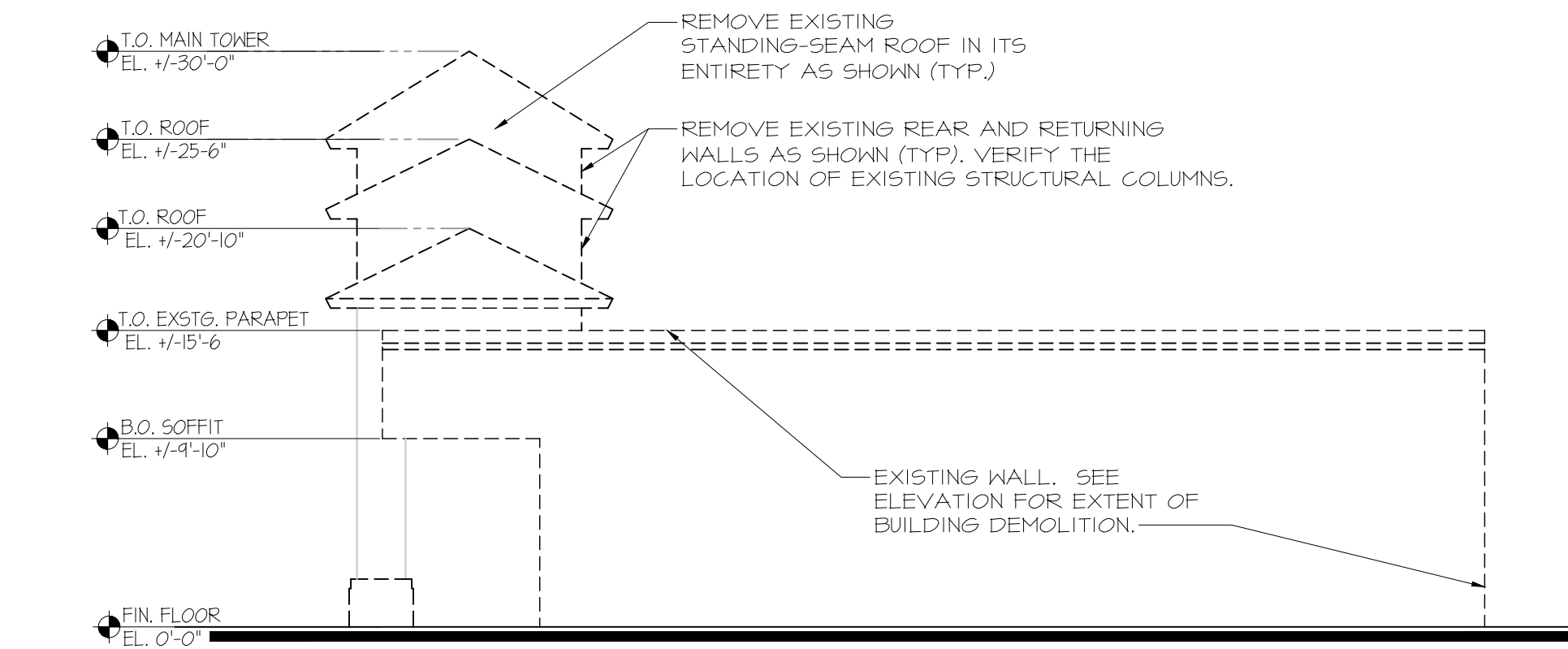
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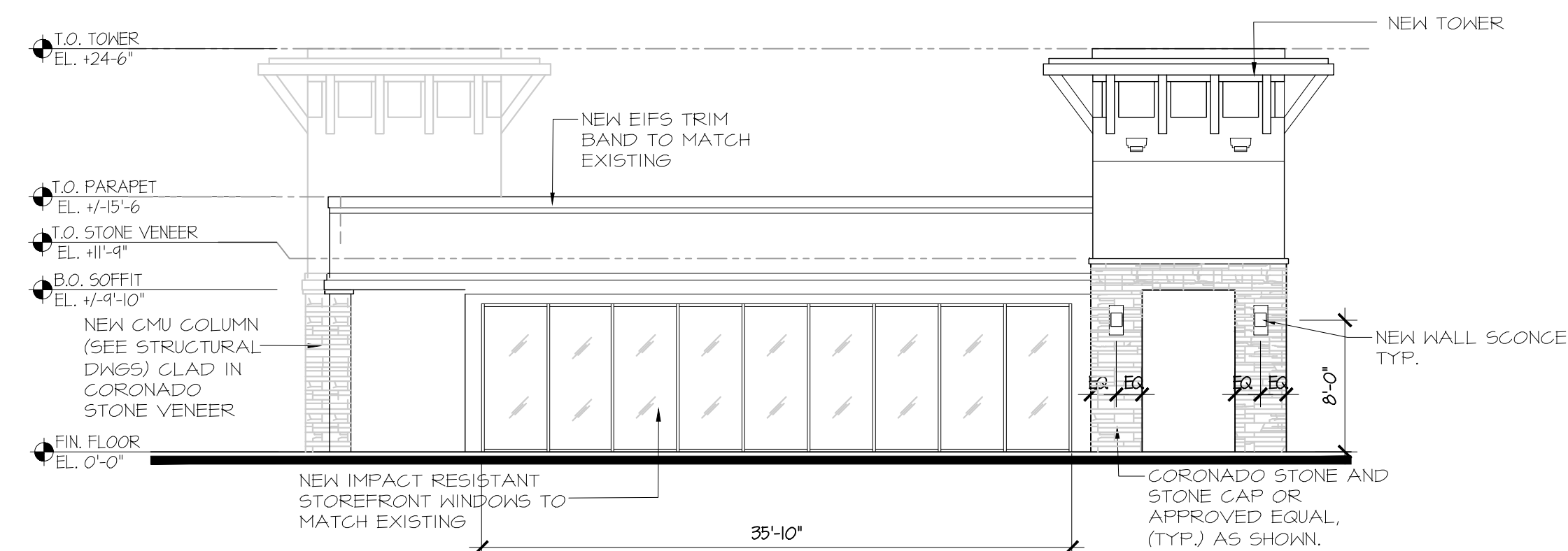
REVISIONS:

COORDINATION
11-24-16

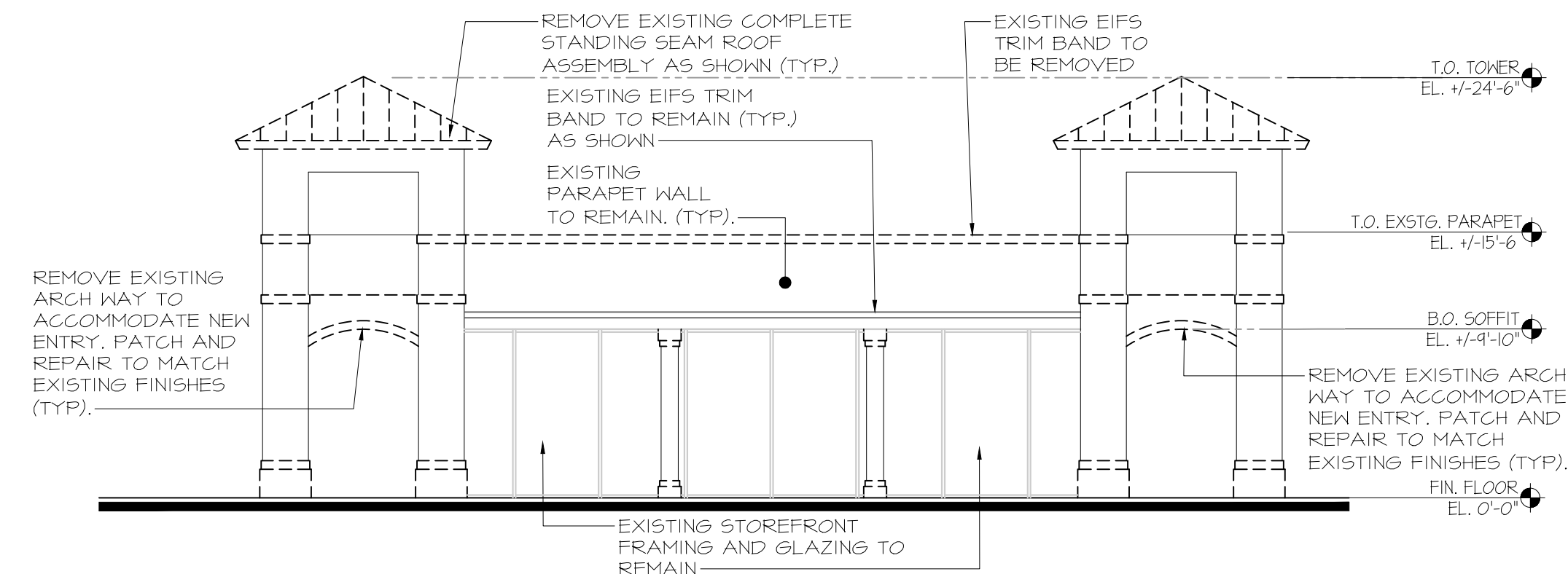
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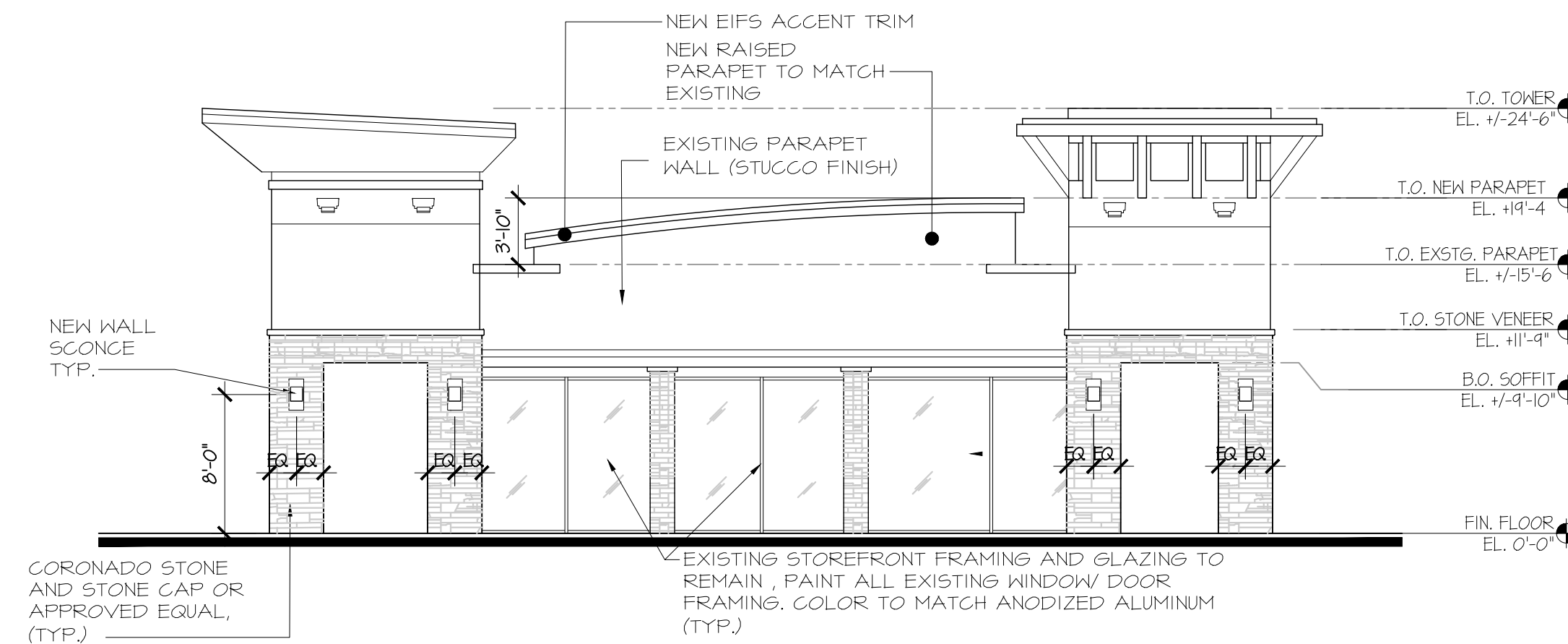
1
A2.1
DEMOLITION EAST ELEVATION - BLDG #1 (VIEW TOWARDS BLDG #2)
SCALE: 1/8" = 1'-0"



2
A2.1
PROPOSED EAST ELEVATION - BLDG #1 (VIEW TOWARDS BLDG #2)
SCALE: 1/8" = 1'-0"



3
A2.1
DEMOLITION WEST ELEVATION - BLDG #1 (VIEW TOWARDS FEDERAL HIGHWAY)
SCALE: 1/8" = 1'-0"



4
A2.1
PROPOSED WEST ELEVATION - BLDG #1 (VIEW TOWARDS FEDERAL HIGHWAY)
SCALE: 1/8" = 1'-0"

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AA-0002897

Mark L. Saltz AR 007171

Project No.:
2013-214

Drawn By:
NH-CR

Checked By:
MA

Date:
06-01-16

REVISIONS:

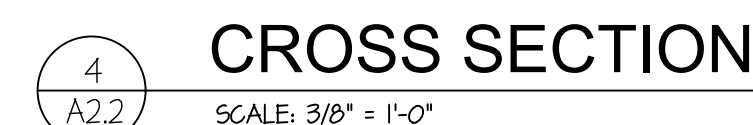
△ BLDG DEPT COMM.
02-16-16

△ CLIENT COMM.
04-06-16

△ SPRAB COMM.
08-03-16

△ COORDINATION
11-24-16

A2.1



**FACADE RENOVATION FOR
DELRAY PLACE (SOUTH)
(FORMERLY KNOWN AS TROPIC SQUARE)
DELRAY BEACH, FLORIDA**

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BLDG DEPT COMM
02-16-16

6 COORDINATION
11-29-18

COORDINATION
07-10-18

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

100

continued

For more information

1000

100

100

Source: [www.ck12.org](#)

100

33

A2.2

11 of 11



**FACADE RENOVATION FOR
DELRAY PLACE (SOUTH)
(FORMERLY KNOWN AS TROPIC SQUARE)
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BLDG DEPT COMM.
01-29-16

BLDG DEPT COMM.
02-16-16

4 SPRAB COMM.
08-03-16

6 COORDINATION
11-29-18

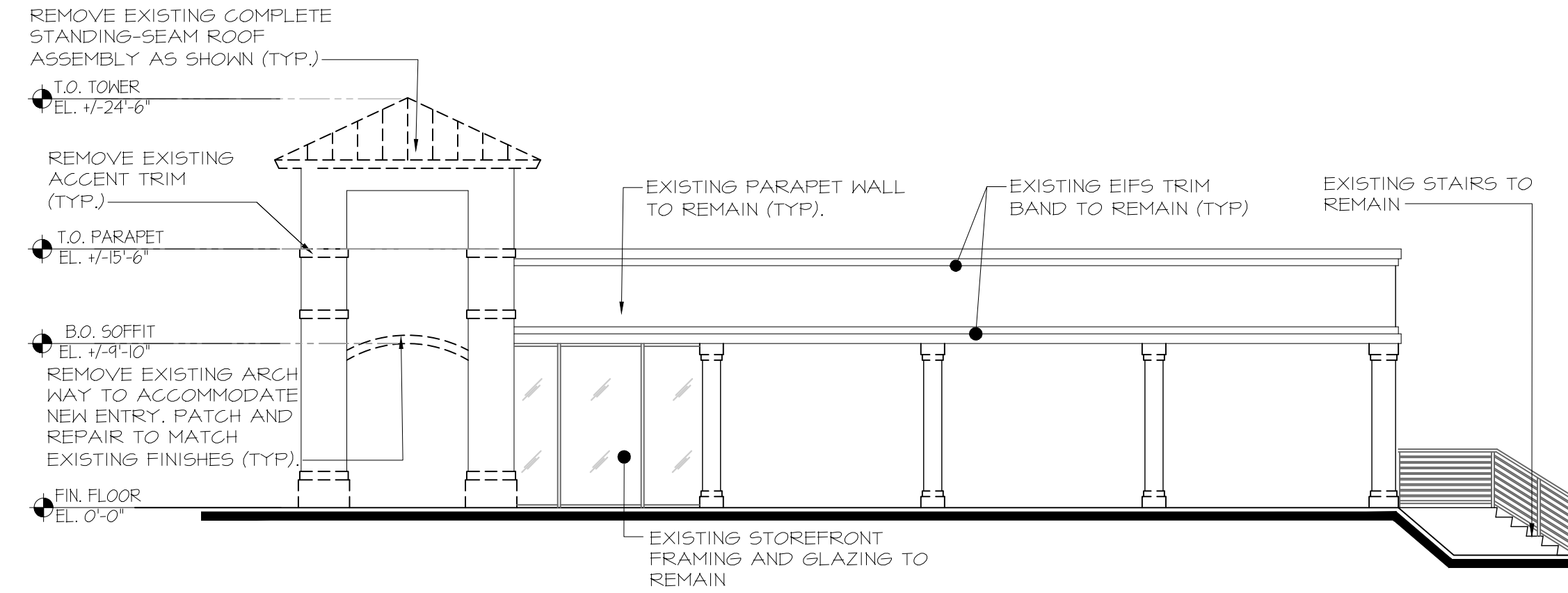
7 SPRAB COMM.
05-22-19

9 SPRAB COMM
07-10-19

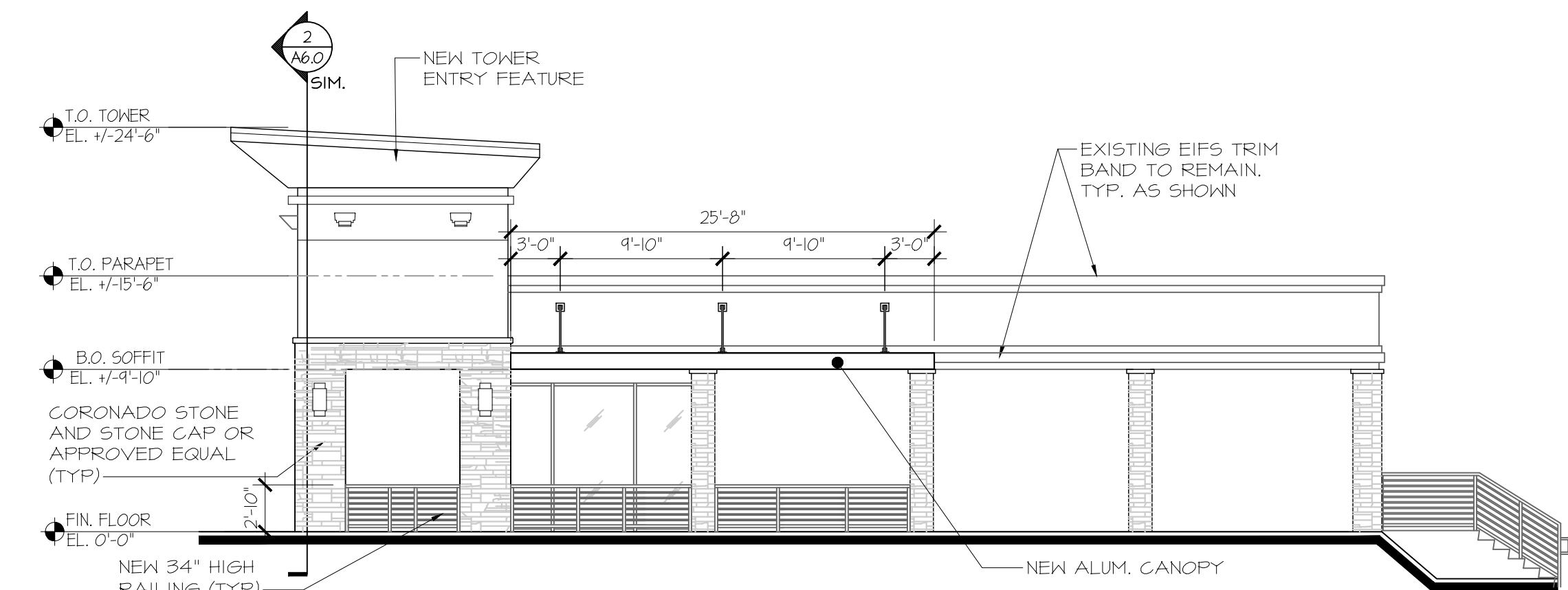
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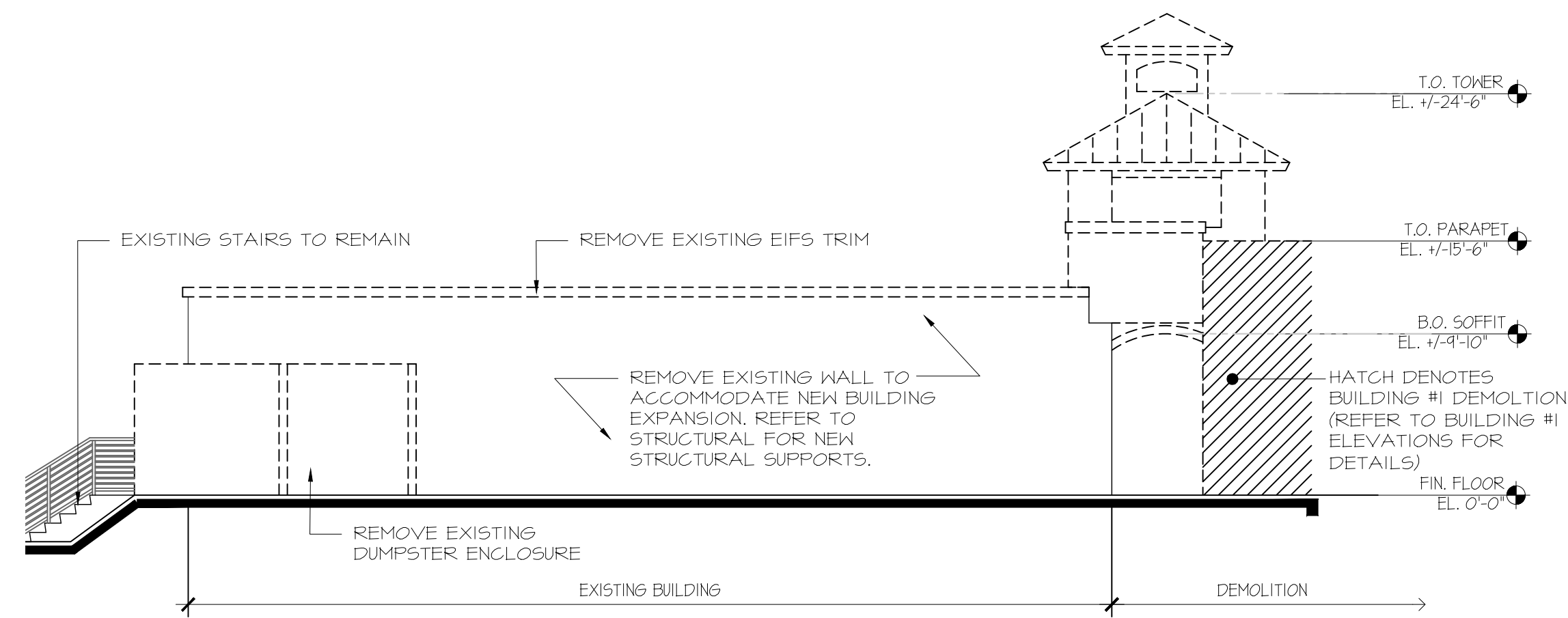
Page 10 of 10



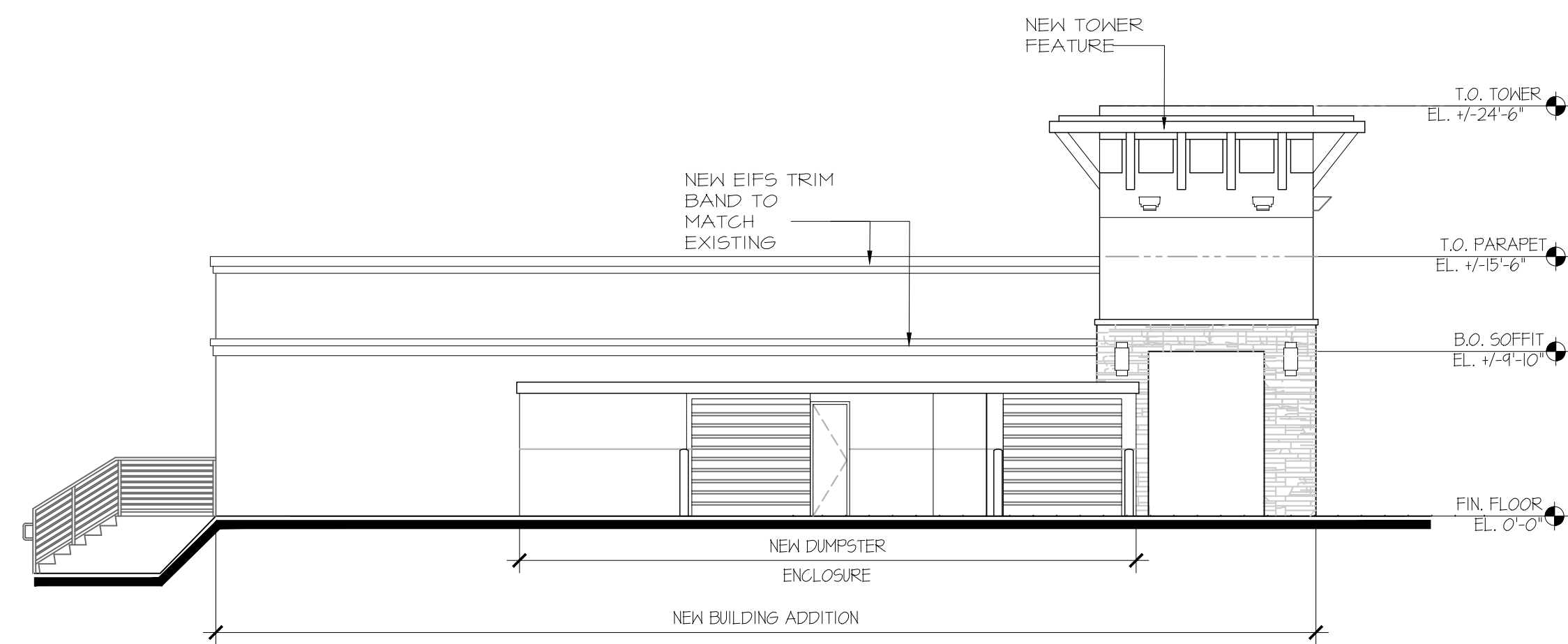
1
A2.4
DEMOLITION SOUTH ELEVATION - BLDG #2 (FACING TROPIC BLVD)
SCALE: 1/8" = 1'-0"



2
A2.4
PROPOSED SOUTH ELEVATION - BLDG #2 (FACING TROPIC BLVD)
SCALE: 1/8" = 1'-0"



3
A2.4
DEMOLITION NORTH ELEVATION - BLDG #2 (FACING EVE STREET)
SCALE: 1/8" = 1'-0"



4
A2.4
PROPOSED NORTH ELEVATION - BLDG #2 (FACING EVE STREET)
SCALE: 1/8" = 1'-0"

FACADE RENOVATION FOR
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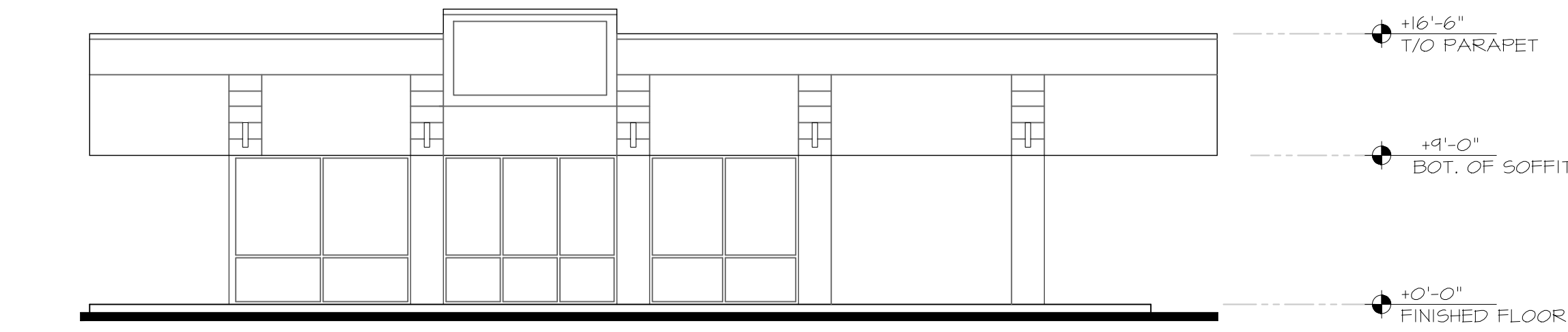
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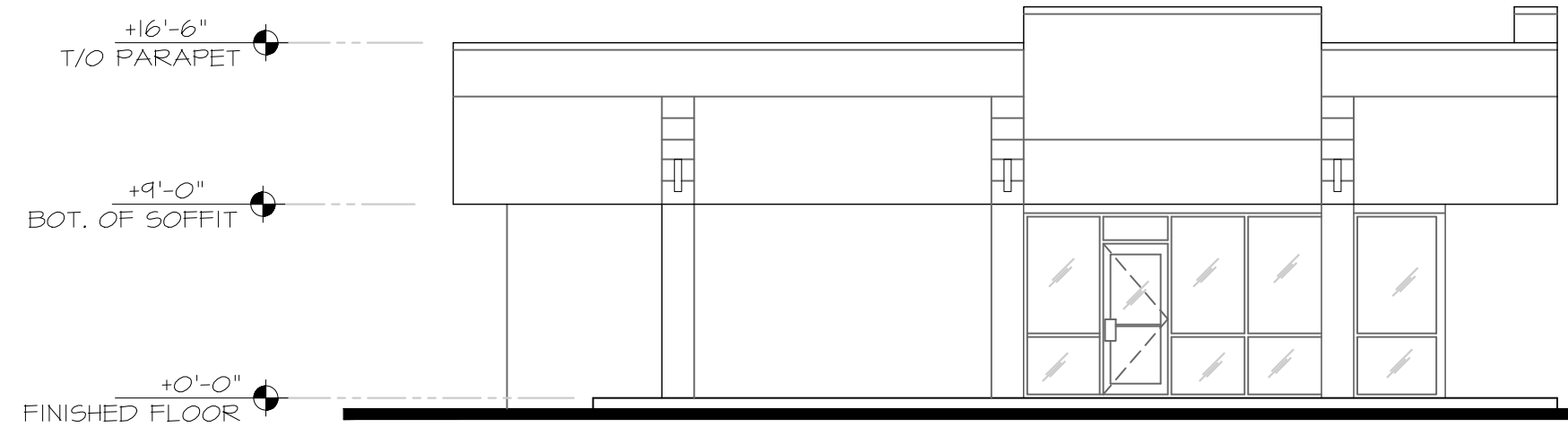
Checked By:
MA
Date:
06-01-16

REVISIONS:

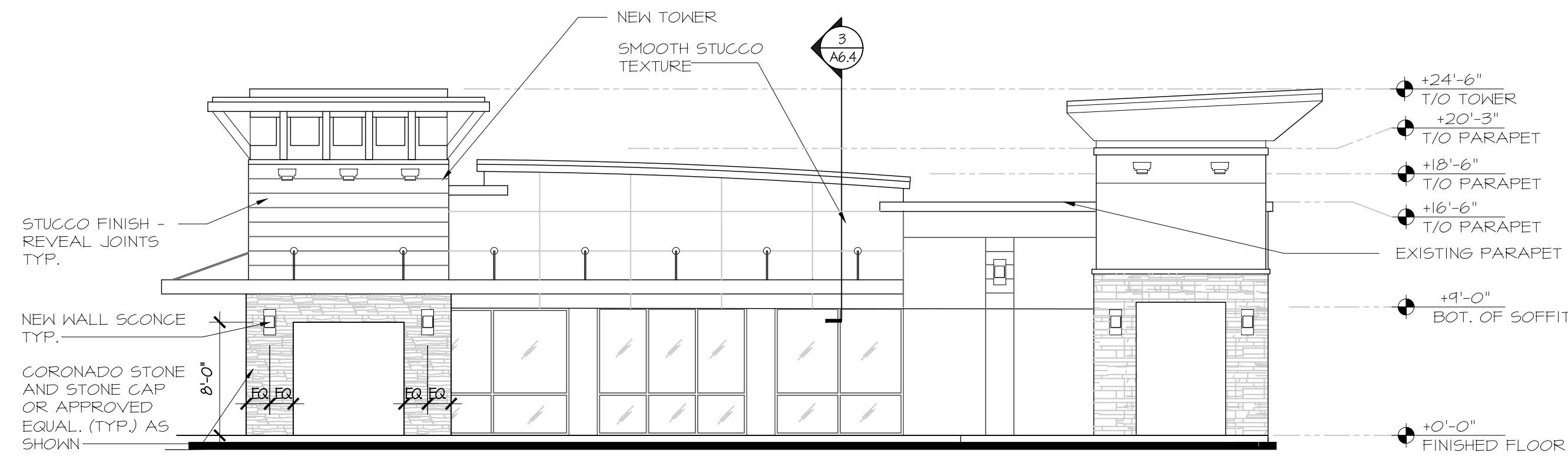
- BLDG DEPT COMM.
02-16-16
- CLIENT COMM.
04-06-16
- SPRAB COMM.
08-03-16
- COORDINATION
11-24-18
- SPRAB COMM.
05-22-19
- SPRAB COMM.
07-10-19



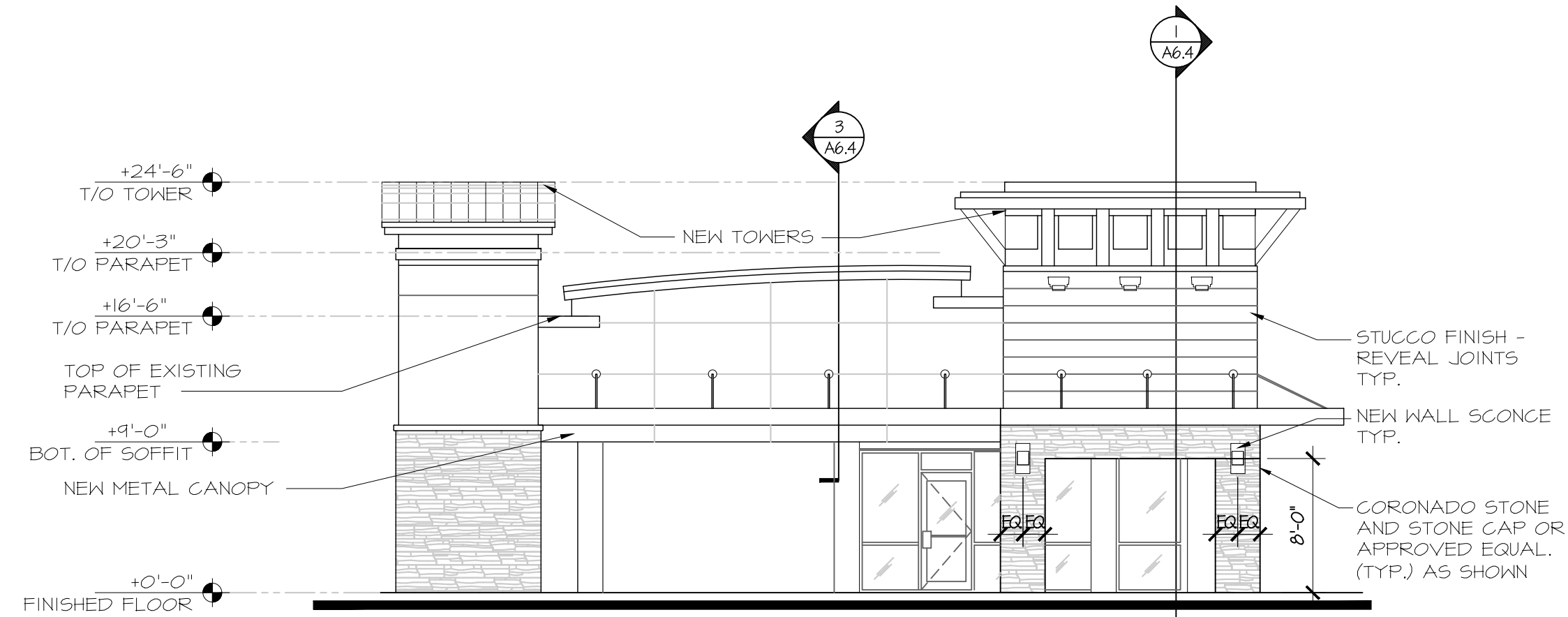
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A2.5
EXISTING WEST ELEVATION - BLDG #3 (FACING FEDERAL HIGHWAY)
SCALE: 1/8" = 1'-0"



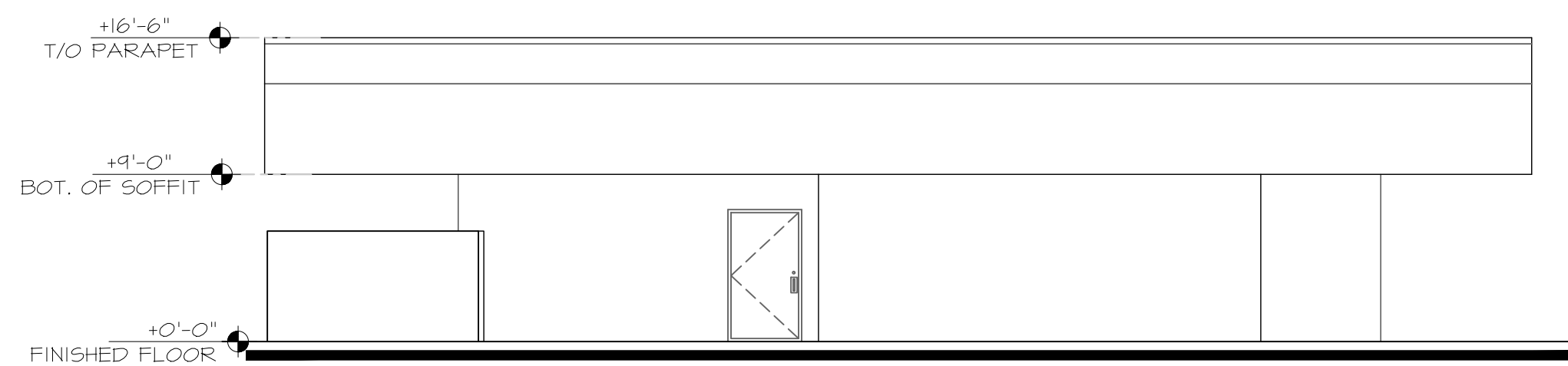
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A2.5
EXISTING NORTH ELEVATION - BLDG #3 (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



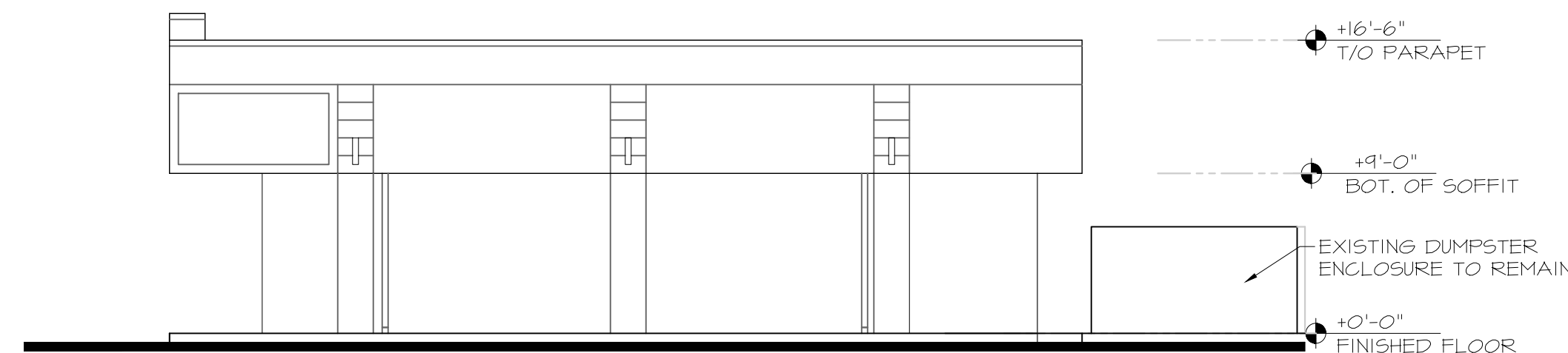
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A2.5
PROPOSED WEST ELEVATION - BLDG #3 (FACING FEDERAL HIGHWAY)
SCALE: 1/8" = 1'-0"



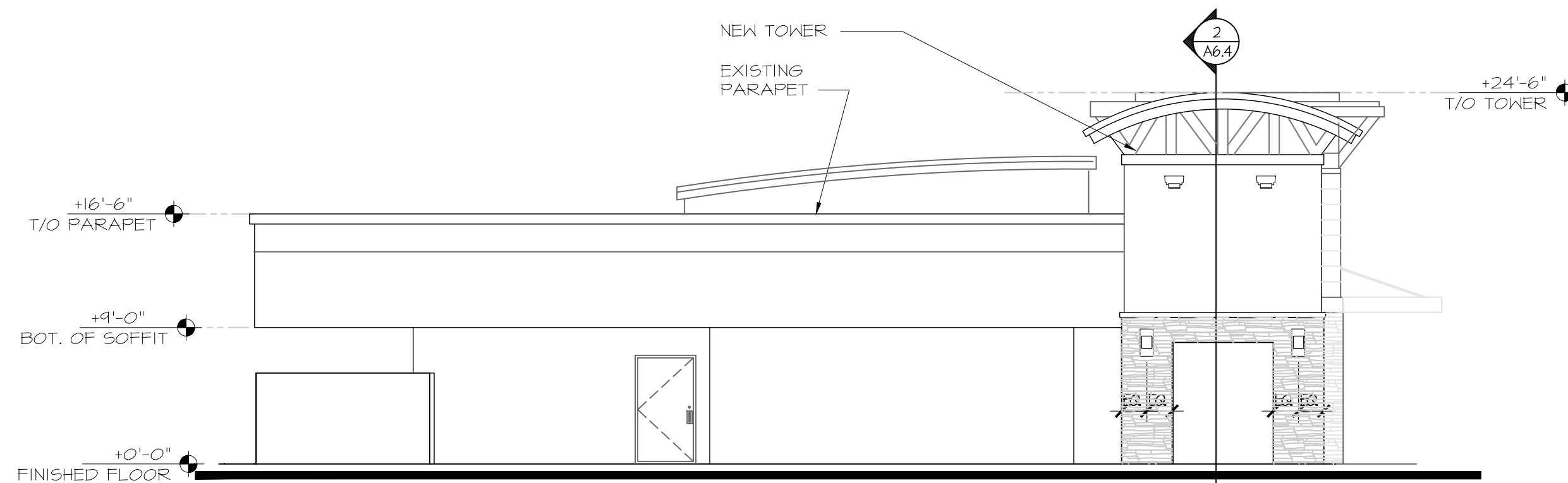
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A2.5
PROPOSED NORTH ELEVATION - BLDG #3 (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



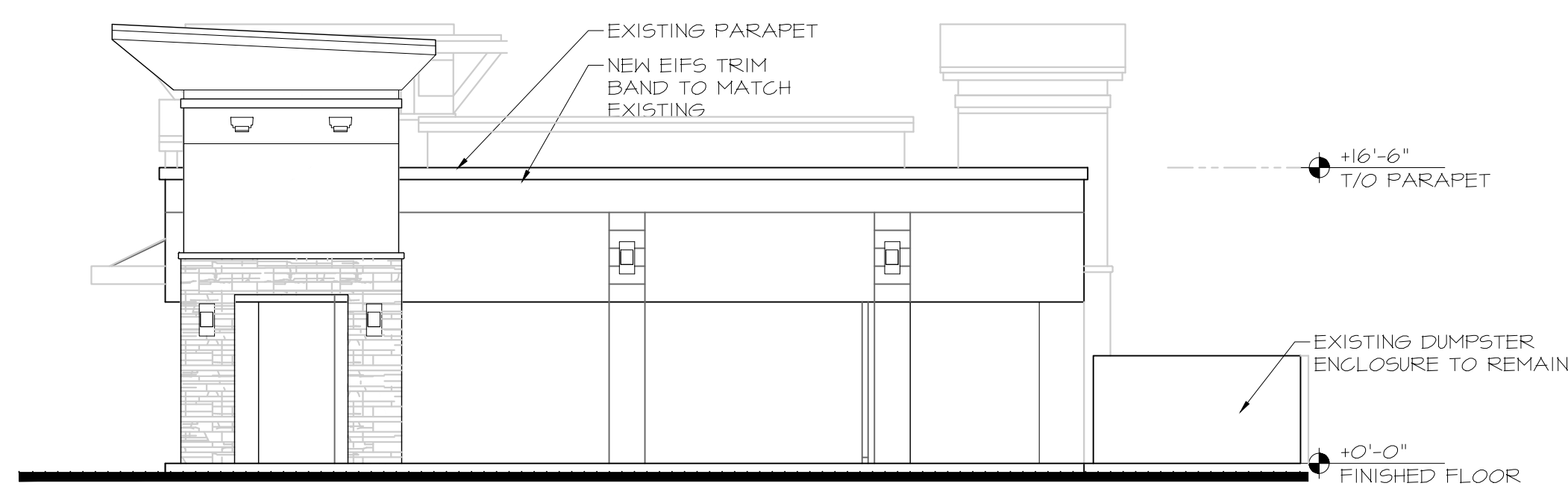
3
A2.5
EXISTING EAST ELEVATION - BLDG #3 (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



7
A2.5
EXISTING SOUTH ELEVATION - BLDG #3 (FACING TROPIC BLVD)
SCALE: 1/8" = 1'-0"



4
A2.5
PROPOSED EAST ELEVATION - BLDG #3 (FACING PARKING LOT)
SCALE: 1/8" = 1'-0"



8
A2.5
PROPOSED SOUTH ELEVATION - BLDG #3 (FACING TROPIC BLVD)
SCALE: 1/8" = 1'-0"

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(FORMERLY KNOWN AS TROPIC SQUARE)
DELRAY BEACH, FLORIDA

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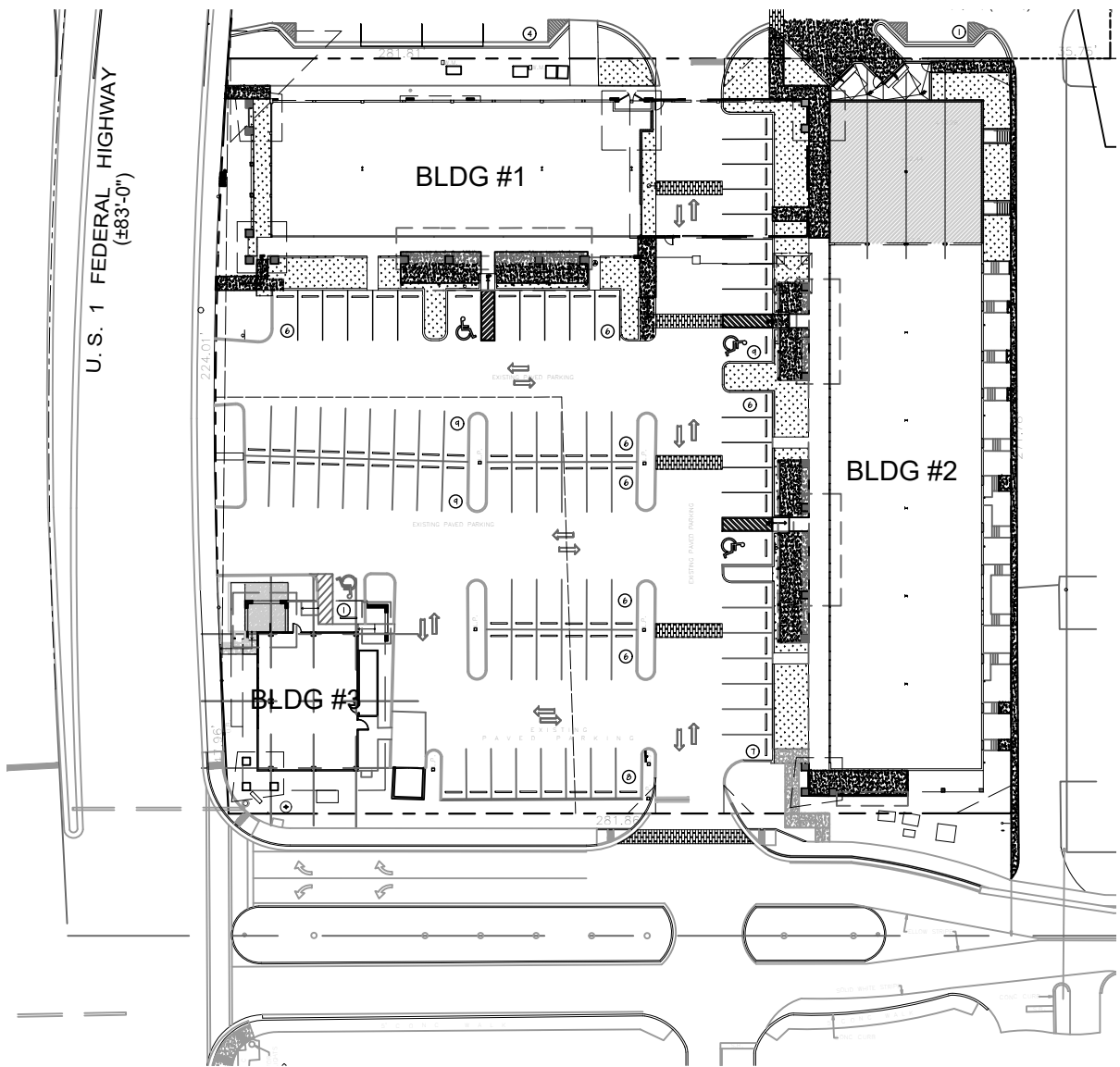
Checked By:
MA

Date:
06-01-16

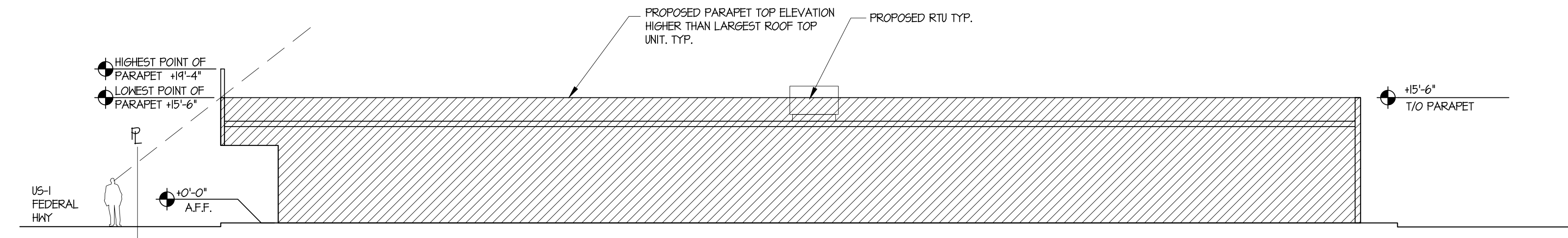
REVISIONS:

COORDINATION
11-24-18

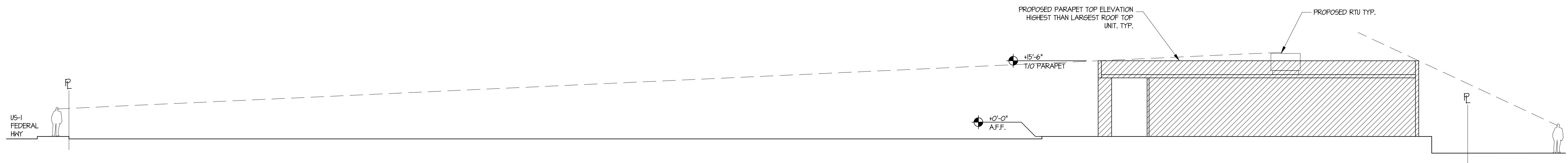
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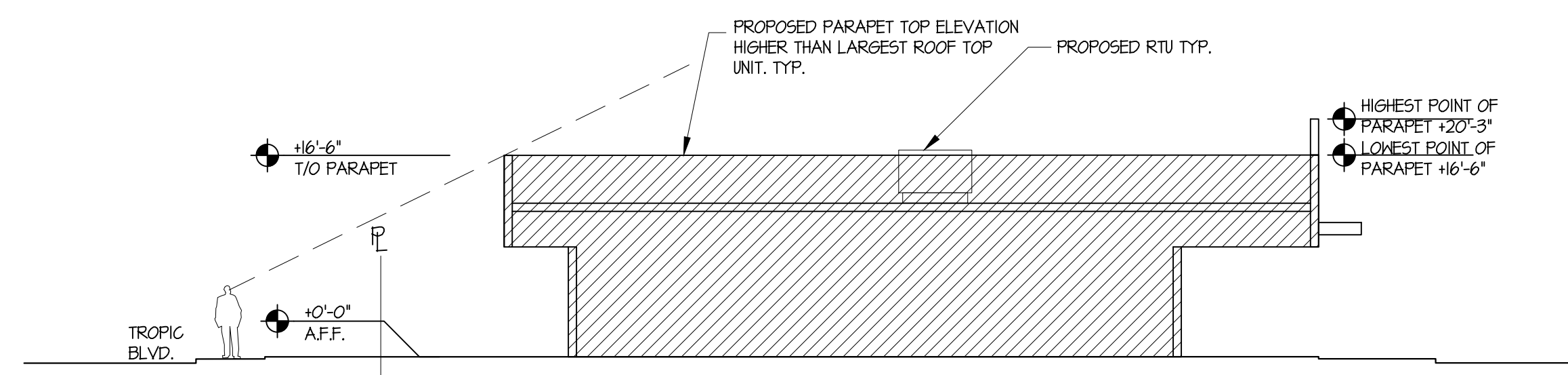
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A4.0
KEY PLAN
SCALE: 1/32" = 1'-0"



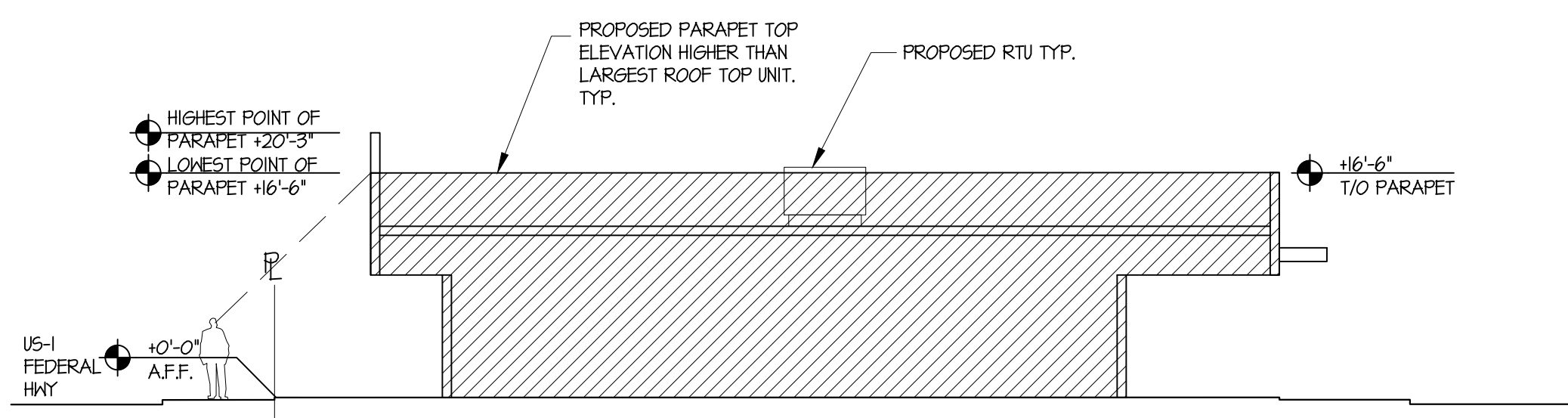
2
A4.0
SCHEMATIC SIGHT-LINE SECTION - BUILDING #1
SCALE: 3/32" = 1'-0"



3
A4.0
SCHEMATIC SIGHT-LINE SECTION - BUILDING #2
SCALE: 3/32" = 1'-0"



4
A4.0
SCHEMATIC SIGHT-LINE SECTION - BUILDING #3
SCALE: 3/32" = 1'-0"



4.1
A4.0
SCHEMATIC SIGHT-LINE SECTION - BUILDING #3
SCALE: 3/32" = 1'-0"

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SPRAB COMM.
05-22-14

U. S. 1 FEDERAL HIGHWAY
(±83'-0")

TROPIC BOULEVARD
(±65'-7")

SITE PHOTOMETRIC PLAN
1"=20'-0" NORTH

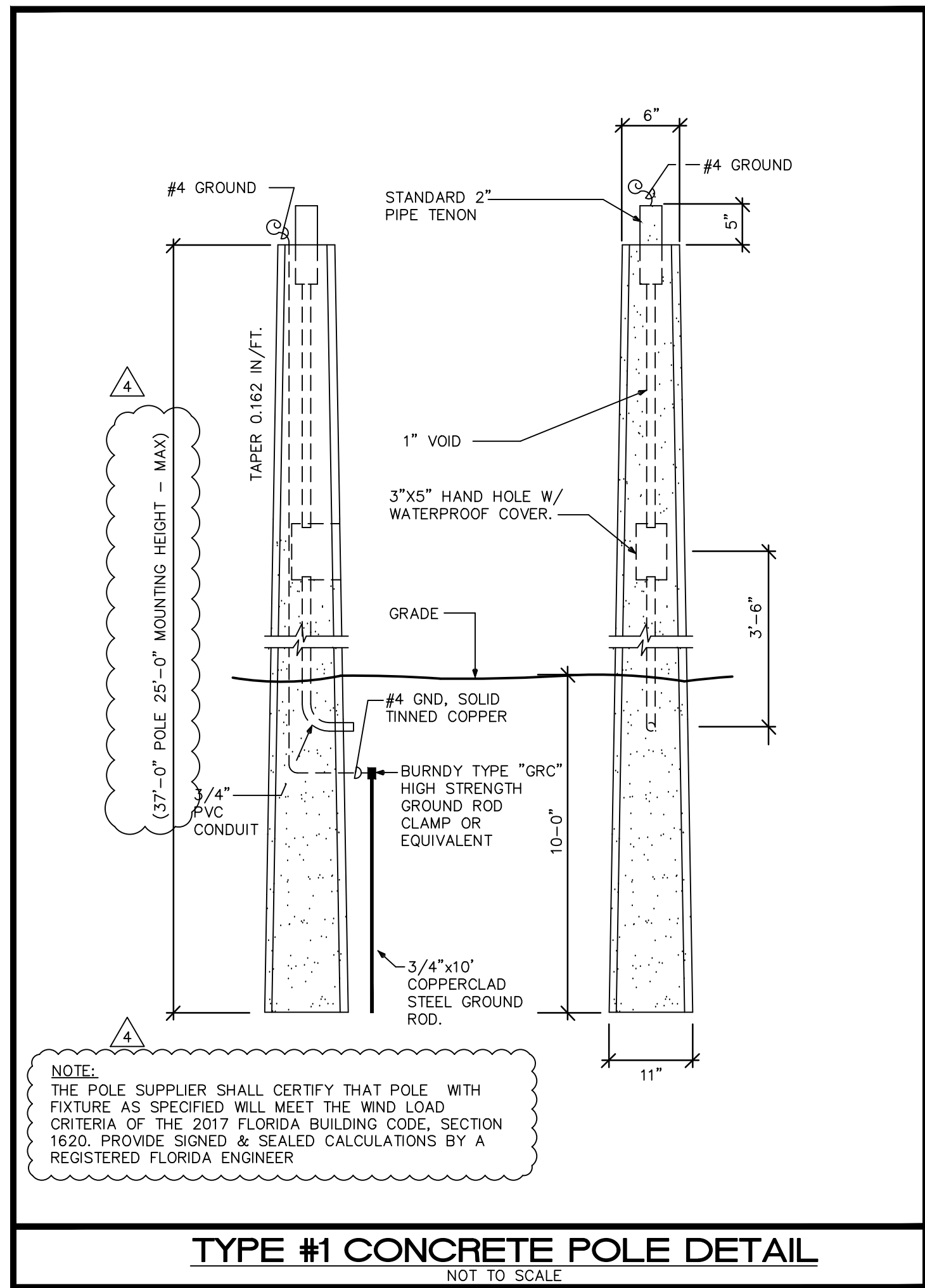
EXISTING
EVE STREET
(±24'-0")

- KEY NOTES**
- TRIM, REMOVE OR REPLACE VEGETATION THAT IS BLOCKING THE LIGHT FROM EXISTING FIXTURE. RELAMP AND REPAIR FIXTURES TO WORKING CONDITION.
 - RELOCATE EXISTING POLE AND FIXTURE. RELAMP AND REPAIR EXISTING LIGHTPOLE AND FIXTURE TO WORKING CONDITION. INSTALL HOUSE SIDE SHIELD TO PREVENT SPILL LIGHT ON R.O.W.
 - NEW LIGHTPOLE AND LED FIXTURE

ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.
TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, A COMPUTER DISK CONTAINING THE IES PHOTOMETRIC FILE FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST BE SUBMITTED TO KAMM CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS PRIOR TO BID.

GENERAL NOTE

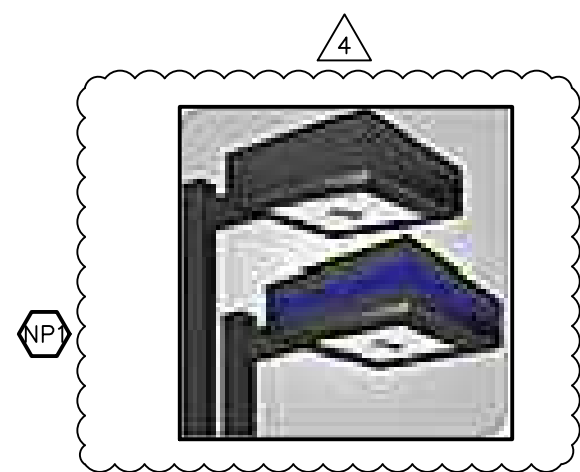
RELAMP ALL EXISTING BUILDING MOUNTED LIGHT FIXTURES AND REPAIR IF NEEDED.



Luminaire Schedule						
Symbol	Label	[MANUFAC]	Description	Arrangement	Total Lamp Lumens	LLF Lum. Watts
	E	EXISTING	EXISTING LIGHTPOLE AND FIXTURE TO REMAIN			
	W6	Kendall Manufacturing	Millenium Round MR13EL-PP-MW-BL35K-DCC MTD @ 7'-0"	SINGLE	N.A.	0.900 11.77
	NP1	LSI LIGHTING	XGBM-FT-LED-SS-NW	SINGLE	17239	0.900 189
	W1	WLS LIGHTING SYSTEMS	WLS-WMEL-WT-LED-28-450-CW-UE MTD @ 8'-0"	SINGLE	N.A.	0.900 44

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE ALLEY	Illuminance	Fc	1.56	2.2	0.1	15.60	22.00
PROPERTY LINE EVE ST	Illuminance	Fc	0.49	0.9	0.1	4.90	9.00
PROPERTY LINE FEDERAL HWAY	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.
PROPERTY LINE TROPIC BLVD	Illuminance	Fc	0.25	0.5	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	3.19	7.9	1.0	3.19	7.90

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY-6 FT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
NORTH-6 FT	Illuminance	Fc	0.09	0.2	0.0	N.A.	N.A.
TROPIC-6 FT	Illuminance	Fc	0.23	0.5	0.0	N.A.	N.A.
US1 (EXISTING)-6 FT	Illuminance	Fc	0.05	0.2	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	3.19	7.9	1.0	3.19	7.90



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MA

Date:
10-16-14

REVISIONS:

1 SITE PLAN UPDATE
6-1-16

2 SITE PLAN UPDATE
9-8-16

3 BLD DEPT COMMENT
10-26-16

4 BLD DEPT COMMENT
7-3-19

SITE PHOTOMETRIC PLAN

ISSUED FOR PERMIT	
ISSUED FOR CONSTRUCTION	
KAMM CONSULTING PROJECT #: 2016-0090 PROJECT MANAGER: ART KAMM	
	7-12-19 date signed
1407 West Newport Center Drive Deerfield Beach, Florida 33442 Phone 954-949-2200 Fax 954-949-2201 engineering@kammconsulting.com Certification of Authorization #8189	

E1.1