

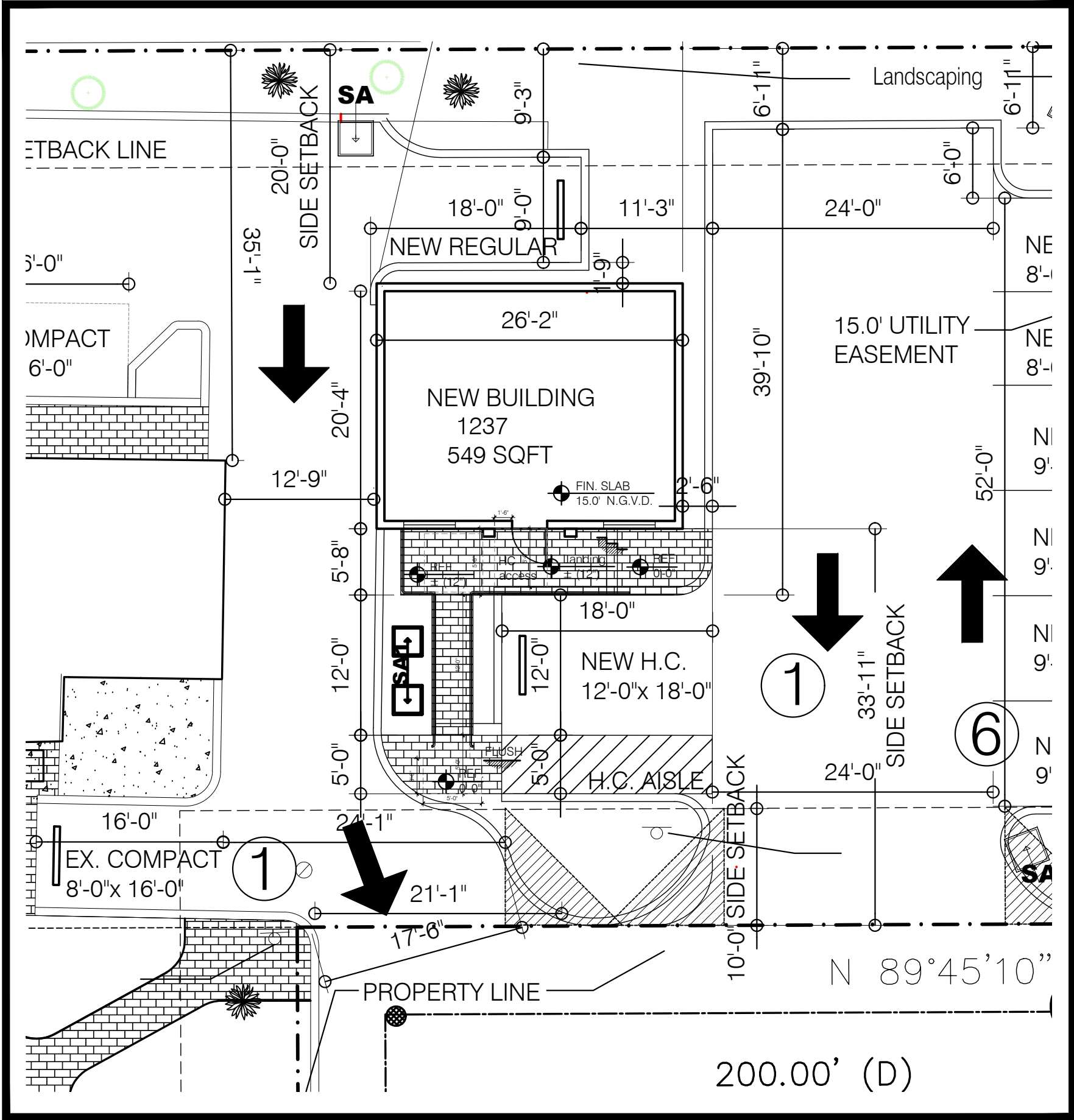
Survey	by Pinnacle Surveying
Architectural	by JSR Design Group
SP1	Site Plan, Data and Calculations
SP2	Site Plan Photos
SP3	Floor Plan and Life Safety Plan
SP4	Elevations
SP5	Colored Elevations
Photometric	Photometric Plan
Landscape	by Murakami Landscape Architects
L-3	Landscape Plan
L-4	Plant Summary, Landscape Notes, Details & Site Tabulation
Civil	by EnviroDesign Associates
1 of 6	Paving and Drainage Plan
2 of 6	Coordination Plan
3 of 6	Paving and Drainage Details
4 of 6	Paving and Drainage Details
5 of 6	Paving and Drainage Details
6 of 6	Pollution Prevention Plan

SITE PLAN CALCULATION	
LOT SIZE:	33,176 SQ.FT
LANDSCAPE AREA:	10,160 SQ.FT
PARKING & CIRCULATION:	11,993 SQ.FT
WALKWAYS & TERRACES:	4,108 SQ.FT

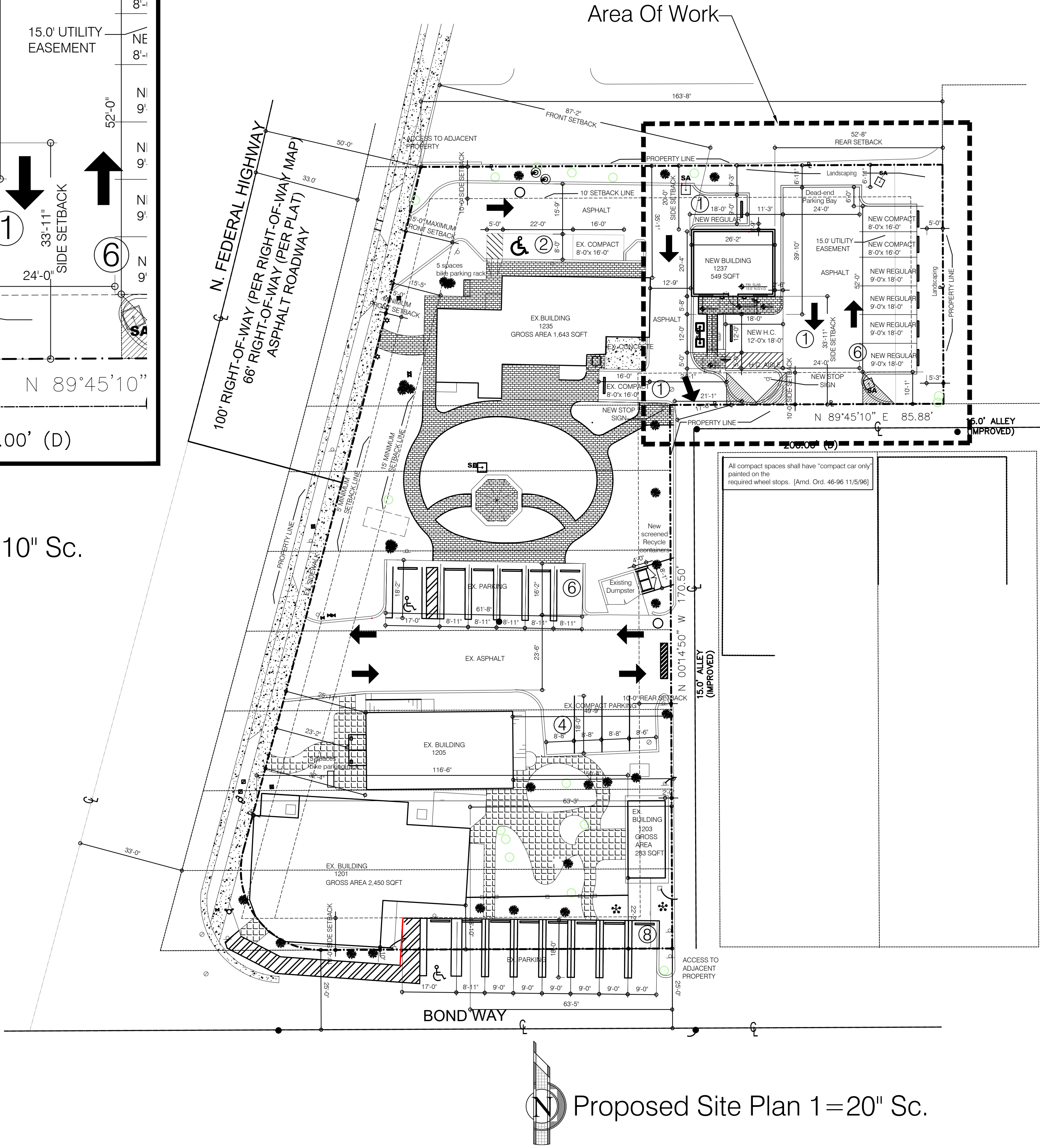
EXISTING & PROPOSED USES	<u>1201 Building:</u> The existing 2,450 sq.ft. building is approved for commercial use. No change in use.	PREVIOUS PERMIT
	<u>1203 Building:</u> The existing 283 sq.ft. building is approved for commercial use. No change in use.	
	<u>1205 Building first story:</u> The existing 1,111sq.ft. building is approved for commercial use. No change in use.	
	<u>1205 Building second story:</u> The existing 873 sq.ft. building is approved for commercial use. No change in use	
	<u>1235 Building:</u> The existing 1,643 sq.ft. building it is approved for commercial use. No change in use	
	<u>1237 Building:</u> The existing 392 sq.ft. storage building converted into a professional office use.	THIS PERMIT

TABULAR DATA									
GC ZONING DISTRICT	MIN. LOT SIZE	LOT WITH	LOT DEPTH	LOT FRONTAGE	MIN. OPEN SPACE	FRONT SETBACK	REAR SETBACK	SIDE INTERIOR SETBACK	SIDE STREET SETBACK
REQUIRED	0	0	0	0	25%	MIN. 5' MAX. 15'	10'	10'	10'
EXISTING	N/A	245'-4"	163'-8"	223'-1"	30.0%	—	—	—	—
EX. BUILDING 1201	—	—	—	—	—	4"	63'-5"	204'-3"	10"
EX. BUILDING 1203	—	—	—	—	—	116'-6"	2'-0"	199'-2"	22'-2"
EX. BUILDING 1205	—	—	—	—	—	25'-11"	49'-9"	170'-10"	50'-6"
EX. BUILDING 1235	—	—	—	—	—	15'-5"	91'-10"	34'-3"	172'-10"
EX. BUILDING 1237	—	—	—	—	—	87'-2"	52'-8"	20'-0"	33'-11"

PARKING REQUIREMENT				
Building	Use/ Occupancy	Parking requirement	Gross Area SQFT	Parking spaces required
Building 1201	Yoga/Commercial Use	4.5 spaces per 1000 SF	2,450	11
Building 1203	Massage/Commercial Use	4.5 spaces per 1000 SF	283	1.2
Building 1205 First Floor	Hair salon/Commercial Use	4.5 spaces per 1000 SF	1,111	4.9
Building 1205 Second Floor	Vacant/Residential Use	2 spaces + .5 guest	873 (3 Bdr)	2.5
Building 1235	Veterinary Clinic/ Commercial Use	4.5 spaces per 1000 SF	1,643	7.4
Building 1237	Professional office Use	4.0 spaces per 1000 SF	549	2.1
Total Required Parking Spaces				29.1=29
Parking	Handicap ( 2 between 26 & 50 )	Regular	Compact (30%)	Total
Existing	3	12	6	21
Proposed	0	6	2	9
Total	3	18	8 (9 max.allowed)	29



Enlarged Site Plan 1 = 10" Sc.



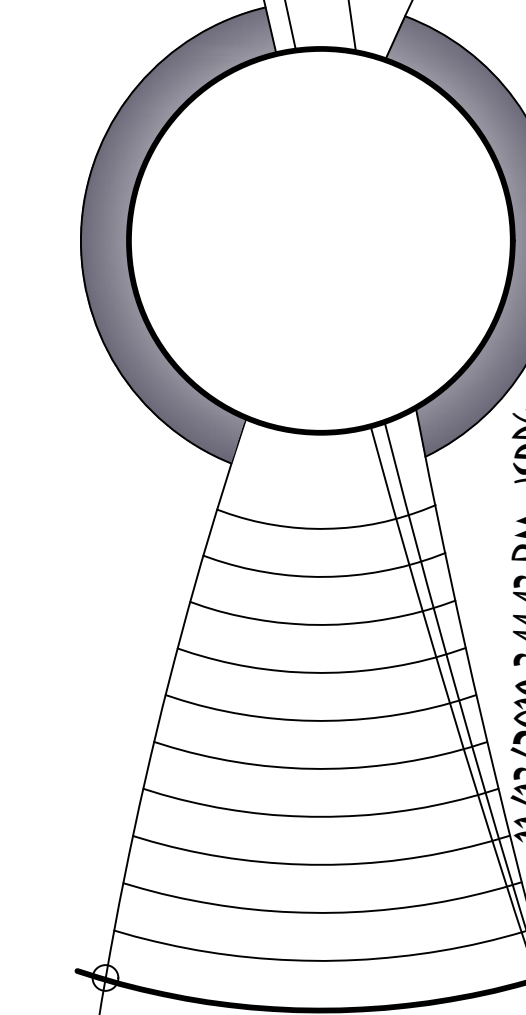
Proposed Site Plan 1 = 20" Sc.



LEVEL 2 ALTERATION  
REMODELING FOR:  
DELRAY OASIS BUSINES PARK  
1237 N. FEDERAL HWAY  
DELRAY BEACH, FL.

JOHN SHERMAN REED  
ARCHITECT  
FL LICENSE# AR95171

JSR DESIGN GROUP INC.  
1 WEST CAMINO REAL SUITE 170  
BOCA RATON, FL 33432  
PH. 561-362-7203  
A226002033



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16516  
SP1





BUILDING 1237 EXISTING

①



BUILDING 1205

⑤



BUILDING 1237/ 1235

②



BUILDING 1201

⑥



BUILDING 1235

③



BUILDING 1203

⑦

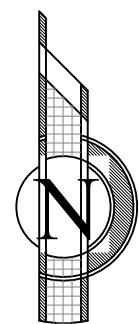
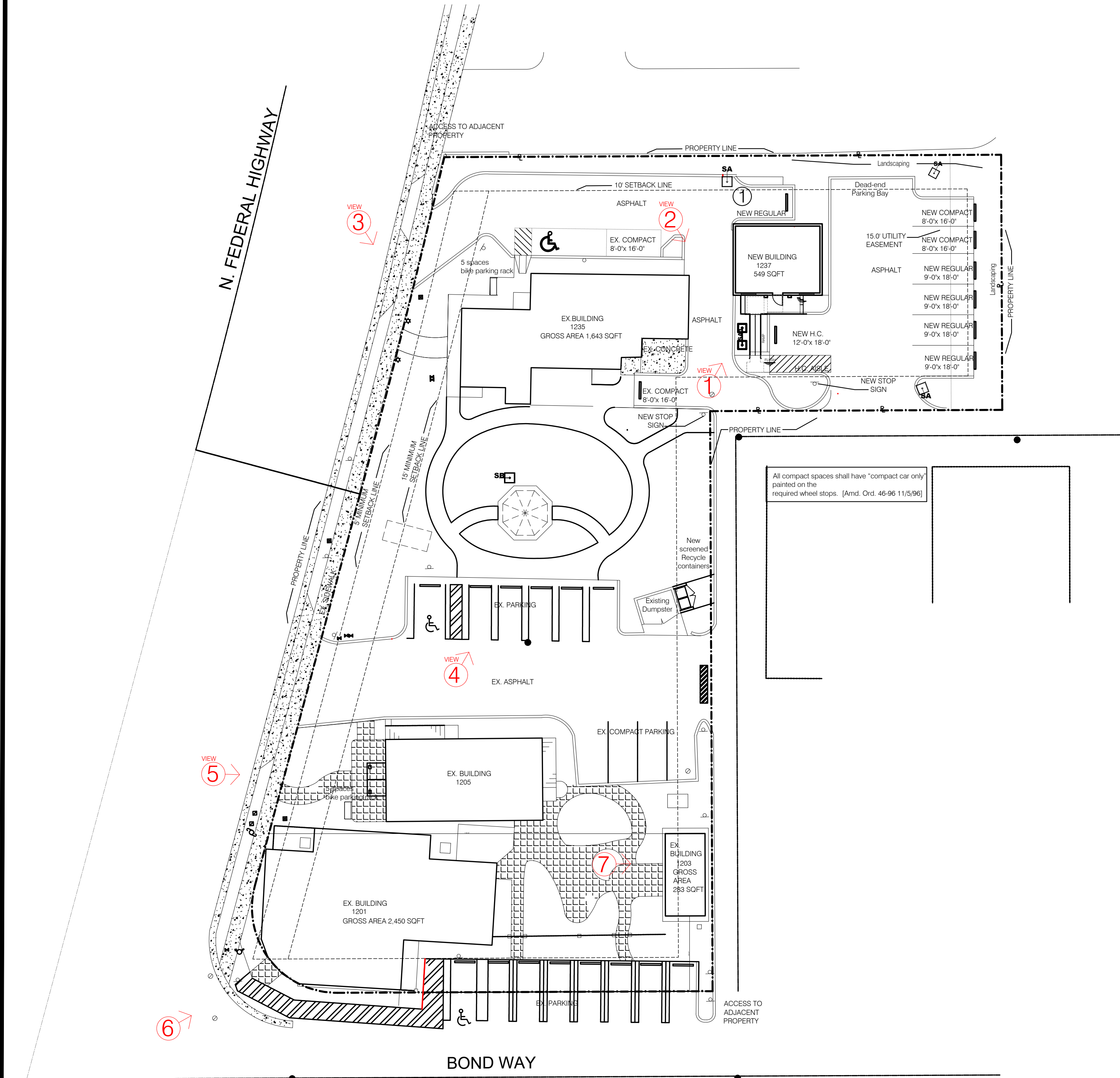


GAZEBO

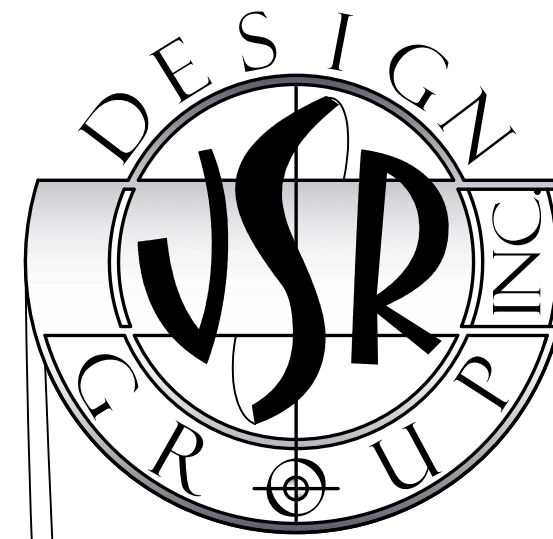
④

EIDER WHITE SW 7014 SHERWIN WILLIAMS	REPOSE GRAY SW 7015 BY SHERWIN WILLIAMS	CABOT GOLD EXTERIOR MOONLIGHT MAHOGANY WOOD FINISH	S TILE: ENTEGRA BAYSIDE BLEND BELLA COLLECTION

NOTE: ALL FINISHES OF NEW BUILDING TO MATCH EXISTING BUILDINGS.



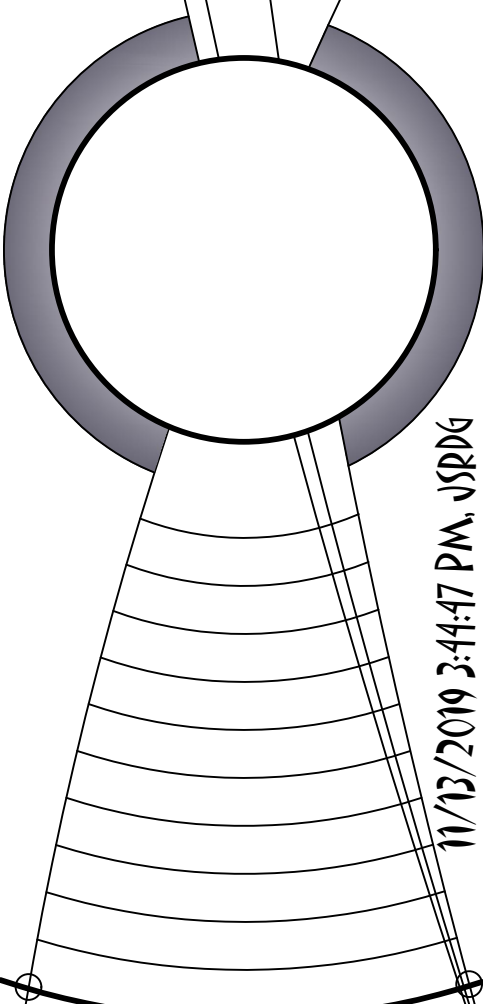
Proposed Site Plan 1=20" Sc.



LEVEL 2 ALTERATION  
REMODELING FOR:  
DELRAY OASIS BUSINESS PARK  
1237 N. FEDERAL HWAY  
DELRAY BEACH, FL.

JOHN SHERMAN REED  
ARCHITECT  
FL LICENSE# AR95171

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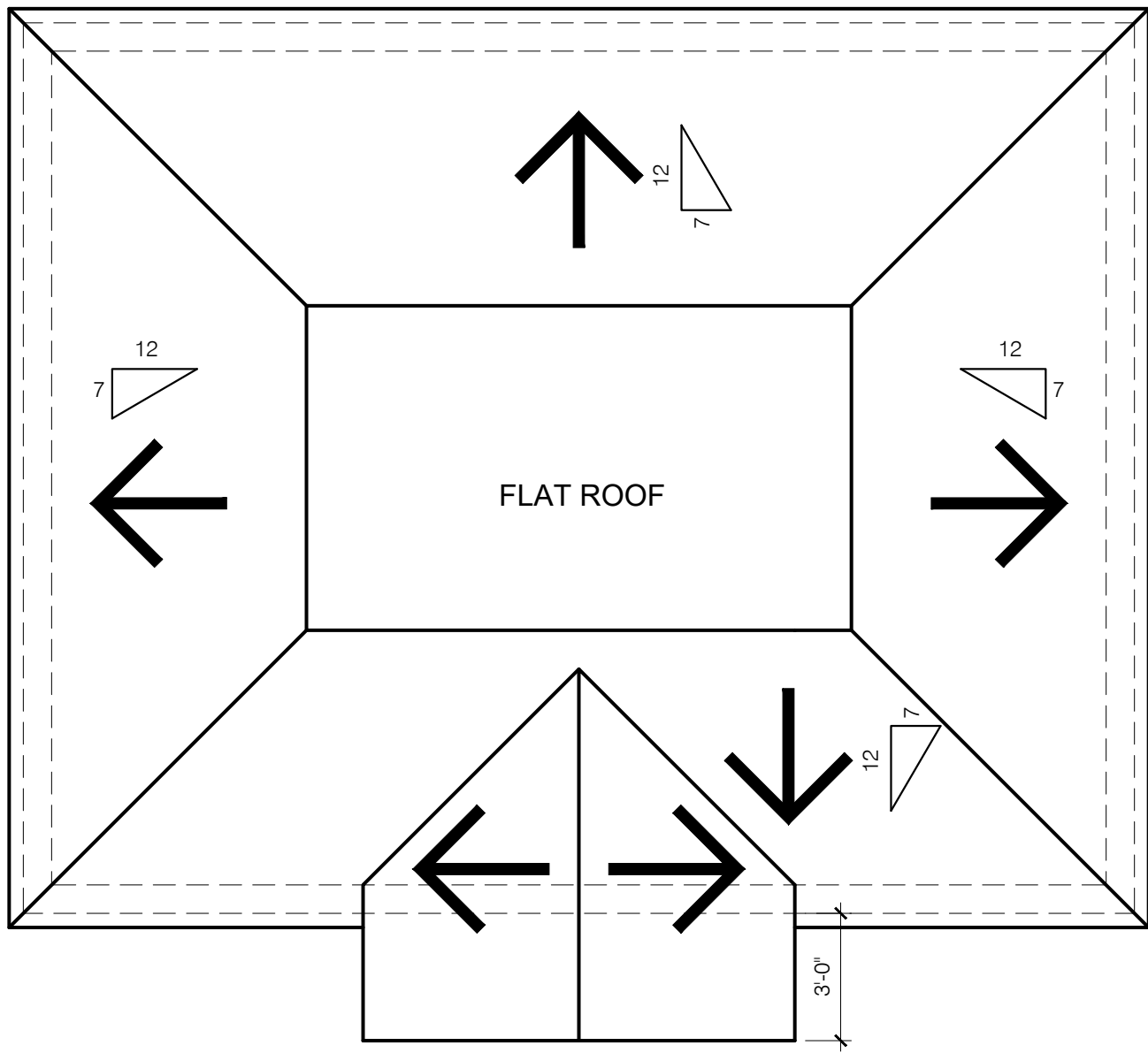


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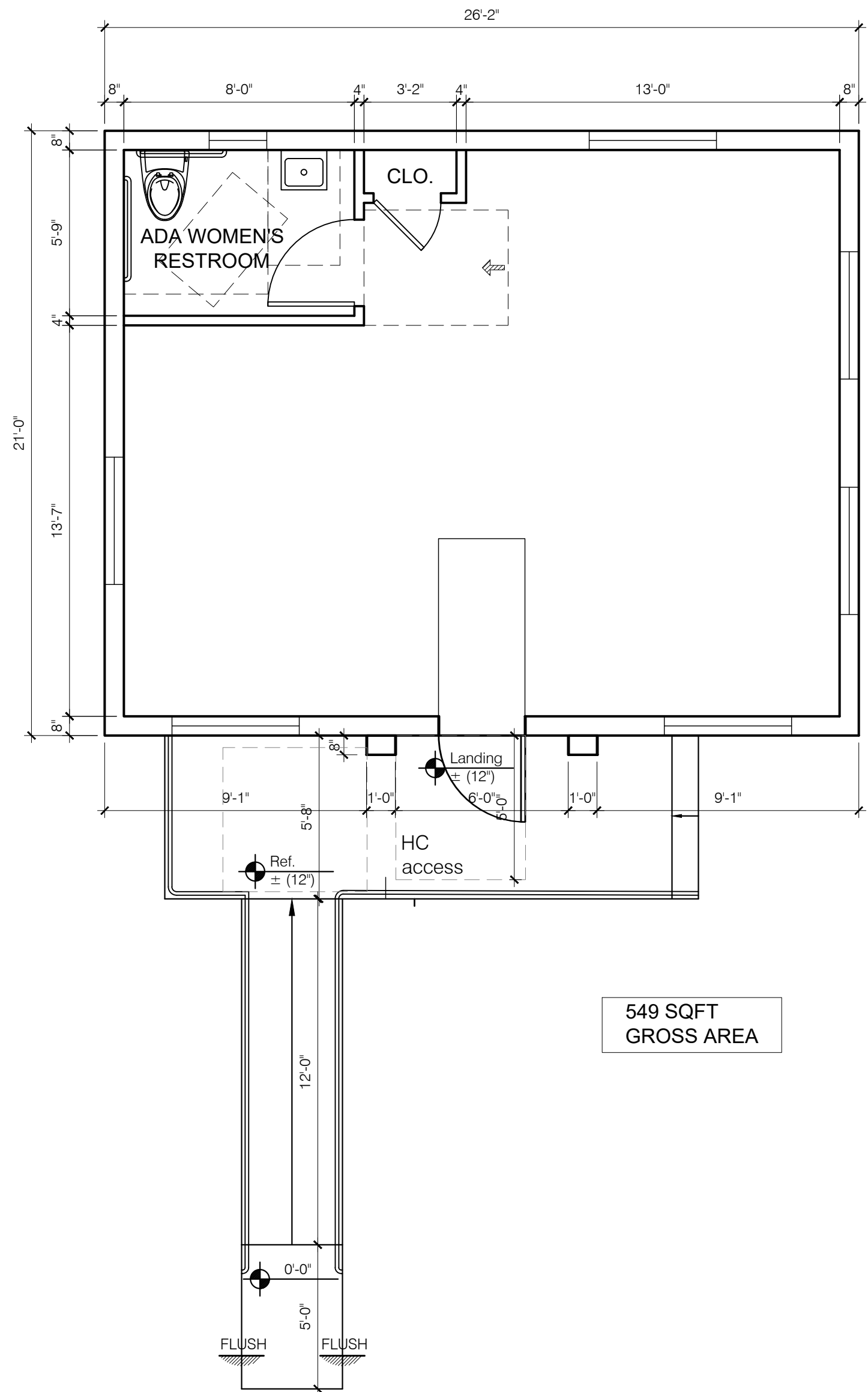
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SP2



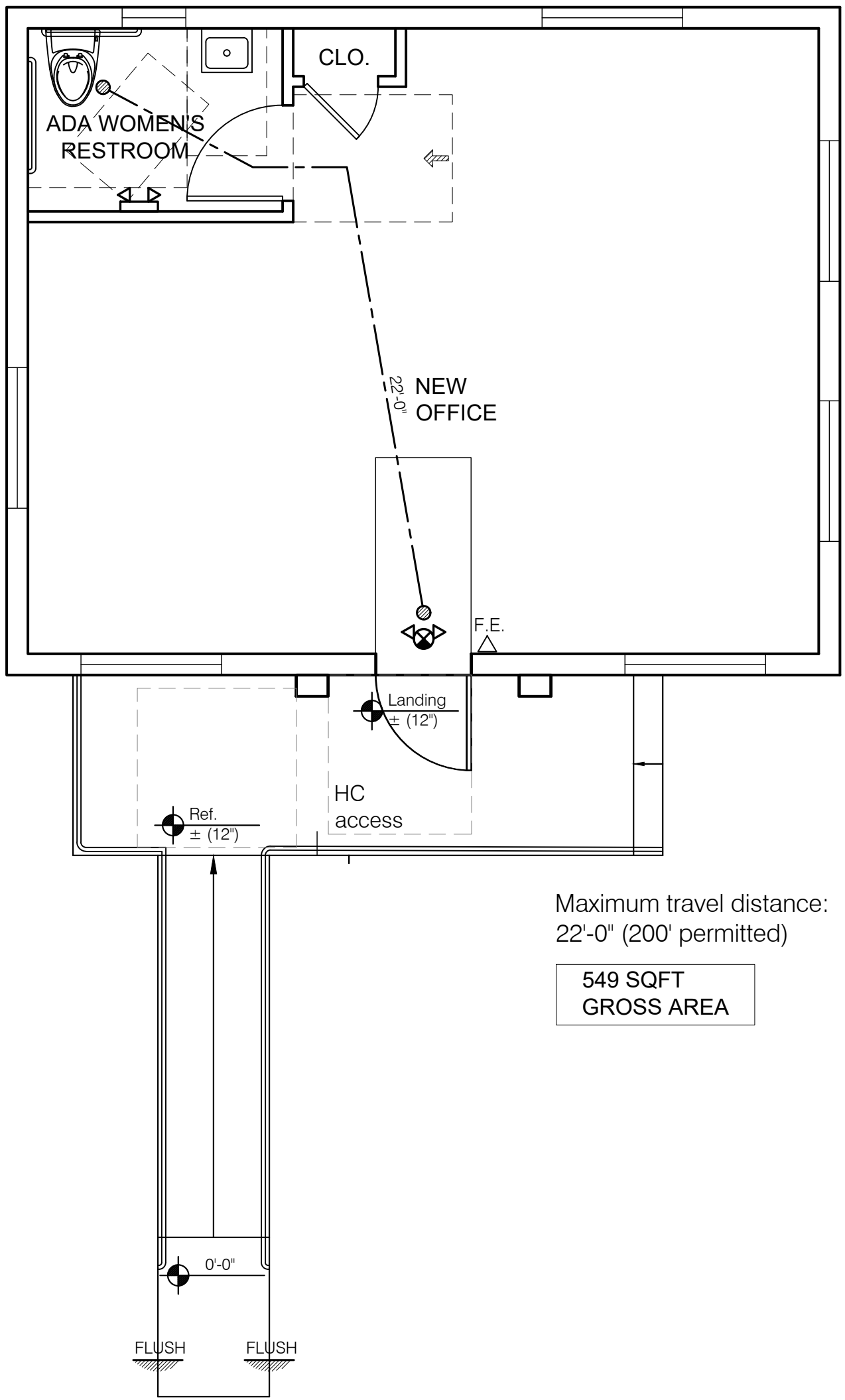


1237 Proposed Roof Plan  
1/4" Sc.



1237 Proposed First Floor Plan  
1/4" Sc.

LIFE SAFETY NOTES:	
<b>OCCUPANT LOAD</b> Occupancy classification of this Tenant space classified as Business (B) 1 to 100 S.F. Gross (F.B.C. Building, Table 1004.1.1 Maximum Floor Area Allowances per Occupant).	<b>DOOR NOTES:</b> 7.2.1.5.1 Door shall be opened readily from the egress side whenever the building is occupied. Lock should not require use of a key, tool, or special knowledge or effort for operation from the egress side. 7.2.1.3 Threshold at doorway not to exceed 1/2" in height. If floor level changes in excess of 1/4" doorways shall be beveled with a slope not steeper than 1 in 2.
<b>NFPA 101</b> Life Safety Code Section 38.2.5 Use: <u>Business (New) - Unsprinklered</u> Common Path Limit <u>100'</u> Dead-End Limit <u>20'</u> Travel Distance Limit <u>200'</u>	<b>FIRE EXTINGUISHERS:</b> Contractor to field verify all existing fire extinguishers, and replace (as/it required) or provide new certified fire extinguishers as per the current adopted Fire Prevention Code G.C. to make sure that the maximum travel to any fire extinguisher is not more than 75 feet. Verify quantities and all final locations with fire official.
Egress routes illustrated are from the furthest travel distance	<b>LEGEND</b>
A minimum of 36" Wide Path of Egress must be kept throughout the space. Exit lights to have battery backup. Contractor to verify that the final illumination for exit access will be at least 0.2 foot candles at floor level per F.B.C. 1016.1.4	F.E. FIRE EXTINGUISHERS TO BE 5 LB ABC WITH TAG. LED EXIT SIGN W/BATTERY BACKUP LED EXIT SIGN and EMERGENCY LIGHT W/BATTERY BACKUP DOUBLE HEAD EMERGENCY LIGHT, W/ BATTERY BACKUP
<b>NFPA Interior Business Finish Schedule</b> per section 38.3.3 Floors: Class II Minimum Walls & Ceilings: (1) Exits and Corridors - Class B (2) Rooms - Class C	



549 S.F. / 100 = 5.2 occupants.  
Total Occupancy = 6 occupants  
One (1) Egress Door required - 1 provided  
Maximum travel distance - 22'-0"

1237 Proposed Life Safety Plan  
1/4" Sc.



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SP3



LEVEL 2 ALTERATION  
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DELRAY BEACH , FL.

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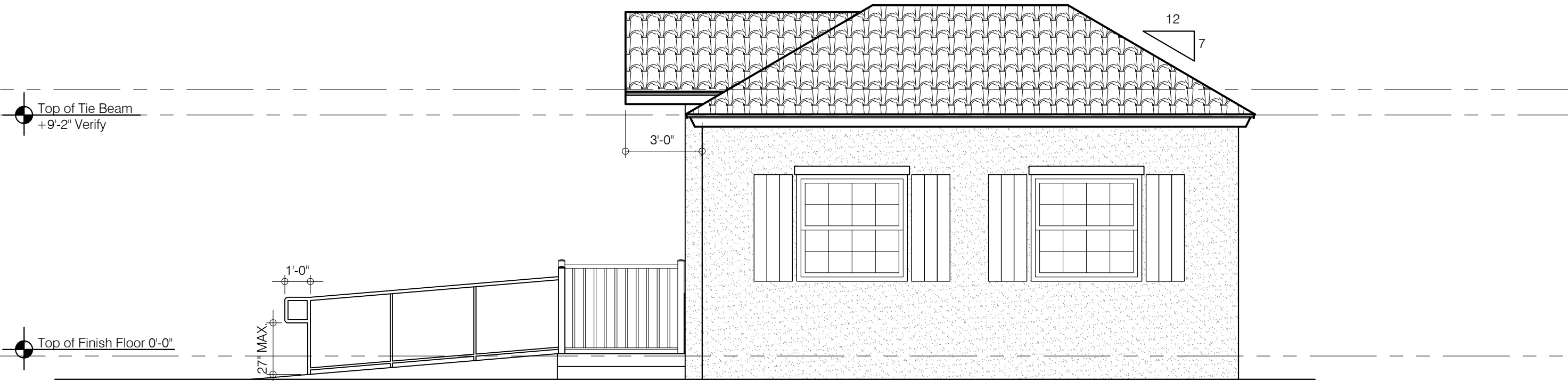
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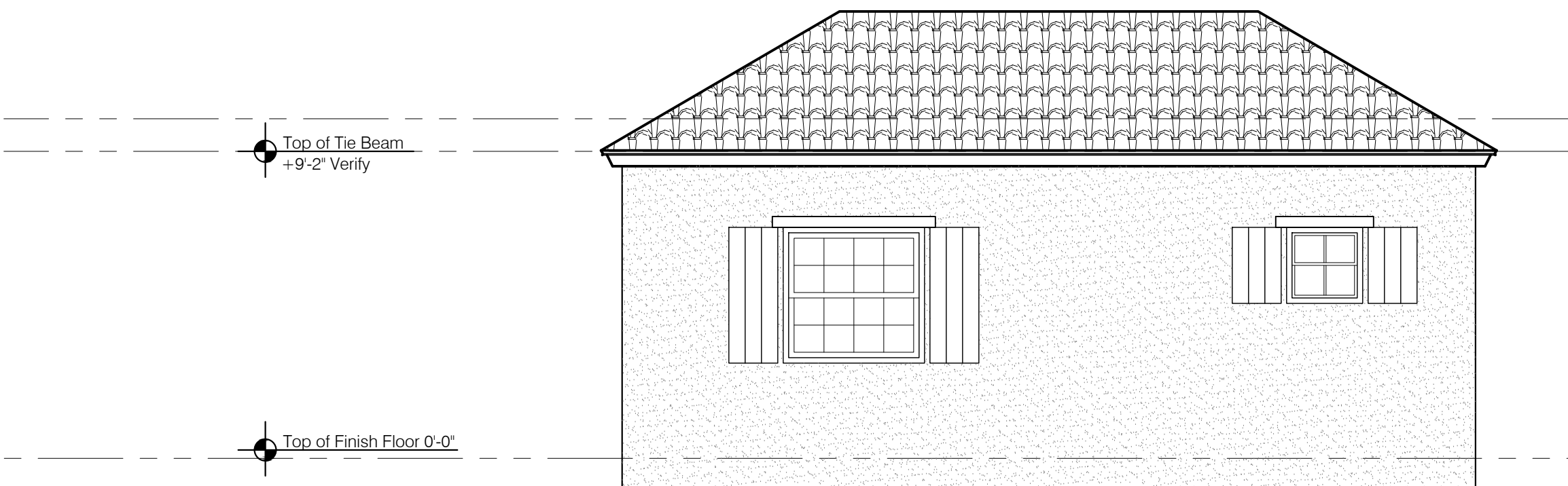
SP4



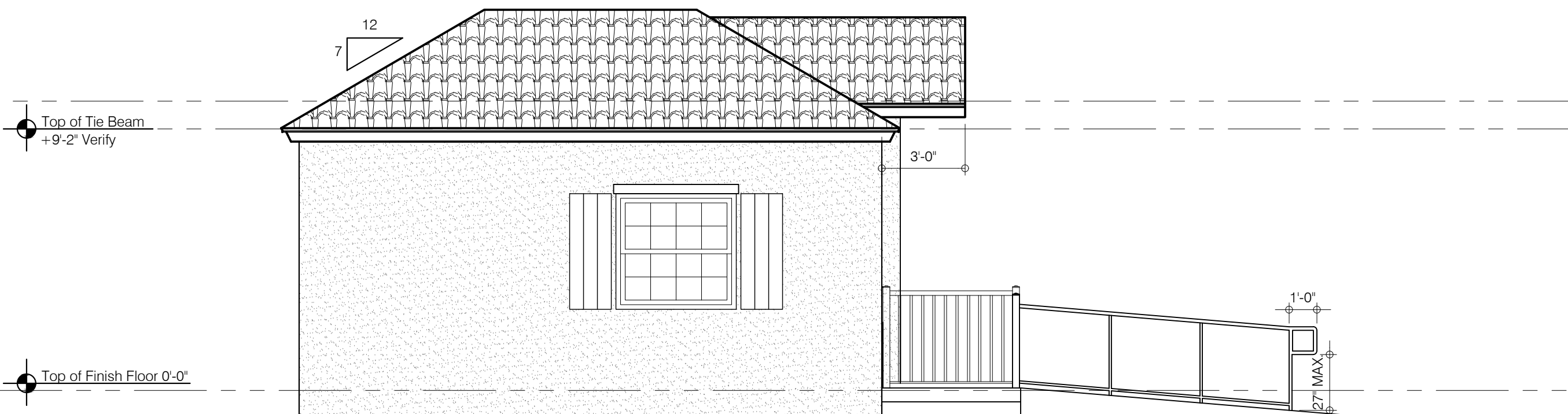
BUILDING 1237 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



BUILDING 1237 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



BUILDING 1237 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



BUILDING 1237 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"





BUILDING 1237 PROPOSED SOUTH ELEVATION



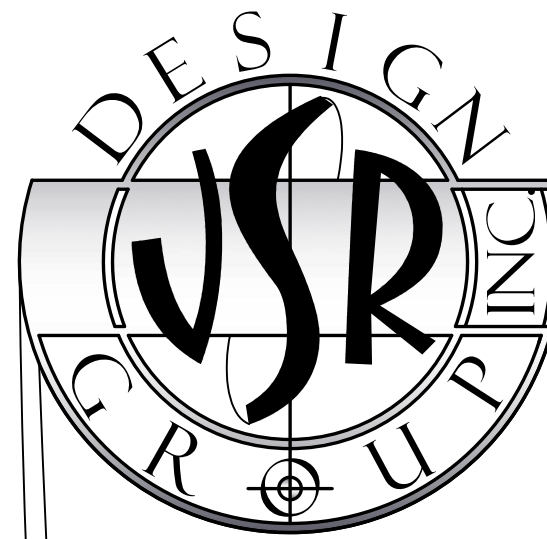
BUILDING 1237 PROPOSED WEST ELEVATION



BUILDING 1237 PROPOSED NORTH ELEVATION



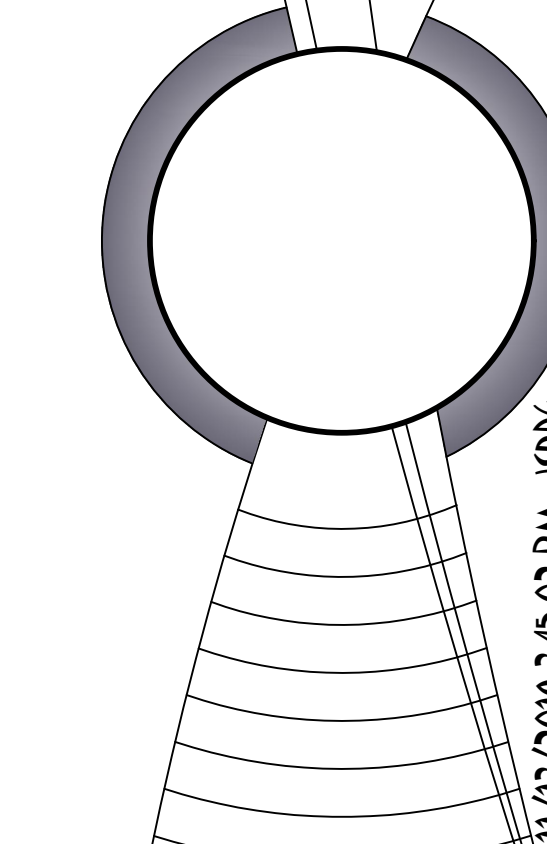
BUILDING 1237 PROPOSED EAST ELEVATION



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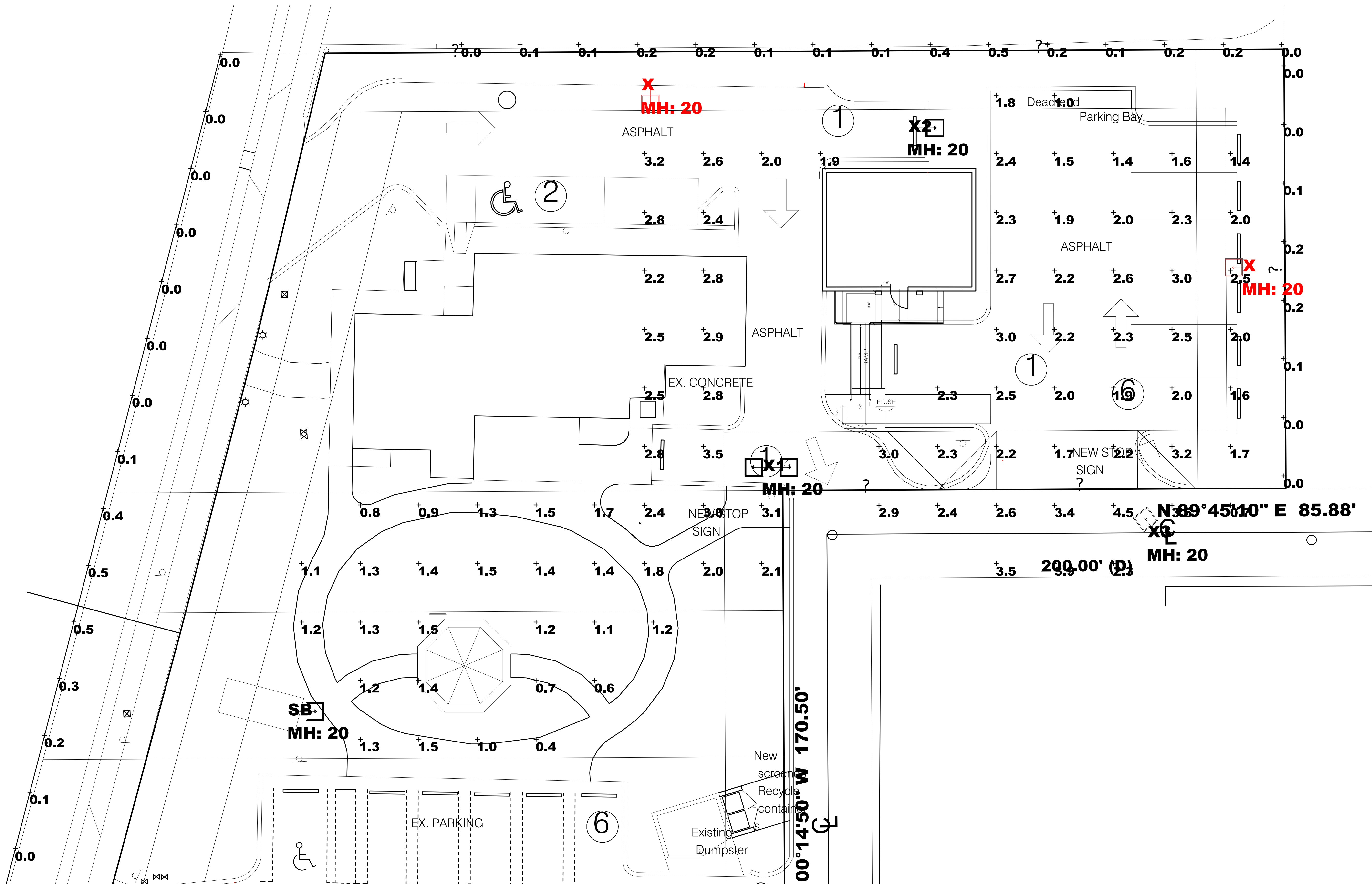
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16516  
SP5

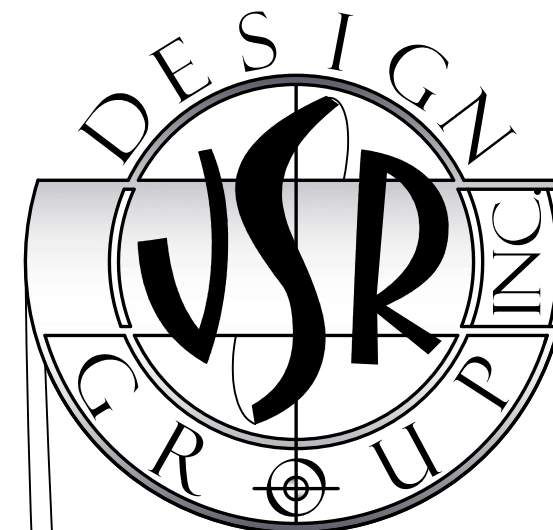




 Proposed Photometrics 1/8" Sc.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	1	SB	SINGLE	N.A.	0.900	BEACON VP-S-22NB-70-4K-T5QM CONCRETE POLE MTD - 20' A.G.	66
	2	X	SINGLE	N.A.	0.900	BEACON VP-S-36L-80-4K7-4-BC CONCRETE POLE MTD - 20' A.G.	82.32
	1	X1	BACK-BACK	N.A.	0.900	BEACON VP-S-36L-80-4K7-4-BC CONCRETE POLE MTD - 20' A.G.	82.32
	1	X2	SINGLE	N.A.	0.900	BEACON VP-S-36L-80-4K7-4-HSS-270-LR - Right Side Blocked CONCRETE POLE MTD - 20	85.3
	1	X3	SINGLE	N.A.	0.900	BEACON VP-S-36L-80-4K7-2-HSS-270-LR CONCRETE POLE MTD - 20' A.G.	85.3

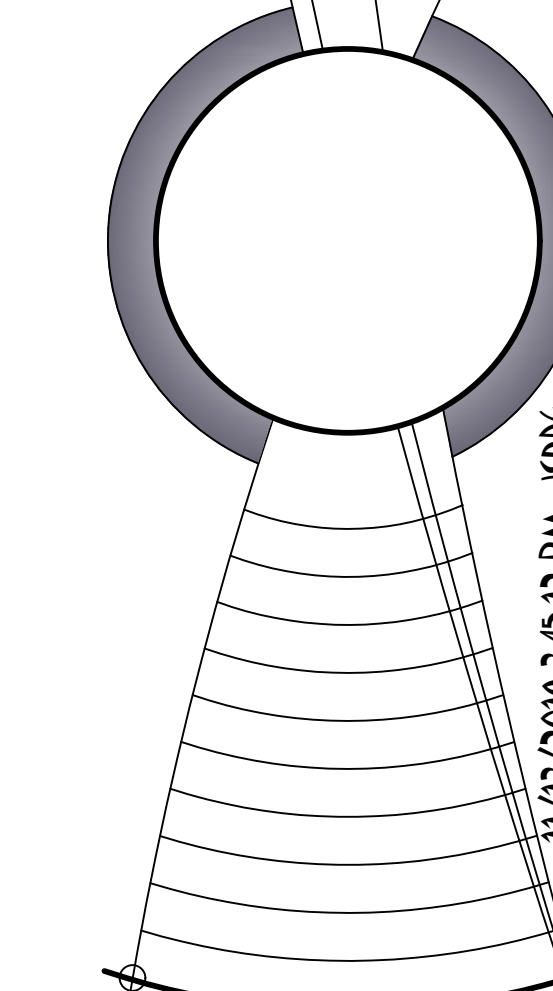
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVES & PARKING	Illuminance	Fc	2.40	4.5	0.7	3.43	6.43
OVAL WALKWAY	Illuminance	Fc	1.20	1.7	0.4	3.00	4.25
PROPERTY LINE - LEFT	Illuminance	Fc	0.11	0.5	0.0	N.A.	N.A.
PROPERTY LINE - RIGHT	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PROPERTY LINE - UPPER	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.



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PHOTOMETRIC I