

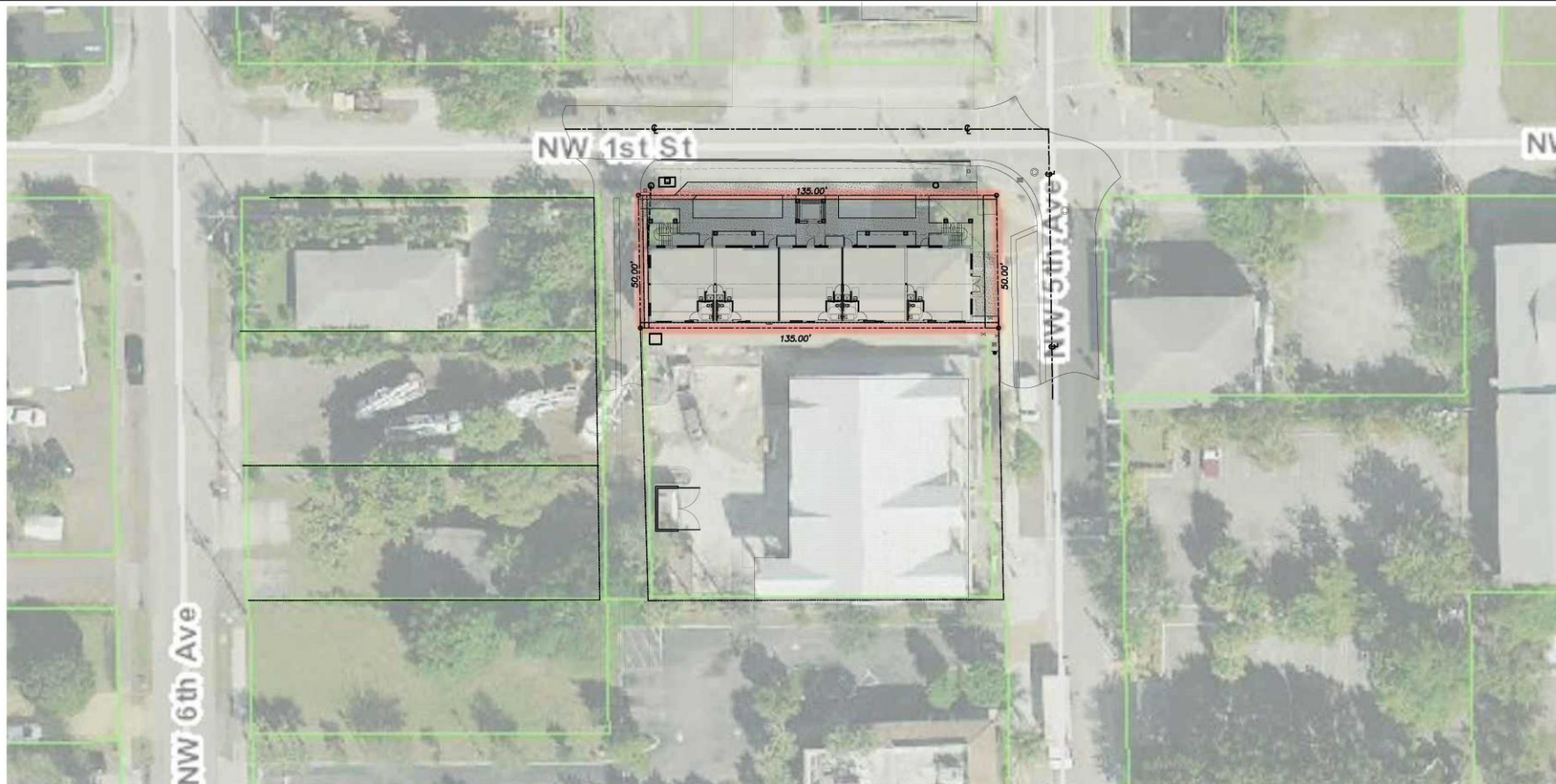


98 NW 5th AVE PROJECT UPDATE

98 NW 5th Avenue

- The existing two-story building is located in the Northwest Neighborhood. Originally, the building was designed as an apartment building with covered parking on the first floor and apartments on the second floor.
- The CRA purchased the property and entered into a Work Assignment with Synalovski Romanik Saye Architects to redesign the existing building for office and retail use.
- The design documents are going through the Delray Beach Development Services Technical Advisory Committee Review.
- Once approved and the interior/exterior renovation is complete, the final product will consist of a 7,903 SF two-story building to be used for affordable rental rate retail space on the first floor and a co-working office space on the second floor.
- This project will provide the neighborhood with affordable office and retail space and activate the area and spur additional development.





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LICENSE NO. AA26001863



98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th Avenue
Delray Beach, FL 33444

CLIENT: DELRAY BEACH CRA



1 AERIAL PLAN SCALE: 1" = 40'-0"

OWNER

DELRAY BEACH CRA
20 N. SWINTON AVENUE
DELRAY BEACH, FL
(561) 276-8640

ARCHITECT

SYNALOWSKI ROMANIK SAYE
1800 ELLER DRIVE
FT. LAUDERDALE BEACH, FL 33316
(954) 961-6806

CIVIL ENGINEER

ENGENIITY GROUP INC.
1280 NORTH CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FL 33409
(561) 655-1151

LANDSCAPE ARCHITECT

AGTLAND LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
(561) 276-5050

INDEX OF DRAWINGS

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2 PROJECT TEAM

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4 EXISTING NORTHEAST ELEVATION

REV	DATE	DESCRIPTION
1	11/01/2019	TAC COMMENTS

DESIGN
DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

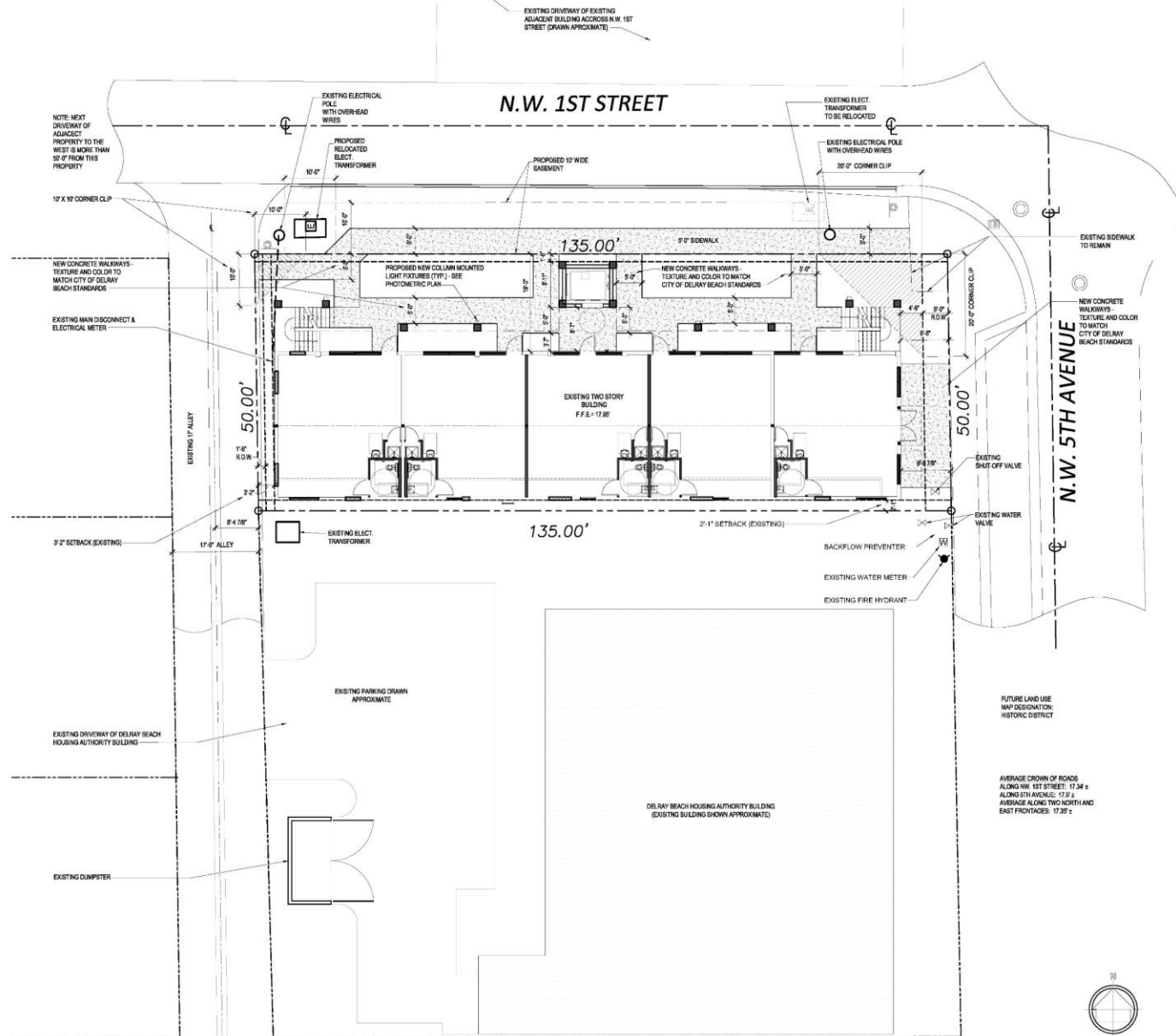
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PROJECT TITLE:
**AERIAL
SITE PLAN**

REVISIONS:
AS-101



SITE INFORMATION:





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SEAL

LICENSE NO. AA26001863



98 N.W. 5th AVENUE
RENOVATION PROJECT

7000 30th AVENUE
DELRAY BEACH, FL 33444
CLIENT: DELRAY BEACH CRA

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS

DESIGN
DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

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PROJECT NUMBER: 1552-181019

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**PHOTOS OF
EXISTING BUILDING**

SPRINT REVIEW

AS-103



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SEA

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98 N.W. 5th AVENUE
RENOVATION PROJECT

RENOVATI
98 NW 5th AVENUE

CLIENT: DELRAY BEACH COA

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DESIGN
DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1553-191010

PROJECT NUMBER: 1552-181019

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SHEET TITLE:

FIRST & SECOND

FIRST & SECOND FLOOR PLANS

FLOOR PLANS

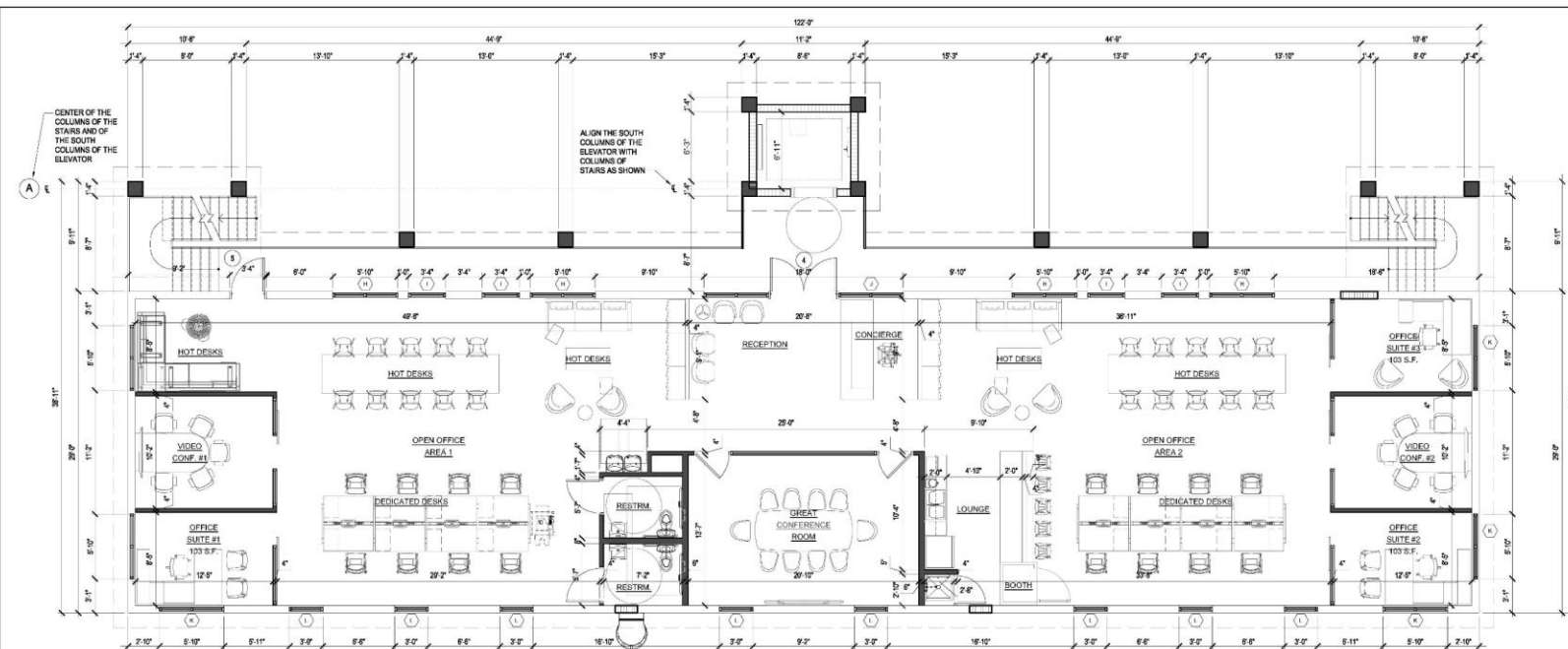
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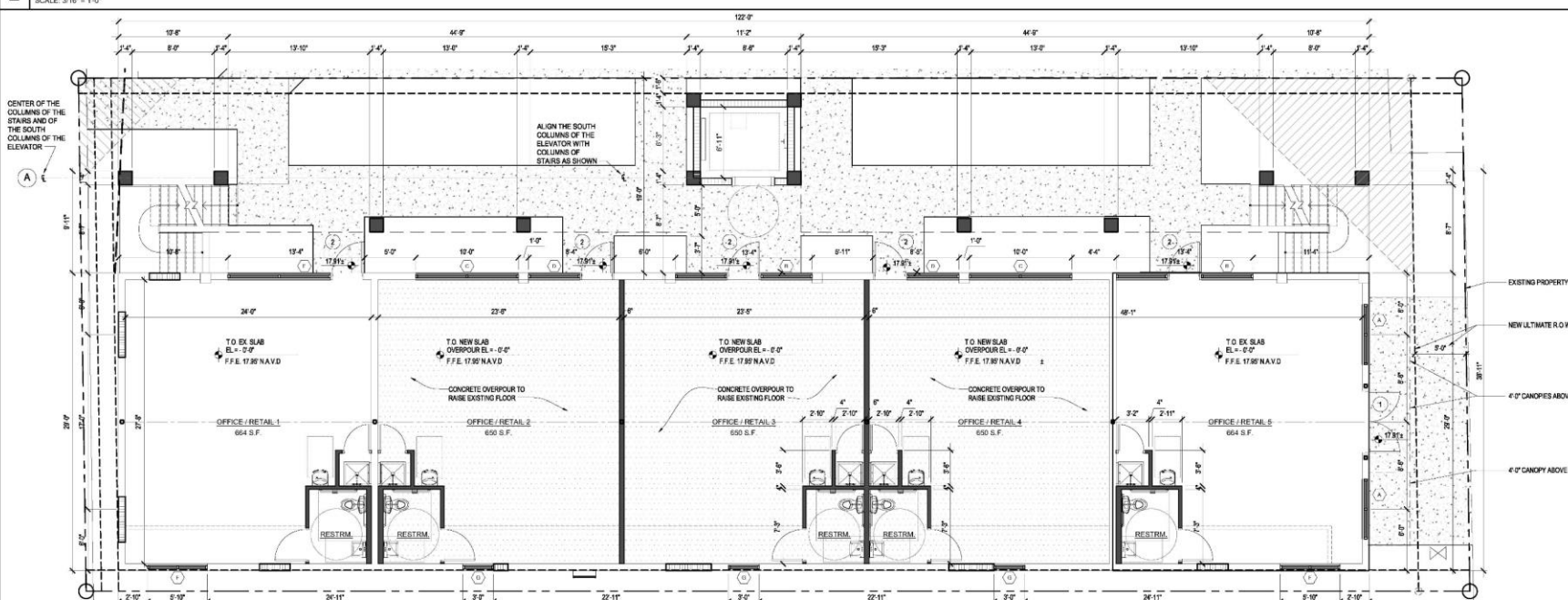
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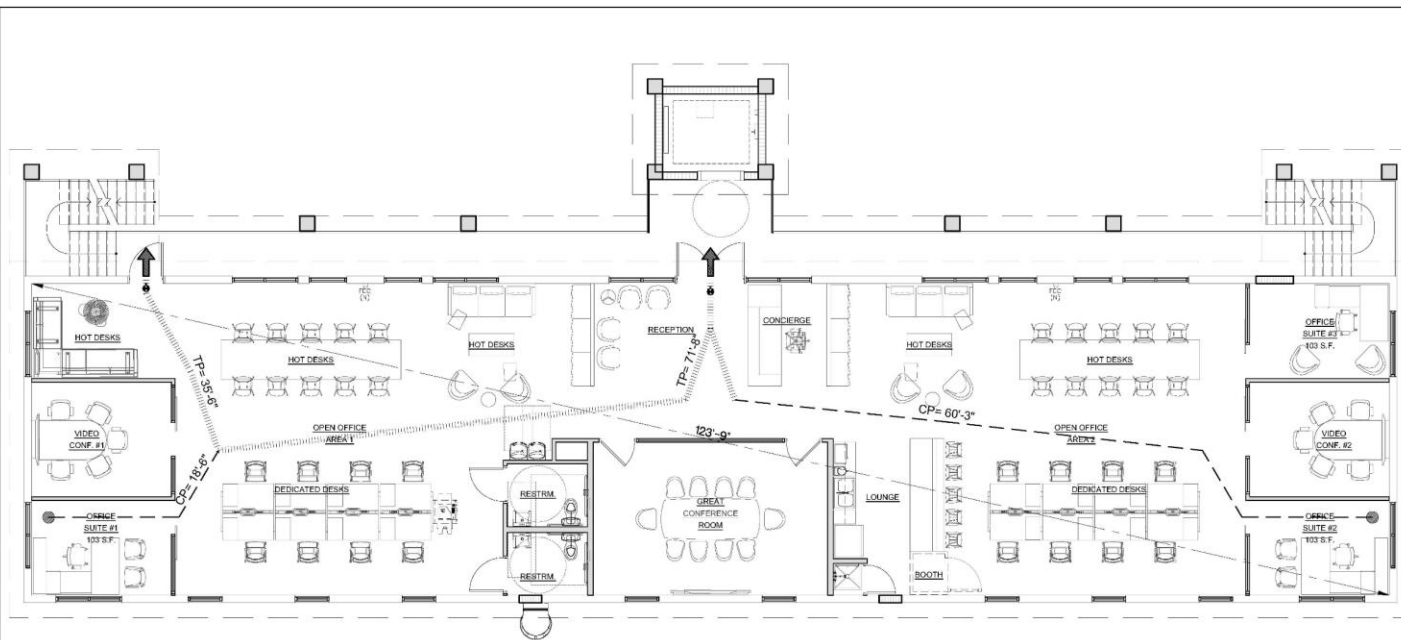


2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

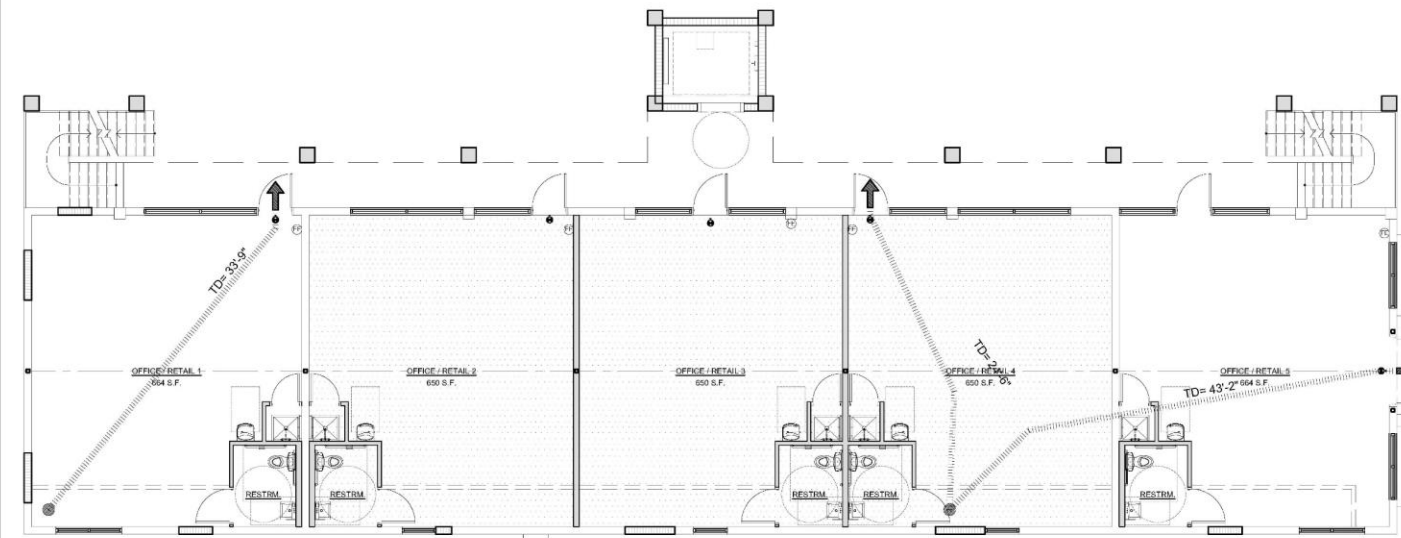


1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

A-101



4 LIFE SAFETY PLAN SECOND FLOOR
SCALE: 3/16" = 1'-0"



3 LIFE SAFETY PLAN GROUND FLOOR
SCALE: 3/16" = 1'-0"

- PRIMARY EGRESS**
- T.D. = INDICATES TRAVEL DISTANCE
 - CP = INDICATES COMMON PATH OF TRAVEL
 - FE = PORTABLE FIRE EXTINGUISHER, TYPE 2A:10B:C, IN A SURFACE MOUNTED BRACKET @ 48" A.F.F. INSTALLED PER NFPA 10 2015 EDITION
 - FE = NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MOUNTED AT 48" A.F.F. TO TOP OF DEVICE - COMPLY WITH NFPA 10
 - EL = EXIT LIGHT FIXTURE - WALL MOUNTED (DARKENED AREA INDICATES FACE, ARROW INDICATES DIRECTION OF EGRESS)
 - T.E.B.P. = THERMOPLASTIC EMERGENCY BATTERY PACK
 - EW (TYP.) = EXISTING WALL (TYP.)
 - NP (TYP.) = NEW PARTITION (TYP.)

1 LEGEND

INTERIOR IMPROVEMENT UNDER F.B.C. 2017.

APPLICABLE BUILDING CODES:
 2017 FLORIDA BUILDING CODE (FBC) - BUILDING, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, SIXTH EDITION (CHAPTER 8 ALTERATIONS LEVEL 2)
 2017 FLORIDA BUILDING CODE (FBC) - PLUMBING, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - MECHANICAL, SIXTH EDITION
 2017 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, SIXTH EDITION
 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
 2017 FLORIDA FIRE PREVENTION CODE (F.P.C.) - SIXTH EDITION
 NFPA 101, LIFE SAFETY CODE, 2015 EDITION

OCCUPANCY GROUP AND NFPA 101:
 BUSINESS GROUP B (FBC 304.1 & NFPA 101 38.1)
 MERCANTILE GROUP M (FBC 309.1 & NFPA 101 38.1)

CLASSIFICATION OF WORK (FBC EXISTING BUILDING 801.1)
 ALTERATION - LEVEL 3 (EXISTING BUILDING)

TYPE OF CONSTRUCTION (FBC TABLE 601)
 TYPE V-B

TRAVEL DISTANCE (NFPA 101 - TABLE A.7.6)

UNSPRINKLERED ALLOWED (FEET): 200'-0"

PROVIDED (FEET): 71'-8" WORST CASE

COMMON PATH (NFPA 101 - TABLE A.7.6.3)

UNSPRINKLERED ALLOWED (FEET): 75'-0"

PROVIDED (FEET): 60'-3"

DEAD END (NFPA 101 - TABLE A.7.6.5)

SPRINKLERED ALLOWED (FEET): 20'-0"

PROVIDED (FEET): 13'-4"

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS (FBC - TABLE 1004.1.2 AND NFPA 101 TABLE 7.3.1.2)

DESCRIPTION	SQUARE FOOTAGE	SQ. FT./PERSON GROSS OR NET	LOAD OCCUPANT
FIRST FLOOR			
OFFICE SPACES (3 BAYS X 828.67 S.F.)	1,919 S.F.	60 GROSS	32
JANITOR'S (1 PER BAY = 3 X 13 S.F.)	39 S.F.	300 GROSS	0.13
RESTROOMS (1 PER BAY = 3 X 53 S.F.)	159 S.F.	—	AUA
FUTURE RESTAURANT SEATING AREA	981 S.F.	15 NET	64
FUTURE RESTAURANT KITCHEN AREA	232 S.F.	200 GROSS	2
RESTROOMS / VESTIBULE	140 S.F.	—	AUA
		SUBTOTAL OCCUPANT LOAD	98.13
SECOND FLOOR			
OFFICE SPACES	3,431 S.F.	100 GROSS	35
JANITOR'S	12 S.F.	300 GROSS	25
RESTROOMS	95 S.F.	—	AUA
		SUBTOTAL OCCUPANT LOAD	36
		TOTAL OCCUPANT LOAD	100

AUA = ACCESSORY USE AREA.

NUMBER OF EXITS (1006)

2 EXIT

REQUIRED EXTINGUISHERS:

GROSS FLOOR AREA (3,539 S.F.) / 3,000 = 2 REQUIRED, 2 PROVIDED

75' MAX. DISTANCE

F.E. SHALL COMPLY WITH NFPA 10

F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)

NOTE: SEE FLOOR PLANS FOR LOCATIONS

GENERAL LIFE SAFETY NOTES:

- FLOOR SURFACE: WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS.
- WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS. IN ALL OTHER AREAS SHALL BE CLASS C.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
- FOR MAIN ENTRANCE DOOR ONLY - THE DOOR OR PAIR OF DOORS SHALL HAVE ONE INTERIOR THUMB-TURN OF INDICATING TYPE, STATING OPEN OR CLOSED, AND WILL RELEASE ALL DOOR LEAF.
- G.C. TO PROVIDE FIRE ALARM SHOP DRAWINGS WITHIN 30 DAYS OF PERMIT ISSUE.
- INTERIOR FLOOR FINISH AND FLOOR COVERING SHALL BE CLASS II PER F.B.C. SECTION 604.

2 BUILDING INFO. AND CODE RESEARCH



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**98 N.W. 5th AVENUE
 RENOVATION PROJECT**
 98 NW 5th AVENUE
 DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CDA

REV DATE DESCRIPTION

1 11/05/2019 INC COMMENTS

DESIGN DELIVERABLE: SITE PLAN
 ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: FC

CHECKED BY: PL

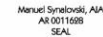
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SHEET TITLE:

LIFE SAFETY PLANS

SHEET NUMBER:

LS-101



LICENSE NO. AA26001863



98 N.W. 5th AVENUE
RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA



- ## KEYNOTES ELEVATIONS

- | | |
|----|--|
| 1 | PRE-FINISH ALUMINUM STANDING SEAM ROOF SYSTEM (TYP.) |
| 2 | 2 X 8 CONTINUOUS WOOD RAFTERS WITH 1 X 4 P.T. CONT. WOOD NAILERS (U.O.G.) AND GALVANIZED METAL CORP. PAINT FASCIA AND METAL DRIP |
| 3 | ANTI-CORROSION PAINTED METAL TUBING STRUCTURE |
| 4 | 2-COAT TEXTURED STUCCO FINISH |
| 5 | 8" SMOOTH STUCCO TRIM (TYP.) |
| 6 | 4" SMOOTH STUCCO BAND (TYP.) |
| 7 | 2-COAT SMOOTH STUCCO FINISH |
| 8 | DECORATIVE WALL MOUNTED LIGHT FIXTURE (TYP.) |
| 9 | FIXED ALUMINUM STOREFRONT APPLICATOR WINDOWS WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON-REFLECT GLASS |
| 10 | FIXED ALUMINUM STOREFRONT APPLICATOR DOOR WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON-REFLECT GLASS |
| 11 | PRE-FINISH ALUMINUM CANOPY TO PROJECT 4'-0" FROM THE BUILDING FASCIA (TYP.) |
| 12 | STUCCO EXPANSION JOINT (TYP.) |
| 13 | POWDER COAT FINISH ALUMINUM GUARDRAIL WITH COMPOSITE WOOD SLATS (TYP.) |
| 14 | POWDER COAT FINISH ALUMINUM GUARDRAIL WITH ALUMINUM METAL PANELS (TYP.) |
| 15 | DECORATIVE COLUMN MOUNTED LIGHT FIXTURE (TYP.) |
| 16 | WALL MOUNTED BUSINESS SIGNAGE |
| 17 | WALL MOUNTED ADDRESS SIGNAGE |

[illegible]

DESIGN
DELIVERABLE: SITE PLAN
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PROJECT NUMBER: 1552-181019
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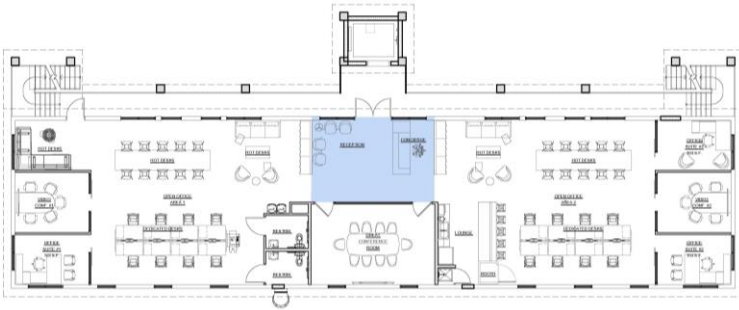
BUILDING ELEVATIONS

SHEET NUMBER:

- | | |
|---|-----------|
| 5 | KEY NOTES |
|---|-----------|

A-201

RECEPTION – TAG 1



SOURCE - BEYOND LOUNGE CHAIR (OPTION #1)

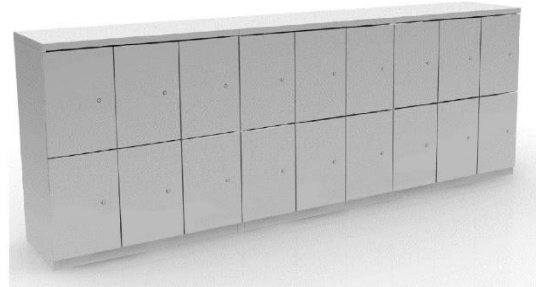


LACASSE – RECEPTION DESK



SOURCE - CRISSCROSS LOUNGE CHAIR (OPTION #2)

HOT DESK – TAG 11 & 2 (OPTION#1)



HAWORTH - LOCKERS 36"W X 39"H



**OFS – BENDZ
PULL UP TABLE**



**SOURCE INT –LT
PULL UP TABLE**



OFS - ROWEN SOFA



OFS - KINTRA COFFEE TABLE

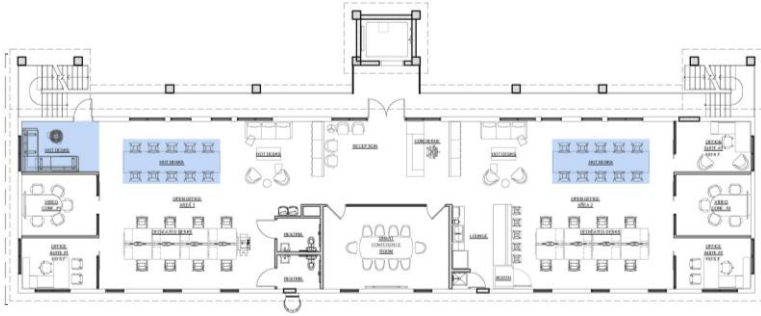


OFS - LONA LOUNGE CHAIR



OFS - WYRE SIDE TABLE

HOT DESK – TAG 11 & 5 (OPTION #1)



KEY PLAN



OFS - ROWEN SOFA WITH ROO COFFEE TABLE



SOURCE INT – CACHE BAR STOOL
OPTION#1



OFS – BISTRO BAR STOOL
OPTION#2

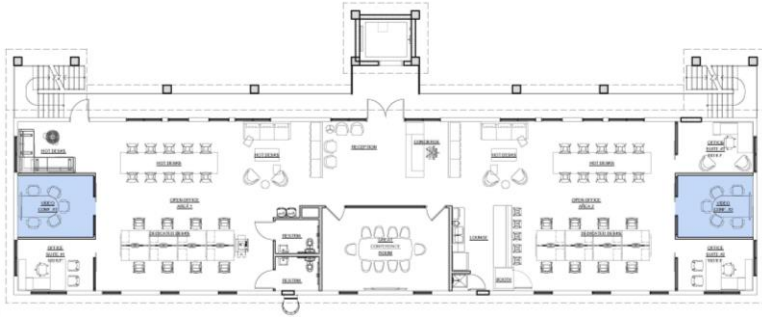


SPEC- ENDZONE HIGH TOP TABLE



ID-3

VIDEO CONFERENCE #1 & 2 – TAG 7



OFS – FLEXXY STOOL
OPTION#1

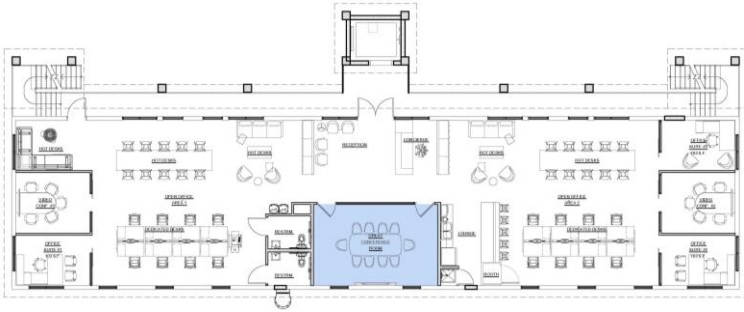


HAWORTH – FLEXXY STOOL
OPTION#2



HAWORTH – MARKER BOARD TOP D-SHAPE TOP

GREAT CONFERENCE ROOM – TAG 3



OFS – FLEXXY CONFERENCE CHAIR
OPTION#1



HAWORTH – VERY CONFERENCE CHAIR
OPTION#2

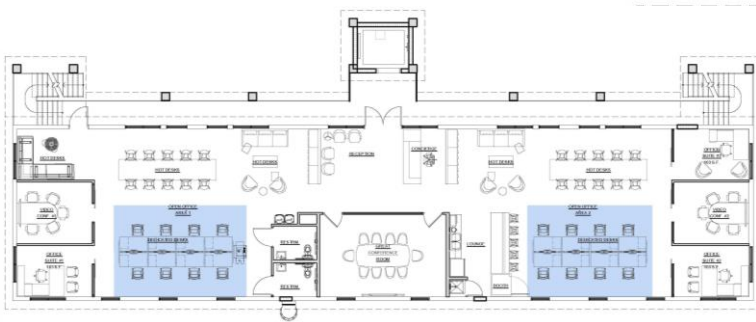


KEILHAUER – ORIGIN CONFERENCE CHAIR
OPTION#3



LACASSE – QUORUM CONFERENCE TABLE

DEDICATED DESK – TAG 6



HAWORTH – VERY TASK CHAIR



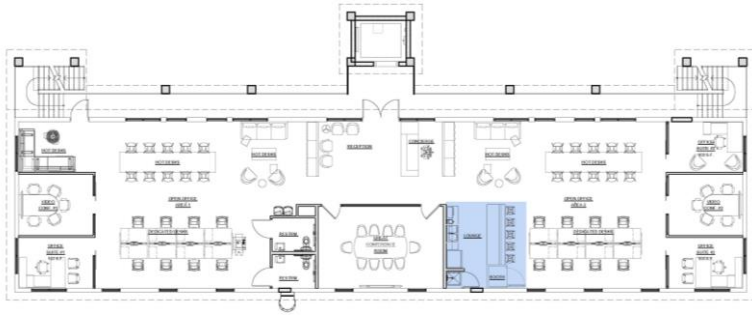
HAWORTH – INTUITY BENCHING



HAWORTH – X SERIES MOBILE PEDESTAL

ID-6

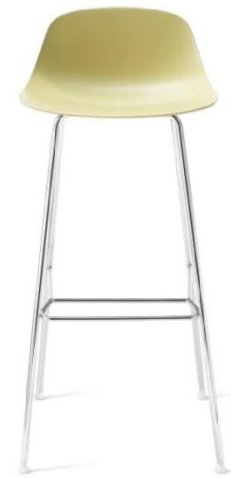
LOUNGE



OFS – TIFFANY BAR STOOL
OPTION#1



SOURCE – SAY O BAR STOOL
OPTION#2

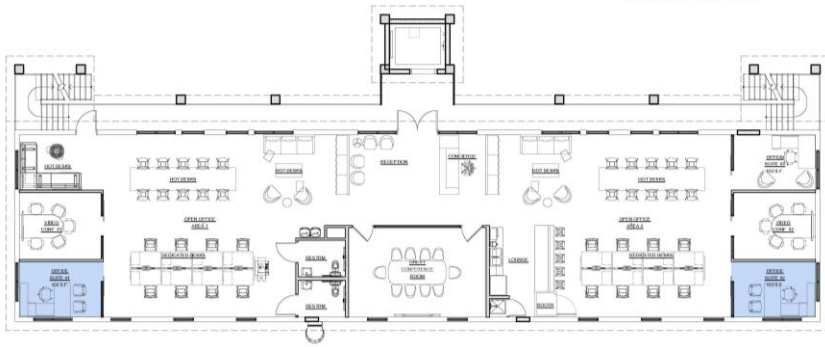


SOURCE – JUMP BAR STOOL
OPTION#3



ID-7

OFFICE SUITE# 1 & 2



HAWORTH – VERY TASK CHAIR

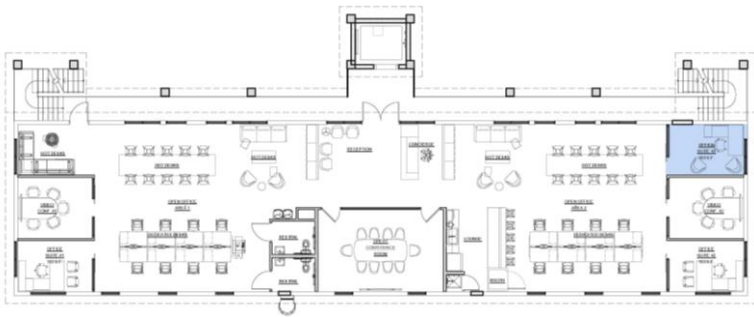


SOURCE – MARTINI CHAIR



LACASSE – NEX U SHAPE DESK

OFFICE SUITE #3



HAWORTH – VERY TASK CHAIR



SOURCE – MARTINI CHAIR



LACASSE – NEX L SHAPE DESK