



CVR	COVER SHEET
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PROPOSED PROJECT: 280 UNIT RENTAL APARTMENT COMMUNITY			
GOVERNING CODE:	FBC 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 EDITION		
MAX. ROOF HEIGHT:	52'-6" TO FLAT ROOF - 60'-0" TO MEAN ROOF HEIGHT OF ROOF ELEMENTS		
TYPE OF CONSTRUCTION:	TYPE I-B SPRINKLERED		
BUILDING DESIGNED:	ENCLOSED		
WIND SPEED:	170 MPH ULTIMATE WIND SPEED		
EXPOSURE:	C		
ZONING DISTRICT:	PC - PLANNED COMMERCIAL		
SETBACKS:	REQUIRED: FRONT SETBACK = 10'-0" REAR SETBACK = 10'-0" SIDE INTERIOR SETBACK = 10'-0" SIDE STREET SETBACK = 10'-0"		
	PROVIDED: FRONT SETBACK = 51'-2" REAR SETBACK = 25'-0" SIDE STREET (EAST) = 25'-0" SIDE STREET (WEST) = 20'-0"		



DESIGN PARAMETERS	
OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) <u>RENTAL APARTMENTS</u>	
EXPOSURE CONDITION	<u>TBD</u> ☒ <u>TBD</u>
MEAN ROOF HEIGHT	<u>50'-4"</u> ABOVE BASE BUILDING ELEVATION ☒ ASCE 7-10 CHAPTER 26
BUILDING HEIGHT	☒ <u>≤ 60 FT.</u> (MAY USE LOW RISE PROVISIONS OF THE 6th EDITION (2017) FLORIDA BUILDING CODE)
BUILDING DESIGNED AS	☐ PARTIALLY ENCLOSED ☒ ENCLOSED ☐ OPEN ☐ TESTED (WIND TUNNEL)
IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 6th EDITION (2017) FLORIDA BUILDING CODE OR ASCE 7-10 CHAPTER 26)	<u>1.0</u>
BASIC WIND VELOCITY PRESSURES: 6th EDITION (2017) FLORIDA RESIDENTIAL CODE VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE:	
6th EDITION (2017) FLORIDA RESIDENTIAL CODE- ULTIMATE WIND SPEED	<u>170</u> (3 SECOND GUST) BASIC VELOCITY PRESSURE <u>40</u> PSF
ASCE 7-10 CH 26- WIND SPEED	<u>NA</u> (3 SECOND GUST) BASIC VELOCITY PRESSURE <u>NA</u> PSF
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.	
ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS)	<u>5</u> PSF
SOIL BEARING CAPACITY	<u>TBD</u>
REVIEWED FOR SHEAR WALL REQUIREMENTS	☒ YES ☐ NO (IF NO, INDICATE REASON)

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CAULFIELD & WHEELER
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BOCA RATON, FL 33434
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DYNAMIC ENGINEERING
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DELRAY BEACH, FL 33483
TELEPHONE: 561-921-8570

LANDSCAPE ARCHITECT

ARCHITECTURAL ALLIANCE LANDSCAPE
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FORT LAUDERDALE, FL
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COVER SHEET

CVR

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COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-S/ 09.29.20
CONDITIONAL-USE
SUBMITTAL

REVISIONS:

COVER SHEET

CVR



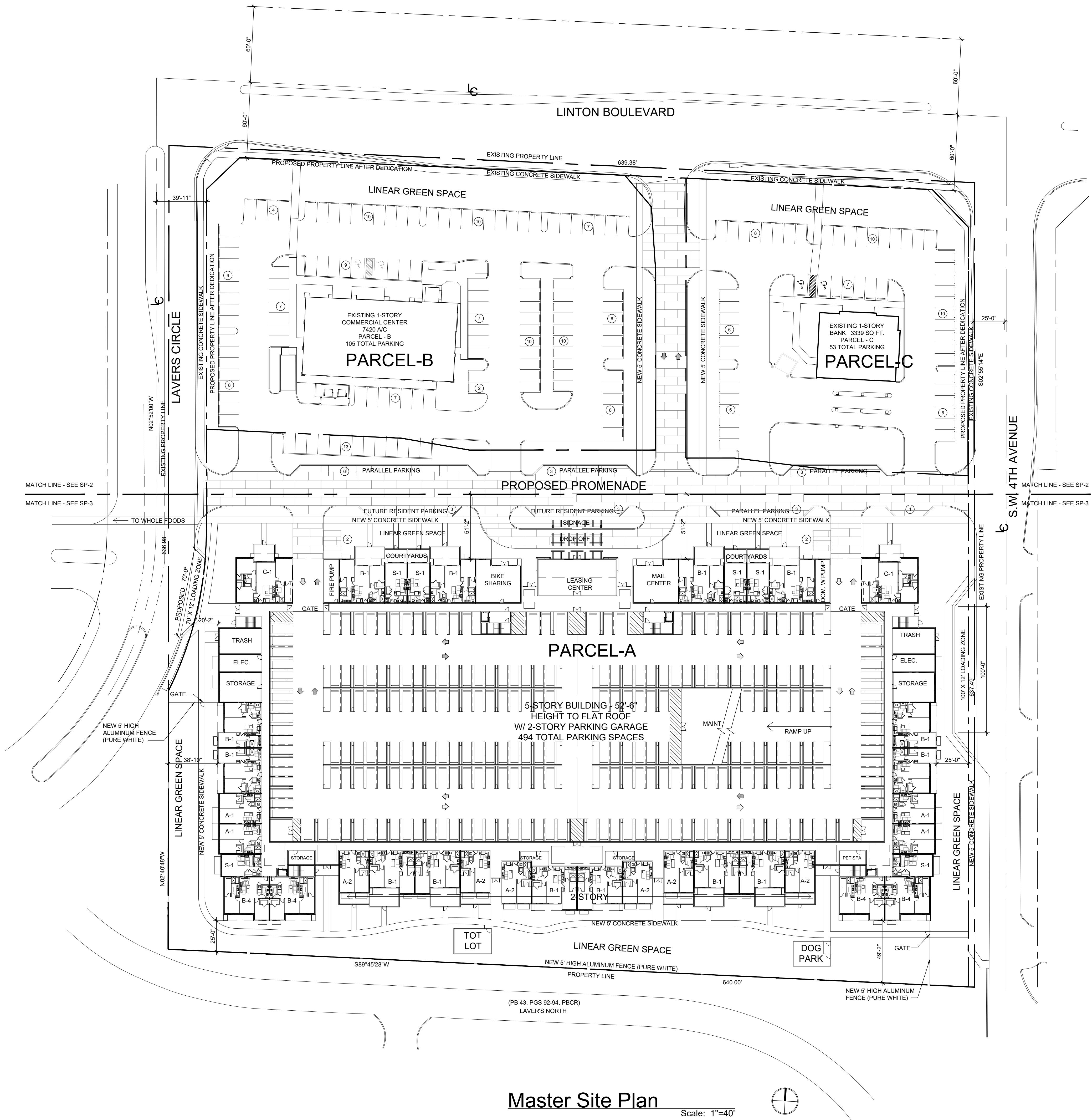
SITE LOCATION

Location Map

Scale: N.T.S.

SITE DATA			
PC - PLANNED COMMERCIAL ZONING DISTRICT			
	SQUARE FEET	PERCENT OF SITE	
TOTAL SITE AREA	407,199 SQUARE FEET	100%	
DEDICATIONS	19,859 SQUARE FEET	4.8%	
LOT COVERAGE COMMERCIAL	10,759 SQUARE FEET	2.6%	
BLDG COVERAGE RESIDENTIAL	152,270 SQUARE FEET	37.4%	
PARKING/PAVED AREA/MISC	98,736 SQUARE FEET	16.6%	
SIDEWALK AREA	21,327 SQUARE FEET	5.2%	
OPEN SPACE	136,004 SQUARE FEET	33.4%	
WATER BODIES		N/A	
BUILDING DATA - PARCEL A			
	ALLOWED	PROPOSED	
BUILDING HEIGHT	48'-0"	52'-6" to Flat Roof	
DENSITY	12 UNITS / ACRE	30 UNITS / ACRE	
TOTAL FLOOR AREA	10,759 commercial existing	10,759 commercial +residential	
		551,322 residential	
FLOOR AREA RATIO	3.0	1.38	
UNIT DATA			
	QUANTITY	%	SQUARE FOOTAGE
STUDIO	36 UNITS	12.9%	575 SQ.FT.
ONE BEDROOM	112 UNITS	40.0%	700/800 SQ.FT.
TWO BEDROOM	118 UNITS	42.1%	1,070/1,150 SQ.FT.
THREE BEDROOM	14 UNITS	5%	1,275 SQ.FT.
TOTAL	280 UNITS	100%	
PARKING DATA			
PARKING REQUIRED PER LDR'S SECTION ...			
COMMERCIAL - PARCEL B - 7420 SQ. FT. TOTAL			
3,000 SQ. FT. RETAIL, 4,500 SQ. FT. RESTAURANT	REQUIRED	PROVIDED	
	68 SPACES	105 SPACES	
COMMERCIAL - PARCEL C- 3339 SQ. FT. TOTAL			
3,000 SQ. FT. RETAIL BANK	REQUIRED	PROVIDED	
	14 SPACES	36 SPACES	
RESIDENTIAL - PARCEL A- 280 UNIT RENTAL APARTMENT COMMUNITY			
PARKING REQUIRED PER LDR SECTION...			
TYPE	QUANTITY	PARKING CALCS	REQUIRED
STUDIO	36	1.0 SPACES / UNIT	36 SPACES
ONE BEDROOM	112	1.5 SPACES / UNIT	168 SPACES
TWO BEDROOM	118	2.0 SPACES / UNIT	236 SPACES
THREE BEDROOM	14	2.0 SPACES / UNIT	28 SPACES
GUEST SPACES			
	0-20	5 x UNIT	10 SPACES
	21-50	3 x UNIT	9 SPACES
	51-280	2 x UNIT	46 SPACES
TOTAL	280 UNITS		533 SPACES
PARKING PROPOSED FOR SAD ZONING - PARCEL A			
TYPE			PROPOSED
PARALLEL			22 SPACES
REGULAR SURFACE			13 SPACES
COMPACT (GARAGE)	70 SPACES		
COMPACT SURFACE	4 SPACES		4 SPACES
TOTAL COMPACT	74 SPACES	MAX 30%	13.8%
REGULAR (GARAGE)	424 SPACES		
TOTAL (GARAGE)			494 SPACES
PARKING PROVIDED			533 SPACES

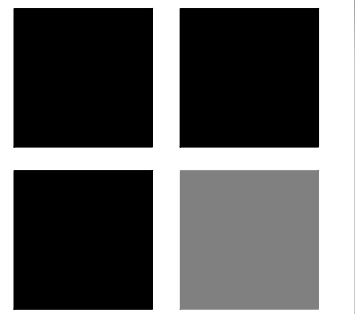
BUILDING SQUARE FOOTAGE CHART		
GROUND LEVEL BUILDING FOOTPRINT		156,860 SQ.FT.
	A/C SQ.FT.	GROSS SQ.FT.
GROUND LEVEL	58,586 SQ.FT.	153,289 SQ.FT.
SECOND LEVEL	62,529 SQ.FT.	153,253 SQ.FT.
THIRD LEVEL	76,141 SQ.FT.	83,196 SQ.FT.
FOURTH LEVEL	76,141 SQ.FT.	80,792 SQ.FT.
FIFTH LEVEL	76,141 SQ.FT.	80,792 SQ.FT.
TOTAL BUILDING A/C SQUARE FOOTAGE	349,538 SQ.FT.	
GROSS BUILDING SQUARE FOOTAGE		551,322 SQ.FT.
THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING. A SEPARATE PERMIT IS REQUIRED.		
THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM - CENTRAL STATION MONITORED. A SEPARATE PERMIT IS REQUIRED.		



Master Site Plan

Scale: 1"=40'

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DRAWN BY: JH
PLAN REVIEW: RJ

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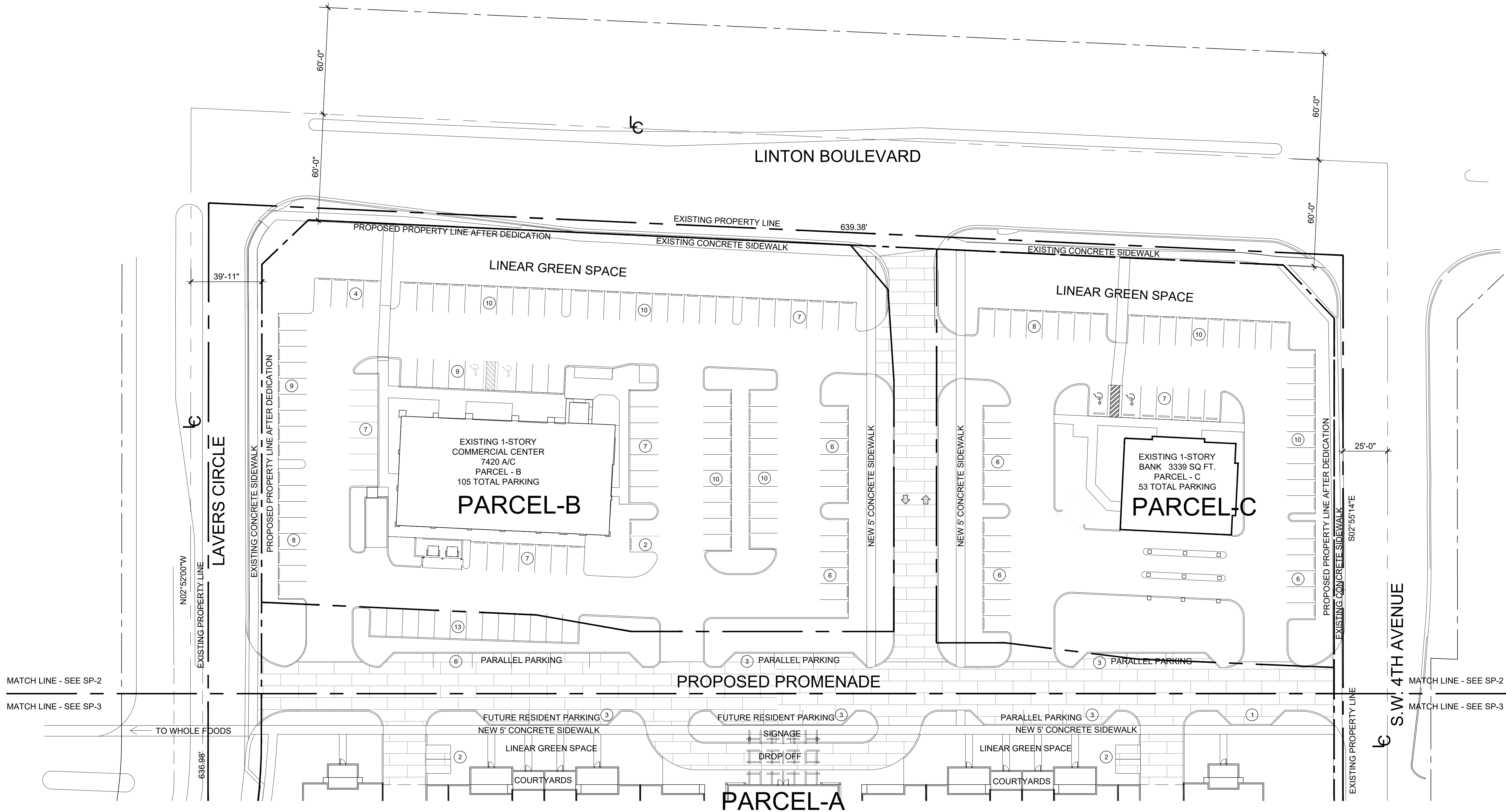
REVISIONS:

MASTER
SITE PLAN

SP-1

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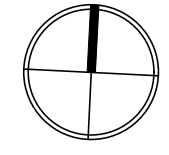
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MATCH LINE - SEE SP-2
MATCH LINE - SEE SP-3

MATCH LINE - SEE SP-2
MATCH LINE - SEE SP-3

Enlarged Site Plan
Scale: 1"=30'



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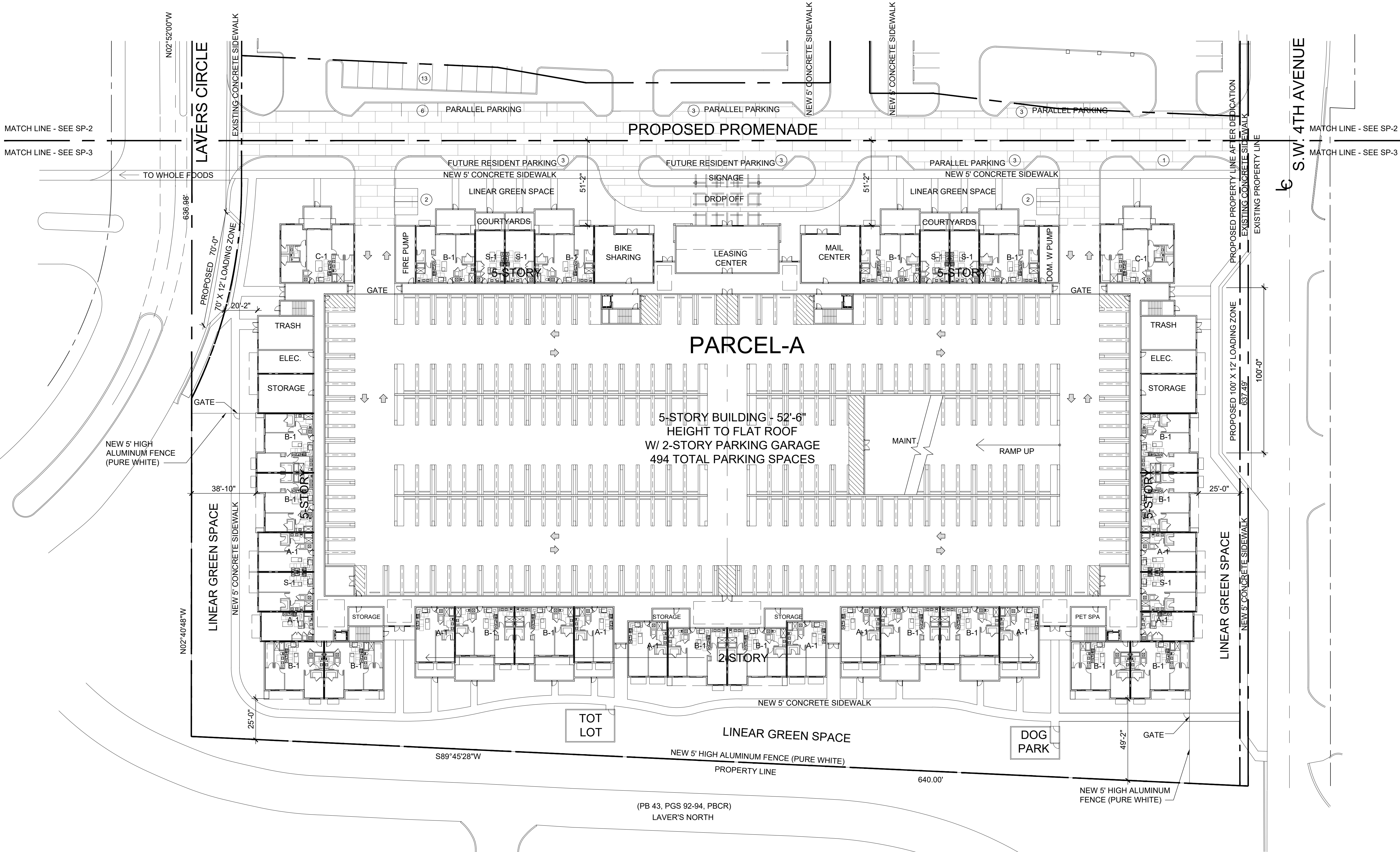
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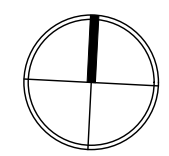
ENLARGED
SITE PLAN

SP-2



Enlarged Site Plan

Scale: 1"=30'



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ENLARGED
SITE PLAN

SP-3

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Leasing Center Main Entry
Scale: NTS



3rd Level Amenity Deck
Scale: NTS

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REVISIONS:

3D
RENDERING

R-1

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View from Linton
Scale: NTS

View from Promenade
Scale: NTS

View from Vehicular Entry
Scale: NTS

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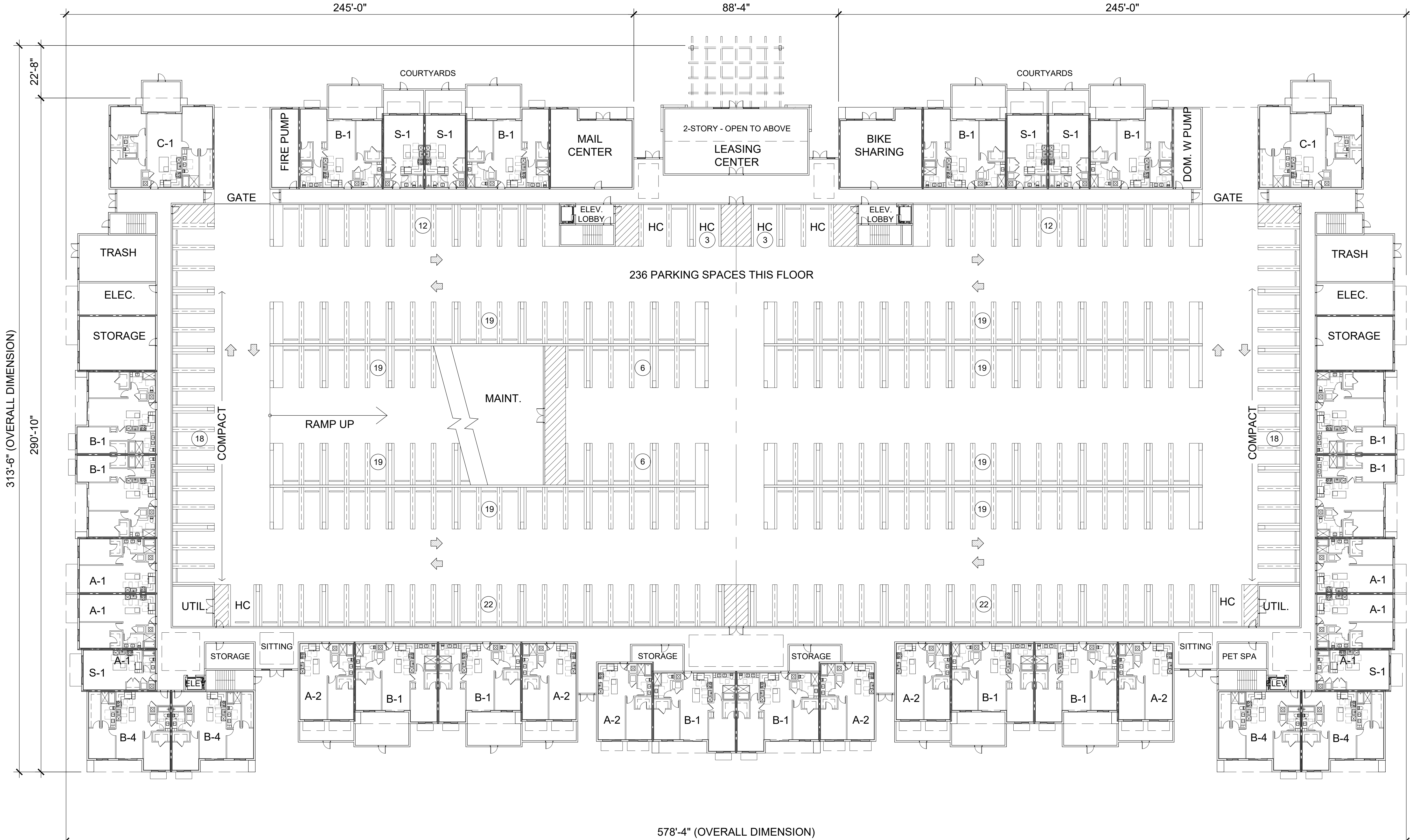
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3D
RENDERING

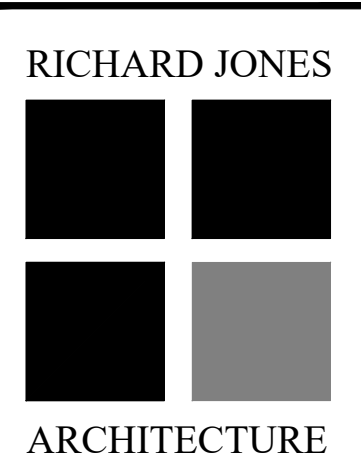
R-2

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Ground Floor Plan
Scale: 1"=20'



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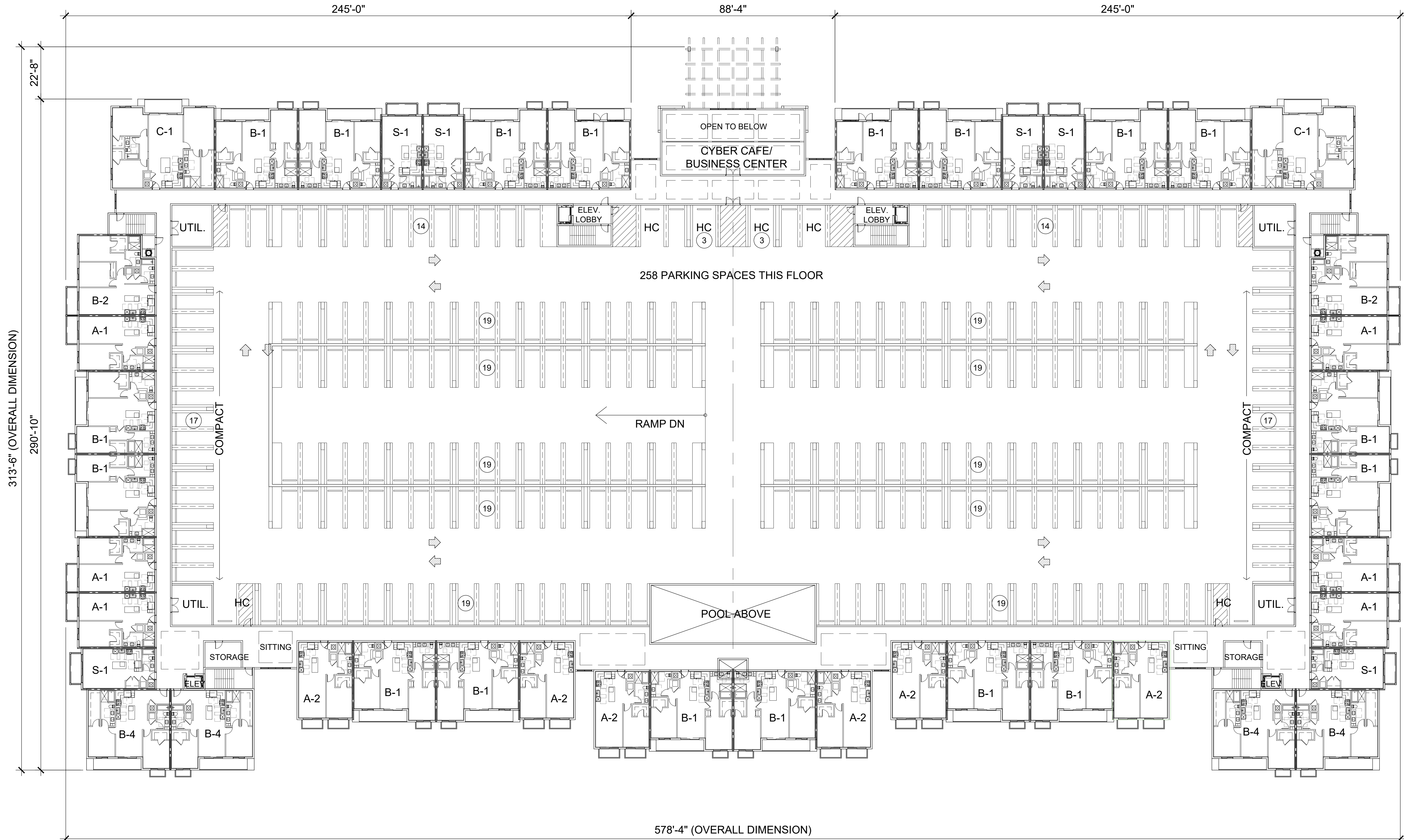
REVISIONS:

GROUND
FLOOR PLAN

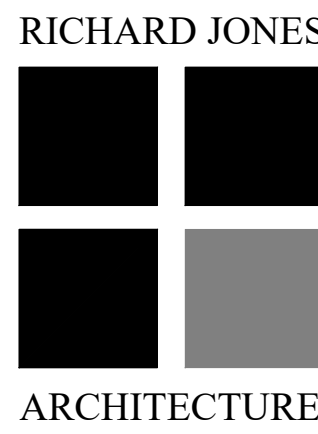
A-1

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Second Floor Plan
Scale: 1"=20'



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DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
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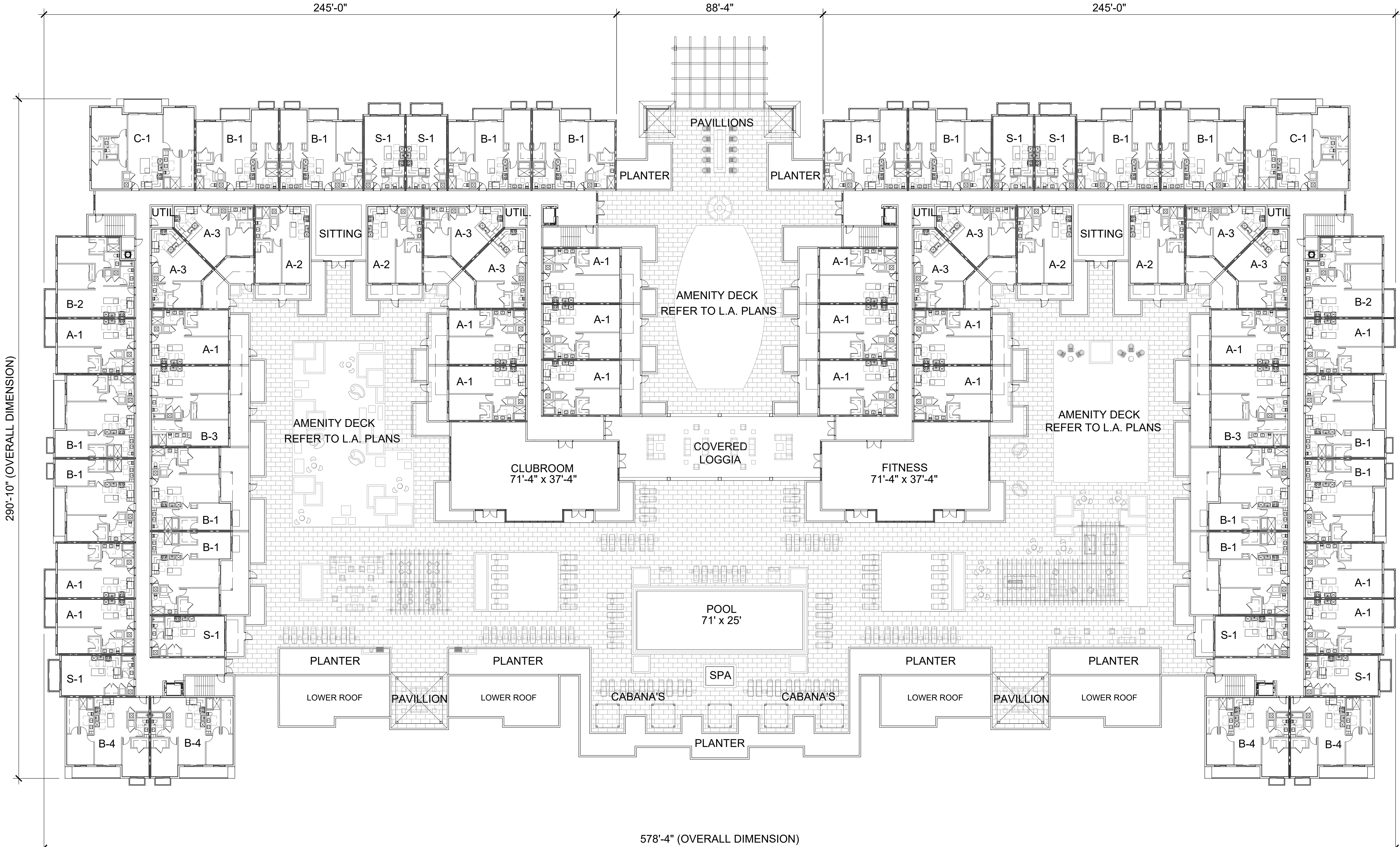
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SECOND
FLOOR PLAN

A-2

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Third Floor Plan



Scale: 1"=20'

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COMMISSION # 19-056
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PLAN REVIEW: RJ

SUBMITTALS:
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REVISIONS:

THIRD
FLOOR PLAN

A-3

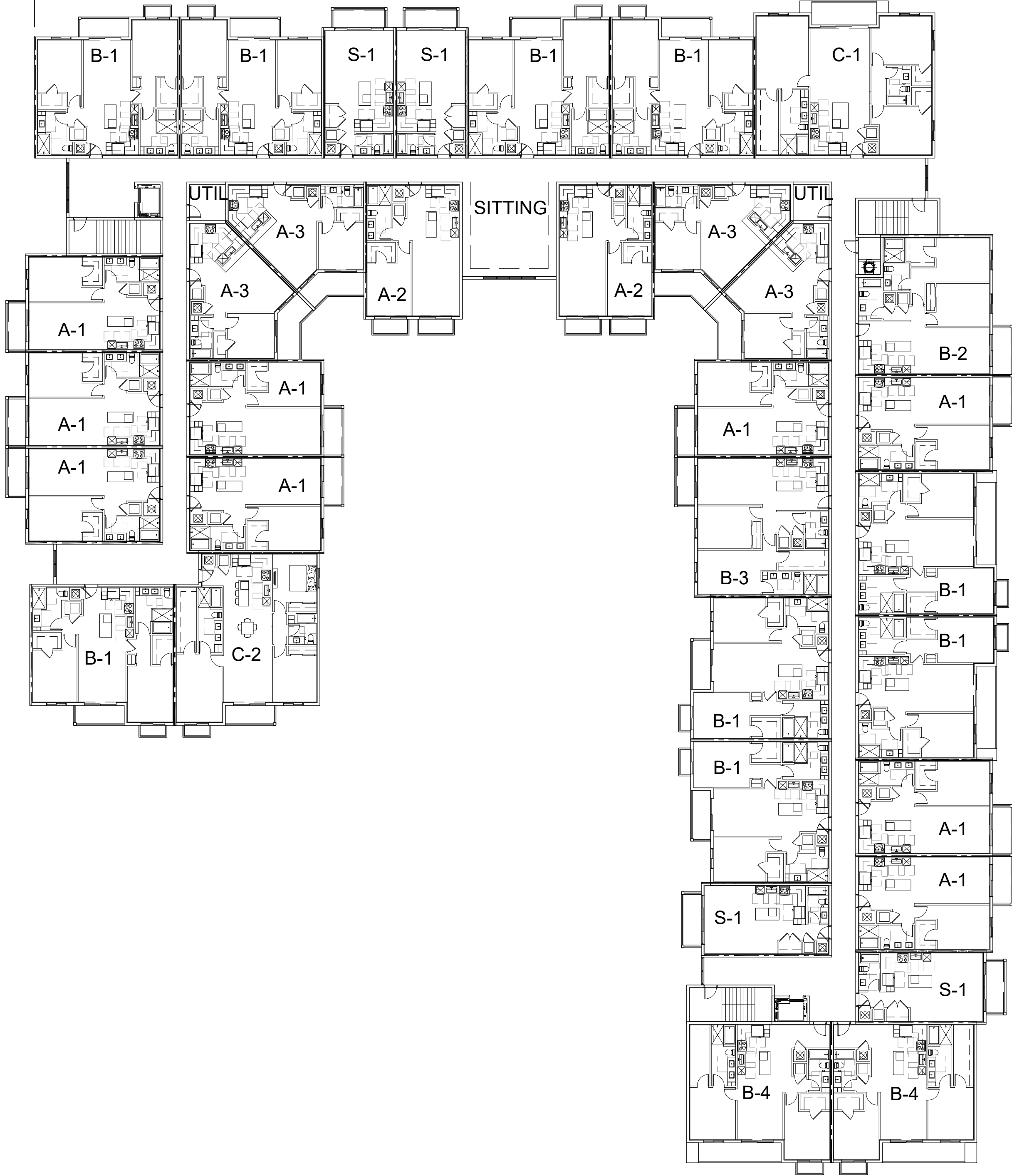
290'-10" (OVERALL DIMENSION)

245'-0"

88'-4"

245'-0"

578'-4" (OVERALL DIMENSION)



Fifth Floor Plan

Scale: 1"=20'



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COMMISSION # 19-056
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DRAWN BY: JH
PLAN REVIEW: RJ

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SUBMITTAL

REVISIONS:

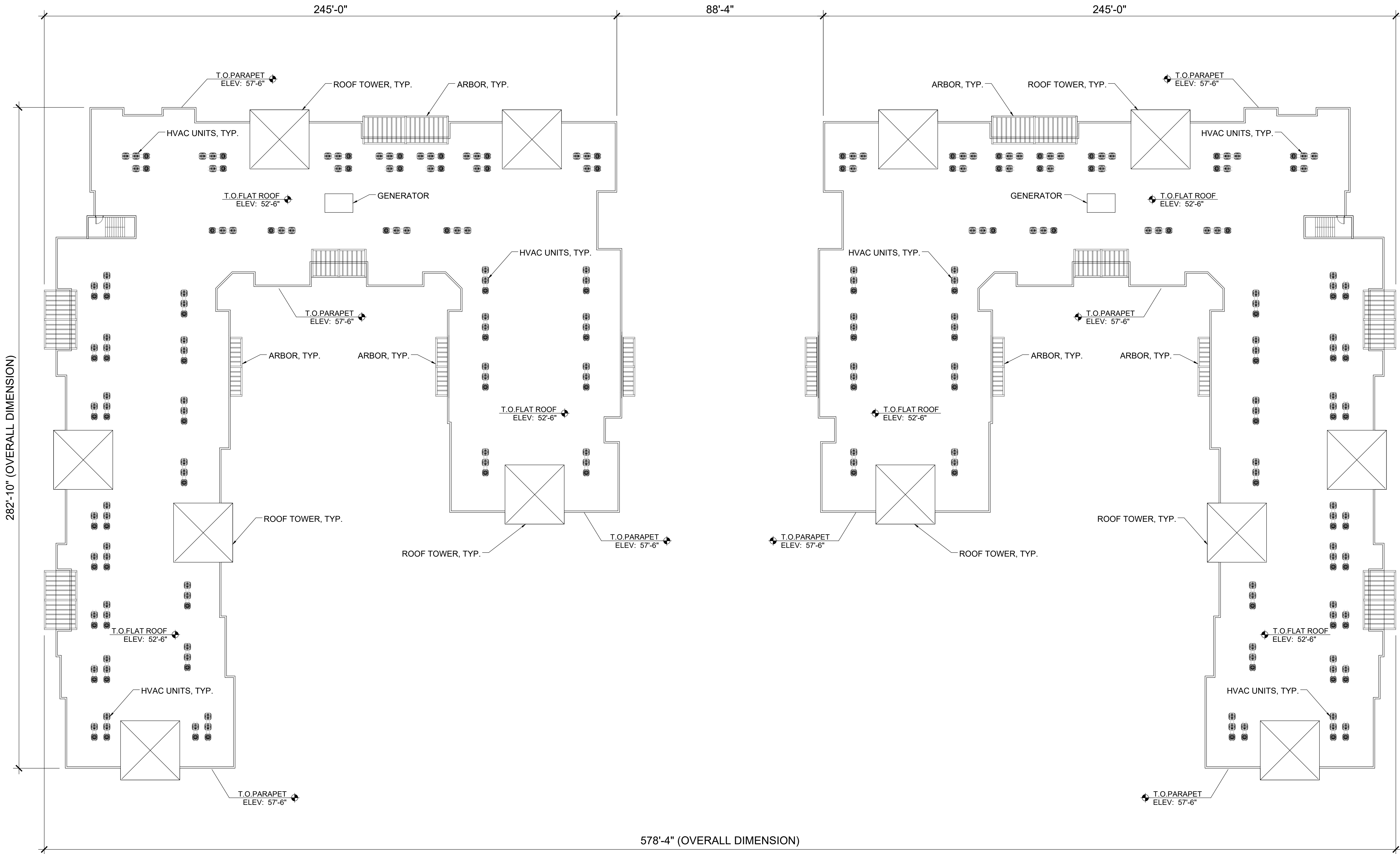
FIFTH FLOOR
PLAN

A-5

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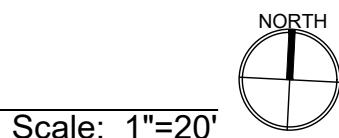
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282'-10" (OVERALL DIMENSION)



578'-4" (OVERALL DIMENSION)

Roof Plan



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SUBMITTALS:
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SUBMITTAL

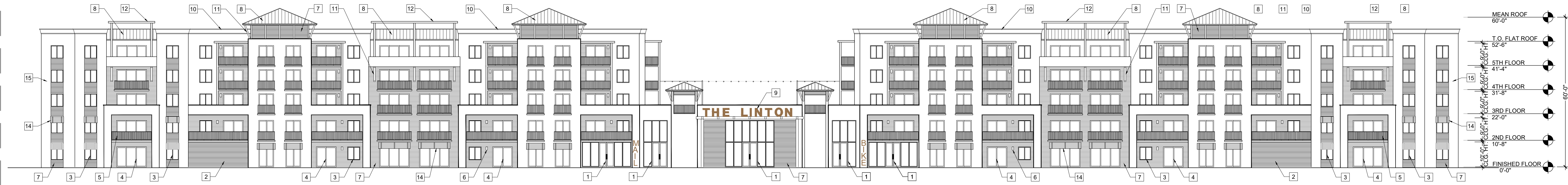
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ROOF PLAN

A-6

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North Elevation

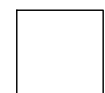
Scale: 1"=20'



South Elevation

Scale: 1"=20'

COLOR CHART

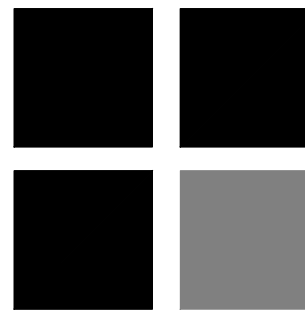


SW-7005 PURE WHITE - WALLS / TRIM / SIDING
RAILINGS, WINDOW / DOOR FRAMES / AWNINGS

ELEVATION KEYNOTE LEGEND

1	STOREFRONT SYSTEM (WHITE)
2	ALUMINUM GARAGE ENTRY SECURITY GATE (WHITE)
3	IMPACT RESISTANCE WINDOW (WHITE)
4	IMPACT RESISTANCE SLIDING GLASS DOOR SYSTEM (WHITE)
5	44" HIGH DECORATIVE ALUMINUM RAILING (WHITE)
6	LIGHT FIXTURE (WHITE)
7	SMOOTH STUCCO SIMULATED HORIZONTAL SIDING 7" REVEAL (WHITE)
8	STANDING SEAM METAL ROOF - ENGLERT PRE-WEATHERED GALVALUME
9	ALUMINUM POWDER COATED FINISH LIGHTED SIGNAGE
10	HIGH DENSITY FOAM CORNICE BANDING (WHITE)
11	HIGH DENSITY FOAM BRACKET (WHITE)
12	ALUMINUM TRELLIS SYSTEM (WHITE)
13	DECORATIVE BAHAMA SHUTTER (WHITE)
14	CANVAS AWNINGS
15	SMOOTH STUCCO FINISH (WHITE)

RICHARD JONES



ARCHITECTURE

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AA26001617 | IB26001056

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THE LINTON
DELRAY BEACH, FLORIDA

MEVIN DEVELOPMENT INC.
101 SE 4TH AVENUE
DELRAY BEACH FL 33483

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-S/ 09.29.20
CONDITIONAL-USE
SUBMITTAL

REVISIONS:

NORTH AND
SOUTH
ELEVATION

A-7

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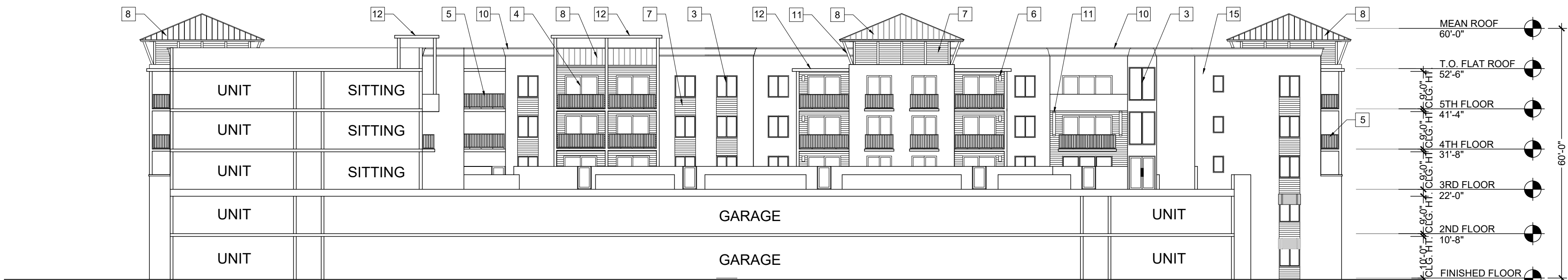
East Elevation

Scale: 1"=20'



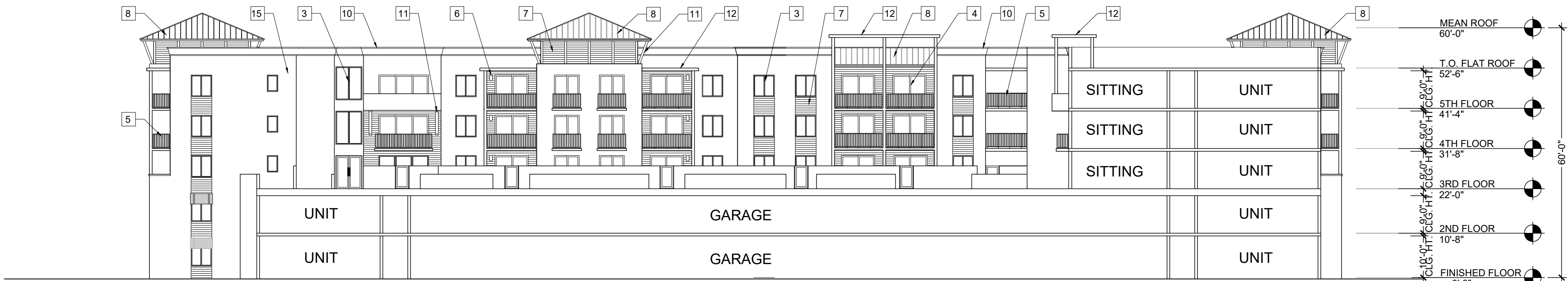
West Elevation

Scale: 1"=20'



Section @ East Amenity Deck

Scale: 1"=20'

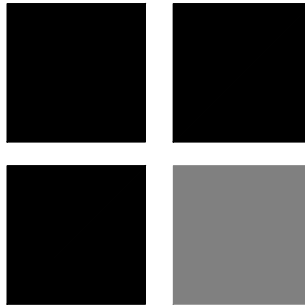


Section @ West Amenity Deck

Scale: 1"=20'

COLOR CHART	
	SW-7005 PURE WHITE - WALLS / TRIM / SIDING RAILINGS, WINDOW / DOOR FRAMES / AWNINGS
ELEVATION KEYNOTE LEGEND	
1	STOREFRONT SYSTEM (WHITE)
2	ALUMINUM GARAGE ENTRY SECURITY GATE (WHITE)
3	IMPACT RESISTANCE WINDOW (WHITE)
4	IMPACT RESISTANCE SLIDING GLASS DOOR SYSTEM (WHITE)
5	44" HIGH DECORATIVE ALUMINUM RAILING (WHITE)
6	LIGHT FIXTURE (WHITE)
7	SMOOTH STUCCO SIMULATED HORIZONTAL SIDING 7" REVEAL (WHITE)
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10	HIGH DENSITY FOAM CORNICE BANDING (WHITE)
11	HIGH DENSITY FOAM BRACKET (WHITE)
12	ALUMINUM TRELLIS SYSTEM (WHITE)
13	DECORATIVE BAHAMA SHUTTER (WHITE)
14	CANVAS AWNINGS
15	SMOOTH STUCCO FINISH (WHITE)

RICHARD JONES



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FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-S/ 09.29.20
CONDITIONAL-USE
SUBMITTAL

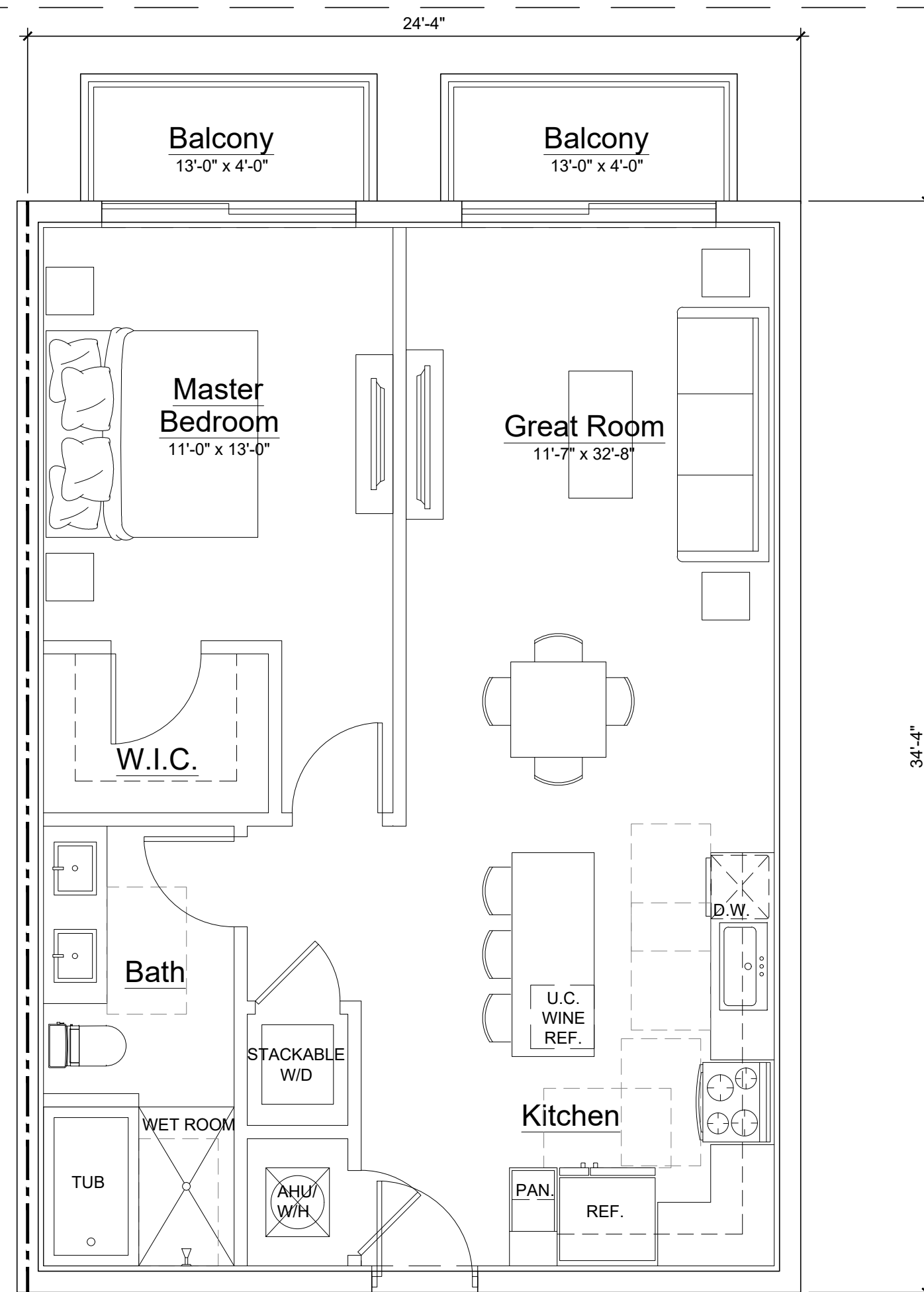
REVISIONS:

EAST AND
WEST
ELEVATION

A-8

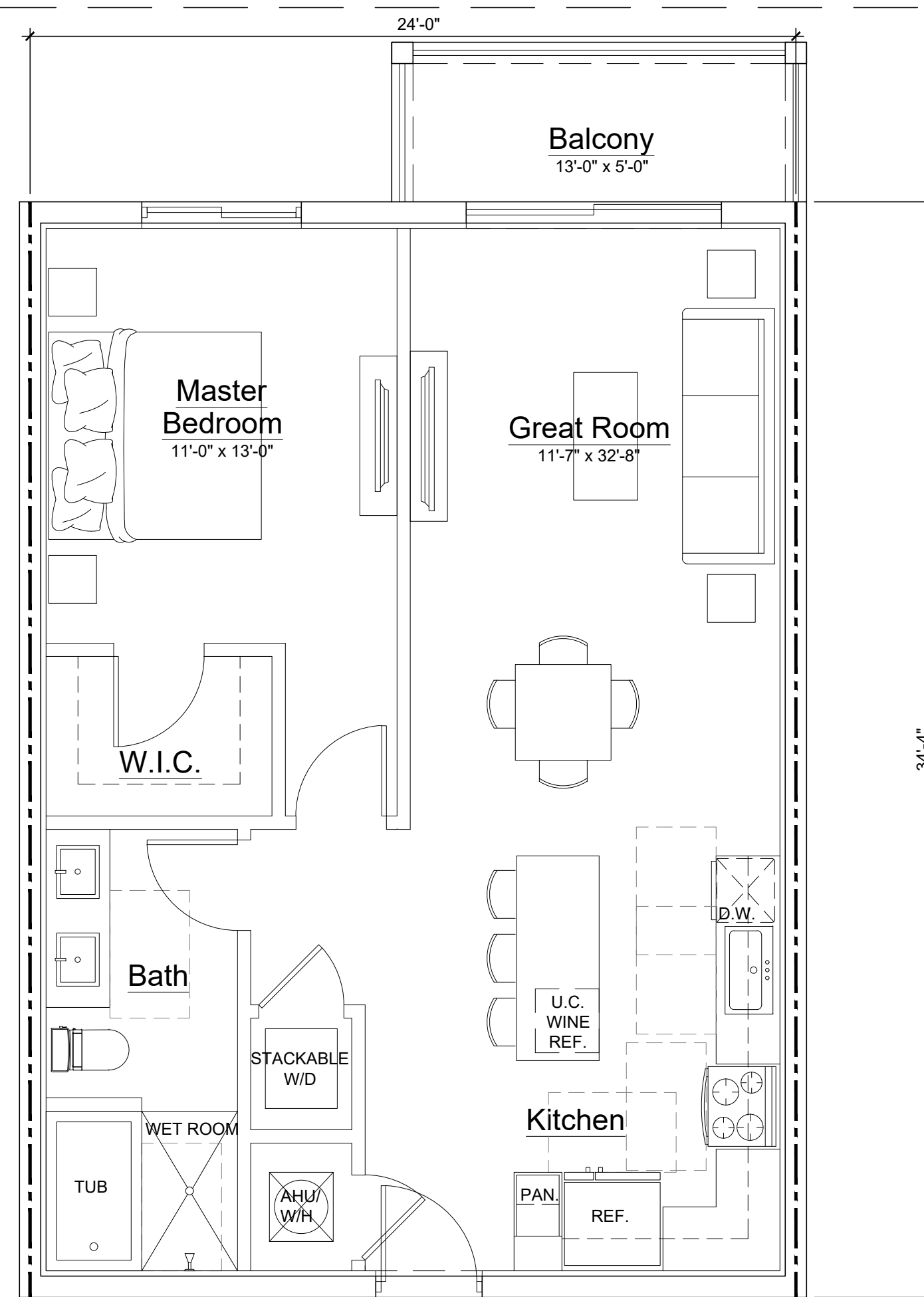
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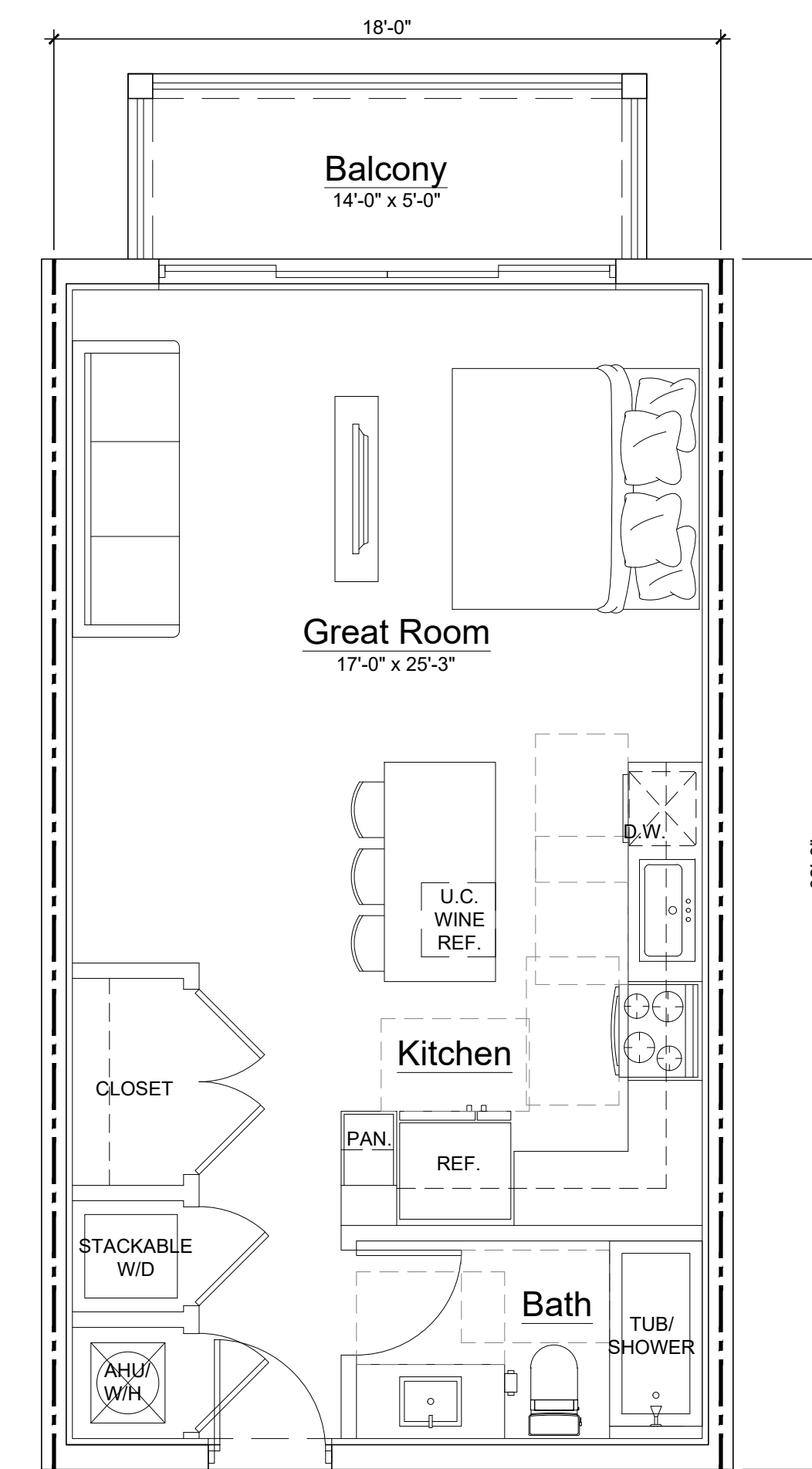
A2: 1 Bedroom/ 1 Bath

827 A/C SQ.FT.
75 BALC. SQ.FT.



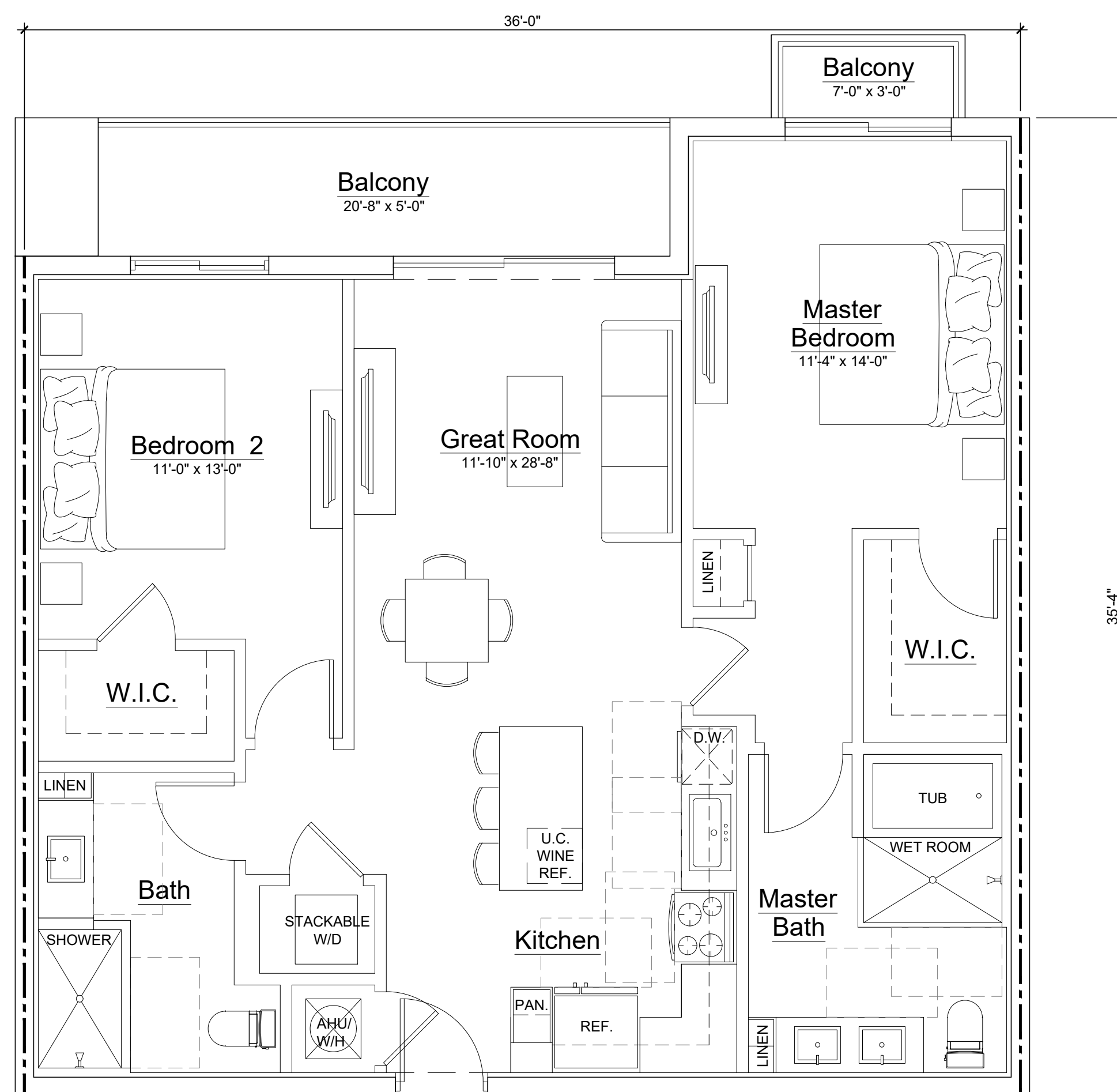
A1: 1 Bedroom/ 1 Bath

816 A/C SQ.FT.
65 BALC. SQ.FT.



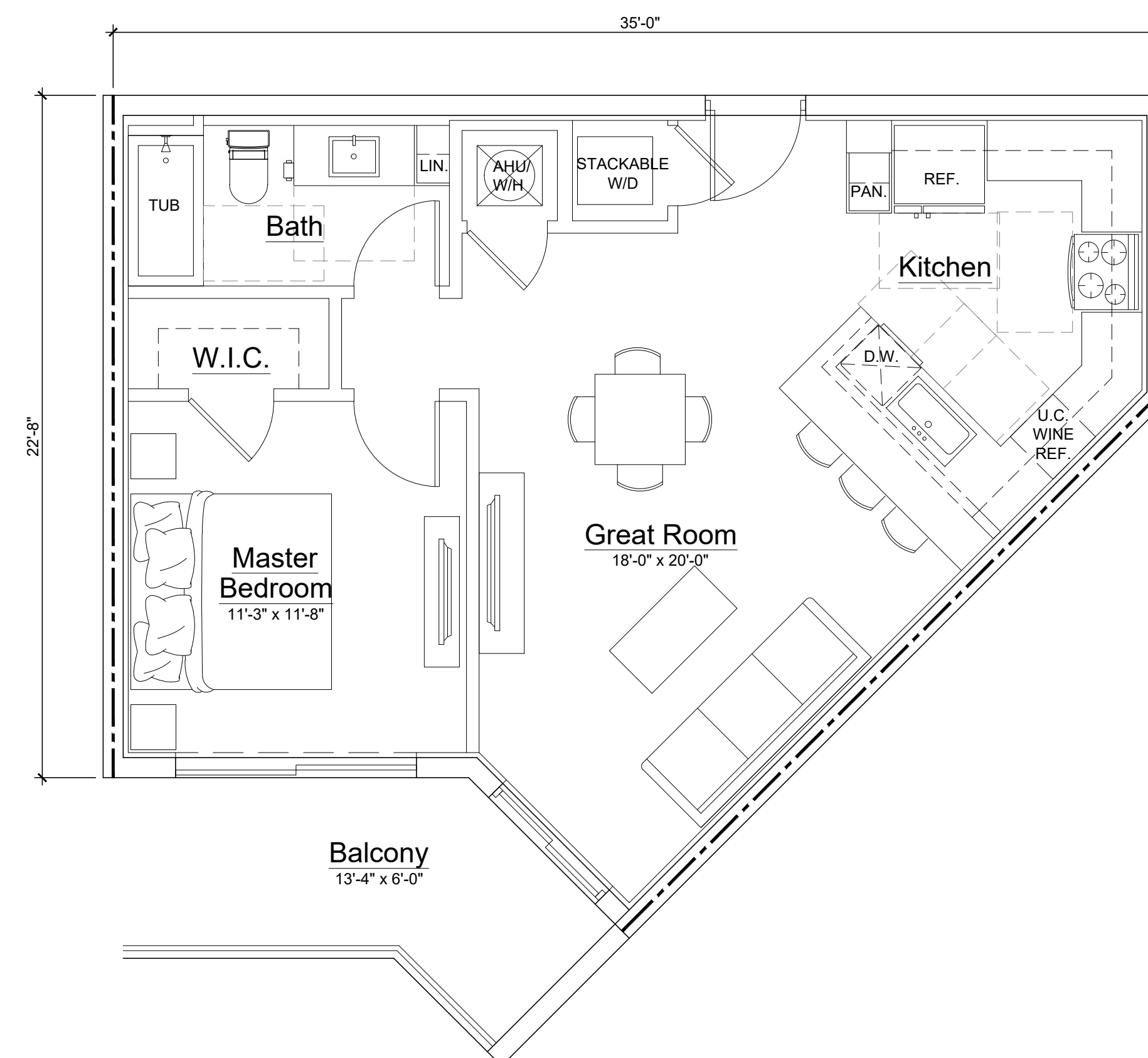
S1: Studio/ 1 Bath

582 A/C SQ.FT.
70 BALC. SQ.FT.



B1: 2 Bedroom/ 2 Bath

1,143 A/C SQ.FT.
124 BALC. SQ.FT.



A3: 1 Bedroom/ 1 Bath

720 A/C SQ.FT.
95 BALC. SQ.FT.

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FLORIDA LICENSURE

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COMMISSION #	19-056
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PLAN REVIEW:	RJ

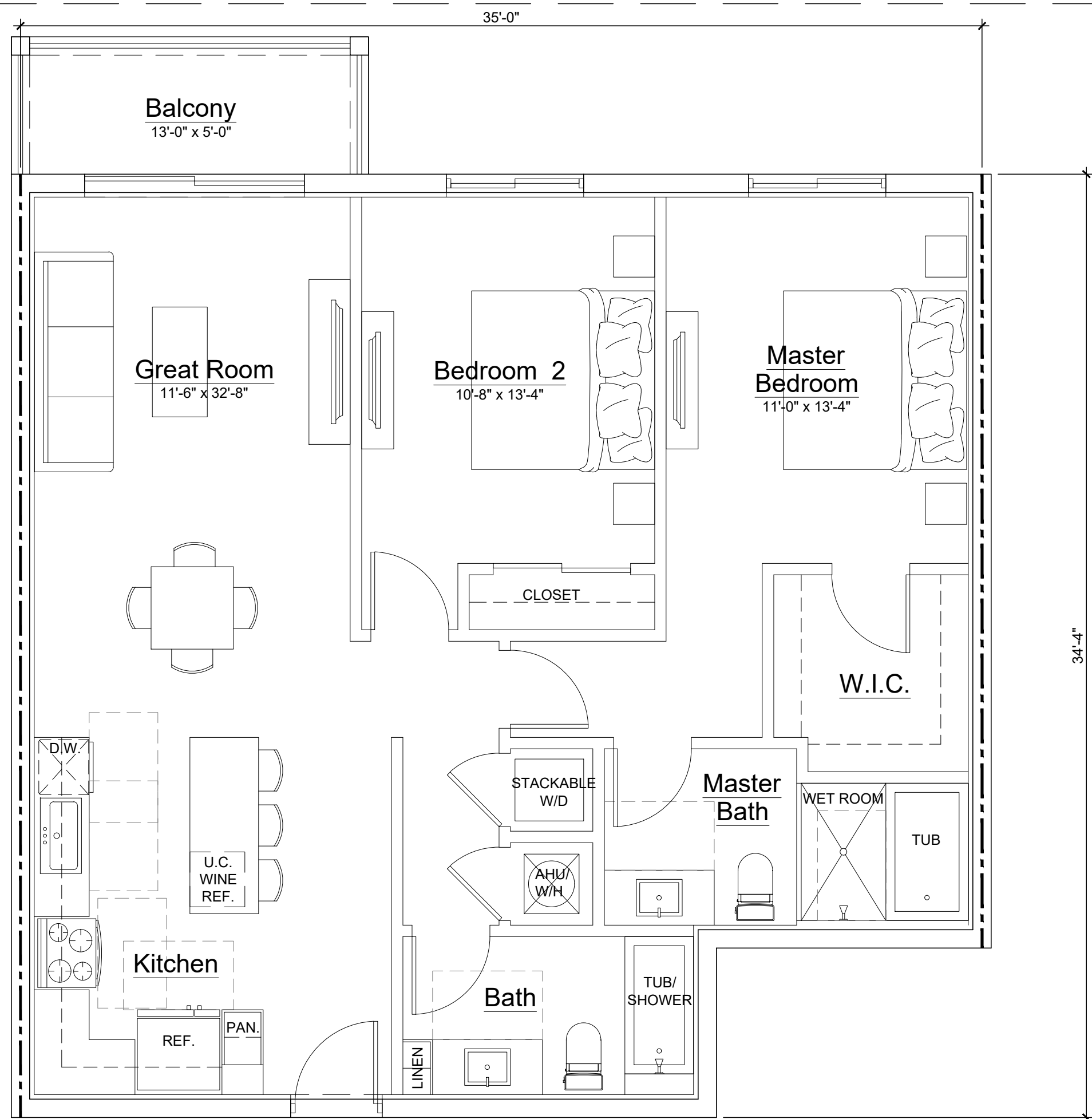
SUBMITTALS:
CLASS-5/ 07.20.20
CONDITIONAL-USE
SUBMITTAL

REVISIONS:

ENLARGED
UNIT PLANS

A-9

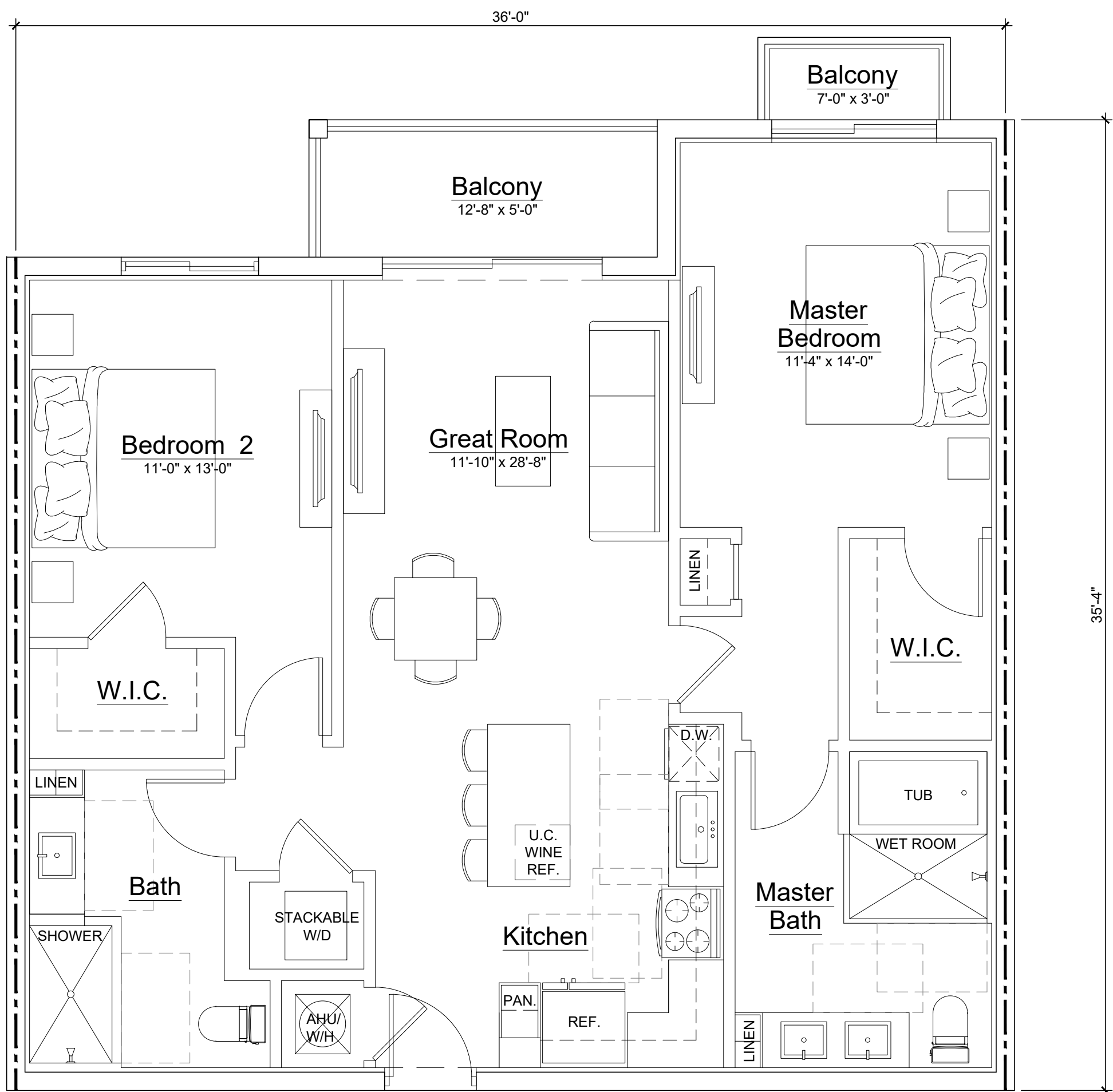
RICHARD JONES ARCHITECTURE



B2: 2 Bedroom/ 2 Bath

1,129 A/C SQ.FT.
65 BALC. SQ.FT.

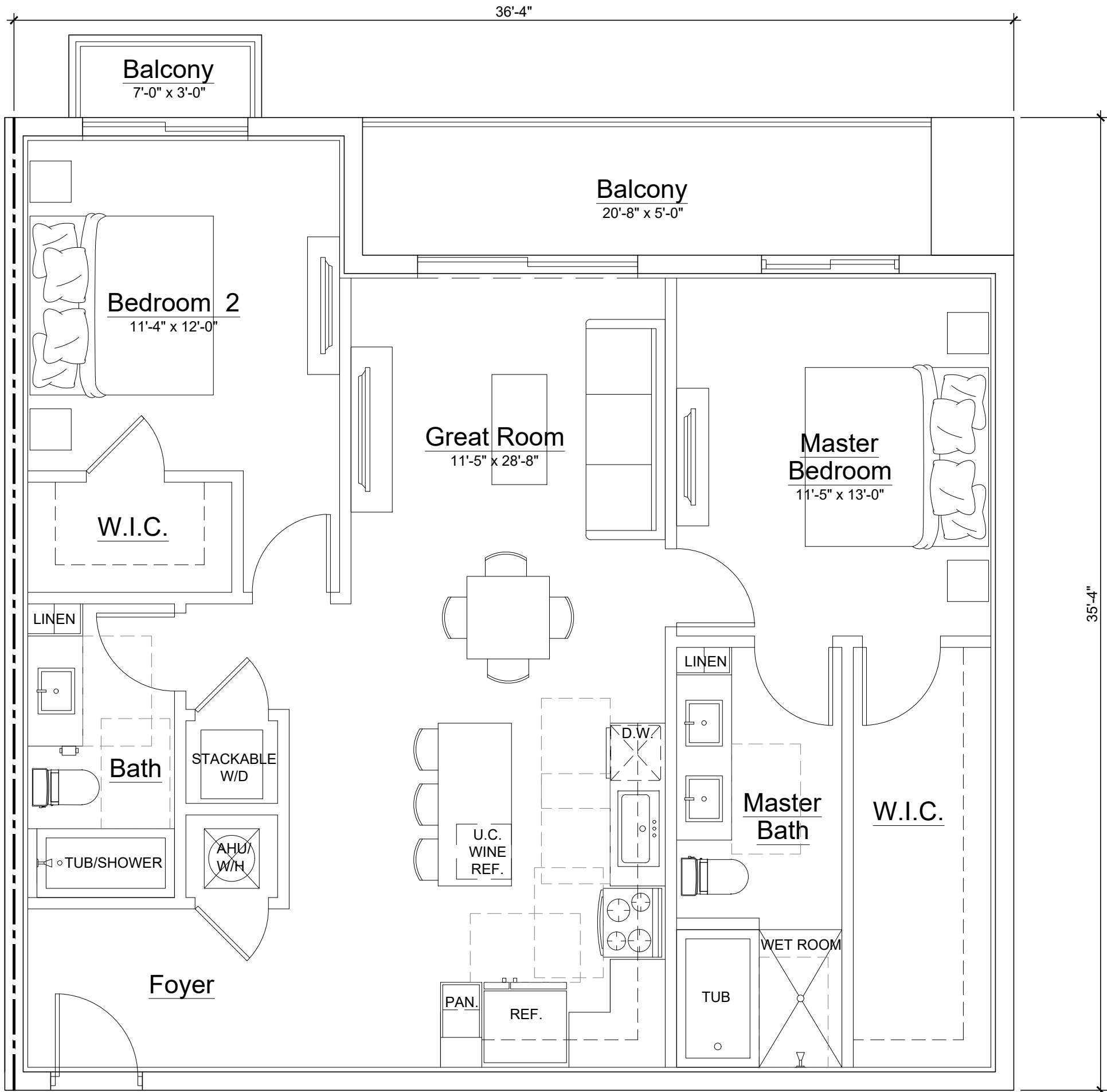
Scale: 1/4"=1'-0"



B1.1: 2 Bedroom/ 2 Bath

1,143 A/C SQ.FT.
84 BALC. SQ.FT.

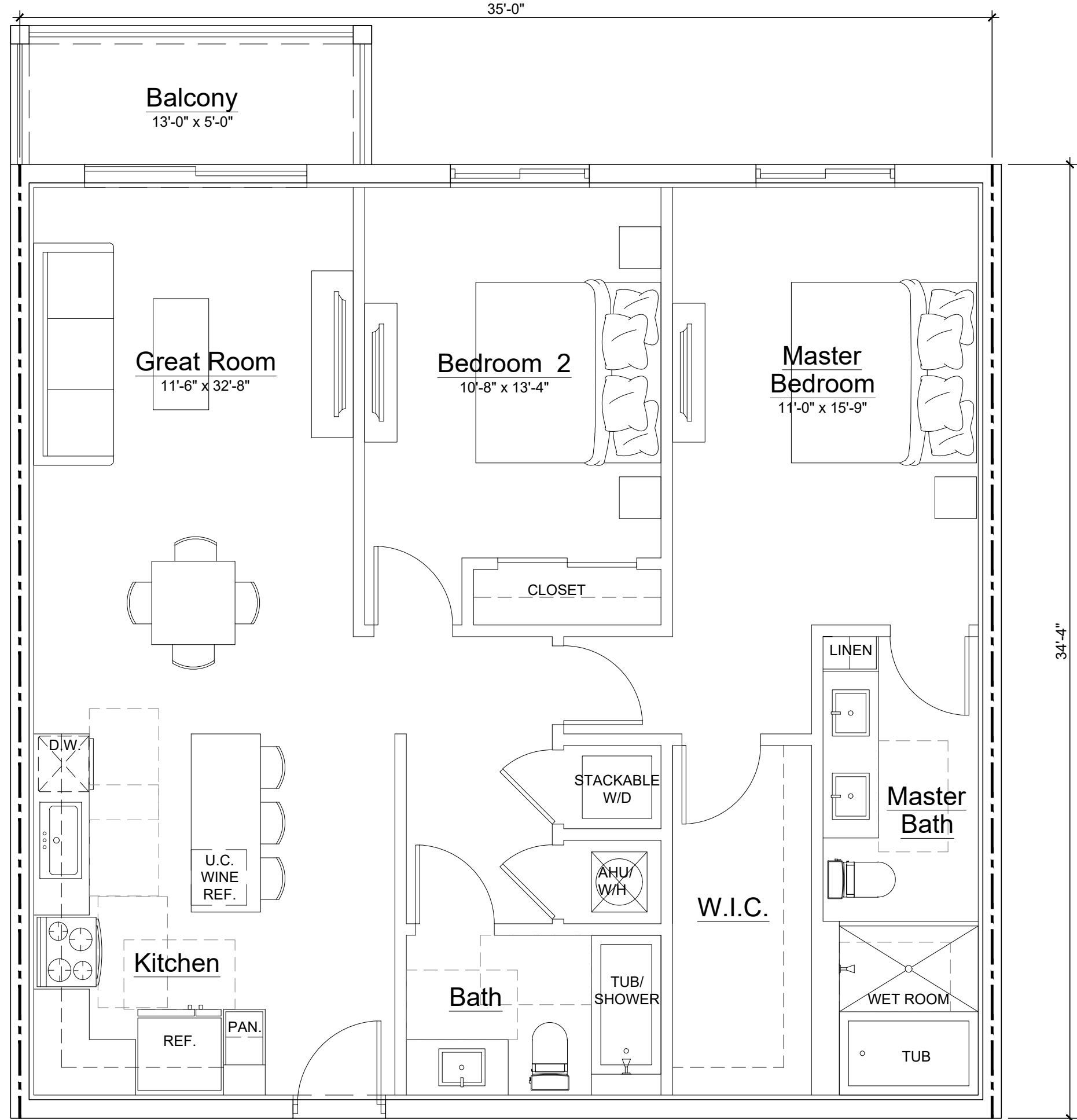
Scale: 1/4"=1'-0"



B4: 2 Bedroom/ 2 Bath

1,153 A/C SQ.FT.
124 BALC. SQ.FT.

Scale: 1/4"=1'-0"



B3: 2 Bedroom/ 2 Bath

1,190 A/C SQ.FT.
65 BALC. SQ.FT.

Scale: 1/4"=1'-0"

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SUBMITTALS:
CLASS-S/ 07.20.20
CONDITIONAL-USE
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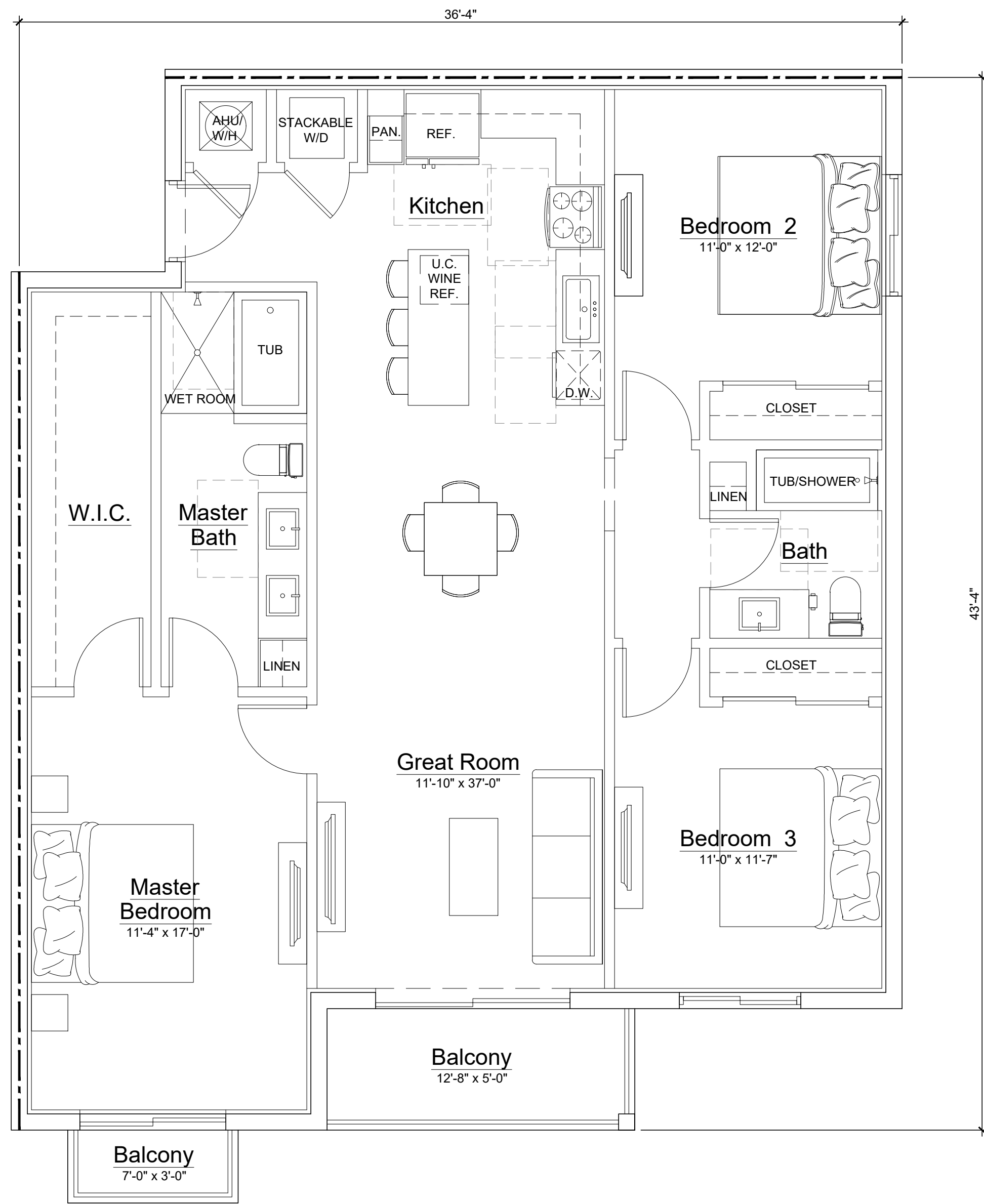
REVISIONS:

ENLARGED
UNIT PLANS

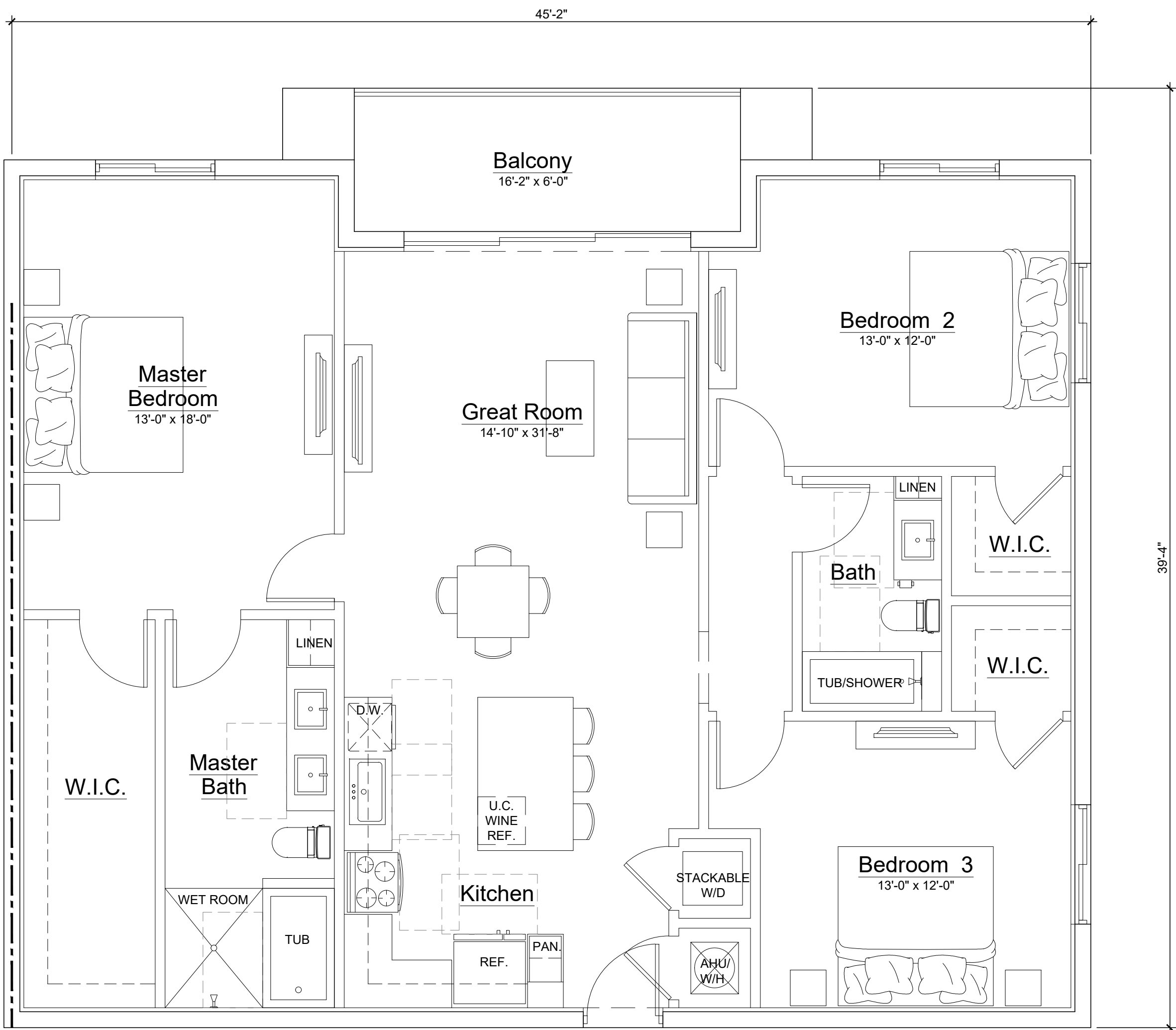
A-10

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C2: 3 Bedroom/ 2 Bath
1,403 A/C SQ.FT.
84 BALC. SQ.FT.
Scale: 1/4"=1'-0"



C1: 3 Bedroom/ 2 Bath
1,580 A/C SQ.FT.
97 BALC. SQ.FT.
Scale: 1/4"=1'-0"



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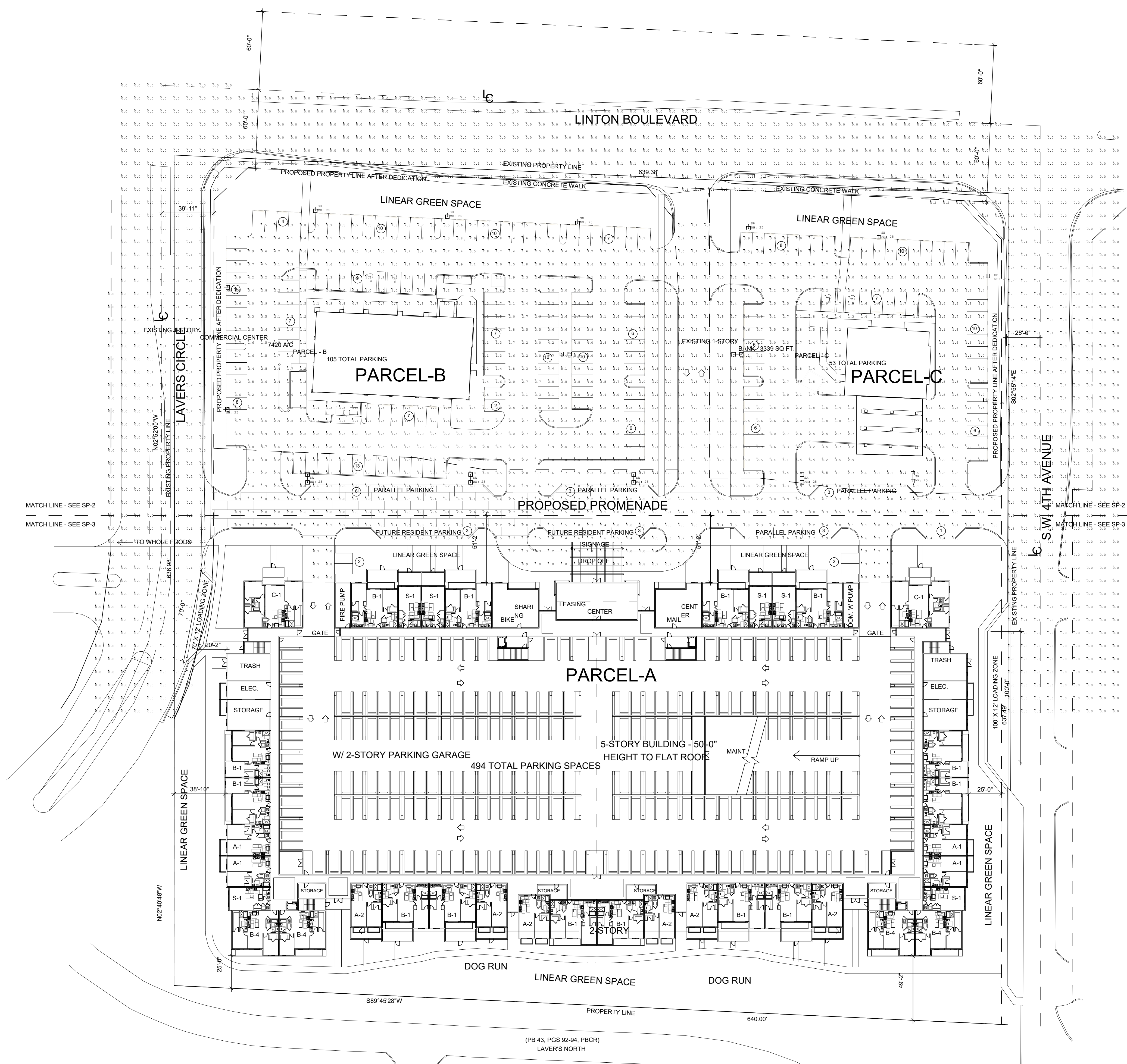
COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-S/ 07.20.20
CONDITIONAL-USE
SUBMITTAL

REVISIONS:

ENLARGED
UNIT PLANS

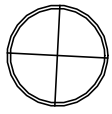
A-11



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.42	6.5	0.6	4.03	10.83
Property Line	Illuminance	Fc	0.04	0.5	0.0	N.A.	N.A.
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description		
	7	SA	D80	0.900	Cree Lighting OSQ-A-XX-5ME-T-40K-UL-XX		
	9	SB	SINGLE	0.900	Cree Lighting OSQ-A-XX-4ME-T-40K-UL-XX / OSQ-BLSLF		

Master Site Plan

Scale: 1"=40'



10 S.E. FIRST AVENUE | SUITE 102
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DELRAY BEACH FL 33443

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AA26001617 | IB26001056

COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-5/
CONDITIONAL-USE
SUBMITTAL

07.20.20

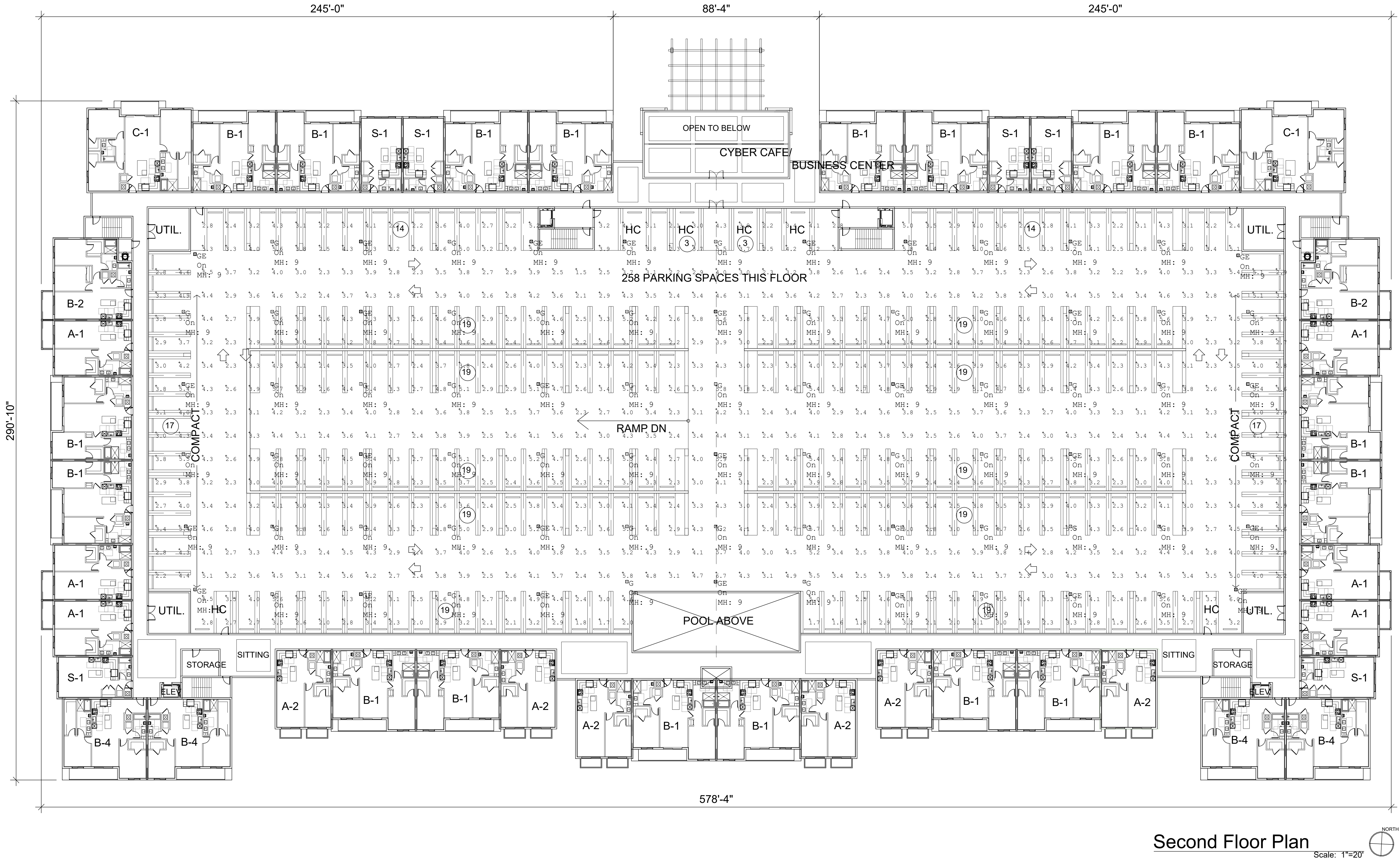
REVISIONS:

PHOTOMETRIC
MASTER SITE
PLAN

PH-1

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
•	59	GE	SINGLE	0.900	Cree Lighting IG-NM-5S-A-40K-UL-WH , CONNECT TO GENERATOR/INVERTER
•	103	G	SINGLE	0.900	Cree Lighting IG-NM-5S-A-40K-UL-WH

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage Floor 1 Floor	Illuminance	Fc	3.66	5.8	1.5	2.44	3.87
Parking Garage Floor 2 Floor	Illuminance	Fc	3.49	6.7	1.5	2.33	4.47



Second Floor Plan
Scale: 1"=20'



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DELRAY BEACH FL 33443

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-056
DESIGNER: RJ
DRAWN BY: JH
PLAN REVIEW: RJ

SUBMITTALS:
CLASS-S/ 07.20.20
CONDITIONAL-USE
SUBMITTAL

REVISIONS:

PHOTOMETRIC
SECOND
FLOOR PLAN

PH-3