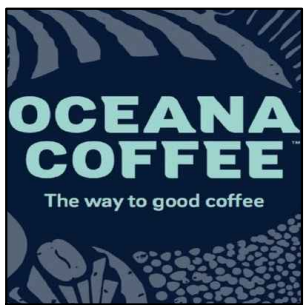


OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A
architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201



04/10/23

SIGNATURE
REINALDO A. GOMEZ
ARB 0013736

CONSULTANTS :

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

- 11/15/21 2nd. ROUND OF COMMENTS
- 11/29/21 3rd. ROUND OF COMMENTS
- 03/14/23 SITE PLAN AMENDMENT
- 03/21/23 COMMENTS
- 03/27/23 COMMENTS

DATE 11/02/2021

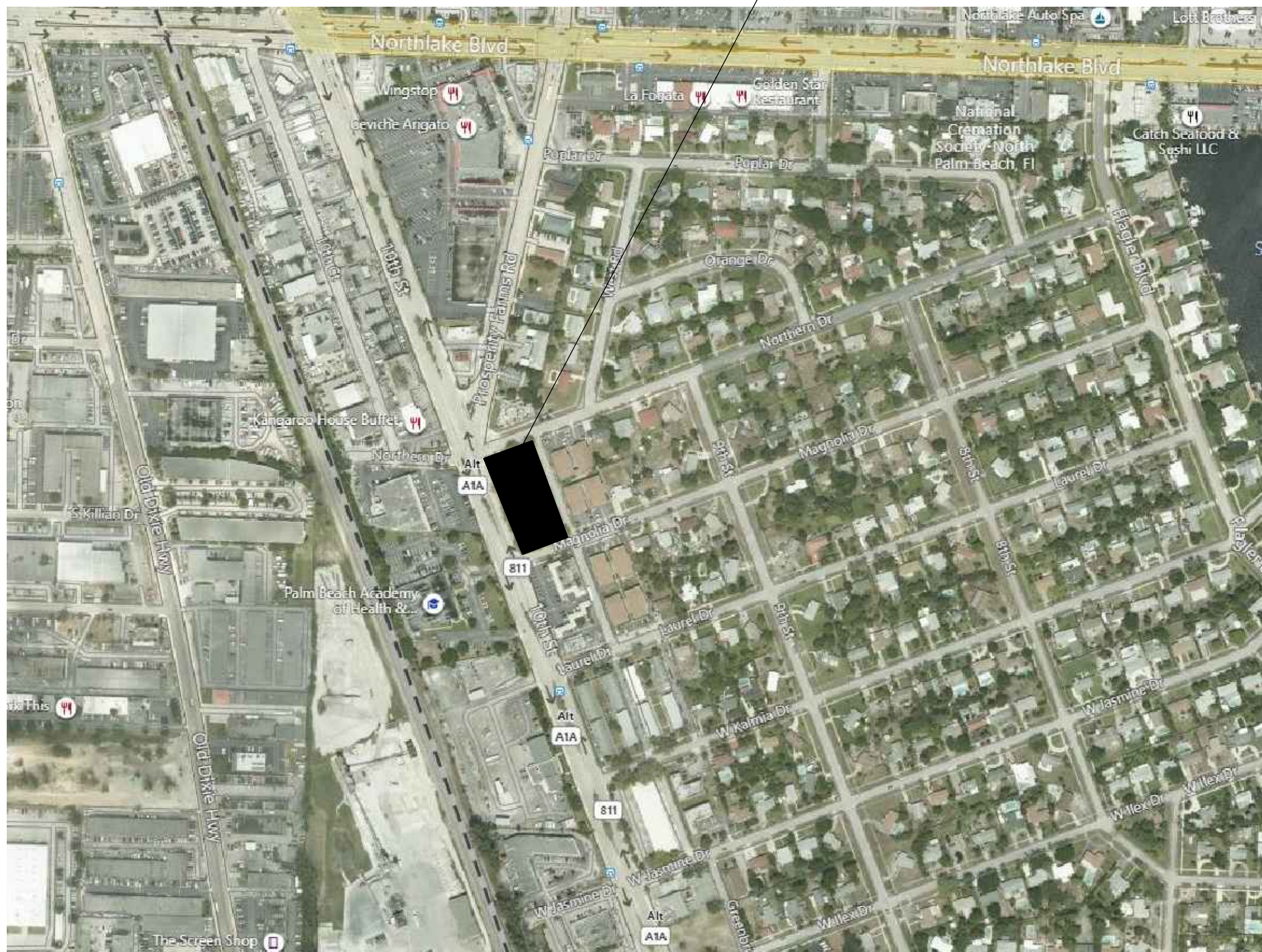
DRAWN : REVIEW

SCALE

DRAWING TITLE:
COVER SHEET

SHEET No:

T-001



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT C-1				
LOT	0.94669697	ACRES		
	41,250.00	SF		
BUILDING	AREA			
FIRST FLOOR	7,855.00			
SECOND FLOOR	9,360.00			
TOTAL BLDG	17,215.00			
SITE AREA BREAKDOWN				
AREAS	SF	% PROVIDED		
IMPERVIOUS				
BUILDING &	33,616.00	81.49%		
PERVIOUS				
LANDSC	7,364.00	17.85%		
SETBACKS				
DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	26'-0"
REAR	10'-0"	8'-0"	15'-0"	68'-0"
SIDE	15'-0"	12'-0"	15'-0"	
PARKING DATA				
FIRST FLOOR	AREA	REQUIRED FACTOR	TOTAL	PROVIDED
RETAIL (OCEANA COFFEE)	833.00	GFA/200	4	
DRIVE THRU (OCEANA COFFEE)		1	1	
MFG/WAREHOUSE	7,022.00	GFA/2000	4	
WAREHOUSE (ROASTING)	2,641.00	1	1	
WAREHOUSE (CANNING)	2,921.00	1	1	
Ancillary areas/Shipping	1,440.00	0	0	
TOTAL 1ST FLOOR	7,855.00		11	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			11	
SECOND FLOOR FLOOR	AREA	REQUIRED FACTOR	TOTAL	
COMMERCIAL KITCHEN	9,360.00	GFA/10000	1	
PREP KITCHEN TYPE A/B	1,932.00	1/TENANT	3	
GHOST KITCHEN #1-10	3,717.00	1/TENANT	10	
STAFF		1	1	
EVENT SPACE	1,373.00	1/200	7	
CIRCULATION (COMMON)	3,711.00	N/A	0	
TOTAL 2ND FLOOR	9,360.00		22	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 2ND FLOOR			22	
TOTAL PARKING REQUIRED (1ST & 2ND)			32	35
ADA PARKING SPACES				2
STANDARD PARKING SPACES				33
LOADING PARKING				1
SIGNAL DIMENSIONS				
	REQUIRED	PROVIDED		
	10'-0" X 18'-6"	10'-0" X 18'-6"		

LANDSCAPE BUFFER REDUCTION PER SECTION 78-325 (C)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	20'-0"	20'-0"	N/A
SIDE (NORTH)	15'-0"	12'-0"	20.00%
SIDE (SOUTH)	15'-0"	12'-0"	20.00%
REAR (EAST)	8'-0"	7'-0"	12.50%

REVISION MATRIX			
REVISIONS	APPROVED RESOLUTION N 82-12-21	PROPOSED REVISIONS	
PERVIOUS	7,455	7,364	
IMPERVIOUS	33,795	33,616	
NUMBERS OF FLOORS	3	2	
BUILDING DIMENSIONS			
WIDTH	58'-0"	50'-0"	
FIRST FLOOR LENGTH	12'-2" x 29'-1"	162'-2"	
SECOND FLOOR LENGTH	62'-0"	56'-0"	
AREA PER FLOOR	232'-0"	167'-2"	
AREA PER FLOOR	SF	SF	
FIRST FLOOR (TOTAL)	10,050	7,855	
PER USE			
OFFICE	1,281	-	
CAFÉ/RETAIL	1,073	833	
ROASTING	2,400	2,721	
CANNING	2,240	2,441	
SHIPPING			
RECEIVING	2,223	9,360	
SECOND FLOOR (TOTAL)	14,384		
PER USE			
K PREP (A1)	872	K PREP (A)	940
K PREP (A2)	872	K PREP (B)	491
K PREP (A3)	872	K PREP (C)	501
K PREP (B1)	436	GHOST K1	405
K PREP (B2)	436	GHOST K2	394
K PREP (B3)	436	GHOST K3	379
K PREP (B4)	436	GHOST K4	379
K PREP (B5)	436	GHOST K5	379
K PREP (B6)	436	GHOST K6	490
K PREP (B7)	436	GHOST K7	282
K PREP (B8)	364	GHOST K8	282
K PREP (B9)	364	GHOST K9	354
K PREP (B10)	364	GHOST K10	354
K PREP (B11)	364		
EVENT DECK	-	1,373	
NUMBERS OF KITCHEN LEASABLE UNITS	15	14 INCLUSIVE OF EVENT SPACE	
THIRD FLOOR (TOTAL)	3,641		
THREE COLUMNS			
EAST FAÇADE	7	3	
WEST FAÇADE	6	3	

GENERAL		ISSUE HISTORY:			
T-001	COVER SHEET SURVEY	•	•	•	
CIVIL					
PCS-1	PAVING, GRADING & DRAINAGE PLANS	•	•	•	
WS-1	WATER SEWER PLANS	•	•	•	
LANDSCAPE					
L-200	TREE DISPOSITION PLAN AND TABLE	•	•	•	
L-210	LANDSCAPE PLAN	•	•	•	
L-211	LANDSCAPE PLAN AND DETAILS	•	•	•	
L-300	IRRIGATION	•	•	•	
L-301	IRRIGATION DETAILS	•	•	•	
L-302	IRRIGATION NOTES	•	•	•	
ARCHITECTURE					
AS-100	ARCHITECTURAL SITE PLAN	•	•	•	
AS-200	ARCHITECTURAL SITE PLAN	•	•	•	
AS-001	ARCHITECTURAL DEMOLITION SITE PLAN	•	•	•	
A-101	FIRST AND SECOND FLOOR PLAN	•	•	•	
A-101.1	FIRST FLOOR PLAN	•	•	•	
A-102	ROOF PLAN	•	•	•	
A-201	EXTERIOR ELEVATIONS	•	•	•	
A-202	COLOR EXTERIOR ELEVATIONS	•	•	•	
EXHIBIT	COLOR SITE PLAN	•	•	•	
EXHIBIT	COLOR RENDERING	•	•	•	
ELECTRICAL					
ES-1	ELECTRICAL SITE PLAN	•	•	•	

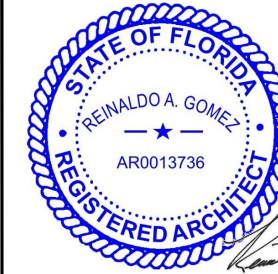
3 INDEX OF DRAWINGS

CLIENT:	LAKE PARK 03 LLC 15375 BLUE FISH CIRCLE LAKEWOOD RANCH, FL 34202 TEL: 561-339-2913	STRUCTURE:	BRYTESEN STRUCTURAL ENGINEERS 3045 N. FEDERAL HIGHWAY BLDG. #80 FORT LAUDERDALE, FL 33306 TEL: 954-568-1411
ARCHITECT:	ONE A ARCHITECTURE 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201	MEP:	JOHNSON, LEVINSON, RAGAN, DAVILA, INC. 1450 CENTERPARK BLVD., SUITE 350 WEST PALM BEACH, FL 33401 TEL: 561-689-2303 EXT: 108
CIVIL	SUAREZ ENGINEERING & SURVEYING, INC. 13350 S.W. 131 ST., SUITE 103 MIAMI, FL 33186 TEL: 305-596-1799		
LANDSCAPE	JAME BRIAN EUELL 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201		

4 PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA



04/10/23

SIGNATURE
REINALDO A. GOMEZ
AR0013736

CONSULTANTS:

PROJECT NAME:

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:

1. 11/15/21 2nd. ROUND OF COMMENTS
2. 01/25/22 DRIVE THRU FLOW
3. 03/23/22 DRIVE THRU FLOW
4. AGREEMENT
5. 03/14/23 SITE PLAN AMENDMENT
6. 04/06/23 DUMPSTER COMMENT

DATE 11/02/2021

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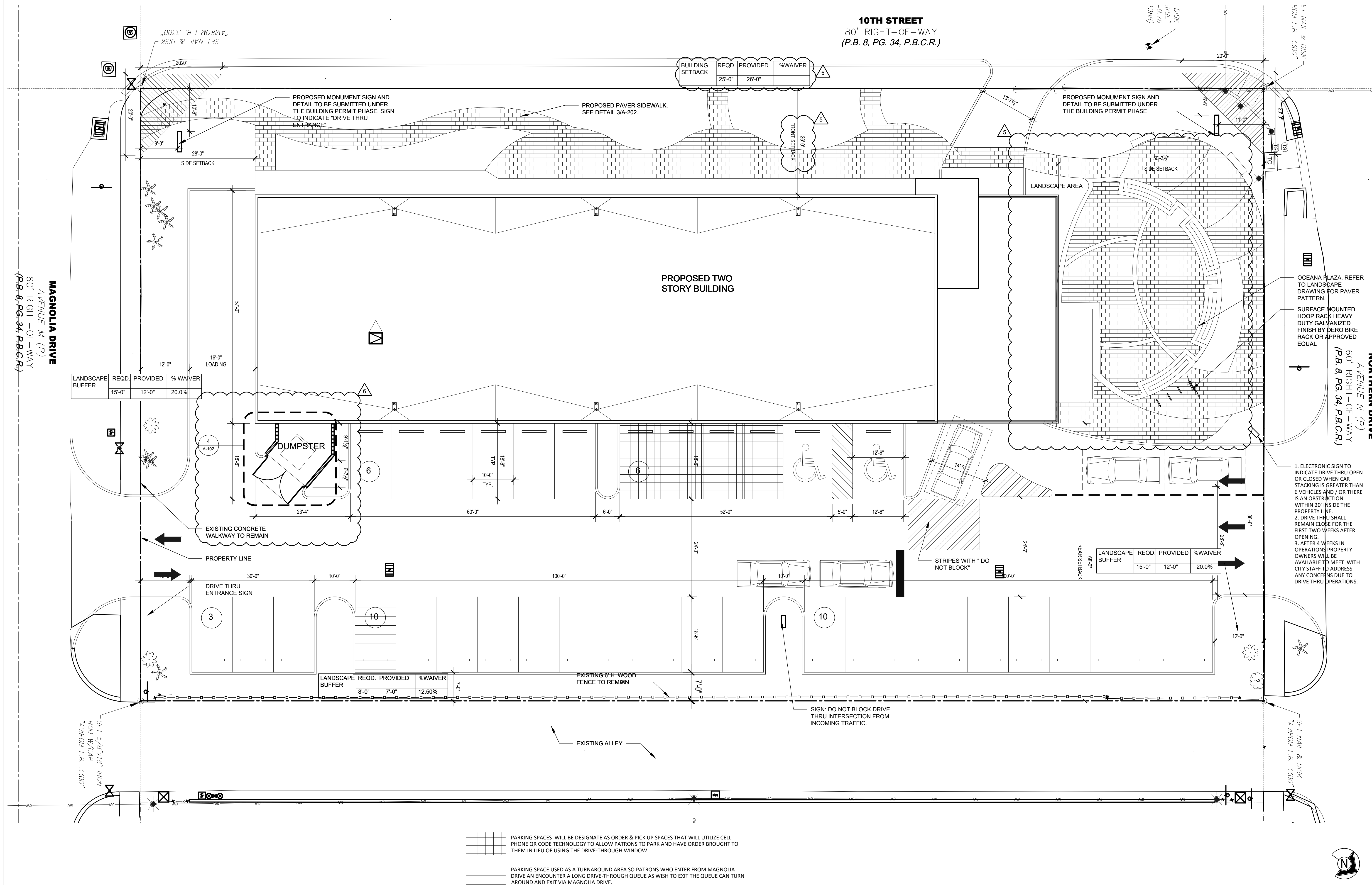
SCALE **SITE PLAN**

DRAWING TITLE:

**SITE PLAN
OPTION A**

SHEET No:

AS-100



PROJECT NAME:
**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
NORTHERN DRIVE
AVENUE N (P)
60' RIGHT-OF-WAY
(P.B. 8, PG. 34, P.B.C.R.)
**1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

1	11/15/21	2nd. ROUND OF COMMENTS
2	01/25/22	DRIVE THRU FLOW
3	03/23/22	DRIVE THRU FLOW
4	03/23/22	DRIVE THRU FLOW
5	03/14/23	SITE PLAN AMENDMENT
6	03/21/23	COMMENTS
7	03/27/23	COMMENTS

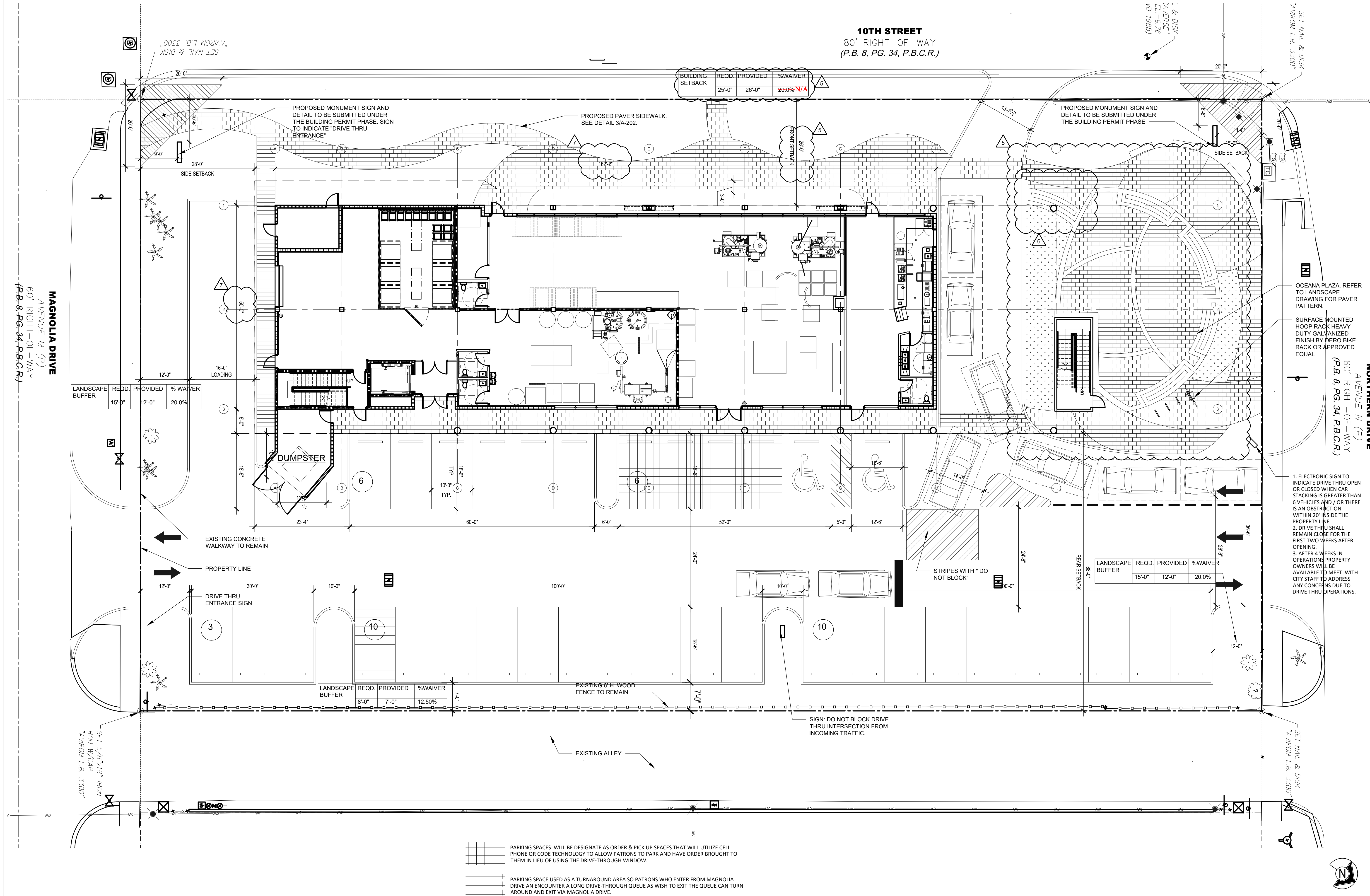
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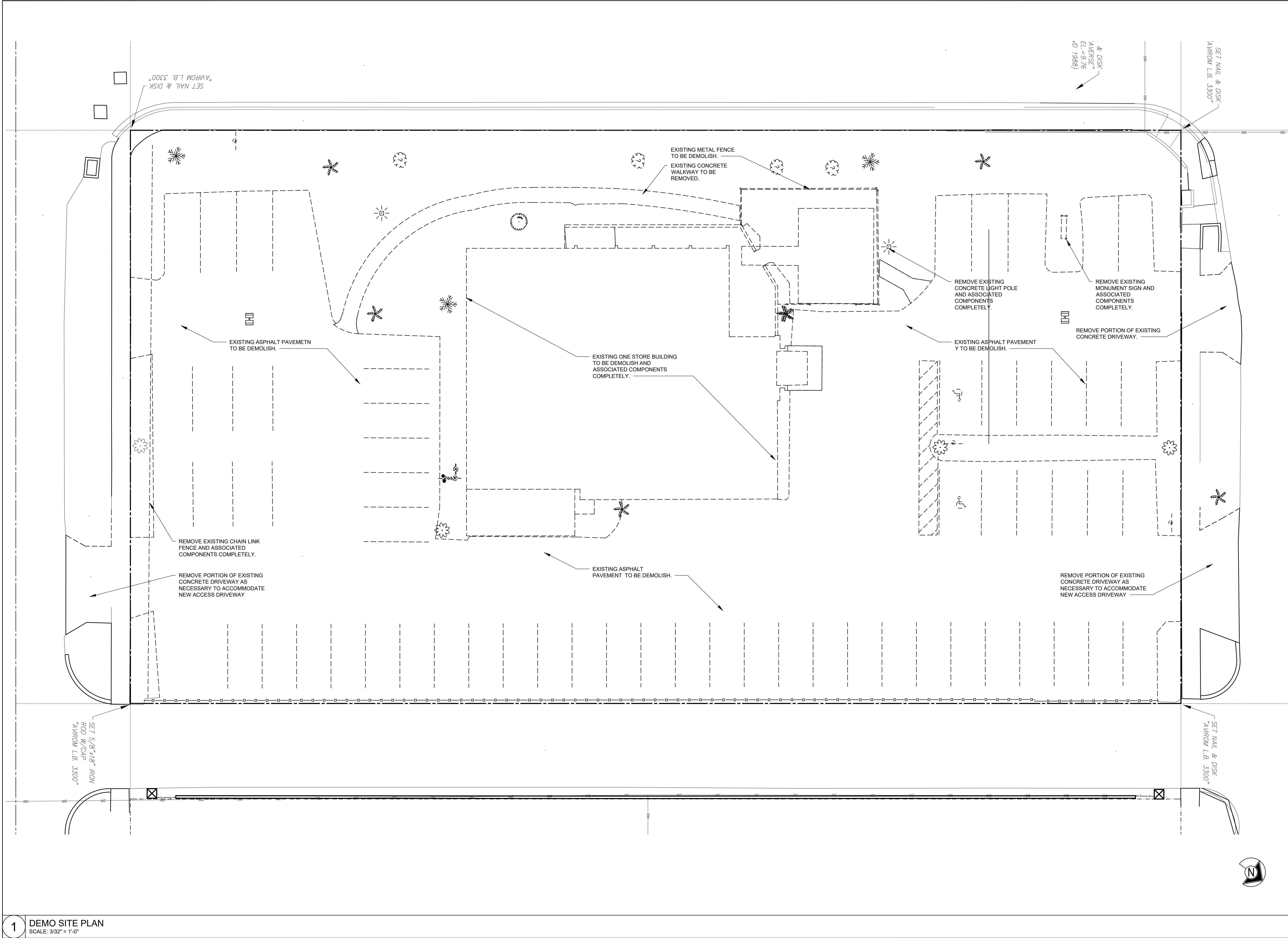
DRAWN: REVIEW:

SCALE **SITE PLAN**

DRAWING TITLE:
SITE PLAN

SHEET No:
AS-200





ONE **a**

architecture

AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

STATE OF FLORIDA
REYNALDO A. GOMEZ
AR0013736
REGISTERED ARCHITECT

04/10/23

SIGNATURE
REYNALDO A. GOMEZ
AR0013736

CONSULTANTS :

PROJECT NAME:

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:

DATE 11/02/2021

DRAWN : REVIEW

SCALE **SITE PLAN**

DRAWING TITLE:
**DEMOLITION SITE
PLAN**

SHEET No:
AS-001

**LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403**

REVISIONS:

1	11/15/21 2nd. ROUND OF COMMENTS
2	11/29/21 3rd. ROUND OF COMMENTS
3	12/07/21 4th. ROUND OF COMMENTS
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DATE 11/02/2021

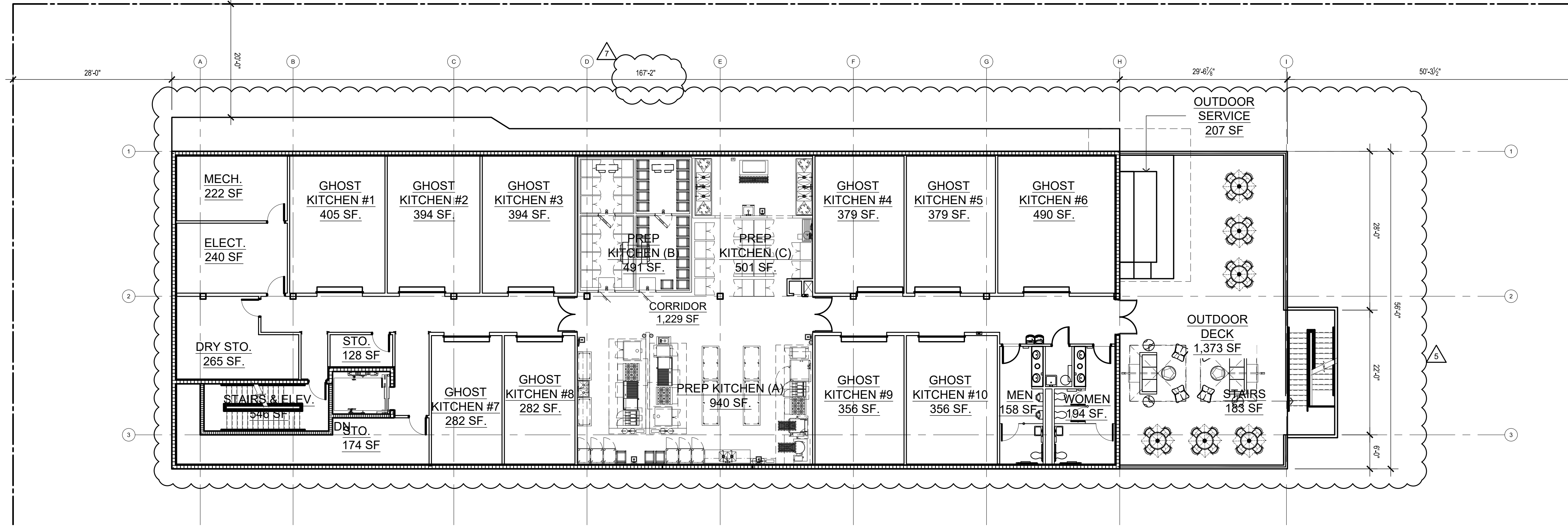
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SCALE

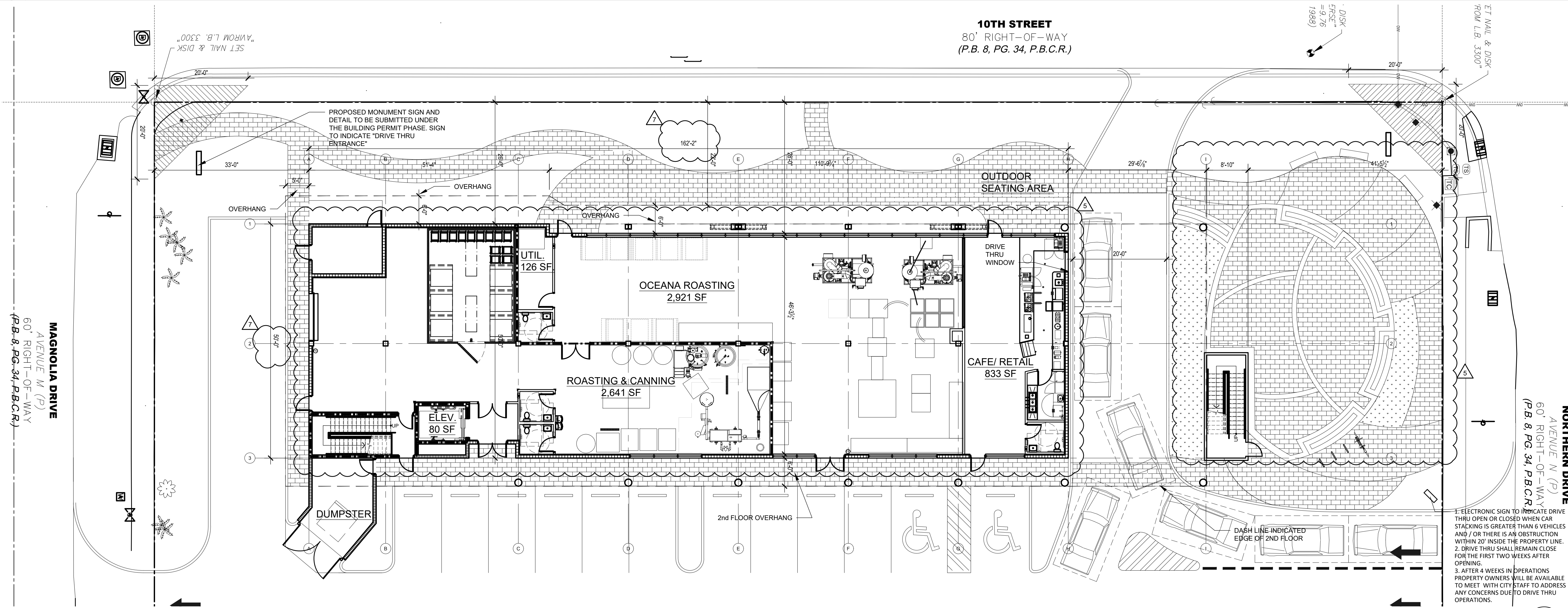
DRAWING TITLE:
**FIRST AND SECOND
FLOOR PLAN**

SHEET No:

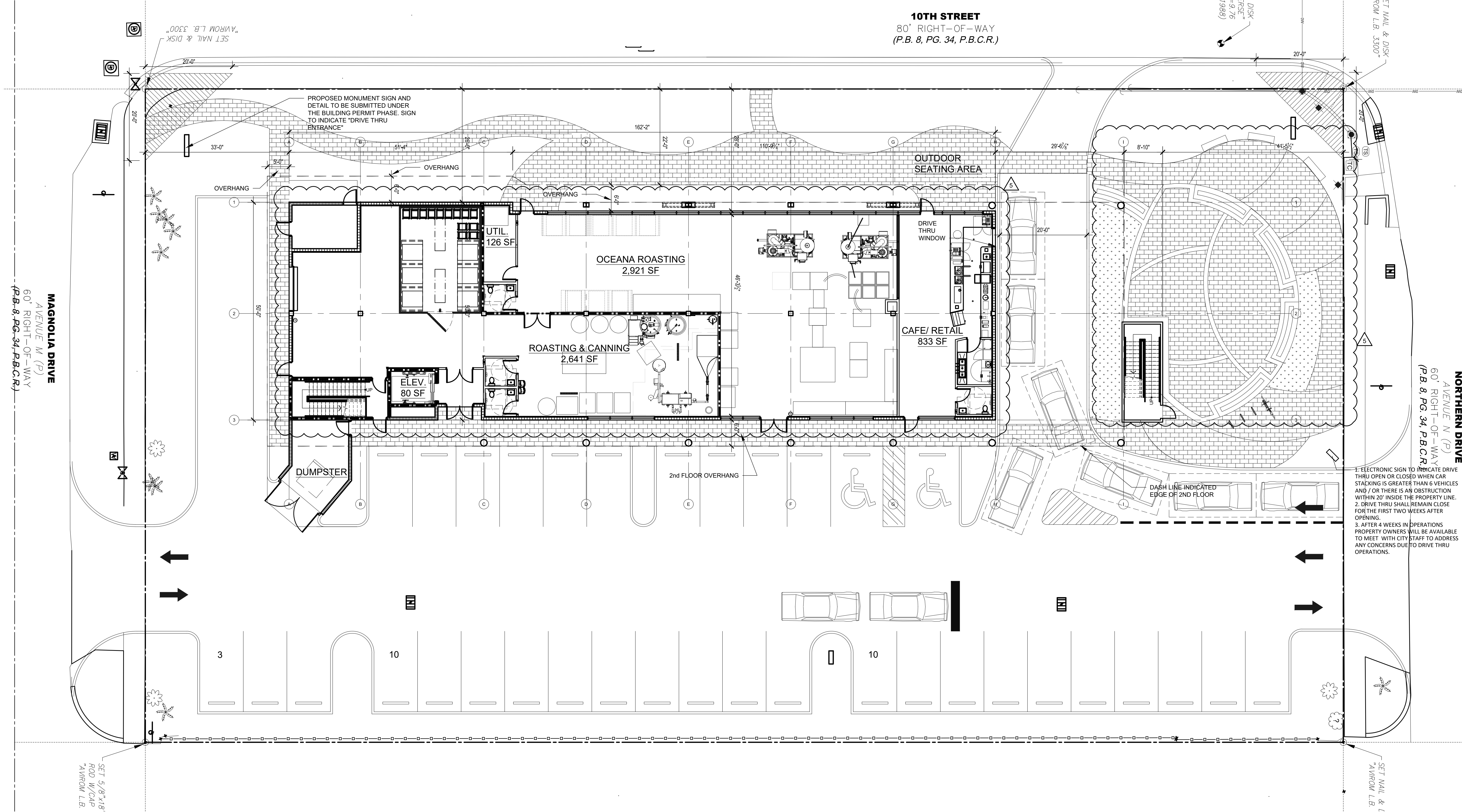
A-101

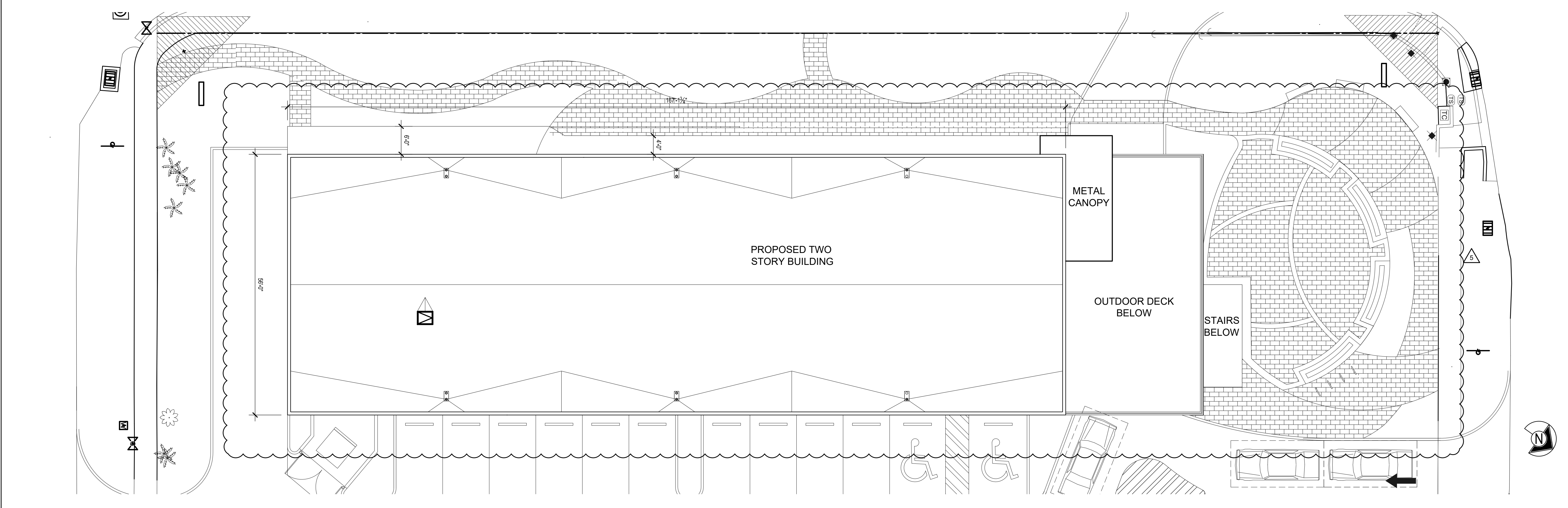


1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

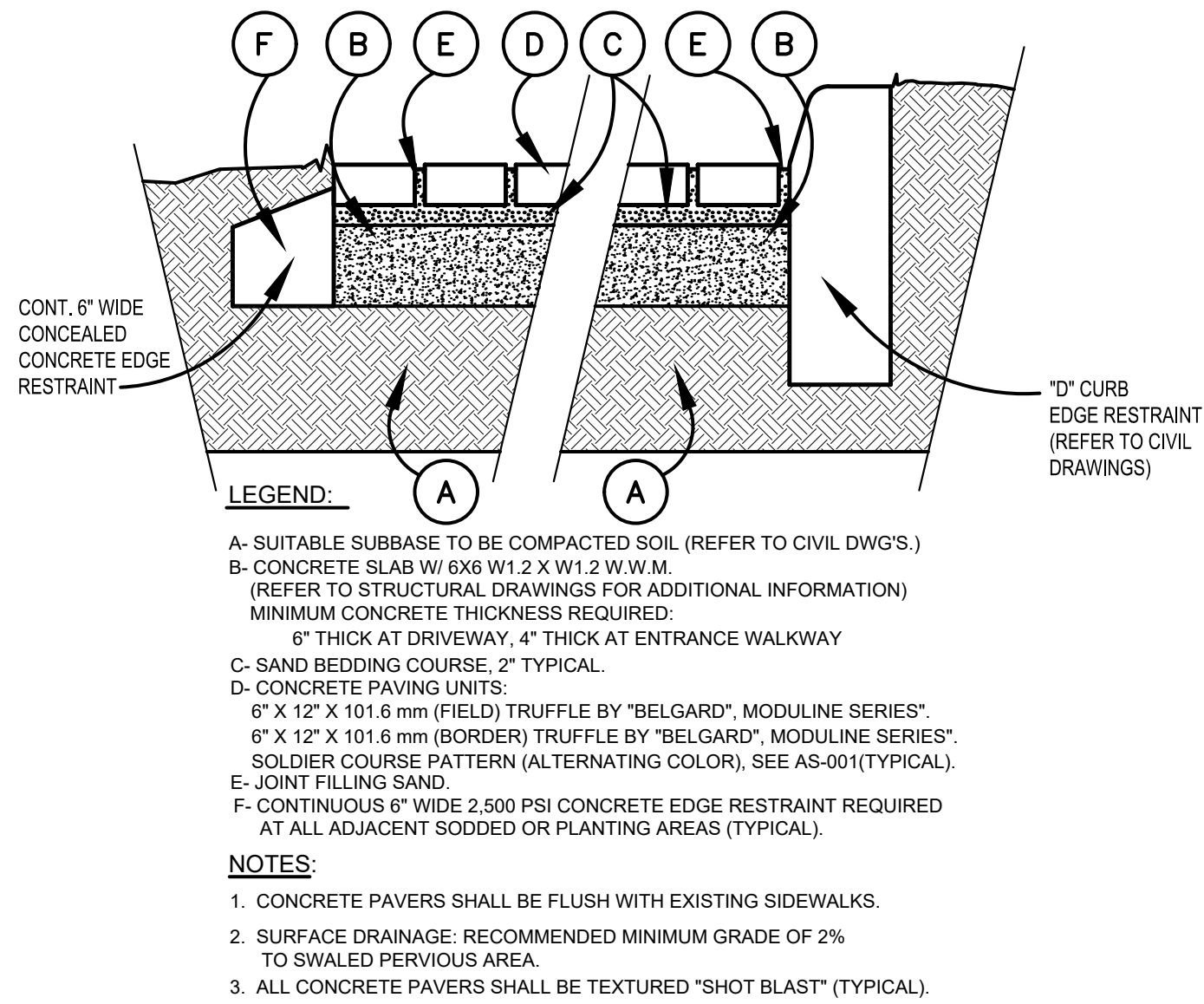


2 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

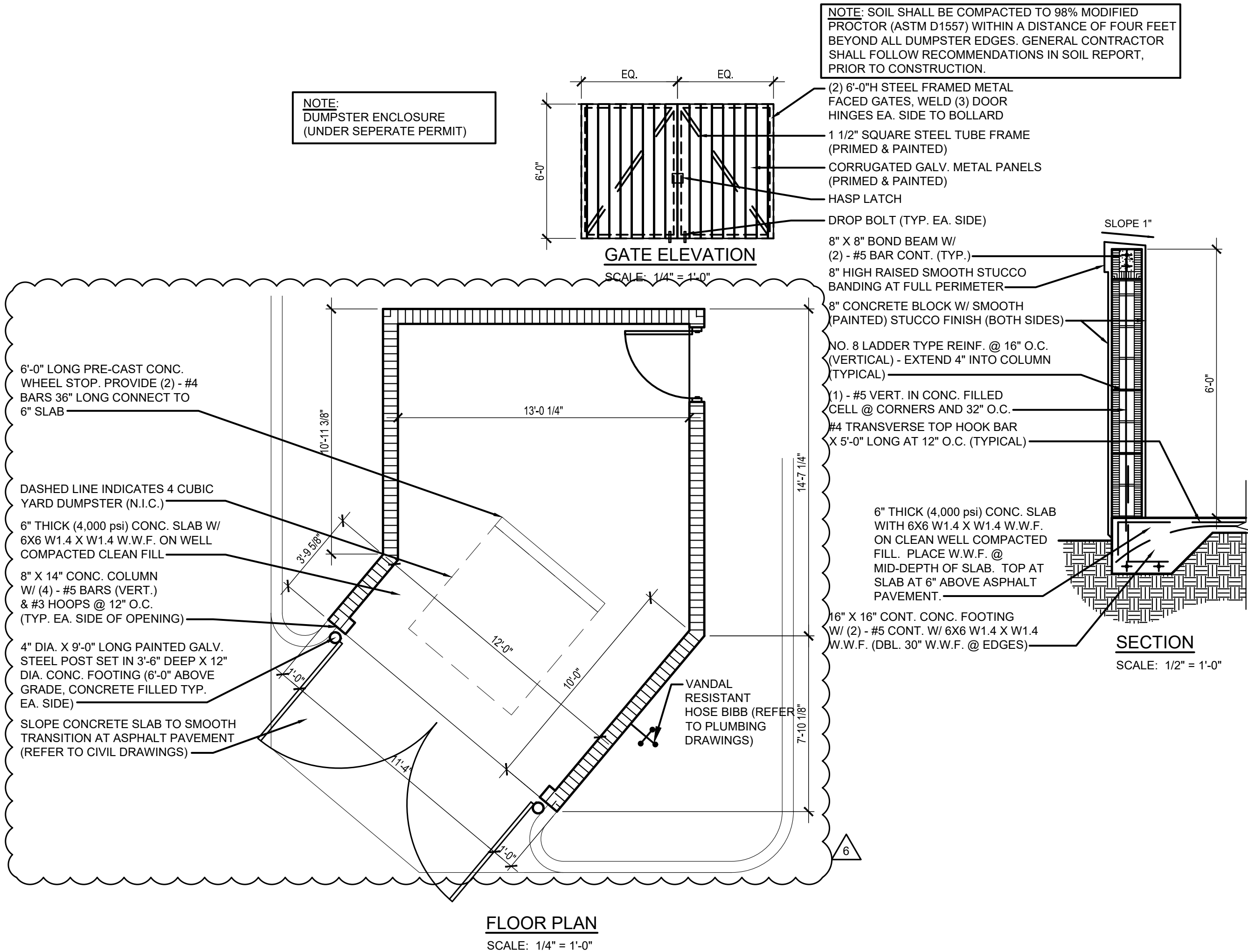




1 ROOF PLAN
SCALE: 3/32" = 1'-0"



3 PAVER DETAIL
N.T.S.



4 ENLARGED TRASH AREA

2 NOT USED

ONE A

architecture

AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

STATE OF FLORIDA
REINALDO A. GOMEZ
AR0013736
04/10/23
SIGNATURE
REINALDO A. GOMEZ
AR0013736

CONSULTANTS :

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OCEANA COFFEE
1301 10th. STREET
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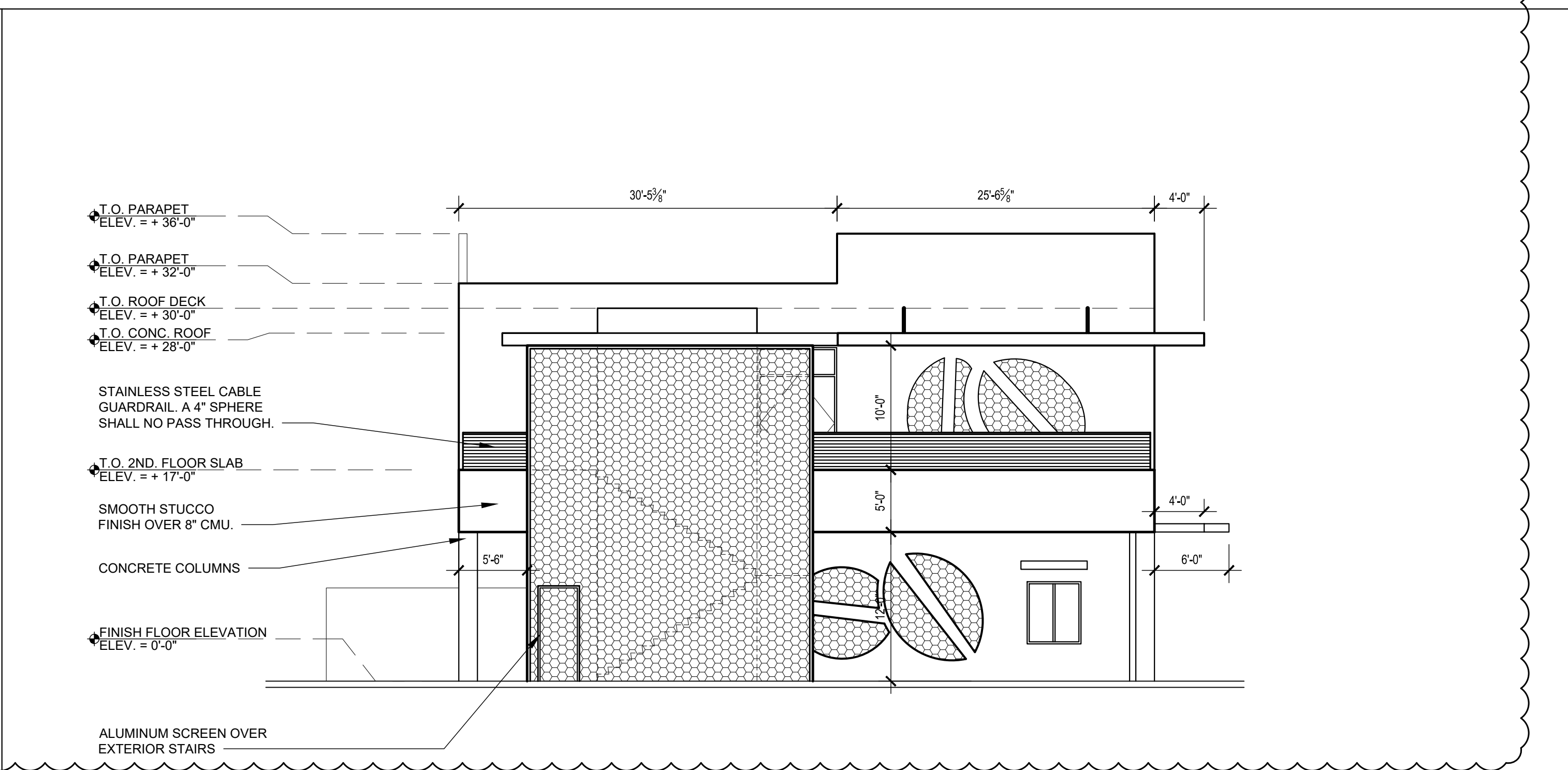
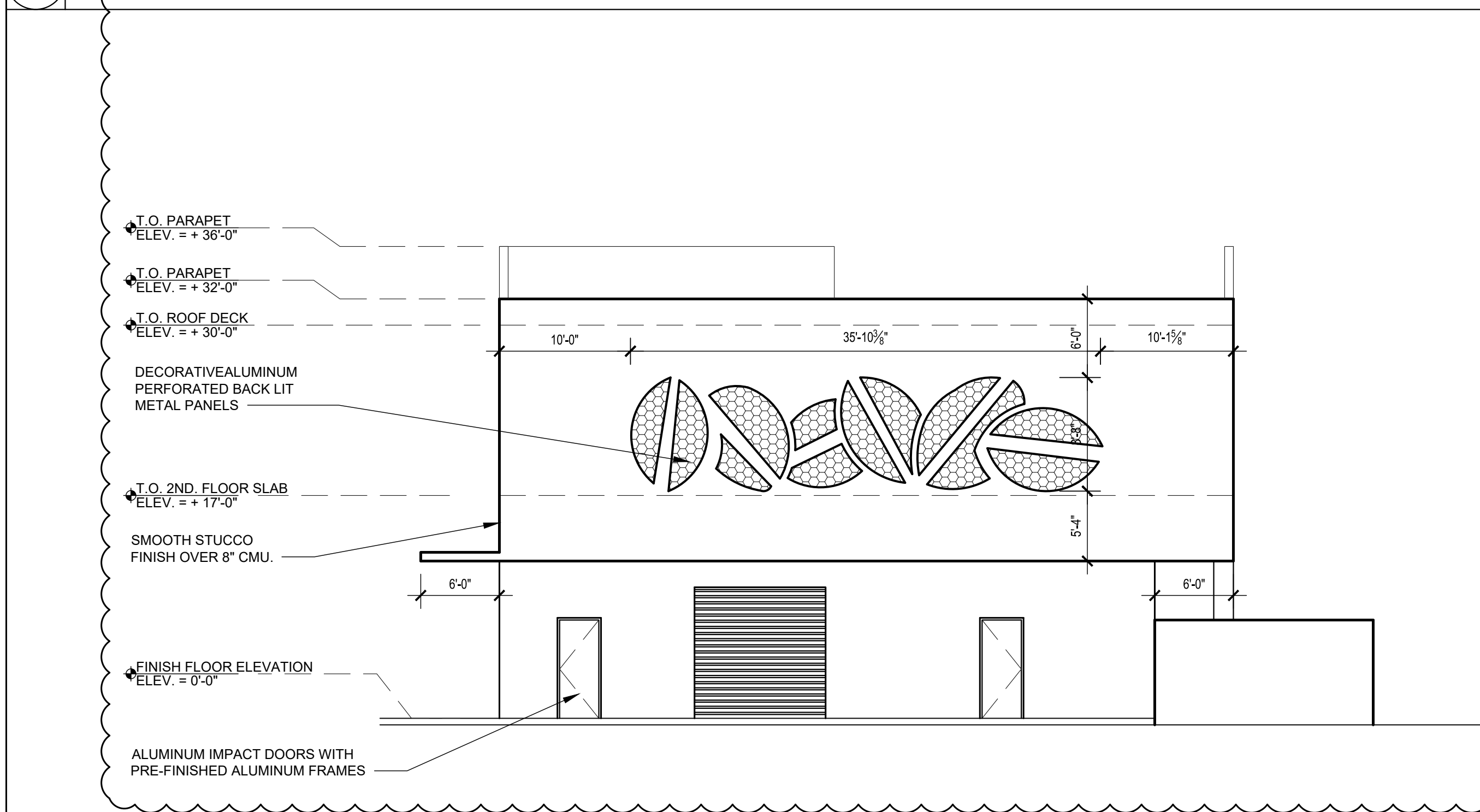
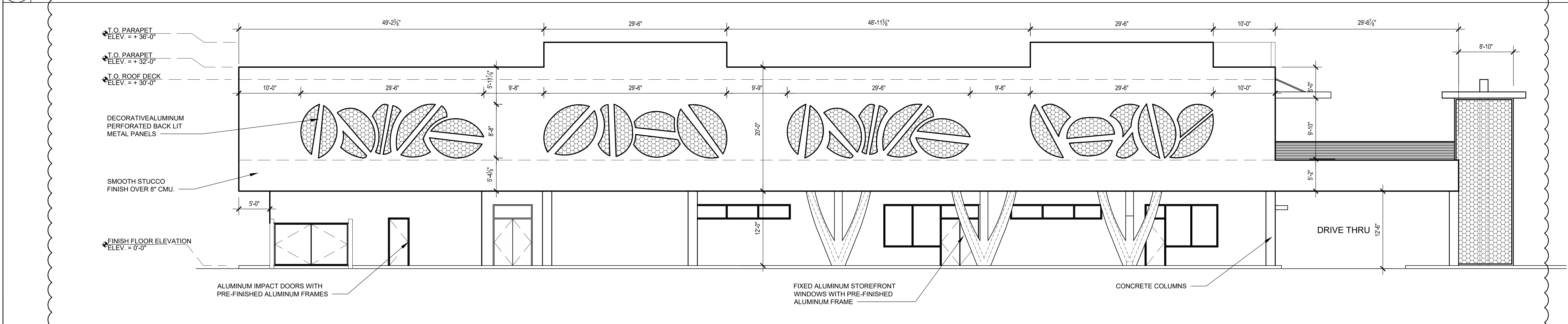
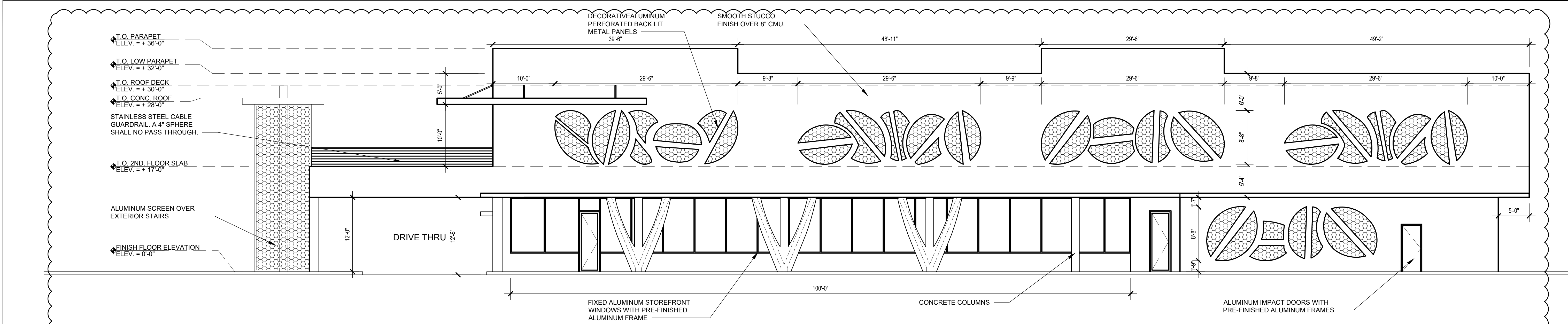
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SCALE

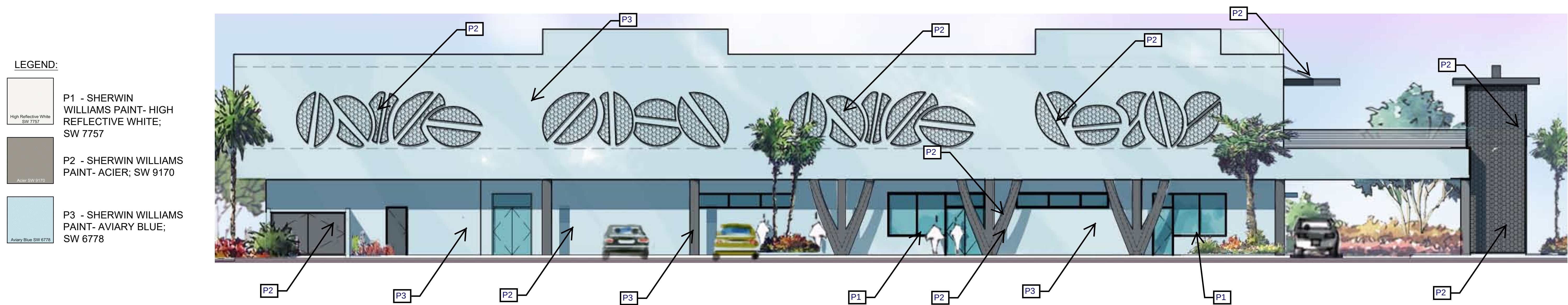
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ROOF PLAN

SHEET No:

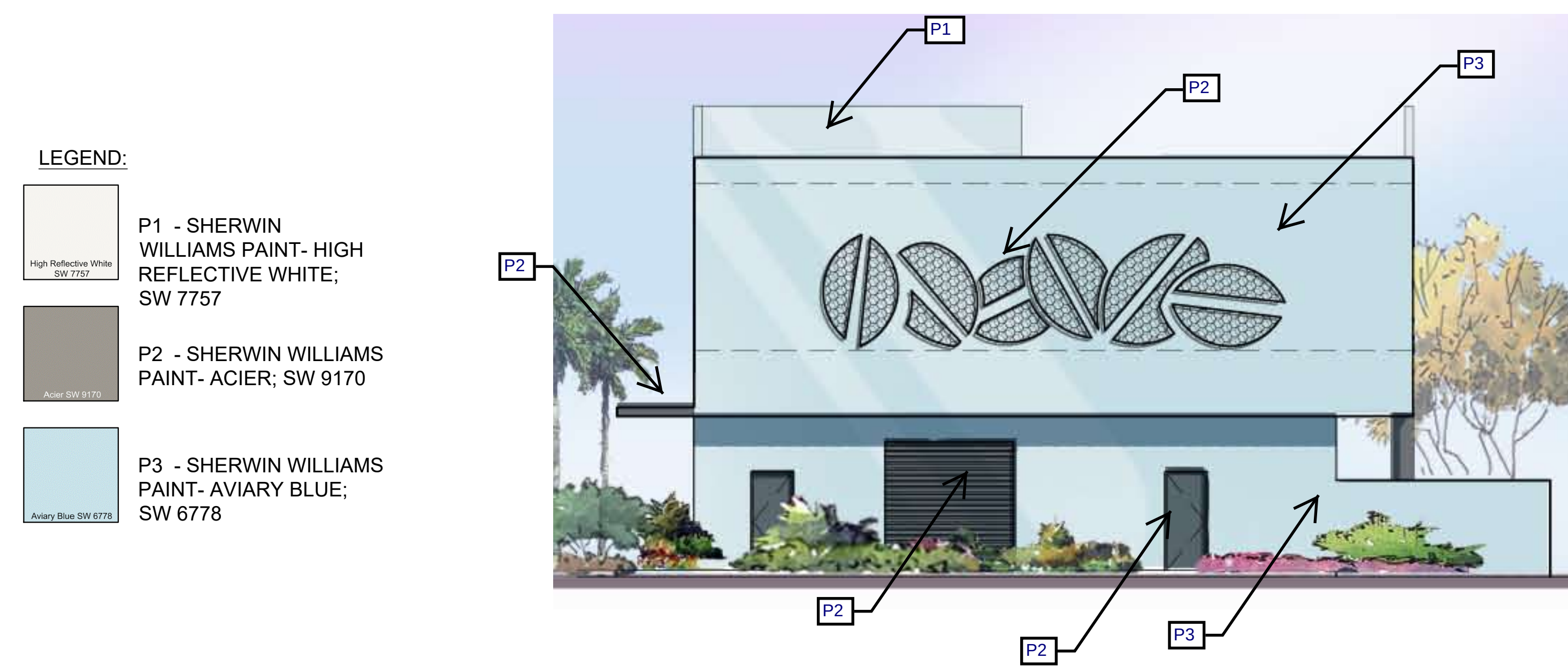




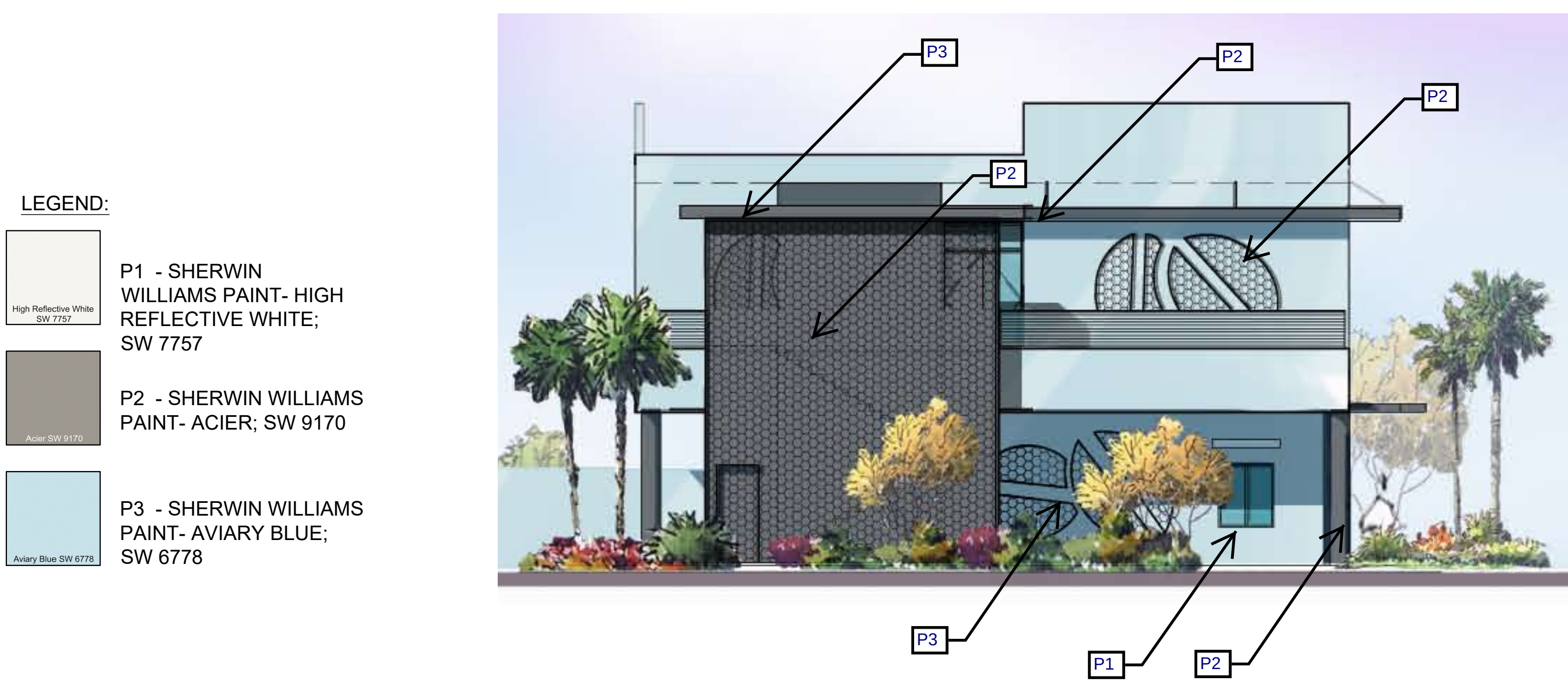
1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

ONE architecture
AR-13736

12188 ROCKLEDGE CIR
BOCA RATON, FL 33428
954-464-7201

STATE OF FLORIDA
REYNALDO A. GOMEZ
ARCHITECT
AR0013736
04/10/23

SIGNATURE: REYNALDO A. GOMEZ
AR0013736

CONSULTANTS:

PROJECT NAME: _____

**LAKE PARK KITCHENS AKA
OCEANA COFFEE**
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS:

11/15/21 2nd. ROUND OF COMMENTS

11/29/21 3rd. ROUND OF COMMENTS

03/14/23 SITE PLAN AMENDMENT

DATE: 11/02/2021

DRAWN: REVIEW

SCALE: **SITE PLAN**

DRAWING TITLE:
**EXTERIOR COLOR
ELEVATIONS**

SHEET No:
A-202