

CLASS IV SITE PLAN MODIFICATION

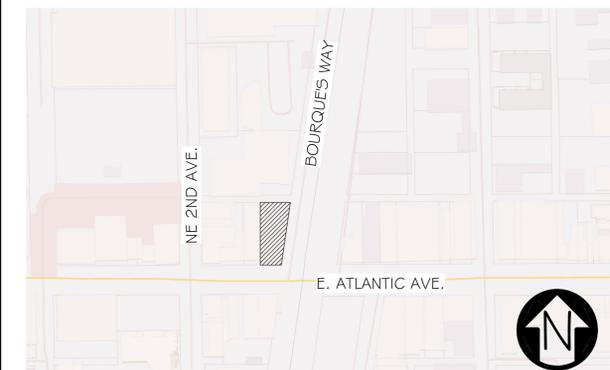
CONTACTS:

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LIST OF DRAWINGS:

CS.1 COVER SHEET
SU.1 SURVEY
C-1 CIVIL DEMOLITION PLAN
C-2 CIVIL PROPOSED SITE PLAN
SP.1 ARCHITECTURAL SITE PLAN
PH.1 PHOTOMETRIC
A1.10 GROUND FLOOR PLAN
A1.11 MEZZANINE FLOOR PLAN
A1.2 2ND FLOOR & DECK
A1.3 THIRD FLOOR PLAN
A2.1 PROPOSED ELEVATIONS

LOCATION MAP:



SITE DEVELOPMENT NOTES

GENERAL NOTES:

1. THIS PLAN IS FOR AN ELEVATED OCCUPIED DECK. (FOR DESIGN PURPOSES WE ARE USING THIS AS A RESTAURANT/BAR) MATCHING THE CURRENT-USE ON THE GROUND FLOOR, BEING RELOCATED FOR THE PARKING-CALCULATIONS)

2. ZONE = CBD (CENTRAL BUSINESS DISTRICT) LDR 4.4.9

PROJECT DATA

TOTAL SITE AREA: 8,224 SF (0.189 AC) 100% OF SITE AREA
GROUND FLOOR AREA: 3,301 SF 40.1% OF SITE AREA
TOTAL FLOOR AREA 9,523 SF + PROPOSED ADDITION 3,070 SF - (12,593 SF)
PAVING & SIDEWALK: 4,475 SF 54.6% OF SITE AREA
OPEN SPACE AREA: 448 SF 05.3% OF SITE AREA
WATER BODIES AREA: 0 SF

RESIDENTIAL DWELLING UNITS: NA
DWELLING UNITS PER ACRE: NA

PARKING SPACES REQUIRED PER LDR SECTION 4.6.9.4(C)

RETAIL: 4,139 SF NOT-REQUIRED: 0

RESTAURANT: (FULLY VESTED):

TOTAL EXISTING = 9,743 SF EXISTING

TOTAL PROPOSED = 8,674 SF EXISTING*

TOTAL REQUIRED: 0

*NOTE: PROPOSED WORK WILL REDUCE THE OVERALL RESTAURANT SF, WHICH WILL NOT REQUIRE ADDITIONAL PARKING AS THE ORIGINAL 9,743 SF IS GRANDFATHERED IN.

DEVELOPMENT STANDARDS LDR SECTION 4.3.13

ZONE CBD	MIN. LOT SIZE (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MAX LOT COVER (%)	MIN PERIMETER BUFFER (FT)	MIN OPEN SPACE (%)	(SOUTH)	(EAST)	(WEST)	(NORTH)	MAX BUILDING HEIGHT (FT)
							MIN FRONT SETBACK (FT)	MIN SIDE STREET (FT)	MIN SIDE INTR. (FT)	MIN REAR SETBACK (FT)	
REQUIRED	2,000	20.0	NA	NA	NA	NA	10'	10'	0	10'	38'
PROVIDED	8,224	47.28	140.00	94.3%	0	5.2%	0.2'	1.1'	0.0'	10.0'	43.0' (EXISTING)

EXISTING PARAPET HEIGHT = 43.0' (EXISTING, NO-CHANGE)

ABBREVIATIONS

@	AT	C.I.	CAST IRON	ELEC.	ELECTRICAL	HGT.	HEIGHT	N.I.C.	NOT IN CONTRACT	S.B.	SPLASH BLOCK	W.I.	WROUGHT IRON
ACT	ACOUSTICAL TILE	CER.	CERAMIC	EX. EXIST.	EXISTING	HRDR.	HARDENER	NO.	NUMBER	SCH.	SCHEDULE	WD.	WOOD
ADJ	ADJUSTABLE	CLG.	CEILING	EXP.	EXPOSED or EXPANSION	H.C.	HOLLOW CORE	NOM.	NOMINAL	SEC.	SECTION	W.W.F.	WELDED WIRE FABRIC
A.B.	ANCHOR BOLT	C.O.	CLEAN OUT	F.F.	FIRE EXTINGUISHER	H.M.	HOLLOW METAL	O.C.	ON CENTER	S.C.	SOLID CORE		
A.C.	AIR CONDITIONING	CONC.	CONCRETE	F.F.	FINISHED FLOOR	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	OPG.	OPENING	S.V.B.	STRAIGHT VINYL BASE		
ALUM.	ALUMINUM	COL.	COLUMN	FIN.	FINISH	INSUL.	INSULATION	O.W.	OPEN WEB	SPEC.	SPECIFICATION		
ALT.	ALTERNATE	CONT.	CONTINUOUS	INV.	INVERT	PL.	PLASTER	P.C.	PLUMBING CONTRACTOR	T.O.F.	TOP OF FOOTING		
BD.	BOARD	DET.	DETAIL	F.S.	FULL SIZE	LAM.	LAMINATED	R.	PLATE	T.O.P.	TOP OF PLATE		
BLDG.	BUILDING	DN.	DOWN	FT.	FOOT or FEET	MAT.	MATERIAL	PLAS.	PLASTER	T.O.S.	TOP OF STEEL		
B.M.	BENCH MARK	DK.	DECK	FTG.	FOOTING	M.C.	MECHANICAL CONTRACTOR	PT.	PAINT	TYP.	TYPICAL		
BRG.	BRIDGING or BEARING	D.S.	DOWN SPOUT	G.C.	GENERAL CONTRACTOR	M.H.	MAN HOLE	P.S.I.	POUNDS PER SQUARE INCH	THK.	THICK or THICKNESS		
C/C	CENTER TO CENTER	D.W.	DRY WALL	GL.	GLASS or GLAZING	MLDG.	MOULDING	R.A.	RETURN AIR	T&G	TONGUE AND GROOVE		
CL	CENTER LINE	DWG.	DRAWING	G.PT.	GLAZED PAINT	MTL. MET.	METAL	RM.	ROOM	V.C.T.	VINYL COMPOSITION TILE		
CAB.	CABINET	E.C.	ELECTRICAL CONTRACTOR	GYP.	GYPSUM	MIN.	MINIMUM	REQD.	REQUIRED	V.C.B.	VINYL COVE BASE		
C.B.	CATCH BASIN	EL. ELEV.	ELEVATION	H.B.	HOSE BIB	M.T.	METAL THRESHOLD	REIN.	REINFORCING	W/	WITH		



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CLASS-4 SITE MODIFICATION FOR:

217 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA 33444

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED ANY REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO. 18.204

DATE: 3.25.19

DRAWN BY: S.K.

CHECKED BY: S.S.

REVISIONS:

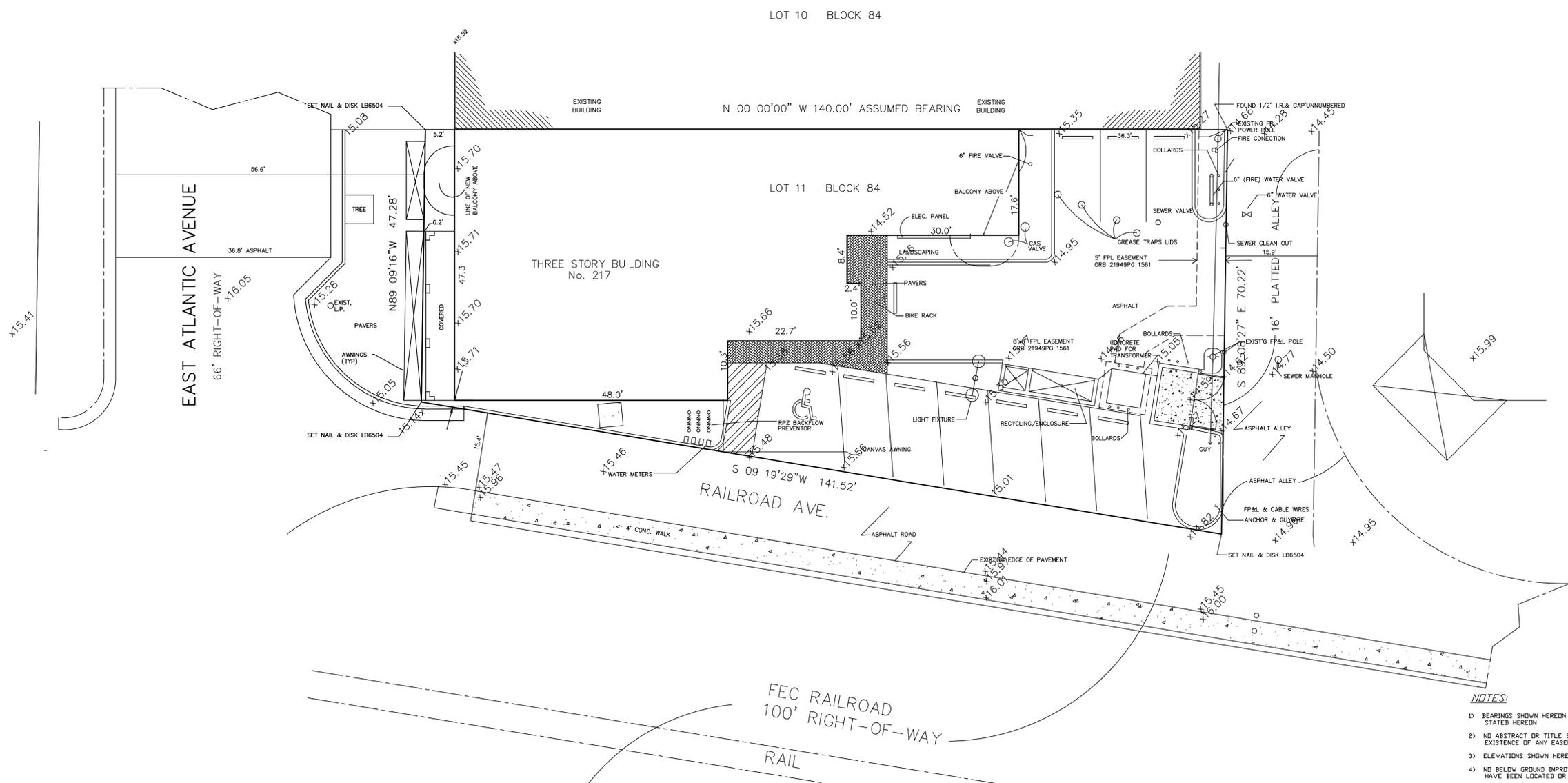
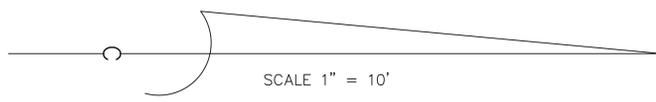
REVISION #1 5/21/19

REVISION #2 7/18/19

COVER SHEET

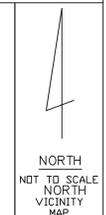
CS.1

SHEET NO.



THE EAST 10 FEET OF LOT 10 AND ALL OF LOT 11 BLOCK 84
 CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON)
 ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 PAGE 3,
 RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA; SAID LAND SITUATE, LYING AND BEING IN
 PALM BEACH COUNTY, FLORIDA.

- NOTES:**
- 1) BEARINGS SHOWN HEREIN ARE BASED ON PLAT UNLESS OTHERWISE STATED HEREIN
 - 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD
 - 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD DATUM 1988
 - 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.



Renner Burgess
LAND SURVEYING

801 S.E. 6th Ave., Suite 101
 Delray Beach, FL 33483

Pho 561-243-4624
 Fax 243-4889

AUTHORIZATION NUMBER LB6504

CERTIFIED TO:
 SKYBAR HOLDINGS, LLC

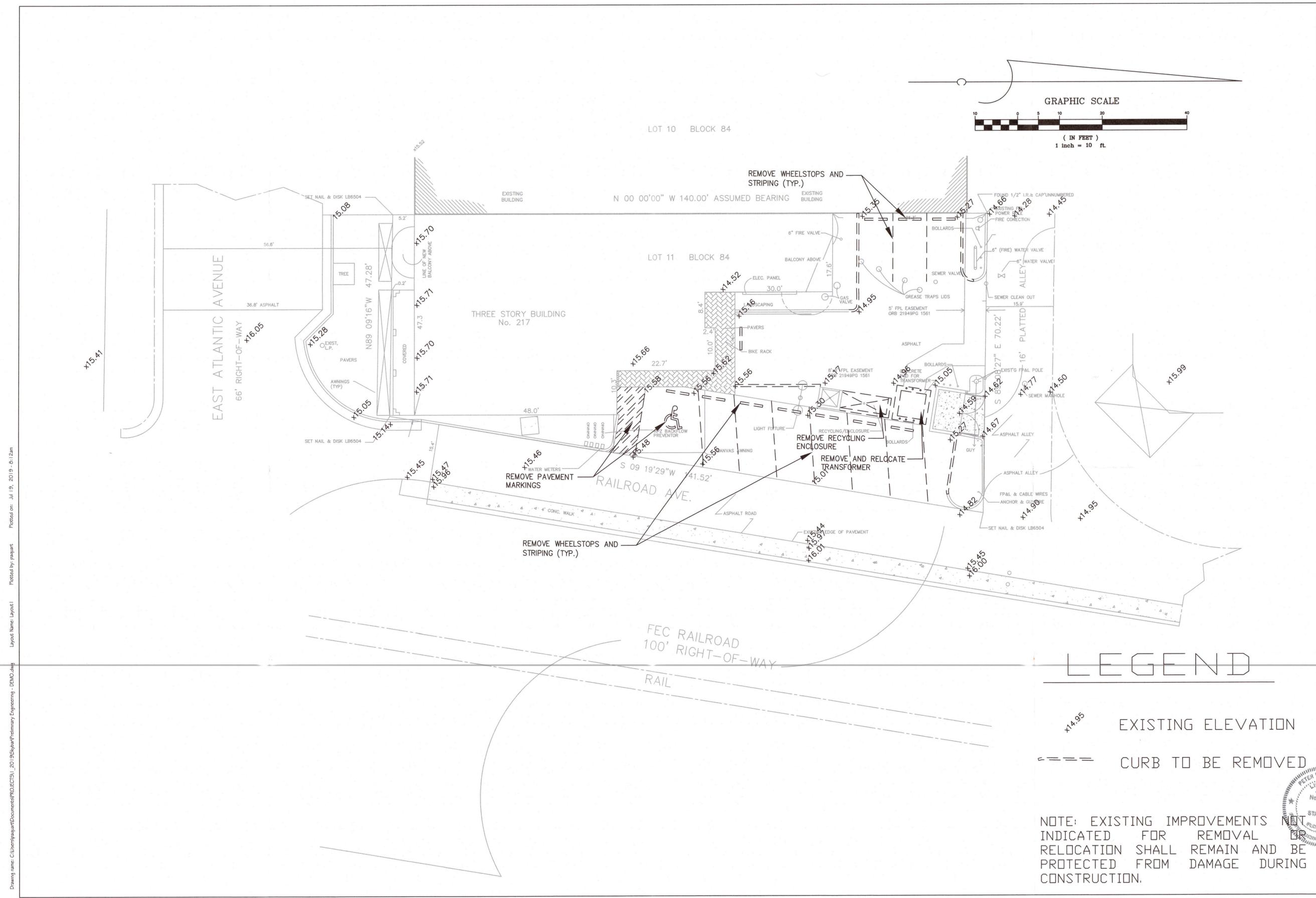
DATE: 5-22-2019
 JOB No 12-14-003B

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREIN MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

D.R.B. = official record book C.B.S. = concrete block structure P.C.C. = point of compound curve P.C.P. = permanent control point P.D.C. = point of commencement P.B.B. = point of beginning D/E = drainage easement CMP = corrugated metal pipe R.L.S. = registered land surveyor L.B. = licensed business	TRAN = transformer pad F.P.&L. = Florida power and light CH = concrete monument P.R.C. = point of reverse P.I. = point of intersection P.T. = point of tangency * = not field measured W/PF = wood privacy fence CHATT = chain link fence ELEV = elevation	P.B. = plat book TYP. = typical R/O/W = right-of-way Δ = central angle Δ = central angle line ASPH = asphalt M.H. = manhole U/E = utility easement ALUM. = aluminum P.C. = point of curvature	P = plat ⚡ = power pole W = MEASURED I.P. = IRON PIPE RP = radius point ASPH = asphalt CL = centerline ALUM. = aluminum P.C. = point of curvature	P.G. = page I.R. = iron rod R = radius D = deed D/S = offset CONC. = concrete ESMT. = easement CALC. = calculated
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

HARRY A BURGESS PLS 5089



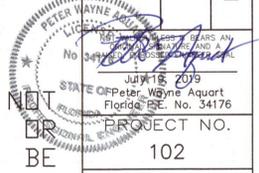
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 Layout Name: Layout1
 Plotted by: pawqart
 Plotted on: Jul 19, 2019 - 6:12am

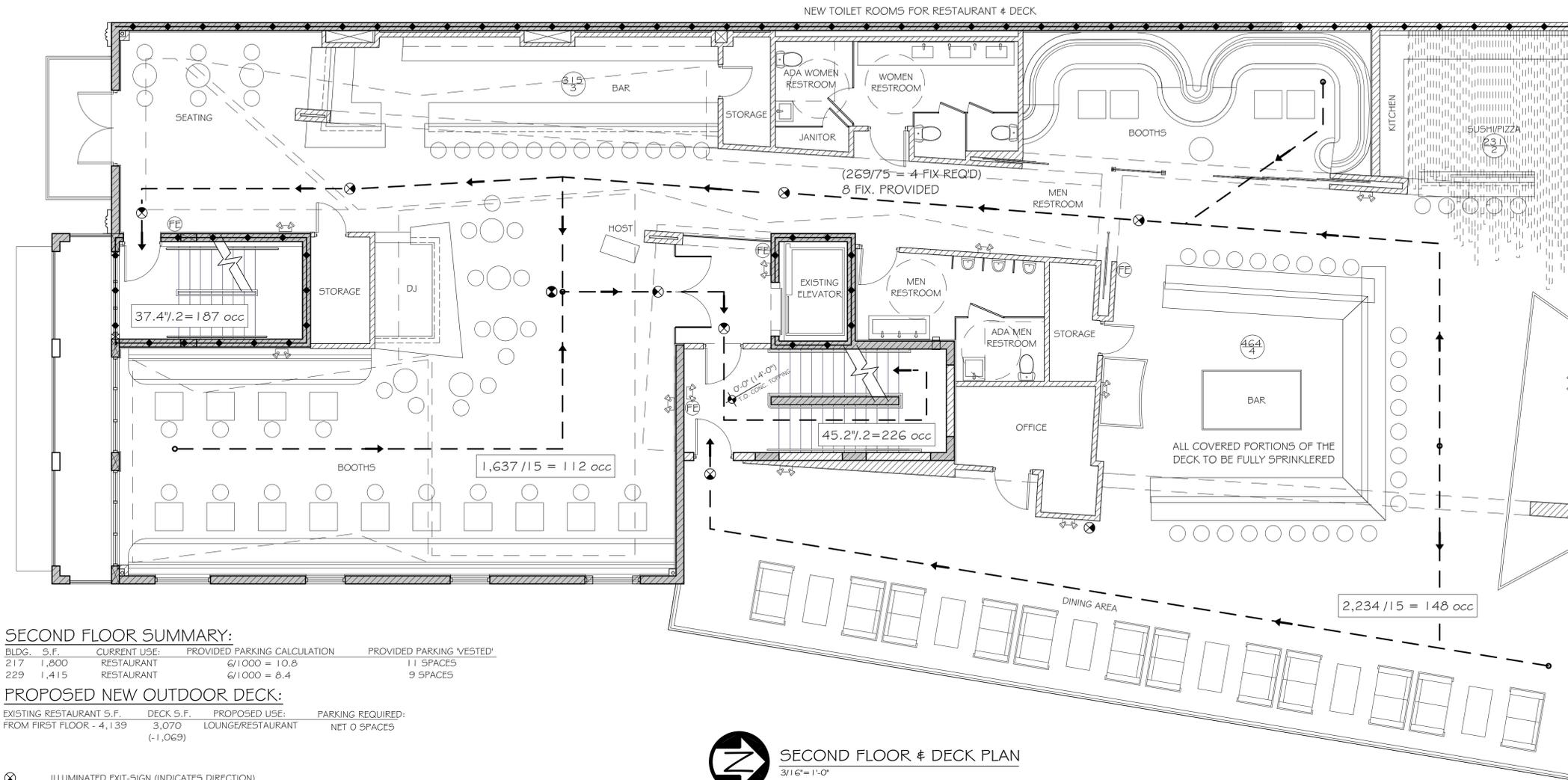
DATE DRAWN:	19JUL19
SCALE:	1"=10'
DESIGN BY:	PWA
DRAWN BY:	PWA
CHECKED BY:	PWA
APPROVED BY:	PWA
BY:	
DATE:	
DESCRIPTION:	
PETER WAYNE AQUART, P.E. CONSULTING CIVIL ENGINEER 14032 SW 48TH STREET, MIAMI, FL 33175 TEL: (561) 379-2879 E-MAIL: PAQUART@AOL.COM FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34176	
CLASS IV SITE PLAN MODIFICATION 217 EAST ATLANTIC AVENUE DELRAY BEACH FLORIDA	
PREPARED FOR: STEVE SIEBERT ARCHITECTURE	
PRELIMINARY ENGINEERING - SITE DEMOLITION PLAN	
NOTE: EXISTING IMPROVEMENTS NOT INDICATED FOR REMOVAL OR RELOCATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.	
PROJECT NO. 102	
C-1 SHEET 1 OF 1	

LEGEND

+14.95 EXISTING ELEVATION

----- CURB TO BE REMOVED





SECOND FLOOR SUMMARY:

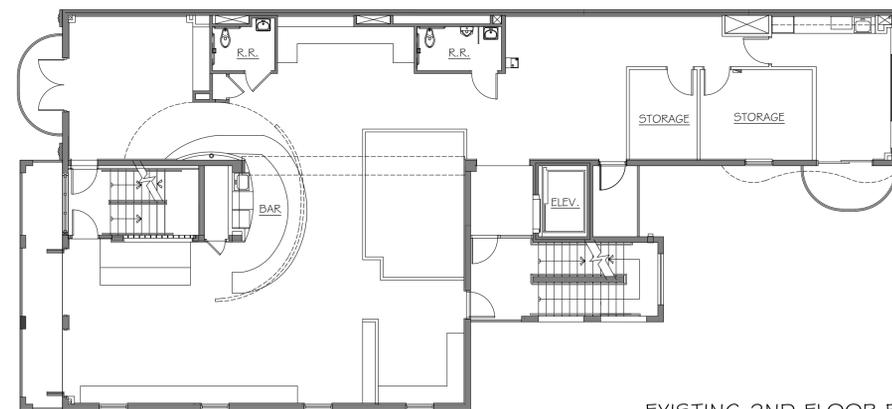
BLDG.	S.F.	CURRENT USE:	PROVIDED PARKING CALCULATION	PROVIDED PARKING 'VESTED'
217	1,800	RESTAURANT	6/1000 = 10.8	11 SPACES
229	1,415	RESTAURANT	6/1000 = 8.4	9 SPACES

PROPOSED NEW OUTDOOR DECK:

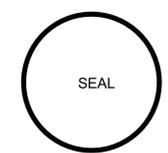
EXISTING RESTAURANT S.F.	DECK S.F.	PROPOSED USE:	PARKING REQUIRED:
FROM FIRST FLOOR - 4,139	3,070	LOUNGE/RESTAURANT	NET 0 SPACES
	(-1,069)		

- ILLUMINATED EXIT-SIGN (INDICATES DIRECTION)
- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- FIRE EXTINGUISHER (4-PROVIDED)
- REMOTE HEAD
- EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- OCCUPANCY (TOP=SF/BOT=OCC)

SECOND FLOOR & DECK PLAN
3/16" = 1'-0"



EXISTING 2ND FLOOR PLAN
N.T.S.



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CLASS-4 SITE MODIFICATION FOR:

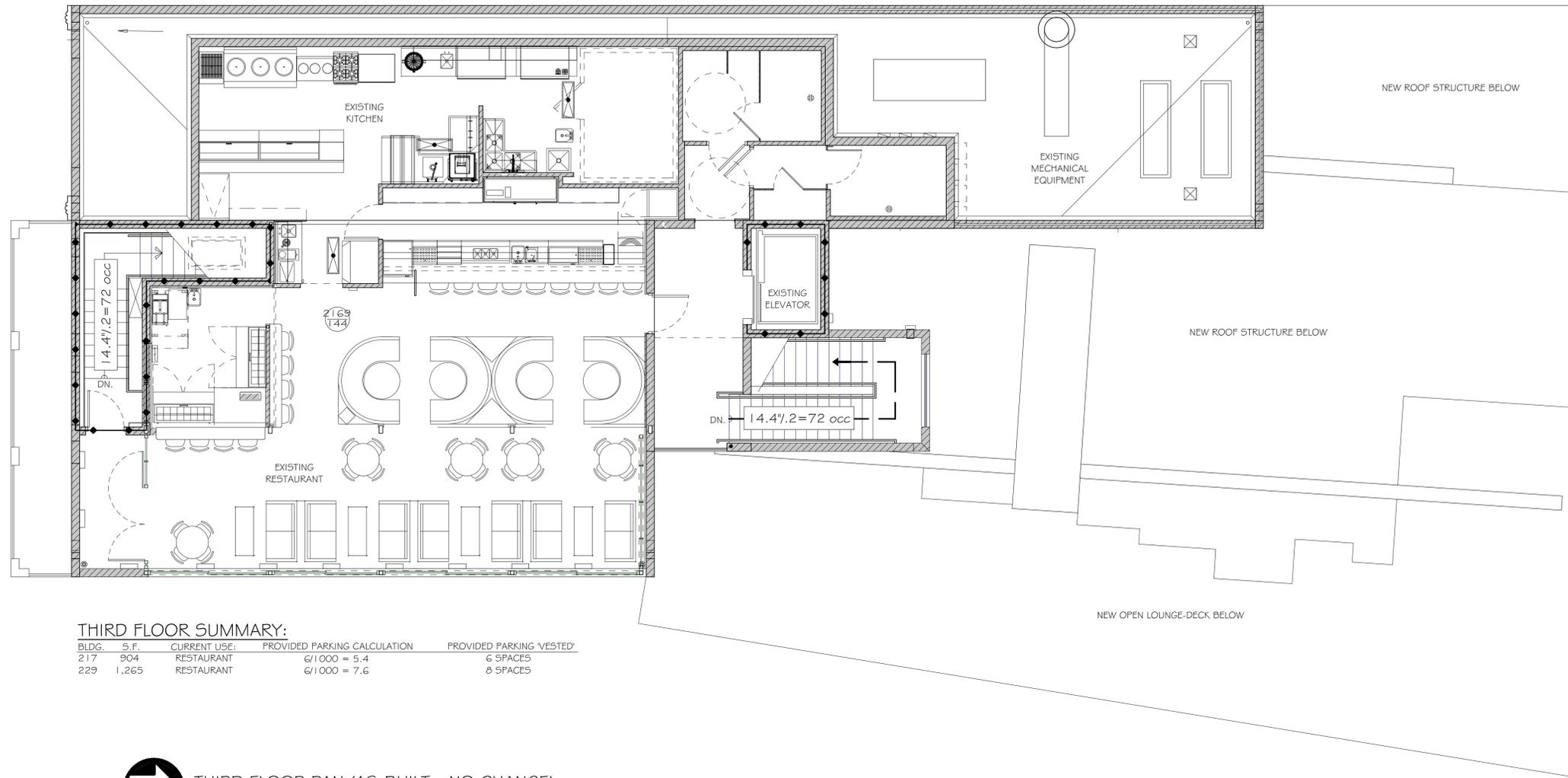
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DATE:	3.25.19
DRAWN BY:	S.K.
CHECKED BY:	S.S.
REVISIONS:	
REVISION #1	5/21/19
REVISION #2	7/18/19

2ND FLOOR & DECK

A1.2
SHEET NO.



THIRD FLOOR SUMMARY:

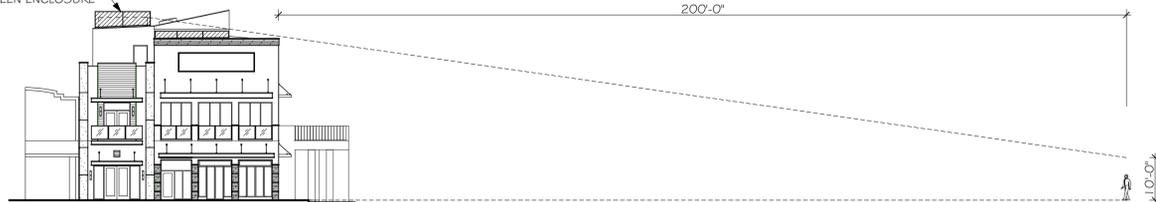
BLDG.	S.F.	CURRENT USE:	PROVIDED PARKING CALCULATION	PROVIDED PARKING 'VESTED'
217	904	RESTAURANT	6/1000 = 5.4	6 SPACES
229	1,265	RESTAURANT	6/1000 = 7.6	8 SPACES



THIRD FLOOR PAN (AS-BUILT - NO CHANGE)

3/16" = 1'-0"

LOCATION OF EXISTING MECHANICAL EQUIPMENT AND SCREEN ENCLOSURE



SIGHT LINE STUDY

1" = 20'



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THIRD FLOOR PLAN

A1.3
SHEET NO.

NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 AND LD 1.2.



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AR0017834



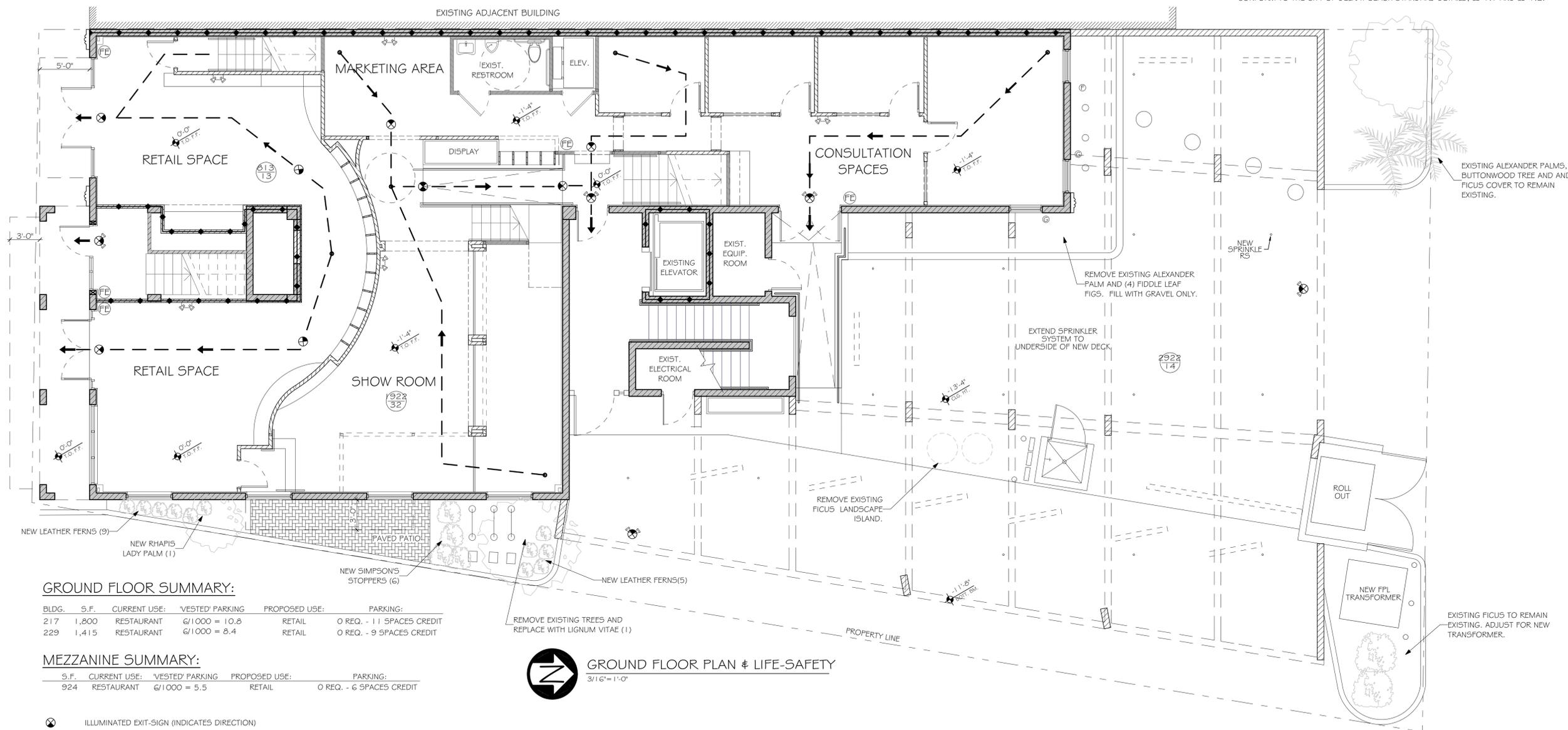
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REVISIONS:
REVISION #1 5/21/19
REVISION #2 7/18/19

GROUND FLOOR PLAN
A1.10
SHEET NO.



GROUND FLOOR SUMMARY:

BLDG.	S.F.	CURRENT USE:	VESTED PARKING	PROPOSED USE:	PARKING:
217	1,800	RESTAURANT	6/1000 = 10.8	RETAIL	0 REQ. - 11 SPACES CREDIT
229	1,415	RESTAURANT	6/1000 = 8.4	RETAIL	0 REQ. - 9 SPACES CREDIT

MEZZANINE SUMMARY:

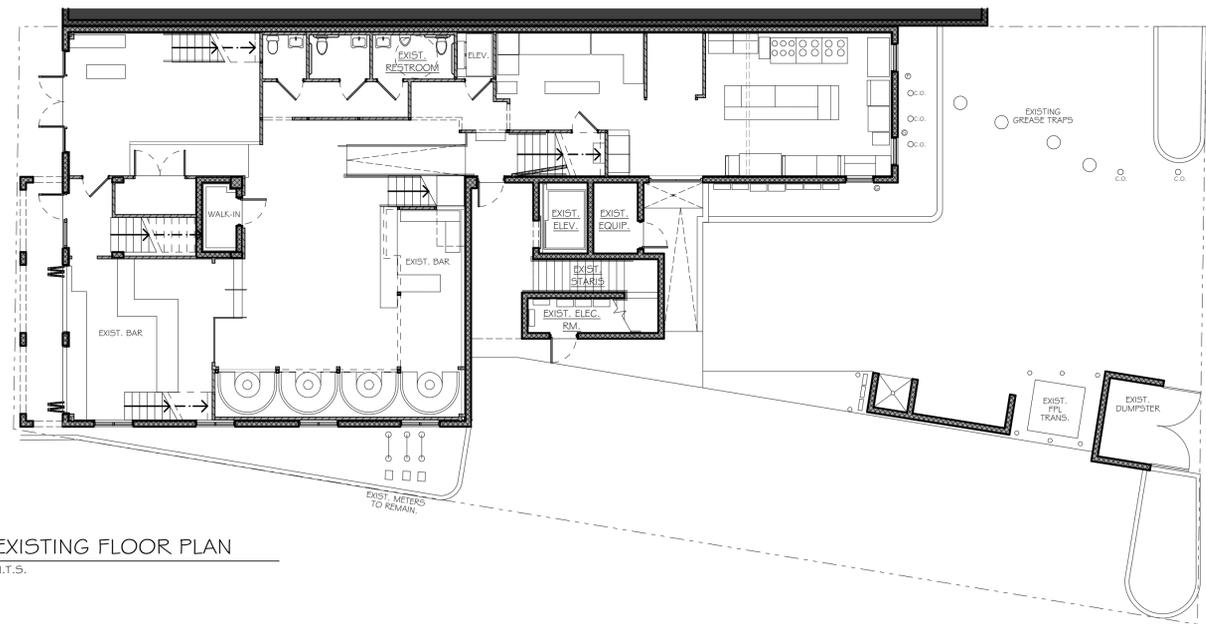
S.F.	CURRENT USE:	VESTED PARKING	PROPOSED USE:	PARKING:
924	RESTAURANT	6/1000 = 5.5	RETAIL	0 REQ. - 6 SPACES CREDIT

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

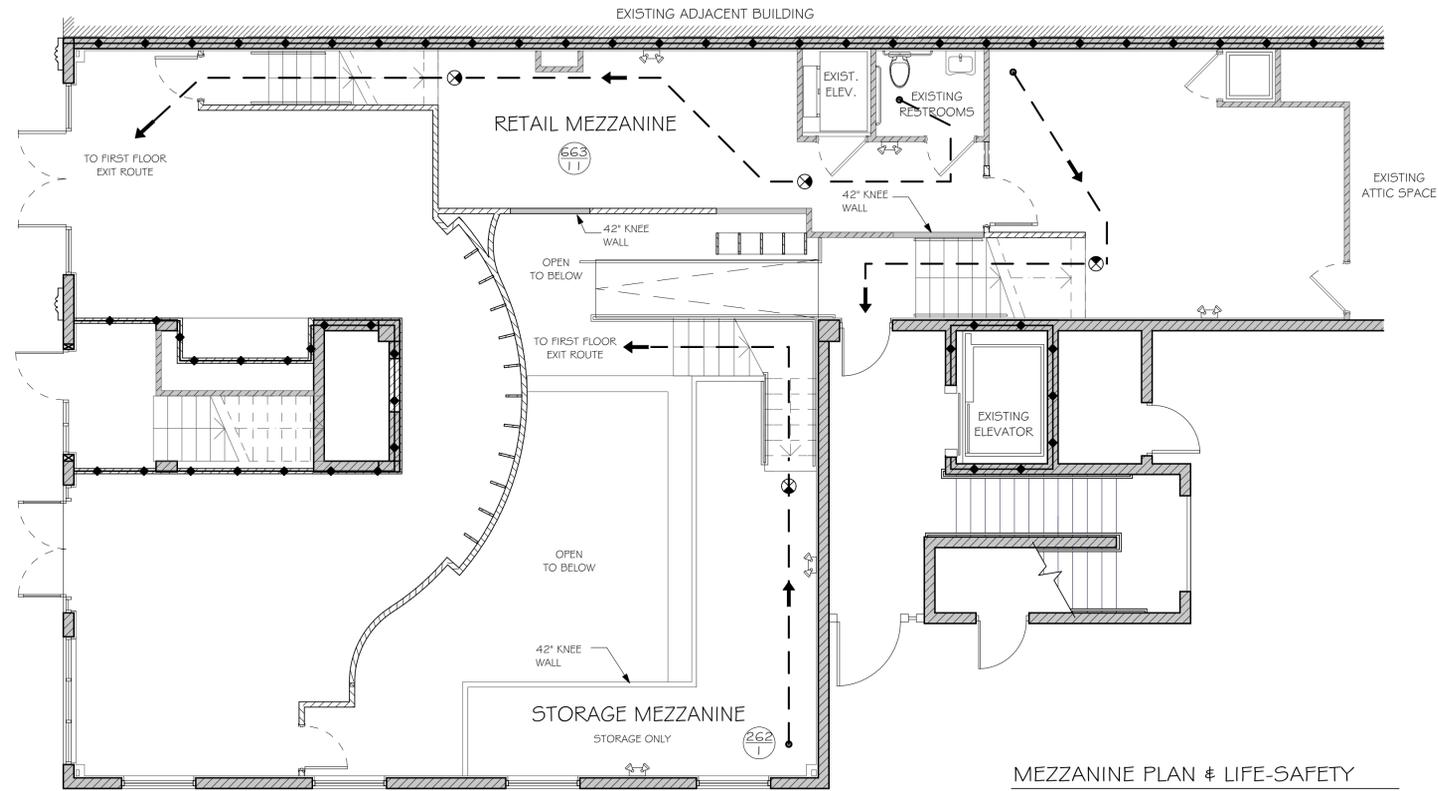
- ILLUMINATED EXIT-SIGN (INDICATES DIRECTION)
- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- FIRE EXTINGUISHER (4-PROVIDED)
- REMOTE HEAD
- EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- OCCUPANCY (TOP=3F/BOT=OCC)

ID.	QTY.	SCIENTIFIC_COMMON NAME	HT.	SPRD.	COMMENTS
LV	1	LIGNUM VITAE LIGNUM TREE	6'-7"	5'	
RE	1	RHAPIS EXCESLA LADY PALM	5'-6"	3'-4"	FULL TO BASE (25 GAL.) MULTICANE SPECIMEN
RUM	14	LEATHER FERN RUMORHA ADIANTIFORMUS	18"-24"	2'	FULL 3 GALLON
MYR	6	MYRCIANTHUS FRAGRANS SIMPSON'S STOPPER	3'-4"	2'-3"	FULL 3 GALLON SPECIMEN

NOTES: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED SPRINKLER SYSTEM THAT WILL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. ANY TREE OR SHRUB PLANTED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS. MULCH SHALL BE APPLIED A MINIMUM DEPTH OF THREE(3) INCHES IN ALL PLANTERS.



EXISTING FLOOR PLAN
N.T.S.



MEZZANINE PLAN & LIFE-SAFETY
3/16" = 1'-0"

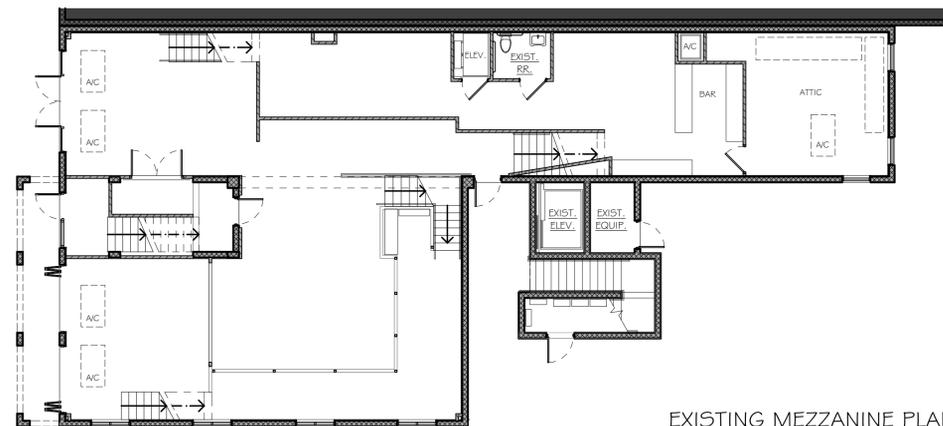
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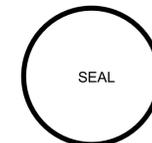
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924	RESTAURANT	6/1000 = 5.5	RETAIL	0 REQ. - 6 SPACES CREDIT

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- REMOTE HEAD
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- PATH OF TRAVEL
- OCCUPANCY (TOP=5F/BOT=OCC)



EXISTING MEZZANINE PLAN
N.T.S.



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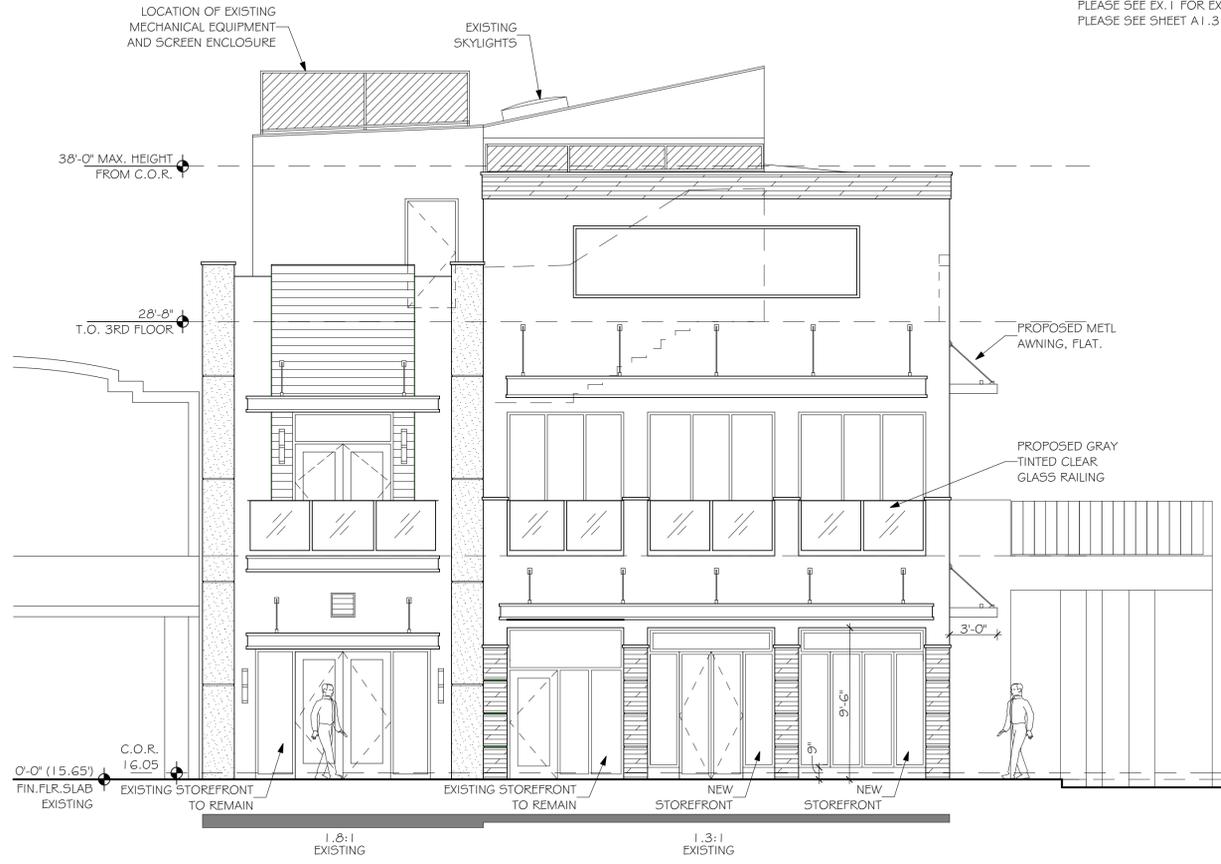
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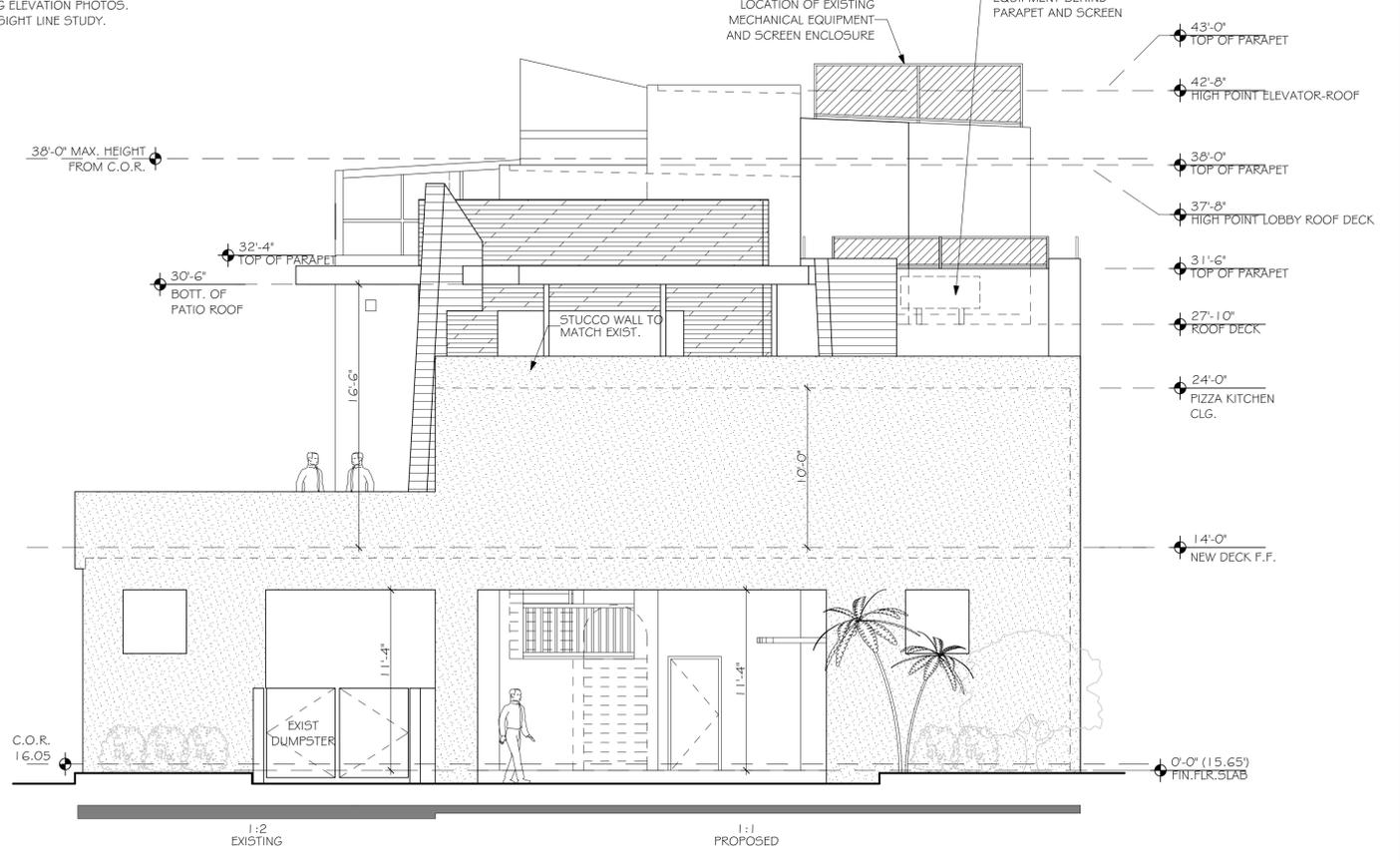
MEZZANINE FLOOR PLAN

A1.11
SHEET NO.

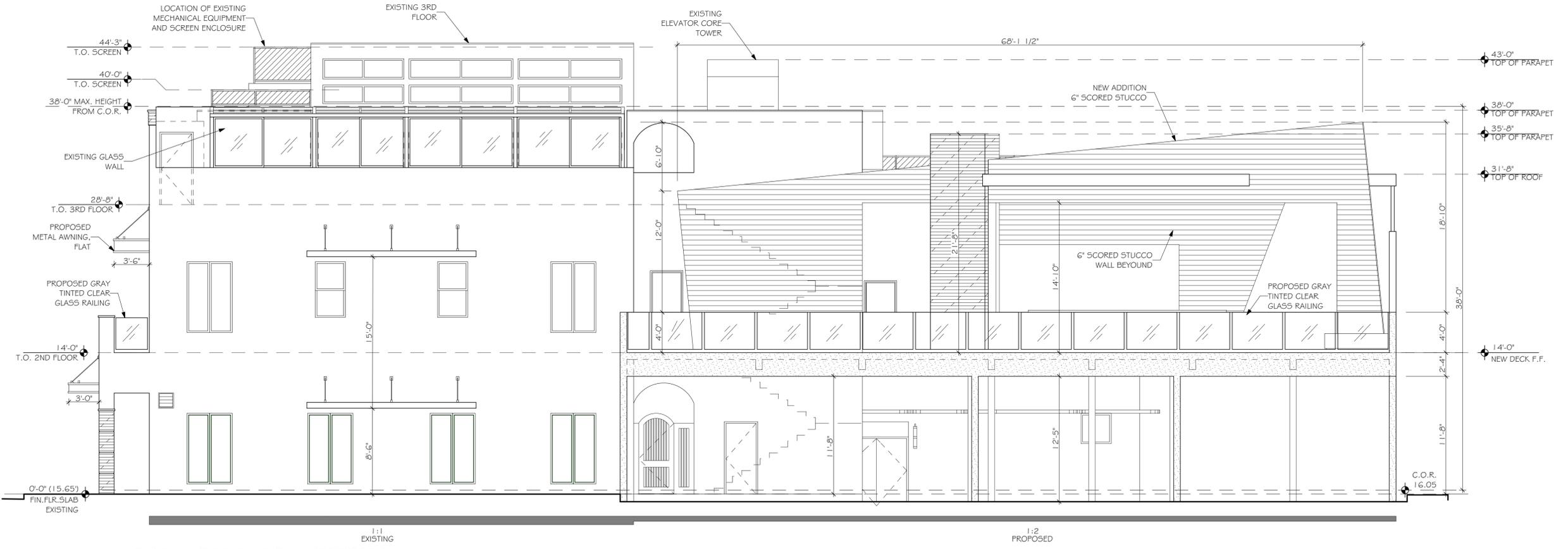
NOTES: NEW STOREFRONTS TO MATCH EXISTING, WITH BLACK POWDER COAT
 HM FRAMES AND CLEAR, LOW-E GLASS.
 PLEASE SEE EX. 1 FOR EXISTING ELEVATION PHOTOS.
 PLEASE SEE SHEET A 1.3 FOR SIGHT LINE STUDY.



FRONT - SOUTH ELEVATION (PROPOSED)
 3/16" = 1'-0"



REAR - NORTH ELEVATION (PROPOSED)
 3/16" = 1'-0"



SIDE - EAST ELEVATION (PROPOSED)
 3/16" = 1'-0"



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CLASS-4 SITE MODIFICATION FOR:

217 EAST ATLANTIC AVENUE
 DELRAY BEACH, FLORIDA 33444

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PROJECT NO.	18.204
DATE	3.25.19
DRAWN BY	S.K.
CHECKED BY	S.S.
REVISIONS:	
	REVISION #1 5/21/19
	REVISION #2 7/18/19

PROPOSED ELEVATIONS

A2.1
 SHEET NO.