

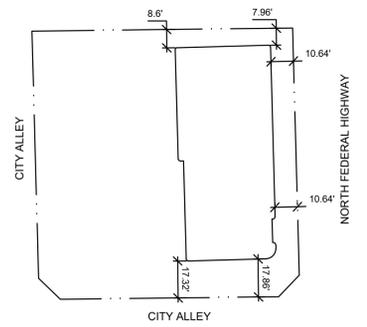
SITE SUMMARY				
USE	EXISTING		PROPOSED	
	ACRES	% SITE	ACRES	% SITE
SITE AREA	0.37	100	0.37	100
BUILDING AREA	0.30	27.0	0.10	27.0
IMPERVIOUS AREA	0.24	64.9	0.20	55.0
LANDSCAPE AREA	0.03	8.1	0.07	18.0

**CAUTION**

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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DRAWN BY: WC  
 CHECKED BY: JC  
 JOB NO.: 670234



**BUILDING STAKEOUT PLAN**  
 NO SCALE

NOTE:  
 THE CONTRACTOR SHALL VERIFY EACH TIE-IN POINT AND REPORT TO THE ENGINEER OF RECORD ALL DISCREPANCIES PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, DRIVE INGRESS / EGRESS, STORM SEWER MANHOLE TOP AND INVERTS, SANITARY SEWER MANHOLE TOP AND INVERTS, ALL TIE-IN POINTS.

**NOTES**

OWNER: JOE LEDBETTER  
 BRICKTOP'S  
 4101 CHARLOTTE PIKE  
 NASHVILLE, TN 37209

DESCRIPTION: THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW 5,000 S.F. BRICKTOP'S RESTAURANT W/ ASSOCIATED PARKING LOT, DUMPSTER ENCLOSURE, UTILITIES AND LANDSCAPING. DEMOLITION OF TWO EXISTING BUILDINGS WILL BE REQUIRED FOR THIS WORK.

ZONING: CBD - CENTRAL BUSINESS  
 OCCUPANCY: ASSEMBLY  
 CONSTR. TYPE: V-B  
 CURRENT USE: RETAIL & OFFICES  
 PROPOSED USE: RESTAURANT

- A. BOUNDARY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY: VOELKER SURVEYING  
 110 LOSAN LN, STE 4, SANTA ROSA BEACH, FL 32459  
 DATED: 25 MAY, 2022
- B. TOTAL SITE AREA: 0.35 ACRES
- C. PARKING SUMMARY:  
 14 PARKING SPACES FOR REGULAR CARS  
 06 PARKING SPACES FOR COMPACT CARS  
 01 ACCESSIBLE PARKING SPACES  
 21 TOTAL PARKING SPACES

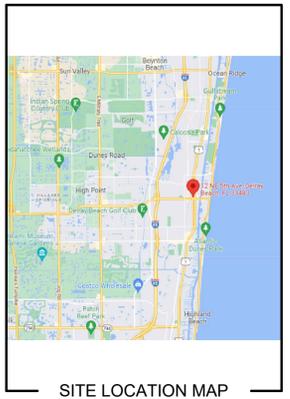
REQUIRED PARKING = 6 SPACES / 1,000 S.F. GFA  
 PROVIDED PARKING = 5,000 x 6 / 1,000 = 30 SPACES  
 9 SPACES SHALL BE REQUIRED VIA IN-LIEU PARKING

- D. BUILDING AREA: 4,420 S.F. 1ST FLOOR, 580 MEZZANINE; 175 TOTAL SEATS, 64 OUTDOOR SEATS
- E. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- F. PERSONS USING THIS DRAWINGS SHOULD CONTRACT LOCAL UTILITY COMPANIES FOR EXACT LOCATIONS OF UNDERGROUND UTILITIES.
- G. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING FINISH, UNLESS OTHERWISE NOTED.
- H. UNLESS NOTED OTHERWISE, CURB RADII ARE 3'0".
- I. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- K. THESE PLANS, PREPARED BY DESIGN AND ENGINEERING, DO NOT EXTEND TO NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF DESIGN AND ENGINEERING'S REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- L. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
- M. PARKING STALL STRIPING SHALL BE WHITE ACRYLIC PAINT CONFORMING TO FEDERAL SPECIFICATION TT-P-19B. PAINT SHALL BE APPLIED IN TWO COATS. APPLY THE FIRST COAT TO A MINIMUM THICKNESS OF 10 MILS. APPLY SECOND COAT 30 DAYS LATER FOR A MINIMUM TOTAL THICKNESS OF 20 MILS.
- N. IF A MONUMENT SIGN IS PROPOSED, THEN THE BASE WILL BE SUPPLIED N. BY THE GENERAL CONTRACTOR.
- O. ANY TREES OR SHRUBS PLACES WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2

**DEVELOPMENT STANDARDS**

	REQUIRED	PROPOSED
ALLEY DEDICATION	2'	2'
BUILDING SETBACKS		
FRONT (EAST)	10'	10.5'
SIDE (SOUTH)	10'	17.18'
SIDE (NORTH)	5'	7.83'
REAR (WEST)	10'	69.72'
MAX BUILDING HEIGHT	54'	25'
PARKING		
6 SP. / 1,000 SF (GFA)	30 SPACES	21 SPACES
MAX. COMPACT	6 SPACES	6 SPACES
MIN ON SITE		
70% OF REQUIRED	21 SPACES	21 SPACES
BICYCLE PARKING	2 SPACES	2 SPACES
MAX F.A.R.	3.0	0.32

\* 10' SEPARATION IS PROVIDED FROM PROPOSED BRICKTOP'S TO EXISTING BANK ON THE ADJACENT PROPERTY TO THE NORTH



**SITE LOCATION MAP**  
 NOT TO SCALE

EXISTING	PROPOSED
SSA	CONTOUR
SPOT EL.*	SPOT EL.*
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
MANHOLE	MANHOLE
C.O.	CLEAN OUT
C.O.	C.O.
WATER LINE	WATER LINE
OHW	OVERHEAD WIRES
N/A	N/A
UNDERGROUND ELEC.	UNDERGROUND ELEC.
UNDERGROUND GAS	UNDERGROUND GAS
CATCH BASIN	CATCH BASIN
GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
L.P.	LIGHT POLE
N/A	PARKING COUNT
	12

\* SPOT ELEVATION ABBREVIATIONS:  
 TC - TOP OF CURB  
 BC - BOTTOM OF CURB  
 FL - FLOW LINE  
 TR - TOP OF RAMP  
 BR - BOTTOM OF RAMP

**LEGEND**



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DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS. NOTIFY ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

**BRICKTOP'S**  
 12 NE 5TH AVE.  
 DELRAY BEACH, FL 33483

NO	DESCRIPTION	DATE
1	PERMIT SET	09/16/22
2	CITY COMMENTS	03/15/23
3	CITY COMMENTS	05/12/23
4	CITY COMMENTS	09/01/23
5	CITY COMMENTS	09/22/24
6	CITY COMMENTS	06/24/24

**Site Plan**  
 PROJECT NUMBER  
**670234**  
 SHEET NUMBER  
**C100**

