



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Paradise Sports Lounge Class III (5155 W. Atlantic Avenue)
Project Location: 5155 W. Atlantic Avenue
Request: Approval of a Class III (Outdoor Seating)
Board: Site Plan Review and Appearance Board
Meeting Date: October 11, 2017

Board Action:

Approved (6-0, one seat vacant) a Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area with the conditions that a traffic statement from Palm Beach County is submitted prior to issuance of a building permit and the planters are removed from the building elevations prior to site plan certification.

Project Description:

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue and is known as the “Marketplace at Delray”. The property consists of approximately 256,918 square feet and is located on 30.27 acres with eight outparcel buildings and is zoned Planned Commercial (PC). The applicant occupies a 2,267 square foot tenant space, adjacent to the proposed outdoor seating area.

The development proposal consists of the addition of 1,535 square feet of outdoor seating (80 additional exterior seats). The outdoor seating area will consists of the following elements:

- Fence and gate
- New planters
- Awning
- Bar area
- Exterior roll down window

Staff Recommendation:

Approval with conditions that a traffic statement from Palm Beach County is submitted prior to issuance of a building permit and the planters are removed from the building elevations prior to site plan certification.

Board Comments:

none

Public Comments:

none

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: September 13, 2017

ITEM: **Paradise Sports Lounge (2017-201) (5155 W. Atlantic Avenue):** Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area.

RECOMMENDATION: Approve

GENERAL DATA:

Agent..... Paradise Sports Lounge LLC.

Location..... Northwest corner of Military Trail and Atlantic Avenue

Property Size..... 30.27 Acres

Existing FLUM..... GC (General Commercial)

Current Zoning..... Planned Commercial (PC)

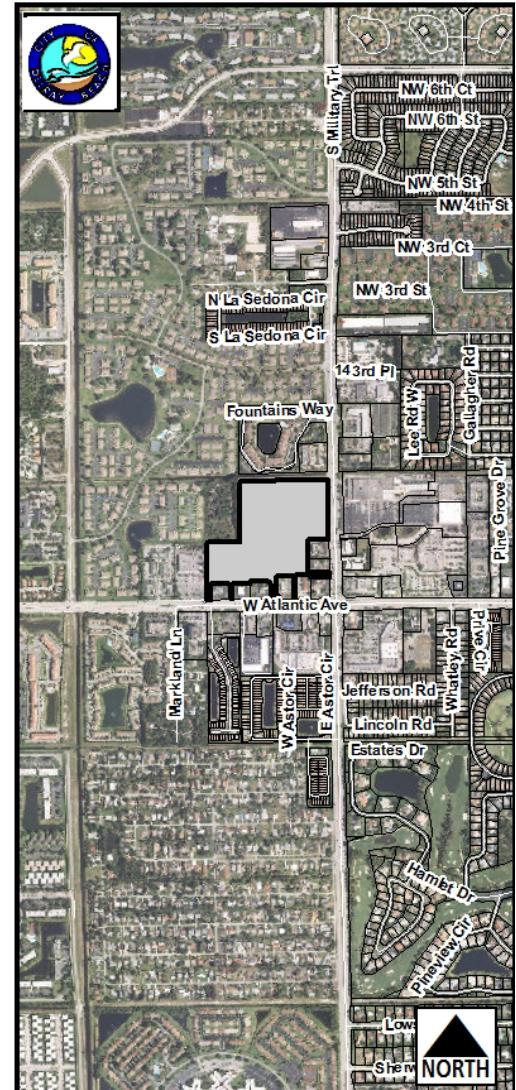
Adjacent Zoning..... North: RM (Multi Family)

East: PC

South: PC

West: Agricultural Residential (AR) {PBC}

Existing Land Use..... Shopping Center



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area for **Paradise Sports Lounge**, located at 5155 W. Atlantic Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

BACKGROUND

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue and is known as the "Marketplace at Delray". The property consists of approximately 256,918 square feet and is located on 30.27 acres with eight outparcel buildings and is zoned Planned Commercial (PC). The applicant occupies a 2,267 square foot tenant space, adjacent to the proposed outdoor seating area.

The applicant is now before the board seeking approval for the addition of 1,535 SF of outdoor seating.

PROJECT DESCRIPTION

The development proposal consists of the addition of 1,535 square feet of outdoor seating (80 additional exterior seats). The outdoor seating area will consist of the following elements:

- Fence and gate
- New planters
- Awning
- Bar area
- Exterior roll down window

The outdoor seating is proposed with a new fence and gate which is 3'9 1/2" high and 44'11 1/2" wide and the triangular existing planter and palm tree are to remain. The planter that is located on the northwest corner will be removed for additional seating area. The proposed awning color is Portlight Red and will be installed on the east elevation. The awning extends 45 ft. and will project 25 ft. A new aluminum roll down window is proposed (12' x 6'6") on the east elevation over the bar area and a new exterior glass door impact resistant (3' x 8') will be installed. The exterior of the building will be painted the same color to match the existing color of the building. There are no changes that will be introduced to the south elevation. The building elevations reflect that planters will be introduced on the east elevation. These planters have been removed to meet the need of a second egress per life safety plan. As a condition of approval they will be removed from the building elevations prior to certification of the plans.

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Bicycle:

Pursuant to LDR Section 4.6.9(C)(1)(c), shopping centers are required 5 spaces per 100,000 sq. ft. of gross floor area. The Marketplace of Delray shopping center has a total of 258,453 sq. ft. of leasable area which requires 13 bicycle spaces. There are 20 bicycle spaces existing on site, therefore this standard is met.

Parking:

According to LDR Section 4.6.9(C)(3)(e), shopping centers are required 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The Marketplace of Delray shopping center has a total of 258,453 sq. ft. of use area including the 1,535 sq. ft. of outdoor seating area. Thus 1,034 spaces are required and 1,272 spaces have been provided. Therefore, this standard will be met.

The proposed addition of the outdoor seating is in good taste and harmony with the surrounding areas and offers Paradise Sports Lounge patrons and opportunity to enjoy the openness and fresh air of the outdoors. Therefore, positive findings can be made with respect to LDR Section 2.4.5(G)(1)(c) with the proposed conditions.

REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification**, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The development proposal involves the addition of 1,535 square feet of outdoor seating with an existing storefront. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the previous findings. However, the applicable Future Land Use Map (FLUM) and Concurrency items as they relate to this development proposal are discussed below.

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

LDR Section 3.1.1(B) - Concurrency

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

LDR Section 3.1.1(C) - Consistency

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property is proposed to be developed consistent with the surroundings. No incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The proposed outdoor seating for Paradise Sports Lounge is consistent with the PC Zoning district uses which allows all uses permitted with the General Commercial (GC) zoning district. The subject site contains an existing shopping center, thus, the proposed redevelopment of the shopping center will be a continuation of the current use of the site. Thus, there will not be any adverse effects on the surround properties.

Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

REVIEW BY OTHERS

The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA) or Pineapple Grove Main Street (PGMS).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- Sherwood Forest HOA
- Highland Park Co. Inc.
- Sunset Pines

Any correspondence will be presented to SPRAB.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is

consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3 subject to conditions.

C. Move denial of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3.

STAFF RECOMMENDATION

Move approval of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5) with the following conditions:

1. The traffic statement from Palm Beach County is submitted prior to issuance of a building permit.
2. The planters are removed from the building elevations prior to site plan certification.

APPENDIX "A" CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

Water and sewer services are existing on-site. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic:

A traffic impact statement is provided by the applicant. The conclusion is that the development will meet the requirements of the Palm Beach county requirements of the Palm Beach County Traffic Performance Standards Ordinance. A traffic statement from Palm Beach County has been applied. This is listed as a condition of approval for certification. The statement is not anticipated to affect the applicant's request. The increase in traffic volume will be insignificant.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The proposed addition of outside seating will now generate an increase of 19.1 tons of solid waste per year (1,535 sq. ft. x 24.9 lbs. = 38,221 lbs./2,000 = 19.10). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2046.

School Concurrency:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

Drainage:

Drainage will be accommodated on site. There are no problems anticipated to bring the site into compliance with South Florida Water Management District (SFWMD) requirements in efforts to obtain a surface water permit.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Not applicable _____
Meets intent of standard x
Does not meet intent _____

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable _____
Meets intent of standard x
Does not meet intent _____

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable _____
Meets intent of standard x
Does not meet intent _____

G. *Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.*

Not applicable

Meets intent of standard

Does not meet intent

H. *The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.*

Not applicable

Meets intent of standard

Does not meet intent

I. *Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.*

Not applicable

Meets intent of standard

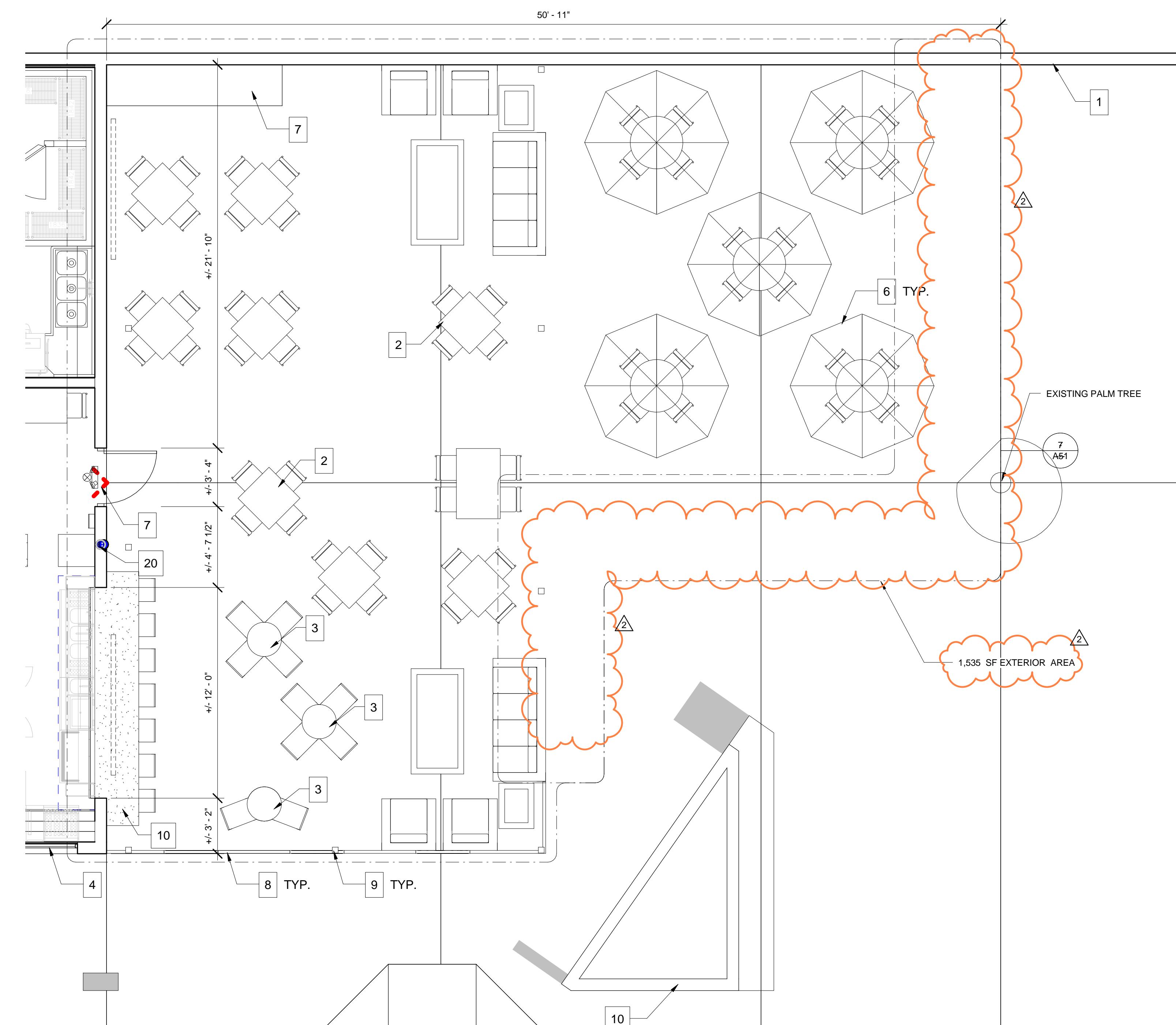
Does not meet intent

J. *Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.*

Not applicable

Meets intent of standard

Does not meet intent



SITE DATA CHART		TABULAR SUMMARY	GENERAL NOTES	KEYNOTES
<p>-TOTAL BUILDING AREA - 258,433 SQUARE FEET</p> <p>-REQUIRED SPACES - 4 SPACES PER EVERY 1,000 SF (258,433 SF / 1,000 SF) X 4 SPACES = 1,034 SPACES NEEDED.</p> <p>-TOTAL PARKING PROVIDED - 1,272 SPACES</p>		<p>LOCATION: -DELRAY BEACH, FL</p> <p>PROPERTY CONTROL NUMBER: -12-42-46-14-00-000-5010</p> <p>LEGAL DESCRIPTION: -14-46-42, NE 1/4 OF SE 1/4 (LESS W 1/2 OF NW 1/4, PARS K/A L-1 THRU L-8, N 80 FT - 33 CNL, S 85 FT SR 806 & ELY 91.51 FT SR 809 R/W) ELY 3 FT SR 809 RD R/W</p> <p>EXISTING LAND USE CLASSIFICATION (FROM FUTURE LAND USE MAP): -1600 - SHOPPING CENTER CMITY</p> <p>ZONING DISTRICT: -PC - Planned Commercial (12-DELRAY BEACH)</p> <p>PROPOSED USE: -EXISTING: RETAIL, BUSINESS -PROPOSED: ASSEMBLY A-2 RESTAURANT</p> <p>TOTAL AREA OF SITE: -3,802 S.F. = 2,267 SF (A/C) + 1,535 SF (EXTERIOR ADDITION)</p> <p>GENERAL HEIGHT: -HEIGHT: 20' 0" TO TOP OF ROOF RIDGE TOTAL BUILDING AREA: 2,267 S.F.</p> <p>SEATING CAPACITY: -OUTDOORS: 80 SEATS -INDOORS: 104 SEATS</p> <p>CONSTRUCTION TYPE: -CONSTRUCTION TYPE III-B, UNPROTECTED SPRINKLERED</p>	<p>1. PRIOR TO PERMIT APPLICATION, CONTACT THE PUBLIC WORKS DEPARTMENT (561-742-6200) REGARDING THE REMOVAL OF REFUSE DURING THE CONSTRUCTION PHASE PER THE CODE, SECTION 10-26(A).</p> <p>2. DESIGNATED HISTORIC BUILDINGS INDICATING THE REHABILITATION SHALL FOLLOW CHAPTER 12 FBC EXISTING BUILDING, HISTORIC BUILDINGS.</p> <p>3. EXISTING HERITAGE TRAIL SIGN TO THE FRONT OF THE PROPERTY WILL BE RELOCATED TO THE CITY-OWNED PROPERTY TO THE EAST OF THE PROPERTY AT THE OWNER'S EXPENSE. THE NEW LOCATION WILL BE DETERMINED THROUGH CONSULTATION WITH THE HISTORIC PRESERVATION PLANNER.</p> <p>4. ALL ROOFTOP EQUIPMENT WILL BE SCREENED FOR A DISTANCE OF 60 FEET.</p>	<p>1 EXISTING EXTERIOR WALL</p> <p>2 ADA TABLE. TABLETOP HEIGHT @ 34" A.F.F.</p> <p>3 HIGH TOP BAR TABLES @ 42" A.F.F. (SELECTED BY OWNER).</p> <p>4 EXISTING STOREFRONT</p> <p>5 NOT USED</p> <p>6 UMBRELLA TABLES (SELECTED BY OWNER).</p> <p>7 3' X 10' UNOBSTRUCTED AREA FOR GREASE TRAP & CONDENSATE DRAIN.</p> <p>8 NEW EXTERIOR FENCE AND GATE (SELECTED BY OWNER)</p> <p>9 STRUCTURAL COLUMN FOR OUTDOOR AWNING. SPECS TO BE PROVIDED FOR BY AWNING MANUFACTURE.</p> <p>10 EXISTING PLANTER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.</p>

SITE PLAN

L1

REVISIONS:
1 BDC 08.17.2017
2 BDC 08.27.2017

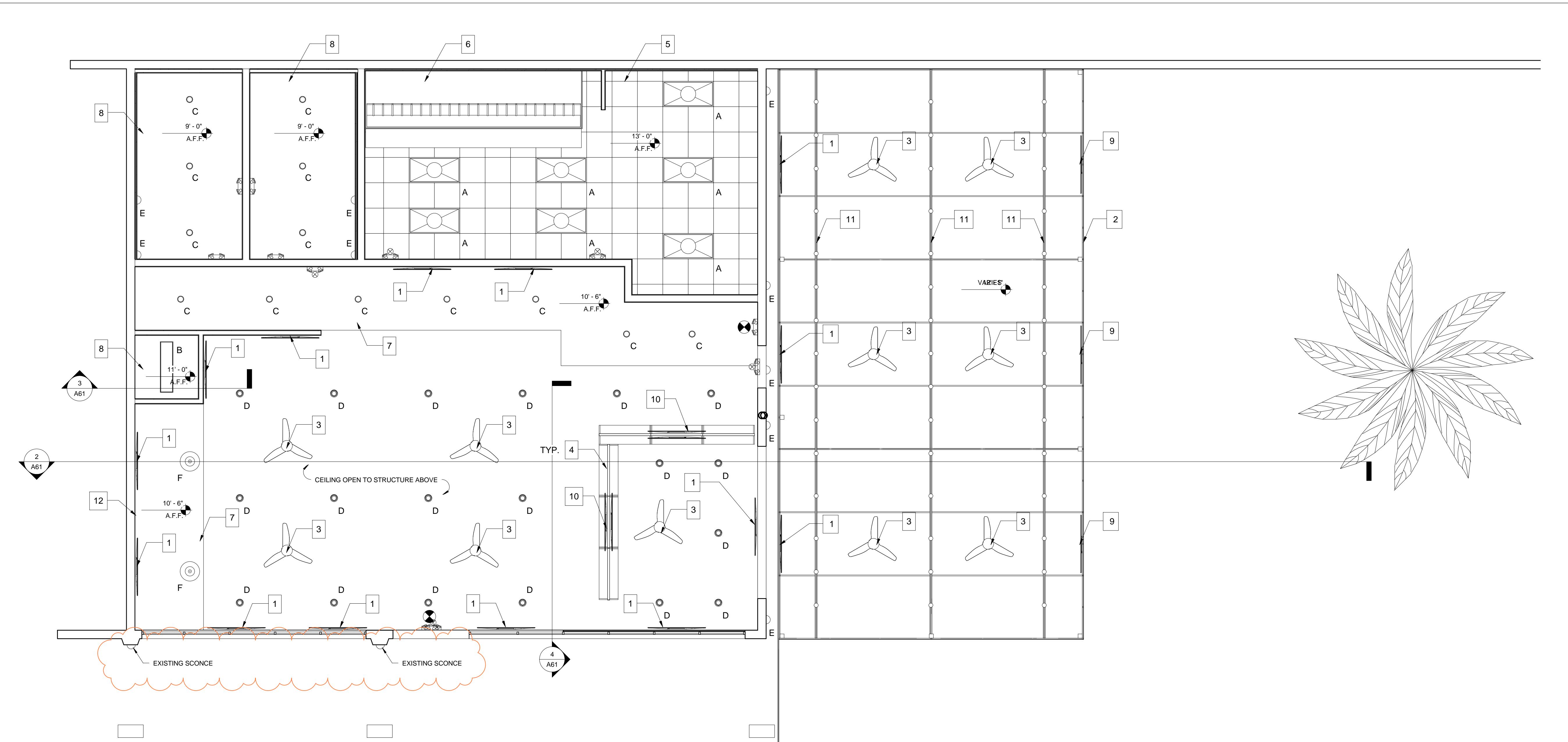
FLORIDA LICENSURE:
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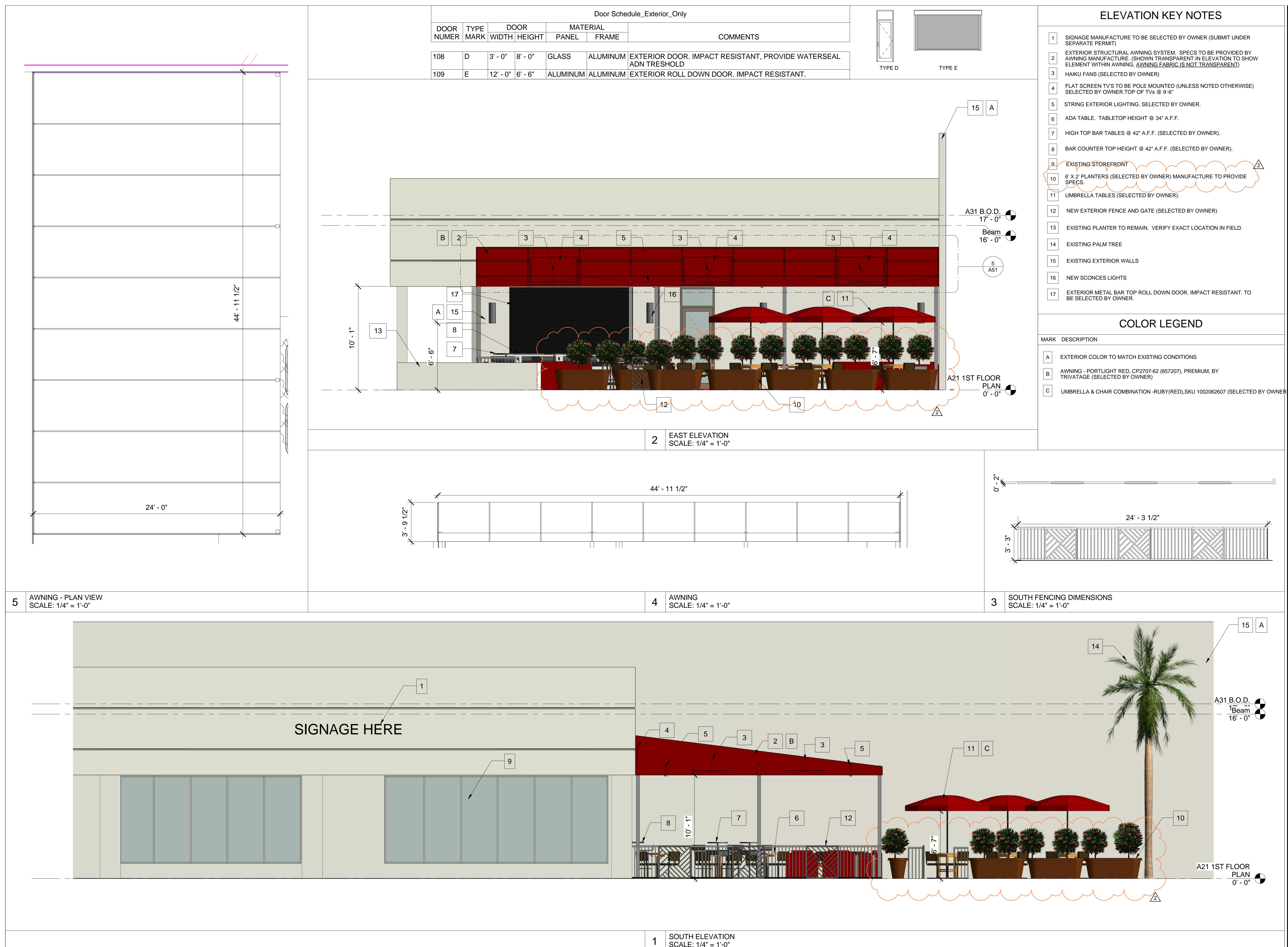
PROJECT NO: 16170
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
SUBMITTALS:
CLASS III REVIEW: 06.27.2017

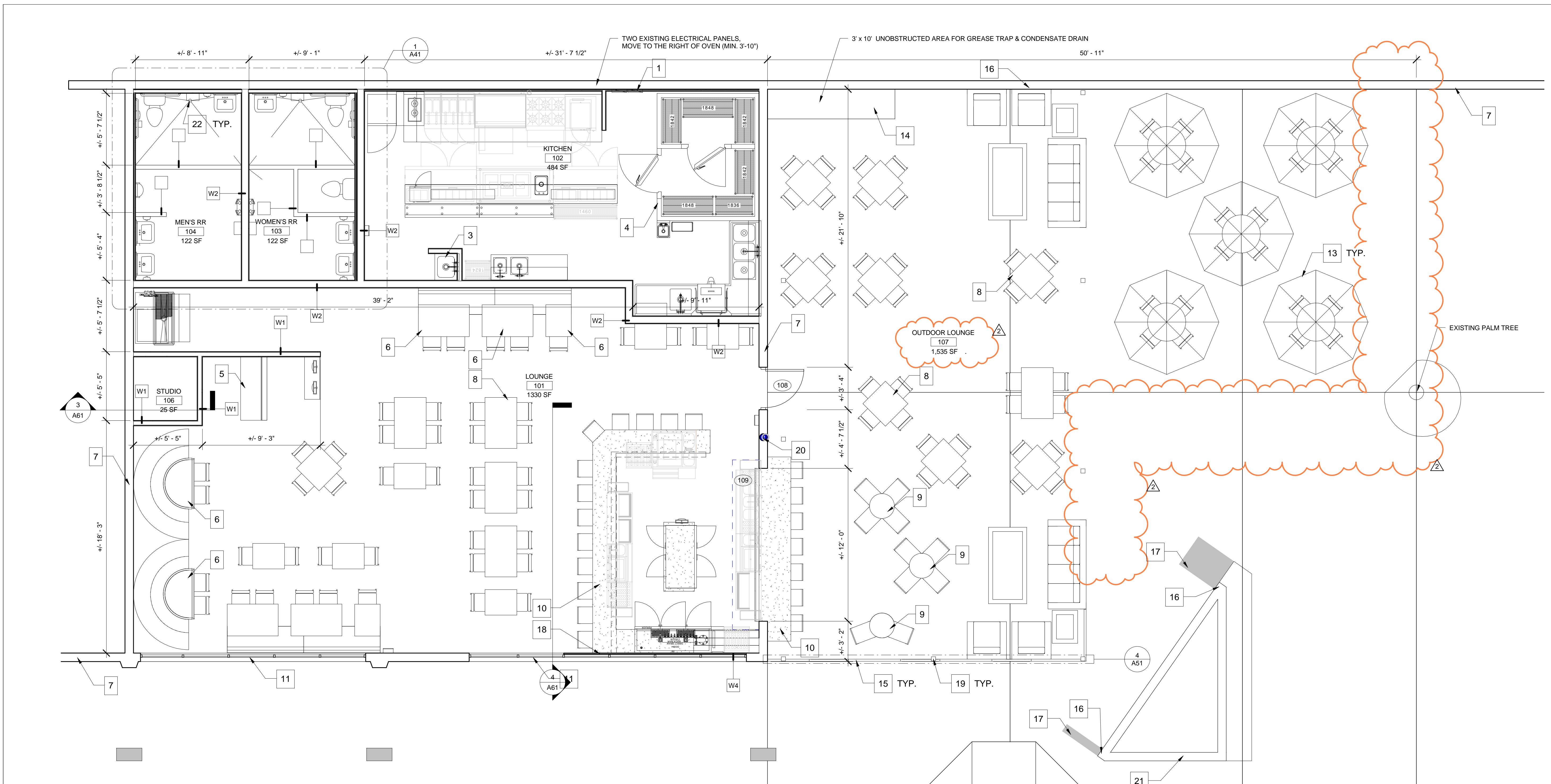
LIFE SAFETY PLAN GENERAL NOTES		OCCUPANCY LOAD CALCULATIONS				EGRESS REQUIREMENTS			LIFE SAFETY PLAN LEGEND	
1. OCCUPANCY CLASSIFICATION IS ASSEMBLY 'A2'	(2) A READILY VISIBLE, DURABLE SIGN IN LETTERS NOT LESS THAN 1 IN. HIGH ON A CONTRASTING BACKGROUND THAT READS AS FOLLOWS IS LOCATED ON OR ADJACENT TO THE DOOR LEAF: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED."					MIN. NUMBER OF EXITS	REQUIRED	PROVIDED	XX' TRAVEL DISTANCE	DENOTES PATH OF EGRESS AND TRAVEL DISTANCE
2. CLASSIFICATION OF HAZARD IS ORDINARY HAZARD IN ACCORDANCE WITH NFPA 101 - 6.2.2.3	(3) THE LOCKING DEVICE IS OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED.					PER FBC 5TH ED. 2014, SECTION 1015.1 FOR ASSEMBLY TYPE 'A2' WITH OCCUPANT LOAD OF 184.	2	2	XX' COMMON PATH	DENOTES COMMON PATH OF EGRESS TRAVEL DISTANCE
3. IF SPACE IS FITTED WITH A SPRINKLER SYSTEM, SYSTEM IS TO BE FULLY AUTOMATIC SPRINKLER.	(4) A KEY IS IMMEDIATELY AVAILABLE TO ANY OCCUPANT INSIDE THE BUILDING WHEN IT IS LOCKED.					TOTAL EGRESS WIDTH	REQUIRED	PROVIDED	FE #	WALL MOUNTED FIRE EXTINGUISHER
4. IF SPACE IS FITTED WITH A SPRINKLER SYSTEM, SPRINKLER SYSTEM SHALL BE INSTALLED BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO MUST SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS AND HYDRAULIC CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE SYSTEM SHALL COMPLY WITH NFPA SECTIONS 13, 14, 20 AND ALL APPLICABLE SECTIONS OF THE BUILDING CODE.	12. COORDINATE WITH FOR EXACT LOCATION OF FURNITURE AND OUTLETS.					PER FBC 5TH ED., 2014 SECTION 1005.3.2 IS 2' PER OCCUP. 184 OCCUP. X 2" OCCUPANT = 36.8" REQ'D WIDTH	36.8"	101"	FE #	DENOTES EXISTING WALL
5. IF BUILDING IS FITTED WITH A SPRINKLER SYSTEM, ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, SEMI RECESSED.	13. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR EXIT SIGNAGE AND EMERGENCY LIGHTING INFORMATION.					EXIT ACCESS TRAVEL DISTANCE	MAXIMUM	PROVIDED		EMERGENCY LIGHTS
6. FURNITURE SHOWN FOR EGRESS INFORMATION ONLY	14. PER NFPA 101 CHAPTER 10 AND SECTION 38.3.3					PER FBC 5TH ED., 2014, TABLE 1016.2 WITH SPRINKLER SYSTEM FOR AN OCCUPANCY TYPE 'A2' (ASSEMBLY)	250'	95'-0"		EMERGENCY LIGHTS W/ EXIT SIGN
7. ALL FIRE AND/OR SMOKE SEPARATION WALLS MUST BE IDENTIFIED ABOVE DECORATIVE CEILING AND IN CONCEALED SPACES BY STENCILED SIGN READING: "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS"						MINIMUM CORRIDOR WIDTH	MINIMUM	PROVIDED		DENOTES PROPOSED WALL
8. HEADROOM IN ALL MEANS OF EGRESS SHALL BE MINIMUM 7'-6" WITH PROJECTIONS NOT LESS THAN 6'-8"						PER FBC 5TH ED., 2014, SECTION 1018.2 FOR AN OCCUPANCY TYPE 'A2' (ASSEMBLY)	44"	60"		LIFE SAFETY KEY NOTES
9. ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE LEVELED 1 TO 2.						MINIMUM CORRIDOR FIRE RATING	MINIMUM	PROVIDED		1 THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) 10 LB. ABC TYPE U.L. LISTED FIRE EXTINGUISHER 1 PER 75'-0" OR 2500 SF. PROVIDE A CLASS 'K' FIRE EXTINGUISHER AT THE KITCHEN LOCATION. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE WALL MOUNTED.
10. ANY DOOR IN THE MEANS OF EGRESS SHALL MEET THE REQUIREMENTS UNDER NFPA 101 (SECTION 7.2.1). DOOR LEAVES SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED PER NFPA 101 (7.2.1.5). LOCKS, IF PROVIDED SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR THE OPERATION FROM THE EGRESS SIDE PER NFPA 101 (7.2.1.5).						PER FBC 5TH ED., 2014, TABLE 1018.1 FOR GROUP 'A2' (ASSEMBLY) WITH FIRE SPRINKLER SYSTEM.	N/A	N/A		2 CLEAR FLOOR AREA FOR ACCESS OF PERSONS WITH DISABILITIES
11. EXTERIOR DOOR ASSEMBLIES SHALL BE PERMITTED TO HAVE KEY-OPERATED LOCKS FROM THE EGRESS SIDE, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET PER NFPA 101 (7.2.1.5.1):						MATERIALS	REQUIRED	PROVIDED		3 ALL FURNITURE PROVIDED BY OTHERS
(1) THIS ALTERNATIVE IS PERMITTED IN CHAPTERS 11 THROUGH 43 FOR THE SPECIFIC OCCUPANCY.						WATER CLOSETS	MALE	1 PER 75	2	4 36" AISLE ACCESS WAY
						FEMALE	1 PER 75	2	2	PER FBC 5TH ED., 2014, SECTION 228.1, AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH SECTION 902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5% SHALL COMPLY WITH 902. TO WILL BE ADA ACCESSIBLE SEATING CAPACITY IS 184 SEATS, 5% OF 132 = 9.2 SEATS
						LAVATORIES	MALE	1 PER 200	1	5 403.3 SUBSTITUTION*
						FEMALE	1 PER 200	1	0	6 SERVICE SINK
						DRINKING FOUNTAINS	1 PER 500	0		7 FIRE RATED DEMISING WALL
						RESTROOMS NOT INCLUDED IN OTHER AREAS OF CHART.	829 SF	N/A		
						TOTAL # OF SEATS: 162	TOTAL ALLOWED OCCUPANTS 3,802 SF	184 PPL		

**REFLECTED
CEILING
PLAN**

A26







GENERAL CONSTRUCTION NOTES		FLOOR PLAN GENERAL NOTES	FLOOR PLAN GENERAL NOTES, CONT.	SYMBOLS LEGEND	FIRST FLOOR PLAN LEGEND
<p>CGN1. ALL NEW WALLS TO BE TAPE, SPACKLED, AND Sanded SMOOTH READY TO RECEIVE NEW FINISH. DEMISING WALL TO RECEIVE LEVEL 4 FINISH UP TO 10'-0" AFF. LEVEL 2 FINISH TO BE APPLIED ABOVE 10'-0" UP TO BOTTOM OF EXISTING STEEL DECK.</p> <p>CGN2. REFER TO SHEET A4.1 FOR TYPICAL PARTITION TYPES. ALL PARTITIONS ARE TO BE WALL TYPE 3 UNLESS OTHERWISE NOTED</p> <p>CGN3. DIMENSIONS SHALL BE CALCULATED, NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION</p> <p>CGN4. DO NOT MECHANICALLY SECURE OR BRACED NEW PARTITIONS TO EXISTING WINDOW MULLIONS, WINDOW SILLS, DUCTWORK, CONDUIT OR PIPING.</p> <p>UCGN5. CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.</p> <p>CGN6. STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT, GAUGE AND SPACING UNLESS OTHERWISE NOTED.</p> <p>CGN7. DOUBLE STUDS ARE REQUIRED @ BOTH JAMBS OF DOOR FRAMES & HEADER.</p> <p>CGN8. STUDS AT DOOR JAMBS AND ON TOPS OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP, BOTTOMS AND BOTH SIDES.</p> <p>CGN9. THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.</p> <p>CGN10. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.</p> <p>CGN11. PER FBC 708.2: INSULATING MATERIALS, WHEN CONCEALED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING ON NOT MORE THAN 450</p> <p>CGN12. PER FBC 717.5: COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE</p> <p>CGN13. CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2014 EDITION) COMPLY TO SECTION 16.3.6</p> <p>CGN14. PER NFPA 1 16.3.6.4 2014 EDITION AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. PER NFPA 1 SECTION 16.3.6.1 2014 EDITION THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 13.6</p>	<p>1 RELOCATE EXISTING ELECTRICAL PANELS, FOR EXACT SIZE AND LOCATION REFER TO ELECTRICAL SHEETS.</p> <p>2</p> <p>3 MOP SINK. PROVIDE FRP ON ALL WALLS AROUND SINK. TOP @ 48" AFF.</p> <p>4 WALK-IN COOLER. FOR INFORMATION REFER TO KITCHEN EQUIPMENT PLAN.</p> <p>5 DJ BOOTH, TO BE SELECTED BY OWNER.</p> <p>6 STEP-UP BANQUETS TO BE INSTALLED BY GC.</p> <p>7 EXISTING TENANT DEMISING/EXTERIOR WALL TO REMAIN. REFER TO WALL TYPES FOR ADDITIONAL WALL FURRING NECESSARY TO ACCOMMODATE MECHANICAL, ELECTRICAL & PLUMBING CONNECTIONS.</p> <p>8 ADA TABLE. TABLETOP HEIGHT @ 34" A.F.F.</p> <p>9 HIGH TOP BAR TABLES @ 42" A.F.F. (SELECTED BY OWNER).</p> <p>10 BAR COUNTER TOP HEIGHT @ 42" A.F.F. (SELECTED BY OWNER).</p> <p>11 EXISTING STOREFRONT</p> <p>12 NOT USED</p> <p>13 UMBRELLA TABLES (SELECTED BY OWNER).</p>	<p>14 3' X 10' UNOBSTRUCTED AREA FOR GREASE TRAP & CONDENSATE DRAIN.</p> <p>15 NEW EXTERIOR FENCE AND GATE (SELECTED BY OWNER) SEE A51 ELEVATION SHEET.</p> <p>16 PATCH AND REPAIR EXTERIOR WALL AS NEED. FINISHES TO MATCH EXISTING CONDITIONS.</p> <p>17 LANDSCAPING TO BE REMOVED. SEAL ALL WATER SPRINKLER HEADS. PATCH AND REPAIR (POUR CONCRETE) AS NEED. FINISHES TO MATCH EXISTING CONDITIONS.</p> <p>18 BUILT OUT FURRING OR OPAQUE FILM TO BE APPLIED TO INTERIOR OF WINDOW IN FRONT OF BAR AREA ONLY. (TO BE SELECTED BY OWNER)</p> <p>19 STRUCTURAL COLUMN FOR OUTDOOR AWNING. SPECS TO BE PROVIDED FOR BY AWNING MANUFACTURE.</p> <p>20 EXISTING STRUCTURAL COLUMN TO REMAIN.</p> <p>21 EXISTING PLANTER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.</p> <p>22 SLOPE SLAB TO FLOOR DRAIN.</p>	<p># ELEVATION INDICATOR (EXTERIOR)</p> <p>A ELEVATION INDICATOR (INTERIOR)</p> <p>D C SECTION INDICATOR</p> <p>ROOM NAME ROOM LABELS</p> <p>DETAIL IDENTIFIER</p>	<p>X KEY NOTE. SEE DESIGNATED # FOR MORE INFORMATION.</p> <p>### DOOR REFERENCE NUMBER SEE DOOR & HARDWARE SCHEDULE FOR Specs</p> <p>===== DENOTES EXISTING CONCRETE STRUCTURE</p> <p>===== DENOTES PROPOSED WALL</p> <p>===== DENOTES INSULATED WALL</p> <p># PARTITION DESIGNATION. SEE FLOOR PLAN FOR DESIGNATION OF DETAIL. SEE CORRESPONDING WALL SECTION ON DETAIL SHEET</p> <p>===== CLEAR FLOOR AREA FOR ACCESSIBILITY REFER TO LIFE SAFETY PLAN</p> <p>===== EXISTING RATED TENANT DEMISING WALL</p> <p>===== NEW 1-HR RATED TENANT DEMISING WALL</p>	<p>1 FLOOR PLAN SCALE: 1/4" = 1'-0"</p> <p>NORTH</p> <p>2 BDC</p> <p>08.27.2017</p> <p>FLOOR PLAN</p> <p>A21</p>

