

SOUTH/ NORTH SIGHT LINE

S.S. BIKE RACKS

EXISTING FPL POWER NEW FABRIC AWNING DUMPSTER/ RECYCLING ENCLOSURE, SEE SHT. SP2 TO COVER CAN AND \_6 YD. DUMPSTER & RECYCLE BINS MAT WASH EXISTING CONC. SIDEWALK SET IN SAND PAVERS, CITY -STANDARD COLORS CAN WASH BASIN W/8'-0" HIGH CMU/STUCCO CCREEN EXISTING LIGHT POLE TO - BE RELOCATED 42" HIGH GUARDRAIL -NOTE: EXISTING NORTH WALL ASSEMBLY BASIN W/ HOSE BIBB LIGHT POLE TO SHALL BE ONE-HOUR RATED --HOT/COLD WATER BE RELOCATED COORDINATE WITH - CITY ENGINEER \*4'-4" RIGHT OF WAY 6'-0" —PEDESTRIAN CLEAR <sub>|</sub> — CONC. RAMP AND STEPS W/ 42" HIGH GUARDRAIL AND HANDRAIL CLEAN FILL
PREP FOR
FUTURE
CONC.
SLAB CONC. METER AND DISCONNECT EL. 16.00' CATCH BASIN RESTAURANT 3,625 S.F. GROSS -EXISTING CURB — 10'-0" — REAR SETBACK - REMOVE EXISTING - CONC. SIDEWALK TAND REPLACE W/SET IN SAND PAVERS KITCHEN `\_GAS W.H- REFER CONC.-SLAB TO MEP DWGS SAND PAVERS # EXISTING \* AVG. CROWN OF ROAD - SET IN SAND PAVERS TO MATCH CITY STANDARDS 2.98'
RECORDED
EASEMENT 126.00' WATER SERVICE \$ ·11'-1Ø"—↓ | 8'-2" → - SOUTH WALL ASSEMBLY SHALL BE ONE-HOUR RATED FABRIC -AWNING CHARGING — STATION FOR REFER TO CIVIL DWGS ELECTRIC BIKE -/ RACK (5 BIKES) VEHICLES PROPOSED FIRE SERVICE AND BACK FLOW -REFER TO CIVIL DWGS, CONTR. SHALL— COORD. NOT TO INTERFERE WITH BIKE RACK BIKE — RACK (2 BIKES) GREASE TRAP- REFER TO CIVIL DWGS IRRIGATION TIME — CLOCK

PROPOSED SITE PLAN

NOTE: LOADING WILL BE PROVIDED IN THE ALLEY

SITE DATA:

ZONING: CBD

TOTAL SITE AREA:

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OCCUPANCY: A-2 RESTAURANT

BUILDING DESIGNED: ENCLOSED

TOTAL PARKING/PAYED AREA:

TOTAL LANDSCAPED AREA:

FIRST FLOOR TOTAL GROSS BUILDING AREA:

TYPE, II-B PROTECTED NON-COMBUSTIBLE, SPRINKLED

NOTE: "BUILDING PLACEMENT IN THE CBD DISTRICT WHERE NO SIDE SUBJECT TO FURTHER THE LOR'S AND ANY FUTURE, ADJACENT MAY BLOCK THE VIEW AND ACCESS FROM THE OF THIS STRUCTURE."

SETBACK IS REQUIRED IS LIMITATIONS SET FORTH IN PROPERTY DEVELOPMENT NORTH AND SOUTH SIDES

BUILDING:	PROPOSED	
RONT SETBACK (NORTH): 10' MIN. REQUIRED	11'-2" - 15'-0"	
STOREFRONT OPENING AREA/ WIDTH PERCENTAGE	502 S.F. / 93.5%	
SLAZING HEIGHT	13'-@"	
REAR SETBACK (WEST): 10' REQUIRED	26'- 0"	
BIDE STREET SETBACK: Ø' REQUIRED	N/A	
BIDE INTERIOR (SOUTH & NORTH): 0' REQUIRED	Ø'-3"	
BIDEWALK : 8' REQUIRED	8'-2"	
BUILDING HEIGHT 18' MIN - 38' MAX (CROWN OF ROAD)	22'- Ø"	

BUILDING CODE: FBC 2017 EDITION

PROPOSED

3,625 S.F. (68.5% OF SITE)

1,406 S.F. (26.6% OF SITE)

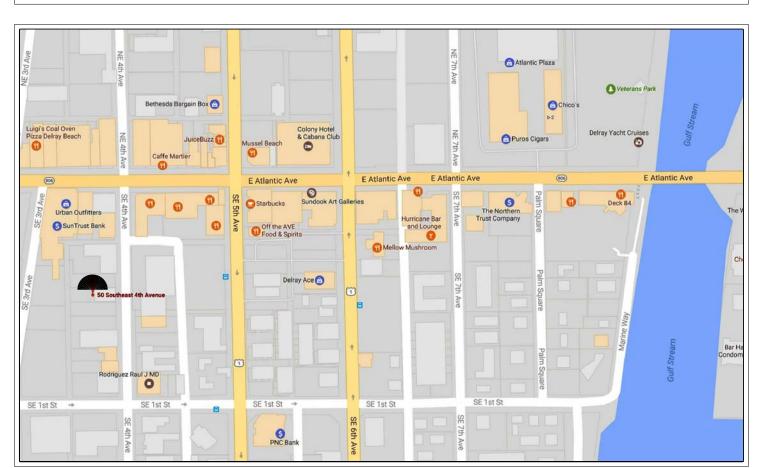
261 S.F. (4.9% OF SITE)

5,292 (.121 ACRES)

NFPA I UFC FLORIDA 2017 EDITION NFPA 101 LSC FLORIDA 2017 EDITION

PARKING:		
	PROPOSED	
PARKING SPACES REQUIRED (RESTAURANT):	3,625 S.F. @ 6 PER 1000 S.F. = 21.75 SPACES	
TOTAL NEW PARKING REQUIRED:	22 SPACES	
TOTAL ON-SITE PARKING PROVIDED:	2	
TOTAL LEASED PARKING PROVIDED:	25 WEEKENDS AND EVENINGS 7 SPACES WEEKDAY LUNCH HOUR	

BIKE RACK CALCULATION:		
BIKE RACKS REQUIRED FOR NEW RESTAURANT	3,625 S.F. @ 2 PER 1,000 S.F. = 1.25 BIKES	
TOTAL BIKE RACK SPACES PROVIDED:	7 BIKE RACKS	



## LOCATION MAP



85 SE 4TH AVENUE DELRAY BCH, FL 33483 561.272.7301 561.272.3722

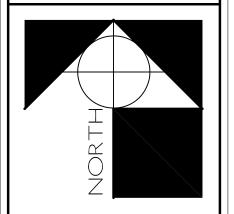
BREWERARCHITECTURE.COM

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DATE: **Ø4-Ø2-2Ø21** PERMIT NO.

REVISIONS: <u>04-08-2022</u>

<u>√2</u> Ø7-12-2Ø22





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ZONING: CBD

BUILDING DESIGNED: ENCLOSED

BUILDING CODE: FBC 2017 EDITION FFPC 2017 EDITION

NFPA I UFC FLORIDA 2017 EDITION NFPA 101 LSC FLORIDA 2017 EDITION

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85 SE 4TH AV DELRAY BCH, FL 3

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**BREWERARCHITECTURE** 

