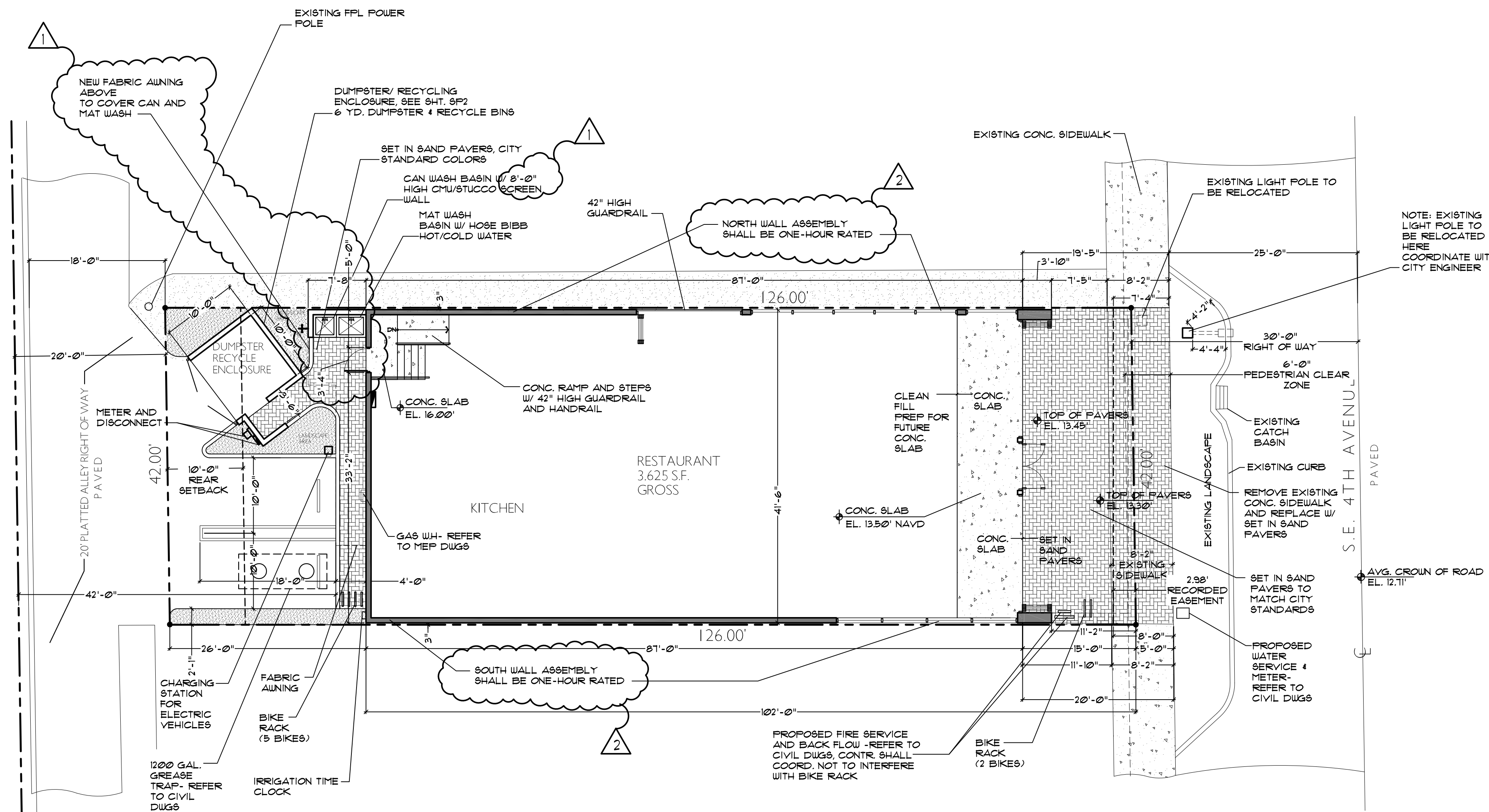




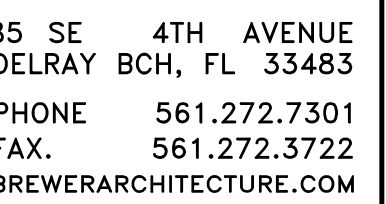
NOTE: "BUILDING PLACEMENT IN THE CBD DISTRICT WHERE NO SIDE SETBACK IS REQUIRED IS SUBJECT TO FURTHER LIMITATIONS SET FORTH IN THE LDR'S AND ANY FUTURE, ADJACENT PROPERTY DEVELOPMENT MAY BLOCK THE VIEW AND ACCESS FROM THE NORTH AND SOUTH SIDES OF THIS STRUCTURE."

BUILDING DATA:	
BUILDING:	PROPOSED
FRONT SETBACK (NORTH) : 10' MIN. REQUIRED	11'-2" - 15'-0"
STOREFRONT OPENING AREA/ WIDTH PERCENTAGE	50% SF. / 93.5%
GLAZING HEIGHT	13'-0"
REAR SETBACK (WEST) : 10' REQUIRED	26'- 0"
SIDE STREET SETBACK, 0' REQUIRED	N/A
SIDE INTERIOR (SOUTH & NORTH) : 0' REQUIRED	0'-3"
SIDEWALK : 8' REQUIRED	8'-2"
BUILDING HEIGHT 10' MIN - 38' MAX (CROWN OF ROAD)	22'- 0"

BIKE RACK CALCULATION:	
BIKE RACKS REQUIRED FOR NEW RESTAURANT	3,625 SF. @ 2 PER 1,000 SF. = 7.25 BIKES
TOTAL BIKE RACK SPACES PROVIDED:	7 BIKE RACKS



PROPOSED SITE PLAN

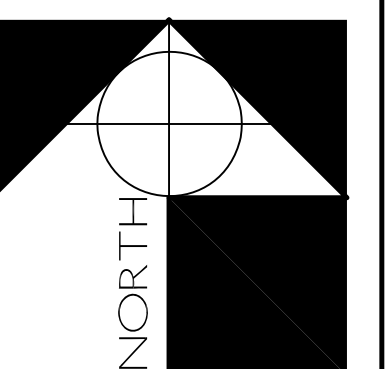
$$I'' = I\phi' - \phi''$$


50 SE 4TH AVE.

NEW RESTAURANT

50 S.E. 41H AVENUE
DELRAY BEACH, FL

2 07-12-2022



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SITE DATA:

TYPE, II-B PROTECTED NON-COMBUSTIBLE, SPRINKLED
OCCUPANCY: A-2 RESTAURANT
ZONING: CBD
BUILDING DESIGNED: ENCLOSED

BUILDING CODE: FBC 2017 EDITION
FFPC 2017 EDITION
NFPA 1 UFC FLORIDA 2017 EDITION
NFPA 101 LSC FLORIDA 2017 EDITION

SITE AREA:	PROPOSED
TOTAL SITE AREA:	5,292 (.121 ACRES)
FIRST FLOOR TOTAL GROSS BUILDING AREA:	3,625 SF. (68.5% OF SITE)
TOTAL PARKING/PAVED AREA:	1,406 SF. (26.6% OF SITE)
TOTAL LANDSCAPED AREA:	261 SF. (4.9% OF SITE)

BUILDING DATA:

BUILDING:	PROPOSED
FRONT SETBACK (NORTH) : 10' MIN. REQUIRED	11'-2" - 15'-0"
STOREFRONT OPENING AREA/ WIDTH PERCENTAGE	502 SF. / 93.5%
GLAZING HEIGHT	13'-0"
REAR SETBACK (WEST) : 10' REQUIRED	26'-0"
SIDE STREET SETBACK: 0' REQUIRED	N/A
SIDE INTERIOR (SOUTH & NORTH) : 0' REQUIRED	0'-3"
SIDEWALK : 8' REQUIRED	8'-2"
BUILDING HEIGHT 18' MIN - 38' MAX (CROWN OF ROAD)	22'-0"

PARKING:

	PROPOSED
PARKING SPACES REQUIRED (RESTAURANT):	3,625 SF. @ 6 PER 1000 SF. = 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 SF. @ 2 PER 1,000 SF. = 7.25 BIKES

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