

CURRIE
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ISSUED FOR : SPRAB 1.25.2011
RESUBMIT SPRAB 8.15.2011
BIDS

PERMIT 6.13.2011
RESUBMIT PERMIT 9.12.2011
CONSTRUCTION

SEAL

PROJECT TITLE

BOSTON'S
RESTAURANT
RENOVATION

40 S. OCEAN BLVD.
DELRAY BEACH, FL

REVISIONS

RESPONSE TO BLDG. DEPT.
7/21/2011
OWNER REQUESTED CHANGES
9/12/2011

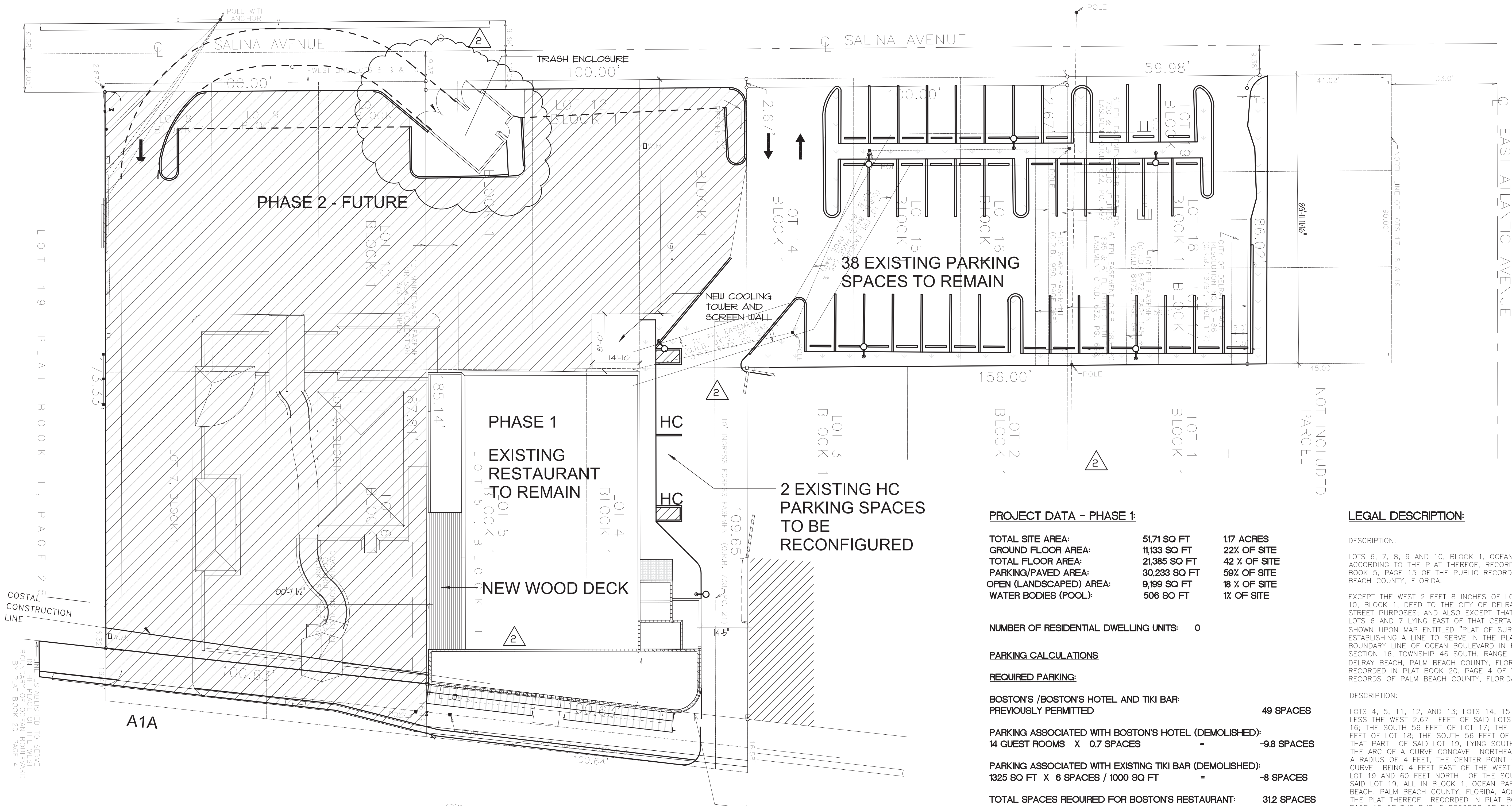
THESE DRAWINGS ARE PREPARED PER
ESTABLISHED INDUSTRY STANDARDS AND
REPRESENT THE ARCHITECT AND ENGINEERS
DESIGN CONCEPT. THEY ARE NOT INTENDED
TO PROVIDE EVERY DETAIL OR CONDITION
REQUIRED TO CONSTRUCT THE PROJECT.
THE CONTRACTOR THROUGH SUBMITTALS
AND OTHER COORDINATION EFFORTS IS
FULLY RESPONSIBLE FOR PROVIDING A
COMPLETE AND OPERATIONAL PROJECT
WHETHER INDICATED ON THE PLANS OR NOT.

FILE NUMBER
100901A101.dwg

DRAWING TITLE
SITE PLAN

DATE 6.13.2011 DRAWN BY
JOB NUMBER 100901
DRAWING NUMBER

A1.01



PROJECT DATA - PHASE 1:

TOTAL SITE AREA:	51,71 SQ FT	1.17 ACRES
GROUND FLOOR AREA:	11,133 SQ FT	22% OF SITE
TOTAL FLOOR AREA:	21,385 SQ FT	42 % OF SITE
PARKING/PAVED AREA:	30,233 SQ FT	59% OF SITE
OPEN (LANDSCAPED) AREA:	9,199 SQ FT	18 % OF SITE
WATER BODIES (POOL):	506 SQ FT	1% OF SITE

NUMBER OF RESIDENTIAL DWELLING UNITS: 0

PARKING CALCULATIONS

REQUIRED PARKING:

BOSTON'S /BOSTON'S HOTEL AND TIKI BAR:
PREVIOUSLY PERMITTED 49 SPACES

PARKING ASSOCIATED WITH BOSTON'S HOTEL (DEMOLISHED):
14 GUEST ROOMS X 0.7 SPACES = -9.8 SPACES

PARKING ASSOCIATED WITH EXISTING TIKI BAR (DEMOLISHED):
1325 SQ FT X 6 SPACES / 1000 SQ FT = -8 SPACES

TOTAL SPACES REQUIRED FOR BOSTON'S RESTAURANT: 31.2 SPACES

BOSTON'S NEW 2ND FLOOR DECK:
448 SQ FT • 6SPACES/1000 SQ FT = 2.7 SPACES

TOTAL REQUIRED PARKING: 34 SPACES

PROVIDED PARKING:

EXISTING STANDARD SPACES TO REMAIN: 38 SPACES
EXISTING HC SPACES TO REMAIN: 2 SPACES

TOTAL PROVIDED PARKING: 40 SPACES

ZONING: CENTRAL BUSINESS DISTRICT - BEACH AREA

SETBACKS:	REQUIRED	PROVIDED
FRONT:	0' (ARCADED)	0'
REAR:	10'	72'-10"
INTERIOR SIDE:	0'	14'-5"
SIDE STREET:	N/A	N/A
HEIGHT:	25' MIN. -40'	MAX. 27'-2"
FLOORS:	N/A	2

LEGAL DESCRIPTION:

DESCRIPTION:

LOTS 6, 7, 8, 9 AND 10, BLOCK 1, OCEAN PARK,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 5, PAGE 15 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.

EXCEPT THE WEST 2 FEET 8 INCHES OF LOTS 8, 9 AND
10, BLOCK 1, DEED TO THE CITY OF DELRAY BEACH FOR
STREET PURPOSES; AND ALSO EXCEPT THAT PART OF
LOTS 6 AND 7 LYING EAST OF THAT CERTAIN LINE AS
SHOWN UPON MAP ENTITLED "PLAT OF SURVEY FOR
ESTABLISHING A LINE TO SERVE IN THE PLACE OF WEST
BOUNDARY LINE OF OCEAN BOULEVARD IN FRACTIONAL
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA" AS
RECORDED IN PLAT BOOK 20, PAGE 4 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION:

LOTS 4, 5, 11, 12, AND 13; LOTS 14, 15 AND 16,
LESS THE WEST 2.67' FEET OF SAID LOTS 14, 15, AND
16; THE SOUTH 56 FEET OF LOT 17; THE SOUTH 56
FEET OF LOT 18; THE SOUTH 56 FEET OF LOT 19; AND
THAT PART OF SAID LOT 19, LYING SOUTHWESTERLY OF
THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH
A RADIUS OF 4 FEET, THE CENTER POINT OF SAID
CURVE BEING 4 FEET EAST OF THE WEST LINE OF SAID
LOT 19 AND 60 FEET NORTH OF THE SOUTH LINE OF
SAID LOT 19, ALL IN BLOCK 1, OCEAN PARK, DELRAY
BEACH, PALM BEACH COUNTY, FLORIDA, ACCORDING TO
THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT
PAGE 15 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY
OF STATE ROAD A-1-A (OCEAN BOULEVARD) AS NOW
LAID OUT AND IN USE AND AS SHOWN ON THE PLAT OF
SURVEY FOR ESTABLISHING A LINE TO SERVE IN THE
PLACE OF THE WEST BOUNDARY LINE OF OCEAN
BOULEVARD AS RECORDED IN PLAT BOOK 20, PAGE 4,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP

SCALE: N.T.S.



SITE PLAN

SCALE: 1/16"=1'-0"

SITE PLAN MODIFICATION APPROVAL

Site Plan Review & Appearance Board 8/24/2011
Architectural elevation change, interior renovation, new
cooling tower, new screen wall and new dumpster enclosure

Planning Dept. Paul Doy 9/20/11
Name & Date

All Applications For Permits Must Conform
In Every Respect To These Approved Plans.

In-Lieu Parking ☒ N/A ☐ Yes
No. of Spaces 0 Amount Due \$ 0