

1 TYP. PARALLEL PARKING DTL.
SCALE: 1/8" = 1'-0"

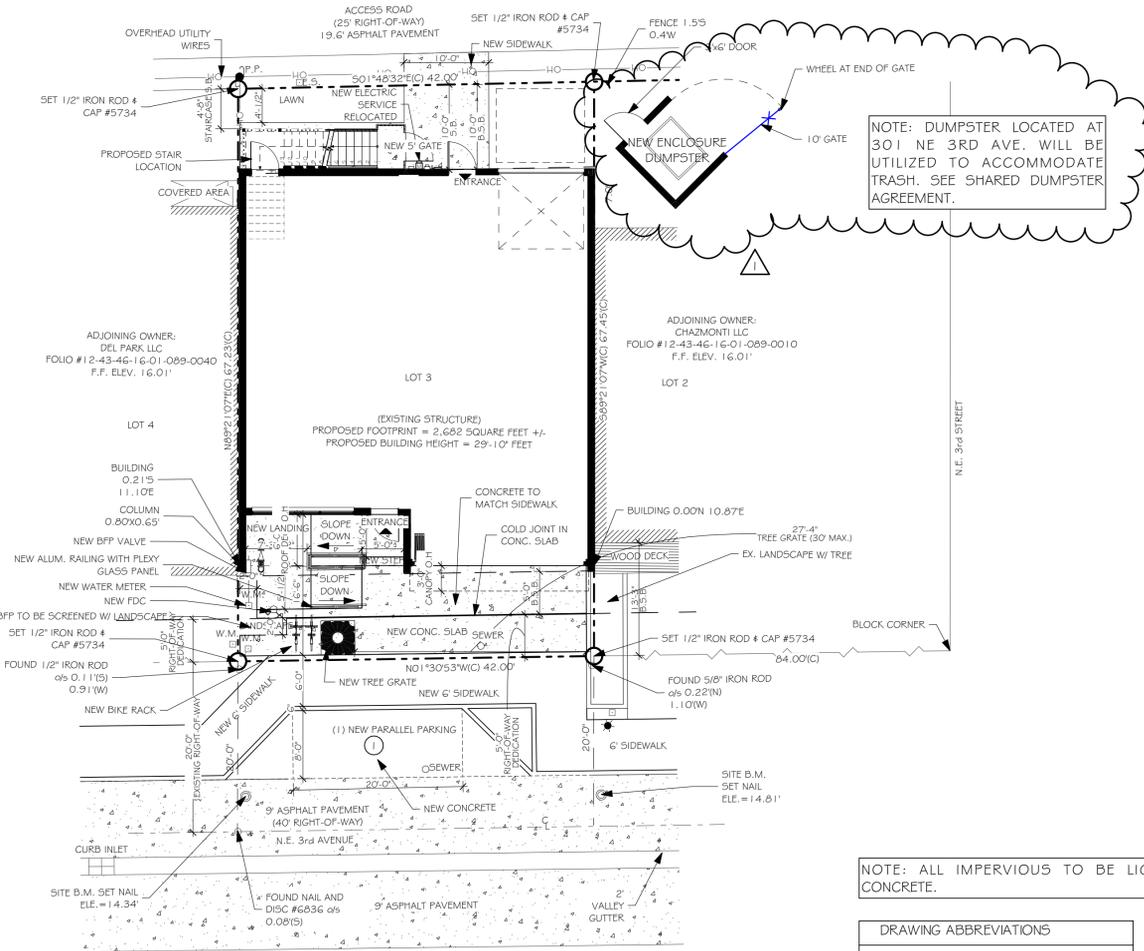


2 BIKE RACK DTL.
SCALE: 1/2" = 1'-0"

NOTE:
1. WHERE ADJACENT SIDEWALK IS LESS THAN 14' WIDE, PARALLEL PARKING SPACES ARE REQUIRED TO BE LOCATED AT THE END OF THE BLOCK AND SHOULD NOT HAVE A CURB RAMP TO GET SOMEONE FROM THE ACCESSIBLE PARKING STALL TO THE SIDEWALK.
2. WHEN PARKING SPACE IS ADJACENT TO LANDSCAPE ISLAND, SPACE MAY BE REDUCED TO 20' FROM THE STANDARD 22' LENGTH.

THE LOCATION OF THE BICYCLE RACK SHOULD BE SUCH THAT IT IS VISIBLE AND IS COMPLIANT WITH "ADA" STANDARDS, PREFERABLY ON THE APPROACH SIDE OF THE BUILDING OR STRUCTURE PARKING IS EXPECTED, AT LEAST 50% OF THE BICYCLE PARKING SPOTS SHOULD BE COVERED BY AN OVERHANG OR ACTUAL STORAGE FACILITY. UPPER ELEMENTS OF THE BICYCLE RACK SHOULD NOT PROTRUDE, CREATING AN OBSTACLE FOR A BLIND TRAVELER.

SURFACE MOUNTED INVERTED "U" BIKE RACK. 1-1/2" ALUMINUM PIPE PAINTED BLACK
16' LONG, #4 DOWELS @ 24" O/C DRILL & EPOXY W/ MIN. 3" EMBED INTO EXIST. CONCRETE SLAB
EXIST. CONCRETE SLAB
4" THICK CONCRETE SLAB (3,000 PSI MIN.) W 6X6, 1 OX 10 WELDED WIRE MESH ON COMPACTED SOIL



NOTE: ALL IMPERVIOUS TO BE LIGHT COLOR CONCRETE.

DRAWING ABBREVIATIONS

U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
S.B.	SETBACK
B.S.B	BUILDING SETBACK
PROP. B.S.B.	PROPOSED BUILDING SET BACK
E.O.W.	EDGE OF WATER
L.B.E.	LANDSCAPE BUFFER EASEMENT
R.O.W	RIGHT OF WAY
CB.	CATCH BASIN

NOTE: ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY/CIVIL WORK AND/OR ANY SUCH DRAWINGS THAT ARE INSERTED INTO THIS SET AND/OR LACK THERE OF. THIS INCLUDES BUT IS NOT LIMITED TO THE PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY THE ADJUDICATING CITY OR A LICENSED CIVIL ENGINEER.

PROJECT DATA:

PROJECT DESCRIPTION:
THIS PROJECT IS AN INTERIOR REMODELING OF AN EXISTING VACANT SPACE IN THE ARTS DISTRICT OF DELRAY BEACH FLORIDA. WORK WILL INCLUDE A NEW INTERIOR LAYOUT FOR A NEW RESTAURANT, THE ADDITION OF A SECOND STORY WITH SAME ACTIVITIES, AND A FACADE RENOVATION.

PROJECT INFORMATION:
OWNER: BIG B INVESTMENTS LLC
ADDRESS: 319 NE 3RD AVE DELRAY BEACH, 33483
FOLIO: 12-43-46-16-01-089-0030
LEGAL: TOWN OF DELRAY LT 3 BLK 89
FLOOD: X

ZONING AND CODE INFORMATION:
ZONING: CBD-CENTRAL BUSINESS
OCCUPANCY: ASSEMBLY GROUP A-2
CONSTRUCTION TYPE: III B
CURRENT USE: 1700-OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES
PROPOSED USE: BUSINESS-RESTAURANT

FLORIDA BUILDING CODE:
FBC-2020 BUILDING CODE, EX. BUILDINGS
FBC EC= FLORIDA BUILDING CODE ENERGY CONSERVATION 2020
NEC= NFPA 70 2018 EDITION, NATIONAL ELECTRICAL CODE
F5= FLORIDA STATUTES
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
NFPA 101: LIFE SAFETY CODE 2018
ACCESSIBILITY CODE: 2018 FLORIDA ACCESSIBILITY CODE

BUILDING DATA:

BUILDING GROUND FLOOR:	1,832 SF
PROPOSED OCC. ROOF DECK:	850 SF
PROPOSED TOTAL SF:	2,682 SF

SITE/LAND DATA:

	REQUIRED	EXISTING	PROPOSED
TOTAL GROSS SITE AREA (2,827 SF (0.0648 ACRE))			
FAR CALC.:	3.0 MAX	.63	.94
MAX. NO. OF STORIES:	4	1	2
MAX. SITE COVERAGE(BLDG.):	N/A	64% (1,808 SF)	65% (1,832 SF)
HARDSCAPE (IMPERMEABLE W/ BLDG):	N/A	87% (2,450 SF)	84% (2,389 SF)
GREEN SPACE (PERMEABLE):	N/A	13% (377 SF)	16% (438 SF)

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT: (WEST)	10'-0" MIN/ 15'-0" MAX	10'	5'
REAR: (EAST)	10'-0" MIN	10'	10'
SIDE: (NORTH)	0'-0"	0'-0"	0'
SIDE: (SOUTH):	0'-0"	0'-0"	0'
MAX. BUILDING HEIGHT:	54'-0"	12'-0"	24'-9 1/4"

* DUE TO 5' RIGHT OF WAY DEDICATION

PARKING DATA:

	REQUIRED	EXISTING	PROPOSED
RESTAURANT:			
FIRST FLOOR	1,832 SF (6 SP/1000 sf) =	11 SPACES	5 SPACES
SECOND FLOOR	850 SF (6 SP/1000 sf) =	5 SPACES	16 SPACES
(4) SPACES PROVIDED / EXISTING-CREDIT =		- 4 SPACES	12 SPACES REQUEST IN-LIEU

IN-LIEU ALLOWANCE:
100% FOR CHANGE OF USE () = 11 SPACES (IN-LIEU)
30% FOR NEW AREA = 1 SPACE (IN-LIEU)
TOTAL = 12 SPACES MAX (IN-LIEU)

BICYCLE PARKING DATA:

	REQUIRED	EXISTING	PROPOSED
1 SP/2500 sf	1	0	2

WAIVER(*):

	REQUIREMENT	REQUIRED	PROPOSED
REAR SETBACK: (EAST)	Section 4.4.13(D)(2), Table 4.4.13(C)	10'	5'

DEVELOPMENT STANDARDS PER LDR TABLE 4.4.13

ZONE CBD	MIN. LOT SIZE (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MAX LOT COVER (%)	MIN PERIMETER BUFFER (FT)	MIN OPEN SPACE (%)	(WEST)		(NORTH # SOUTH)		(EAST)	
							MIN FRONT SETBACK (FT)	MIN SIDE STREET (FT)	MIN SIDE INTR. (FT)	MIN REAR SETBACK (FT)	MAX BUILDING HEIGHT (FT)	
REQUIRED	2,000	20'	NA	NA	NA	N/A	10'-0"	0'-0"	0'-0"	10'-0"	54'-0"	
PROVIDED	2,827	42' EX	67'-3" EX.	72%	0	N/A	5'-0" PROPOSED	N/A	0'-0" EXIST.	(*)5'-0" PROPOSED	29'-10"	

SITE PLAN
SCALE: 1" = 10'



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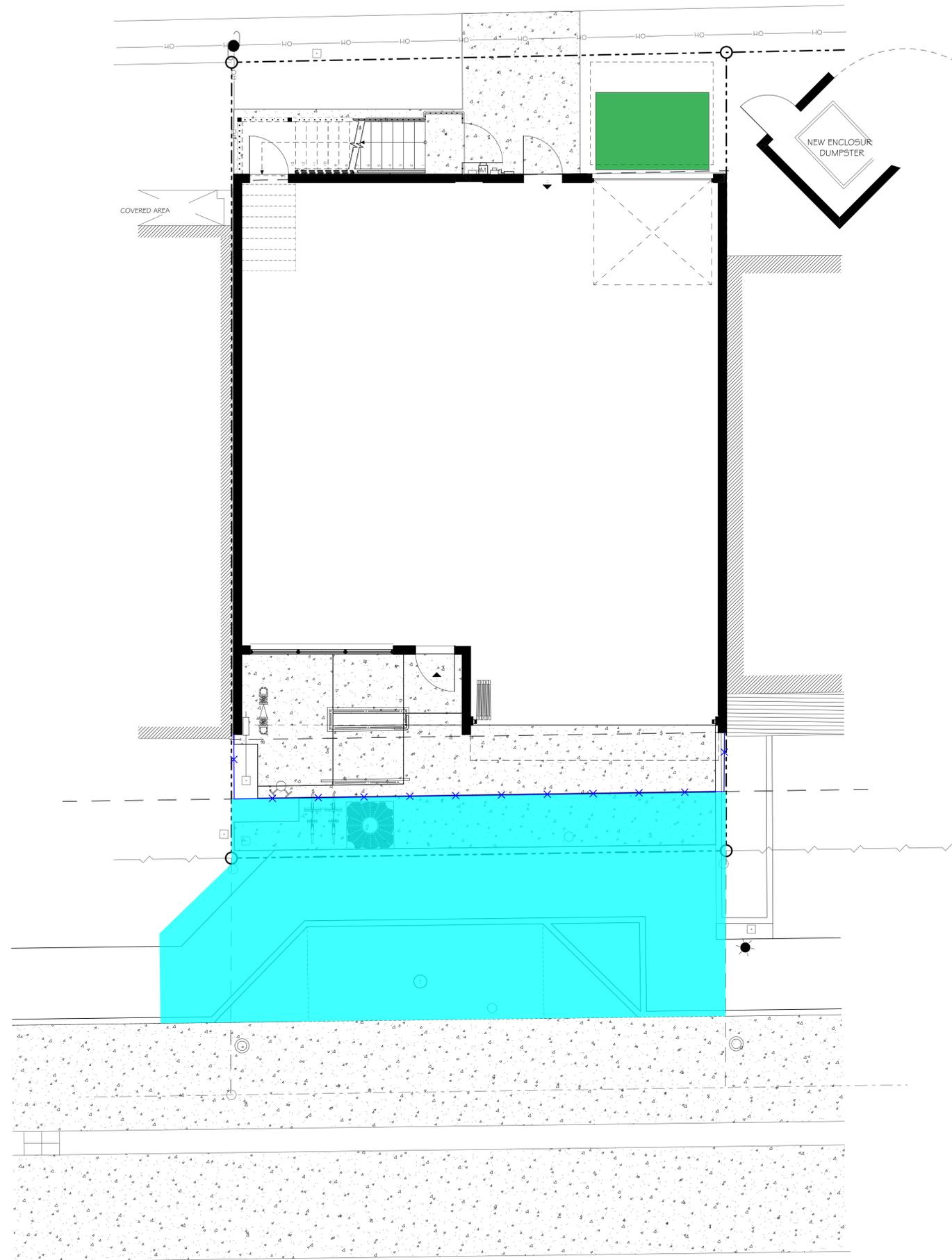
INTERIOR TENANT BUILD-OUT
319 RESTAURANT
319 NE 3RD AVE
DELRAY BEACH, FL 33483

CONSTRUCTION DOCUMENTS

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS. COPYRIGHT STEVE SIEBERT ARCHITECTURE-UNAUTHORIZED REPRODUCTION OR ANY OTHER USE OF THIS DRAWING IS PROHIBITED.

PROJECT NO: 21-391
DATE: 9.29.23
DRAWN BY: BT/JC
CHECKED BY: SS
REVISIONS:

SITE PLAN
SP1.1

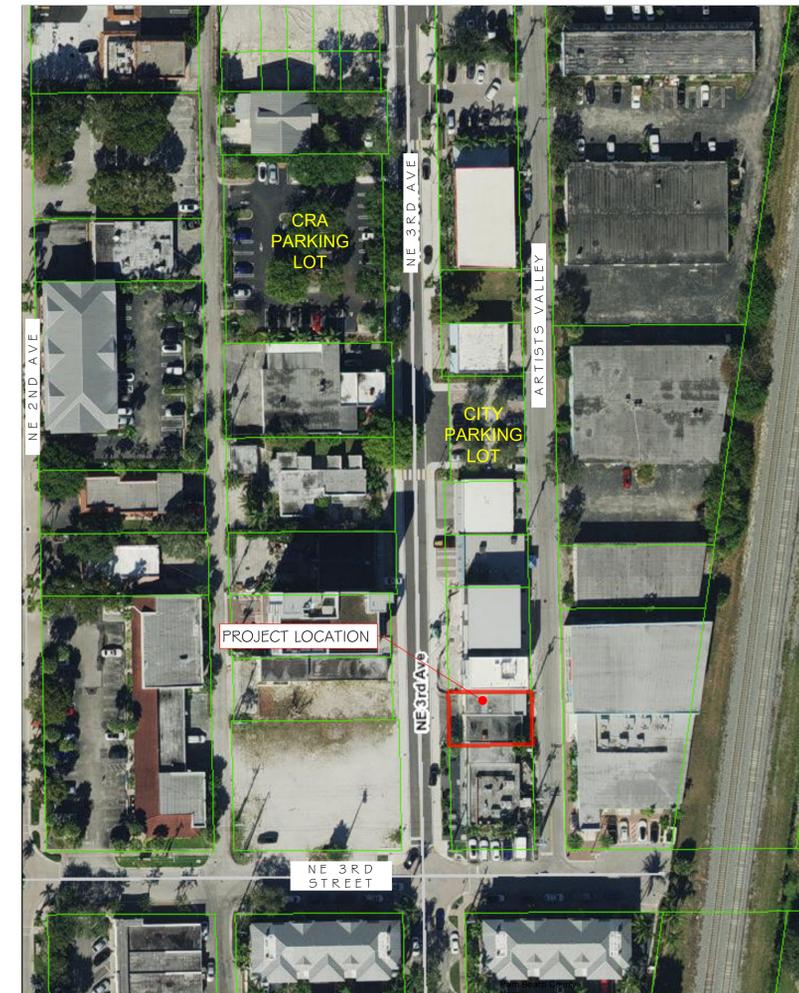


PRELIMINARY STAGING PLAN
SCALE: 1" = 5'

PARKING LOCATION MAP:

SCALE: NTS

319 NE 3rd Ave-12434616010890030



November 10, 2023



1:1,128
0 0.0075 0.015 0.03 mi
0 0.015 0.03 0.06 km



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PRELIMINARY STAGING PLAN
SP1.3

- LEGEND:
- CONSTRUCTION FENCE
 - CONSTRUCTION DUMPSTER
 - TEMPORARY ROW CONSTRUCTION OF PUBLIC IMPROVEMENTS- PARKING, SIDEWALK, CURB ZONE. ADDITIONAL DETAILS AND NOT TO BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

1. TEMPORARY CONSTRUCTION PARKING: CRA PARKING LOT (362 NE 3rd Ave) AND CITY PARKING LOT (353 NE 3rd Ave) JUST NORTH OF THE PROPERTY
2. CONSTRUCTION MATERIALS TO BE DELIVERED AS NEEDED AND STORED IN THE BUILDING IF NECESSARY