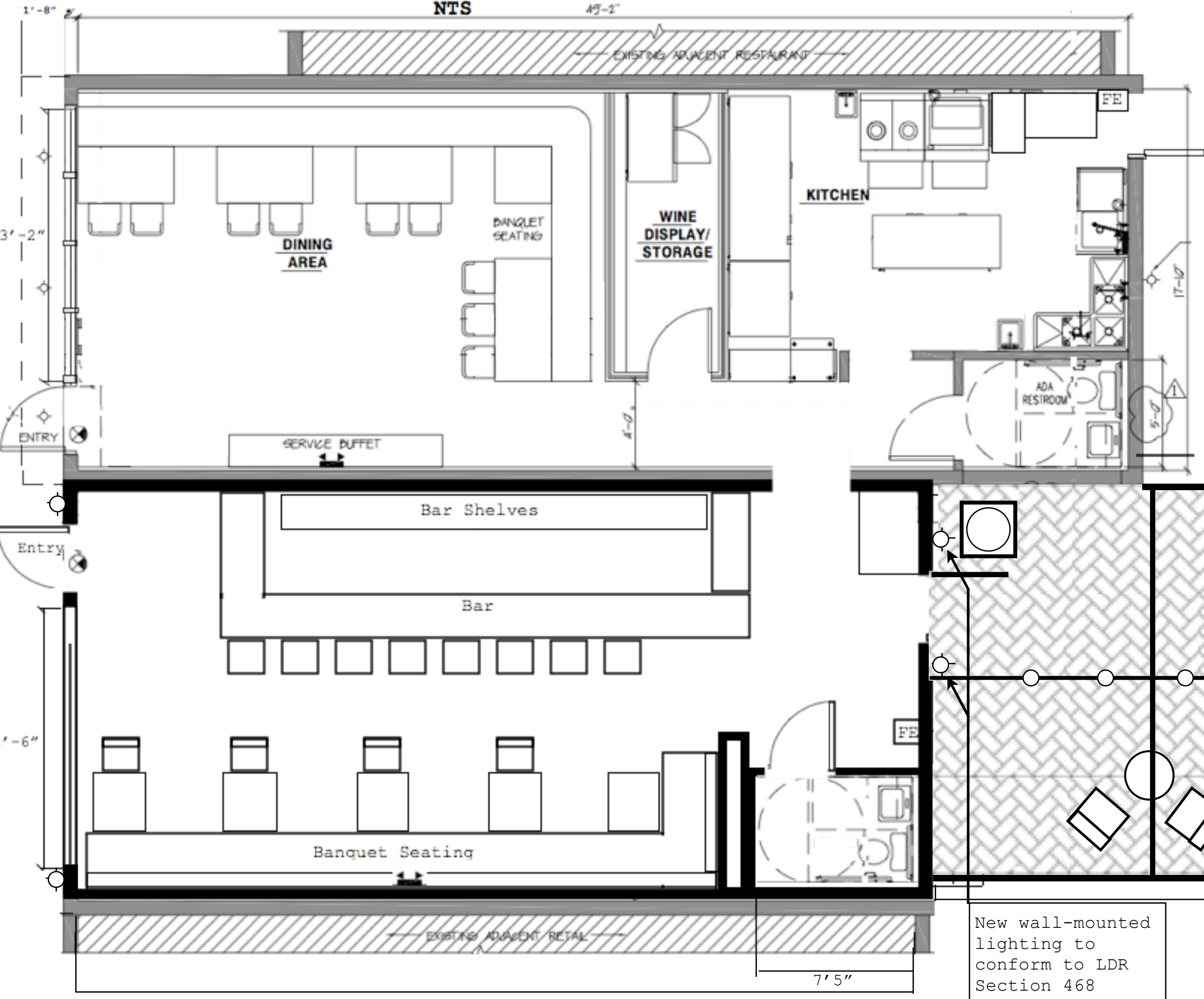
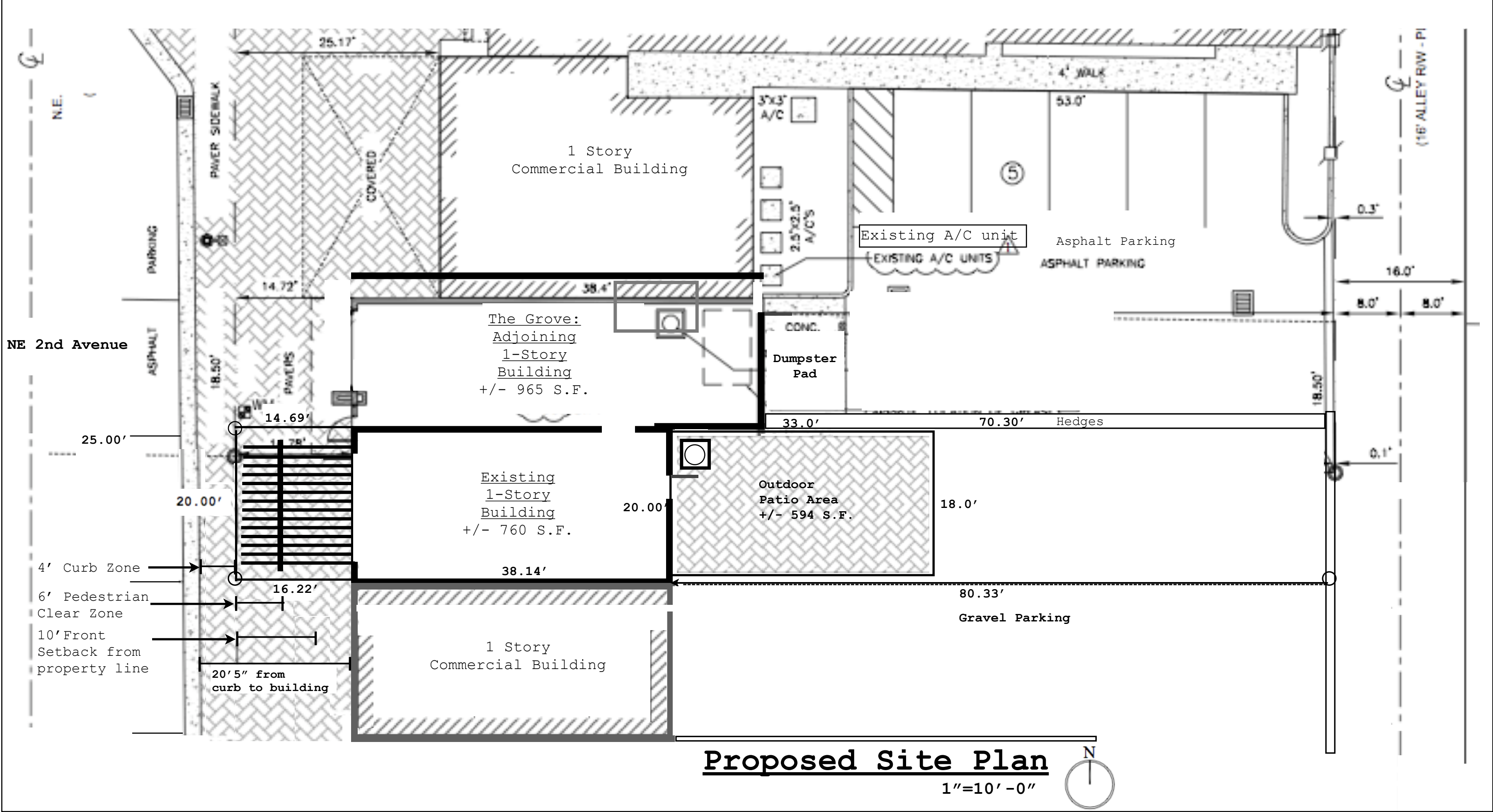
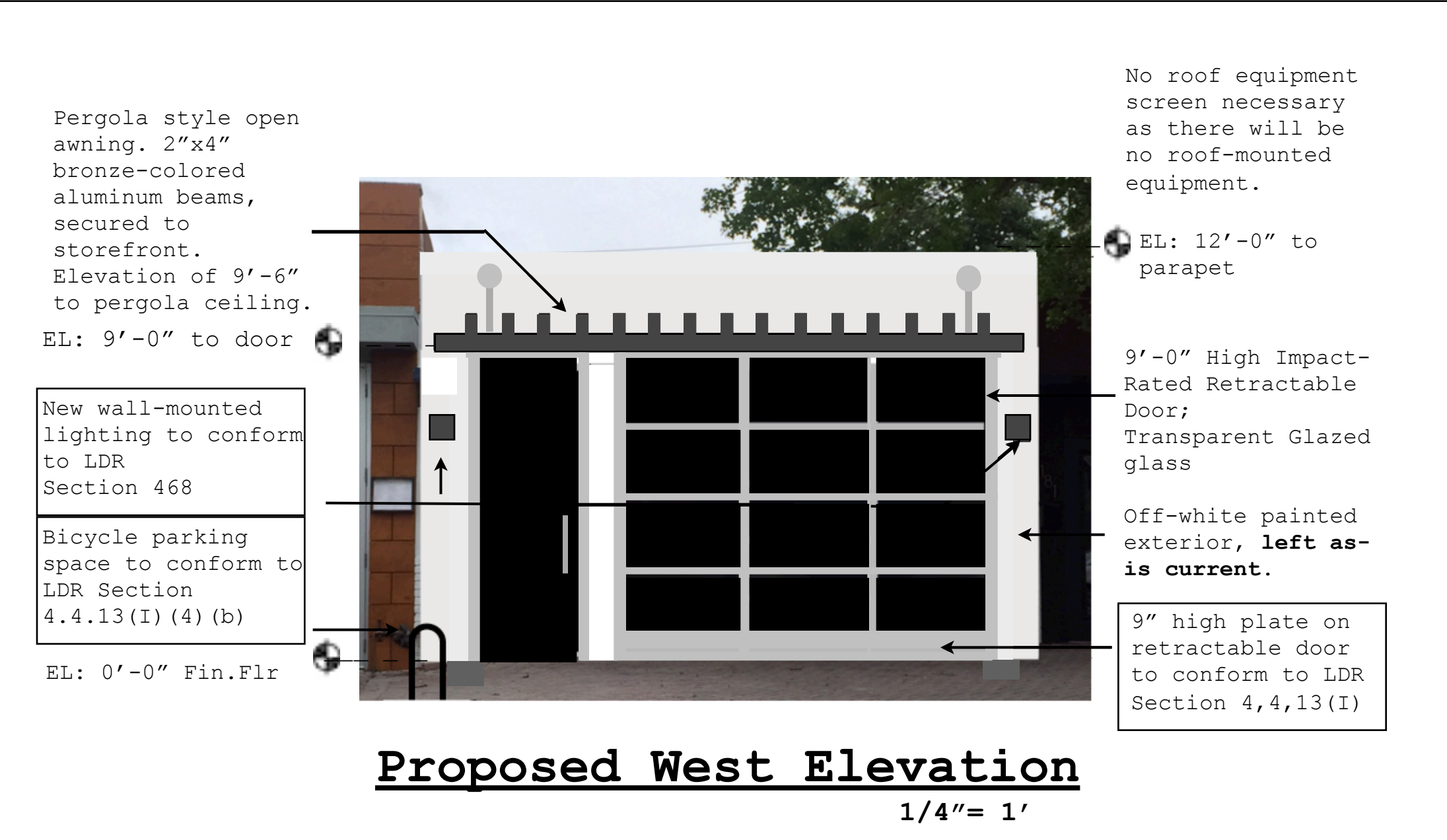




Grove Floorplan, Current

Patio floor to be filled in with grey brick pavers.

8' Tall Brazilian Brown Ipe Wooden enclosure with Ipe wooden crossbeam ceiling

No outside storage

No landscaping removal

Commercial grade string lights to be run down the center of the pergola wood beams

New wall-mounted lighting to conform to LDR Section 468

Sidebar, Proposed Floorplan & Elevation

Proposed Floor Plan
1/4" = 1'

The Grove expanded dining room: "Sidebar".
Class III Site Modification for existing retail space adjacent to The Grove Restaurant.

Project Overview	
The Grove (restaurant) is looking to expand seating to next door, offering a more 'everyday' atmosphere and menu. The same staff and owners will operate this more casual area, and food will be served out of the same kitchen for dinner.	
With the "Sidebar" dining room, this will allow the space for a bar that will service both rooms, as well as more 'everyday', less expensive menu items.	
Project Information	
Proposed Project:	Group 'M' Mercantile (Restaurant A2 Assembly to Mercantile,
Governing Codes:	FBC 2014 Edition FFPC 2014 Edition NFPA 1 UFC Florida 2014 Edition NFPA 101 LSC Florida 2014 Edition
Mean Roof Height:	Existing (+/- 10'-0")
Type of Construction:	VB-Unsprinklered
Zoning:	CBD
Occupant Load	
Group 'A-2' Assembly (Restaurant)= 15 Net S.F./Person= 2107 Net S.F. (2319 Gross)/ 15= 155 People	
Per FBC1004.1.1, Areas Without Fixed Seating Exception: "Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load."	
Actual Occupant Load: Patrons: 40 (Max) Manager: 1 Bartenders: 1 Waiters: 3 Cooks: 2 Dishwasher: 1 Occ. Load: 48 Occupants	
Parking Requirements	
Required 6 Spaces per 1000 Sq./Ft. (LDR 4.4.13 (L)) Addition 760 Interior + 594 = 1354 Total Sq/Ft 6 Spaces/1000 = 1 space per 166.66 sq/ft 1354 total sq/ft / 166.66 = 8.1 spaces required	
The current retail space offers us 1.43 approved spaces, 8.1 Required - 1.43 Existing = 6.67 Needed (7)	
These remaining 7 spaces are to be purchased as in-lieu spaces, with approval by the City Commission.	

