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A — B — C — D — E — F — G — H — J — K — L

Florida License No.
AR0013552

A0.0
of

LEGAL DESCRIPTION:

(AS PROVIDED BY THE OWNER)
UNIT R7, IN ATLANTIC GROVE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 17,071, PAGE 0861 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME.

SITE DATA:

ZONED: CBD (CENTRAL BUSINESS DISTRICT)
PROPOSED USE: RESTAURANT (NO CHANGE)
SPECIAL CONDITIONS: PROJECT IS SUBJECT TO DEVELOPMENT SERVICES REVIEW

PROPOSED PROJECT CHART:

	APPROVED				PROPOSED			
	RESIDENTIAL SF	RESIDENTIAL %	COMMERCIAL SF	COMMERCIAL %	TOTAL SF	TOTAL SF	TOTAL %	
SITE AREA (GROSS)					208,522	208,522		← NO CHANGE
R/W DEDICATION					268	268		← NO CHANGE
SITE AREA (NET)					208,254	208,254	100%	← NO CHANGE
TOTAL FLOOR AREA	127,626	61.28%	47,452	22.79%	175,078	175,078	84.07%	← NO CHANGE
GROUND FLOOR AREA	38,848	18.65%	23,148	11.11%	61,996	61,996	29.77%	← NO CHANGE
SIDEWALK AREA					14,764	14,969	7.19%	← SIDEWALK AREA: INCREASED BY 205 GSF (INCREASE FROM 7.09% TO 7.19%)
PAVED PARKING AREA					85,806	85,806	41.20%	← NO CHANGE
POOL DECK AREA					1,198	1,198	0.58%	← NO CHANGE
POOL CABANA AREA					724	724	0.35%	← NO CHANGE
WATER BODIES					0	0	0%	← NO CHANGE
OPEN SPACE AREA					43,766	43,561	20.92%	← OPEN SPACE AREA: DECREASED BY 205 GSF (DECREASE FROM 21.02% TO 20.92%)
TOTAL					208,254	208,254	100%	← NO CHANGE

GENERAL CIVIL NOTES:

- 1.) THERE ARE TWO (2) EXISTING DRIVEWAYS WITHIN 50' OF SUBJECT PROPERTY.
2.) THERE ARE NO EXISTING TREES NOR VEGETATION W/ A DIA. OF 4' OR GREATER ON SUBJECT PROPERTY

GENERAL GRADING NOTES:

- 1.) UNDER NO CIRCUMSTANCES SHALL THIS PROPERTY BE GRADED SO THAT STORM WATER RUNS OFF ONTO ANY ADJACENT PROPERTIES.
2.) SEE SUFFICIENT PROPOSED FINAL GRADES AND ASSOCIATED DETAIL INSURING STORM WATER DOES NOT FLOW ONTO ADJACENT PROPERTIES.
3.) PLEASE SEE SURVEY FOR EXISTING GRADES @ ALL PROPERTY LINES & ON ALL ADJACENT PROPERTIES. MINIMUM TWO (2) GRADES PER PROPERTY LINE.
4.) PLEASE SEE FLOOR PLANS FOR FINISH FLOOR ELEVATIONS OF ALL STRUCTURES WHICH ARE ALL MINIMUM 18" ABOVE THE CROWN OF THE ADJACENT STREETS OR ROADWAYS.
5.) PLEASE SEE SITE PLAN AND DETAILS FOR MINIMUM 3" DEEP SODDED SWALE BETWEEN SITE'S PROPERTY LINE AND ALL ADJACENT STREETS OR ROADWAYS.

SYMBOLS LEGEND:

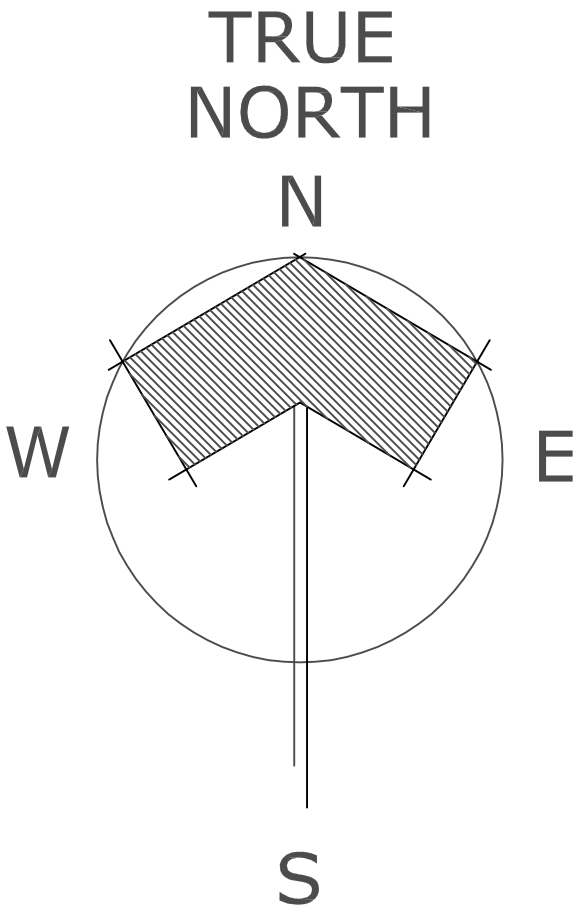
- +2.81'AVD
+2.81'AVD
NEW
EXISTING TOPOGRAPHY (GRADE) TO REMAIN - SEE SURVEY
PROPOSED NEW TOPOGRAPHY (FINISH GRADE)

LANDSCAPING GENERAL NOTES:

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3.) GC/SUB TO MODIFY EXISTING IRRIGATION SYSTEM TO PROPERLY IRRIGATE NEW PLANTINGS
4.) PLEASE MULCH ALL NEW LANDSCAPE PLANTING BEDS
5.) PLEASE SEE SITE PLAN, SHEET A2.0 FOR SODDED SWALES

A1 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"



W. ATLANTIC AVE.

NW 4TH AVE.
(40' RIGHT OF WAY)

ZIREE THAI & SUSHI
401 W. ATLANTIC AVE., #R7, DELRAY BEACH, FL 33444

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SYMBOLS LEGEND:

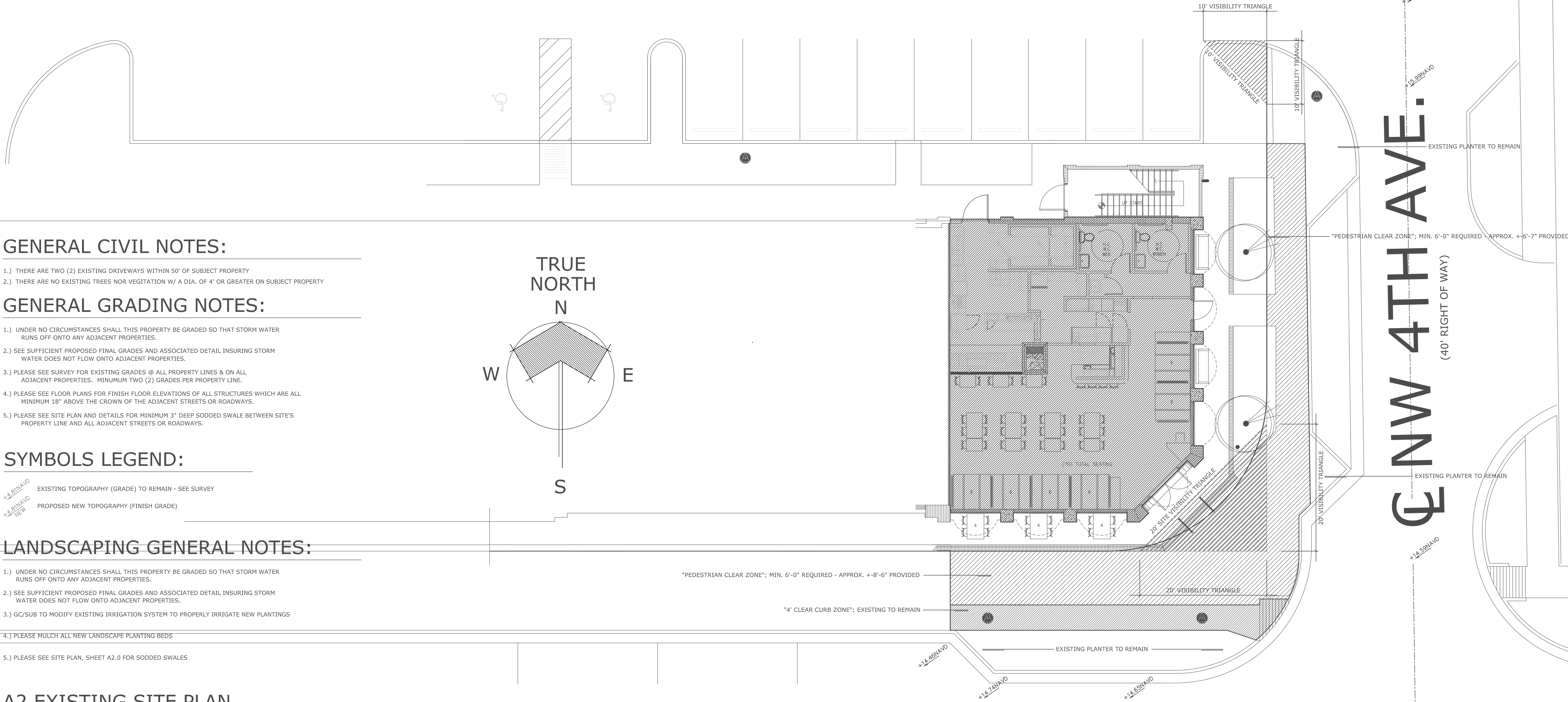
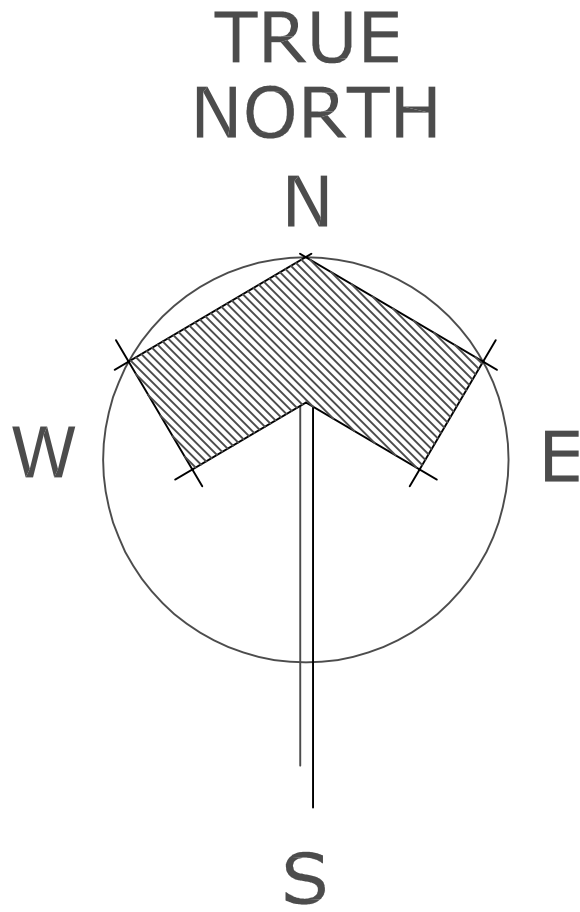
- +2.81'AVD
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A2 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



ZIREE THAI & SUSHI
401 W. ATLANTIC AVE., #R7, DELRAY BEACH, FL 33444

Seal
Drawn
RW COPE
Project No.
2021.35ZIREE
CAD File No.
EXIST'G SITE PLAN
Date
MARCH 17, 2022
Drawing No.

A2.1
of

A5 PROPOSED ARCHITECTURAL CAFE FLOOR PLAN: ZIREE RESTAURANT

SCALE: 1/4" = 1'-0"

NEW OUTDOOR CAFE AREA:

APPROX. NEW CAFE AREA (OPEN AIR) :

+/- 229 GROSS SQ. FT.

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A3.0
of

Drawn
RW COPE
Project No.
2021.35ZIREE
CAD File No.
OUTDOOR FLR PLAN
Date
FEBRUARY 10, 2022
Drawing No.

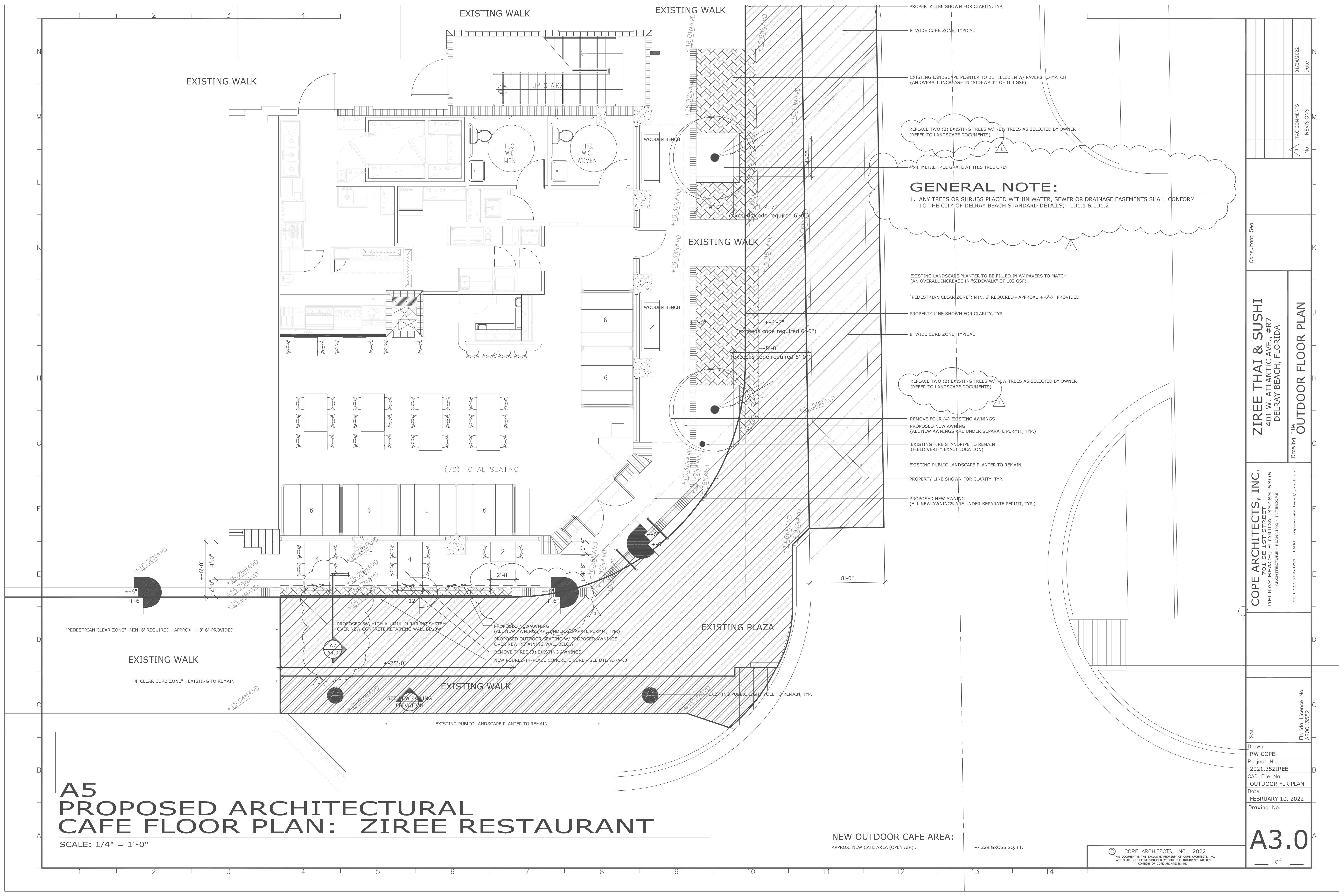
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Florida License No.
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COPE ARCHITECTS, INC.
701 SE 1ST STREET
DELRAY BEACH, FLORIDA 33483-5305
ARCHITECTURE - PLANNING - INTERIORS
CELL 561 780-3791 EMAIL copearchitectsinc@gmail.com

ZIREE THAI & SUSHI
401 W. ATLANTIC AVE., #R7
DELRAY BEACH, FLORIDA
Drawing Title
OUTDOOR FLOOR PLAN

Consultant Seal

TAC COMMENTS
No. REVISIONS
01/24/2022
Date



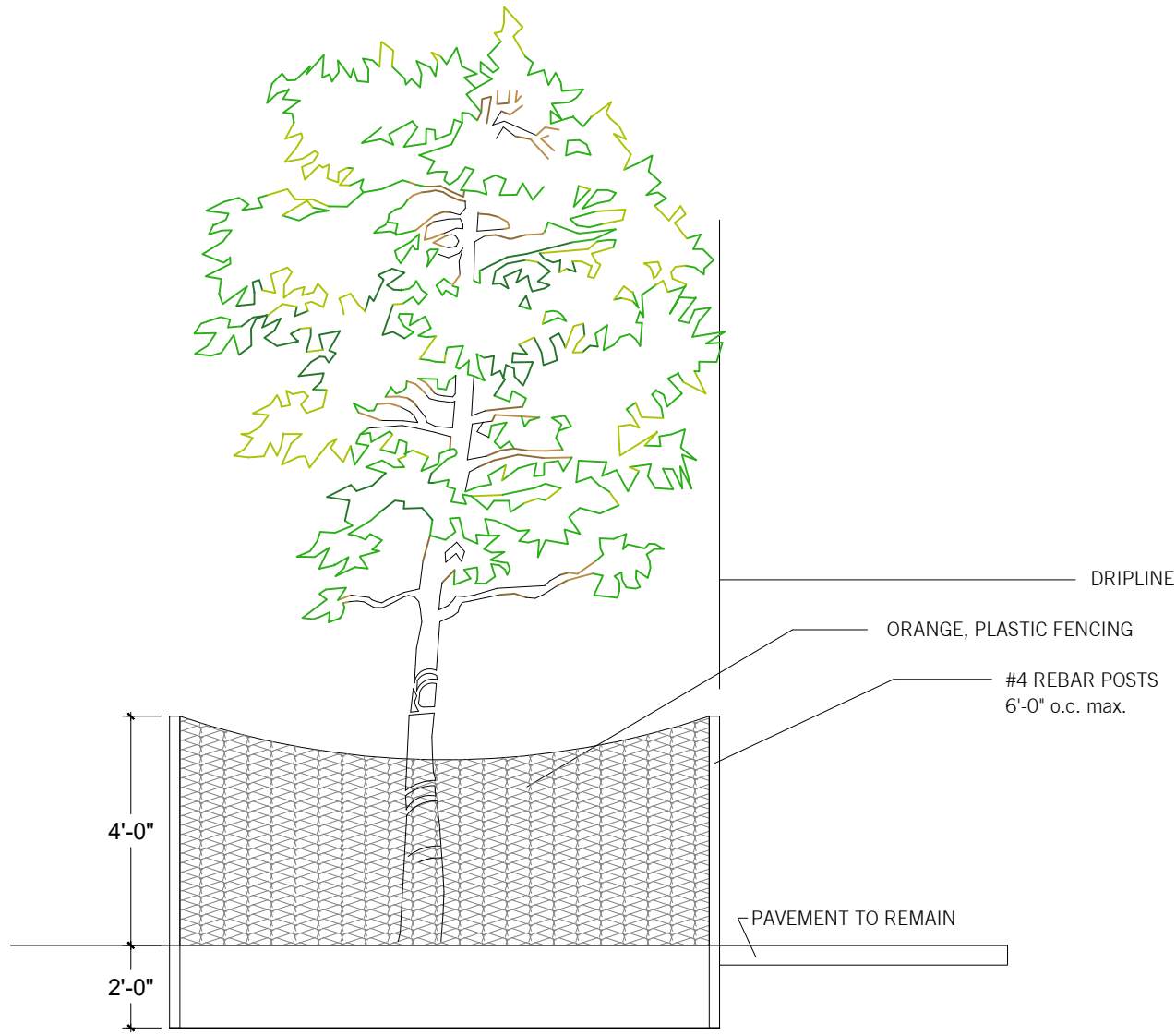


SCALE: 1/4" = 1'-0"



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Seal	Drawn RW COPE Project No. 2021.35ZIREE CAD File No. OUTDOOR DETAILS Date FEBRUARY 10, 2022 Drawing No.	COPE ARCHITECTS, INC. 701 SE 1ST STREET DELRAY BEACH, FLORIDA 33483-5305 ARCHITECTURE - PLANNING - INTERIORS CELL 561 789-3791 EMAIL copearchitectsinc@gmail.com	ZIREE THAI & SUSHI 401 W. ATLANTIC AVE., #R7 DELRAY BEACH, FLORIDA	Consultant Seal	Drawing Title OUTDOOR DETAILS	No.	TAC COMMENTS REVISIONS	Date 01/24/2022	N			
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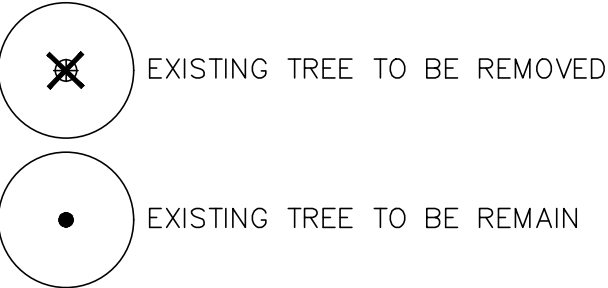


PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

TREE LEGEND

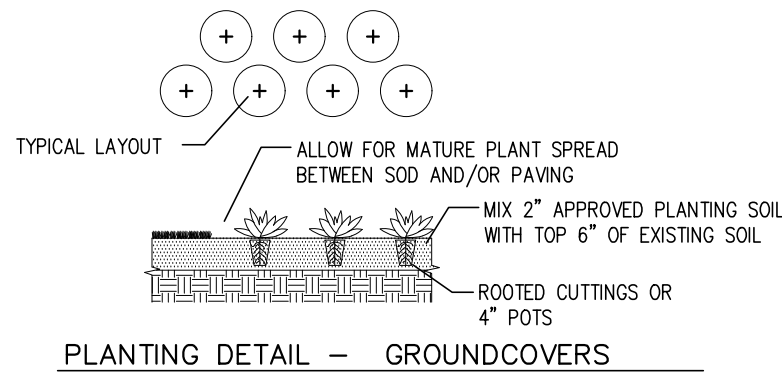


TREE PROTECTION NOTE

ALL EXISTING TREES AND SHRUBS TO REMAIN IN PLACE. SHALL BE PROTECTED FROM DAMAGE BY MACHINERY BY INSTALLING TEMPORARY TREE PROTECTION FENCE AND INSTALLED AS INDICATED ON PLAN. SUITABLE TREE PROTECTION METHODS SHALL BE APPROVED BY THE CITY.

TREE REMOVAL CHART

NO.	KEY	LATIN NAME	COMMON NAME	HT. AND SPR.	CONDITION	PROPOSED ACTION	DBH"	MITIGATION REQUIREMENTS PER LDR Sec.4.6.19(E)(5)
1	QL	Quercus laurifolia	LAUREL OAK	16' ht., 6' spr.	30%	REMOVE	7"	1 TREE
2	QL	Quercus laurifolia	LAUREL OAK	15' ht., 8' spr.	40%	REMOVE	6.5"	1 TREE



NOTES

All plant material to be Florida #1 or better.

Sod to be St. Augustine 'Florotam', contractor to determine quantity.

All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.

Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.

Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.

FERTILIZER: Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.

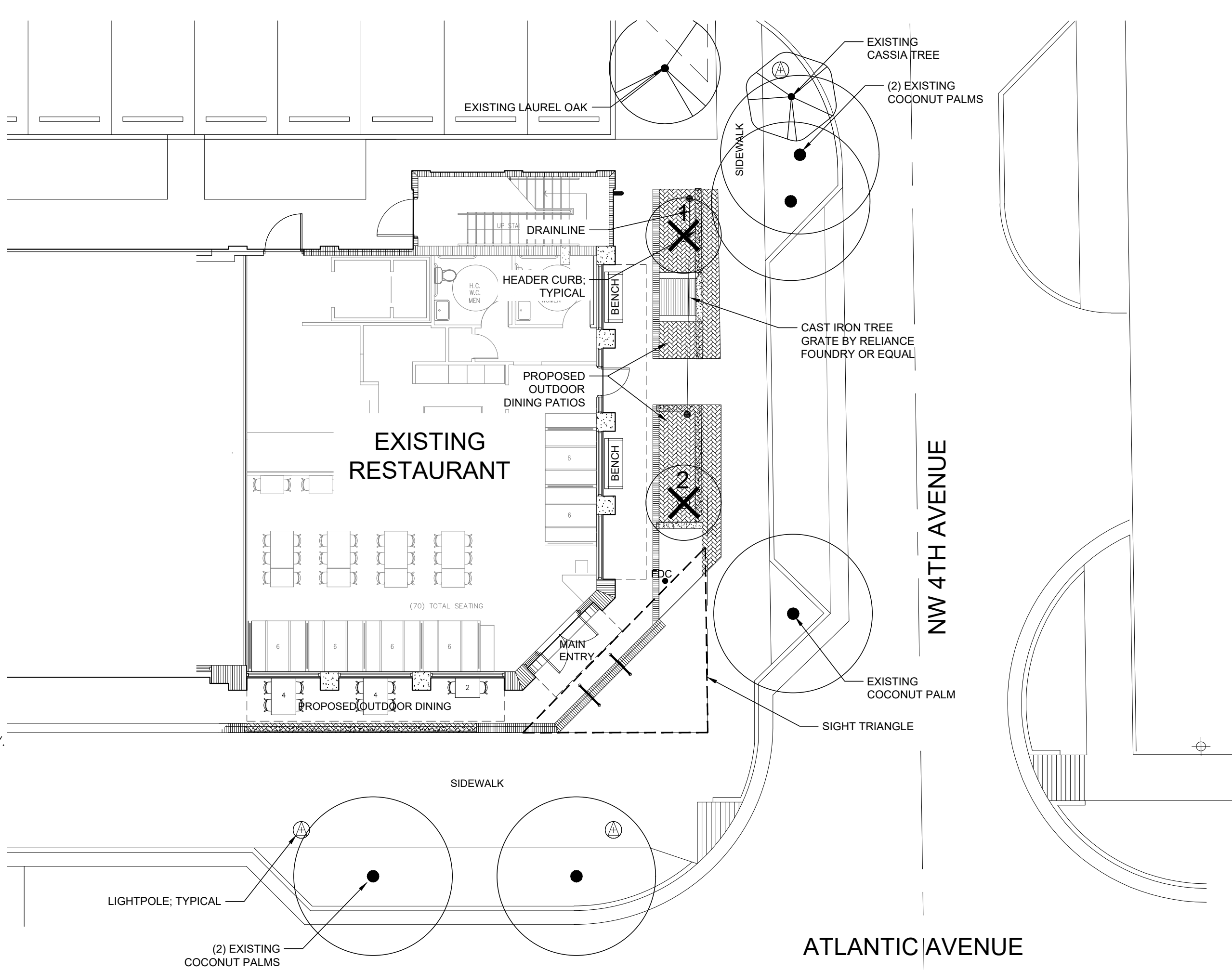
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

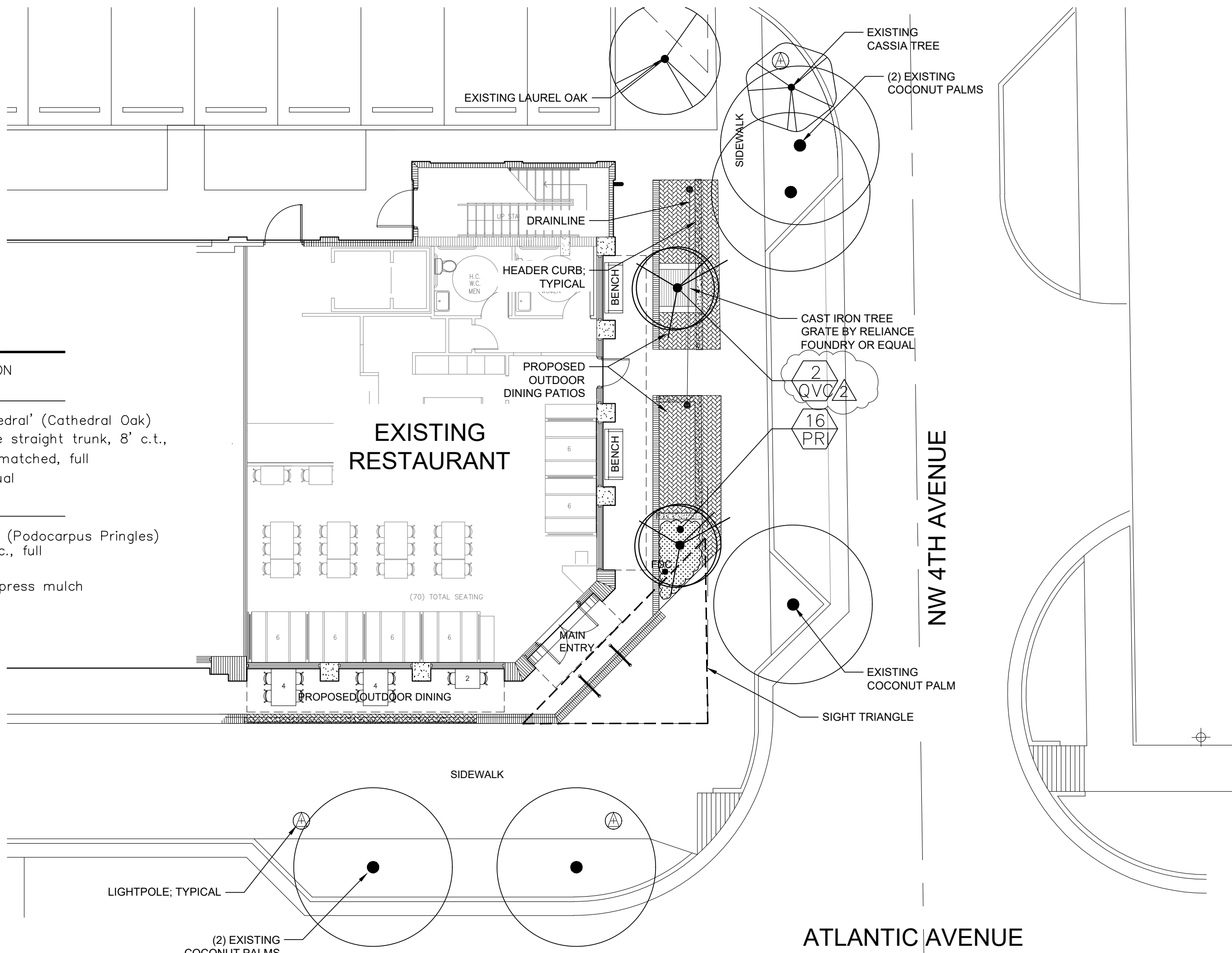
GUYNIG: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

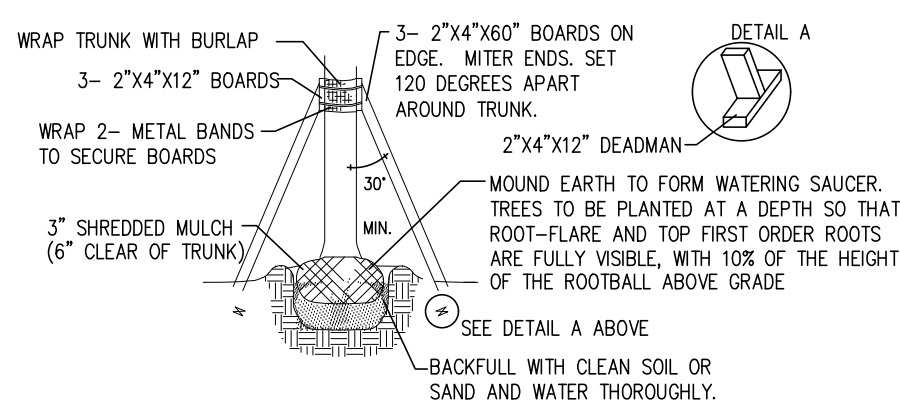
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



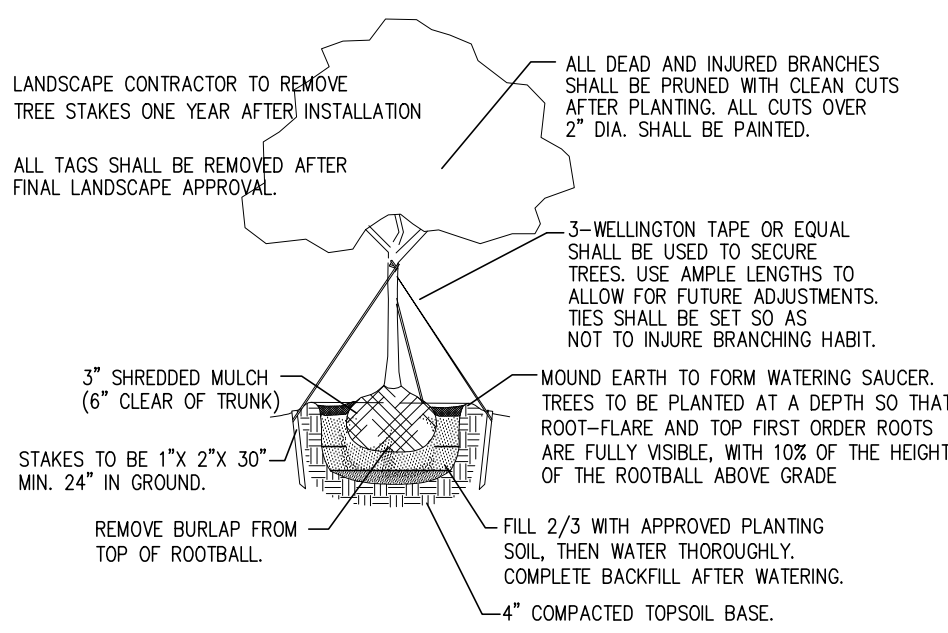
TREE REMOVAL PLAN



PLANT LIST		
KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS		
N QVC	2	Quercus virginiana 'Cathedral' (Cathedral Oak) 16' ht., 7' spr., 6' single straight trunk, 8' c.t., 3.5"-4" cal., standard, matched, full Becker Tree farm or equal
SHRUBS AND ACCENTS		
PRI	16	Podocarpus m. 'Pringles' (Podocarpus Pringles) 14" ht., 14" spr., 18" o.c., full
MULCH		
3" depth, dark brown color, non-cypress mulch		
N DENOTES NATIVE SPECIES		



PLANTING AND STAKING DETAIL - PALMS



PLANTING AND STAKING DETAIL - TO 6" CAL.

SCALE: 1"=10'-0"

PROJECT

ZIREE THAI & SUSHI
DELRAY BEACH, FL

TITLE

TREE REMOVAL &
LANDSCAPE PLAN

PROJ. NO.

FILE NAME

BB DRAWN

03/15/22 DATE

1 03/28/22 REV.

2 04/7/22

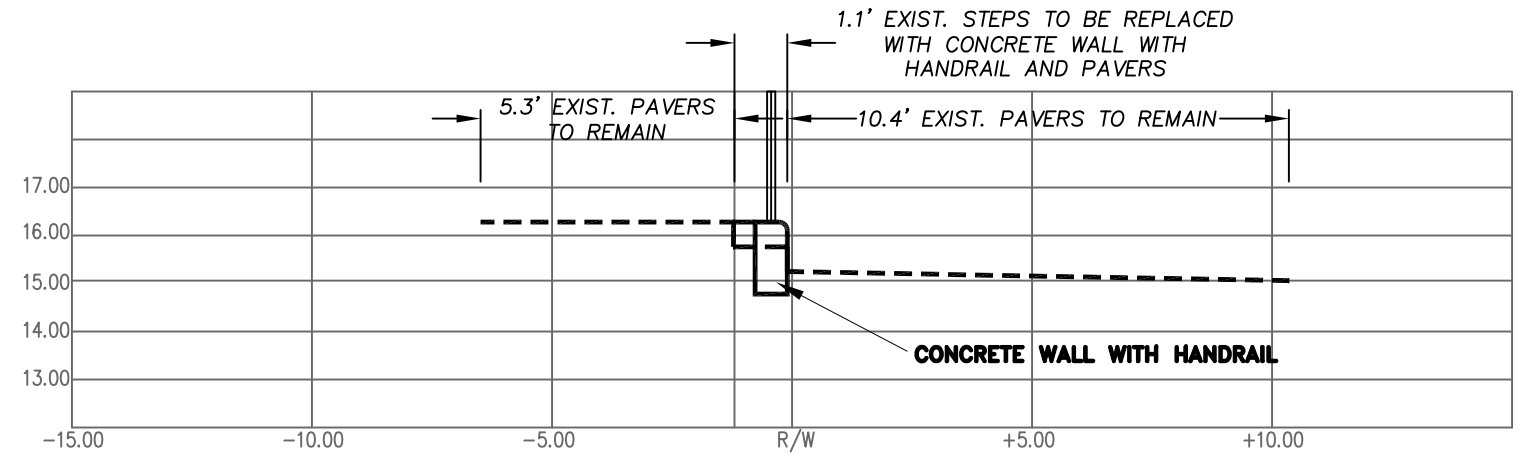
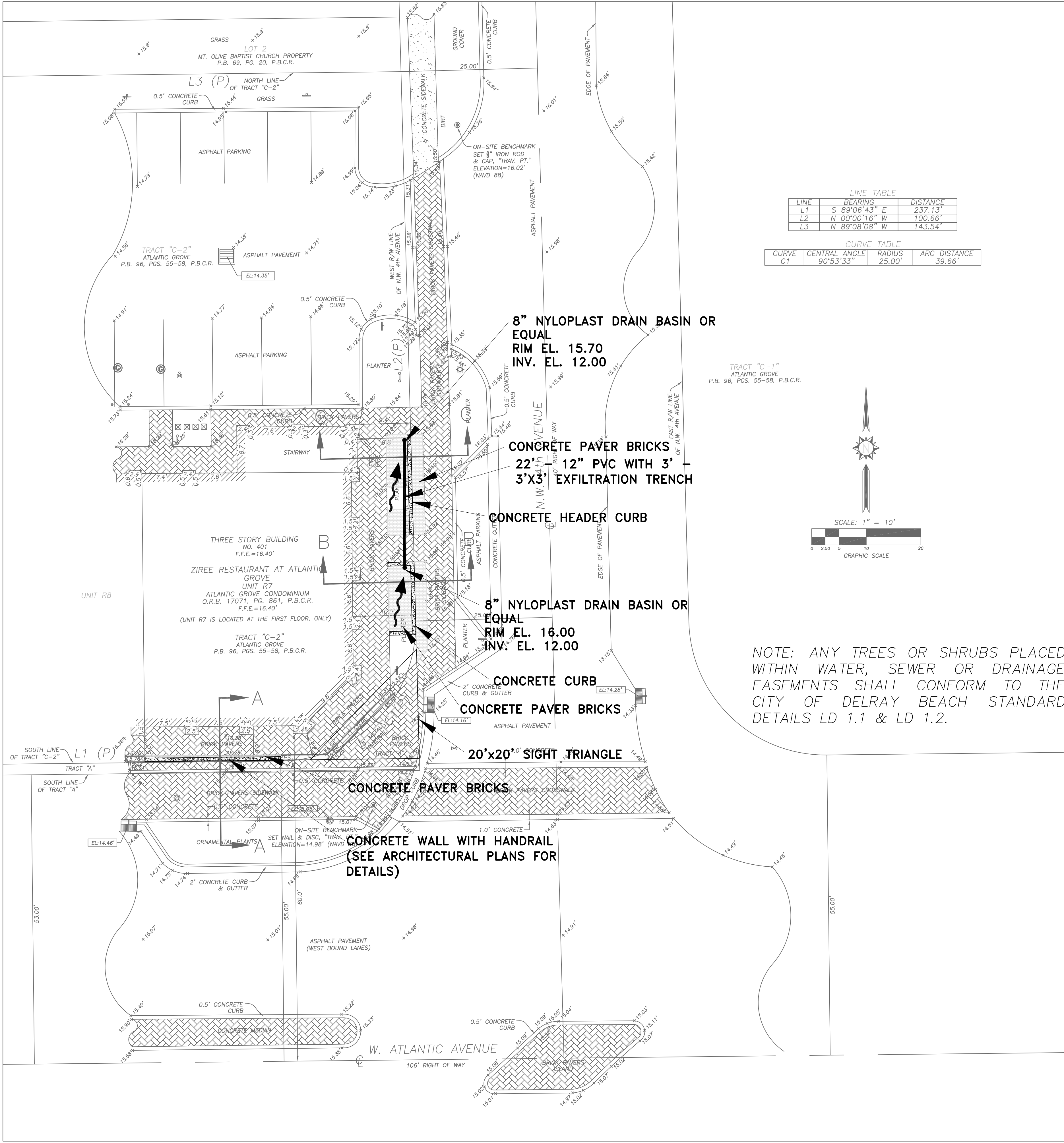
SHEET

LP-1

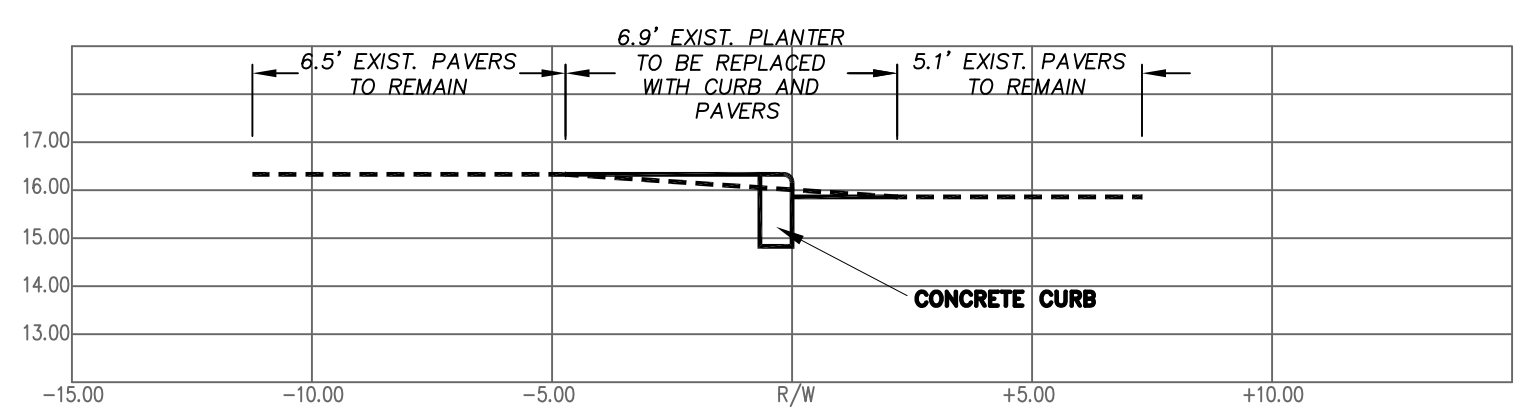
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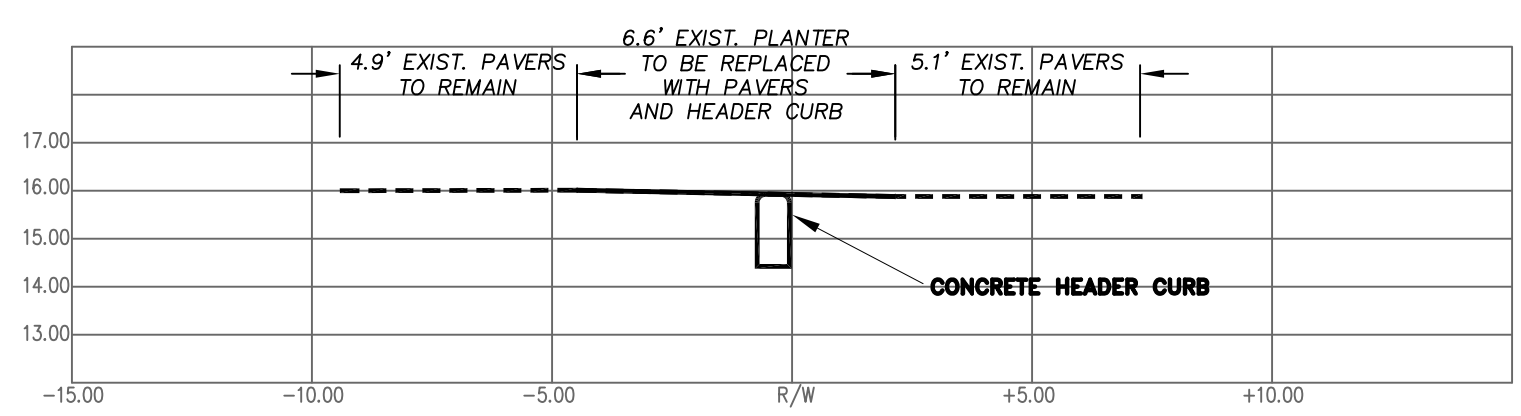
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Plotted by: pawar
Plotted on: Mar 17, 2022 - 10:45am



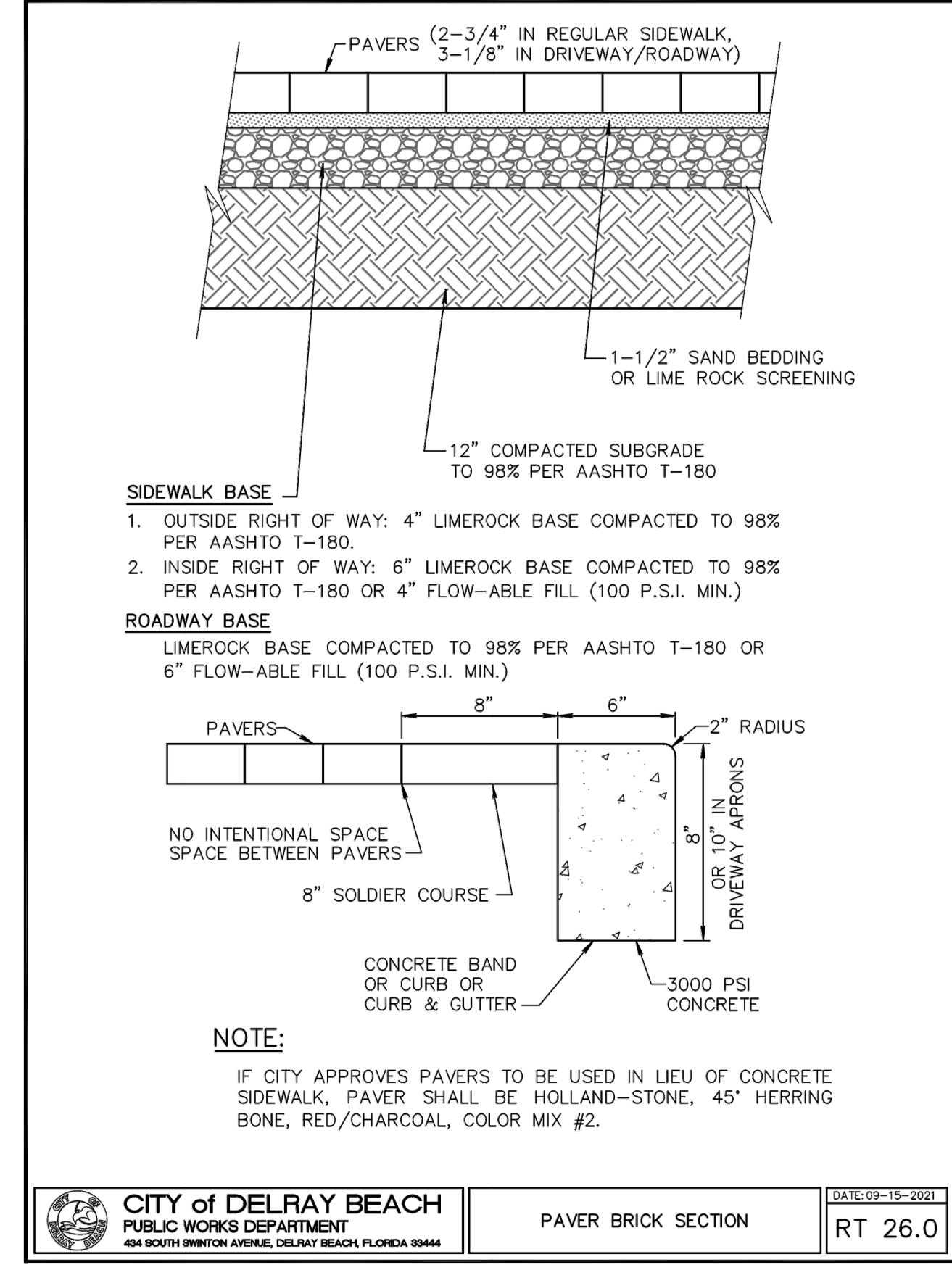
SECTION A-A



SECTION B-B



SECTION C-C



Peter Wayne Aquart, State of Florida, Professional Engineer, License No. 34176
This item has been digitally signed and sealed by Peter Wayne Aquart on the date indicated here.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE DRAWN:	03.11.2022
SCALE:	
DESIGN BY:	PWA
DRAWN BY:	PWA
CHECKED BY:	PWA
APPROVED BY:	PWA
DATE:	
DESCRIPTION:	
PETER WAYNE AQUART, P.E. CONSULTING CIVIL ENGINEER 14032 SW 48 STREET, MIAMI, FL 33175 TEL: (305) 379-2079 E-MAIL: PWAQUART@GMAIL.COM FLORIDA LICENSED PROFESSIONAL ENGINEER No. 34176	
ZIREE THAI & SUSHI OUTDOOR AREA 401 WEST ATLANTIC AVENUE CITY OF DELRAY BEACH PREPARED FOR: KANNIKA ATLANTIC, INC. PRELIMINARY ENGINEERING PLAN	
PRINTED COPY NOT VALID WITHOUT ORIGINAL SIGNATURE AND ENGINEER'S SEAL. Peter Wayne Aquart Florida P.E. No. 34176	
PROJECT NO. 111	
C-1 SHEET 1 OF 1	