

## SITE PLAN

SCALE: 1" = 10'

STOREFRONT DIMENSIONS PER LDR TABLE 4.4.1.3 (I)				
	REQUIRED		EXISTING	PROPOSED
	MINIMUM	MAXIMUM		
A BUILDING SETBACK	10 FT.	15 FT.	12'-4"	12'-4"
B STORE WIDTH	N/A	75 FT. ON REQUIRED RETAIL STREETS	66'-8"	66'-8"
C STOREFRONT BASE	9 IN.	3 FT.	N/A	1"
D GLAZING HEIGHT PLUS STOREFRONT BASE	8 FT.	-	7'	7' MATCHING EXISTING CONDITION
E REQUIRED OPENINGS	80%	-	11%	12%
MAXIMUM ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS				
	MINIMUM	MAXIMUM	EXISTING	PROPOSED
F AWNING PROJECTION	5 FT.	-	2'-6" FT.	2'-6" FT.
G PROJECTING SIGN	N/A	3 FT.	N/A	N/A

### 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 A REMODEL OF AN EXISTING RESTAURANT IN THE ARTS DISTRICT IN DELRAY BEACH FLORIDA. WORK WILL INCLUDE A NEW INTERIOR LAYOUT AS WELL AS A FACADE RENOVATION.

### PROJECT INFORMATION:

OWNER: CHAZMONTI LLC  
ADDRESS: 301 NE 3RD AVE  
DELRAY BEACH, 33444  
FOLIO: 12-43-46-16-01-089-0010  
LEGAL: TOWN OF DELRAY LTS 1 & 2 BLK 89  
FLOOD: ZONE X

### ZONING AND CODE INFORMATION:

ZONING: CBD - CBD-CENTRAL BUSINESS ( 12-DELRAY BEACH )  
OCCUPANCY: BUSINESS  
CONSTRUCTION TYPE: IIIB  
CURRENT USE: 2100 - RESTAURANT  
PROPOSED USE: 2100 - 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:

EXISTING BUILDING GROUND FLOOR: 2,612 SF  
EXIST. EXTERIOR REFRIGERATOR 61 SF  
PROPOSED TOTAL SF: 2,673 SF

### SITE/LAND DATA:

	REQUIRED	EXISTING	PROPOSED
TOTAL GROSS SITE AREA 5,688 SF (0.130 ACRE)			
FAR CALC.:	N/A		
MAX. NO. OF STORIES:	4	1	1
MAX. SITE COVERAGE(BLDG.):	N/A	47% (2,673 SF)	47% (2,673 SF)
HARDSCAPE (IMPERMEABLE W/ BLDG):	N/A	87% (4,953 SF)	87% (4,953 SF)
GREEN SPACE (PERMEABLE):	N/A	13% (735 SF)	13% (735 SF)

### SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT: (WEST)	10'-0" MIN/15'-0" MAX	12'-4"	12'-4"
REAR: (EAST)	10'-0" MIN	14'-4"	14'-4"
SIDE: (NORTH)	0'-0"	0'-0"	0'
SIDE (SOUTH):	0'-0"	17'-4"	17'-4"
MAX. BUILDING HEIGHT:	54'-0"	13'-0"	13'-0"

### PARKING DATA:

	REQUIRED	EXISTING	PROPOSED
RESTAURANT:			
6 SP/1000 sf	16	14	-
VESTED (REMOVED)	-	-	-
NEW PARALLEL (REPLACES VESTED)	-	-	-
IN-LIEU PARKING (PURCHASE)	-	-	-

TOTAL - 14

TOTAL VESTED + PROVIDED - 14

### BICYCLE PARKING DATA:

	REQUIRED	EXISTING	PROPOSED
1 SP/2500 sf	3	0	0

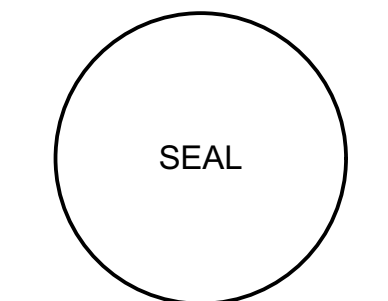
### DEVELOPMENT STANDARDS PER LDR TABLE 4.4.1.3

ZONE CBD	MIN. LOT SIZE (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MAX LOT COVER (%)	MIN PERIMETER BUFFER (FT)	MIN OPEN SPACE (%)
REQUIRED	2,000	20'	NA	NA	NA	0%
PROVIDED	5,688 EX.	84' EX.	67.88' EX	47%	0	N/A



## STEVE SIEBERT ARCHITECTURE

1010 GATEWAY BLVD, SUITE 103  
BOYNTON BEACH, FL 33426  
PH. 561.880.7894  
Steve@stevesiebert.com  
www.stevesiebert.com



STEVEN W. SIEBERT  
FLORIDA AR0017834  
NEW JERSEY 21A101517500  
TEXAS 26934

3RD & 3RD  
301 NE 3RD AVE  
DELRAY BEACH, FL 33444

### SCHEMATIC DESIGN

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: 22-458  
DATE: 09/27/22  
DRAWN BY: JC  
CHECKED BY: S.S.  
REVISIONS:  
1 CITY COMMENTS (12.5.22)

### SITE PLAN

SP1.1