## Proposed West Elevation
**1/4"= 1'**

Pergola style open awning. 2"x4" bronze-colored aluminum beams, secured to storefront. Elevation of 9'-6" to pergola ceiling. EL: 9'-0" to door

New wall-mounted lighting to conform to LDR Section 468

Bicycle parking space to conform to LDR Section 4.4.13(I)(4)(b)

EL: 0'-0" Fin.Flr

No roof equipment screen necessary as there will be no roof-mounted equipment.

EL: 12'-0" to parapet

9'-0" High Impact-Rated Retractable Door; Transparent Glazed glass

Off-white painted exterior, left as-is current.

9" high plate on retractable door to conform to LDR Section 4,4,13(I)

## Proposed Site Plan
**1"=10'-0"**

NE 2nd Avenue

N.E.

25.17'

4' WALK

53.0'

1 Story Commercial Building

Existing A/C unit
EXISTING A/C UNITS

Asphalt Parking
ASPHALT PARKING

PARKING

PAVER SIDEWALK

COVERED

5'x5' A/C

2.5'x2.5' A/C's

14.72'

18.50'

The Grove: Adjoining 1-Story Building +/- 965 S.F.

38.4'

Dumpster Pad

CONC.

33.0'

70.30'  Hedges

16.0'

8.0'  8.0'

0.3'

0.1'

18.50'

14.69'

25.00'

Existing 1-Story Building +/- 760 S.F.

20.00'

Outdoor Patio Area +/- 594 S.F.

18.0'

20.00'

4' Curb Zone

6' Pedestrian Clear Zone

10' Front Setback from property line

20.00'

16.22'

38.14'

80.33'
Gravel Parking

20'5" from curb to building

1 Story Commercial Building

(16' ALLEY R/W - PL)

## Grove Floorplan, Current

DINING AREA

BANQUET SEATING

WINE DISPLAY/ STORAGE

KITCHEN

FE

## Sidebar, Proposed Floorplan & Elevation

ENTRY

Entry

Bar Shelves

Bar

Banquet Seating

ADA RESTROOM

SERVICE BUFFET

13'-2"

11'-6"

36'0"

7'5"

NTS

## Proposed Floor Plan
**1/4"= 1'**

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

18.0'

33.0'

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

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

### SITE LOCATION

NE 2nd St

NE 2nd Ave

Property owned by Outside the Box

Property owned by Philip and Loretta Haycook-Haught

### Vicinity Map

### 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 sqft / 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.

FlyDay BLOWDRY BAR

he grove

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