



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Paradise Sports Lounge Class III (5155 W. Atlantic Avenue)
Project Location: 5155 W. Atlantic Avenue
Request: Approval of a Class III (Outdoor Seating)
Board: Site Plan Review and Appearance Board
Meeting Date: October 11, 2017

Board Action:

Approved (6-0, one seat vacant) a Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area with the conditions that a traffic statement from Palm Beach County is submitted prior to issuance of a building permit and the planters are removed from the building elevations prior to site plan certification.

Project Description:

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue and is known as the “Marketplace at Delray”. The property consists of approximately 256,918 square feet and is located on 30.27 acres with eight outparcel buildings and is zoned Planned Commercial (PC). The applicant occupies a 2,267 square foot tenant space, adjacent to the proposed outdoor seating area.

The development proposal consists of the addition of 1,535 square feet of outdoor seating (80 additional exterior seats). The outdoor seating area will consist of the following elements:

- Fence and gate
- New planters
- Awning
- Bar area
- Exterior roll down window

Staff Recommendation:

Approval with conditions that a traffic statement from Palm Beach County is submitted prior to issuance of a building permit and the planters are removed from the building elevations prior to site plan certification.

Board Comments:

none

Public Comments:

none

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: September 13, 2017

ITEM: **Paradise Sports Lounge (2017-201) (5155 W. Atlantic Avenue):** Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area.

RECOMMENDATION: Approve

GENERAL DATA:

Agent..... Paradise Sports Lounge LLC.

Location..... Northwest corner of Military Trail and Atlantic Avenue

Property Size..... 30.27 Acres

Existing FLUM..... GC (General Commercial)

Current Zoning..... Planned Commercial (PC)

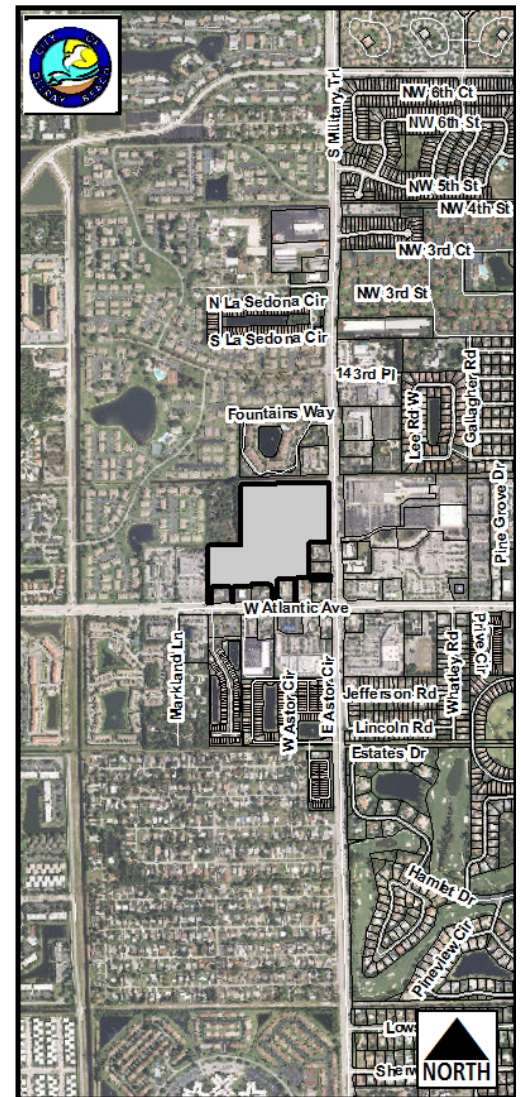
Adjacent Zoning.....North: RM (Multi Family)

East: PC

South: PC

West: Agricultural Residential (AR) {PBC}

Existing Land Use..... Shopping Center



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class III Site Plan Modification associated with the addition of 1,535 SF of outdoor seating area for **Paradise Sports Lounge**, located at 5155 W. Atlantic Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

BACKGROUND

The subject property is located at the northwest corner of Military Trail and Atlantic Avenue and is known as the "Marketplace at Delray". The property consists of approximately 256,918 square feet and is located on 30.27 acres with eight outparcel buildings and is zoned Planned Commercial (PC). The applicant occupies a 2,267 square foot tenant space, adjacent to the proposed outdoor seating area.

The applicant is now before the board seeking approval for the addition of 1,535 SF of outdoor seating.

PROJECT DESCRIPTION

The development proposal consists of the addition of 1,535 square feet of outdoor seating (80 additional exterior seats). The outdoor seating area will consist of the following elements:

- Fence and gate
- New planters
- Awning
- Bar area
- Exterior roll down window

The outdoor seating is proposed with a new fence and gate which is 3'9 ½" high and 44'11 ½" wide and the triangular existing planter and palm tree are to remain. The planter that is located on the northwest corner will be removed for additional seating area. The proposed awning color is Portlight Red and will be installed on the east elevation. The awning extends 45 ft. and will project 25 ft. A new aluminum roll down window is proposed (12' x 6'6") on the east elevation over the bar area and a new exterior glass door impact resistant (3' x 8') will be installed. The exterior of the building will be painted the same color to match the existing color of the building. There are no changes that will be introduced to the south elevation. The building elevations reflect that planters will be introduced on the east elevation. These planters have been removed to meet the need of a second egress per life safety plan. As a condition of approval they will be removed from the building elevations prior to certification of the plans.

SITE PLAN ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Bicycle:

Pursuant to LDR Section 4.6.9(C)(1)(c), shopping centers are required 5 spaces per 100,000 sq. ft. of gross floor area. The Marketplace of Delray shopping center has a total of 258,453 sq. ft. of leasable area which requires 13 bicycle spaces. There are 20 bicycle spaces existing on site, therefore this standard is met.

Parking:

According to LDR Section 4.6.9(C)(3)(e), shopping centers are required 4 spaces per 1,000 sq. ft. of gross leasable floor area, irrespective of uses, for up to 400,000 sq. ft. The Marketplace of Delray shopping center has a total of 258,453 sq. ft. of use area including the 1,535 sq. ft. of outdoor seating area. Thus 1,034 spaces are required and 1,272 spaces have been provided. Therefore, this standard will be met.

The proposed addition of the outdoor seating is in good taste and harmony with the surrounding areas and offers Paradise Sports Lounge patrons and opportunity to enjoy the openness and fresh air of the outdoors. Therefore, positive findings can be made with respect to LDR Section 2.4.5(G)(1)(c) with the proposed conditions.

REQUIRED FINDINGS

Pursuant to **LDR Section 2.4.5(G)(1)(c), Class III Site Plan Modification**, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The development proposal involves the addition of 1,535 square feet of outdoor seating with an existing storefront. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the previous findings. However, the applicable Future Land Use Map (FLUM) and Concurrency items as they relate to this development proposal are discussed below.

Pursuant to **LDR Section 3.1.1 (Required Findings)**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a Future Land Use Map designation of General Commercial (GC) and is zoned Planned Commercial (PC). The PC zoning district is consistent with the GC Future Land Use Map (FLUM) designation. Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map.

LDR Section 3.1.1(B) - Concurrency

As described in Appendix "A", a positive finding of concurrency can be made as it relates to water and sewer, streets and traffic, drainage, and solid waste.

LDR Section 3.1.1(C) - Consistency

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

Comprehensive Plan Policies

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following objective is noted.

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property is proposed to be developed consistent with the surroundings. No incompatibility issues with respect to soil, topographic, intensity of use and other applicable physical consideration is anticipated.

Pursuant to **LDR Section 2.4.5(G)(5)**, a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification.

The proposed outdoor seating for Paradise Sports Lounge is consistent with the PC Zoning district uses which allows all uses permitted with the General Commercial (GC) zoning district. The subject site contains an existing shopping center, thus, the proposed redevelopment of the shopping center will be a continuation of the current use of the site. Thus, there will not be any adverse effects on the surround properties.

Based upon the above, a positive finding can be made with regard to LDR Section 2.4.5(F)(5) that the site plan will be compatible and harmonious with adjacent and nearby properties.

REVIEW BY OTHERS

The development proposal is not within a geographical area requiring review by the Community Redevelopment Agency (CRA), Downtown Development Authority (DDA) or Pineapple Grove Main Street (PGMS).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations and/or civic groups:

- ☐ Sherwood Forest HOA
- ☐ Highland Park Co. Inc.
- ☐ Sunset Pines

Any correspondence will be presented to SPRAB.

ALTERNATIVE ACTIONS

- A. Move to continue with direction.
- B. Move approval of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is

consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3 subject to conditions.

- C. Move denial of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3.

STAFF RECOMMENDATION

Move approval of the request for a Class III Site Plan Modification (2017-201) for **Paradise Sports Lounge** located at 5155 Military Trail, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5) with the following conditions:

1. The traffic statement from Palm Beach County is submitted prior to issuance of a building permit.
2. The planters are removed from the building elevations prior to site plan certification.

APPENDIX "A" CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

Water and sewer services are existing on-site. Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic:

A traffic impact statement is provided by the applicant. The conclusion is that the development will meet the requirements of the Palm Beach county requirements of the Palm Beach County Traffic Performance Standards Ordinance. A traffic statement from Palm Beach County has been applied. This is listed as a condition of approval for certification. The statement is not anticipated to affect the applicant's request. The increase in traffic volume will be insignificant.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The proposed addition of outside seating will now generate an increase of 19.1 tons of solid waste per year ($1,535 \text{ sq. ft.} \times 24.9 \text{ lbs.} = 38,221 \text{ lbs.} / 2,000 = 19.10$). The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2046.

School Concurrency:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

Drainage:

Drainage will be accommodated on site. There are no problems anticipated to bring the site into compliance with South Florida Water Management District (SFWMD) requirements in efforts to obtain a surface water permit.

<p style="text-align: center;">APPENDIX "B" STANDARDS FOR SITE PLAN ACTIONS</p>

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable _____
Meets intent of standard x
Does not meet intent _____

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable _____
Meets intent of standard x
Does not meet intent _____

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable X
Meets intent of standard _____
Does not meet intent _____

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable _____
Meets intent of standard x
Does not meet intent _____

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable ☒

Meets intent of standard ☐

Does not meet intent ☐

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable ☐

Meets intent of standard ☒

Does not meet intent ☐

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable ☐

Meets intent of standard ☒

Does not meet intent ☐

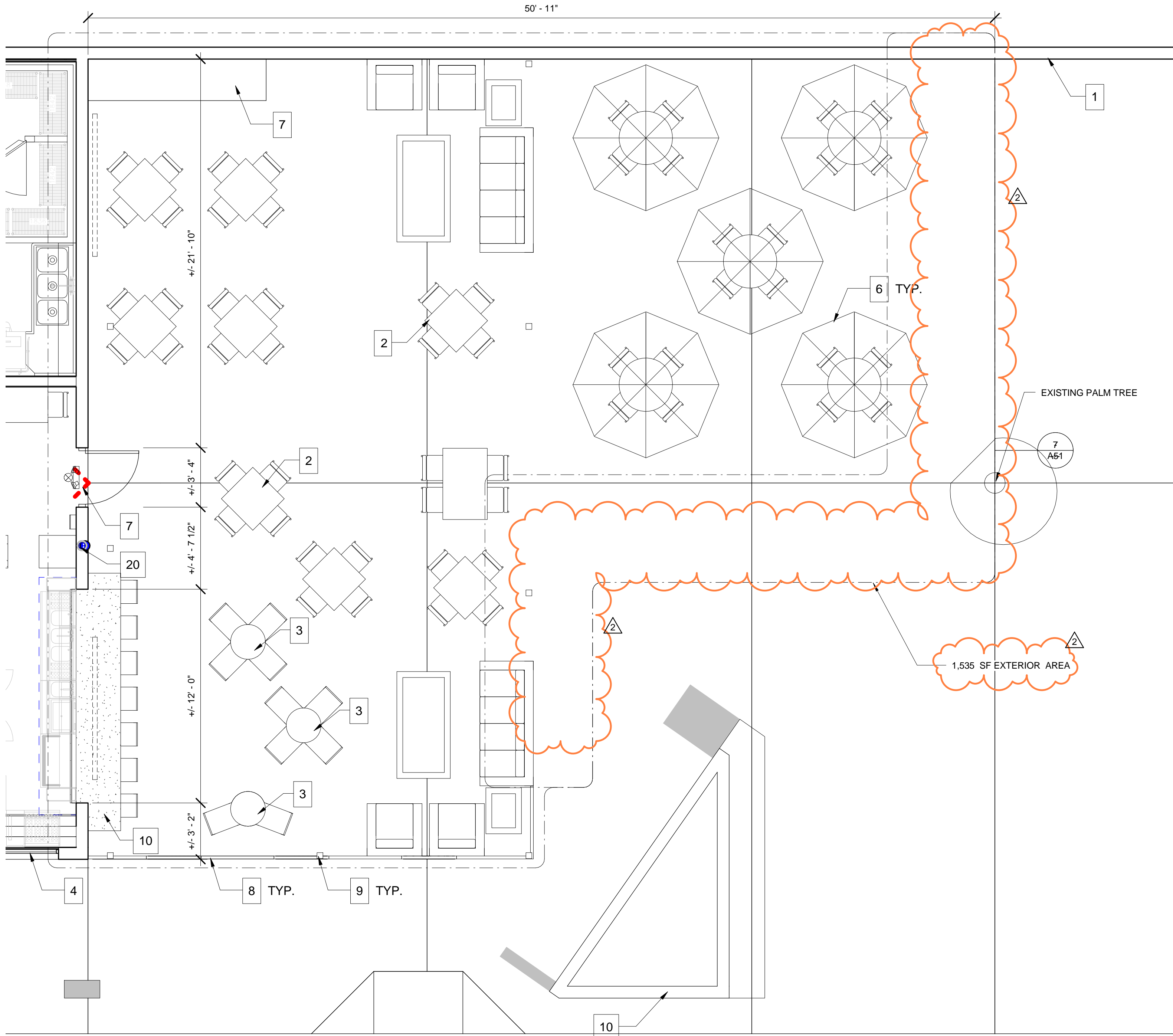
- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable ☒

Meets intent of standard ☐

Does not meet intent ☐

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

SITE DATA CHART

-TOTAL BUILDING AREA
- 258,433 SQUARE FEET

-REQUIRED SPACES
- 4 SPACES PER EVERY 1,000 SF
(258,433 SF / 1,000 SF) X 4 SPACES = 1,034 SPACES NEEDED.

-TOTAL PARKING PROVIDED
-1,272 SPACES

TABULAR SUMMARY

LOCATION:
-DELRAY BEACH, FL

PROPERTY CONTROL NUMBER:
-12-42-46-14-00-000-5010

LEGAL DESCRIPTION
-14-46-42, NE 1/4 OF SE 1/4 (LESS W 1/2 OF NW 1/4, PARS K/A L-1 THRU L-8, N 80 FT L-33 CNL, S 65 FT SR 806 & ELY 91.51 FT SR 809 R/W) ELY 3 FT SR 809 RD R/W)

EXISTING LAND USE CLASSIFICATION (FROM FUTURE LAND USE MAP):
-1600 - SHOPPING CENTER CMUNITY

ZONING DISTRICT:
-PC - Planned Commercial (12-DELRAY BEACH)

PROPOSED USE:
-EXISTING: RETAIL, BUSINESS
-PROPOSED: ASSEMBLY A-2 RESTAURANT

TOTAL AREA OF SITE:
-3,802 S.F. = 2,267 SF (A/C) + 1,535 SF (EXTERIOR ADDITION)

GENERAL HEIGHT:
-HEIGHT: 20'-0" TO TOP OF ROOF RIDGE

SEATING CAPACITY:
-OUTDOORS: 80 SEATS
-INDOORS: 104 SEATS

CONSTRUCTION TYPE:
-CONSTRUCTION TYPE III-B, UNPROTECTED SPRINKLERED

GENERAL NOTES

1. PRIOR TO PERMIT APPLICATION, CONTACT THE PUBLIC WORKS DEPARTMENT (561-742-6200) REGARDING THE REMOVAL OF REFUSE DURING THE CONSTRUCTION PHASE PER THE CODE, SECTION 10-26(A).
2. DESIGNATED HISTORIC BUILDINGS INDICATING THE REHABILITATION SHALL FOLLOW CHAPTER 12 FBC EXISTING BUILDING, HISTORIC BUILDINGS.
3. EXISTING HERITAGE TRAIL SIGN TO THE FRONT OF THE PROPERTY WILL BE RELOCATED TO THE CITY-OWNED RIGHT-OF-WAY TO THE EAST OF THE PROPERTY AT THE OWNER'S EXPENSE. THE NEW LOCATION WILL BE DETERMINED THROUGH CONSULTATION WITH THE HISTORIC PRESERVATION PLANNER.
4. ALL ROOFTOP EQUIPMENT WILL BE SCREENED FOR A DISTANCE OF 600 FEET.

KEYNOTES

- 1 EXISTING EXTERIOR WALL
- 2 ADA TABLE, TABLETOP HEIGHT @ 34" A.F.F.
- 3 HIGH TOP BAR TABLES @ 42" A.F.F. (SELECTED BY OWNER).
- 4 EXISTING STOREFRONT
- 5 NOT USED
- 6 UMBRELLA TABLES (SELECTED BY OWNER).
- 7 3' X 10' UNOBSTRUCTED AREA FOR GREASE TRAP & CONDENSATE DRAIN.
- 8 NEW EXTERIOR FENCE AND GATE (SELECTED BY OWNER)
- 9 STRUCTURAL COLUMN FOR OUTDOOR AWNING. SPECS TO BE PROVIDE FOR BY AWNING MANUFACTURE.
- 10 EXISTING PLANTER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.



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JAMES R. WILLIAMS AIA
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SUITE 1114
BOCA RATON, FLORIDA 33487
TEL 561 997 1244
FAX 561 997 1675
JAMES R. WILLIAMS - AR0017881
RODOLFO ACEVEDO - AR0016304

PARADISE SPORTS LOUNGE

5155 WEST ATLANTIC AVENUE, STE A-B
DELRAY BEACH, FLORIDA 33484

FLORIDA LICENSURE:
AA26002219

PROJECT NO: 16170
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

SUBMITTALS:
CLASS III REVIEW: 06.27.2017

REVISIONS:
1 BDC 08.17.2017
2 BDC 08.27.2017

SITE PLAN

L1



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PARADISE SPORTS LOUNGE

5155 WEST ATLANTIC AVENUE, STE A-B
DELRAY BEACH, FLORIDA 33484

FLORIDA LICENSURE:
AA26002219

PROJECT NO: 16170
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

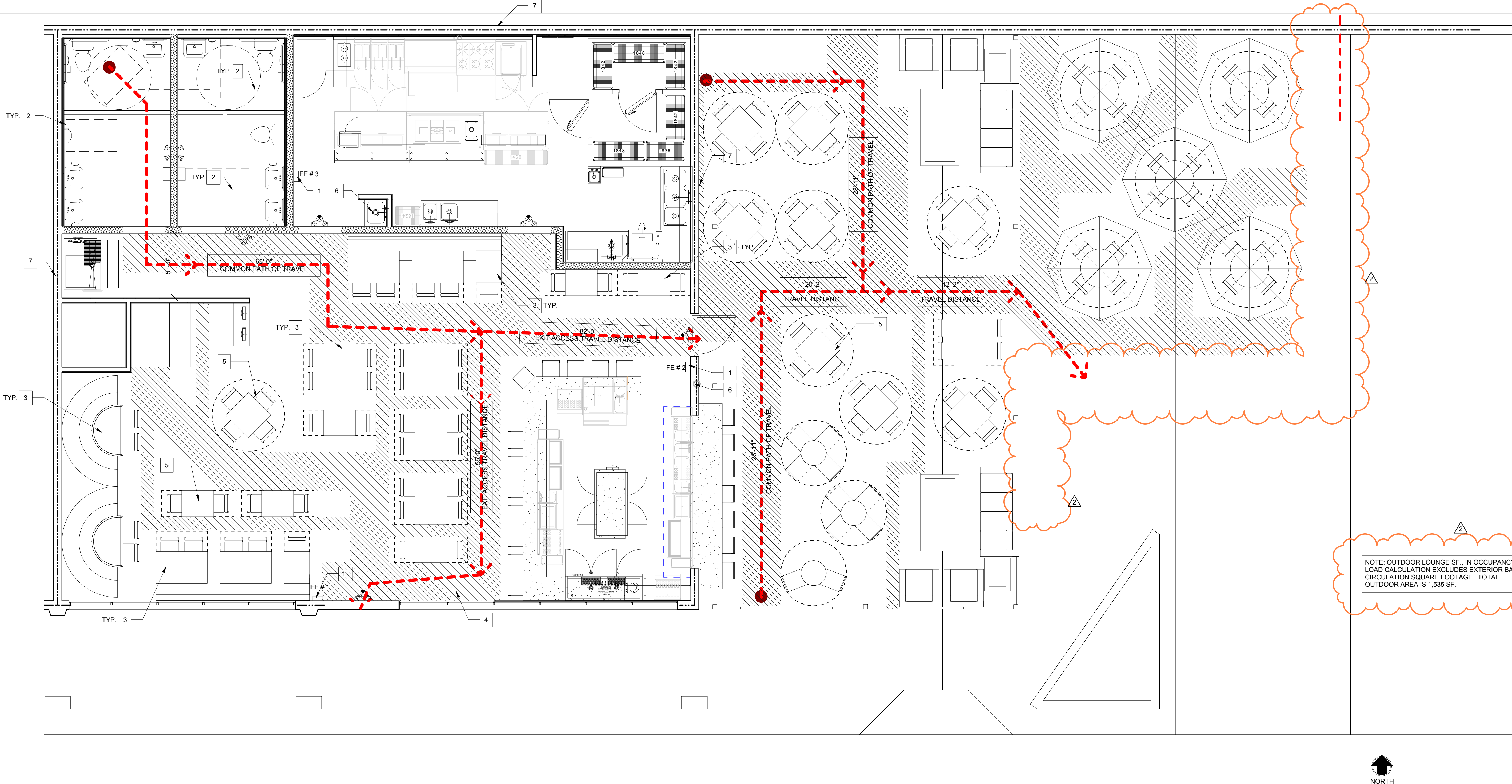
SUBMITTALS:
CLASS III REVIEW: 06.27.2017

REVISIONS:
1 BDC 08.17.2017
2 BDC 08.27.2017

LIFE
SAFETY
PLAN

A04

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1 1ST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

LIFE SAFETY PLAN GENERAL NOTES

- OCCUPANCY CLASSIFICATION IS ASSEMBLY 'A2'
- CLASSIFICATION OF HAZARD IS **ORDINARY HAZARD** IN ACCORDANCE WITH NFPA 101 - 6.2.2.3
- IF SPACE IS FITTED WITH A SPRINKLER SYSTEM, SYSTEM IS TO BE FULLY AUTOMATIC SPRINKLER.
- IF SPACE IS FITTED WITH A SPRINKLER SYSTEM, SPRINKLER SYSTEM SHALL BE INSTALLED BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO MUST SUBMIT COMPLETE ENGINEERED SPRINKLER PLANS AND HYDRAULIC CALCULATIONS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE SYSTEM SHALL COMPLY WITH N.F.P.A. SECTIONS 13, 14, 20 AND ALL APPLICABLE SECTIONS OF THE BUILDING CODE.
- IF BUILDING IS FITTED WITH A SPRINKLER SYSTEM, ALL SPRINKLER HEADS IN FINISHED AREAS SHALL BE CHROME PLATED, SEMI RECESSED.
- FURNITURE SHOWN FOR EGRESS INFORMATION ONLY
- ALL FIRE AND/OR SMOKE SEPARATION WALLS MUST BE IDENTIFIED ABOVE DECORATIVE CEILING AND IN CONCEALED SPACES BY STENCILED SIGN READING: "FIRE AND SMOKE BARRIER PROTECT ALL OPENINGS"
- HEADROOM IN ALL MEANS OF EGRESS SHALL BE MINIMUM 7'-6" WITH PROJECTIONS NOT LESS THAN 6'-8"
- ABRUPT CHANGES IN ELEVATION OF WALKING SURFACES SHALL NOT EXCEED 1/4". CHANGES IN ELEVATION BETWEEN 1/4" AND 1/2" SHALL BE LEVELED 1 TO 2.
- ANY DOOR IN THE MEANS OF EGRESS SHALL MEET THE REQUIREMENTS UNDER NFPA 101 (SECTION 7.2.1). DOOR LEAVES SHALL BE ARRANGED TO BE OPENED READILY FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED PER NFPA 101 (7.2.1.5.1). LOCKS, IF PROVIDED SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR THE OPERATION FROM THE EGRESS SIDE PER NFPA 101 (7.2.1.5.2).
- EXTERIOR DOOR ASSEMBLIES SHALL BE PERMITTED TO HAVE KEY-OPERATED LOCKS FROM THE EGRESS SIDE, PROVIDED THAT THE FOLLOWING CRITERIA ARE MET PER NFPA 101 (7.2.1.5.1):
(1) THIS ALTERNATIVE IS PERMITTED IN CHAPTERS 11 THROUGH 43 FOR THE SPECIFIC OCCUPANCY.

- (2) A READILY VISIBLE, DURABLE SIGN IN LETTERS NOT LESS THAN 1 IN. HIGH ON A CONTRASTING BACKGROUND THAT READS AS FOLLOWS IS LOCATED ON OR ADJACENT TO THE DOOR LEAF: "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED."
- (3) THE LOCKING DEVICE IS OF A TYPE THAT IS READILY DISTINGUISHABLE AS LOCKED.
- (4) A KEY IS IMMEDIATELY AVAILABLE TO ANY OCCUPANT INSIDE THE BUILDING WHEN IT IS LOCKED.
- COORDINATE WITH FOR EXACT LOCATION OF FURNITURE AND OUTLETS.
- REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR EXIT SIGNAGE AND EMERGENCY LIGHTING INFORMATION.
- PER N.F.P.A. 101 CHAPTER 10 AND SECTION 38.3.3
 - INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASS A OR CLASS B IN EXITS AND IN EXIT ACCESS CORRIDORS.
 - INTERIOR WALL AND CEILING FINISHES SHALL BE CLASS B, OR CLASS C IN AREAS OTHER THAN EXITS OR EXIT ACCESS CORRIDORS.
 - ALL INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 PER CHAPTER 10 OF NFPA 101. CLASS A SHALL BE CHARACTERIZED BY FLAME SPREAD INDEX OF 0-25 AND SMOKE DEVELOPED INDEX OF 0-450. CLASS B SHALL BE CHARACTERIZED BY FLAME SPREAD INDEX OF 26-75 AND SMOKE DEVELOPED INDEX OF 0-450. CLASS C SHALL BE CHARACTERIZED BY FLAME SPREAD INDEX OF 76-200 AND SMOKE DEVELOPED INDEX OF 0-450.
 - INTERIOR FLOOR FINISH IN EXIT ENCLOSURES SHALL BE CLASS I OR II. CARPET SHALL COMPLY WITH ASTM D2859. FLOOR COVERINGS OTHER THAN CARPET SHALL HAVE A MINIMUM CRITICAL RADIANT FLUX OF 0.1W/SQ. CM.

OCCUPANCY LOAD CALCULATIONS

OCCUPANCY GROUP ASSEMBLY A-2 PER F.B.C. SECTION 303.3 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, FBC TABLE 1004.1.2			
	SF PROVIDED	LOAD FACTOR	ALLOWED OCCUPANCY
ASSEMBLY W/OUT FIXED SEATS: UNCONCENTRATED (TABLES, CHAIRS)			
101 LOUNGE	1078 SF	15 NET	72
107 OUTDOOR LOUNGE	1103 SF	15 NET	74
101B BAR	25,26 L. FT.	18 LIN. IN.	17
107B EXTERIOR BAR	14.46 L. FT.	18 LIN. IN.	10
SUBTOTAL			173 PPL
KITCHEN, COMMERCIAL			
102 KITCHEN	407 SF	100 GROSS PER NFPA	5
102B WALK-IN COOLER	80 SF	200 NET	1
SUBTOTAL			6 PPL
BUSINESS AREAS			
106 IT CLOSET	25 SF	100 NET	1
101B BAR SERVICE AREA	265 SF	100 NET	3
SUBTOTAL			4 PPL
STORAGE AREAS			
105 STORAGE	15 SF	30 GROSS	1
SUBTOTAL			1 PPL
RESTROOMS NOT INCLUDED IN OTHER AREAS OF CHART:	829 SF	N/A	N/A
TOTAL # OF SEATS: 162	TOTAL ALLOWED OCCUPANTS	3,802 SF	184 PPL
***NOTE: PER TABLE 6.1.14.4.1 (a,b) REQUIRED SEPARATION BETWEEN BUSINESS & BUSINESS = 0HR REQUIRED SEPARATION BETWEEN BUSINESS & MERCANTILE = 2HR REQUIRED SEPARATION BETWEEN BUSINESS & ASSEMBLY ≤ 300 = 1HR PER SECTION 6.1.14.1.3 THE MINIMUM FIRE RESISTANCE SHALL BE PERMITTED TO BE REDUCED BY 1HR WHERE THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM			

EGRESS REQUIREMENTS

MIN. NUMBER OF EXITS		REQUIRED	PROVIDED
PER FBC 5TH ED. 2014, SECTION 1015.1 FOR ASSEMBLY TYPE 'A2' WITH OCCUPANT LOAD OF 184.		2	2
TOTAL EGRESS WIDTH		REQUIRED	PROVIDED
PER FBC 5TH ED. 2014, SECTION 1005.3.2 IS 2" PER OCCUP. 184 OCCUP. X 2" OCCUPANT = 36.8" REQ'D WIDTH		36.8"	101"
EXIT ACCESS TRAVEL DISTANCE		MAXIMUM	PROVIDED
PER FBC 5TH ED. 2014, TABLE 1016.2 WITH SPRINKLER SYSTEM FOR AN OCCUPANCY TYPE 'A2' (ASSEMBLY)		250'	95'-0"
MINIMUM CORRIDOR WIDTH		MINIMUM	PROVIDED
PER FBC 5TH ED., 2014, SECTION 1018.2 FOR AN OCCUPANCY TYPE 'A2' (ASSEMBLY)		44"	60"
MINIMUM CORRIDOR FIRE RATING		MINIMUM	PROVIDED
PER FBC 5TH ED., 2014, TABLE 1018.1 FOR GROUP 'A2' (ASSEMBLY) WITH FIRE SPRINKLER SYSTEM.		N/A	N/A
MAXIMUM COMMON PATH OF EGRESS TRAVEL LENGTH		MAXIMUM	PROVIDED
PER FBC 5TH ED., 2014, SECTION 1014.3 WITH SPRINKLER SYSTEM FOR AN OCCUPANCY TYPE 'A2' (ASSEMBLY)		75'	65'-0"
PLUMBING REQUIREMENTS			
PLUMBING CALCULATIONS, ASSEMBLY A-2, RESTAURANT. PER FBC, PLUMBING, 5TH ED. (2014) OCCUPANTS 184 : 92 MALE AND 92 FEMALES			
		REQUIRED	PROVIDED
WATER CLOSETS	MALE	1 PER 75	2
	FEMALE	1 PER 75	2
LAVATORIES	MALE	1 PER 200	1
	FEMALE	1 PER 200	3
DRINKING FOUNTAINS	1 PER 500	0	0
	PER FBC, PLUMBING 5TH ED. SECTION 410.3 SUBSTITUTION: WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS.	PER FBC, PLUMBING 5TH ED. SECTION 410.3 SUBSTITUTION	
SERVICE SINKS	1 SERVICE SINK	1	1

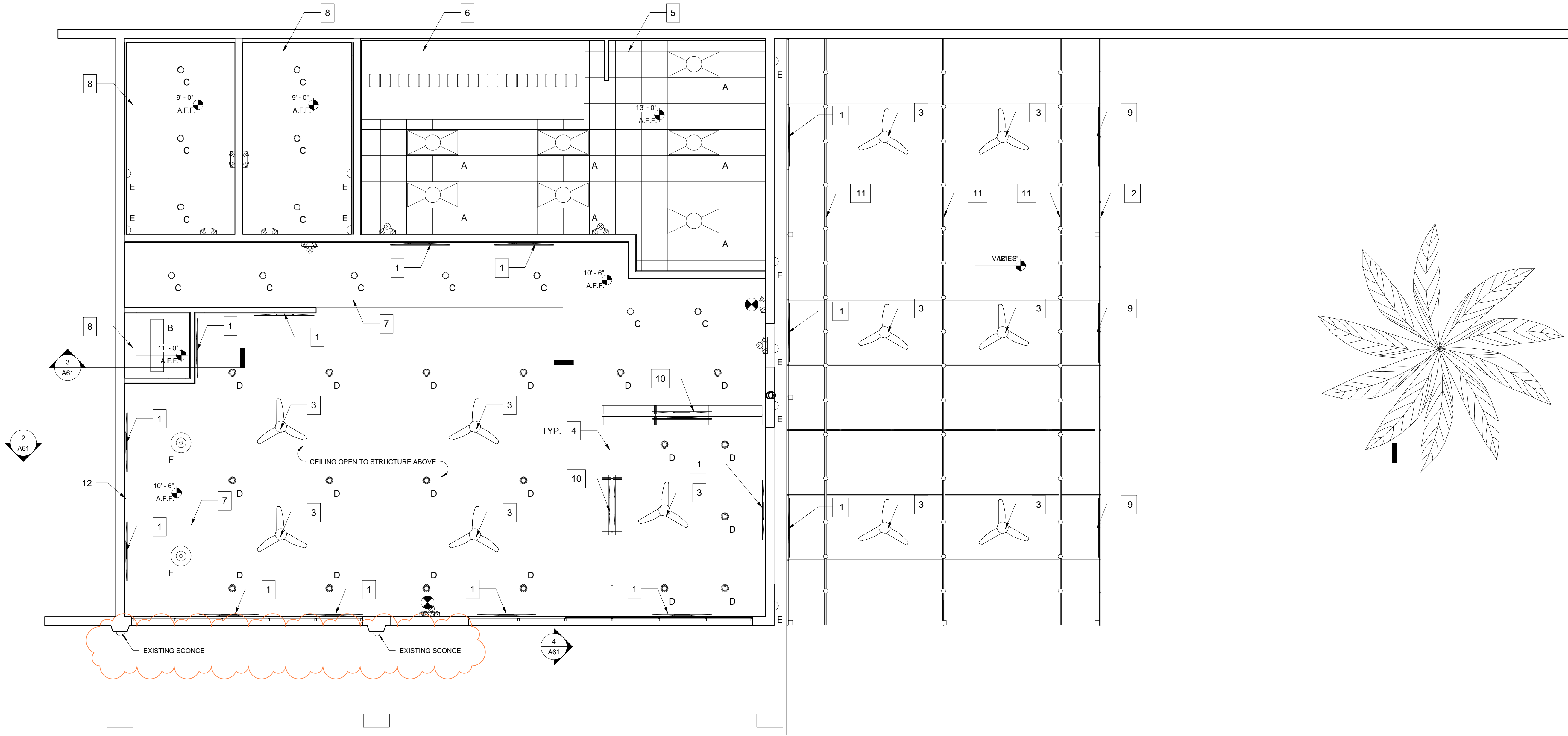
LIFE SAFETY PLAN LEGEND

- XX TRAVEL DISTANCE DENOTES PATH OF EGRESS AND TRAVEL DISTANCE
- XX COMMON PATH DENOTES COMMON PATH OF EGRESS TRAVEL DISTANCE
- FE # WALL MOUNTED FIRE EXTINGUISHER
- DENOTES EXISTING WALL
- DENOTES PROPOSED WALL
- DENOTES AISLE ACCESS WAY
- EMERGENCY LIGHTS
- EMERGENCY LIGHTS W/ EXIT SIGN

LIFE SAFETY KEY NOTES

- THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) 10 LB. ABC TYPE U.L. LISTED FIRE EXTINGUISHER 1 PER 75'-0" OR 2500 S.F. PROVIDE A CLASS 'K' FIRE EXTINGUISHER AT THE KITCHEN. LOCATION SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION. FIRE EXTINGUISHERS TO BE WALL MOUNTED.
- CLEAR FLOOR AREA FOR ACCESS OF PERSONS WITH DISABILITIES
- ALL FURNITURE PROVIDED BY OTHERS
- 36" AISLE ACCESS WAY
- PER FBC, 5TH ED., 2014 ACCESSIBILITY, SECTION 226.1. AT LEAST 5% OF THE SEATING SPACES AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH SECTION 902. IN ADDITION, WHERE WORK SURFACES ARE PROVIDED FOR USE BY OTHER THAN EMPLOYEES, AT LEAST 5% SHALL COMPLY WITH 902.70 WILL BE ADA ACCESSIBLE SEATING CAPACITY IS 184 SEATS, 5% OF 132 = 9.2 SEATS
- SERVICE SINK
- FIRE RATED DEMISING WALL

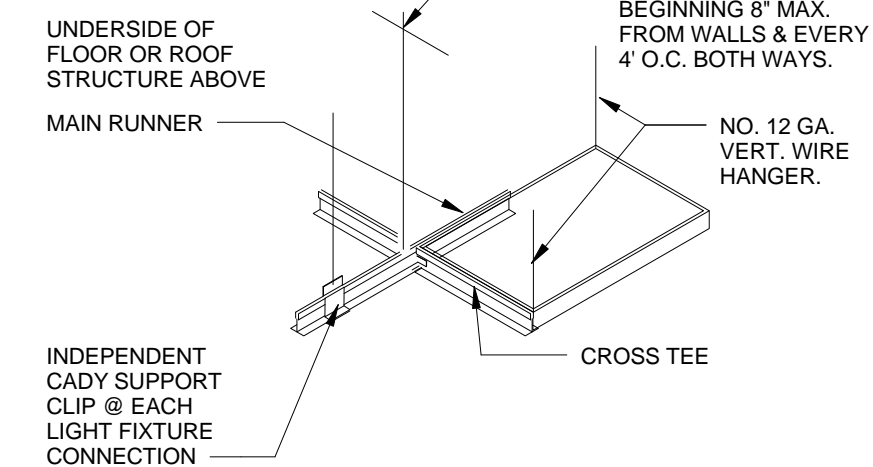
M:\Revit_Workshare_Models\16170_Paradise_Sports_Lounge\16170_Paradise_Sports_Bar_canjuna.rvt



REFLECTIVE CEILING PLAN NOTES

- 1 FLAT SCREEN TVs TO BE POLE MOUNTED (UNLESS NOTED OTHERWISE) SELECTED BY OWNER.
- 2 EXTERIOR STRUCTURAL AWNING SYSTEM. SPECS TO BE PROVIDED BY AWNING MANUFACTURE.
- 3 HAIKU FANS (FOR INDOOR AND OUTDOOR USE) SELECTED BY OWNER.
- 4 OVERHEAD BAR STORAGE (SEE STRUCTURAL SHEETS) SELECTED BY OWNER. TO BE INSTALLED BY GC.
- 5 2' X 2' ACOUSTICAL CEILING GRID
- 6 KITCHEN HOOD. SEE HOOD SPECS FROM MANUFACTURE. GC TO INSTALL.
- 7 NEW BUILT-OUT GYPSUM SOFFIT
- 8 NEW GYPSUM BOARD CEILING
- 9 REVERSIBLE POLE MOUNTED TVs. TOP OF TVs @ 9'-6"
- 10 2 BACK-TO-BACK MOUNTED TVs.
- 11 STRING EXTERIOR LIGHTING. SELECTED BY OWNER.
- 12 ROLL UP PROJECTOR

- 1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



- 2 LATERAL BRCC @ SUSPENDED CEILING
N.T.S.

LIGHTING FIXTURE LEGEND

- 2x4 PARABOLIC LIGHT FIXTURE
- 1x4 PARABOLIC LIGHT FIXTURE
- 6" DIAM CEILING LIGHT
- PIN LIGHTS
- SCONCES LIGHTS
- PENDANT LIGHTS, TO BE CENTERED OVER TABLE (SELECTED BY OWNER)
- 2' x 2' ACOUSTICAL TILE CEILING AND GRID.
- GYP BOARD PAINTED DRYWALL CEILING AND/OR SOFFIT
- EDGE LIT (GREEN COLOR) EXIT SIGN
- EMERGENCY LIGHTS



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PARADISE SPORTS LOUNGE

5155 WEST ATLANTIC AVENUE, STE A-B
DELRAY BEACH, FLORIDA 33484

FLORIDA LICENSURE:
AA26002219

PROJECT NO: 16170
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker

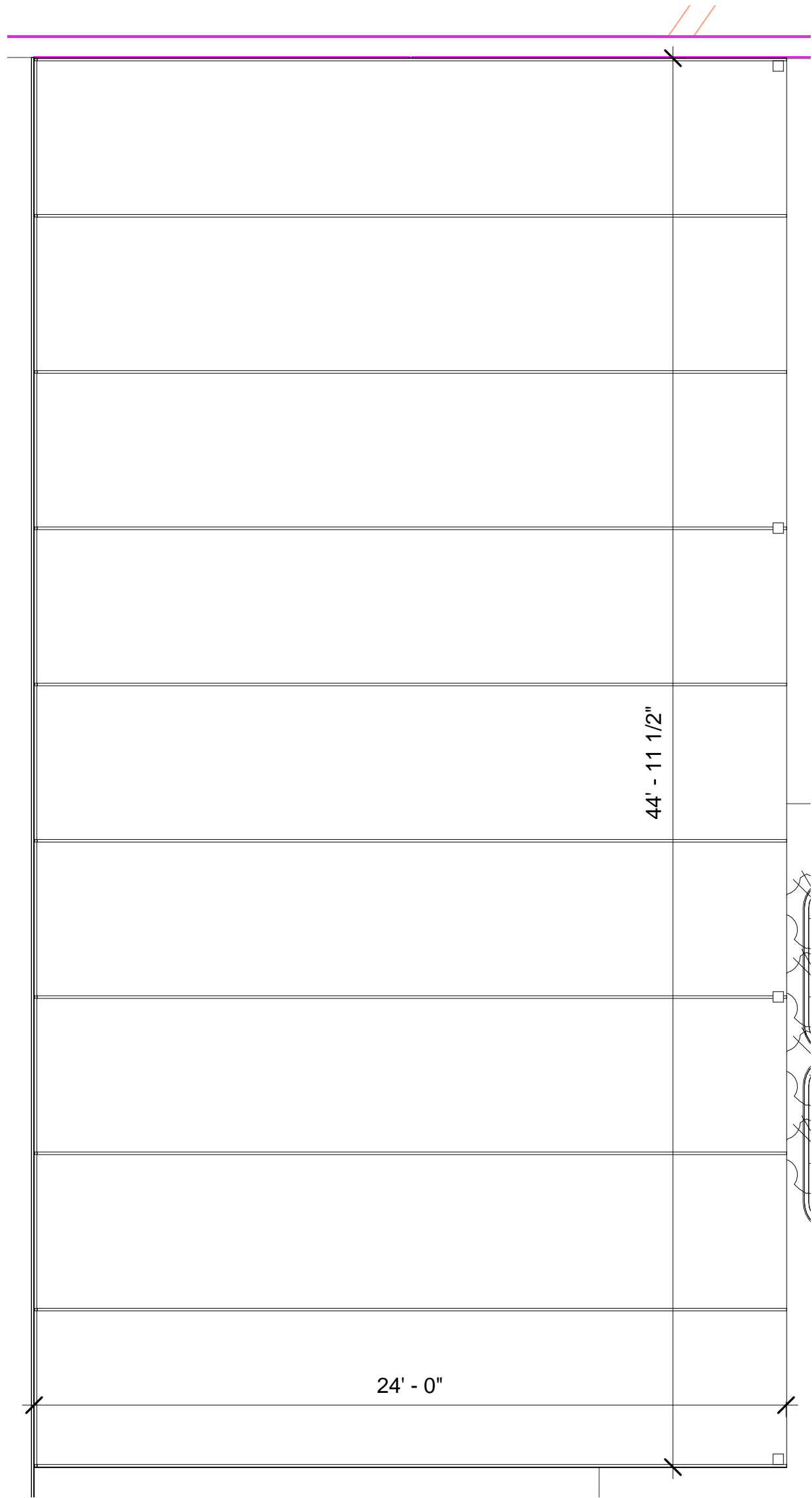
SUBMITTALS:
CLASS III REVIEW: 06.27.2017

REVISIONS:
1 BDC 08.17.2017

REFLECTED
CEILING
PLAN

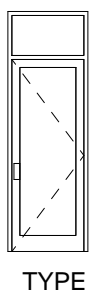
A26

M:\Revit_Workshare_Models\16170_Paradise_Sports_Lounge\16170_Paradise_Sports_Bar_csanjura.rvt

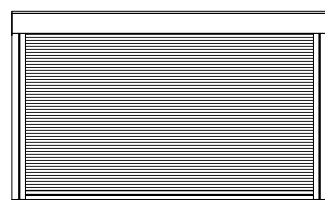


5 AWNING - PLAN VIEW
SCALE: 1/4" = 1'-0"

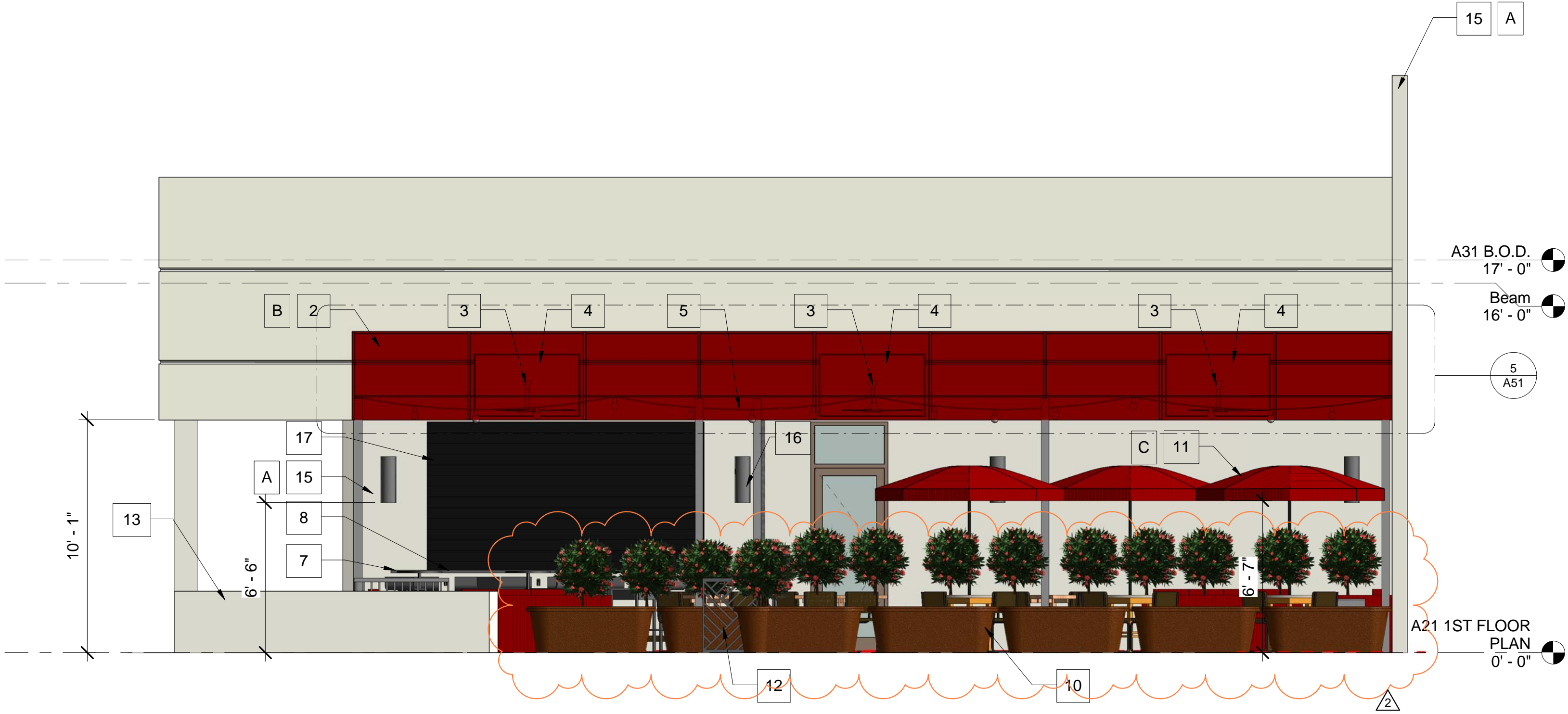
Door Schedule_Exterior_Only						
DOOR NUMER	TYPE MARK	DOOR		MATERIAL		COMMENTS
		WIDTH	HEIGHT	PANEL	FRAME	
108	D	3' - 0"	8' - 0"	GLASS	ALUMINUM	EXTERIOR DOOR. IMPACT RESISTANT, PROVIDE WATERSEAL ADN TRESHOLD
109	E	12' - 0"	6' - 6"	ALUMINUM	ALUMINUM	EXTERIOR ROLL DOWN DOOR. IMPACT RESISTANT.



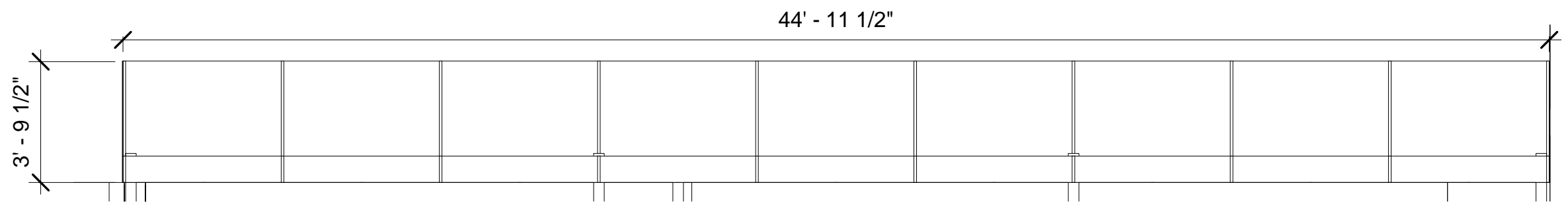
TYPE D



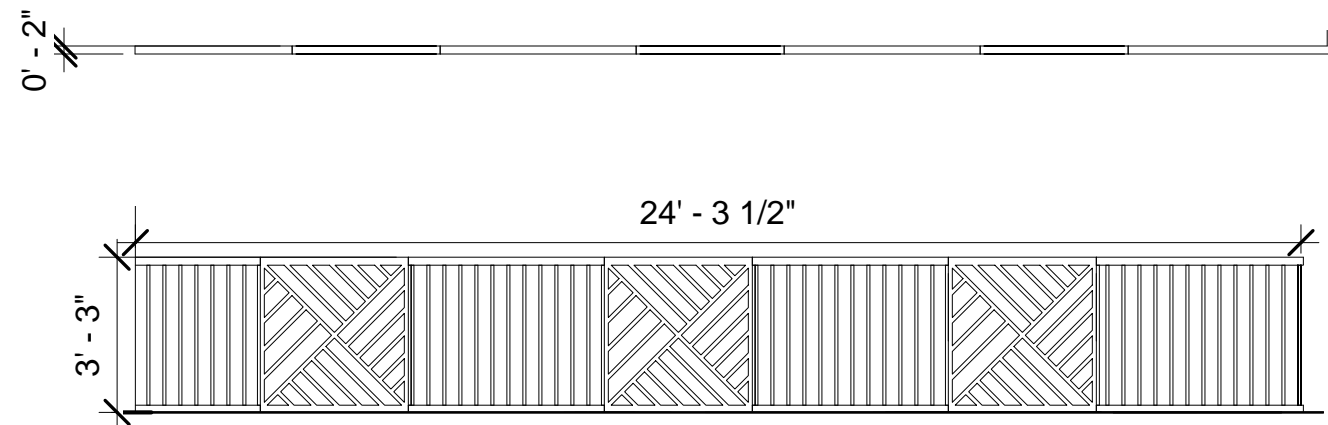
TYPE E



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



3 SOUTH FENCING DIMENSIONS
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- SIGNAGE MANUFACTURE TO BE SELECTED BY OWNER (SUBMIT UNDER SEPARATE PERMIT)
- EXTERIOR STRUCTURAL AWNING SYSTEM. SPECS TO BE PROVIDED BY AWNING MANUFACTURE. (SHOWN TRANSPARENT IN ELEVATION TO SHOW ELEMENT WITHIN AWNING. AWNING FABRIC IS NOT TRANSPARENT)
- HAIKU FANS (SELECTED BY OWNER)
- FLAT SCREEN TV'S TO BE POLE MOUNTED (UNLESS NOTED OTHERWISE) SELECTED BY OWNER.TOP OF TVs @ 9'-6"
- STRING EXTERIOR LIGHTING. SELECTED BY OWNER.
- ADA TABLE. TABLETOP HEIGHT @ 34" A.F.F.
- HIGH TOP BAR TABLES @ 42" A.F.F. (SELECTED BY OWNER).
- BAR COUNTER TOP HEIGHT @ 42" A.F.F. (SELECTED BY OWNER).
- EXISTING STOREFRONT
- 6' X 2' PLANTERS (SELECTED BY OWNER) MANUFACTURE TO PROVIDE SPECS.
- UMBRELLA TABLES (SELECTED BY OWNER).
- NEW EXTERIOR FENCE AND GATE (SELECTED BY OWNER)
- EXISTING PLANTER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
- EXISTING PALM TREE
- EXISTING EXTERIOR WALLS
- NEW SCONCES LIGHTS
- EXTERIOR METAL BAR TOP ROLL DOWN DOOR. IMPACT RESISTANT. TO BE SELECTED BY OWNER.

COLOR LEGEND

MARK	DESCRIPTION
A	EXTERIOR COLOR TO MATCH EXISTING CONDITIONS
B	AWNING - PORTLIGHT RED, CP2707-62 (857207), PREMIUM, BY TRIVATAGE (SELECTED BY OWNER)
C	UMBRELLA & CHAIR COMBINATION - RUBY(RED),SKU 1002062607 (SELECTED BY OWNER)



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PARADISE SPORTS LOUNGE

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AA26002219

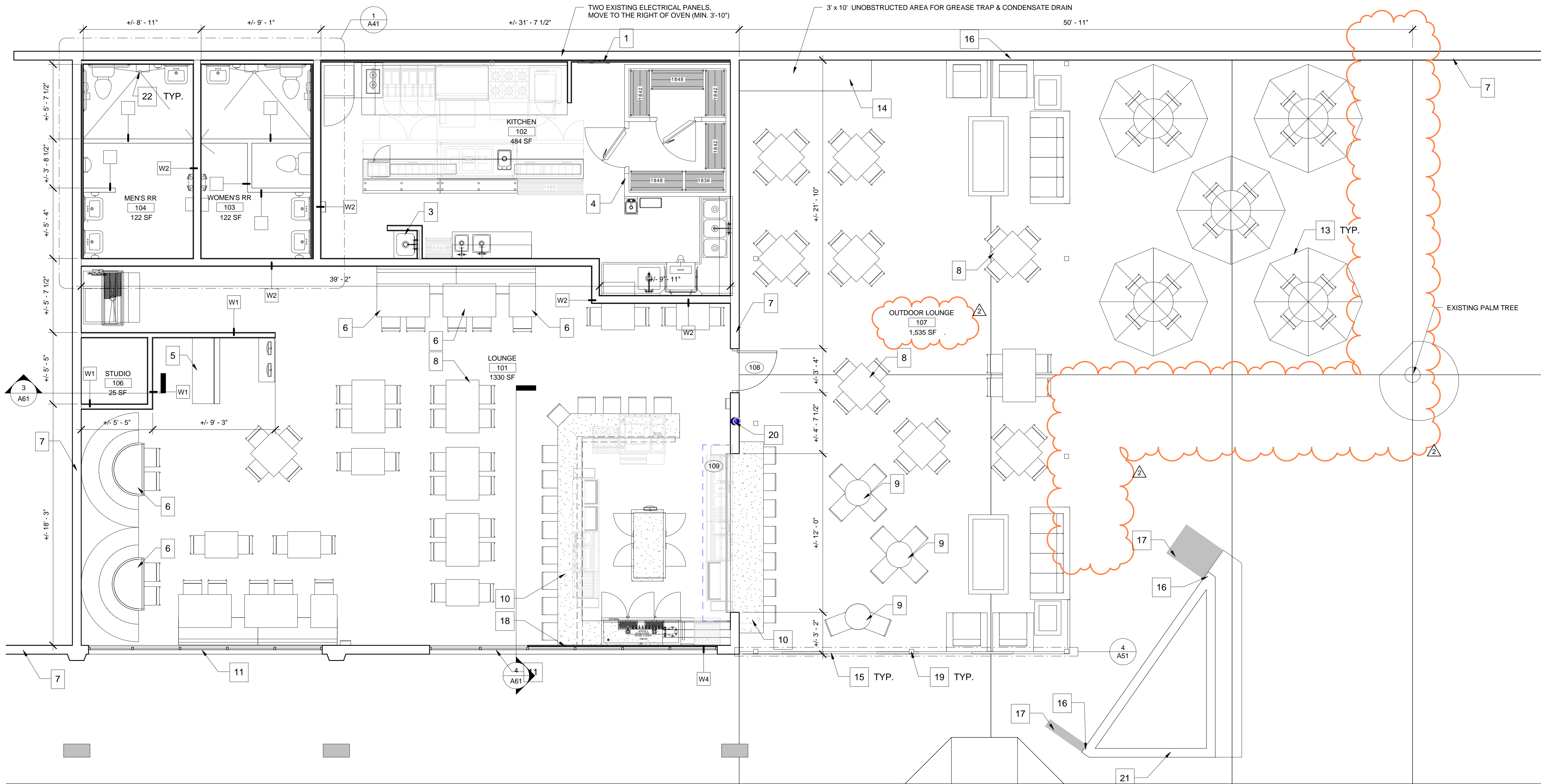
PROJECT NO: 16170
DESIGNED BY: JW
DRAWN BY: RC
CHECKED BY: JW

SUBMITTALS:
CLASS III REVIEW: 06.27.2017

REVISIONS:
1 BDC 08.17.2017
2 BDC 08.27.2017

BUILDING
ELEVATIONS

A51



GENERAL CONSTRUCTION NOTES

- CGN1. ALL NEW WALLS TO BE TAPED, SPACKLED, AND SANDED SMOOTH READY TO RECEIVE NEW FINISH. DEMISING WALL TO RECEIVE LEVEL 4 FINISH UP TO 10'-0" AFF. LEVEL 2 FINISH TO BE APPLIED ABOVE 10'-0" UP TO BOTTOM OF EXISTING STEEL DECK.
- CGN2. REFER TO SHEET A4.1 FOR TYPICAL PARTITION TYPES. ALL PARTITIONS ARE TO BE WALL TYPE 3 UNLESS OTHERWISE NOTED.
- CGN3. DIMENSIONS SHALL BE CALCULATED, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
- CGN4. DO NOT MECHANICALLY SECURE OR BRACED NEW PARTITIONS TO EXISTING WINDOW MULLIONS, WINDOW SILLS, DUCTWORK, CONDUIT OR PIPING.
- UCGN5. CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- CGN6. STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT, GAUGE AND SPACING UNLESS OTHERWISE NOTED.
- CGN7. DOUBLE STUDS ARE REQUIRED @ BOTH JAMBS OF DOOR FRAMES & HEADER.
- CGN8. STUDS AT DOOR JAMBS AND ON TOPS OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP, BOTTOMS AND BOTH SIDES.
- CGN9. THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CGN10. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLIMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS BUT SHALL INCLUDE ALL CONSTRUCTION NECESSARY TO ACCOMMODATE THE NEW WORK.
- CGN11. PER FBC 708.2: INSULATING MATERIALS, WHEN CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING ON NOT MORE THAN 450.
- CGN12. PER FBC 717.5: COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE.
- CGN13. CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2014 EDITION) COMPLY TO SECTION 16.3.6.
- CGN14. PER NFPA 1 16.3.6.4 2014 EDITION AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAIN SIGHT ON EACH FLOOR AT EACH USABLE STAIRWAY AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES, PER NFPA 1 SECTION 16.3.6.1 2014 EDITION THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 13.6.

FLOOR PLAN GENERAL NOTES

- 1 RELOCATE EXISTING ELECTRICAL PANELS. FOR EXACT SIZE AND LOCATION REFER TO ELECTRICAL SHEETS.
- 2 -
- 3 MOP SINK. PROVIDE FRP ON ALL WALLS AROUND SINK. TOP @ 48" AFF.
- 4 WALK-IN COOLER. FOR INFORMATION REFER TO KITCHEN EQUIPMENT PLAN.
- 5 DJ BOOTH, TO BE SELECTED BY OWNER.
- 6 STEP-UP BANQUETS TO BE INSTALLED BY GC.
- 7 EXISTING TENANT DEMISING/EXTERIOR WALL TO REMAIN. REFER TO WALL TYPES FOR ADDITIONAL WALL FURRING NECESSARY TO ACCOMMODATE MECHANICAL, ELECTRICAL & PLUMBING CONNECTIONS.
- 8 ADA TABLE. TABLETOP HEIGHT @ 34" A.F.F.
- 9 HIGH TOP BAR TABLES @ 42" A.F.F. (SELECTED BY OWNER).
- 10 BAR COUNTER TOP HEIGHT @ 42" A.F.F. (SELECTED BY OWNER).
- 11 EXISTING STOREFRONT
- 12 NOT USED
- 13 UMBRELLA TABLES (SELECTED BY OWNER).

FLOOR PLAN GENERAL NOTES, CONT.

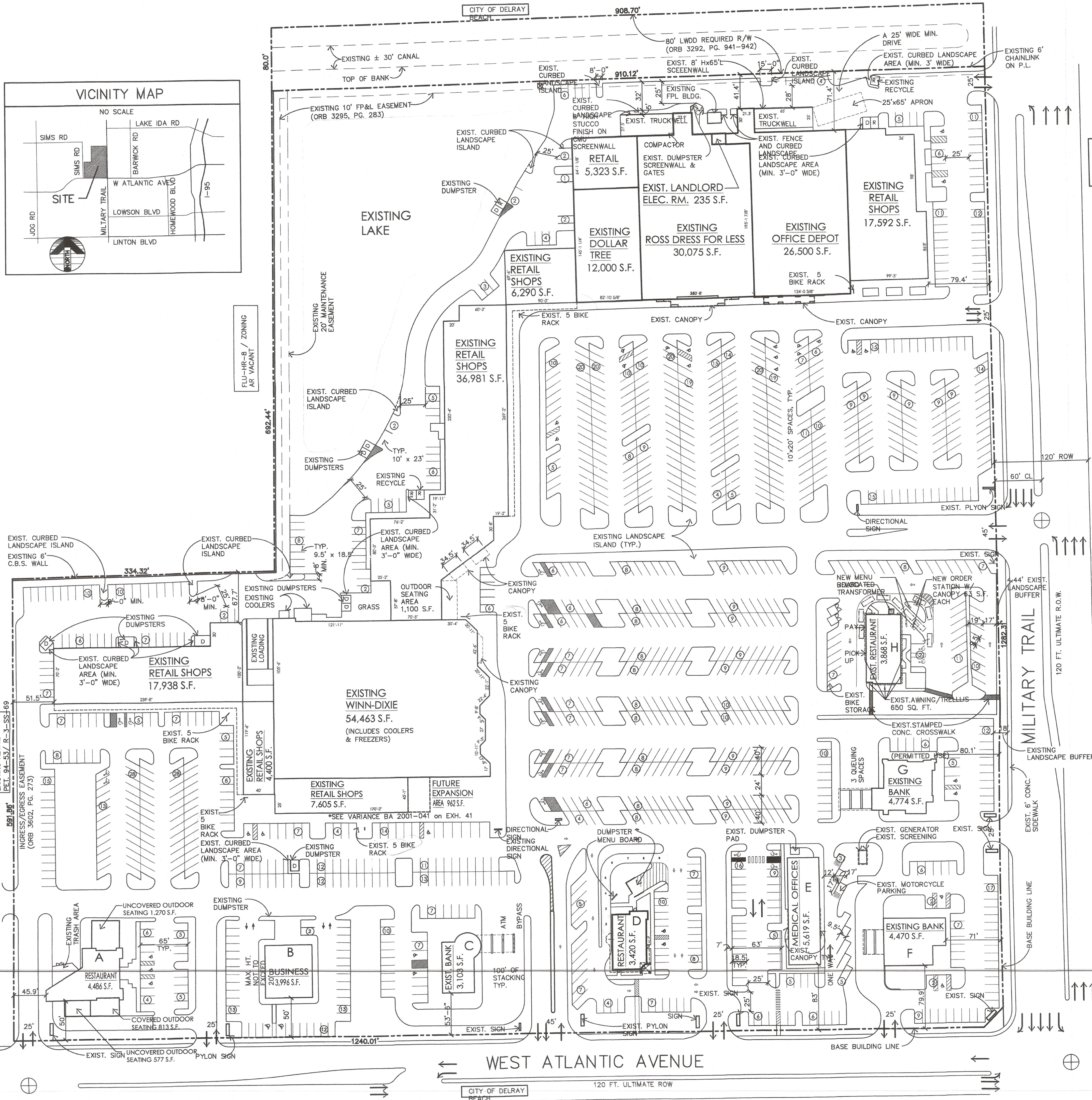
- 14 3' X 10' UNOBSTRUCTED AREA FOR GREASE TRAP & CONDENSATE DRAIN.
- 15 NEW EXTERIOR FENCE AND GATE (SELECTED BY OWNER) SEE A51 ELEVATION SHEET.
- 16 PATCH AND REPAIR EXTERIOR WALL AS NEED. FINISHES TO MATCH EXISTING CONDITIONS.
- 17 LANDSCAPING TO BE REMOVED. SEAL ALL WATER SPRINKLER HEADS. PATCH AND REPAIR (POUR CONCRETE) AS NEED. FINISHES TO MATCH EXISTING CONDITIONS.
- 18 BUILT OUT FURRING OR OPAQUE FILM TO BE APPLIED TO INTERIOR OF WINDOW INFRONT OF BAR AREA ONLY. (TO BE SELECTED BY OWNER)
- 19 STRUCTURAL COLUMN FOR OUTDOOR AWNING. SPECS TO BE PROVIDE FOR BY AWNING MANUFACTURE.
- 20 EXISTING STRUCTURAL COLUMN TO REMAIN.
- 21 EXISTING PLANTER TO REMAIN. VERIFY EXACT LOCATION IN FIELD.
- 22 SLOPE SLAB TO FLOOR DRAIN.

SYMBOLS LEGEND

- ELEVATION INDICATOR (EXTERIOR)
- ELEVATION INDICATOR (INTERIOR)
- SECTION INDICATOR
- ROOM NAME
- ROOM LABELS
- DETAIL IDENTIFIER

FIRST FLOOR PLAN LEGEND

- KEY NOTE. SEE DESIGNATED # FOR MORE INFORMATION.
- DOOR REFERENCE NUMBER SEE DOOR & HARDWARE SCHEDULE FOR SPECS
- DENOTES EXISTING CONCRETE STRUCTURE
- DENOTES PROPOSED WALL
- DENOTES INSULATED WALL
- PARTITION DESIGNATION. SEE FLOOR PLAN FOR DESIGNATION OF DETAIL. SEE CORRESPONDING WALL SECTION ON DETAIL SHEET
- CLEAR FLOOR AREA FOR ACCESSIBILITY REFER TO LIFE SAFETY PLAN
- EXISTING RATED TENANT DEMISING WALL
- NEW 1-HR RATED TENANT DEMISING WALL



EXISTING SITE DATA			PROPOSED SITE DATA		
ZONING DISTRICT FUTURE LAND USE FAR OVERLAY DISTRICT	PC-PLANNED COMMERCIAL GC-GENERAL COMMERCIAL 2.0 FOUR CORNERS		ZONING DISTRICT FUTURE LAND USE FAR OVERLAY DISTRICT	PC-PLANNED COMMERCIAL GC-GENERAL COMMERCIAL 2.0 FOUR CORNERS	
GROSS LAND AREA	1,319,868 30.3	S.F. ACRES	GROSS LAND AREA	1,319,868 30.3	S.F. ACRES
TOTAL PROPOSED BUILDING AREA	255,653	S.F. 19.4%	TOTAL PROPOSED BUILDING AREA	255,653	S.F. 19.4%
TOTAL PEDESTRIAN CIRCULATION	46,495	S.F. 3.5%	TOTAL PEDESTRIAN CIRCULATION	46,495	S.F. 3.5%
PARKING/PAVED AREA	729,893	S.F. 55.3%	PARKING/PAVED AREA	729,893	S.F. 55.3%
TOTAL OPEN SPACE PROVIDED	220,319	S.F. 16.7%	TOTAL OPEN SPACE PROVIDED	220,319	S.F. 16.7%
LAKE AREA	67,509	S.F. 5.1%	LAKE AREA	67,509	S.F. 5.1%
TOTAL LAND AREA	1,319,869	S.F. 100%	TOTAL LAND AREA	1,319,869	S.F. 100%
ALLOWABLE BUILDING HEIGHT	48 FEET		ALLOWABLE BUILDING HEIGHT	48 FEET	
BUILDING AREAS			BUILDING AREAS		
RETAIL (SHOPPING CENTER)			RETAIL (SHOPPING CENTER)		
OFFICE DEPOT	26,500	S.F.	OFFICE DEPOT	26,500	S.F.
ROSS DRESS FOR LESS	30,075	S.F.	ROSS DRESS FOR LESS	30,075	S.F.
DOLLAR TREE	12,000	S.F.	DOLLAR TREE	12,000	S.F.
WINN DIXIE	54,463	S.F.	WINN DIXIE	54,463	S.F.
RETAIL SHOPS	96,364	S.F.	RETAIL SHOPS	96,364	S.F.
FUTURE EXPANSION	2,581	S.F.	FUTURE EXPANSION	2,581	S.F.
SUBTOTAL	221,983	S.F.	SUBTOTAL	221,983	S.F.
RESTAURANTS			RESTAURANTS		
OUTLOT A	4,420	S.F.	WOOD & FIRE NEOPOLITAN	4,486	S.F.
OUTLOT B	3,996	S.F.	OUTDOOR SEATING	2,660	S.F.
POLLO TROPICAL OUTLOT D	3,420	S.F.	POLLO TROPICAL OUTLOT D	3,420	S.F.
FRIENDLY'S, OUTLOT E	5,619	S.F.	MCDONALD'S, OUTLOT E	5,619	S.F.
MCDONALD'S, OUTLOT H	3,868	S.F.	MCDONALD'S, OUTLOT H	3,868	S.F.
SUBTOTAL	21,323	S.F.	SUBTOTAL	20,053	S.F.
BANKS			BANKS		
TRANSCAPITAL - OUTLOT C	3,103	S.F.	TRANSCAPITAL - OUTLOT C	3,103	S.F.
PNC - OUTLOT F	4,470	S.F.	PNC - OUTLOT F	4,470	S.F.
WACHOVIA - OUTLOT G	4,774	S.F.	WACHOVIA - OUTLOT G	4,774	S.F.
SUBTOTAL	12,347	S.F.	SUBTOTAL	12,347	S.F.
BUSINESS			BUSINESS		
ATLANTIC DENTAL, OUTLOT B	3,996	S.F.	ATLANTIC DENTAL, OUTLOT B	3,996	S.F.
SUBTOTAL	3,996	S.F.	SUBTOTAL	3,996	S.F.
TOTAL BUILDING AREA	255,653	S.F.	TOTAL BUILDING AREA	257,860	S.F.
PARKING REQUIREMENTS			PARKING REQUIREMENTS		
TOTAL PARKING REQUIRED (4 CARS PER 1,000 S.F.) 255,653x4	1,023	SPACES	TOTAL PARKING REQUIRED (4 CARS PER 1,000 S.F.) 257,860x4	1,032	SPACES
TOTAL PARKING PROVIDED	1,275	SPACES	TOTAL PARKING PROVIDED	1,272	SPACES
PARKING RATIO	5.00	SPACES PER 1,000 S.F.	PARKING RATIO	5.00	SPACES PER 1,000 S.F.
TOTAL HANDICAP PARKING PROVIDED	51	SPACES	TOTAL HANDICAP PARKING PROVIDED	52	SPACES

LEGAL DESCRIPTION

A PART OF THE EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) AND THE WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WESTERLY APPARENT ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 809 (MILITARY TRAIL), SAID ULTIMATE RIGHT OF WAY LINE BEING 60 FEET WEST OF THE CENTERLINE AS SHOWN IN ROAD PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTHERLY APPARENT ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 806 (WEST ATLANTIC AVENUE), SAID APPARENT ULTIMATE RIGHT OF WAY LINE BEING 60 FEET NORTH OF THE CENTERLINE AS SHOWN IN ROAD PLAT BOOK 3, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH THE SOUTHERLY PROLONGATION OF THE SAID WESTERLY ULTIMATE RIGHT OF WAY LINE OF STATE ROAD 809; THENCE NORTH 00°56'08" WEST, ALONG SAID WESTERLY ULTIMATE RIGHT OF WAY LINE, 25.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°56'08" WEST, ALONG SAID ULTIMATE RIGHT OF WAY LINE, 1282.31 FEET TO THE NORTH LINE OF THE SAID EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4); THENCE SOUTH 88°32'49" WEST, ALONG SAID NORTH LINE, 908.70 FEET TO THE WEST LINE OF THE EAST THREE QUARTERS (E. 3/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4); THENCE SOUTH 00°05'05" WEST, ALONG SAID WEST LINE, 692.44 FEET TO THE NORTH LINE OF THE SAID WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4); THENCE SOUTH 88°49'19" WEST, ALONG SAID NORTH LINE, 334.32 FEET TO THE WEST LINE OF THE SAID WEST HALF (W. 1/2) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHEAST QUARTER (S.E. 1/4); THENCE SOUTH 00°05'05" WEST, ALONG SAID WEST LINE, 591.86 FEET TO THE SAID NORTHERLY APPARENT RIGHT OF WAY LINE OF STATE ROAD 806; THENCE NORTH 89°41'34" EAST, ALONG SAID ULTIMATE RIGHT OF WAY LINE, 1240.78 FEET; THENCE NORTH 44°22'43" EAST 35.55 FEET TO SAID POINT OF BEGINNING.

LESS THAT PARCEL CONVEYED TO LAKE WORTH DRAINAGE DISTRICT BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3292, PAGES 941 AND 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND EXCEPT RIGHT OF WAY CONVEYED TO THE CITY OF DELRAY BEACH BY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 3292, PAGES 941 AND 942 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SITE PLAN
SCALE: 1" = 60'-0"

0' 20' 40' 60'

RECEIVED BY
DEC 15 2016
City of Delray Beach
Planning & Zoning

MARKETPLACE OF DELRAY
DELRAY BEACH, FLORIDA

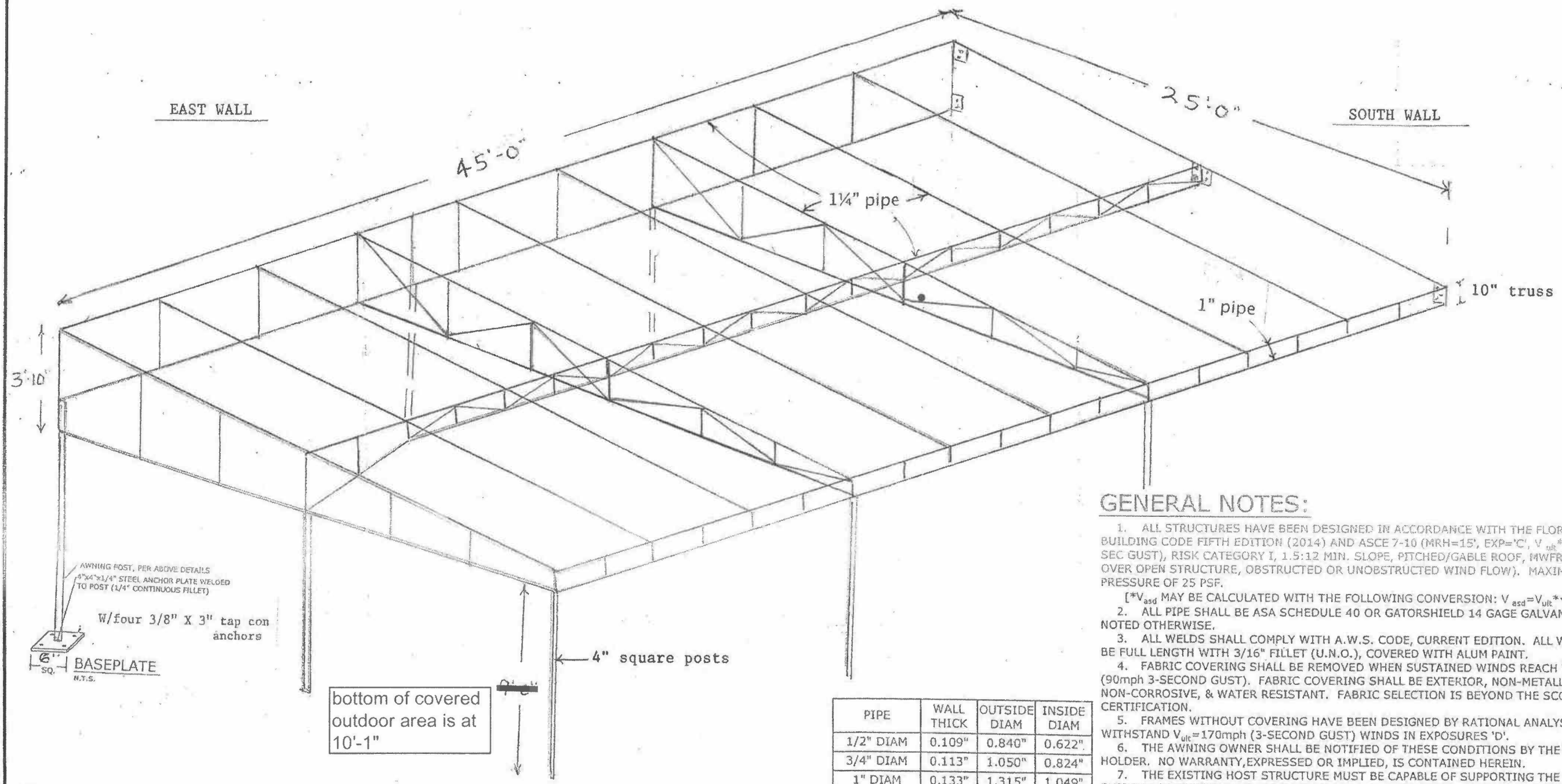
RAMCO GERSHENSON INCORPORATED
31600 NORTHWESTERN HIGHWAY, SUITE 300
FARMINGTON HILLS, MICHIGAN 48334
PHONE 248.302.9500 FAX 248.300.9525

Wah Yee Associates
ARCHITECTS & PLANNERS
37911 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9160 FAX 489.0133
PROJECT NO. 3791

PRELIMINARY NOT FOR CONSTRUCTION

SHEET P1

Standard Slope Style Patio Awning



GENERAL NOTES:

1. ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE FIFTH EDITION (2014) AND ASCE 7-10 (MRH=15', EXP='C', $V_{ult} = 115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.
2. ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.
3. ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH ALUM PAINT.
4. FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.
5. FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND $V_{ult} = 170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'D'.
6. THE AWNING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
7. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
8. ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
9. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
10. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

PIPE	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-1/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

ANCHOR SCHEDULE

- 3/8" ELCO CONFLX (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 3 3/4" MIN' EDGE DISTANCE, 6" MIN SPACING).
- 3/8" POWERS WEDGE BOLT (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 4 1/2" MIN SPACING).
- 3/8" POWERS POWER-BOLT (2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 3 3/4" MIN SPACING).
- 3/8" HILTI KWIKBOLT III (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 5 5/8" MIN SPACING).

FRANK L. BENNARDO, P.E.
PE# 0046549



VALID FOR 1 PERMIT ONLY U.N.O.
VALID ONLY WITH ORIGINAL ENGINEER SEAL

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REMARKS	DATE	DRWN	CHKD	FLB
INIT ISSUE				

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