

SCOPE OF WORK AREA

SCALE: 1" = 10'

SCOPE OF WORK

REMOVAL OF EXISTING WATER HEATERS, WATER TANKS, CAN WASH
DUMPSTER AND GREASE RECOVERY SYSTEM.
INSTALLATION OF NEW CAN WASH, NEW GREASE RECOVERY SYSTEM,
NEW DUMPSTER ENCLOSURE AND WALK IN COOLER.

LEGAL DESCRIPTION

LOT 3, TOGETHER WITH THE WEST 23.33 FEET OF LOT 2, AND THE EAST 20.33' OF LOT 4, "SUBDIVISION OF BLOCK 69, DELRAY, FLORIDA", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA CALCULATION

EXISTING RESTAURANT VESTED:	7672 S.F.
EXISTING BALCONY IN-LIEU:	241 S.F.
NEW WALK IN COOLER PROPOSED:	160 S.F.

PARKING CALCULATION

	REQUIRED	EXISTING	PROPOSED
EXISTING RESTAURANT VESTED	7 WITH 1 TIME REDUCTION OF 1 SPACE	6	-
EXISTING BALCONY IN-LIEU	1	0	IN-LIEU EXISTING
NEW PROPOSED WALK IN COOLER	2 as per section 4.4.24(G)(4)(b)	0	IN-LIEU

*IN -LIEU FEES AS PER SECTION 4.6.9(E)(3)(b) DISTRICT MAP AREA 1

OFF STREET PARKING REGULATIONS SEC 4.6.9

(E) LOCATION OF PARKING SPACES

(3)(B)(1) In-lieu fee. Subject to the limitations of this Section, new developments, use conversion to existing buildings, building additions and/or renovations, that result in the requirement to provide new parking or additional parking for the existing development, may be satisfied by the payment of a parking approval by the City Commission through the payment in-lieu of parking program. Required parking for exclusively residential development or residential components of mixed use developments are not eligible for this in-lieu option. A parking approval is not required for a development that is subject to the in-lieu option, except for use conversions for which there is no maximum. Before granting such approvals, the City Commission must find that adequate public parking facilities are available and that the proposed development is consistent with the Comprehensive Zoning Ordinance, Comprehensive Land Use and Development Regulations, City Comprehensive Plan, and all currently adopted City policies and/or studies. [Amcd. Ord. 40-11-11/15/11; [Amcd. Ord. 21-11-8/21/11; [Amcd. Ord. 40-08-21/9/08]; [Amcd. Ord. 64-04-11/18/05]; [Amcd. 53-02-14-3/21/09]; [Amcd. Ord. 49-09-22/9/09]; [Amcd. Ord. 74-51-11/23/93]; [Amcd. Ord. 14-93-2/9/93].

(4)(d) PUBLIC PARKING FEE Where adequate right-of-way exists adjacent to the proposed project for which the fee has been approved, the applicant must construct additional on-street parking, not to exceed the total amount of spaces subject to the fee, unless authorized by the City Commission. The applicant will be credited up to one-half of a parking space for each full parking space constructed within public right-of-way. (For example, the applicant requests to pay the public parking fee on four spaces; the applicant constructs four spaces in the right-of-way; the applicant must only pay the public parking fee for four spaces). Crediting of spaces constructed in the right-of-way resulting in a fraction shall be rounded down. [Amd. Ord. 79-05 1/3/06]

(F) SPECIAL PROVISIONS

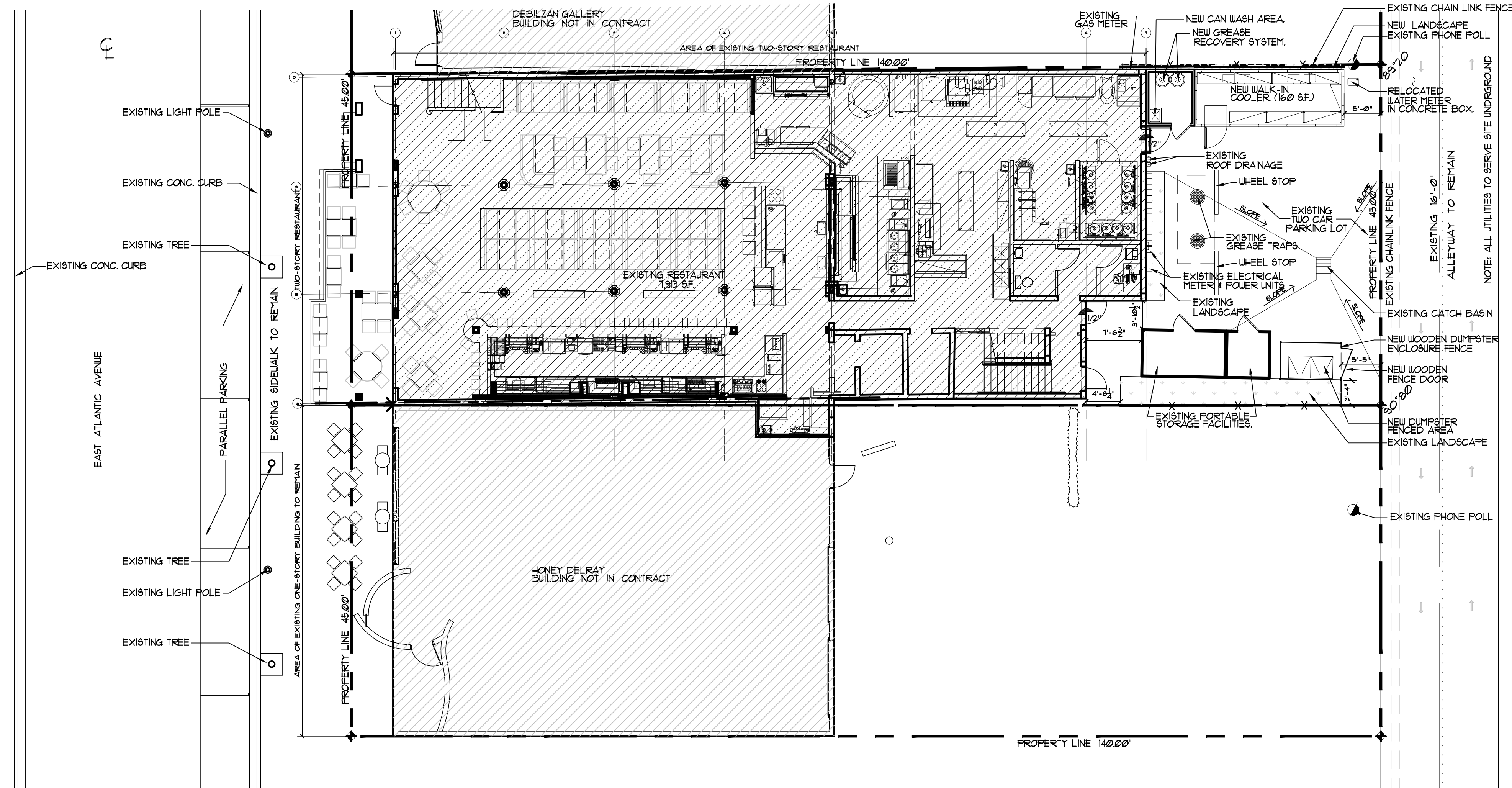
(3) Valet parking. A parking facility with a valet service or operator which allows for attendants to receive, park and deliver the automobiles of occupants, tenants, customers, invitees, and visitors, including tandem parking may be utilized in lieu of the requirements of this section provided the following requirements are complied with: [Amd. Ord. 37-01 7/10/01]

(a) Any required valet or tandem parking utilized in lieu of the parking requirements set forth in this section shall be governed by an agreement with the City (in such form as may be approved by the City Attorney), and recorded in the public records of Palm Beach County. The agreement shall constitute a covenant running with the land binding upon the owners, heirs, administrators, successors, and assigns. The agreement may be released by the City Commission at such time that site plan approval is obtained for an alternative parking arrangement which satisfies the parking requirements for said use. [Amd. Ord. 37-01 7/10/01]

SEC 4.4.24 OLD SCHOOL HISTORIC ARTS DISTRICT (OSSHAD)

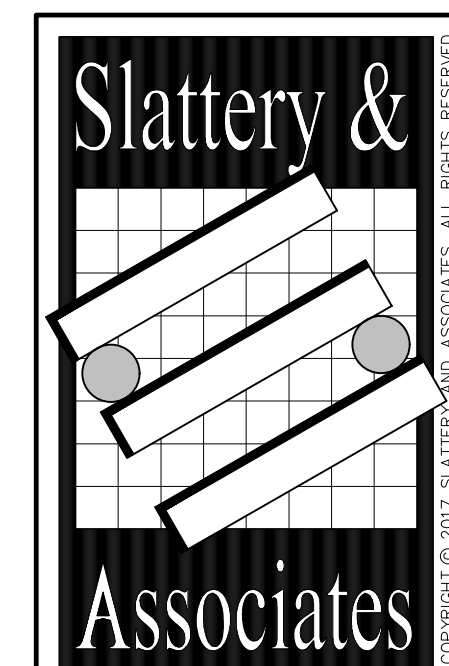
(G) SUPPLEMENTAL DISTRICT REGULATIONS

(4)(b) **PARKING REQUIREMENTS** Restaurants shall provide six spaces per 1,000 square feet of total new or existing floor area being converted to restaurant use, except for Lots 1 through 6 in Block 69 where 12 spaces per 1,000 square feet of gross floor area up to 6,000 square feet and then 15 spaces per 1,000 square feet of gross floor area over the initial 6,000 square feet is required. [Amd. Ord. 29-11 9/20/11]; [Amd. Ord. 83-93 1/11/94]



PROPOSED SITE PLAN

SCALE: 1" = 10'

[illegible]

2060 NW BOCA RATON BLVD.

SUITE 2

BOCA RATON, FL 33431

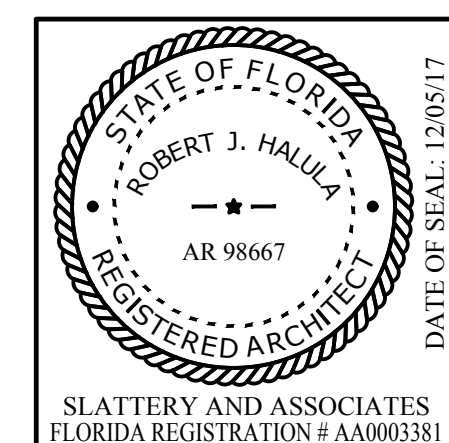
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OSTERIA

32 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA



DRAWN AB
CHECKED JT
DATE 12-01-17
SCALE AS NOTED
JOB NO. 2017-40
SHEET

A-101