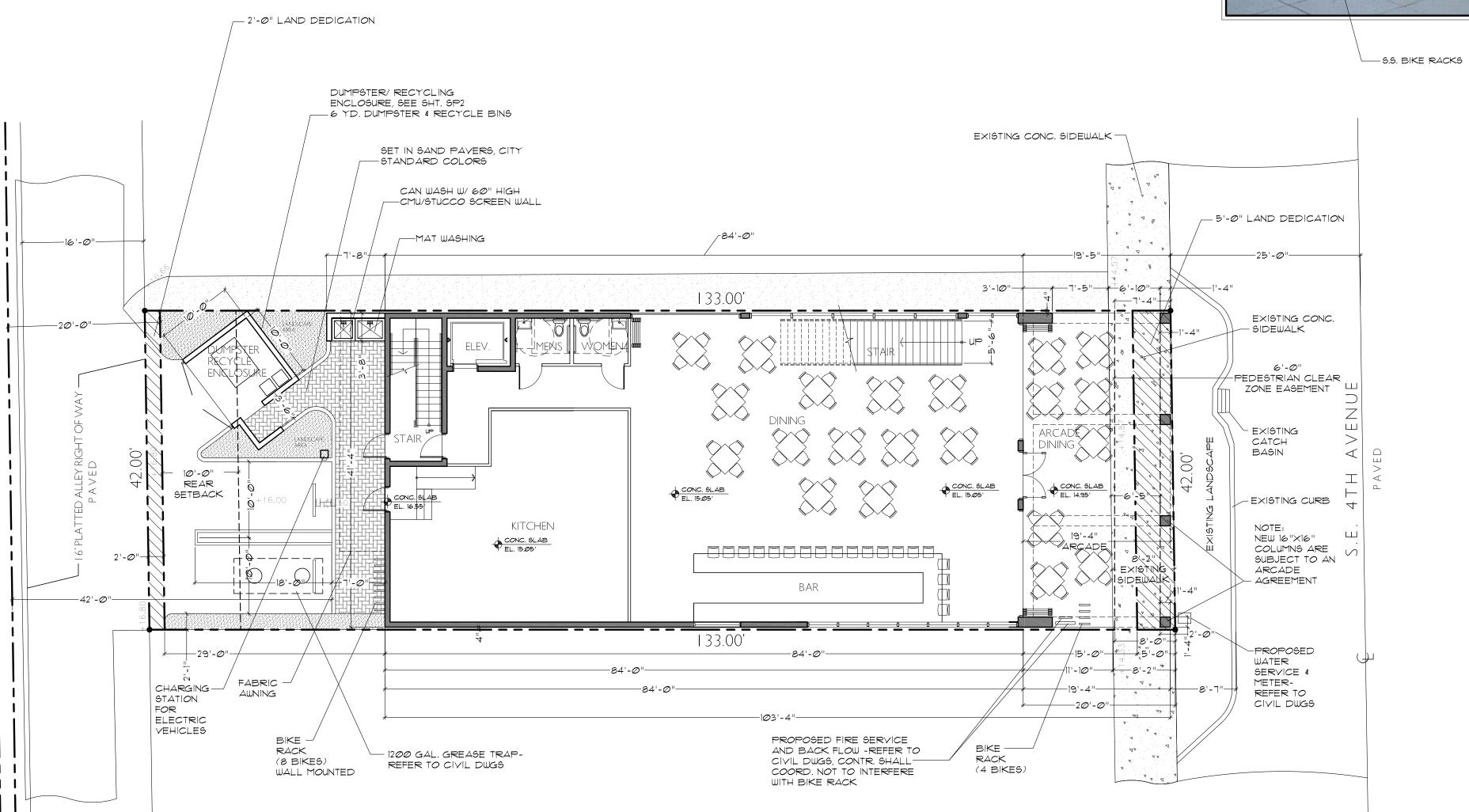


SOUTH/ NORTH SIGHT LINE



PROPOSED SITE PLAN

NOTE: LOADING WILL BE PROVIDED IN THE

NOTE: "BUILDING PLACEMENT IN THE CBD DISTRICT WHERE NO SIDE SETBACK IS REQUIRED IS SUBJECT TO FURTHER LIMITATIONS SET FORTH IN THE LDR'S AND ANY FUTURE, ADJACENT PROPERTY DEVELOPMENT MAY BLOCK THE VIEW AND ACCESS FROM THE NORTH AND SOUTH SIDES OF THIS STRUCTURE."

TYPE, II-B PROTECTED NON-COMBUSTIBLE, SPRINKLED BUILDING CODE: FBC 2014 EDITION OCCUPANCY: A-2 RESTAURANT NFPA I UFC FLORIDA 2015 EDITION NFPA 101 LSC FLORIDA 2015 EDITION ZONING: CBD BUILDING DESIGNED: ENCLOSED SITE AREA: PROPOSED 5,585 (.128 ACRES) TOTAL SITE AREA: (AFTER 24" ALLEY DEDICATION) FIRST FLOOR TOTAL GROSS BUILDING AREA: 3,396 S.F. (60.8% OF SITE) SECOND FLOOR TOTAL CUSTOMER SERVICE AREA: TOTAL PARKING/PAVED AREA: 1,928 S.F. (34.5% OF SITE) TOTAL LANDSCAPED AREA: 261 S.F. (4.7% OF SITE)

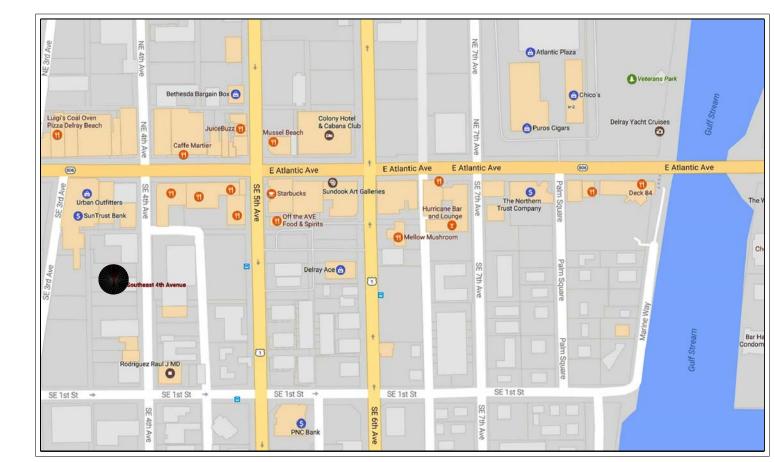
SITE DATA:

BUILDING:	PROPOSED	
FRONT SETBACK (NORTH): IØ' MIN. REQUIRED	15'-Ø"	
STOREFRONT OPENING AREA/ WIDTH PERCENTAGE	5Ø2 S.F. / 93.5%	
GLAZING HEIGHT	13'-Ø"	
REAR SETBACK (WEST): 10' REQUIRED	29'- 1"	
SIDE STREET SETBACK: Ø' REQUIRED	N/A	
SIDE INTERIOR (SOUTH): Ø' REQUIRED	Ø'-4"	
SIDEWALK: 8' REQUIRED	8'-2"	
BUILDING HEIGHT 18' MIN - 38' MAX (CROWN OF ROAD)	28'- 6"	

ARKING:	
	PROPOSED
PARKING SPACES REQUIRED (RESTAURANT):	5,742 S.F. @ 6 PER 1000 S.F. = 34.45 SPACES
TOTAL NEW PARKING REQUIRED:	34 SPACES
TOTAL ON-SITE PARKING:	0
TOTAL OFF-SITE PARKING PROVIDED:	2
TOTAL IN-LIEU PARKING REQUEST:	32 (NOTE: LEASE AGREEMENTS ARE BEING PREPARED FOR ADJACENT PROPERTIES PARKING)

BIKE RACK CALCULATION:	
BIKE RACKS REQUIRED FOR NEW RESTAURANT (FIRST FLOOR)	3,396 S.F. @ 2 PER 1,000 S.F. = 1.0 BIKES
BIKE RACKS REQUIRED FOR NEW RESTAURANT (SECOND FLOOR)	2,490 S.F. @ 2 PER 1,000 S.F. = 5.0 BIKE
TOTAL BIKE RACK SPACES REQUIRED:	12 BIKE RACKS
TOTAL BIKE RACK SPACES PROVIDED:	12 BIKE RACK

BUILDING:	REQUIRED	PROPOSED
BUILDING SETBACK	MIN. VARIES/ 15' MAX.	15'-0"
ARCADE DEPTH	10' MIN / 20' MAX	18'-0"
ARCADE HEIGHT	10' MIN / 20' MAX	13'-Ø"
COLUMN/ PILAR TO FACE OF CURB	2' MIN / 4' MAX	8'-7"
COLUMN/ PILAR WIDTH AND DEPTH	I' MIN	16" × 16"
ARCADE ENCROACHMENT	VARIES	



LOCATION MAP



85 SE 4TH AVENUE DELRAY BCH, FL 33483 561.272.7301 561.272.3722 BREWERARCHITECTURE.COM

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DATE: Ø2-Ø8-2Ø17 PERMIT NO. REVISIONS:

06-12-2017 Staff comments

