

Land Description

The east 17.5 feet of Lot 15 and all of Lots 16, 17 and 18, Block 117, Map of the TOWN OF LINTON (now known as Delray Beach), according to the Plat thereof as recorded in Plat Book 1, Page 3, Public Records of Palm Beach County, Florida.

Said lands situate in the City of Delray Beach, Palm Beach County, Florida and containing 26,578 square feet (0.61 acres) more or less.

Parking Tabulations

Stand Alone Bar (2,039 sf)	1 space / 300sf	6.80
Ex. Restaurant (2,922 sf)	1 space / 300 sf	9.74
Convert Retail to Restaurant (2,215 sf)	6 spaces / 1,000 sf	13.29
New Restaurant Space (233 sf)	6 spaces / 1,000 sf	1.40
Outdoor Dining (930 sf)	6 spaces / 1,000 sf	5.58
TOTAL REQUIRED SPACES		36.81 = 37 spaces
TOTAL PARKING PROVIDED		28 spaces
IN-LIEU PARKING		9 spaces
		(approved 02-03-2015)
Bicycle Spaces		
Required 2 per 1,000 s.f. = 13 spaces		14 spaces provided

Site Tabulations

Total Site Area	26,578 sf	0.61 ac	100%
Total Impervious Area	22,677 sf	0.52 ac	85.32%
Building area	7,409 sf		
Vehicular Use, Sidewalks, and Covered Areas	15,268 sf		
Total Pervious Area	3,901 sf	0.08 ac	14.68%

Site Notes

- Existing Land Use - CC (Commercial Core)
- Proposed Land Use - Same
- Existing Zoning - CBD (Central Business District)
- Proposed Zoning - Same
- Existing Use - Restaurant, Bar
- Proposed Use - Same
- All new utilities on site shall be placed underground
- Sewer - Existing at site
- Water - Existing at site
- Electric / Phone / Nat. Gas / Cable Television - Existing at site

Property Development Regulations

CBD Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	MAXIMUM BUILDING HEIGHT (FT.)
REQUIRED	0	0	0	0	10'	10'	0'	10'	48'
PROVIDED	26,578 sf	85'	241.59'	85'	16.8'	10'	0'	71.7'	13'-8" (roof deck)

Revisions	Revised By	Revised Date
1	SET	05-07-19
2	SET	03-20-19
3	SET	03-20-19
4	SET	12-18-18
5	SET	08-27-18
6	SET	02-16-16
7	SET	11-10-15

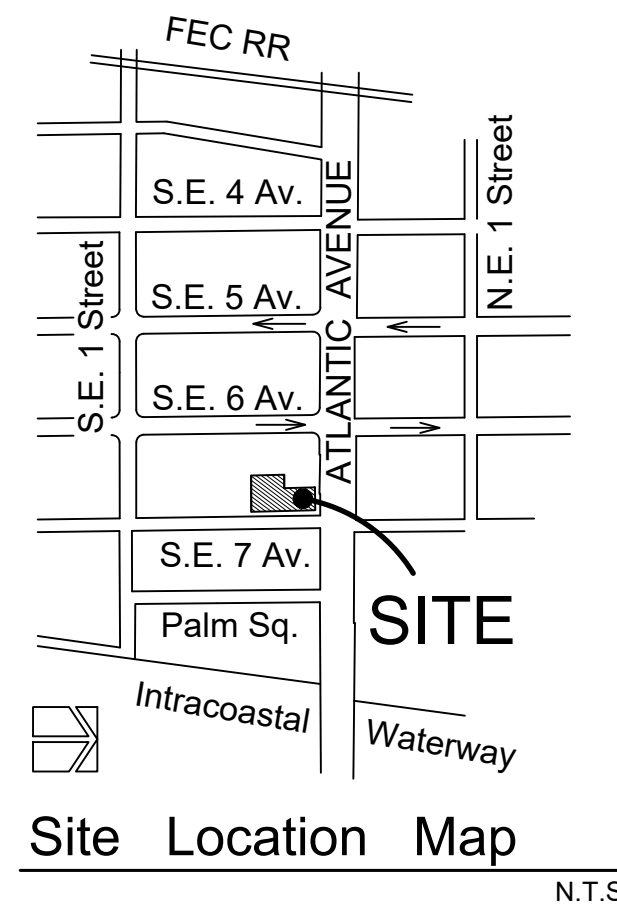
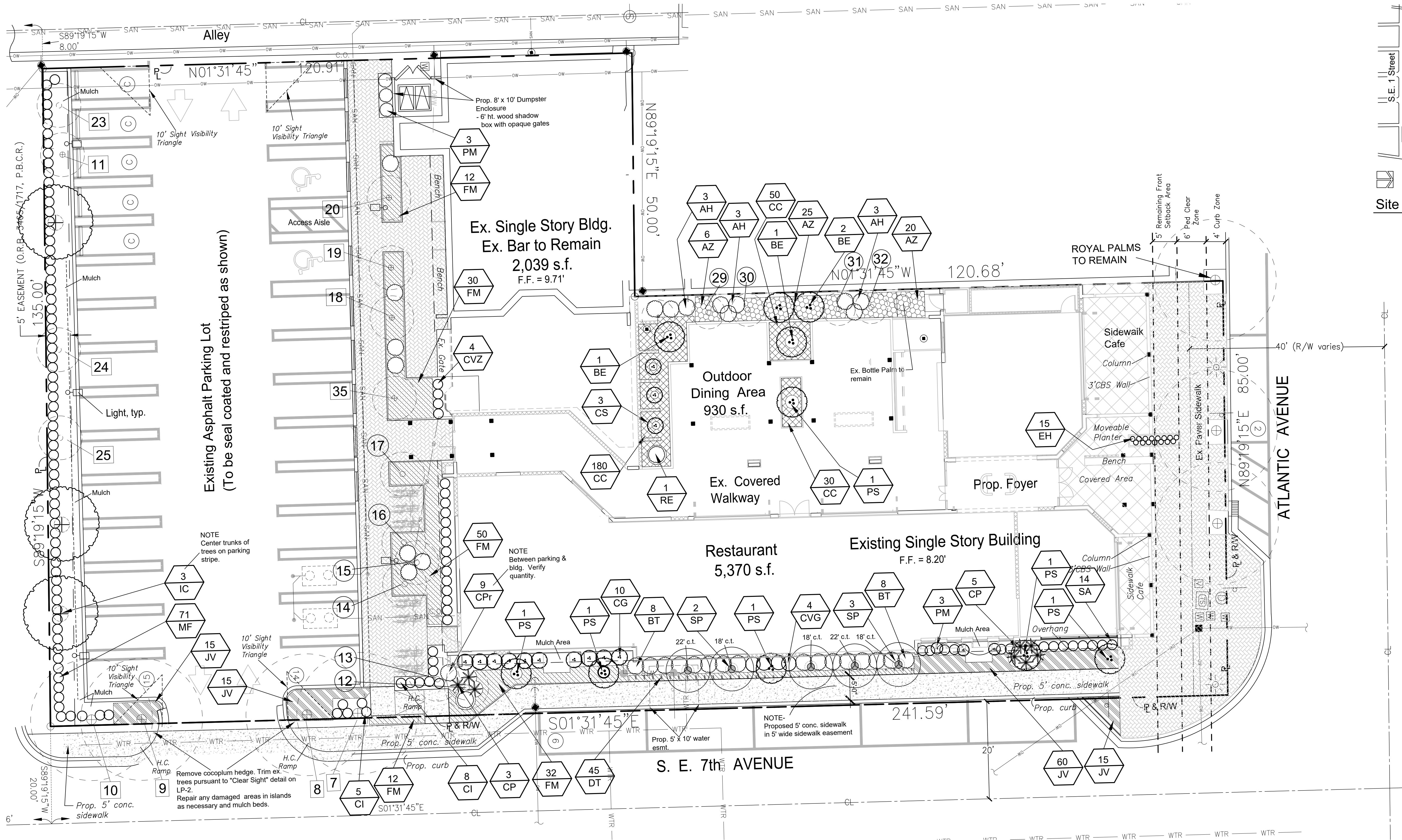
Covelli Design Associates Inc.
Urban Planning • Landscape Architecture
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Boca Raton, Florida 33431
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Site Plan
640 East Atlantic Avenue
Delray Beach, Florida

Date 08-17-2015
Scale As Noted
PN# 1147

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
- for the firm -
DATE 05-13-2019

Drawing No.
SP-1
OF 1



Plant Key			
Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
9	AH	Acalypha hispida / Chenille Plant 3' ht x 2' spr., full to ground	-
51	AZ	Alpinia zerumbet 'Variegata' / Variegated ginger 20" ht. x 12-15" spr., 24" o.c.	-
4	BE	Bambusa eutuldoides 'Viridivittata' / Asian Lemon Bamboo Field Grown, 8' x 4", min. 5 mature culms, SEE BELOW FOR SOURCE	-
16	BT	Bambusa textilis gracilis - Graceful Bamboo 10-12' ht, min. 5 mature culms, 15 gal., SEE BELOW FOR SOURCE	-
Bamboo Source- Tropical Bamboo Nursery & Gardens Tag for approval prior to install 2929 G Road E, Loxahatchee, Florida 33470 Office: 561.784.2413			
260	CC	Chlorophytum comosum / Variegated Spider Plant 10" o.a., 12" o.c.	-
13	CI*	Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum 20" ht. x 12-15" spr., 24" o.c.	VERY
11	CG	Clusia guttifera / Small Leaf Clusia 36" ht. x 20-24" spr., full to ground	VERY
8	CP	Crinum procerum var. splendens / Queen Emma's Purple Crinum 30-36" ht., single plant	VERY

Plant Key continued			
Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
9	CP*	Crinum procerum var. splendens / Queen Emma's Purple Crinum Existing, relocated as necessary from south side planters. Verify quantity. Add new or substitute extras as required for quantity.	VERY
3	CS	Chamaedorea seifrizii / Reed Palm 6' ht., 10 main stems with suckers, full	-
4	CVG	Codiaeum variegatum 'Gold Dust' / Gold Dust Croton 36" ht. x 24" spr., full	VERY
4	CVZ	Codiaeum variegatum 'Zanzibar' / Zanzibar Croton 20" ht. x 12-15" spr., 24" o.c.	VERY
45	DT	Dianella tasmanica 'Variegata' / White Striped Tasman Flax Lily 12" o.a., full, 15" o.c.	VERY
15	EH	Equisetum hyemale / Rough Horsetail 18" ht., full	-
136	FM	Ficus microcarpa 'Green Island' / Green Island Ficus 12" ht. x 12-15" spr., 24" o.c.	VERY
3	IC*	Ilex cassine / Dahoon Holly 16" ht. x 6" spr.	VERY
105	JV	Jasminum volubile / Wax Jasmine 18" o.a., full, 24" o.c.	VERY

Plant Key continued			
Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
71	MF*	Myriacanthus fragrans / Simpson's Stopper 20" ht. x 12-15" spr., 24" o.c.	VERY
6	PM	Podocarpus macrophyllus / Yew Podocarpus 48" ht. x 24" spr., full to ground	MOD
1	PO	Plumeria obtusa / Pink Frangipani 10' ht. x 5-6' spr., 5' c.t., balanced branching	VERY
6	PS	Ptychosperma schefferi / Scheffer's Palm 12' ht. o.a., min. 4 main trunks, with suckers, sun grown	MOD
1	RE	Rhapis excelsa / Lady Palm 4-5' ht. x 30" spr., full with suckers	-
16	SA	Schefflera arboricola 'Trinitie' / Variegated Schefflera 20" ht. x 12-15" spr., 24" o.c.	MOD
5	SP*	Sabal palmetto / Cabbage Palm c.t. ht. as noted on plan, slick trunk, matched in trunk character	VERY
* = Native to Florida			
Abbreviations: ht. - height c.t. - clear trunk o.c. - on-center spacing o.a. - overall spr. - spread			

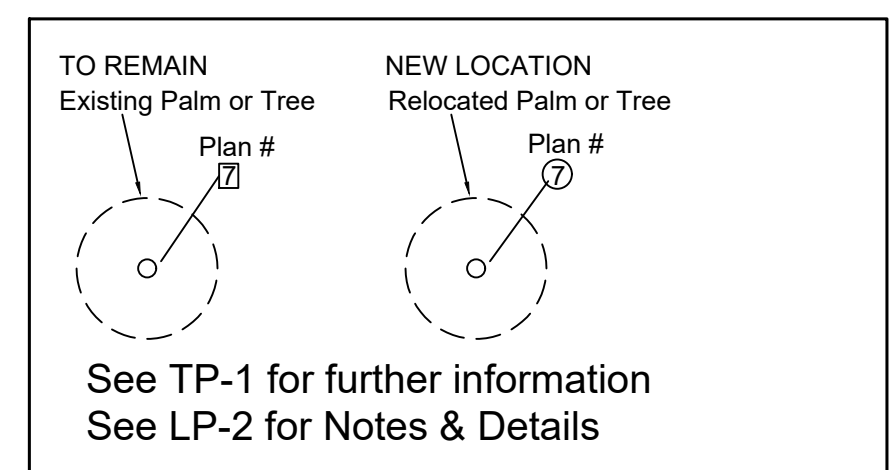
NOTES

- All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
- Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2., see LP-2.

NOTE - The Contractor is responsible to verify all quantities and report any discrepancies to the Landscape Architect.

Drought tolerance noted is per SFWMD (May 2003) "Waterwise", South Florida Edition or University of Florida IFAS Extension Service, as applicable.

Trees & Palms Relocation Key



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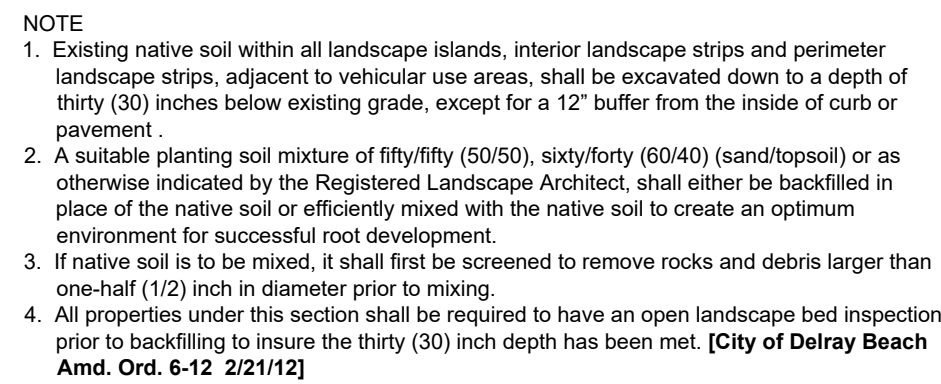
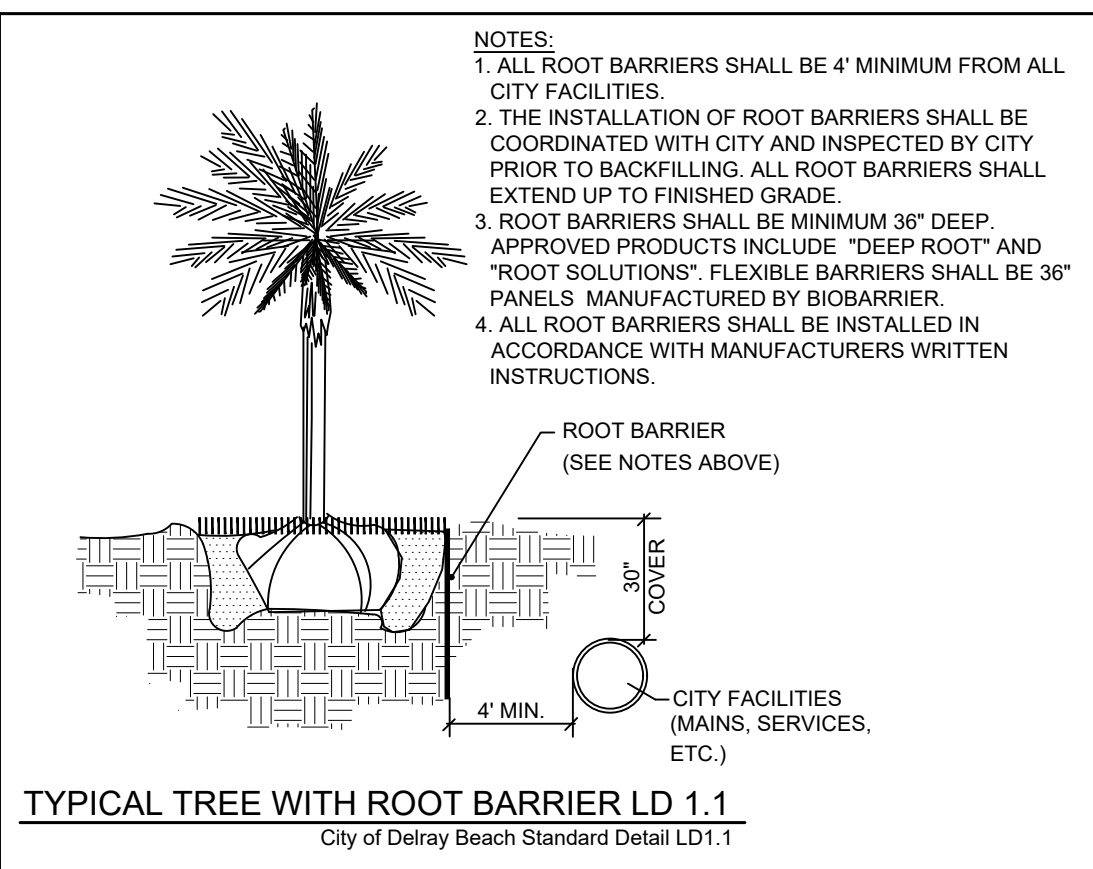
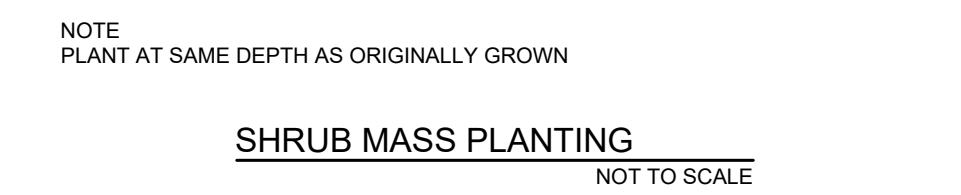
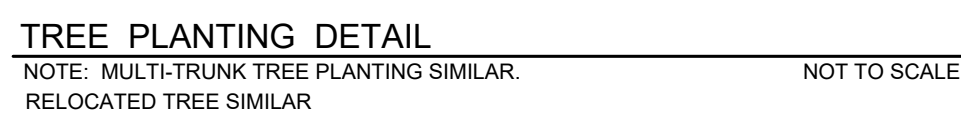
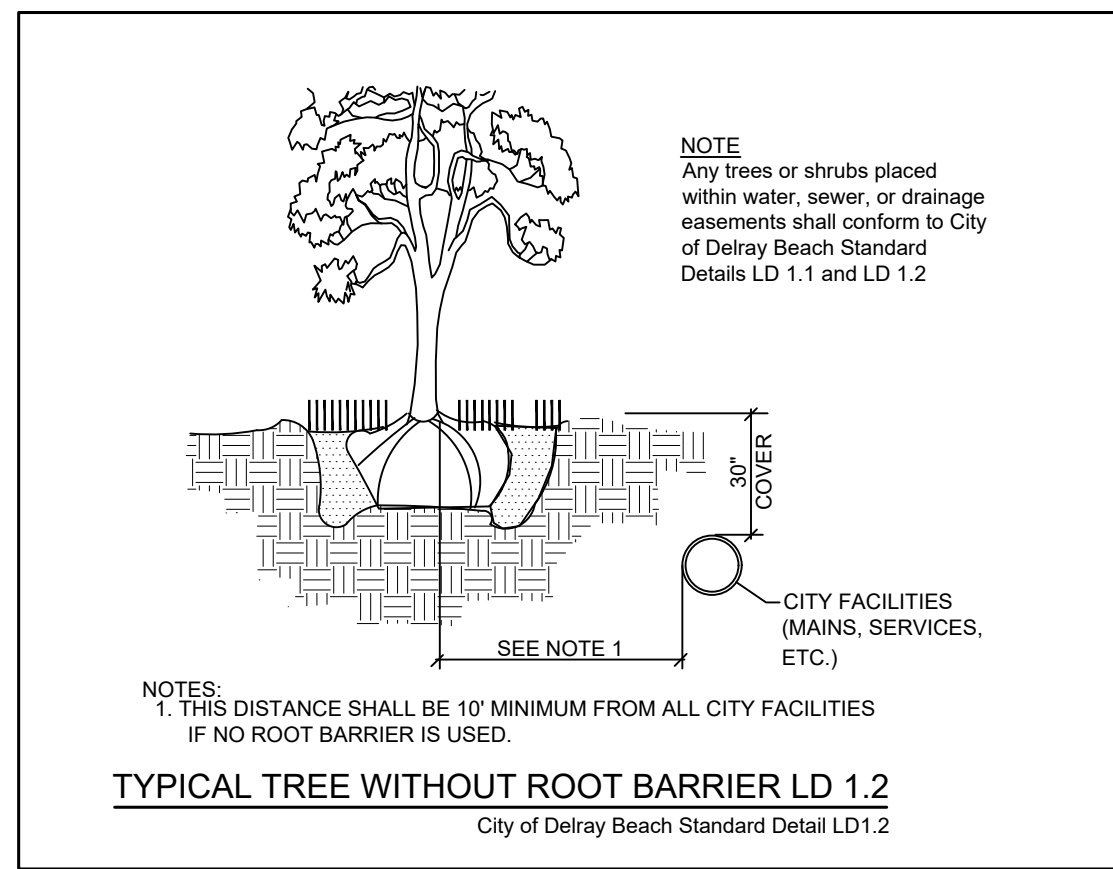
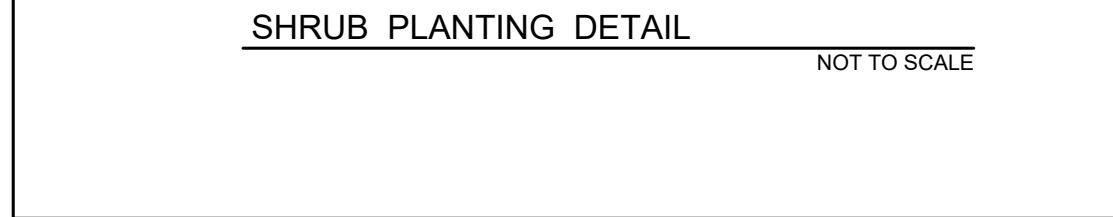
Landscape Plan
640 East Atlantic Avenue
Delray Beach, Florida

Date 08-17-2015
Scale As Noted
PN# 1147

PREPARED BY
Steven E. Tate, R.L.A.
Landscape Architect #967
State of Florida
for the firm
DATE 05-13-2019

Drawing No.
LP-1
OF 2

Revisions	
05-07-19	SET
05-20-19	SET
03-20-19	SET
12-18-18	SET
08-02-18	SET
02-16-18	SET
11-10-15	SET

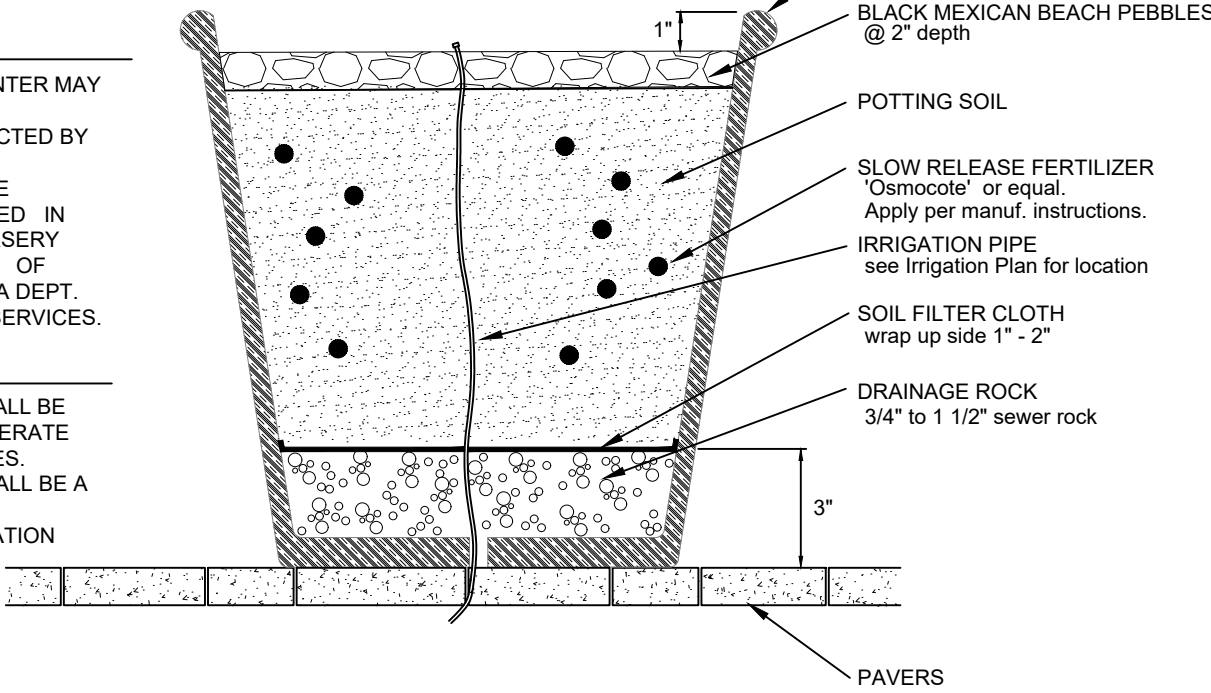


LANDSCAPE NOTES

1. DETAIL IS SCHEMATIC. ACTUAL PLANTER MAY VARY.
2. PLANTER STYLE/COLOR TO BE SELECTED BY OWNER.
3. ALL PLANT MATERIAL USED SHALL BE FLORIDA #1 OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, DIVISION OF PLANT INDUSTRY, STATE OF FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.

IRRIGATION NOTES

1. THE IRRIGATION FOR THE POTS SHALL BE INSTALLED ON A ZONE THAT IS SEPARATE FROM ALL OTHER IRRIGATION ZONES.
2. THE IRRIGATION FOR THE POTS SHALL BE A DRIP TYPE SYSTEM.
3. VERIFY ALL LOCATIONS AND OPERATION WITH OWNER.



POT
see plan for approx. locations

BLACK MEXICAN BEACH PEBBLES
@ 2" depth

POTTING SOIL

SLOW RELEASE FERTILIZER
"Osmocote" or equal.
Apply per manuf. instructions.

IRRIGATION PIPE
see Irrigation Plan for location

SOIL FILTER CLOTH
wrap up side 1" - 2"

DRAINAGE ROCK
3/4" to 1 1/2" sewer rock

PAVERS

PLANTER DETAIL

SEE LP-1 FOR LOCATION

N.T.S.

- 
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Landscape Details & Notes

640 East Atlantic Avenue
Delray Beach Florida

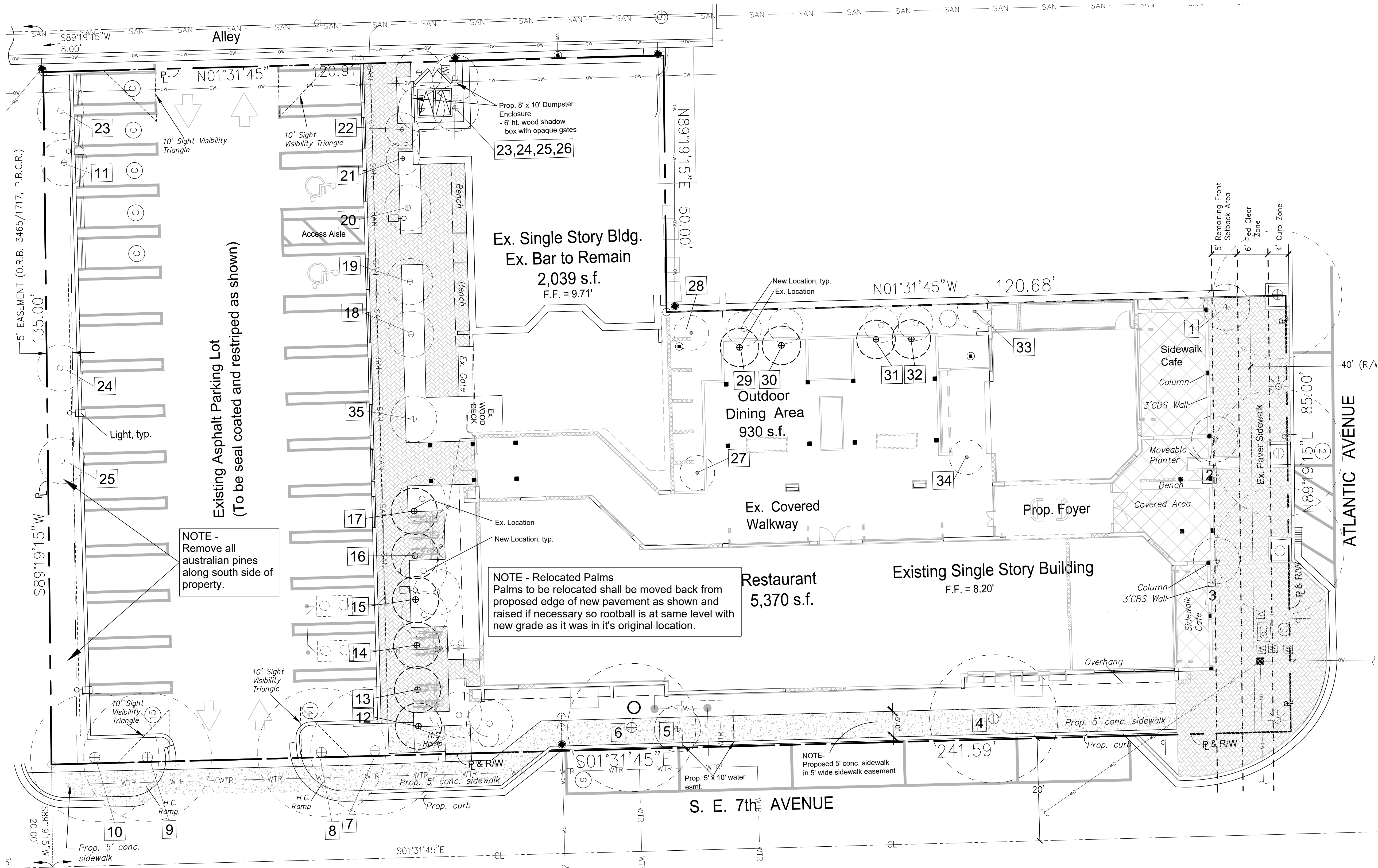
Date	08-17-2015
Scale	As Noted
PN#	1147

PREPARED BY

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Landscape Architect #967
State of Florida
- for the firm -

DATE 05-13-2019

Drawing No.
LP-2
OF 2



NOTE - Remove all
australian pines
along south side of
property.

NOTE - Relocated Palms
Palms to be relocated shall be moved back from
proposed edge of new pavement as shown and
raised if necessary so rootball is at same level with
new grade as it was in it's original location.

Key - Existing Trees on Site

Plan #	Common Name / Botanic Name	Proposed Disposition
1	Sabal palmetto / Cabbage Palm	REMOVE
2	Wodyetia bifurcata / Foxtail Palm	REMOVE
3	Wodyetia bifurcata / Foxtail Palm	REMOVE
4	Calophyllum inophyllum / Brazil Beauty Leaf	REMOVE
5	Sabal palmetto / Cabbage Palm	REMOVE
6	Calophyllum inophyllum / Brazil Beauty Leaf	REMOVE
7	Quercus virginiana / Live Oak	RELOCATE
8	Quercus virginiana / Live Oak	RELOCATE
9	Quercus virginiana / Live Oak	RELOCATE
10	Quercus virginiana / Live Oak	RELOCATE
11	Sabal palmetto / Cabbage Palm	RELOCATE
12	Wodyetia bifurcata / Foxtail Palm	RELOCATE
13	Wodyetia bifurcata / Foxtail Palm	RELOCATE
14	Wodyetia bifurcata / Foxtail Palm	RELOCATE
15	Wodyetia bifurcata / Foxtail Palm	RELOCATE
16	Wodyetia bifurcata / Foxtail Palm	RELOCATE
17	Wodyetia bifurcata / Foxtail Palm	RELOCATE
18	Wodyetia bifurcata / Foxtail Palm	RELOCATE
19	Wodyetia bifurcata / Foxtail Palm	RELOCATE
20	Wodyetia bifurcata / Foxtail Palm	RELOCATE
21	Veitchia merrillii / Christmas Palm	RELOCATE
22	Veitchia merrillii / Christmas Palm	RELOCATE
23	Conocarpus erectus sericeus / Silver Buttonwood	RELOCATE
24	Conocarpus erectus sericeus / Silver Buttonwood	RELOCATE
25	Conocarpus erectus sericeus / Silver Buttonwood	RELOCATE
26	Conocarpus erectus sericeus / Silver Buttonwood	RELOCATE

Plan #	Common Name / Botanic Name	Proposed Disposition
27	Phoenix roebelinii / Dwarf Date Palm	REMOVE
28	Dypsis lutescens / Areca Palm	RELOCATE
29	Ptychosperma elegans / Alexander Palm	RELOCATE
30	Ptychosperma elegans / Alexander Palm	RELOCATE
31	Ptychosperma elegans / Alexander Palm	RELOCATE
32	Ptychosperma elegans / Alexander Palm	RELOCATE
33	Dypsis lutescens / Areca Palm	RELOCATE
34	Phoenix roebelinii / Dwarf Date Palm	RELOCATE
35	Caryota sp. / Fishtail Palm	RELOCATE

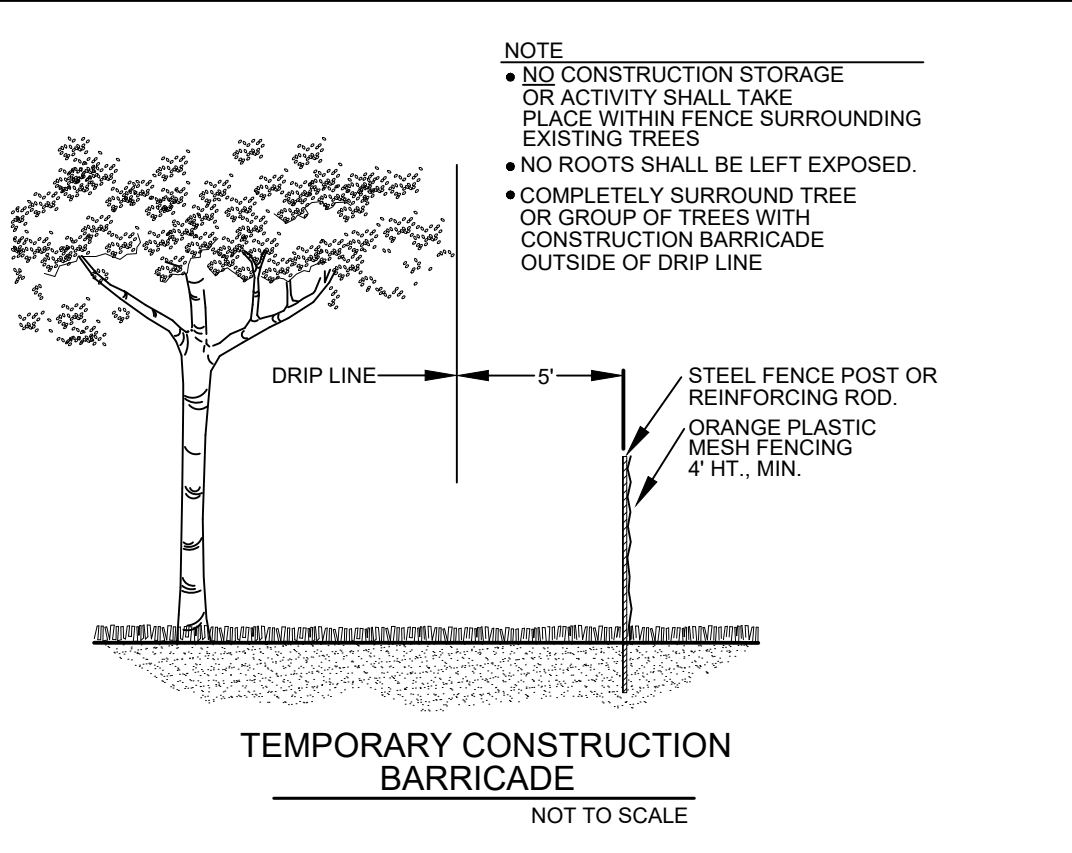
NOTE - Existing Trees to Remain
Existing hardwood trees to remain shall be pruned
by a Certified Arborist. This pruning shall consist
of canopy thinning and structural pruning

NOTE
1. See tree barricade detail for trees to remain.
2. Trees & palms to remain shall be pruned
pursuant to ANSI A300 remove dead, diseased
or broken branches and suckers.



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Revisions	Revised	By	Reason
05-02-19	SET	SET	Revised per add'l TAC comments
03-20-19	SET	SET	Revised pursuant to 12-12-18 TAC review
12-18-18	SET	SET	Revised pursuant to 11-15-18 TAC review
02-02-18	SET	SET	Revised Confirmed
02-06-16	SET	SET	Revisions pursuant to SPRAS cond.
11-10-15	SET	SET	Revisions pursuant to TAC comments dated 10-28-15

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Tree Preservation & Removal Plan
640 East Atlantic Avenue
Delray Beach
Florida

Date 08-17-2015
Scale As Noted
PN# 1147

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Drawing No.
TP-1
OF 1