

SITE DEVELOPMENT NOTES

GENERAL NOTES:

1. THIS PLAN IS FOR AN ELEVATED OCCUPIED DECK. (FOR DESIGN PURPOSES WE ARE USING THIS AS A RESTAURANT/BAR) MATCHING THE CURRENT-USE ON THE GROUND FLOOR, BEING RELOCATED FOR THE PARKING-CALCULATIONS)

2. ZONE = CBD (CENTRAL BUSINESS DISTRICT) LDR 4.4.9

PROJECT DATA

TOTAL SITE AREA:	8,224 SF (0.189 AC)	100% OF SITE AREA
GROUND FLOOR AREA:	3,301 SF	40.1% OF SITE AREA
TOTAL FLOOR AREA	9,523 SF + PROPOSED ADDITION 3,070 SF - (12,593 SF)	
PAVING & SIDEWALK:	4,475 SF	54.6% OF SITE AREA
OPEN SPACE AREA:	448 SF	05.3% OF SITE AREA
WATER BODIES AREA:	0 SF	
# RESIDENTIAL DWELLING UNITS:	NA	
DWELLING UNITES PER ACRE	NA	

PARKING SPACES REQUIRED PER LDR SECTION 4.6.9 4(C)

RETAIL: 4,139 SF	NOT-REQUIRED:	0
RESTAURANT: (FULLY VESTED):		
TOTAL EXISTING = 9,743 SF	EXISTING	
TOTAL PROPOSED = 8,674 SF	EXISTING*	
TOTAL REQUIRED:	0	

*NOTE: PROPOSED WORK WILL REDUCE THE OVERALL RESTAURANT SF, WHICH WILL NOT REQUIRE ADDITIONAL PARKING AS THE ORIGINAL 9,743 SF IS GRANDFATHERED IN.

DEVELOPMENT STANDARDS LDR SECTION 4.3.13											
ZONE CBD	MIN. LOT SIZE (SF)	MIN LOT WIDTH (FT)	MIN LOT DEPTH (FT)	MAX LOT COVER (%)	MIN PERIMETER BUFFER (FT)	MIN OPEN SPACE (%)	(SOUTH) MIN FRONT SETBACK (FT)	(EAST) MIN SIDE STREET (FT)	(WEST) MIN SIDE INTR. (FT)	(NORTH) MIN REAR SETBACK (FT)	MAX BUILDING HEIGHT (FT)
REQUIRED	2,000	20.0	NA	NA	NA	NA	10'	10'	0	10'	38'
PROVIDED	8,224	47.28	140.00	94.3%	0	5.2%	0.2'	1.1'	0.0'	10.0'	43.0' (EXISTING)

EXISTING PARAPET HEIGHT = 43.0' (EXISTING, NO-CHANGE)

ABBREVIATIONS

@	AT	C.I.	CAST IRON	ELEC.	ELECTRICAL	HGT.	HEIGHT	N.I.C.	NOT IN CONTRACT	S.B.	SPLASH BLOCK	W.I.	WROUGHT IRON
ACT	ACOUSTICAL TILE	CER.	CERAMIC	EX. EXIST.	EXISTING	HRD'R.	HARDENER	NO.	NUMBER	SCH.	SCHEDULE	WD.	WOOD
ADJ	ADJUSTABLE	CLG.	CEILING	EXP.	EXPOSED or EXPANSION	H.C.	HOLLOW CORE	NOM.	NOMINAL	SEC.	SECTION	W.W.F.	WELDED WIRE FABRIC
A.B.	ANCHOR BOLT	C.O.	CLEAN OUT	F.E.	FIRE EXTINGUISHER	H.M.	HOLLOW METAL	O.C.	ON CENTER	S.C.	SOLID CORE		
A.C.	AIR CONDITIONING	CONC.	CONCRETE	F.F.	FINISHED FLOOR	H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	OPS.	OPENING	S.V.B.	STRAIGHT VINYL BASE		
ALUM.	ALUMINUM	COL.	COLUMN	FIN.	FINISH	INSUL.	INSULATION	O.W.	OPEN WEB	SPEC.	SPECIFICATION		
ALT.	ALTERNATE	CONT.	CONTINUOUS	FLR.	FLOOR	INV.	INVERT	P.C.	PLUMBING CONTRACTOR	T.O.F.	TOP OF FOOTING		
BD.	BOARD	DET.	DETAIL	F.S.	FULL SIZE	LAM.	LAMINATED	R	PLATE	T.O.P.	TOP OF PLATE		
BLDG.	BUILDING	DN.	DOWN	FT.	FOOT or FEET	MAT.	MATERIAL	PLAS.	PLASTER	T.O.S.	TOP OF STEEL		
B.M.	BENCH MARK	DK.	DECK	FTG.	FOOTING	M.C.	MECHANICAL CONTRACTOR	PT.	PAINT	TP.	TYPICAL		
BRG.	BRIDGING or BEARING	D.S.	DOWN SPOUT	G.C.	GENERAL CONTRACTOR	M.H.	MAN HOLE	P.S.I.	POUNDS PER SQUARE INCH	THK.	THICK or THICKNESS		
C/C	CENTER TO CENTER	D.W.	DRY WALL	GL.	GLASS or GLAZING	MLDG.	MOULDING	R.A.	RETURN AIR	T&G	TONGUE AND GROOVE		
CL	CENTER LINE	DWG.	DRAWING	G.F.T.	GLAZED PAINT	MTL. MET.	METAL	RM.	ROOM	V.C.T.	VINYL COMPOSITION TILE		
CAB.	CABINET	E.C.	ELECTRICAL CONTRACTOR	GYP.	GYPSUM	MIN.	MINIMUM	REQD.	REQUIRED	V.C.B.	VINYL COVE BASE		
C.B.	CATCH BASIN	EL. ELEV.	ELEVATION	H.B.	HOSE BIB	M.T.	METAL THRESHOLD	REIN.	REINFORCING	W/	WITH		

CLASS IV
SITE PLAN MODIFICATION

CONTACTS:

ARCHITECT:
STEVE SIEBERT ARCHITECTURE
110 SE 4TH AVENUE, STE 106
DELRAY BEACH, FL 33483
(561) 890-7894
STEVE@STEVESIEBERT.COM

LIST OF DRAWINGS:

- CS.1

COVER SHEET
- SU.1

SURVEY
- C-1

CIVIL DEMOLITION PLAN
- C-2

CIVIL PROPOSED SITE PLAN
- SP.1

ARCHITECTURAL SITE PLAN
- PH.1

PHOTOMETRIC
- A1.1.0

GROUND FLOOR PLAN
- A1.1.1

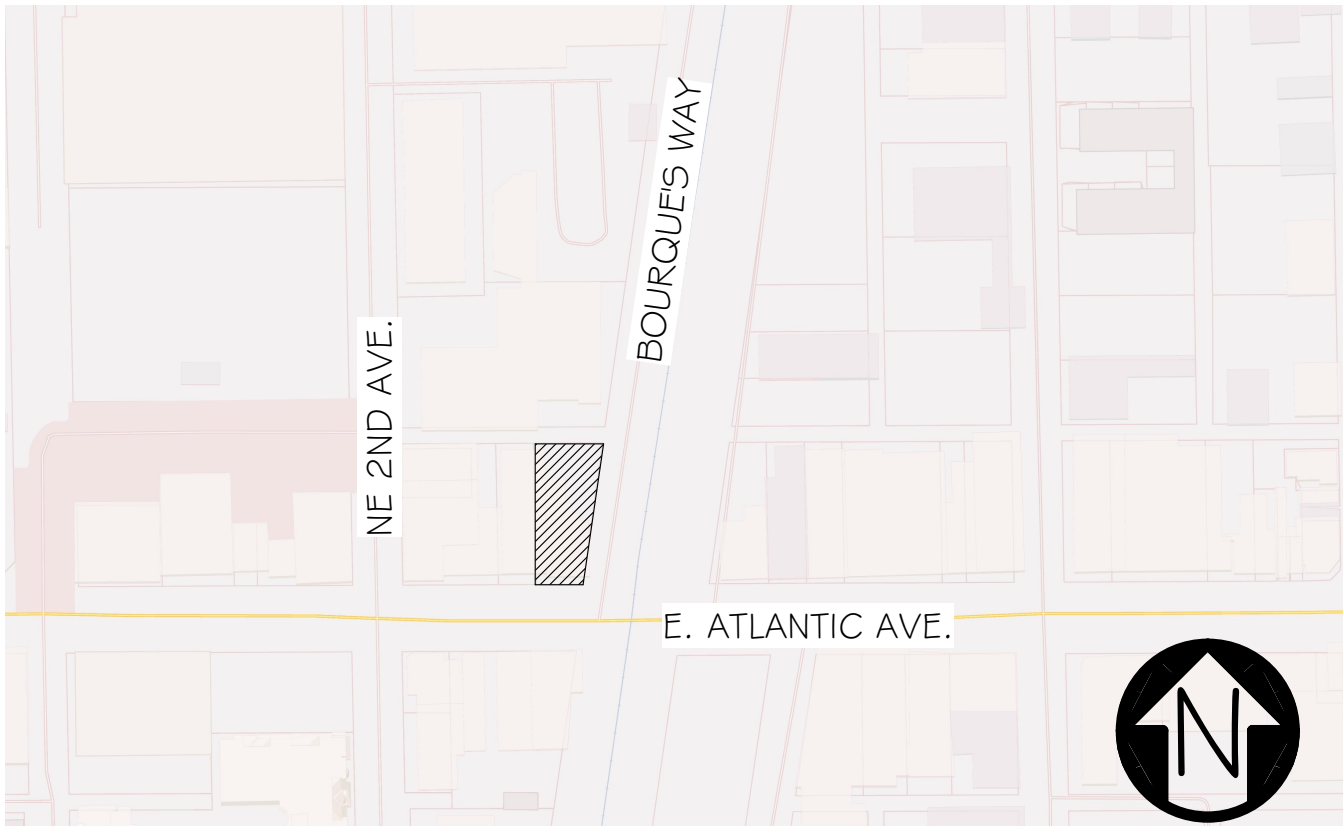
MEZZANINE FLOOR PLAN
- A1.2

2ND FLOOR & DECK
- A1.3

THIRD FLOOR PLAN
- A2.1

PROPOSED ELEVATIONS

LOCATION MAP:



CLASS-4 SITE MODIFICATION FOR:

217 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA 33444

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PROJECT NO. 18.204

DATE: 3.25.19

DRAWN BY: S.K.

CHECKED BY: S.S.

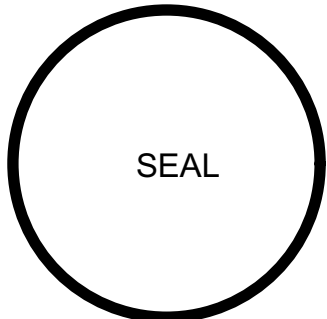
REVISIONS:

REVISION #1 5/21/19

REVISION #2 7/18/19

COVER SHEET

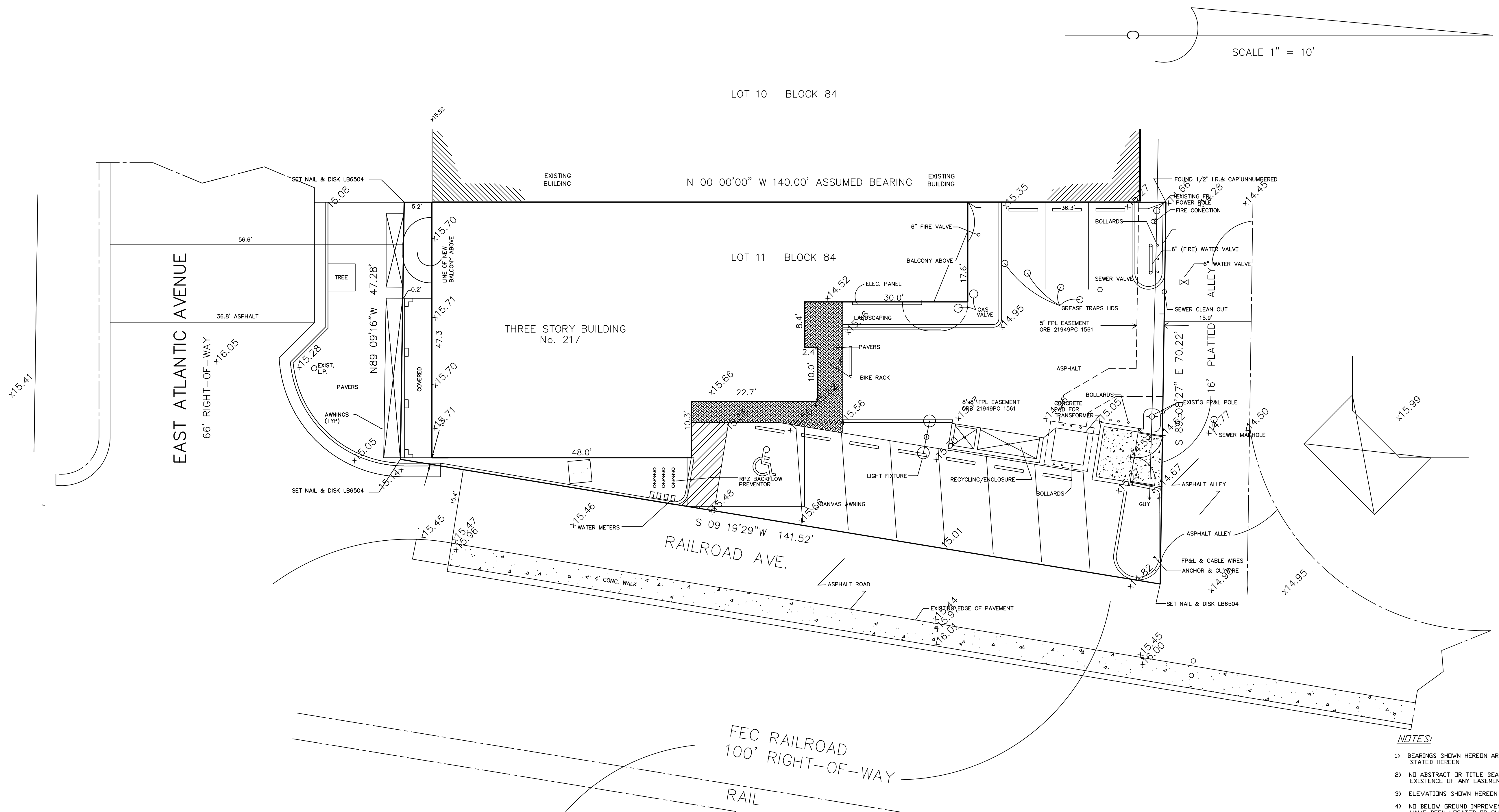
CS.1
SHEET NO.



Steven W Siebert
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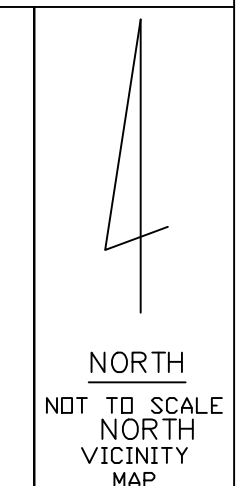


SCALE 1" = 10'

NOTES:

- 1) BEARINGS SHOWN HEREIN ARE BASED ON PLAT UNLESS OTHERWISE STATED HEREIN
- 2) NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD
- 3) ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD DATUM 1988
- 4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

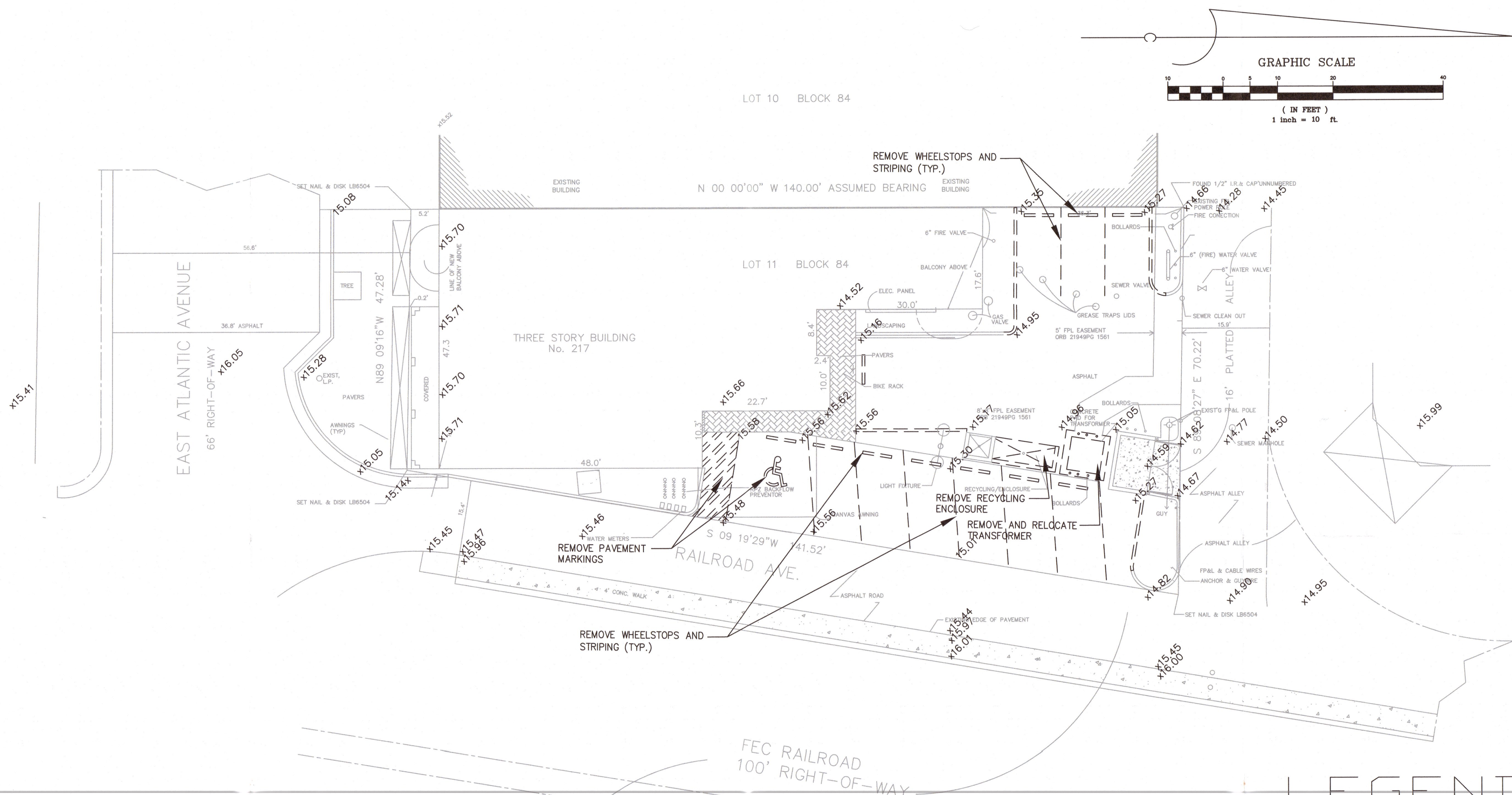
THE EAST 10 FEET OF LOT 10 AND ALL OF LOT 11 BLOCK 84
CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON)
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 PAGE 3,
RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA; SAID LAND SITUATE, LYING AND BEING IN
PALM BEACH COUNTY, FLORIDA.



Renner Burgess LAND SURVEYING		CERTIFIED TO: SKYBAR HOLDINGS, LLC	
801 S.E. 6th Ave., Suite 101 Delray Beach, FL 33483		Pho661-243-4624 Fax 243-4869	
AUTHORIZATION NUMBER LB6504		CERTIFIED TO FLOOD ZONE: X	
I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREIN MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER SJ-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		DATE: 5-22-2019	
HARRY A BURGESS PLS 5089		JOB No 12-14-003B	

Q.R.B. = official record book C.B.S. = concrete block structure P.C.C. = point of compound curve P.C.P. = permanent control point P.D.C. = point of commencement P.B.B. = point of beginning D/E = drainage easement C.M.P. = corrugated metal pipe R.L.S. = registered land surveyor L.B. = licensed business	TRAN = transformer pad F.P.&L. = Florida power and light P.C.C. = concrete monument P.I. = point of intersection P.T. = point of tangency * = not field measured W.P.F. = wood privacy fence CHATT = chain link fence ELEV = elevation	P.B. = plat book TYP = typical R/W = right-of-way Δ = central angle B = bearing basis line ASPH = asphalt M.H. = manhole U/E = utility easement CLF = chain link fence P.R.M. = permanent reference monument	P = plat Ø = power pole W = MEASURED I.P. = IRON PIPE RP = radius point L = ARC LENGTH CL = centerline ALUM = aluminum P.C. = point of curvature	P.G. = page I.R. = iron rod R = radius D = deed D/S = offset CONC = concrete ESMT = easement CALC = calculated
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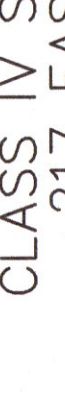
NOT VALID
UNLESS SEALED
WITH EMBOSSED
SURVEYOR'S SEAL

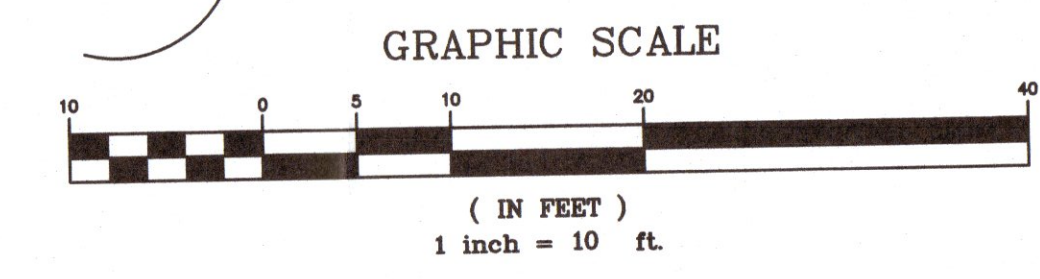


LEGEND

EXISTING ELEVATION
CURB TO BE REMOVED

NOTE: EXISTING IMPROVEMENTS NOT INDICATED FOR REMOVAL OR RELOCATION SHALL REMAIN AND BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

	CLASS IV SITE PLAN MODIFICATION 217 EAST ATLANTIC AVENUE DELRAY BEACH FLORIDA	PREPARED FOR: STEVE SIEBERT ARCHITECTURE	PETER WAYNE AQUART, P.E. CONSULTING CIVIL ENGINEER 14032 SW 48TH STREET, MIAMI, FL 33175 TEL: (561) 379-2879 E-MAIL: PAQUART@AOL.COM FLORIDA LICENSED PROFESSIONAL ENGINEER NO. 34176	DATE DRAWN:	19JUL19
				SCALE:	1"=10'
PRELIMINARY ENGINEERING – SITE DEMOLITION PLAN	PROJECT NO. 102	C-1	SHEET 1 OF 1	DESIGN BY:	PWA
				DRAWN BY:	PWA
				CHECKED BY:	PWA
				APPROVED BY:	PWA
			DESCRIPTION:		
			DATE:		
			BY:		
			MATERIAL SHOWN HEREON IS THE PROPERTY OF PETER WAYNE AQUART, P.E. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PETER WAYNE AQUART, P.E.		
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CONSULTING CIVIL ENGINEER
14032 SW 48TH STREET, MIAMI, FL 33175
TEL: (561) 379-2879 E-MAIL:PAQUART@AOL.COM
FLORIDA LICENSED PROFESSIONAL ENGINEER NO. 34176

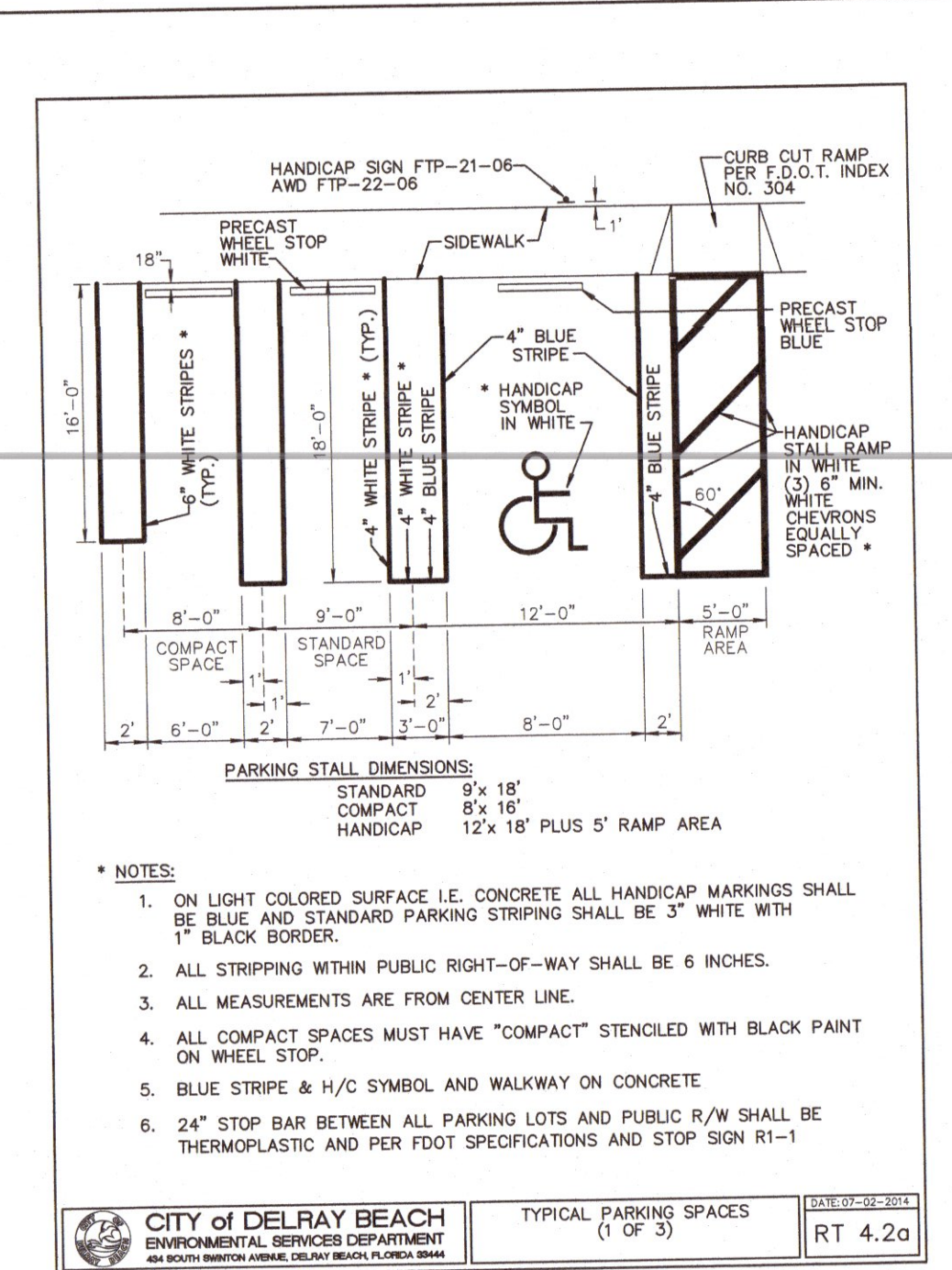
PETITION FOR AQUARIUM LICENSE

No. 341896 NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND RABBIT HOPSS-SEE BETWEEN SEASONS

July 19, 2019
PETER WAYNE AQUALT
FLORIDA F.L.E. NO. 34176

STATE OF FLORIDA
PROFESSIONAL ENGINEER

PROJECT NO.
102
C-2
SHEET 1 OF 1



LEGEND

x14.95 EXISTING ELEVATION

== NEW TYPE D CURB

NOTE: ANY TREES OR SHRUBS PLACED
WITHIN WATER, SEWER OR DRAINAGE
EASEMENTS SHALL CONFORM TO THE
CITY OF DELRAY BEACH STANDARDS
DETAILS: LD 1.1 & LD 1.2.

EXISTING BUILDING
F.F. 15.41

ATLANTIC AVE.
C.O.R. 16.05

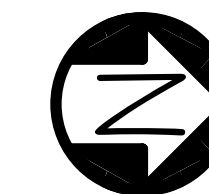
EXISTING ADJACENT BUILDING
F.F. 15.52

EXISTING BUILDING (#217 1,800 SF)
F.F. 15.65

EXISTING BUILDING (#229 1,415 SF)
F.F. 15.65

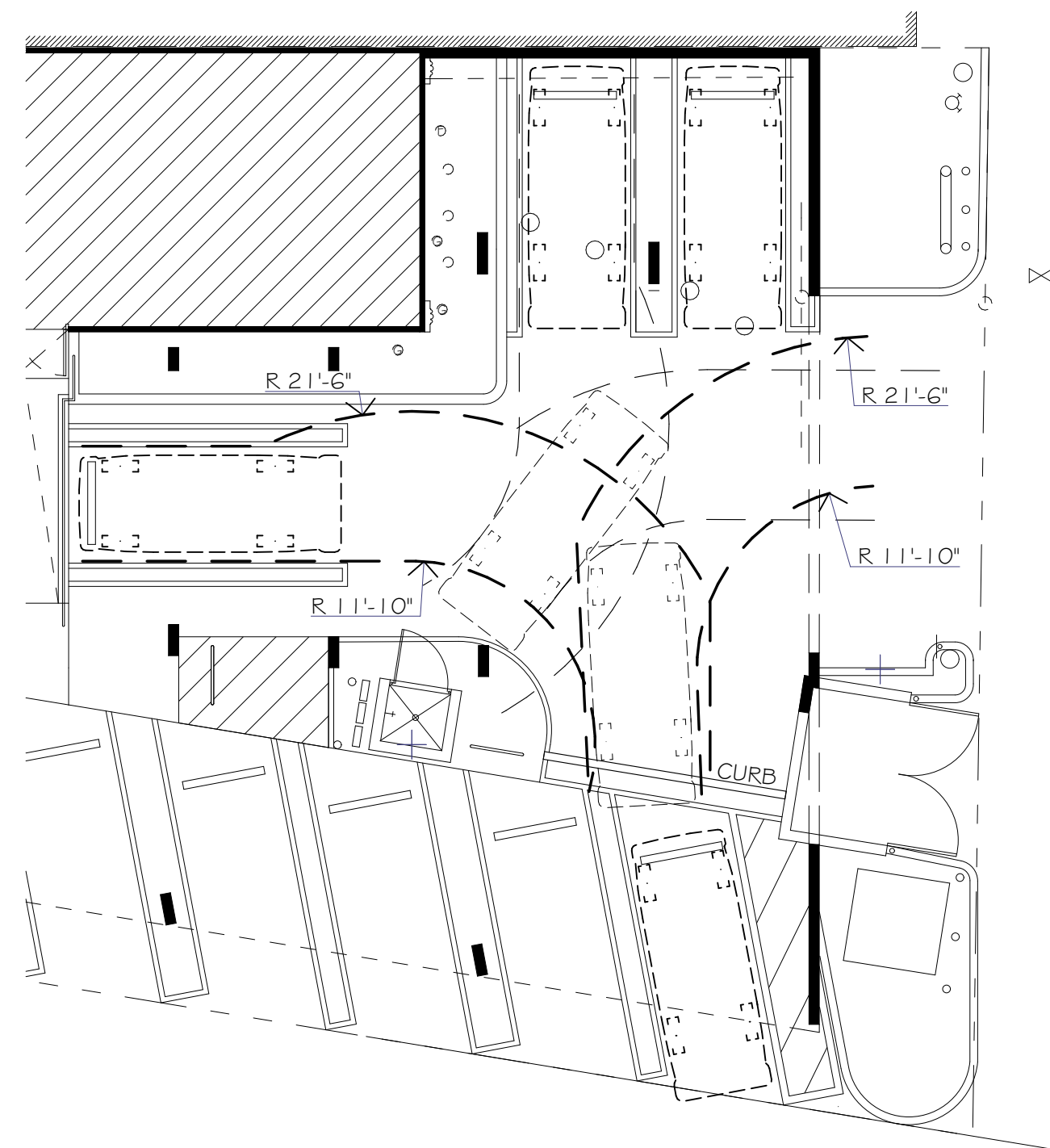
RAILROAD AVE.
C.O.R. 15.46

EXISTING BUILDING
F.F. 15.99



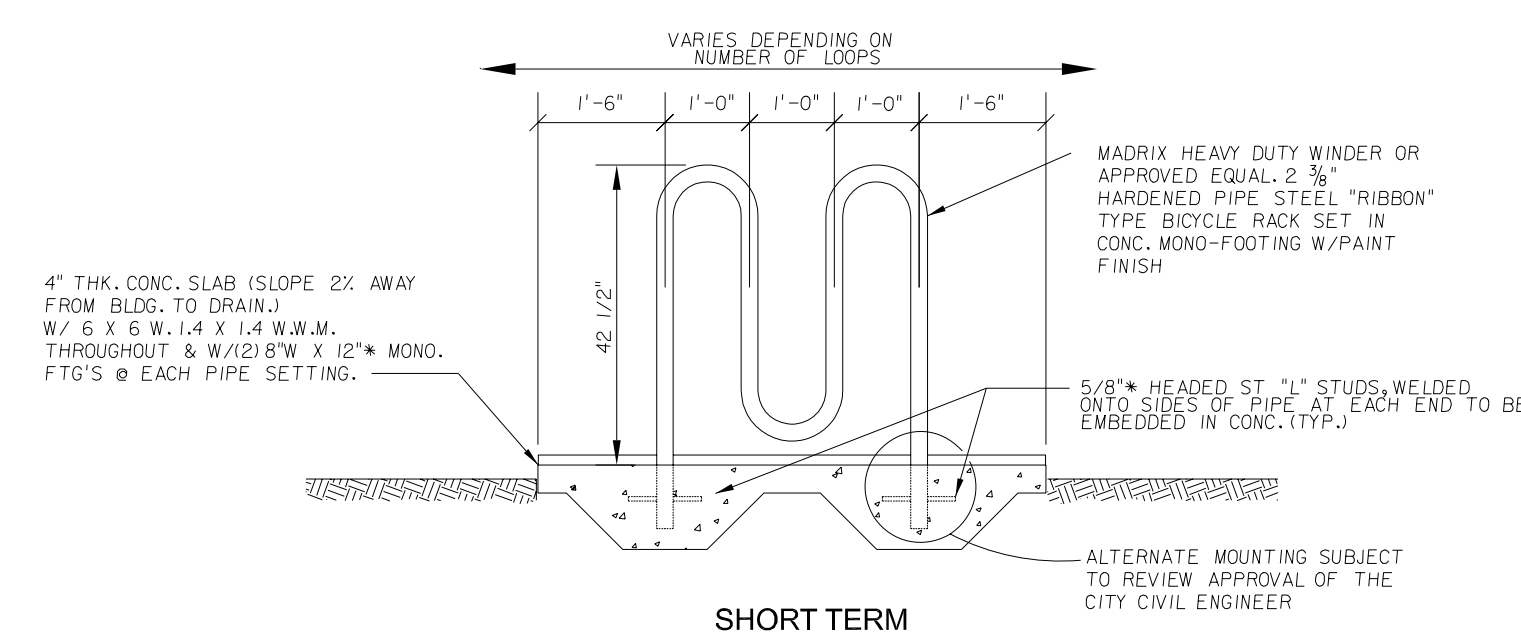
ARCHITECTURAL SITE PLAN

SCALE 1" = 10'



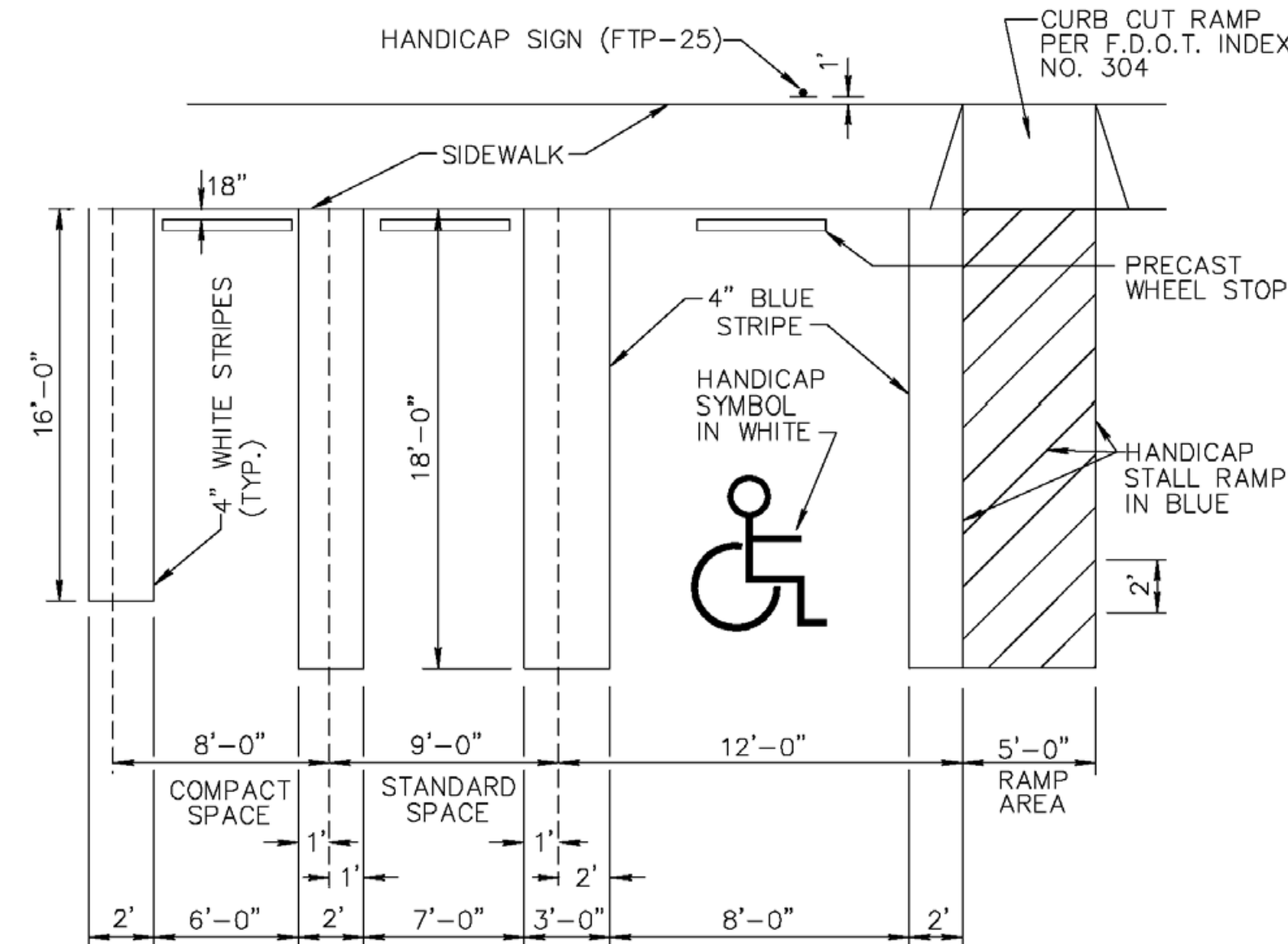
TURNING DIAGRAM DTL.

SCALE 1" = 10'



BIKE RACK DTL.

SCALE N.T.S.

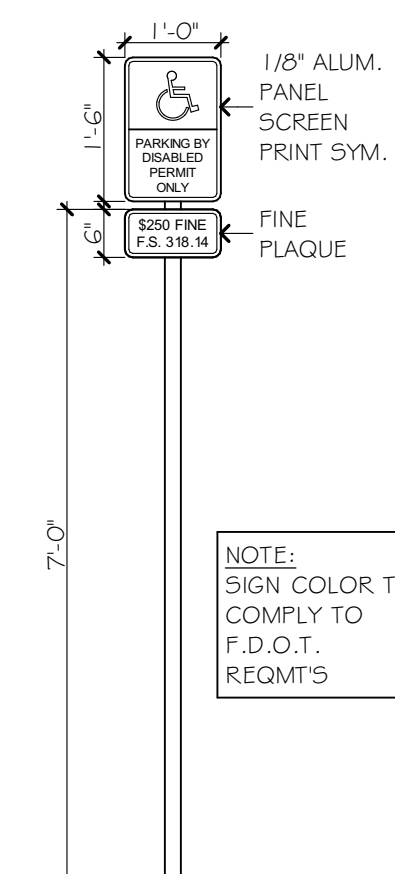


TYP. PARKING SPACE DTL.

SCALE N.T.S.

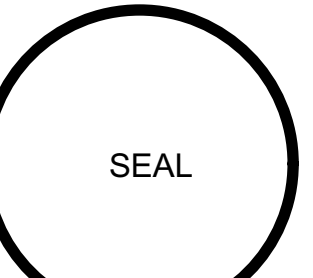
FLORIDA ACCESSIBILITY CODE 2017;
502.6 IDENTIFICATION.

PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE
THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
COMPLYING WITH 703.7.2.1. SIGNS IDENTIFYING VAN
PARKING SPACES WHEN REQUIRED BY 502.2 SHALL
CONTAIN THE DESIGNATION "VAN ACCESSIBLE."



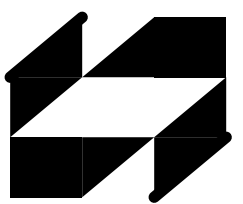
TYP. H.C. SPACE SIGNAGE DTL.

SCALE N.T.S.



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CLASS-4 SITE MODIFICATION FOR:

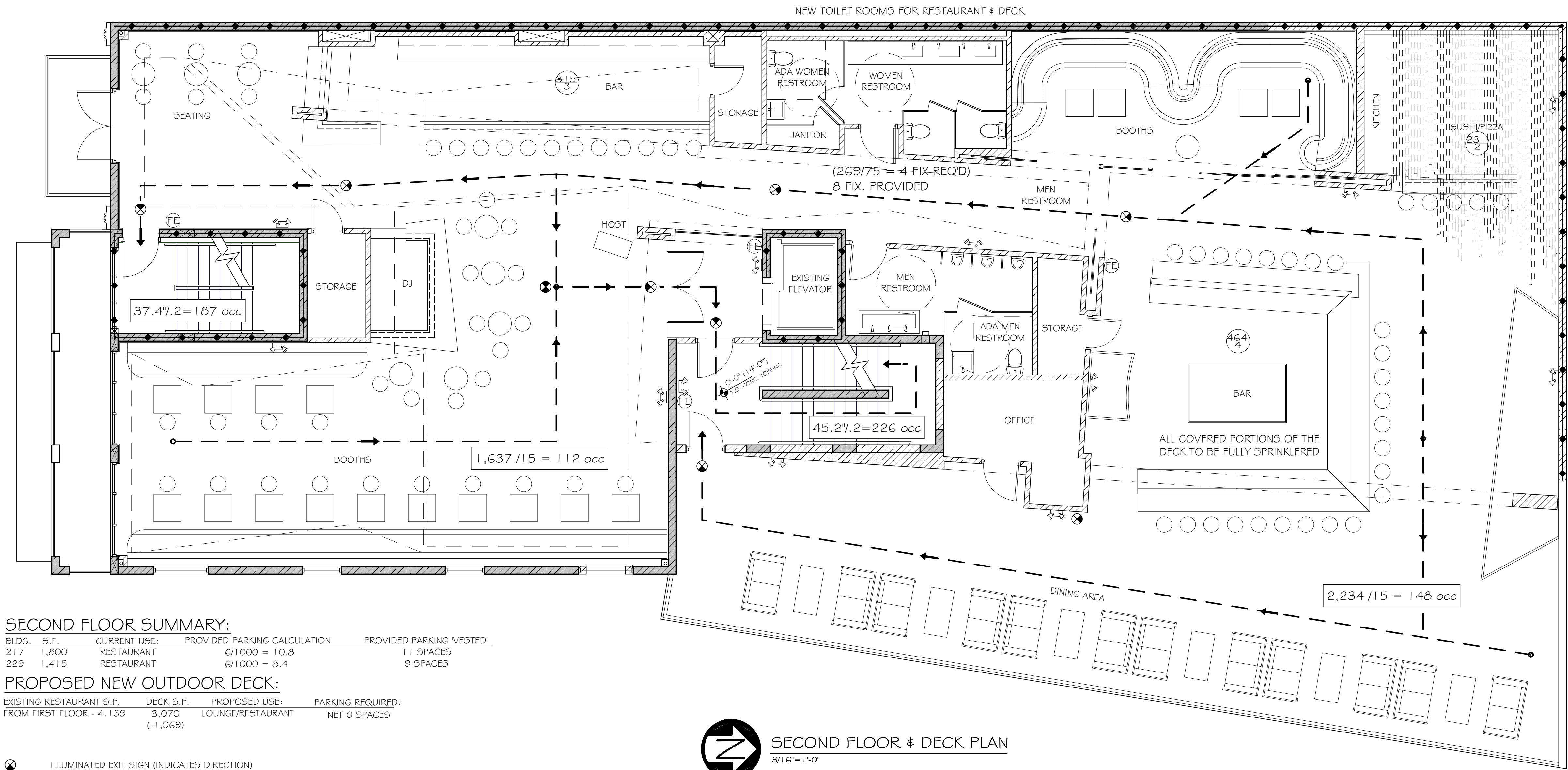
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DATE: 3.25.19
DRAWN BY: S.K.
CHECKED BY: S.S.
REVISIONS:
REVISION #1 5/21/19
REVISION #2 7/18/19

ARCHITECTURAL SITE PLAN

SP.1
SHEET NO.



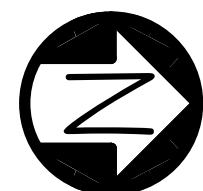
SECOND FLOOR SUMMARY:

BLDG.	S.F.	CURRENT USE:	PROVIDED PARKING CALCULATION	PROVIDED PARKING 'VESTED'
217	1,800	RESTAURANT	6/1000 = 10.8	11 SPACES
229	1,415	RESTAURANT	6/1000 = 8.4	9 SPACES

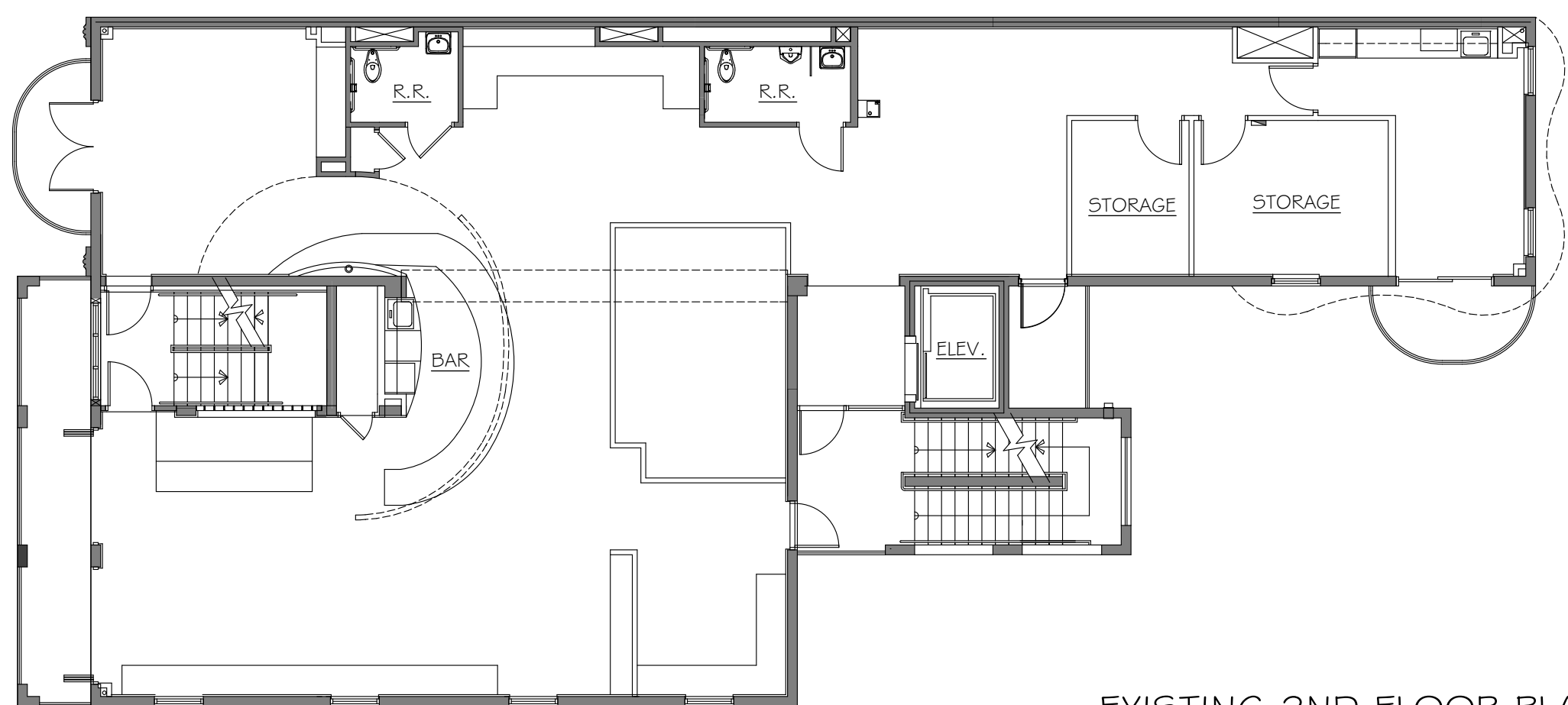
PROPOSED NEW OUTDOOR DECK:

EXISTING RESTAURANT S.F.	DECK S.F.	PROPOSED USE:	PARKING REQUIRED:
FROM FIRST FLOOR - 4,139	3,070	LOUNGE/RESTAURANT	NET 0 SPACES
	(-1,069)		

- ILLUMINATED EXIT-SIGN (INDICATES DIRECTION)
- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- FIRE EXTINGUISHER (4-PROVIDED)
- REMOTE HEAD
- EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- OCCUPANCY (TOP=SF/BOT=OCC)

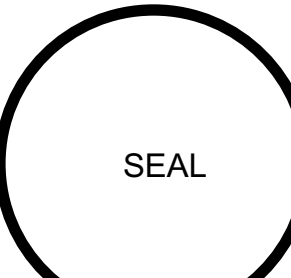


SECOND FLOOR & DECK PLAN
3/16" = 1'-0"



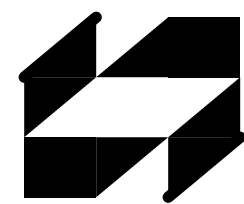
EXISTING 2ND FLOOR PLAN

N.T.S.



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CLASS-4 SITE MODIFICATION FOR:

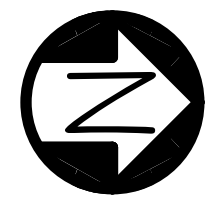
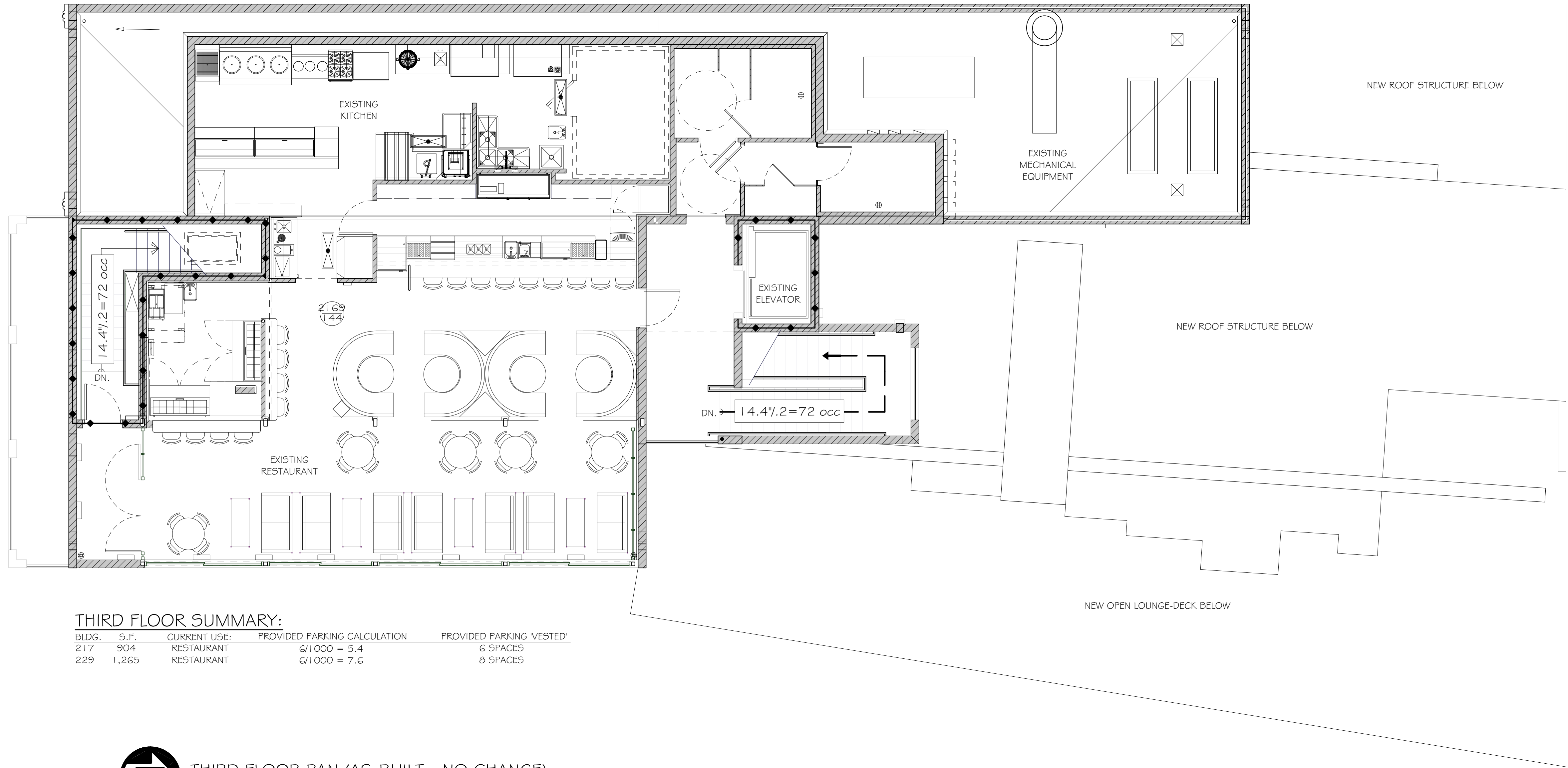
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DATE:	3.25.19
DRAWN BY:	S.K.
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REVISIONS:	
REVISION #1	5/21/19
REVISION #2	7/18/19

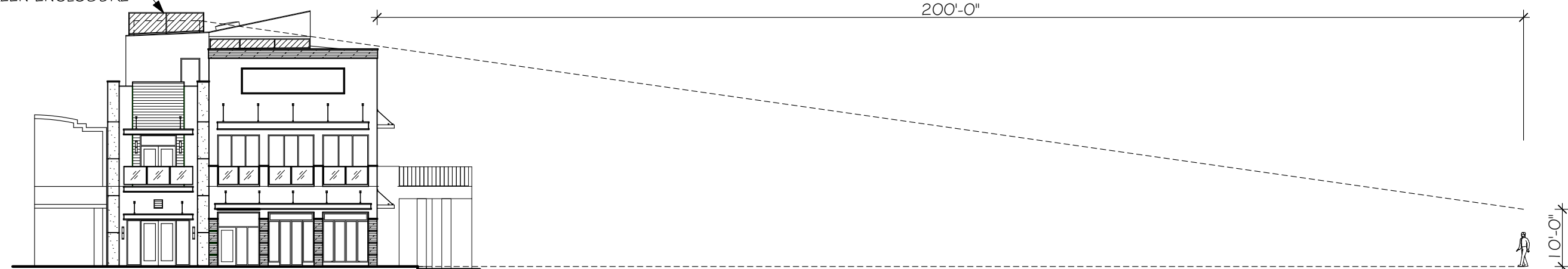
2ND FLOOR & DECK

A1.2
SHEET NO.

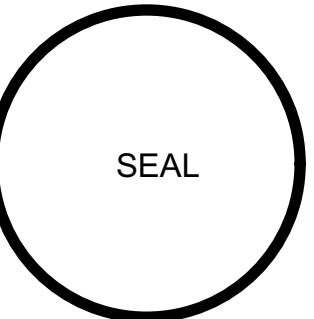


THIRD FLOOR PAN (AS-BUILT - NO CHANGE)
3/16" = 1'-0"

LOCATION OF EXISTING
MECHANICAL EQUIPMENT
AND SCREEN ENCLOSURE

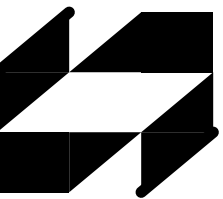


SIGHT LINE STUDY
1"=20'



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CLASS-4 SITE MODIFICATION FOR:

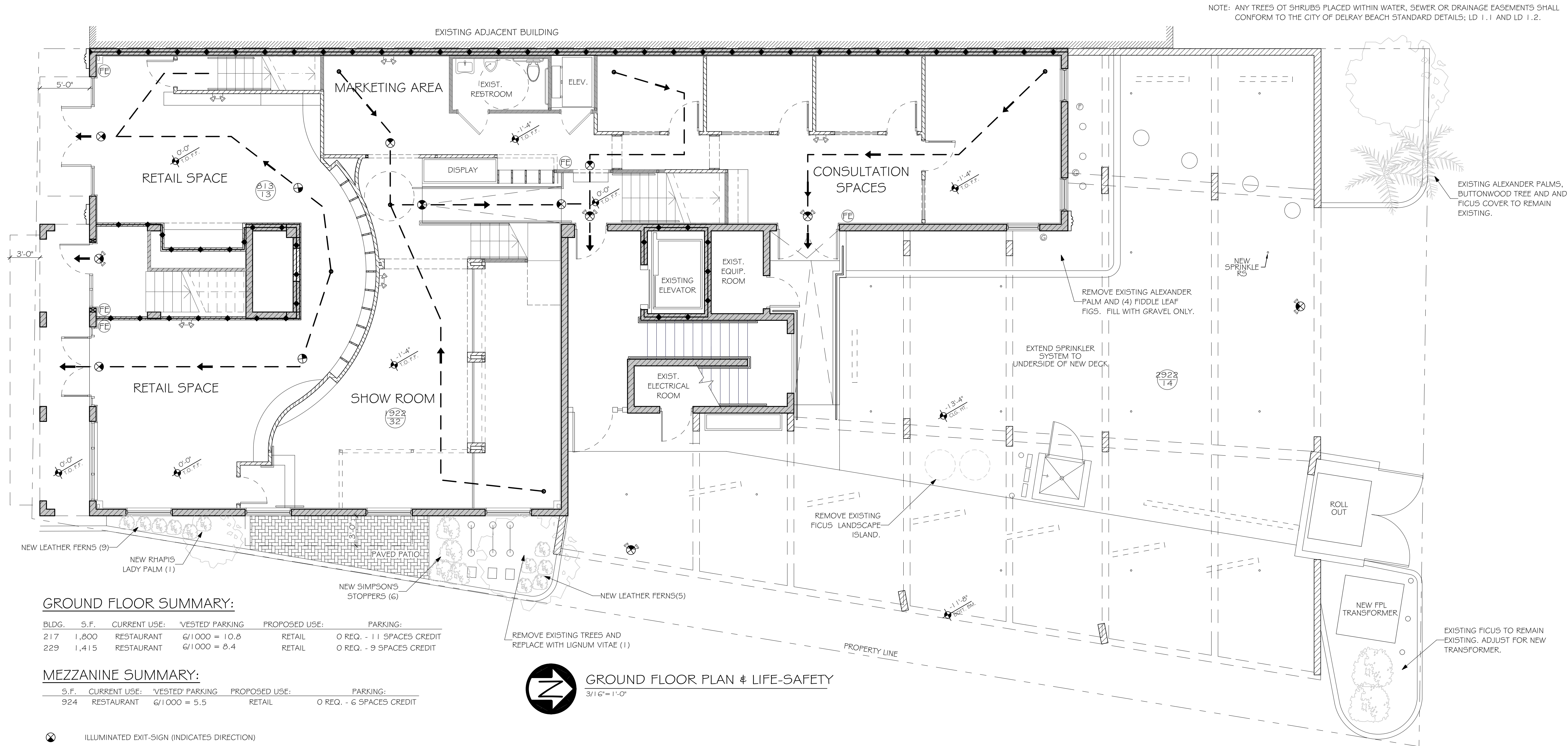
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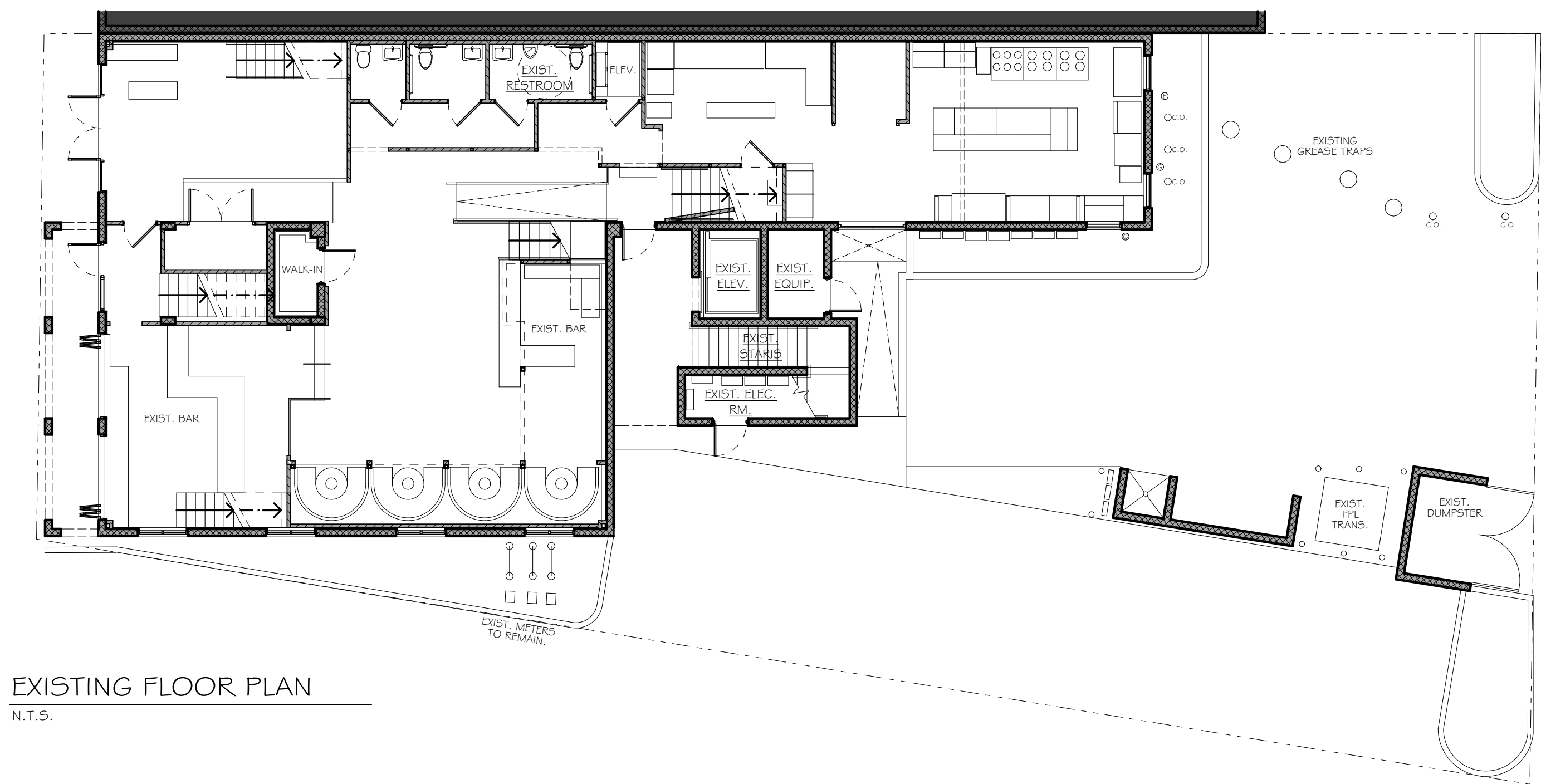
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DRAWN BY: S.K.
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REVISIONS:
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REVISION #2 7/18/19

THIRD FLOOR PLAN

A1.3
SHEET NO.



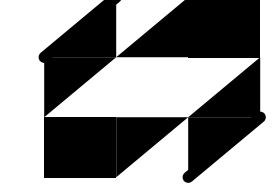
ID.	QTY.	SCIENTIFIC_COMMON NAME	HT.	SPRD.	COMMENTS
LV	1	LIGNUM VITAE LIGNUM TREE	6'-7'	5'	
RE	1	RHAPIS EXCELSA LADY PALM	5'-6'	3'-4'	FULL TO BASE (25 GAL.) MULTICANE SPECIMEN
RUM	14	LEATHER FERN RUMORHIA ADIANTIFORMUS	18"-24"	2'	FULL 3 GALLON
MYR	6	MYRCIANTHUS FRAGRANS SIMPSON'S STOPPER	3'-4'	2'-3'	FULL 3 GALLON SPECIMEN



SEAL

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steve@stevesiebert.com

CLASS-4 SITE MODIFICATION FOR:

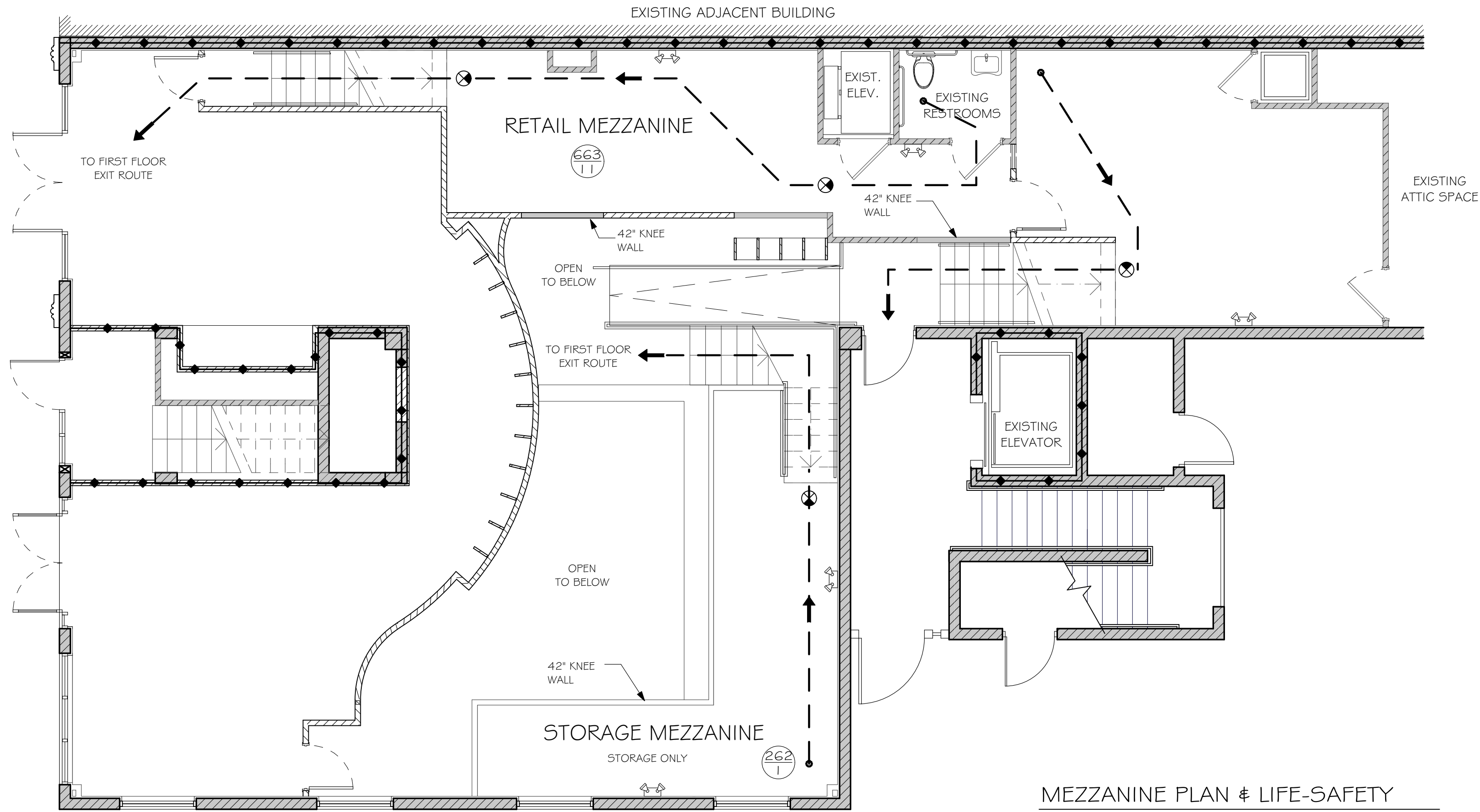
217 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA 33444

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PROJECT NO. 18-204
DATE: 3.25.19
DRAWN BY: S.K.
CHECKED BY: S.S.
REVISIONS:
REVISION #1 5/21/19
REVISION #2 7/18/19

GROUND FLOOR PLAN

A1.10
SHEET NO.



MEZZANINE PLAN & LIFE-SAFETY

3/16"=1'-0"

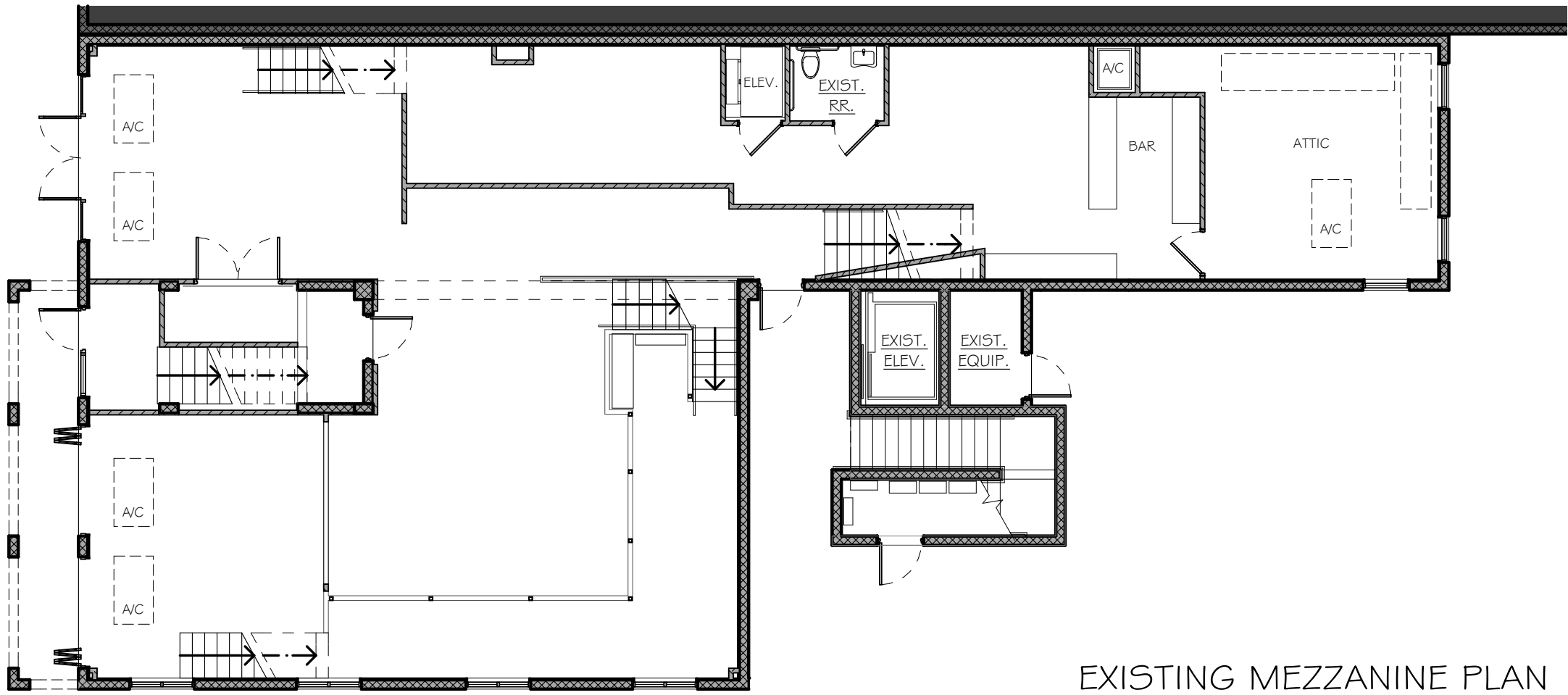
GROUND FLOOR SUMMARY:

BLDG.	S.F.	CURRENT USE:	'VESTED' PARKING	PROPOSED USE:	PARKING:
217	1,800	RESTAURANT	6/1000 = 10.8	RETAIL	0 REQ. - 11 SPACES CREDIT
229	1,415	RESTAURANT	6/1000 = 8.4	RETAIL	0 REQ. - 9 SPACES CREDIT

MEZZANINE SUMMARY:

S.F.	CURRENT USE:	'VESTED' PARKING	PROPOSED USE:	PARKING:
924	RESTAURANT	6/1000 = 5.5	RETAIL	0 REQ. - 6 SPACES CREDIT

- ILLUMINATED EXIT-SIGN (INDICATES DIRECTION)
- EMERGENCY BATTERY WALL PACK W/ TWIN HEADS
- EXIT LIGHT FIXTURE, DIRECTION ARROWS AS SHOWN
- FIRE EXTINGUISHER (4-PROVIDED)
- REMOTE HEAD
- EXIT OR EXIT ACCESS
- PATH OF TRAVEL
- OCCUPANCY (TOP=Sf/BOT=OCC)



EXISTING MEZZANINE PLAN

N.T.S.

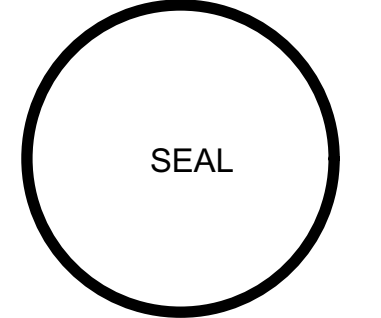
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MEZZANINE FLOOR PLAN

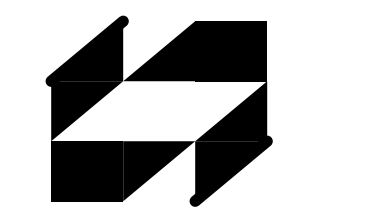
A1.11
SHEET NO.



SEAL

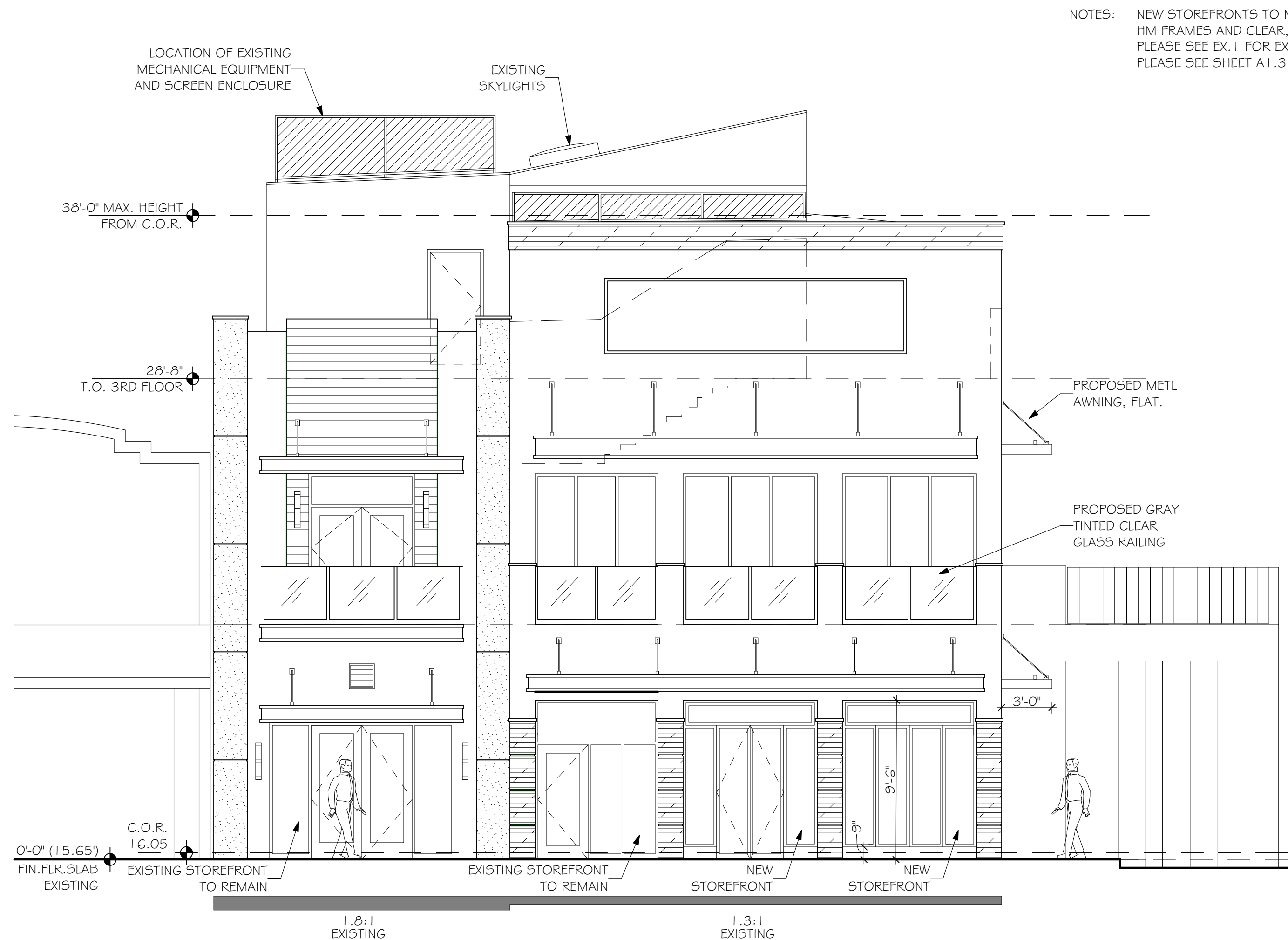
Steven W Siebert
AR0017834

**STEVE SIEBERT
ARCHITECTURE**

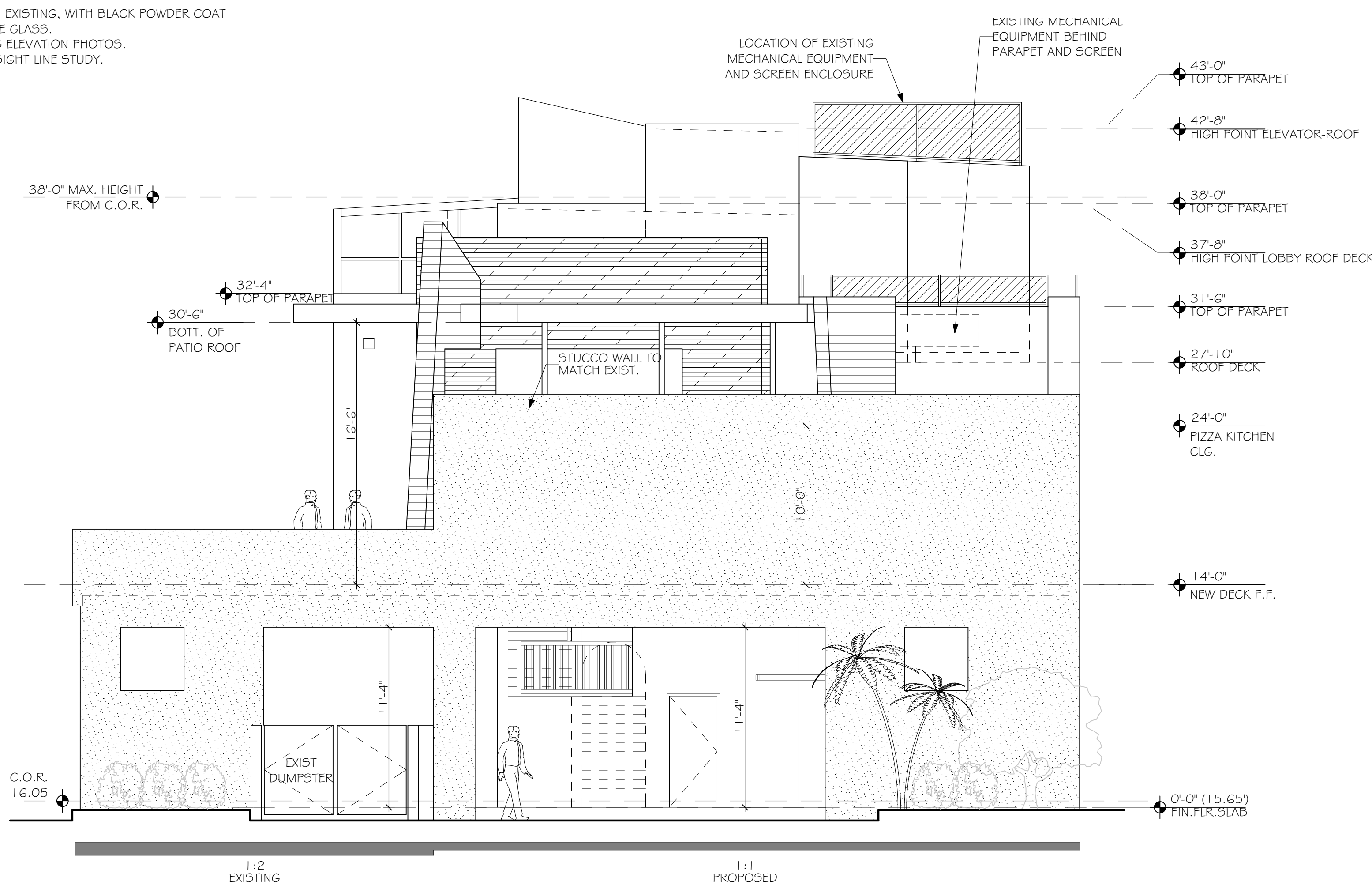


**STEVE SIEBERT
ARCHITECTURE**

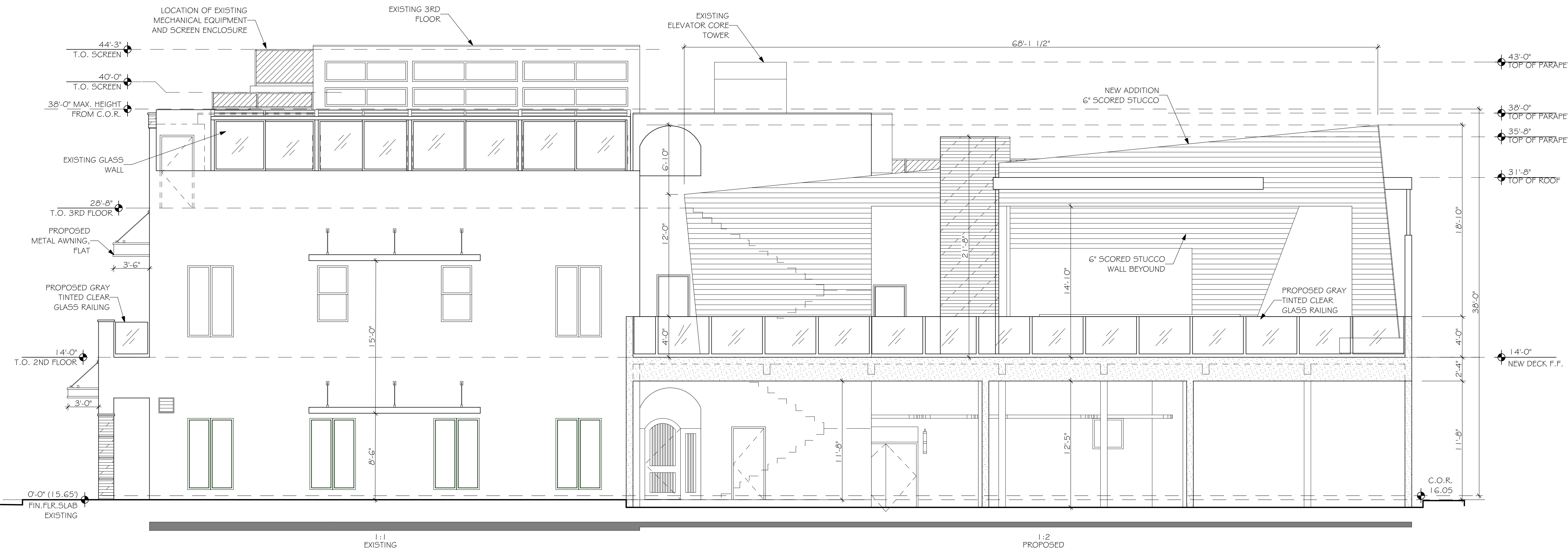
466 N FEDERAL HIGHWAY
BOYNTON BEACH, FL 33435
ph. 561.352.4348
steve@stevesiebert.com



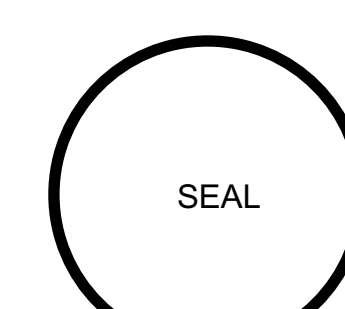
FRONT - SOUTH ELEVATION (PROPOSED)
3/16"=1'-0"



REAR - NORTH ELEVATION (PROPOSED)
3/16"=1'-0"



SIDE - EAST ELEVATION (PROPOSED)
3/16"=1'-0"



Steven W Siebert
AR0017834

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PROPOSED ELEVATIONS

A2.1
SHEET NO.