

Studio 404 Project

404 West Atlantic Avenue will undergo a complete interior and exterior modifications, alterations and enhancements to provide for a new street level Restaurant (Studio 404 Frozen Daiquiri Bar & Café).

The Interior improvements are being done to modernize the retail space and dining experience. The improvements will also bring the Building in line with the current South Florida Building Codes which will bring safety and security for the Building. A Complete 400-watt amp electrical upgrade will be installed, including all new wiring and outdoor electrical panel. Track lighting and sconces will line the ceiling with 3" flush mount lighting over the kitchen area. In the kitchen will be an 11' hood vent along with grills, coolers, freezers etc. needed for a full kitchen. A new AC unit will be installed to keep the building nice and cool for our customers. Sinks, toilets, water heaters and other plumbing upgrades and various accessibility code improvements will be made to further enhance and modernize the Building. The walls need to be drywalled with proper installation and floors tiled. This is a complete remodel of the interior, which included gutting out of the entire building starting from scratch rebuilding the entire interior.

The exterior alterations include a fresh stucco on the exterior walls of the building, a fresh coat of white paint with a teal trim, two new windows and French doors on the west side of the building connecting the Patio. As of 3/1/2019, the stucco and painting of the exterior walls have been completed. New awnings in the front of the building, 4ft planters around the perimeter of the Patio with 4ft Boxwood Topiaries around about 90% of the perimeter inside of the planters. The other 10% of the planters along Atlantic Avenue will have small annuals in them. As of 3/1/2019, the planters have been built and awnings have been put up. There will be a small stage built in the S.W. Corner of the Patio including a small dance space once the patio is leveled. Along the west wall, we will be installing two large sconces on the north and south corners allowing for proper lighting. There will also be rope lighting spanning the width of the Patio to help create a welcoming and relaxing Environment. Furniture will be placed on the Patio with small umbrella style coverings.

All construction will be completed in 60 days or less from start to finish. For instance, if construction commence July 15; completion will be August 30 give or take, no later than 60 days. We have been engaging local contractors and sub-contractors to complete this project.

It is expected that the proposed project will have a major impact on the Downtown West Delray viability Restaurant, Retail Shopping and night life District. This project will help to continue to promote and attract tourist to the Downtown area. This restaurant is minority owned which is a significant goal of the City and the CRA to create a Strong and Diverse Economic Downtown.

The Site Development Assistance Grant program offered by the City of Delray Beach Community Redevelopment Agency (CRA) was a determining factor in deciding to move forward in undertaking the interior and exterior improvements to the Building and the grant provided will have a positive impact in meeting the overall objective of the CRA in promoting economic development in the retail and businesses in the CRA District.

Additionally, the project will have the following benefits within the CRA District:

- Increased visual impact in the area as extensive façade improvements are made on the exterior elevations of the Building.
- There will be a significant increase in local property values as a result of this project due to its highly visible location.
- Create more visual interests for both pedestrians and vehicular traffic as the Projects improvements provide new and increased building identification.
- Provide complete upgrades to the building whereas the improvements will bring the building up to the current standards of the stringent South Florida Building Code and Americans with Disabilities Act (ADA) making it a safer and more accessible Building.
- Provide jobs for the local community