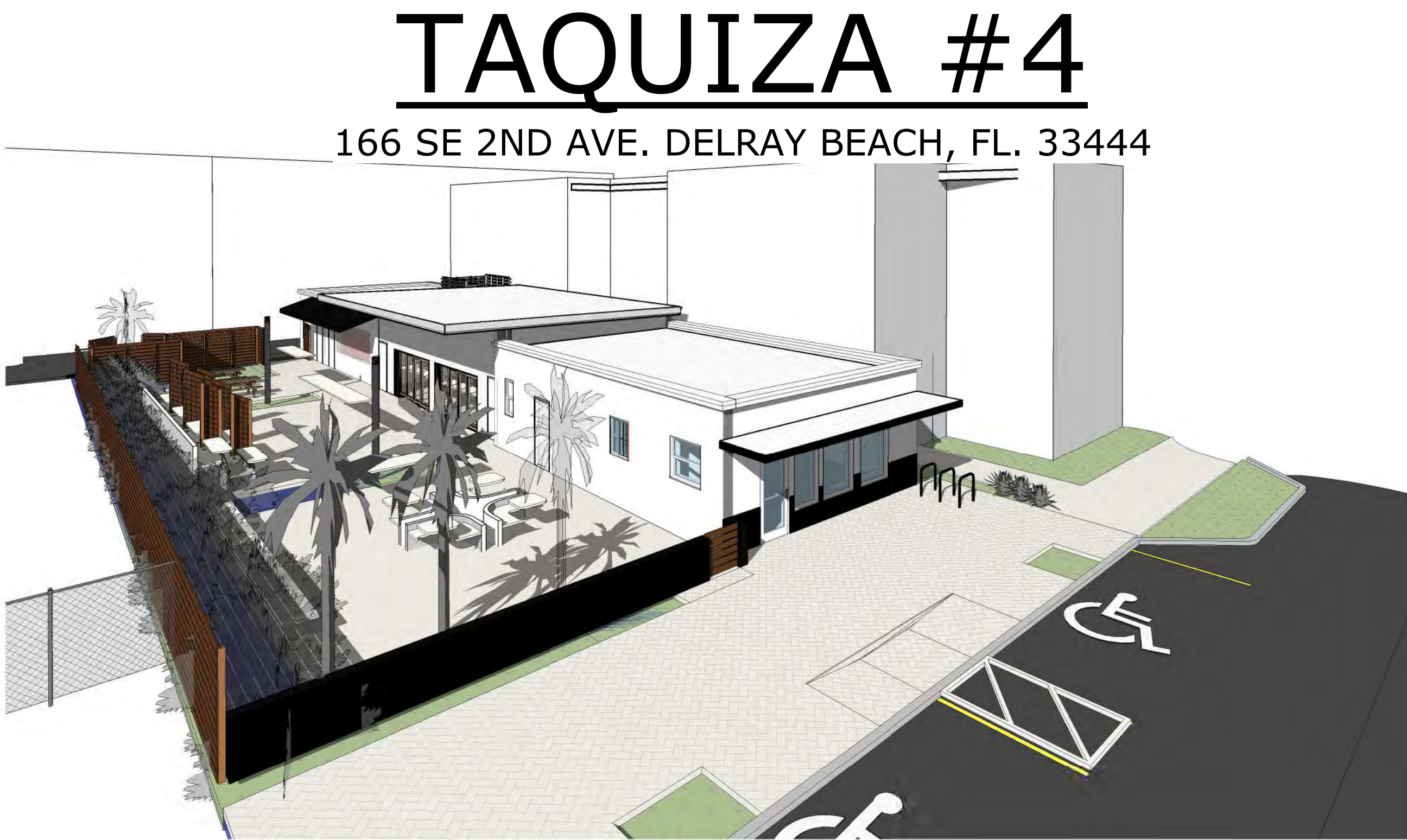


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FAX: 561-243-8184

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**MCCARTHY AND ASSOCIATES**

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Suite 106A  
Delray Beach, Florida 33483  
TEL: 561 921-0338  
FAX: 561 921-0340

**M.E.P. ENGINEER:**  
**THOMPSON AND YOUNGROSS ENGINEERING DCES**  
**CONSULTANTS**

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DELRAY BEACH, FLORIDA 33483  
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FAX: 561 274-0222

**CIVIL ENGINEER:**

2295 NW Corporate Boulevard, Suite 125  
Boca Raton, Florida 33431  
TEL: 561-750-3717  
Fax: 561-750-3686

**LANDSCAPE ARCHITECT:**  
**CHRIS CABEZAS LANDSCAPE**  
**ARCHITECTURE, INC**

80 NE 5TH AVE.  
Delray Beach, Florida 33483  
TEL: 561-596-6771

| ARCHITECTURE |                              |
|--------------|------------------------------|
| LS1.01       | LIFE SAFETY PLAN             |
| A1.00        | COMPOSITE PLAN               |
| A1.01        | SITE PLAN                    |
| A1.01A       | SITE PLAN-STREETScape DESIGN |
| A2.01        | FIRST FLOOR PLAN             |
| A2.02        | ROOF PLAN                    |
| A3.01        | ELEVATIONS                   |

| SURVEY |        |
|--------|--------|
| SURVEY | SURVEY |

| CIVIL |                       |
|-------|-----------------------|
| C-1   | DEMOLITION PLAN       |
| C-2   | SITE ENGINEERING PLAN |
| C-3   | STANDARD DETAILS      |

| LANDSCAPE |                  |
|-----------|------------------|
| LR-1      | LANDSCAPE PLAN   |
| LP-1      | TREE DISPOSITION |
| IR-1      | IRRIGATION PLAN  |

| ELECTRICAL |                  |
|------------|------------------|
| ES-1       | PHOTOMETRIC PLAN |

TAQUIZA #4

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2020-1-16





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**TAQUIZA #4**

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DATE: 1/15/2020 DRAWN BY: Author  
JOB NUMBER: 180204  
DRAWING NUMBER: LS1.01

**LIFE SAFETY  
PLAN**

DATE

1/15/2020

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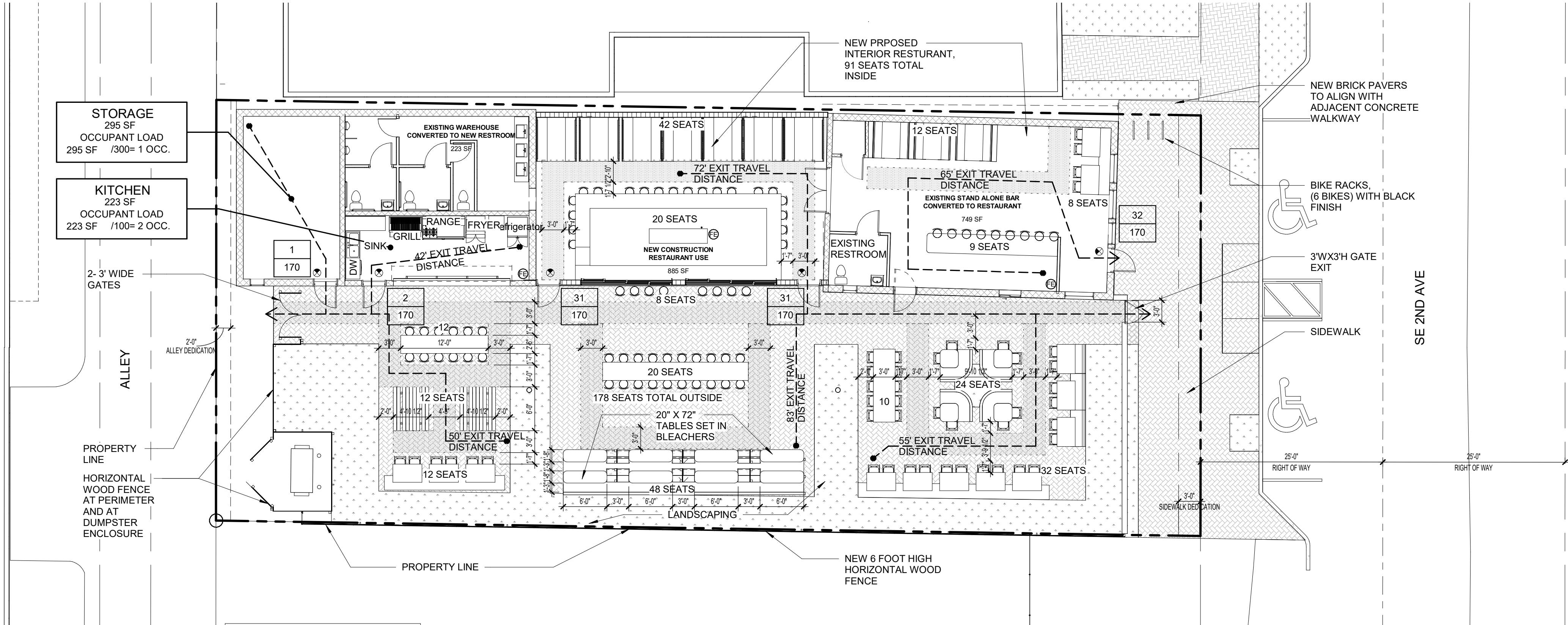
Author

JOB NUMBER

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DRAWING NUMBER

**LS1.01**



**1 LIFE SAFETY PLAN**  
LS1.01 1" = 10'-0"

**LIFE SAFETY KEY**

- NUMBER OF PERSONS EXITING
- EGRESS CAPACITY OF DOOR/STAIR
- 52' MAXIMUM PATH OF EGRESS
- START POINT
- Occupancy 150 SF
- OCCUPANT LOAD 150 SF / SQ FT/ OCC = #
- OCCUPANCY TYPE
- SQUARE FOOTAGE
- SQUARE FOOTAGE/T1004.11 REQ'D SF. PER OCC.=OCCUPANT LOAD FOR AREA
- FIRE EXTINGUISHER (WALL MOUNTED)
- SEMI RECESSED FIRE EXTINGUISHER CABINET
- DOOR EQUIPPED WITH PANIC HARDWARE
- DOOR EQUIPPED WITH FIRE EXIT HARDWARE
- EXIT SIGN

**EGRESS DATA**

FL. BC. 2017

OCCUPANT LOAD:  
RESTAURANT: 1,368 SF/ 15  
NET=91 OCC  
OUTDOOR DINING: 2,663 SF/15  
NET= 178 OCC  
STORAGE: 295 SF/300 = 1 OCC  
KITCHEN: 222 SF/ 100= 2 OCC  
TOTAL OCCUPANT LOAD: 272 OCC.  
OCCUPANT LOAD IS BASED ON THE  
2017 FLORIDA BUILDING CODE

OCCUPANCY- ASSEMBLY (A-2)

| FL. BC. 2017          | MIN/MAX           |
|-----------------------|-------------------|
| TRAVEL DISTANCE       | 200'              |
| COMMON PATH OF TRAVEL | 75'               |
| MAX. DEAD END         | 20'               |
| EGRESS WIDTH          | REQ. PROV.        |
| STAIR WIDTH           | 44" MIN. N/A      |
| DOORS                 | 32" MIN. 32"      |
| MIN. CORRIDOR WIDTH   | 44" MIN. SEE PLAN |

ACCESS AISLE MINIMUM WIDTH 36"

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EAL

## TAQUIZA #4

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180204 KEYWORD: S NOT.  
DRAWING - DISPOSITION: 03 - CONSTRUCTION DOCUMENT/180204  
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DRAWING FILE

## COMPOSITE PLAN

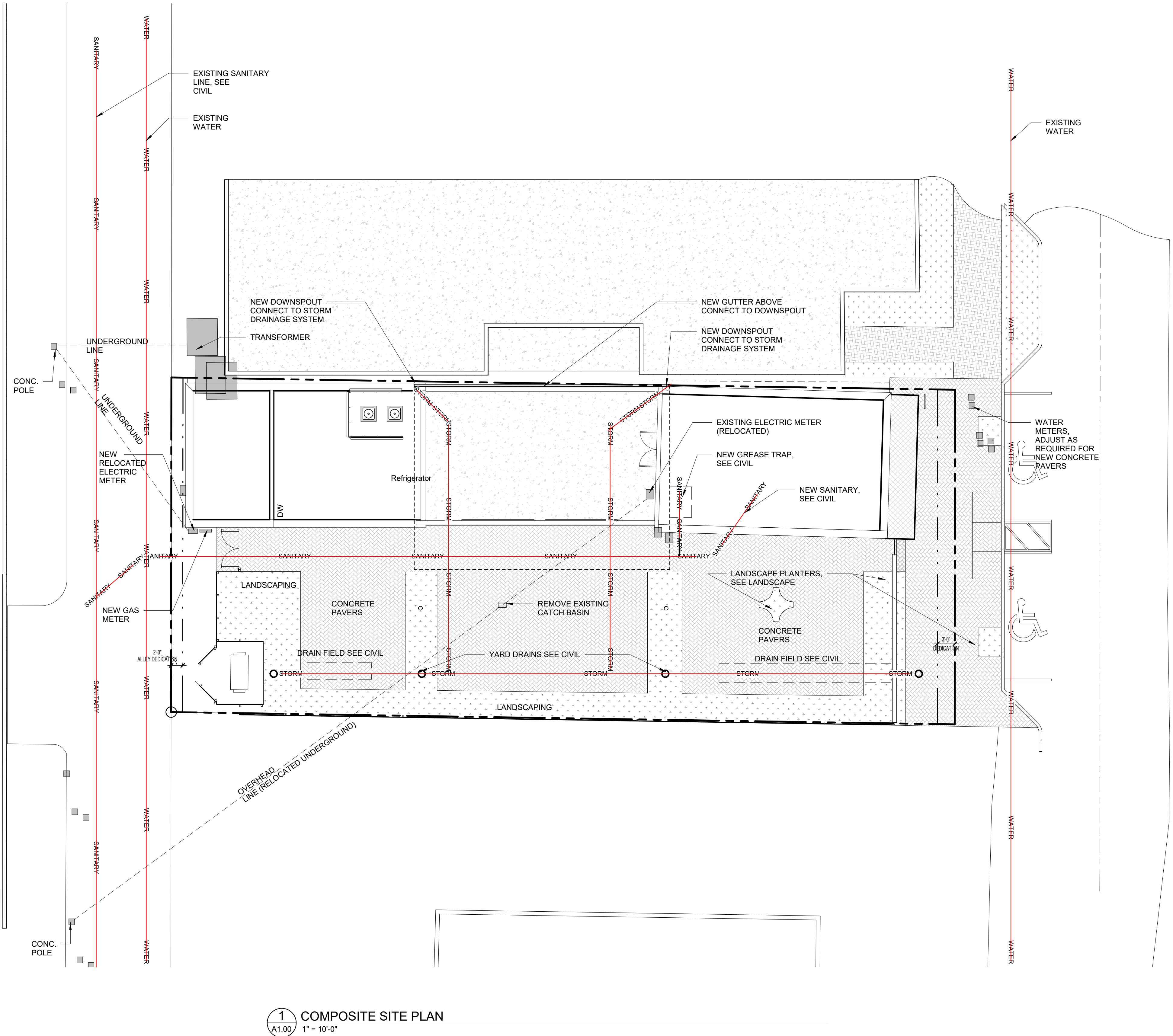
DATE /15/2020 | DRAWN BY IRG

JOB NUMBER

DRAWING NUMBER

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1 COMPOSITE SITE PLAN  
A1.00 1" = 10'-0"

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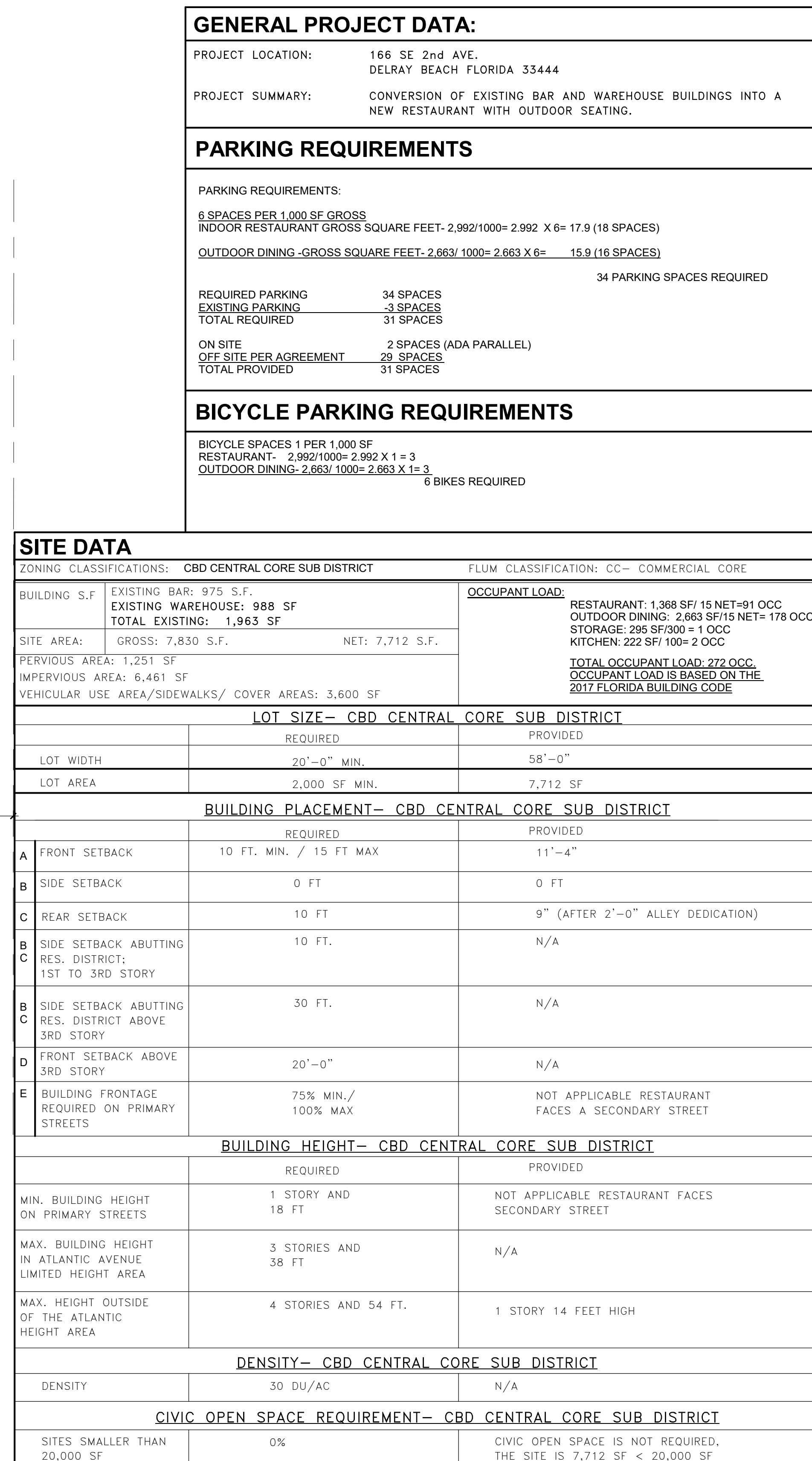
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## 4 SITE PLAN

|           |          |
|-----------|----------|
| DATE      | DRAWN BY |
| 1/15/2020 | IRG      |

JOB NUMBER  
180204  
DRAWING NUMBER

## A1.01



BUILDING CODE: FBC 2017  
CONSTRUCTION: TYPE V  
OCCUPANCY- A-2 (RESTAURANT)

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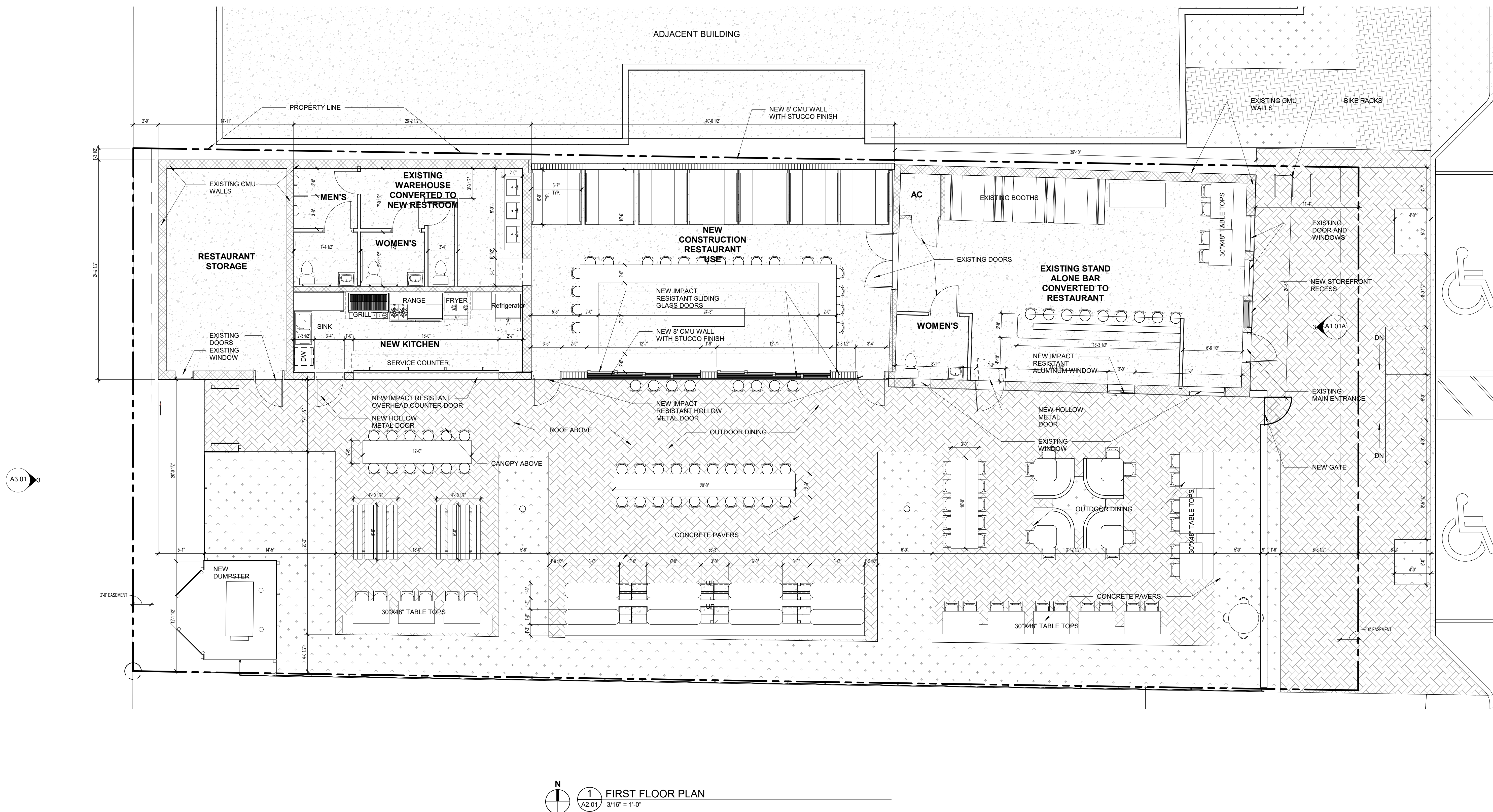
1 FIRST FLOOR  
2 PLAN

|           |          |
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| 1/15/2020 | Author   |

JOB NUMBER  
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DATE: 1/15/2020 DRAWN BY: KWH  
JOB NUMBER: 180204  
DRAWING NUMBER: A2.02

**ROOF PLAN**

DATE

1/15/2020

DRAWN BY

KWH

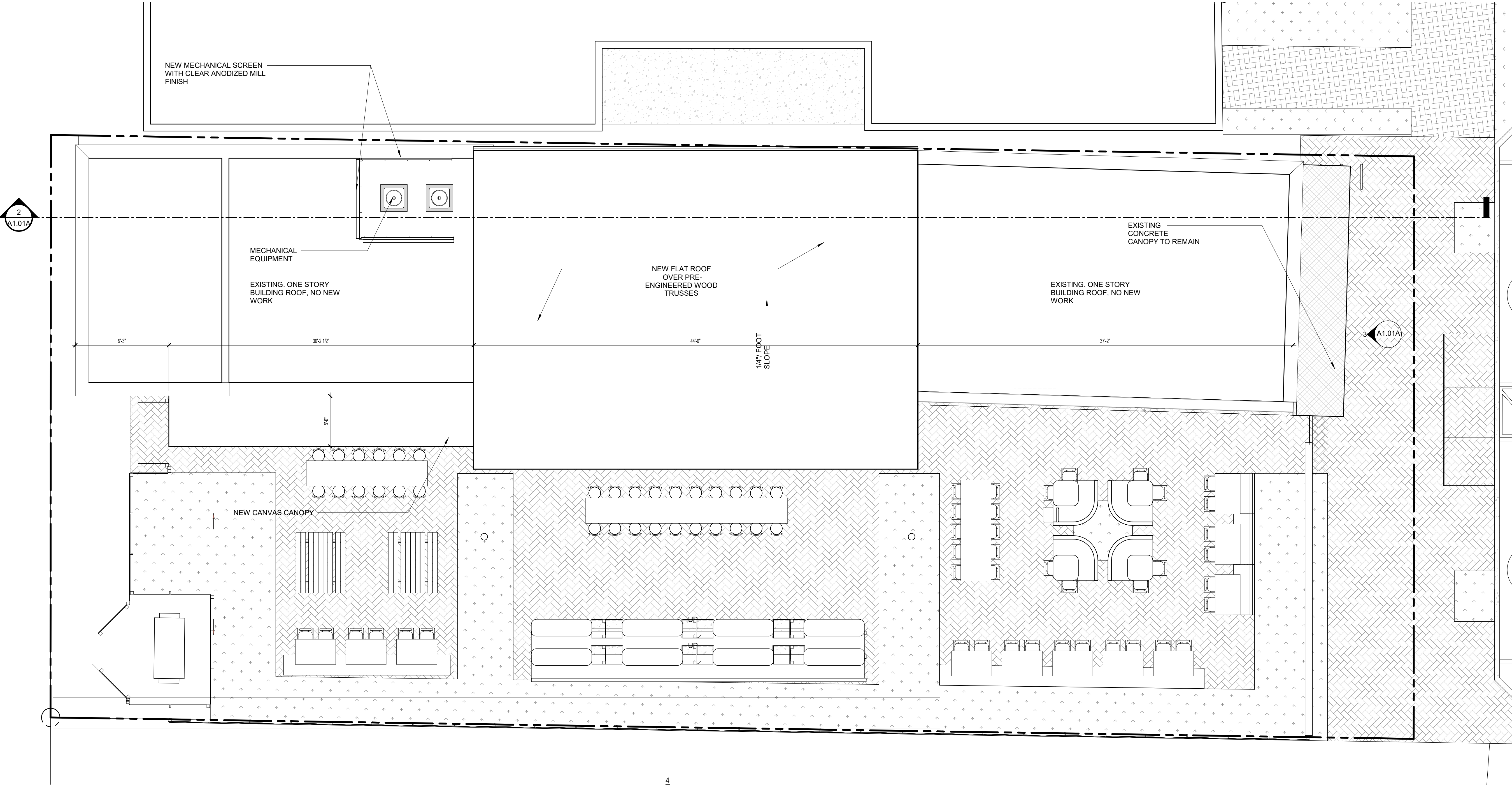
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**A2.02**

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**1 ROOF PLAN**  
A2.02 3/16" = 1'-0"

**4**  
A3.01

**3**  
A3.01

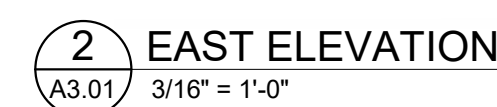
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A1.01A

**2**  
A1.01A



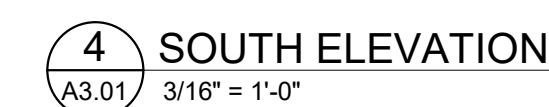


3 WEST ELEVATION  
A3.01 3/16" = 1'-0"



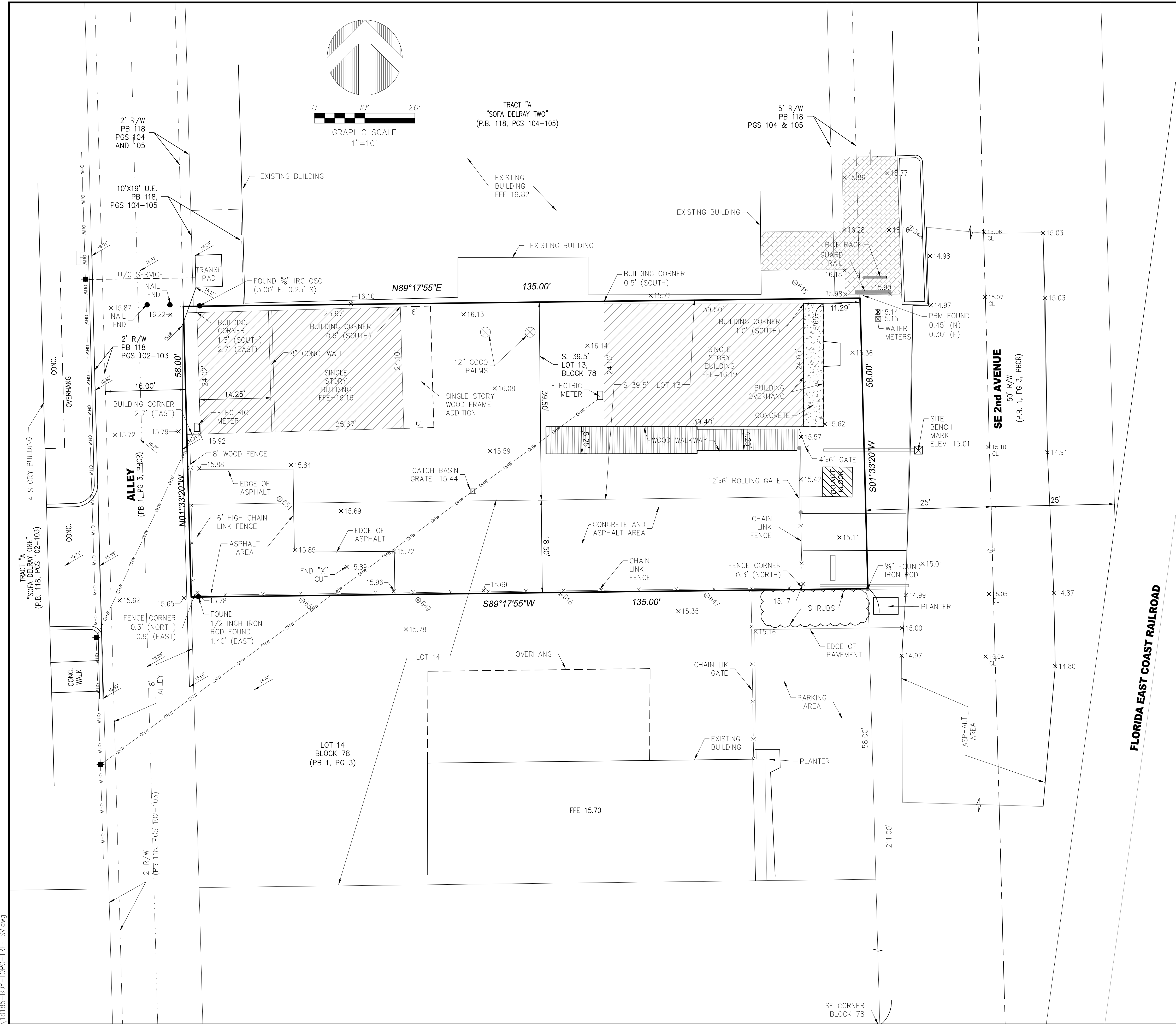
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## LEGAL DESCRIPTION

THE SOUTH 39.5 FEET OF LOT 13 AND THE NORTH 18.5 FEET OF LOT 14, BLOCK 78, 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.

## NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 7,764 SQ. FT. (0.18 ACRES), MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON SAID PLAT (MAP NO. 125102 0004 D) WHICH ARE RELATIVE TO THE PLAT AND ARE ASSUMED.
- RECORDING INFORMATION REFERS TO PALM BEACH COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY ENGINEERING; BENCHMARK "SRD 17.16" HAVING AN ELEVATION OF 15.617. ALL ELEVATIONS ARE RELATIVE TO NAVD 1988.
- PROPERTY ADDRESS: 166 SE 2ND AVENUE, DELRAY BEACH, FL 33444
- FLOOD INFORMATION IS AS FOLLOWS:
  - COMMUNITY NUMBER : 125102
  - PANEL NUMBER : 0979F
  - DATE OF FIRM INDEX : 10-05-2017
  - ZONE : X
  - BASE FLOOD ELEVATION : N/D

## ABBREVIATIONS

|          |   |                           |
|----------|---|---------------------------|
| A/C      | = | AIR CONDITIONER           |
| C.B.     | = | CATCH BASIN               |
| C.B.S.   | = | CONCRETE BLOCK & STUCCO   |
| CONC.    | = | CONCRETE                  |
| D        | = | DELTA (CENTRAL ANGLE)     |
| D.E.     | = | DRAINAGE EASEMENT         |
| ELEV.    | = | ELEVATION                 |
| F.F.     | = | FINISHED FLOOR            |
| FND.     | = | FOUND                     |
| GAR.     | = | GARAGE                    |
| I.P.     | = | IRON PIPE                 |
| I.R.     | = | IRON ROD                  |
| IRC      | = | IRON ROD & CAP            |
| L        | = | ARC LENGTH                |
| L.M.E.   | = | LAKE MAINTENANCE EASEMENT |
| MON.     | = | MONUMENT                  |
| N/D      | = | NAIL AND DISC             |
| P.B.     | = | PLAT BOOK                 |
| P.B.C.R. | = | PALM BEACH COUNTY RECORDS |
| P.G.     | = | PAGE                      |
| R        | = | RADIUS                    |
| R/W      | = | RIGHT-OF-WAY              |
| TYP.     | = | TYPICAL                   |
| U.E.     | = | UTILITY EASEMENT          |

## LEGEND

|  |                       |
|--|-----------------------|
|  | WATER SERVICE         |
|  | ELECTRIC SERVICE      |
|  | TELEPHONE BOX         |
|  | CABLE TV BOX          |
|  | DRAINAGE MANHOLE      |
|  | SANITARY MANHOLE      |
|  | WATER VALVE           |
|  | SIGN                  |
|  | FIRE HYDRANT          |
|  | CATCH BASIN           |
|  | LIGHT POLE            |
|  | WOOD UTILITY POLE     |
|  | CONCRETE UTILITY POLE |
|  | CLEAN OUT             |
|  | CENTERLINE            |
|  | EXISTING ELEVATION    |

## TREE LIST

|     |                |
|-----|----------------|
| 645 | 12"-SABAL PALM |
| 646 | 4"-OAK         |
| 647 | 12"-OAK        |
| 648 | 12"-OAK        |
| 649 | 12"-OAK        |
| 650 | 12"-OAK        |
| 651 | 12"-GUMBO      |

## TITLE INFORMATION

TITLE POLICY #0F6-84687185  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
DATE OF POLICY: MAY 12, 2017 @ 3:05 PM

| NO | BOOK/PAGE  | DESCRIPTION | APPLIES? | PLOTTED? |
|----|------------|-------------|----------|----------|
| 8  | PB 173     | PLAT        | YES      | YES      |
| 9  | 25732/649  | EASEMENT    | NO#      | NO       |
| 9  | 26118/668  | EASEMENT    | NO#      | NO       |
| 9  | 26401/1156 | EASEMENT    | NO#      | NO       |
| 9  | 26497/1590 | EASEMENT    | NO#      | NO       |
| 10 | 29082/1024 | MORTGAGE    | YES      | NO       |

# ENCUMBERED PROPERTIES ARE LISTED ALPHABETICALLY BY OWNER'S NAME.  
THE OWNER OF THIS PROPERTY AT THE TIME OF THESE DEEDS  
(CREATIVE INCUBATOR, LLC) IS NOT LISTED.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: OCTOBER 3, 2019

**PERIMETER**  
SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

947 Clint Moore Road  
Boca Raton, FL 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

## BOUNDARY SURVEY / UPDATE 166 SE 2ND AVENUE DELRAY BEACH

| NO. | DATE       | BY  | CK'D | REVISION                            |
|-----|------------|-----|------|-------------------------------------|
| 1   | 01/07/2018 | JCV | JSH  | ADDED BOUNDARY AND TREE INFORMATION |
| 2   | 10/03/2019 | AJR | JSH  | SURVEY UPDATE                       |
|     |            |     |      |                                     |
|     |            |     |      |                                     |
|     |            |     |      |                                     |
|     |            |     |      |                                     |

SEAL

|         |        |
|---------|--------|
| JOB NO. | 18185  |
| SCALE   | 1"=10' |
| DRAWN   | AJR    |
| CHECKED | JSH    |
| SHEET   | 1 OF 1 |