



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Ramen Lab Eatery (2021-135)

Project Location: 25 NE 2nd Avenue

Request: Class I Site Plan Modification

PCN: 12-43-46-16-C8-000-0000

Board: Site Plan Review and Appearance Board

Meeting Date: May 27, 2021

Board Vote: (4-0)

Board Action:

Approved the Class I Site Plan Modification (4-0 vote) for Ramen Lab Eatery, by finding the request is consistent with the Comprehensive Plan and Land Development Regulations.

Project Description:

The proposed awnings are two standard slope style fabric awnings in fire-rated black canvas to match the existing black awning above the entrance to the restaurant. On the western façade, adjacent to NE 2nd Avenue, the proposed awning will be 20 ft wide with a 10 ft projection. On the northern façade, adjacent to the courtyard, the proposed awning will be 37 ft wide with a 10 ft projection. The proposed awnings will not encroach into the public right-of-way and will remain within the property lines. The proposed architectural elevation change will not adversely affect the surrounding area and will not materially depreciate the neighboring areas.

Board Comments:

N/A

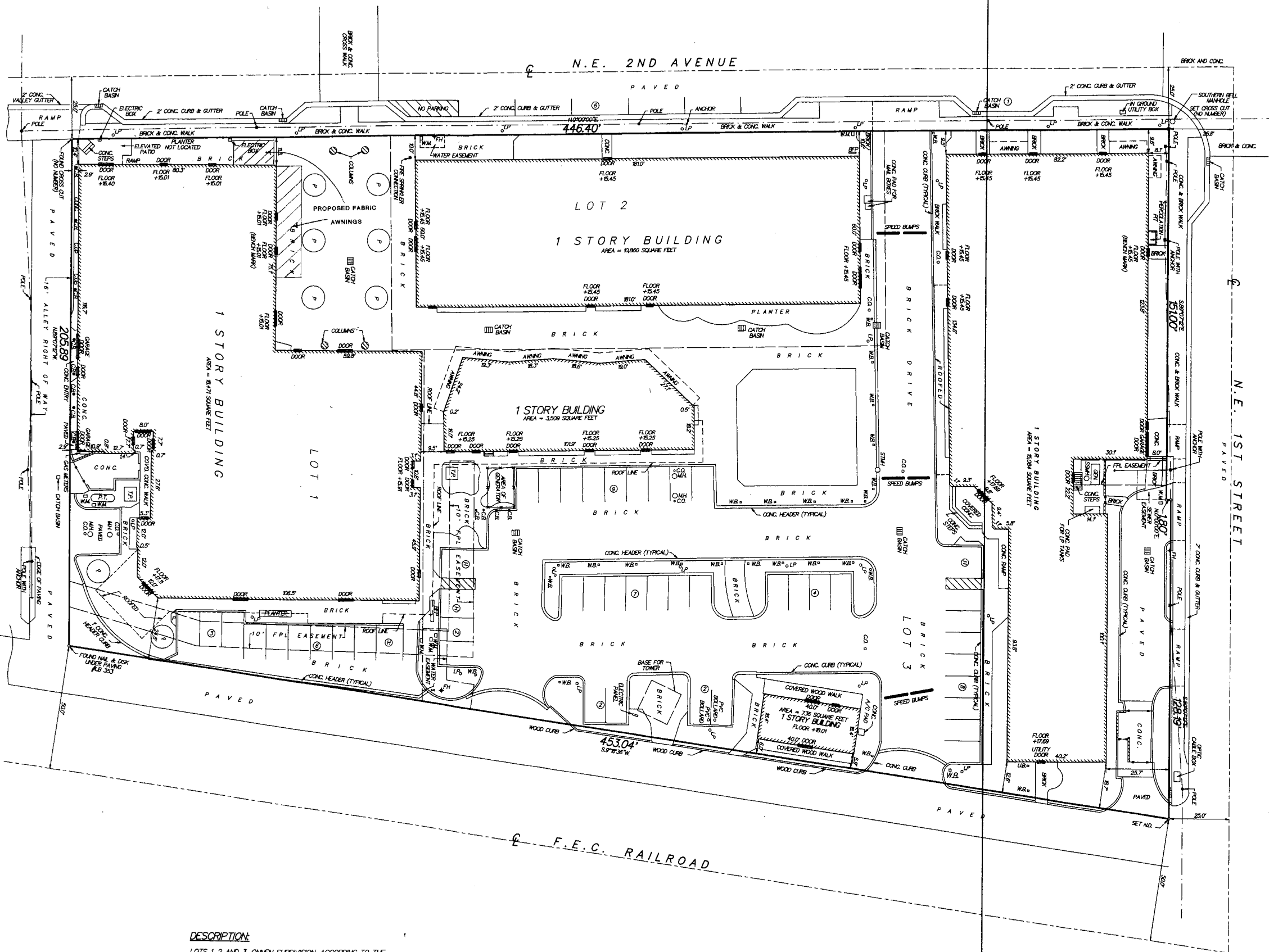
Public Comments:

N/A

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



- LEGEND:**
- CL = CENTERLINE
 - CONC. = CONCRETE
 - P = PLANTER
 - TP = CONC. TRANSFORMER PAD
 - FH = FIRE HYDRANT
 - WM = WATER METER
 - BFP = BACKFLOW PREVENTER
 - V = VALVE
 - LP = LIGHT P.C.E.
 - ND = NAIL & DISK #18353
 - UB = UTILITY BOX
 - SSMH = SANITARY SEWER MANHOLE
 - C.O. = CLEAN OUT
 - MH = MANHOLE OVER GREASE TRAP
 - STMH = STORM WATER MANHOLE
 - P.T. = PROPANE TANK
 - WB = WOOD BOLLARD
 - CB = CONC. BOLLARD
 - (6) = NUMBER OF REGULAR PARKING SPACES
 - (H) = HANDICAP PARKING SPACE
 - = WOOD GATE
 - = OVERHEAD UTILITY LINES

THE SOUTH LINE OF LOT 1 IS ASSUMED TO BEAR N89°07'12"W.

+16.56 = ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM 1988. SOURCE: "L" NET GPS NETWORK

FLOOD ZONE: X
COMMUNITY PANEL NO. 125102
MAP NO.: 1209000979
EFFECTIVE DATE: OCTOBER 5, 2017

NOTE: ALL BOUNDARY LINES AND ANGULAR DIMENSIONS ARE PLAT AND SURVEY UNLESS STATED OTHERWISE.

ALL DIMENSIONS SHOWN HEREON ARE BASED ON THE STANDARD U.S. FOOT.

THIS SURVEY HAS ACHIEVED A MINIMUM LEVEL OF CLOSURE OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK PROPERTY CLOSURE. WAS ACHIEVED BASED ON A REDUNDANCY OF MEASUREMENTS FOR VERTICAL, HORIZONTAL AND ANGULAR DIMENSIONS.

NO SUBSURFACE SEARCH WAS MADE FOR UTILITIES OR UNDERGROUND FOOTERS

LOT AREAS:

LOT 1 - 30,144 SQ. FT.

LOT 2 - 17,509 SQ. FT.

LOT 3 - 60,768 SQ. FT.

MAP OF BOUNDARY SURVEY

SITE ADDRESS:

LOT 1: 25 N.E. 2ND AVENUE, DELRAY BEACH, FL. 33444
PARCEL ID. NO.: 12-43-46-16-CB-000-0010

LOT 2: 45 N.E. 2ND AVENUE, DELRAY BEACH, FL. 33444
PARCEL ID. NO.: 12-43-46-16-CB-000-0020

LOT 3: 210 N.E. 1ST STREET, DELRAY BEACH, FL. 33444
PARCEL ID. NO.: 12-43-46-16-CB-000-0030

DESCRIPTION:

LOTS 1, 2 AND 3, OWNED SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Paul D. Engle
PAUL D. ENGLE
SURVEYOR & MAPPER #5708

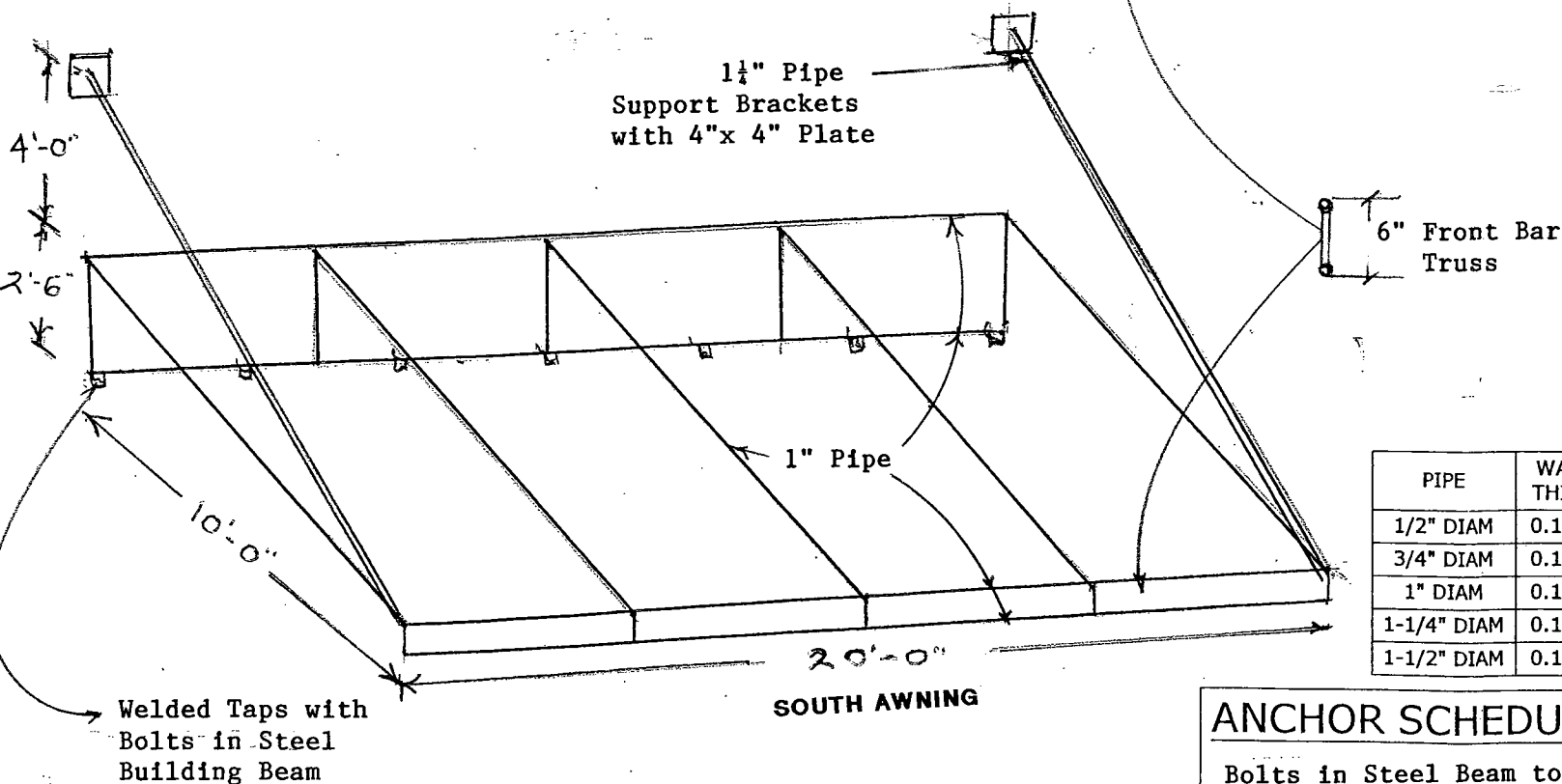
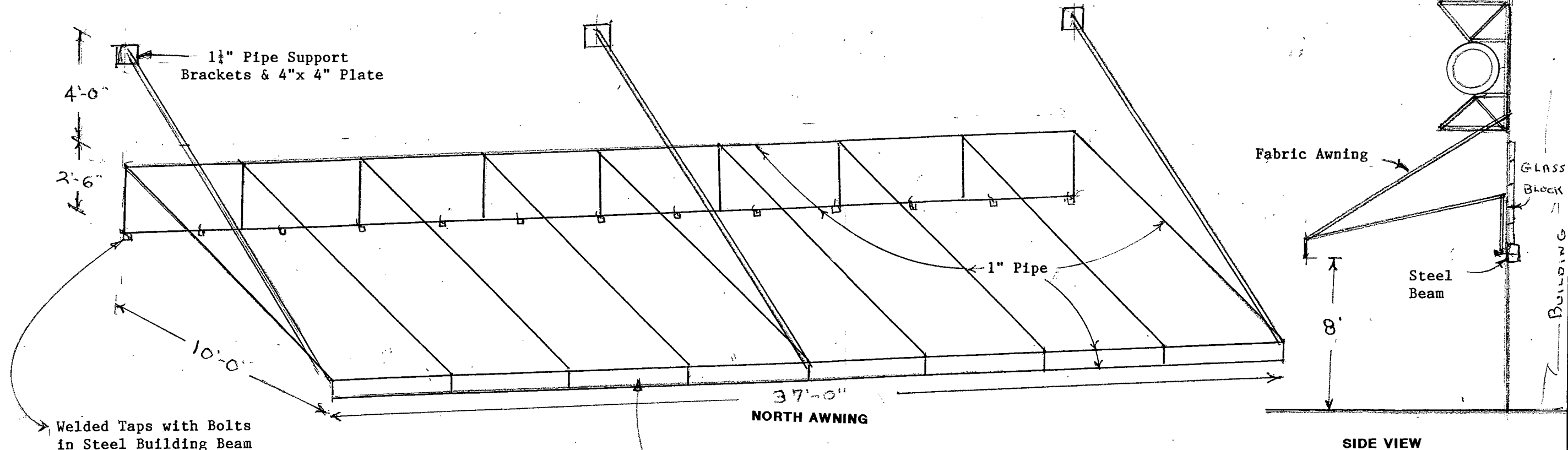
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

O'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #18353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483
(561) 276-4501 732-3279 FAX 276-2390

DATE OF SURVEY MARCH 3, 2021	SCALE: 1" = 20'
FIELD BOOK D.233	PAGE NO. 1, 19
	ORDER NO. 93-160db"C"

D.263 57-60

FABRIC AWNING FOR SEATING TERRACE



PIPE	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-1/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

ANCHOR SCHEDULE

Bolts in Steel Beam to be #14 Steel Screw Bolts
 Bolts for Support Brackets to be 3/8" x 2 1/2" Dewalt Concrete Screw Bolts

GENERAL NOTES:

- ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND ASCE 7-10 (MRH=15', EXP='C', $V_{ult}^*=115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.
 [* V_{asd} MAY BE CALCULATED WITH THE FOLLOWING CONVERSION: $V_{asd}=V_{ult}^*\sqrt{0.6}$]
- ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.
- ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH ALUM PAINT.
- FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.
- FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND $V_{ult}=170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'C' AND 'D'.
- THE AWNING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
- THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
- ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
- ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
- EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

FRANK L. BENNARDO, P.E.
 PE# 0046549

IF CHECKED, CERTIFYING P.E. APPEARS BELOW
 GORDON DIBATISTO, P.E.
 PE# 82328

VALID FOR 1 PERMIT ONLY U.N.O.

NOTICE: IF THIS SHEET DOES NOT CONTAIN AN ORIGINAL SIGNATURE & ENGINEER SEAL, IF THERE IS A DIGITAL SIGNATURE ON SHEET 1, THIS SHEET IS PART OF A DIGITALLY SIGNED FILE, SHALL REMAIN IN DIGITAL FORMAT, & PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, IF THERE IS NO DIGITAL SIGNATURE ON SHEET 1 OR THIS SHEET DOES NOT CONTAIN AN ENGINEER'S ORIGINAL SIGNATURE & SEAL, THIS SHEET IS A COPY/DRAFT.

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 DELRAY BEACH, FL 33445
 (561) 276-5381

FOR: Ramen Lab Eatery
 25 N.E. 2nd Ave.
 Delray Bch. 33444

REMARKS	DATE	DRWN	CHKD	1
INIT				
ISSUE				

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SCALE: NTS UNLESS NOTED

EXISTING NORTH SIDE



NORTH SIDE AWNING



EXISTING WEST SIDE



WEST SIDE AWNING

