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BUILDING SETBACKS

ZONING:	CBD CENTRAL BUSINESS DISTRICT (ORIGINAL DDA)	
	REQUIRED	PROVIDED
FRONT:	0'	0' TO 5'
SIDE (INT):	0'	0'
SIDE (STREET):	0'	0' TO 46'
REAR:	0'	36' TO 86'
HEIGHT:	48'	28' (ROOF DECK) 31'-6" (PARAPET)
TYPE OF CONSTRUCTION:	TYPE IIIIB UNPROTECTED SPRINKLERED	

BUILDING SQUARE FOOTAGES:

229	EXIST. RESTAURANT	FIRST FLOOR	1,415 S.F.
	EXIST. RESTAURANT	SECOND FLOOR	1,414 S.F.
217	EXIST. RESTAURANT	FIRST FLOOR	1,800 S.F.
	EXIST. ELEVATOR/MACH. RM.	FIRST FLOOR	117 S.F.
	EXIST. BALCONY	SECOND FLOOR	140 S.F.
	EXIST. APARTMENT	SECOND FLOOR	1,800 S.F.
	EXIST. ROOF DECK	ROOF DECK	1,000 S.F.
	NEW ROOF DECK	ROOF DECK	515 S.F.
	TOTAL BUILDING AREA		8,201 S.F.

SITE CALCULATIONS

SITE AREA	8,224 S.F.
PERVIOUS AREA	630 S.F. (7.7%)
IMPERVIOUS AREA	4,329 S.F. (52.6%)
BUILDING FOOTPRINT	3,265 S.F. (39.7%)

PRELIMINARY CODE RESEARCH

USE:
 1st LEVEL A-2 RESTAURANT
 2nd LEVEL B BUSINESS (OFFICES)
 3rd LEVEL A-2 RESTAURANT

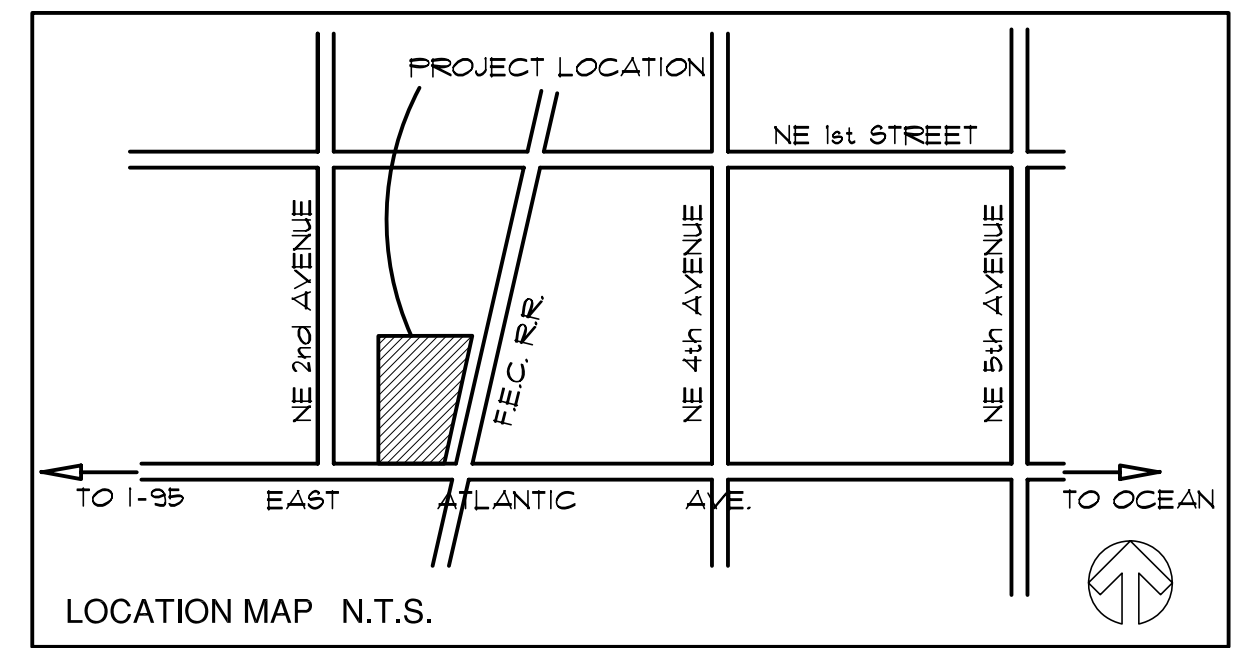
CONSTRUCTION TYPE IIIIB
 EXTERIOR WALLS 2HR RATED

NON-SEPARATED OCCUPANCY (B0B3.2)

TS03

A-2 (MOST RESTRICTIVE)
 55' HEIGHT
 2 STORIES
 9,500 SF.

504.2 AUTOMATIC SPRINKLER INCREASE
 +2'
 4 STORY
 ALLOWED HEIGHT/STORIES
 60' HEIGHT
 3 STORIES



NOTE:
 1. ALL UTILITIES SHALL BE LOCATED UNDERGROUND
 2. EXISTING SANITARY SYSTEM DISCHARGES TO THE NORTH ALLEY

CURRIE SOWARDS AGUILA ARCHITECTS
 Architects, Planners & Interior Designers

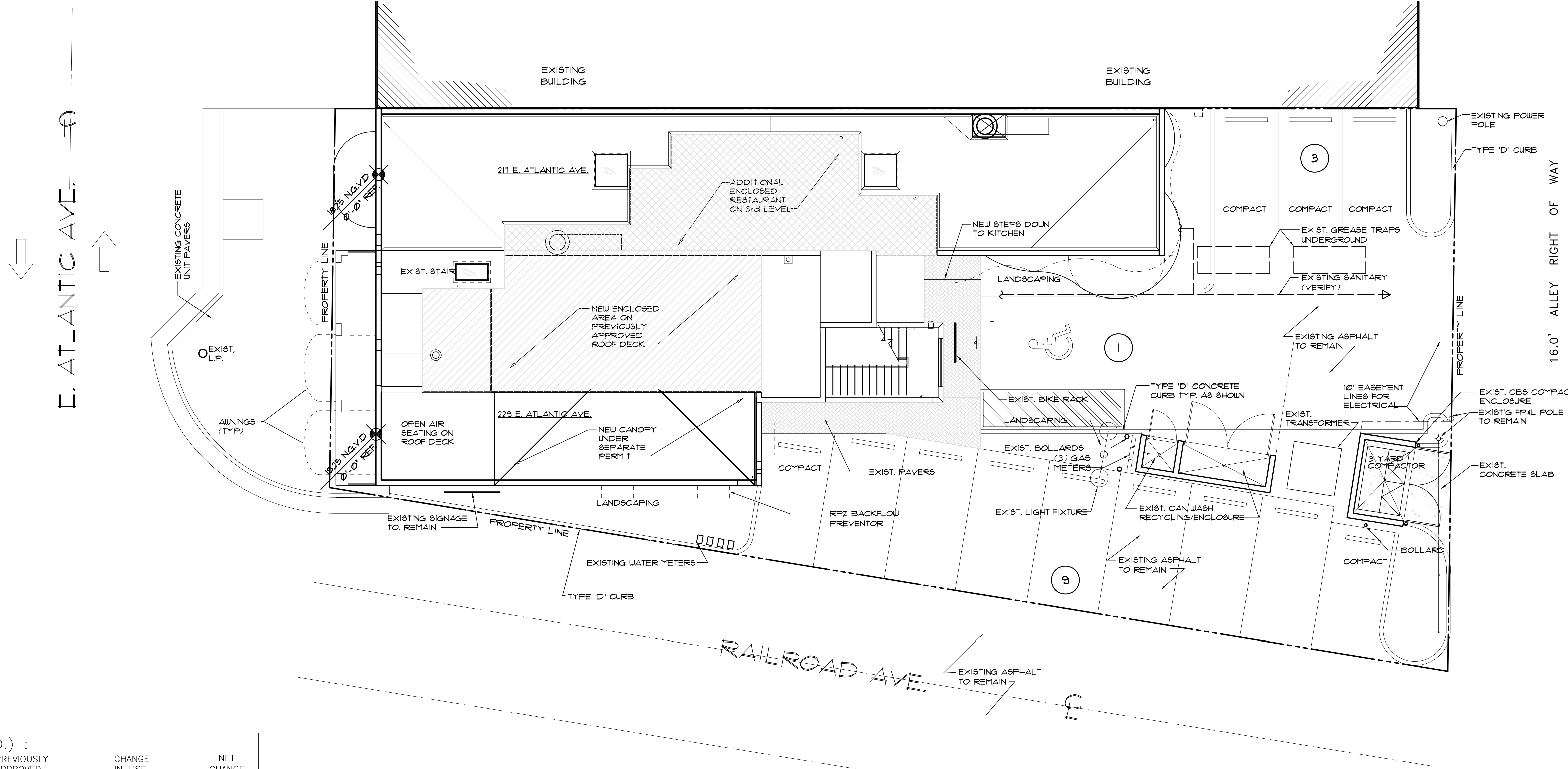
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ISSUED FOR : SPRAB 11-30-09
 BIDS
 PERMIT
 CONSTRUCTION
 SEAL

PROJECT TITLE
DELRAY BEACH OCEAN CLUB

217/229 E. ATLANTIC AVE.
 DELRAY BEACH, FL.

REVISIONS



GENERAL PROJECT NOTES:
 ALL SITE WORK IS EXISTING TO REMAIN
 EXIST. SPRINKLER SYSTEM IS TO BE ADJUSTED TO ACCOMMODATE THE NEW INTERIOR LAYOUT, REINSTALLED TO MEET ALL APPROPRIATE CODES.

PARKING CALCULATIONS (PER C.B.D.) :

		PREVIOUSLY APPROVED	CHANGE IN USE	NET CHANGE
229 E. ATLANTIC AVE	1ST (RESTAURANT 1,415SF) - NO CHANGE	(NO CHANGE IN USE)		(0)
	2ND (RESTAURANT TO OFFICE 1,414 SF)	6/1000 (8.48 SPACES)	1/300 (4.7 SPACES)	(-4)
	PREV. NEW FLOOR AREA (RESTAURANT 257SF)	6/1000 (1.54 SPACES)		(0)
	EXIST. ROOF DECK (1000 S.F.)	6/1000 (6 SPACES)		(0)
217 E. ATLANTIC AVE	1ST (RESTAURANT) 1,800 SF	(NO CHANGE IN USE)		(0)
	2ND (1 BED APT TO OFFICE 1,800 SF)	(1.75 SPACES)	1/300 (6 SPACES)	(+4)
	ADDITIONAL ROOF (RESTAURANT 515 S.F.)		6/1000 (3.1 SPACES)	(+3)
EXISTING PROVIDED SPACES		VESTED (8 SPACES)		(0)
TOTAL SPACES PREVIOUSLY REQUIRED				(24)
TOTAL SPACES NOW REQUIRED				(27)
IN-LIEU SPACES TO BE PURCHASED				(3)
PREVIOUSLY APPROVED PARKING PROVIDED		13 TOTAL		
	STANDARD 9'x18'	7		
	COMPACT 8'x16'	5 (33.3%)		
	HANDICAP 12'x18'	1		

⊕ N SITE PLAN
 SCALE 1/8" = 1'-0"

ISSUE FOR SPRAB - 11-30-2009

FILE NUMBER
 501A101

DRAWING TITLE
SITE PLAN, SITE DETAILS AND INFO.

DATE
 11-17-09 | DRAWN BY
 KG

JOB NUMBER
 091003

DRAWING NUMBER

A1.01