



Planning, Zoning & Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Mercedes Benz
Project Location: 1001 Linton Boulevard
Request: Class III Site Plan Modification, Landscape Plan and Architectural Elevations

Board: Site Plan Review and Appearance Board
Meeting Date: July 13, 2016

Board Action:

Approved the Class III Site Plan Modification (7-0); Approved the Landscape Plan (7-0); Approved the Architectural Elevations (7-0)

Project Description:

The property is legally described as Wallace Dodge Replat Tracts D & E and consists of 15.71 acres. It contains the existing Mercedes Benz automotive dealership. The site contains three existing buildings. Building 1 was constructed in 2008 and contains 29,446 sq. ft. of showrooms, offices, auto parts and service facilities. Building 2 was constructed in 1994 and contains 8,940 sq. ft. of auto parts and service facilities. Building 3 was also constructed in 2008 and contains 42,698 sq. ft. of showrooms, offices, auto parts and service facilities. It is zoned AC (Automotive Commercial) with a GC (General Commercial) Future Land Use Map (FLUM) designation.

On July 13, 2016, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan Modification, Landscape Plan and Architectural Elevations associated with construction of an on-site, full service car wash facility for dealership use, with associated parking lot reconfiguration and landscaping.

Staff comments:

Staff indicated that the layout was inconsistent throughout the plan set. As such, all plan sheets must reflect identical geographic location parameters (inclusive of adjacent r.o.w. dimensions) at the same scale and on the same sheet size. Specifically, the Photometric Plan was too small. As a condition of approval, staff recommended the plans be redrawn prior to site plan certification.

Staff also noted that the development would have to place all utilities underground and note to this effect must be on the site plan prior to certification. The architectural elevations were mislabeled and this also needed to be corrected prior to site plan certification. Staff had no other concerns and recommended approval of the site plan, landscape plan and architectural elevations subject to the aforementioned conditions.

Board comments:

The Board supported staff's recommendation of approval with conditions. The Board also added additional conditions to the photometric plan revisions including that it be redrawn on a 5' x 5' grid instead of the 2' x 2' grid and point calculations must extend out to all canopy edges. No point calculations are required inside the car wash facility and should be removed.

Appealable Item Report

The Board also added a condition to the landscape plan requiring that if any of the 13 trees proposed to be removed are not sustainable after relocation, then a replacement tree of the same height, caliper and species shall be substituted within ninety days of issuance of a certificate of occupancy.

Public input – noting comments and concerns:

No members of the public spoke for or against the development proposal.

Associated Actions: None.

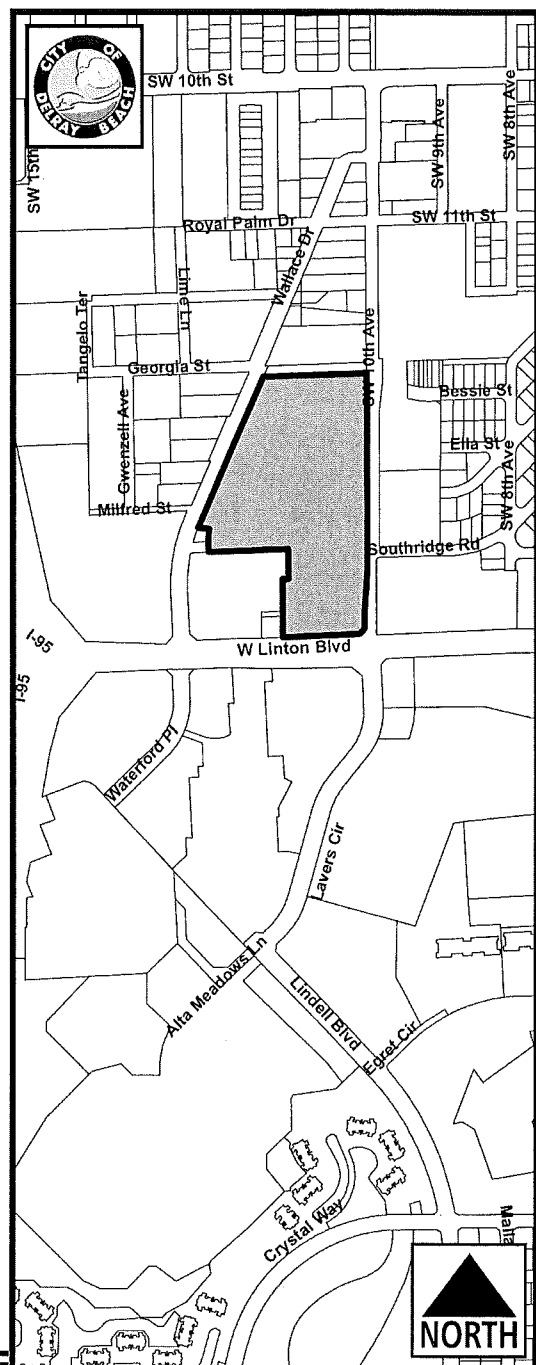
Next Action: None.

---STAFF REPORT---

ITEM: Mercedes Benz – Class III Site Plan Modification, Landscape Plan and Architectural Elevations associated with construction of an on-site, full service car wash facility for dealership use at 1001 Linton Boulevard.

RECOMMENDATION: Approve the Class III Site Plan, Landscape Plan and Architectural Elevations.

Owner.....	Wallace Dodge LLC
Applicant.....	Jeffrey Shupert, Auto Nation
Agent.....	Dulce Conde, Sol-Arch
Location.....	North of Linton Boulevard, between SW 10 th Ave. and Wallace Drive
Property Size.....	15.7056 acres
Future Land Use Map.....	GC (General Commercial)
Current Zoning.....	AC (Automotive Commercial)
Adjacent Zoning.....	North: LI (Light Industrial) South: PC (Planned Commercial) East: RM (Multiple Family Residential Medium Density) West: AC (Automotive Commercial) and MIC (Mixed Industrial and Commercial)
Existing Land Use.....	Automotive Dealership
Proposed Land Use.....	No Change
Water Service.....	Existing on site
Sewer Service.....	Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of the following aspects of a Class III Site Plan Modification request for **Mercedes Benz**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

- ☐ Site Plan;
- ☐ Landscape Plan; and,
- ☐ Architectural Elevations

The subject property is north of Linton Boulevard, between SW 10th Avenue and Wallace Drive.

BACKGROUND ANALYSIS

The property is legally described as Wallace Dodge Replat Tracts D & E and consists of 15.71 acres. It contains the existing Mercedes Benz automotive dealership. The site contains three existing buildings. Building 1 was constructed in 2008 and contains 29,446 sq. ft. of showrooms, offices, auto parts and service facilities. Building 2 was constructed in 1994 and contains 8,940 sq. ft. of auto parts and service facilities. Building 3 was also constructed in 2008 and contains 42,698 sq. ft. of showrooms, offices, auto parts and service facilities. It is zoned AC (Automotive Commercial) with a GC (General Commercial) Future Land Use Map (FLUM) designation.

On September 26, 2007, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification associated with architectural elevation changes to the main showroom.

On June 25, 2008, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan Modification associated with construction of a 21,734 sq. ft. addition to the existing showroom.

On September 23, 2009, the Site Plan Review and Appearance Board (SPRAB) approved a Class III Site Plan Modification associated with construction of a 11,035 sq. ft. addition to the existing showroom.

On December 14, 2012, the Planning and Zoning Department Director administratively approved a Class III Site Plan Modification associated with reinstallation of overhead doors and reconfiguration of the display parking area.

Now before the Board for consideration is a Class III Site Plan Modification to construct an on-site, full service car wash facility for dealership use, with associated parking lot reconfiguration and landscaping.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Construct an on-site, 1,060 sq. ft. full service car wash facility for dealership use, with associated parking lot reconfiguration and landscaping.
- Construct two canopies for vehicle get-ready.

SITE PLAN MODIFICATION ANALYSIS

COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

For AC Zoning, there is a maximum height allowance of 48'. The proposed carwash is 15'2" which is in compliance. Similarly, the side street setback is 10'. Accordingly, the proposed carwash is setback 98'6" from SW 10th Avenue. No other development criteria are affected by the proposed construction of the new carwash facility. Thus, compliance with the development standards of LDR Section 4.3.4(K) for AC Zoning is confirmed.

Supplemental District Regulations:

LDR Section 4.6.9 (Parking Requirements):

Pursuant to LDR section 4.6.9(C)(3)(f), vehicle sales and rental, shall provide 4 spaces per 1,000 sq. ft. of total building(s) area, except indoor display areas. Required parking spaces shall be designated for employee, customer and/or service use at the standard of at least 1.5 spaces per service bay and 2 spaces per 1,000 sq. ft. of floor area (less indoor display area). Any remaining spaces may be used for display purposes. Pursuant to LDR section 4.6.9(C)(5)(b), vehicle, paint, body and repair shops shall provide 4.5 spaces per 1,000 sq. ft. of gross floor area. The parking requirement is met, as indicated below:

PARKING	CALCULATION	REQUIRED	EXISTING	PROPOSED
Customer	24,537 sq. ft. x 2 / 1,000 =	49	47	49
Employee	12,430 sq. ft. x 2 / 1,000 =	25	25	25
Service	73 bays x 1.5 =	110	110	110
Display	90,770 sq. ft. x 4 / 1,000 =	363	942	932
Body Shop	0 sq. ft. x 4.5 / 1,000 = (N/A)	0	0	0
Subtotal	(including display areas)	547	1,124	1,116
Total	(excluding display areas)	184	182	184

Note: The square footage for the proposed new "car wash facility" building addition is 1,060 sq. ft. which is included within the customer category. The change in required parking is 2 spaces for a total of 49.

LDR Section 4.4.10(G)(6)(Lighting Restrictions):

Pursuant to LDR Section 4.4.10(G)(6), when measured 10' inside any property line, a maximum of 100 foot-candles is permitted within display areas and 40 foot-candles within all other areas. After 11:00 p.m., the illumination in display areas shall be reduced to 50 foot-candles. All light fixtures shall meet the maximum height requirement of twenty-five feet, shall be directed away from adjacent properties, have a sharp cut-off luminaire and be confined to the site only. As a photometric plan has been provided that satisfies this requirement, this standard is met.

LDR Section 6.1.8 (Undergrounding of Utilities):

Pursuant to Section 6.1.8 (Undergrounding of Utilities), utility facilities serving the development (i.e. electric, phone, cable) shall be located underground throughout the development. The utility services for the proposed structure must be placed underground and has been attached as a condition of approval.

Site Plan Technical Items: While revised plans have accommodated most of staff's concerns, the following items remain outstanding and will need to be addressed prior to site plan certification:

1. All plan sheets must reflect identical geographic location parameters (inclusive of adjacent r.o.w. dimensions) as demonstrated on the Proposed "Site Plan" Close-Up (Sheet A101a) on a 24" x 36" sheet and at the referenced 1"=10' scale. Specifically, the Photometric Plan is too small. The layout is inconsistent throughout the plan set.

Preliminary Engineering Technical Items: The revised plans have accommodated all of staff's comments, and there are no outstanding engineering technical items that need to be addressed prior to site plan certification.

LANDSCAPE PLAN ANALYSIS

A landscape plan has been submitted and evaluated by the City's Senior Landscape Planner. The plan provides for parking lot islands, perimeter and building foundation landscaping. A variety of shrubs and ground cover such as Shell Ginger, Parsoni Juniper and St. Augustine Sod are being provided. In addition, some existing trees are being saved via relocation and include Gumbo Limbo, Sabal Palm and Pink Tabebuia trees. Based on the above, positive findings can be made with respect to LDR Section 4.6.16.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevations reflect the current national Mercedes Benz image elements. The car wash addition will consist of CMU Split Face Block painted "Natural White". The carport will be covered by "Silk Grey" metal canopy awnings. The carwash entry and exit on the north and south will consist of standard industry aluminum roll-down doors painted "Natural White". The existing stucco walls are painted SW7028 "Incredible White". All finishes will have a clear sealer to match. The introduction of the architectural design will be in harmony with adjacent properties and will not cause the nature of the environment to depreciate in appearance or value. All architectural elevations will be compatible and harmonious with the surrounding properties and an enhancement to the area. Based upon the above, positive findings can be made with regard to the criteria listed in LDR Section 4.6.18(E). However, the architectural drawings and renderings have been mislabeled and this must be corrected prior to site plan certification. Specifically, the west elevation faces the interior of the property and is not visible due to an adjacent existing building, so it has been omitted. However, the south elevation is mislabeled as the west elevation. Similarly, the east elevation (facing SW 10th Avenue) is mislabeled as the south elevation. These corrections are indicated as a condition of approval.

REQUIRED FINDINGS

Pursuant to LDR Section 3.1.1, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

LDR Section 3.1.1(A) - Future Land Use Map:

The subject property has a FLUM designation of General Commercial (GC) and Zoning District Map designation of Automotive Commercial (AC). The AC zoning district is consistent with the GC FLUM designation. Pursuant to LDR Section 4.4.10(B)(5), within the AC zoning district, full-service automobile dealerships are allowed as a permitted use and repair shops/garages are allowed as an accessory use. Based on the above, it is appropriate to make a finding with respect to consistency with the Future Land Use Map (FLUM) designation.

LDR Section 3.1.1(B) - Concurrency:

As described in Appendix "A", a positive finding of Concurrency can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, open space, solid waste, and schools.

LDR Section 3.1.1(C) - Consistency:

As described in Appendix "B", a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations:

As described under the Site Plan analysis of this report, a positive finding of compliance with the LDR can be made when all outstanding items attached as conditions of approval are addressed.

Required Findings:

Pursuant to LDR Section 2.4.5(F)(5), the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

The following table indicates the zoning and future land use designation of the properties surrounding the subject property:

<i>Adjacent Zoning</i>		<i>Adjacent Land Use</i>
<i>North</i>	LI (Light Industrial)	Single Story Office Building
<i>South</i>	PC (Planned Commercial)	Linton Center Shopping Plaza
<i>East</i>	RM (Multiple Family Residential Medium Density)	Groves of Delray Condominiums
<i>West</i>	AC (Automotive Commercial) and MIC (Mixed Industrial and Commercial)	Automotive Dealership, Commercial Parking Lot, Vacant Residential and future Rainbow Warehouse

The proposed car wash for Mercedes Benz will complement the principal use of the site, as well as the adjacent developments along Linton Boulevard, Wallace Drive and SW 10th Avenue. All of the adjacent uses have coexisted adjacent to the existing Mercedes Benz for years with no adverse impact. The proposed car wash facility offers a valuable resource to the existing automotive dealership for its customers. Thus, construction of the car wash addition will not have a detrimental effect on the stability of the neighborhood. Likewise, it will not hinder development or redevelopment of nearby properties.

Therefore, a positive finding can be made with respect to LDR Section 2.4.5.F.5. (Compatibility) and it is and will continue to be compatible and harmonious with adjacent and nearby properties.

Comprehensive Plan Policies:

A review of the Comprehensive Plan has been conducted and the following objective is applicable:

Future Land Use Element Objective A-1: *Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.*

The proposed construction of a car wash facility is similar to the automobile dealership related uses currently existing on-site. Thus, the proposed improvement is deemed a compatible and appropriate use for this site. Based upon the above, no incompatibility issues exist between the proposed automobile dealership and the surrounding land uses. Thus, a positive finding can be made with regard to Future Land Use Element Objective A-1.

Future Land Use Policy A-2.4: *Automobile uses are a significant land use within the City and as such they have presented unique concerns. In order to properly control these uses and guide them to locations which best suit the community's future development, the following shall apply:*

4) Automobile dealerships shall be directed to the following areas:

- ☐ North of George Bush Boulevard, between Federal and Dixie Highways;
- ☐ East side of Federal Highway north of the north property line of the Delray Swap Shop/Flea Market;
- ☐ South of Linton Boulevard, between Federal and Dixie Highways;
- ☐ Between the one-way pairs (Federal Highway), from SE 3rd Street to SE 10th Street; and from N.E. 5th Street to George Bush Boulevard;
- ☐ On the north side of Linton Boulevard, between I-95 and SW 10th Avenue, and along Wallace Drive.

The subject property is located on the north side of Linton Boulevard, between I-95 and SW 10th Avenue, and along Wallace Drive, which is within the identified area. The proposed development furthers the City's stated policy with respect to directing automobile dealerships to a particular area of the City.

REVIEW BY OTHERS

The development proposal is not located within a geographical area requiring review by the PGMS (Pineapple Grove Main Street), WARC (West Atlantic Development Coalition), HPB (Historic Preservation Board), CRA (Community Redevelopment Agency) or the DDA (Downtown Development Authority).

Courtesy Notices:

Courtesy notices have been provided to the following homeowner's associations that have requested notice of developments in their areas:

- Delray Citizens Coalition

- Groves of Delray

Public Notices:

No public notice is required for Class III Site Plan Modification applications. Letters of objection, if any, will be presented at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The development proposal consists of the construction of a freestanding car wash addition and canopy for the existing Mercedes Benz automotive dealership. These improvements will have no negative affect on the environment or property values in the surrounding area. Upon addressing the attached conditions of approval, the development proposal will be found consistent with LDR Sections 2.4.5(F) and 3.1.1 (Required Findings), as well as applicable policies and objectives of the Comprehensive Plan.

ALTERNATIVE ACTIONS

- A. Move **postponement** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Mercedes Benz, by electing to continue with direction.
- B. Move **approval** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Mercedes Benz, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move **denial** of the Class III Site Plan Modification, Landscape Plan and Architectural Elevations for Mercedes Benz, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in Sections 2.4.5(F), 4.6.16, 4.6.18 and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan:

Move **approval** of the Class III Site Plan Modification for the Mercedes Benz, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(c) and Chapter 3 of the Land Development Regulations, subject to the following conditions:

1. Prior to site plan certification, all plan sheets must reflect identical geographic location parameters (inclusive of adjacent r.o.w. dimensions) as demonstrated on the Proposed "Site Plan" Close-Up (Sheet A101a) on a 24" x 36" sheet and at the referenced 1"=10' scale. Specifically, the Photometric Plan is too small. The layout is inconsistent throughout the plan set.
2. The utility services for the proposed structure must be placed underground. A note to this effect must be placed on the site plan, prior to site plan certification.

Landscape Plan:

Move **approval** of the landscape plans for Mercedes Benz, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move **approval** of the architectural elevations for Mercedes Benz, by adopting the findings of fact and law contained in the staff report, and finding that the request and is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations, subject to the following condition:

1. The architectural elevation drawings and renderings have been mislabeled. Make corrections prior to site plan certification.

APPENDIX "A" CONCURRENCY FINDINGS

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:

- Water service is existing on the site.
- Sewer service is existing on the site.

Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out.

Streets and Traffic:

The construction of the proposed car wash facility will have no impact on traffic. It will be utilized by the dealership only. The traffic generated will be less than 200 ADT, which does not warrant a traffic study. The Planning, Zoning and Building Director has indicated that traffic statements are not deemed necessary when there is no impact anticipated.

Parks and Recreation Facilities:

Park dedication requirements do not apply to non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste:

The existing 81,084 sq. ft. automobile dealership generates 372.98 tons of solid waste per year. The proposed 82,144 sq. ft. automobile dealership (includes 1,060 sq. ft. car wash) will generate 377.86 tons of solid waste per year. This is a net increase of 4.88 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2047.

Schools:

School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have any impacts with respect to this standard.

Drainage:

Drainage will be accommodated on site via an exfiltration trench system. There should be no impact on drainage as it relates to this standard.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.**

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.**

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.**

Not applicable X
Meets intent of standard _____
Does not meet intent _____

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.**

Not applicable _____
Meets intent of standard X
Does not meet intent _____

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.**

Not applicable X
Meets intent of standard _____
Does not meet intent _____

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.**

Not applicable X

Meets intent of standard _____

Does not meet intent _____

- H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.**

Not applicable _____

Meets intent of standard X

Does not meet intent _____

- I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.**

Not applicable _____

Meets intent of standard X

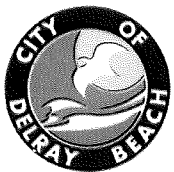
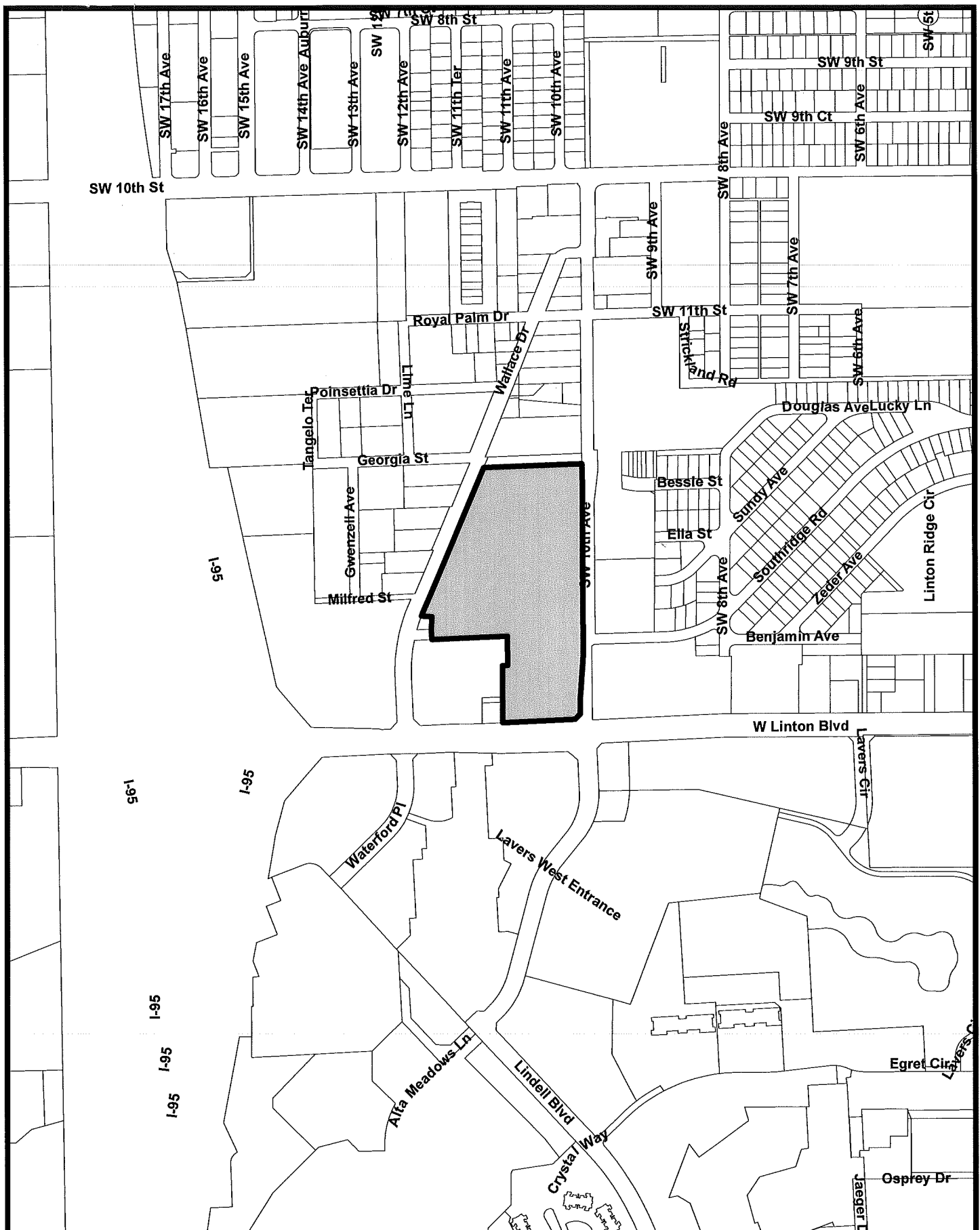
Does not meet intent _____

- J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.**

Not applicable X

Meets intent of standard _____

Does not meet intent _____



MERCEDEZ BENZ **LOCATION MAP**

 Subject Property

MERCEDES BENZ OF DELRAY
DELRAY BEACH, FLORIDA



VICINITY MAP

OCTOBER 30, 2015
CAR WASH - PERMIT SET

- [illegible]

- [illegible]

- [illegible]

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- The screenshot shows a software interface with a 'Weather Details' window. The window displays a line graph of weather data over time. The x-axis represents time, with a date column visible on the right. The y-axis represents weather data. The graph shows a fluctuating line. To the right of the graph, there is a 'Review Comments' column. The interface is designed for data review and analysis.

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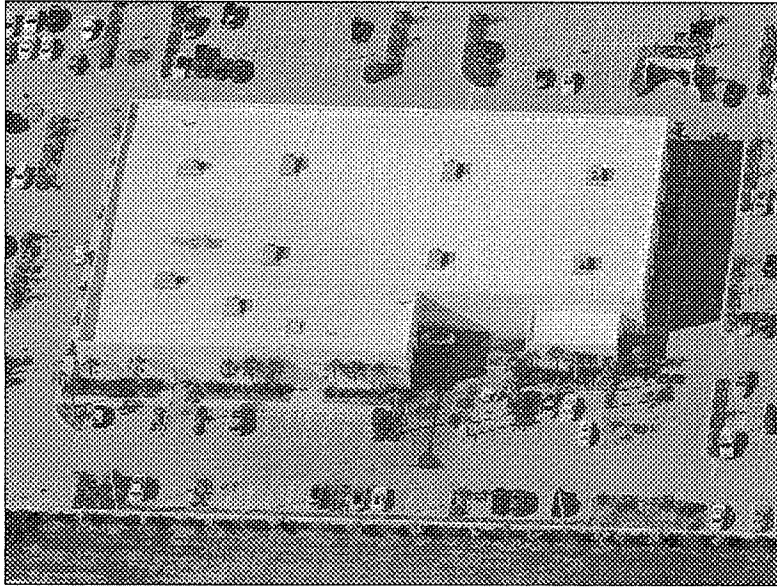
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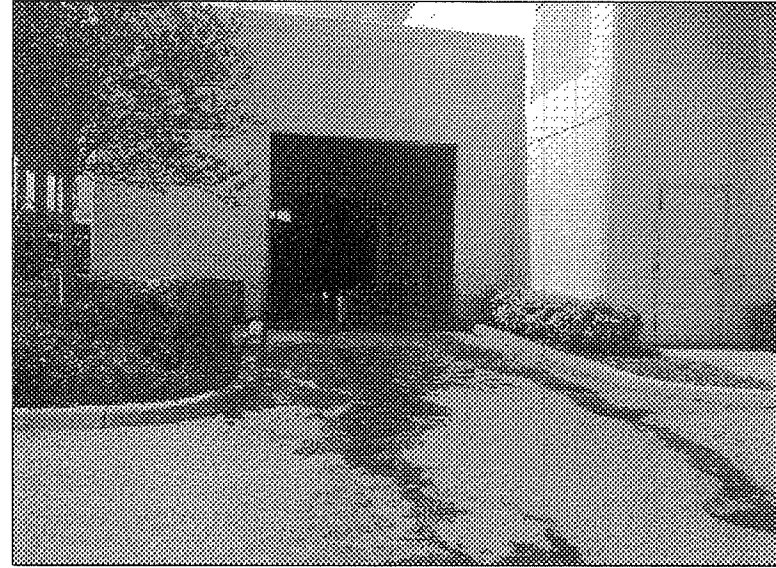
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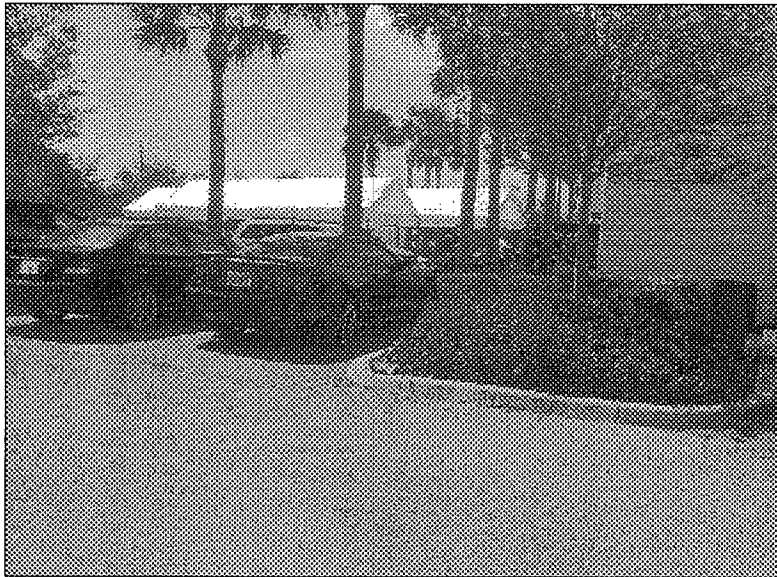
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1 Existing Building Location of New Car Wash
SCALE: NTS



3 Existing Car Wash West of the New Car Wash
SCALE: NTS



2 Existing Canopy in Area of New Car Wash
SCALE: NTS



4 Detailing Building South of the New Car Wash
SCALE: NTS

SOI ARCH
ARCHITECTURE + INTERIORS + PLANNING + DESIGN + CONSTRUCTION

WORK BEING DONE: CAR WASH
MERCEDES BENZ OF DELRAY
1001 LINTON BLVD
DELAY BEACH, FLORIDA 33444

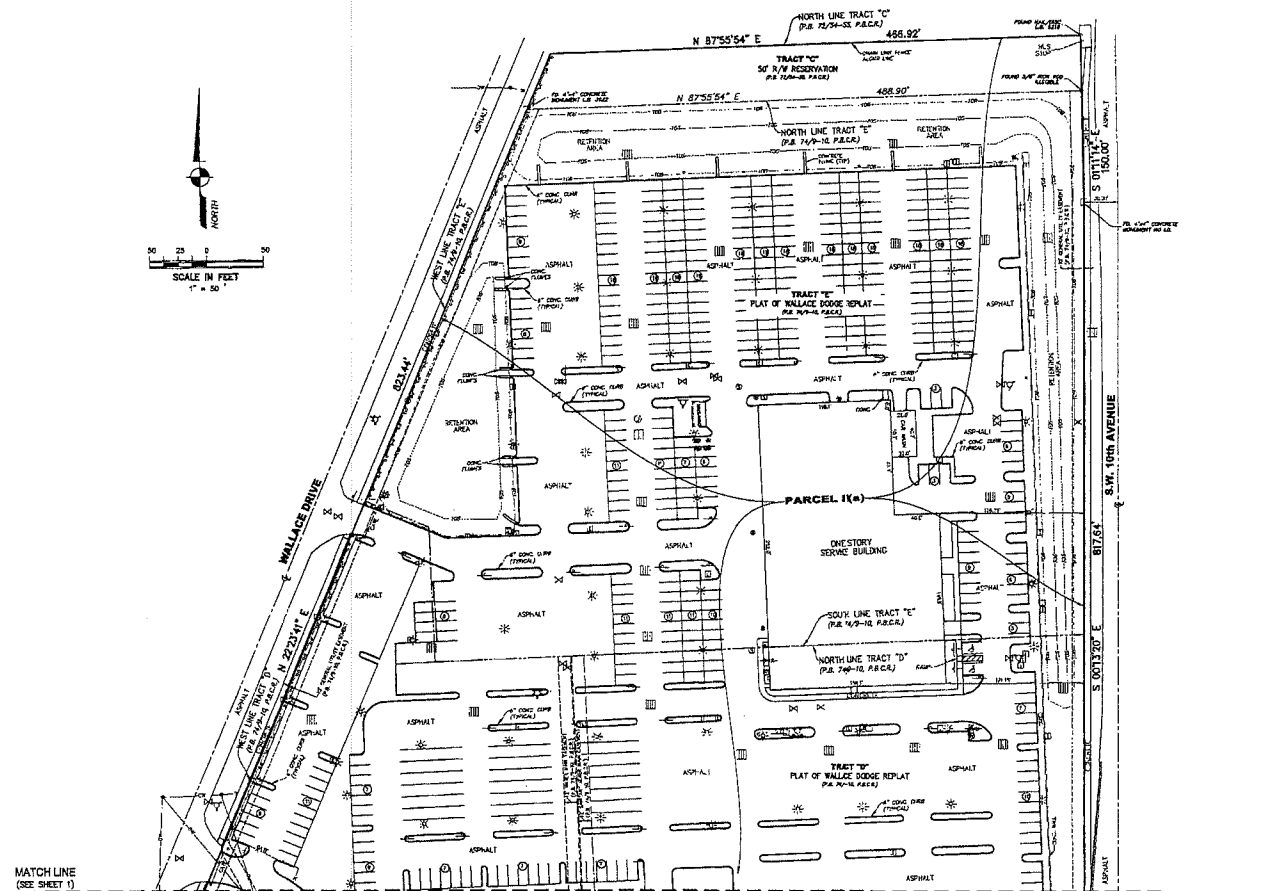
PROJECT NO.: 10-00-0001
ISSUE DATE: 10-00-2015
PLOT DATE: 10-00-2015
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CHECKED BY: [Signature]
DATE: 10-00-2015
SCALE: AS SHOWN
SHEET: 1 OF 1

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SYMBOL LEGEND:

- BOLLARD
- CATCH BASIN
- CONCRETE UTILITY POLE
- DRAINAGE
- CONCRETE LIGHT POLE
- CHAINING FENCE
- CURB RAIL
- CONCRETE DETECTOR VALVE
- DRAINAGE MANHOLE
- ELECTRIC SERVICE
- ELECTRIC METER
- FIRE HYDRANT
- GROUND LAMP
- GUARD RAIL
- CITY MANHOLE
- HAWKMAN SPACE
- IRRIGATION VALVE
- METAL LIGHT POLE
- OVERHEAD WIRE
- PARKING SPACE
- SANITARY MANHOLE
- SIGN
- SMOKE VALVE
- TELEPHONE MANHOLE
- TELEPHONE SERVICE
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- WATER METER
- WOOD POLE
- WATER VALVE
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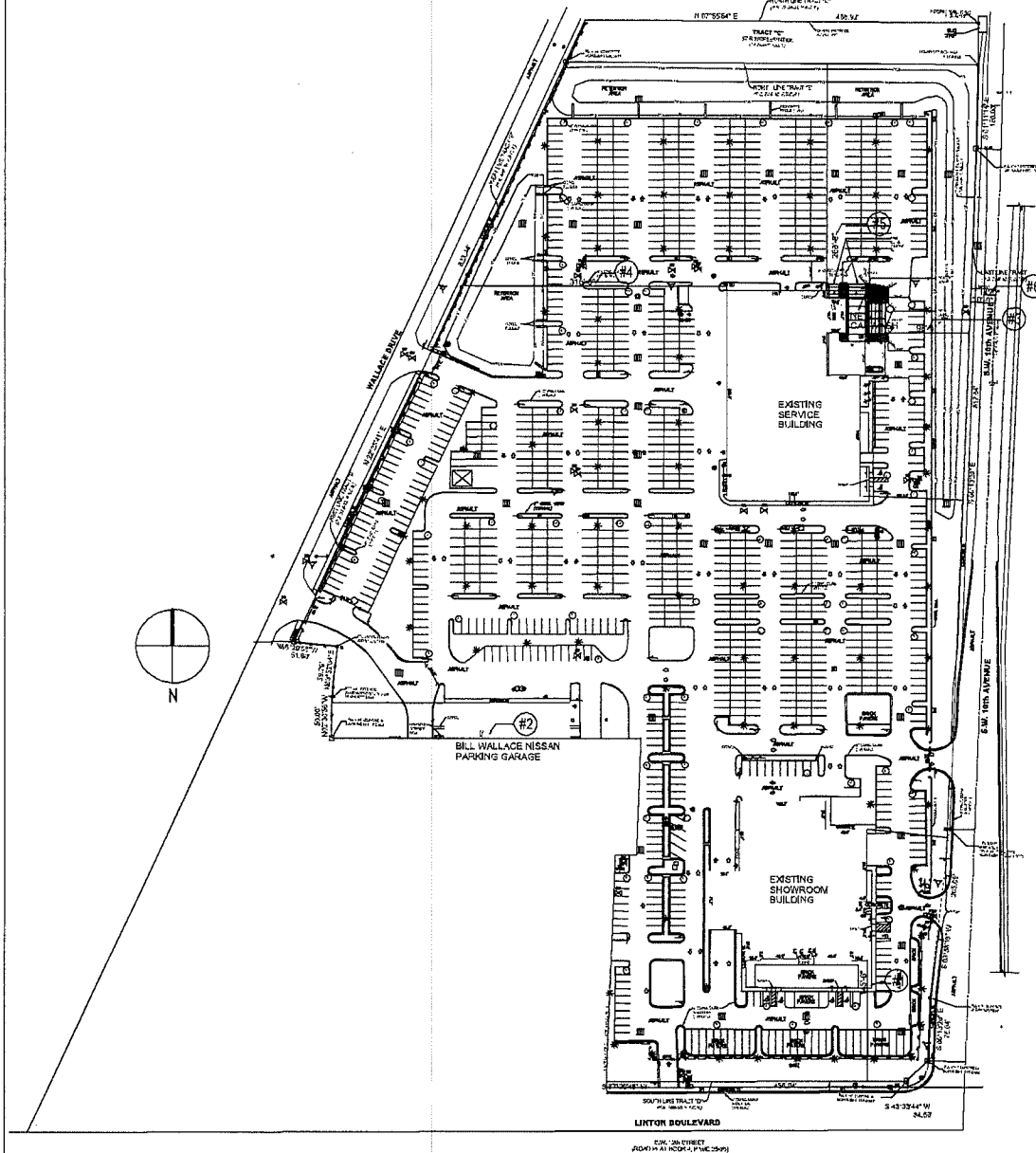


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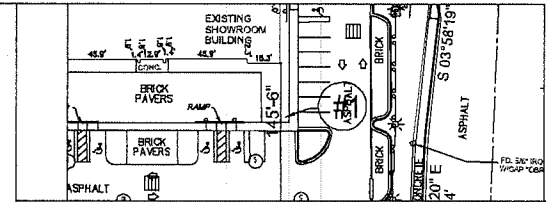
REVISIONS	DATE	F.B./P.O.	BY	CHKD	REVISIONS	DATE	F.B./P.O.	BY	CHKD

BOUNDARY SURVEY
MERCEDES BENZ DELRAY
 1001-1111 W. LINTON BOULEVARD
 DELRAY BEACH
 PALM BEACH COUNTY
 FLORIDA

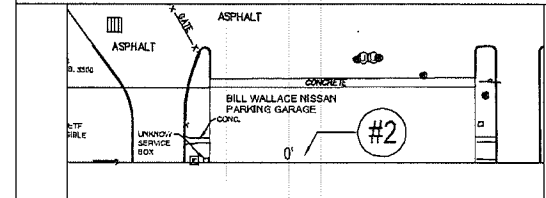
JOB #: 8261-1
 SCALE: 1" = 50'
 DATE: 07/08/2015
 BY: A.M.R.
 CHECKED: J.T.D.
 F.B. 1748 PG. 24
 SHEET 2 OF 2



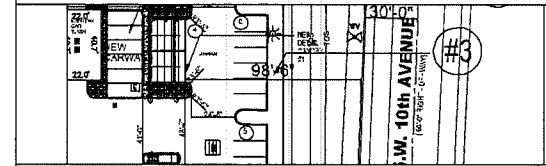
1 Proposed "Site Plan" Overall
SCALE: 1/8" = 1'-0"



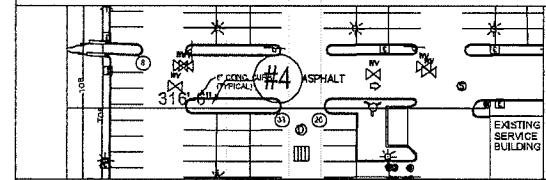
1 - FRONT DIMENSION = Southeast Structural Element in Linton Blvd. Property Line



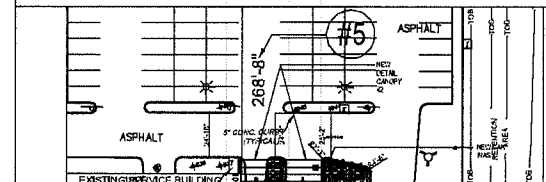
2 - SIDE INTERIOR DIMENSION = Southwest Corner One Building Crossing Over Delray to S



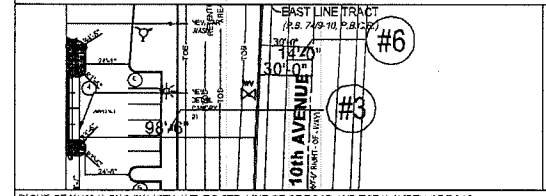
3 - SIDE STREET DIMENSION = Shortest Distance From Easternmost Structural Element of Driveway to SW 10th Ave



4 - SIDE STREET DIMENSION = Shortest Distance From Westernmost Structural Element of Existing Building to Wallace Dr



5 - REAR DIMENSION = Shortest Distance From Northernmost Structural Element of Northernmost Build.



RIGHT-OF-WAY ALONG SW 10TH AVE. TO CTR. LINE OF ROAD AND TOTAL WIDTH OF ROAD

2 Dimension Blow - Up
SCALE: 1/2" = 1'-0"

SOIL ARCH
ANALYSIS - DESIGN - TESTING - OBSERVATION - SPECIAL ANALYSIS

PROJ. NO. DATE COMMENTS
10-00-0000 Project Comments

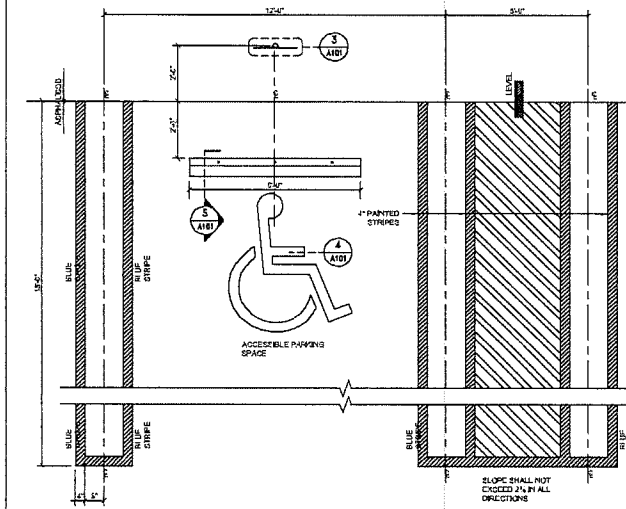
MERCEDES BENZ OF DELRAY
1001 LINTON BLVD
DELRAY BEACH, FLORIDA 33444

WORK BEING DONE: CAR WASH

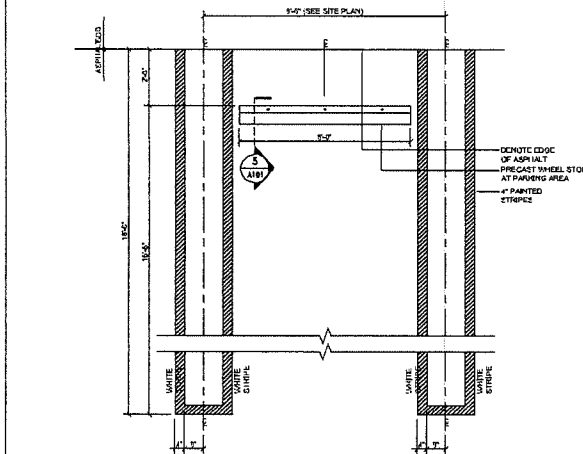
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PROJ. NO. 10-00-0000
DATE: 10-00-2015
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: 1/2" = 1'-0"
SHEET: 1 OF 1

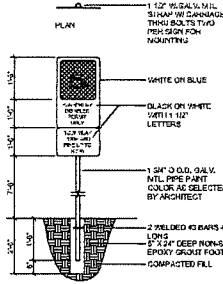
A101



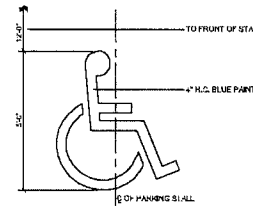
1 Typical Handicapped Parking Striping - Detail
SCALE: 1/2" = 1'-0"



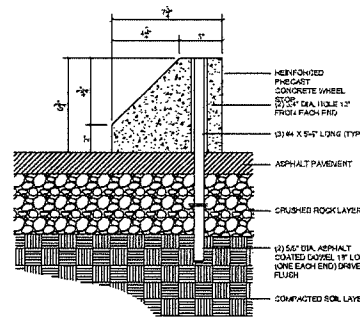
2 Typical Standard Parking Striping - Detail
SCALE: 1/2" = 1'-0"



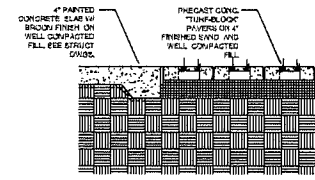
3 Handicapped Parking Sign
SCALE: 1/2" = 1'-0"



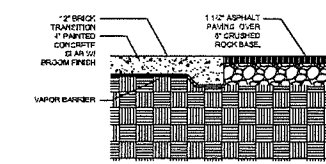
4 Handicapped Symbol
SCALE: 1/2" = 1'-0"



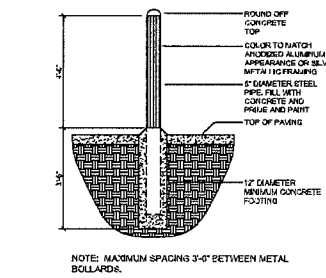
5 Wheel Stop - Detail
SCALE: 3" = 1'-0"



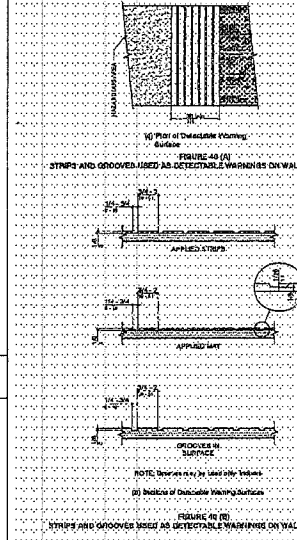
6 Edge Paving - Detail
SCALE: 3" = 1'-0"



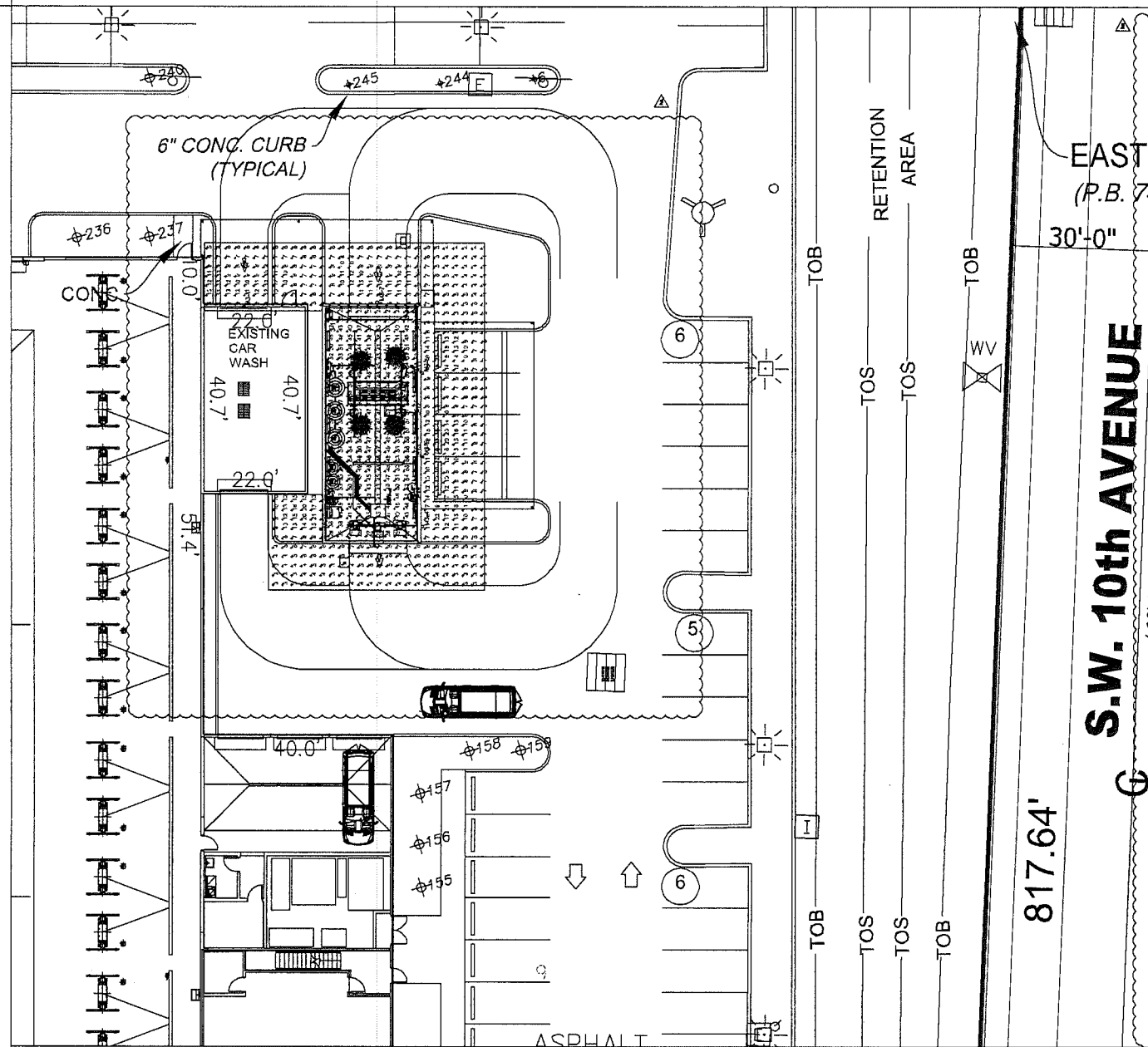
7 Asphalt Edge - Detail
SCALE: 3" = 1'-0"



8 Bollard - Detail
SCALE: 1/2" = 1'-0"



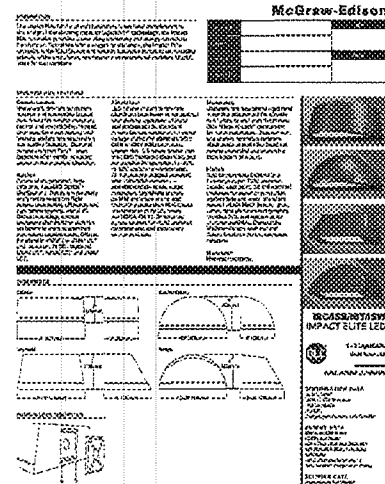
9 Detectable Warning - Detail
SCALE: NTS



1 Photometric
SCALE: 1" = 10'

2 Notes and Cut Sheets
SCALE: 1" = 10'

COLUMBIA LIGHTING		LXEM	
PROJECT INFORMATION		PROJECT INFORMATION	
PROJECT NAME		PROJECT NAME	
ADDRESS		ADDRESS	
CITY		CITY	
STATE		STATE	
ZIP		ZIP	
DATE		DATE	
DRAWN BY		DRAWN BY	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	
PROJECT DESCRIPTION		PROJECT DESCRIPTION	
LIGHTING DESIGNER		LIGHTING DESIGNER	
LIGHTING CONSULTANT		LIGHTING CONSULTANT	
LIGHTING SPECIFICATIONS		LIGHTING SPECIFICATIONS	
LIGHTING CALCULATIONS		LIGHTING CALCULATIONS	
LIGHTING LAYOUT		LIGHTING LAYOUT	
LIGHTING SCHEDULE		LIGHTING SCHEDULE	
LIGHTING NOTES		LIGHTING NOTES	



Symbol	Label	Qty	Notes	Description
1	J	15	LED-100W-1000K	LED-100W-1000K
2	M3	7	Power and Data Cable	Power and Data Cable

Statistics	Symbol	Avg	Max	Min	Max/Min
Building Surround (Wall Packs)	+	6.6	22.6	3.6	7.71
Car Wash	+	46.6	58.6	26.6	2.21

A103

WORK BEING DONE: CAR WASH
MERCEDES BENZ OF DELRAY
1001 LINTON BLVD
DELRAY BEACH, FLORIDA 33444

PROJECT NO: 10-00-0015
ISSUE DATE: 10-00-0015
DRAWN BY: JMC
CHECKED BY: DCFEG

PHOTOGRAPH

10-00-0015

10-00-0015

10-00-0015

10-00-0015

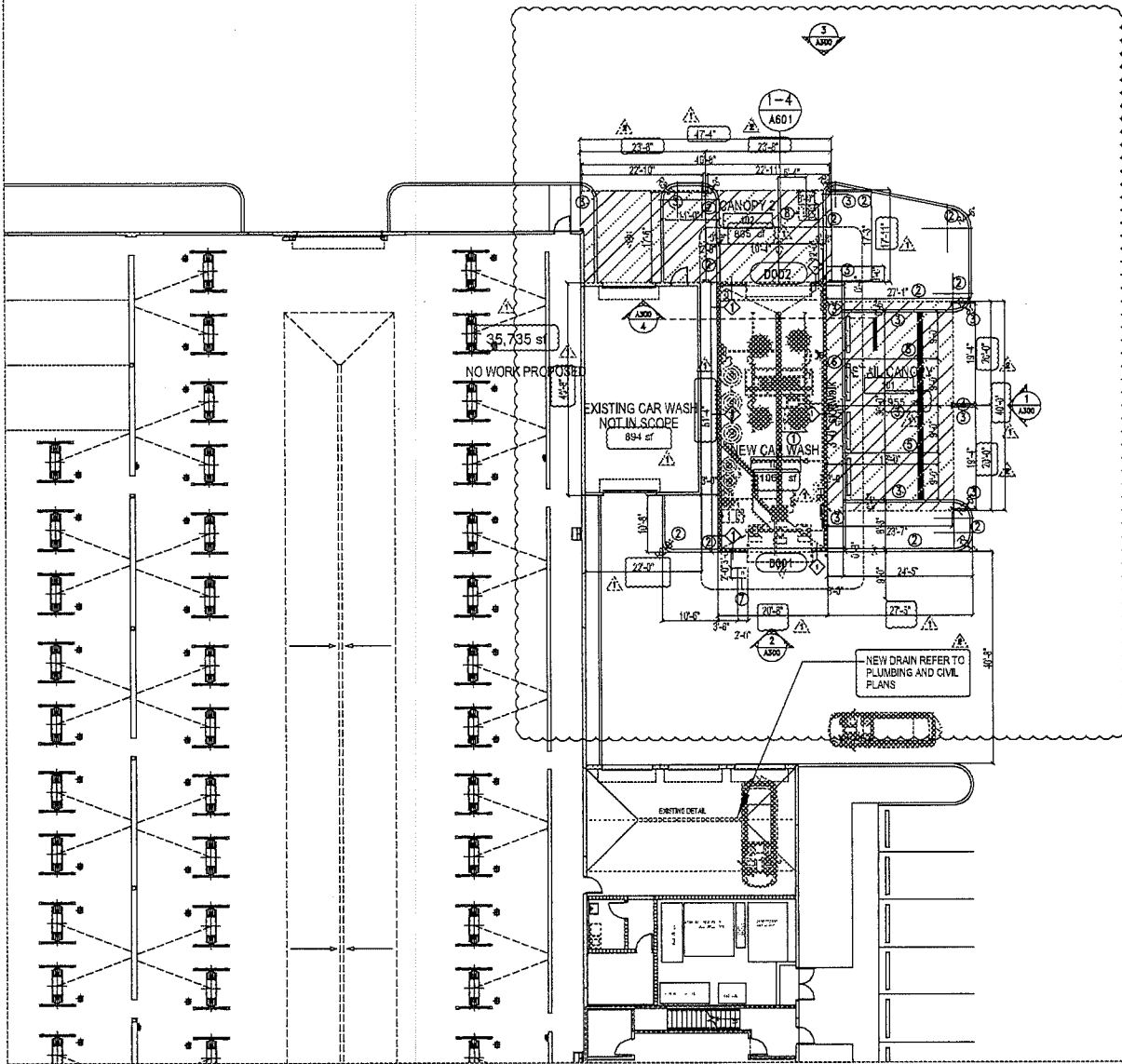
10-00-0015

10-00-0015

10-00-0015

10-00-0015

10-00-0015



1 New Ground Floor Plan - Blow-up
SCALE: 1/8" = 1'-0"

- 1 New Car Wash - Reclaim Water System (see Broadway Car Wash)
- 2 New curb - refer to civil plans
- 3 New columns for Canopy (provide shop drawings)
- 4 New Detailing area
- 5 New drain with oil/grease separator - refer to civil & plumbing plans
- 6 New 3'-0" diameter
- 7 New 2' x 2' concrete pad and pedestal for floor liner count down sensor
- 8 New 3' x 3' concrete pad at ground level with conduit for touch pad (64" from center of door)

GENERAL NOTES:
Refer to Sheet A203 for Patch and Repair Notes.
REFER TO BROADWAY CAR WASH SHOP DRAWINGS

2 General Notes
SCALE: NTS

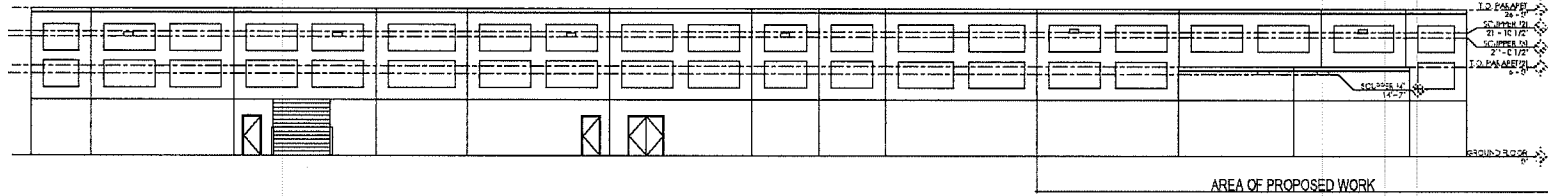
REVISION NO.	DATE	COMMENTS
1	02-08-2015	Public Comments
2	02-08-2015	Public Comments

WORK BEING DONE: CAR WASH

MERCEDES BENZ OF DELRAY
1001 LINTON BLVD
DELRAY BEACH, FLORIDA 33444

PROJECT NO.: 161141420
ISSUE DATE: 03-02-2015
PLOT DATE: 03-02-2015
SCALE: AS NOTED
CHECKED BY: DIF/EC

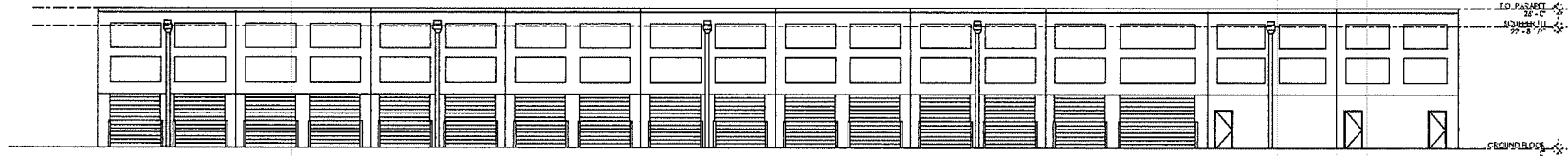
SHEET A202



1 Existing Service Elevation - (West)

SCALE: 1" = 10'

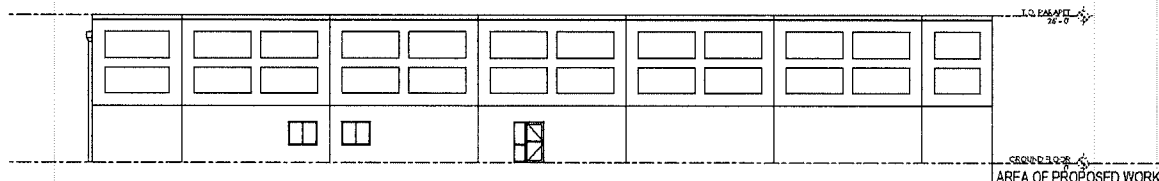
FOR REFERENCE ONLY



2 Existing Service Elevation - (East)

SCALE: 1" = 10'

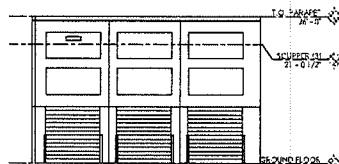
FOR REFERENCE ONLY



3 Existing Service Elevation - (South)

SCALE: 1" = 10'

FOR REFERENCE ONLY



4 Existing Service Elevation - (North)

SCALE: 1" = 10'

FOR REFERENCE ONLY

WORK BEING DONE: CAR WASH
 REVISION NO. DATE COMMENTS
 1 1-20-2018 Initial Comments
 2 04-01-2018 Revised Comments

MERCEDES BENZ OF DELRAY

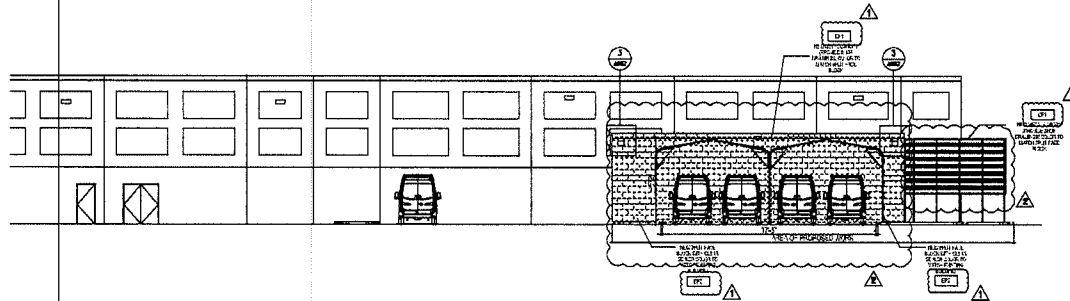
1001 LINTON BLVD

DELRAY BEACH, FLORIDA 33444

DESIGNED BY: J. J. JONES
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 DATE: 10-30-2015
 SCALE: AS NOTED
 PROJECT NO: 1001 LINTON BLVD

PROJECT NO: 1001 LINTON BLVD
 SHEET DATE: 10-30-2015
 SCALE: AS NOTED
 CHECKED BY: J. J. JONES

Existing Elevations
 A300

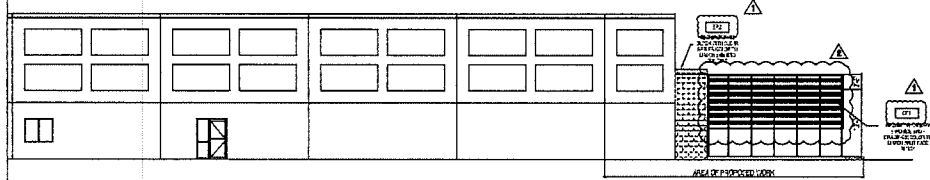


1 New Elevation - (West)
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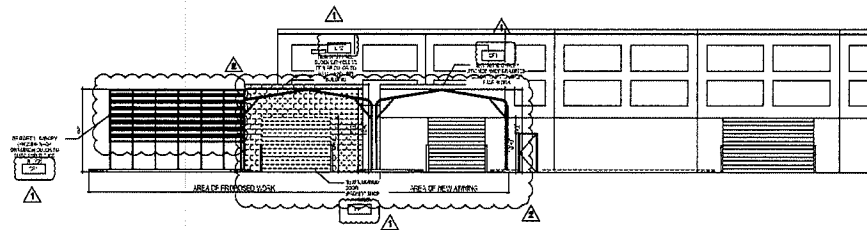
NEW CARWASH COLORS TO MATCH EXISTING SERVICE BUILDING & EXISTING CARWASH

EP-1	Neutral White 9007Y 45R25 Duvvix 4215147 High Performance 100% Acrylic Enamel, Semi-Gloss	Exterior Paints for Exterior Finish Colors & Availability	Golden Professional - Green Label: 877-464-0084 WWW.GOLDENPROFESSIONAL.COM
EP-2	Neutral White 9007Y 45R25 Duvvix 4215147 High Performance 100% Acrylic Enamel, Semi-Gloss	Exterior Paints for Building with Brush to match EP-1	Dynal - Bulk Order: 800-276-6464 (for color only) WWW.DYNAL.COM
CP-1	Silver 1900L 45R15 P19 20X2000V High Performance 100% Acrylic Enamel, Semi-Gloss	Local Contacts	Golden Professional - Green Label: 877-464-0084 WWW.GOLDENPROFESSIONAL.COM

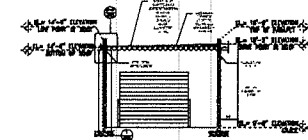
5 Paint Legends
SCALE: AS NOTED



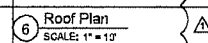
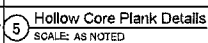
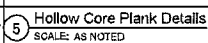
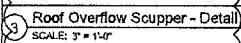
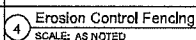
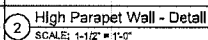
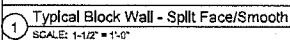
2 New Elevation - (South)
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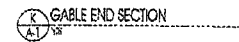
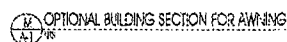
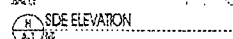
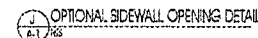
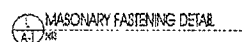
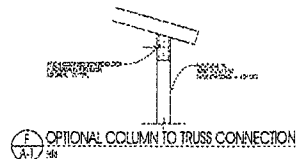
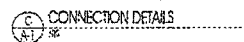
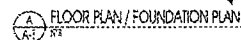


3 New Elevation - (North)
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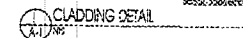
4 Cross Section
SCALE: 1" = 10'





MANUFACTURED BY:
Factory Direct, Inc.
6450 Hoffman Ave.
Orlando, FL 32822
(407) 380-3144 Office
(407) 380-3145 Fax
(866) 227-7670 Toll Free

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5 OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
6 STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM
7 THE NATIONAL ARCHIVES. FOR MORE INFORMATION, CONTACT THE NATIONAL
8 ARCHIVES AT (301) 837-1122.

[illegible][illegible]

(FOR REFERENCE ONLY)

1 Metal Canopy Details
SCALE: AS NOTED

SHEET A603

WORK BEING DONE: CAR WASH

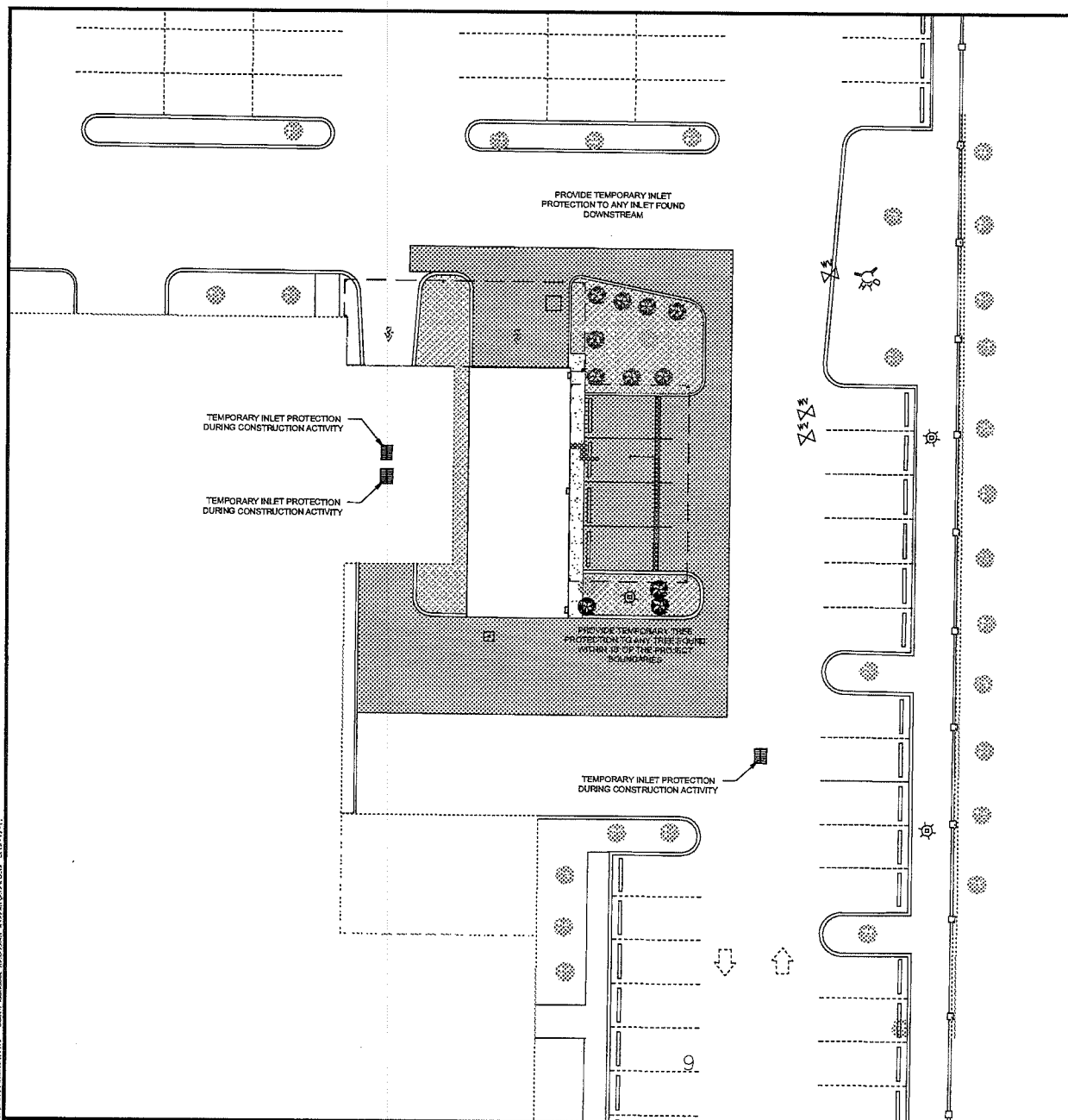
MERCEDES BENZ OF DELRAY
1001 LINTON BLVD
DELRAY BEACH, FLORIDA 33444

WORK BEING DONE: CAR WASH

PROJ. NO.:
ISSUE DATE:
PLOT DATE:
SCALE:
DRAWN BY:
CHECKED BY:

	Total Concept Draft
--	---------------------

SHEET A603



PROVIDE TEMPORARY INLET
PROTECTION TO ANY INLET FOUND
DOWNSTREAM

TEMPORARY INLET PROTECTION DURING CONSTRUCTION ACTIVITY

TEMPORARY INLET PROTECTION DURING CONSTRUCTION ACTIVITY

PROVIDE TEACHERS TO BE
PROTECTED IN ANY CASES OF
VIOLATION OF THE PROTECT
EXAMINATION

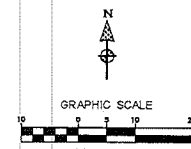
TEMPORARY INLET PROTECTION DURING CONSTRUCTION ACTIVITY

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN RECORDS ON THE PLANS REPRESENT BEST MANAGEMENT PRACTICES FOR PREVENTING DRINKING WATER CONTAMINATION. ADDITIONAL MEASURES MAY BE REQUIRED BY OTHER ENGINEERS, INSPECTORS, OR AGENCIES.
2. IN AREAS WHERE LAND-USE/CHANGING ACTIVITIES ARE PROPOSED DIRECTLY ADJACENT TO EXISTING AREAS, OR WHERE A WATER BODY, A DRAINAGE-BASE, OR SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF THE PROPOSED DISTURBED AREA,
3. THE CONTRACTOR IS RESPONSIBLE FOR DRINKING WATER CONTAMINATION WHICH SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING WATER RESOURCES AS WELL AS THE INSTALLATION OF ADDITIONAL DEVICES IN ORDER TO PREVENT SEEDING FROM LEAKING THE SILT.
5. ANY EXPOSED AREA WHICH REMAINS UNDISTURBED FOR MORE THAN 15 DAYS SHALL BE STABILIZED WITH SOO, CEMENTITE, OR OTHER APPROPRIATE MEASURES.
6. APPROVAL OF THIS PLAN IS NOT NECESSARILY AUTHORIZATION TO COMMENCE ANY LAND-USE/CHANGING ACTIVITIES.
7. THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PRACTICES HAVE BEEN USED FOR THIS PROJECT PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCES ALONG THE PERIMETER OF ALL DRAIN DISTURBANCES. THE SILT FENCE SHALL BE INSPECTED AND REPAIRED FOLLOWING EVERY RAINFALL EVENT.
9. THE CONTRACTOR SHALL SEED AND MULCH OR SOO DISTURBED AREAS OR BASE SOO IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
10. THE CONTRACTOR SHALL PROMOTE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DISCHARGE PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.
11. THE CONTRACTOR SHALL CHECK ALL FENCES AND SILTATION DEVICES AFTER EACH MAINTENANCE AND REPAIR OR WHEN AS REQUIRED. SILT FENCES SHALL REMAIN IN PLACE UNTIL FURTHER STABILIZATION OF DISTURBED AREAS IS COMPLETED.
12. THE CONTRACTOR SHALL PROMOTE TURBIDITY BARRIERS IN ALL DITCHES AND ALL PERMANENT BODIES OF WATER NEARLY ADJACENT TO ANY DISTURBED AREA.
13. THE REQUIREMENTS LISTED ABOVE SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE MATERIALS WHETHER HE DESIRES NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FOR THE PROJECT, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER RESOURCES.
14. THE CONTRACTOR SHALL MAINTAIN ALL DIRT ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE DISTRICT ENGINEER.
15. ALL PERSONS OR VEHICLES TRAVELING, INCLUDING BUT NOT LIMITED TO, THE USE OF SLOWED WAY BARS OR SLOWED SALT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT FROM THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER RESOURCES, AND THE DISTRICT ENGINEER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE WATER RESOURCES.
16. TEMPORARY SILTATION CONTROL, BARRIERS (E.G. SALT TRENCHES) SHALL BE INSTALLED BEFORE ANY DISTURBANCES ARE WITHIN 100 FEET OF SURFACE WATER (CONTAINING STORM DITCHES) AND WETLANDS.
17. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN OFF THE LAUNDRING SIDE OF WETLANDS/BUFFERS TO PREVENT SEDIMENT FROM ENTERING THE WETLANDS.
18. IT IS RECOMMENDED THAT STRIP BARRIERS OR SILT FENCES BE USED IN AREAS OF DIRT SURFACES IN ORDER TO PROTECT DISCHARGE.
19. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO PREVENT PURPOSES AS DESCRIBED. THE DISTRICT ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT ALL TIMES.
20. EROSION CONTROL DEVICES SHALL FOLLOW SPACINGS AND DETAILS IN FDOS 152.010-1.05 OF THE (FOOT RAINFALL AND TRAPPEE DESIGN STANDARDS), CONTROL DESIGN AND TECHNIQUES AS PRESCRIBED IN THE FLORIDA STORMWATER EROSION, AND

CONSTRUCTION SEQUENCE NOTES:

1. REMOVE ONLY THE AREAS NECESSARY FOR THE PROPER INSTALLATION OF THE DUSTION CONTROL MEASURES.
2. INSTALL ALL REQUIRED DUSTION CONTROL MEASURES.
3. INSTALL BARRICADES, FENCES, OR OTHER ADEQUATE SHIELDING AROUND AREAS WHICH ARE PROPOSED TO REMAIN UNDISTURBED.
4. CLEAR, DEMOLISH, REMOVE, AND PROPERLY DISPOSE OF ITEMS AS INDICATED IN THE PLANS.
5. INSTALL AND CONSTRUCT IMPROVEMENTS AS INDICATED IN THE PLANS WHILE MAINTAINING DUSTION CONTROL MEASURES.
6. PERMANENTLY STABILIZE DISTURBED AREAS AS INDICATED IN THE PLANS UPON COMPLETION OF CONSTRUCTION ACTIVITY.
7. REMOVE DUSTION CONTROL MEASURES IN AREAS WHICH HAVE BEEN PERMANENTLY STABILIZED AS SHOWN IN THE PLANS.



THE
BETA
JONES

A CIVIL ENGINEERING FIRM

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FLORIDA CERTIFICATE OF AUTHORIZATION # 27439

PROJECT NUMBER: 14113

DRAWN BY: EAC	DESIGN BY: EAC	CHECK BY: LAR
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ORIGINAL DRAWING DATE: 9/04/201

REVISIONS:

[illegible]

PROJECT NAME:
MERCEDES BENZ
OF DELRAY
CARWASH
IMPROVEMENTS

LOCATION:
1001 LINTON BLVD
DELRAY BEACH, FL 33444

FOR:

501 ARCH
ARCHITECTURE • INTERIORS
PLANNING • SUSTAINABLE DESIGN
VISUALIZATION
4917 SW 74TH COURT
MIAMI, FL 33185

PLAN STATUS:
SUBMITTAL SET:
FOR AGENCY REVIEW
AND APPROVAL

LEE A. BETALELLI, JR., P.E. FL. P.E.# 85802
(NOT VALID WITHOUT SIGNATURE AND PROPER SEAL)

SHEET NAME:

EROSION CONTROL PLAN

SHEET NUMBER:	C20
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