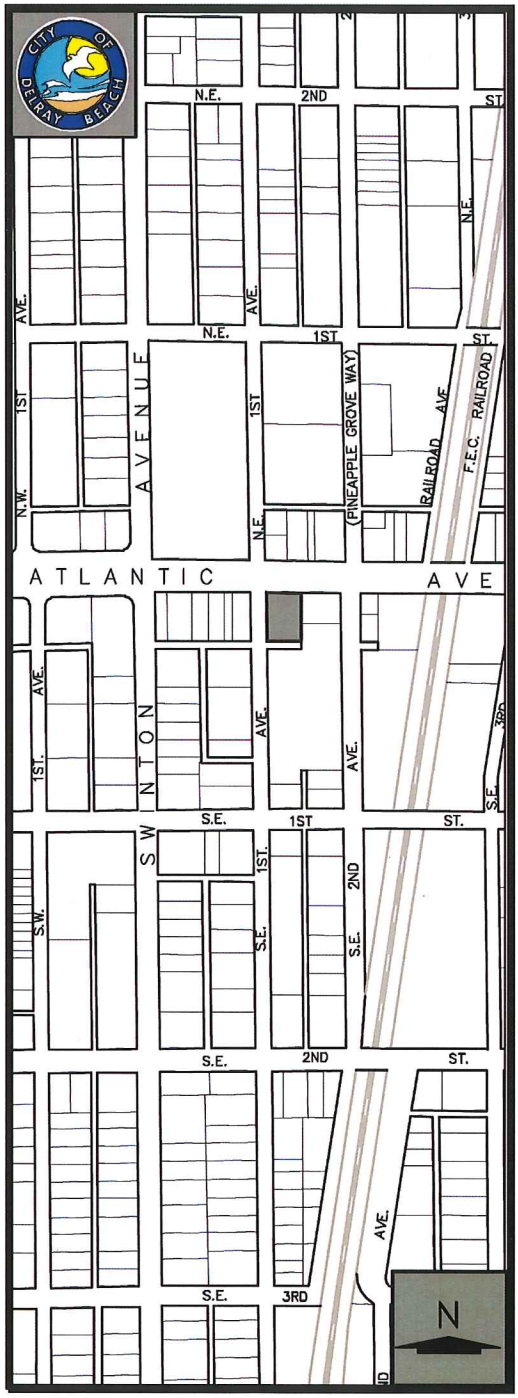
SITE PLAN REVIEW AND APPEARANCE BOARD
CITY OF DELRAY BEACH ---STAFF REPORT---

MEETING DATE: February 24, 2016

ITEM: **One 10 Building** – Class III Site Plan Modification, Landscape Plan, Architectural Elevations and Waiver Request associated with interior and exterior renovations including enclosing the main lobby area, removal of stairs and installation of an elevator serving all floors, construction of a porch along SE 1st Avenue, and relocation of existing exterior dumpster enclosure areas. The porch along SE 1st Avenue will require a waiver to allow 5' where a minimum 8' porch depth is required.

RECOMMENDATION: **Move Approval** of the Waiver Request, Class III Site Plan Modification, Landscape Plan and Architectural Elevations for One 10 Building, subject to conditions.



GENERAL DATA:

Owner/Applicant.....	RMS Properties IX LLC
Agent.....	Richard Jones Architecture Inc.
Location.....	Southeast corner of East Atlantic Avenue and SE 1st Avenue
Address.....	110 East Atlantic Avenue
Property Size.....	0.46 Acres
Future Land Use Map.....	Commercial Core (CC)
Current Zoning.....	Central Business District (CBD)
Adjacent Zoning..... North:	Central Business District (CBD)
South:	Central Business District (CBD)
East:	Central Business District (CBD)
West:	Old School Square Historic Arts District (OSSHAD)
Existing Land Use.....	Multi-Story Mixed-Use Building
Proposed Land Use.....	No Change
Water Service.....	Water service is available via a connection to an 8" water main located along SE 1st Ave. r.o.w.
Sewer Service.....	Sewer service is available via a connection to an 8" sewer main located along SE 1st Ave. r.o.w.

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 the restaurant **One 10 Building**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c):

- ❑ Site Plan;
- ❑ Landscape Plan;
- ❑ Architectural Elevations; and,
- ❑ Waiver Request

The subject property is located at the southeast corner of East Atlantic Avenue and SE 1st Avenue (110 East Atlantic Avenue).

BACKGROUND

The subject property consists of Lots 1-3 and Lots 7-9, Block 77, Town of Delray, and is zoned Central Business District (CBD). Lots 1-3 contain an existing four-story office building and a 34 space underground parking garage, while Lots 7-9 consist of a 39 space surface parking lot. The development is also known as the GRIP Building. The property has an extensive land use history. The following are the most recent land use actions that relate to the property:

At its meeting of February 21, 1996, the Site Plan Review and Appearance Board (SPRAB) approved a site plan modification to allow a 1,546 square foot addition to accommodate a new raised patio area along the front of the building, new entry area, façade changes, dumpster enclosure, and landscape additions associated with the conversion of a portion of the building to a restaurant. The development proposal also included the reconfiguration of the existing parking garage and surface parking area.

On February 14, 2001, the SPRAB approved a site plan modification consisting of minor changes to the site and extensive façade changes to accommodate SOPRA restaurant. Further modifications, including the installation of a 144 square foot walk-in cooler with an eight foot (8') high concrete block wall enclosure at the south side of the building, were approved by the SPRAB at its meeting of April 25, 2001.

On September 8, 2004, the SPRAB approved a site plan modification to convert 1,607 square feet of general commercial (office) floor area to restaurant (ice cream parlor). The modifications included: a) the replacement of the two (2) easternmost windows along the north elevation with aluminum and steel cable railings; b) the replacement of the windows at the northwest corner of the building with concrete stairs and aluminum hand rails; and c) the installation of a new storefront within the footprint of the building, approximately nine feet (9') from the existing exterior wall facing East Atlantic Avenue to accommodate an entrance from Atlantic Avenue and SE 1st Avenue at the northwest corner of the building, and a 295 square foot outdoor seating area.

At its meeting of September 8, 2004 the Site Plan Review and Appearance Board, approved a Class III site plan modification to convert 1,607 square feet of general commercial (office) floor area to restaurant (Cold Stone Creamery ice cream parlor).

At its meeting of December 20, 2007, the SPRAB approved a site plan modification associated with the conversion of 2,471 square feet of office floor area to retail. However, this project was never certified, and thus, was never built.

At its meeting of October 25, 2010, the SPRAB approved a Class I site plan modification associated with the resurfacing of the existing columns and change of the awning color for the formerly occupied Bluefish Restaurant.

At its meeting of March 11, 2011, the SPRAB approved a Class III site plan modification consisting of a 355 square feet kitchen expansion and architectural elevation changes to operate a restaurant on the southeast corner of the building know as Café de France. The modifications included the installation of black fabric awning along the west elevation to cover a sidewalk café area along SE 1st Avenue.

On August 27, 2014, SPRAB approved a Class III site plan modification, landscape plan, and architectural elevations for Rocco's Tacos to convert 423 sq. ft. of lobby space to restaurant, including a new kitchen, ADA compliant restrooms, sidewalk café dining area at the front of the building, and a handicap parking space at the rear.

Now before the Board for consideration is a Class III Site Plan Modification, Landscape Plan, Architectural Elevations and waiver request associated with interior and exterior renovations including enclosing the main lobby area, removal of stairs and installation of an elevator serving all floors, construction of a porch along SE 1st Avenue, and relocation of existing exterior dumpster enclosure areas. The porch along SE 1st Avenue will require a waiver to allow 5' where a minimum 8' porch depth is required.

PROJECT DESCRIPTION

The development proposal incorporates the following:

- ❑ Conversion of a portion of the existing lobby area of the building to retail use in order to accommodate a 953 sq. ft. future retail establishment.
- ❑ Conversion of 3 stairwells to use area for a total of 672 additional sq. ft. (i.e. 224 sq. ft. each)
- ❑ Exterior renovations including new aluminum canopies, new windows, new impact resistant glass storefront
- ❑ Construction of a 5' wide commercial porch along the west and north sides at the intersection of East Atlantic Avenue and SW 1st Avenue
- ❑ Proposed railing updates, updated stucco banding and new building paint color
- ❑ Upgrading and enlarging existing elevator and stairs within building
- ❑ Re-division of existing tenant spaces on all floors
- ❑ Re-defining all interior use areas on all floors
- ❑ Provision of two handicap parking spaces accessible from the rear alley
- ❑ Relocation of the dumpster to a new enclosure area accessible from the rear alley
- ❑ Provision of new bicycle racks to accommodate 18 bicycles on the garage parking level
- ❑ Installation of associated new landscaping and upgrades to existing landscaping

The Class III Site Plan Modification request also includes following waiver request as follows:

- A waiver to LDR Section 4.4.13(E)(4)(a), which requires an 8' porch depth, whereas only a 5' porch depth is proposed.

SITE PLAN 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.

LDR Section 4.4.13 – Central Business District (CBD) Zoning District Regulations

Dimensional Requirements by CBD Sub-district:

The following table indicates that the site has some existing nonconformities which do not comply with the current requirements for the CBD District - Central Core along SE 1st Avenue, which is the only affected area. The existing conditions along East Atlantic Avenue and the existing 16' alley are unaffected by the proposed improvements. Thus, any existing nonconformities may remain.

Pursuant to Table 4.4.13(C), the following development regulations are applicable to CBD Sub-districts:

THE ONE 10 BUILDING		Central Core	SE 1st Avenue
		(Required)	(Provided)
Min. Lot Width		20 ft.	140.07 ft.
Min. Lot Area		2,000 sq. ft.	20,046 sq. ft.
A	Front Setback	10 ft. min. / 15 ft. max.	10.2' min./ 10.2' max.
E	Building Frontage Required on Primary Streets	75% min./ 100% max.	66.39% (Existing Conditions)
Max. Building Height in Atlantic Avenue Limited Height Area		3 Stories & 38 ft.	4 stories & 44 ft. (Existing Conditions)

As indicated in the chart above, the proposed development does not meet the minimum requirements for the CBD (Central Business District – Central Core) relative to frontage, building height and the number of stories, due to existing nonconformities which may remain. However, the existing conditions for the site do comply with all other requirements. The proposed exterior and interior changes along SE 1st Avenue do not negatively affect the existing circumstances.

Porch Frontage Type – Dimensional Requirements:
(Applicable to SE 1st Avenue Primary Street Frontage Only)

Pursuant to LDR Section 4.4.13(E)(4)(a) the porch is an open-air structure attached to a building forming a *covered entrance* large enough for comfortable use as an outdoor room. Table 4.4.13(E) provides the dimensional requirements for all elements contained in a porch as indicated in the chart below:

Table 4.4.13(E)	Dimensional Requirements		
Commercial Porches	**Minimum Required**	**Maximum Allowed**	**Existing/Proposed**
Building Setback	10 ft.	15 ft.	10'2"
Porch Depth	**8 ft.**	**12 ft.**	**5 ft.**
Porch Width	40% Facade	100% Facade	100%
Floor Elevation	0.5 ft.	4 ft.	3 ft.
Allowable Encroachment[1]	-	8 ft.	-

[1]May not encroach into the curb zone or pedestrian clear zone.

As indicated in the chart above, the One 10 Building meets all dimensional requirements for those elements contained in a commercial porch, with the exception of the depth, for which a waiver is requested. The waiver is analyzed in the "Waiver Analysis" section of this report.

Minimum Streetscape Width:
(Applicable to SE 1st Avenue Primary Street Frontage Only)

Pursuant to LDR Section 4.4.13(E)(2)(a), the combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than fifteen feet (15') in width, measured from the back of curb. The streetscape area shall be organized as follows:

Streetscape Standards	Minimum Standard	Proposed Design
Curb Zone	4'0"	4'0"
Pedestrian Zone	6'0"	6'2"
Remaining Front Setback Area	5'0"	5'0"
Total Streetscape Width	**15'0"**	**15'2"**

As demonstrated in the table above, the One 10 Building complies with the required streetscape standards along SE 1st Avenue. No streetscape changes are proposed along the East Atlantic Avenue frontage, so existing conditions remain, which may include existing nonconformities.

Off-Street Parking:

Shared Parking:

Pursuant to LDR Section 4.6.9(C)(8)(a), see the following shared parking tabulations chart:

Pursuant to CBD: LDR 4.4.13(G)(1)(f)	Parking Req.	Weekday Night	Weekday Day	Weekday Evening	Weekend Day	Weekend Evening
Residential	**0**	0.00	0.00	0.00	0.00	0.00
Office	**55**	2.75	55.00	5.50	5.50	2.75
Commercial/Retail	**5**	0.25	3.50	4.50	5.00	3.50
Hotel	**0**	0.00	0.00	0.00	0.00	0.00
Restaurant	**98**	9.80	49.00	98.00	49.00	98.00
Entertainment/Recreational	**0**	0.00	0.00	0.00	0.00	0.00
Other/Guests/Reserved	**0**	0.00	0.00	0.00	0.00	0.00
total required	**158**	**12.80**	**107.50**	**108.00**	**59.50**	**104.25**
total provided	**110**	**13**	**108**	**108**	**60**	**104**

Per the shared parking calculations demonstrated above, 108 spaces are required and 110 spaces are provided. Thus, the site is in compliance with respect to parking requirements.

On-Street Parking:

For the One 10 Building, five existing on-street parking spaces will be retained along East Atlantic Avenue. Although these spaces will remain available to the general public, they will also help to meet the short-term parking requirements of the project.

Pursuant to LDR Section 4.6.9(E)(2)(a),(b), and (c), the following regulations apply to on-street parking:

(2) Required off-street parking shall be provided on the same lot, or parcel, as the building and uses for which it is required. Where adequate right-of-way exists, construction of additional on-street parking spaces directly and wholly abutting the lot, or parcel, may be counted towards the off-street parking requirement of the lot or parcel it is intended to serve, provided that:

(a) The adjacent right-of-way has not been previously utilized for parking or, in cases where the adjacent right-of-way has been used for parking only those spaces in addition to the number of existing spaces shall be counted;

(b) Such parking spaces are clearly marked on the site plan and designed in accordance with appropriate City, County or State standards, as applicable; and

(c) Such parking spaces shall be publicly accessible and cannot be reserved or restricted by the owner(s) or tenant(s) of the lot or parcel, unless approved by the City Commission for special events or valet parking.

Due the preexistence of these on-street parking areas, no parking credit is allowed per this provision of the Code.

Handicapped Accessible Parking:

Pursuant to LDR Section 4.6.9(C)(1)(b), special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for

Building Construction. Accessibility for residential structures is also covered by the Federal Fair Housing Act. Under the provisions of these codes, accessible parking must be provided at a rate of 5 spaces required for 101 – 150 provided spaces. Since six handicap accessible parking spaces are provided on-site for the One 10 Building, this LDR requirement has been met.

Bicycle Parking:

Pursuant to LDR Section 4.4.13(I)(4) and Table 4.4.13(L) of the LDRs, all non-residential uses over 2,000 square feet shall provide at least one (1) bicycle space. Bicycle Parking requirements are applied to new development, expansion of an existing use, and changes of use. Retail, commercial and restaurant uses shall provide two (2) spaces per 1,000 sq. ft. of gross floor area.

Under the new CBD Zoning District, the existing 37,639 sq. ft. of gross floor area for restaurant, commercial and retail uses would require 75 bicycle parking spaces. Since, no bicycle racks currently exist on-site, this is considered an existing nonconformity. However, for the proposed new 953 sq. ft. retail bay, 672 sq. ft. of new use area for the stairwell conversions and the 2,128 sq. ft. new restaurant conversion of use (i.e. 3,753 sq. ft. affected areas), 8 new bicycle parking spaces are required. The applicant has proposed bicycle racks to accommodate 18 bicycles in the lower level parking garage. This decreases the existing nonconformity and accommodates the new use areas and changes of use. Thus, this LDR requirement has been met.

LDR Article 4.6 - Supplemental District Regulations

Loading Spaces:

Pursuant to LDR Section 4.6.10(C), a single loading space is required. It must be vehicle accessible, paved and clearly marked via signage and/or striping. The location of this loading space has not been identified or dimensioned on the site plan. However, per LDR Section 4.6.10(B), the Body approving the site plan associated with the proposed development can determine the adequacy of the provisions which are made for loading and unloading. In making such a determination, the standards and guidelines of this Section must be considered. The final determination may result in accommodations in excess or less than such guidelines, or in the waiving of any such accommodations. Board consideration of the adequacy of the loading accommodations for the site and ultimately making a final determination is at the Board's discretion.

Refuse Enclosure:

Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. A new dumpster enclosure area is proposed at the southeast corner of the site with vehicular access provided off the adjacent alley. A dumpster detail has been provided which meets the code requirements. Thus, this LDR standard is met.

Lighting:

Pursuant to LDR Section 4.6.8, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. A detail shall be provided which indicates that all pole mounted light fixtures do not exceed the 25' maximum height requirement. Cut sheets shall also be provided for any proposed wall-mounted light fixtures. These items have been provided and appear to meet the LDR requirements.

For buildings and structures, point calculations must be provided which meet the minimum and maximum requirements for accent pathways, building entrances, landscape lighting, canopies and overhangs. A photometric plan (Sheet PH-1) has been provided, which appears to meet these minimum and maximum standards. Thus, this LDR requirement is met.

For parking garages, the minimum foot candle allowance is 1.0 and the maximum is 10.0. Since no changes are proposed to the vehicular parking on the lower level, point calculations were not provided. If existing nonconformities exist, they shall remain.

WAIVER ANALYSIS

CBD Zoning District - Required Standards for Waivers:

Pursuant to LDR Section 4.4.13(K)(8)(b)(2) - Waivers, in addition to the findings in LDR Section 2.4.7(B)(5), within the CBD, the following standards shall be considered when reviewing waiver requests:

(a) The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.

(b) The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.

(c) The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan.

(d) The waiver shall not reduce the quality of civic open spaces provided.

The applicant has requested a waiver to LDR Section 4.4.13(E)(4)(a), which requires an 8' porch depth, whereas only a 5' porch depth is proposed. The following verbatim justification is given by the applicant to support the waiver request *(in italics)*:

(a) The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.

"Currently along the facade of S.E. 1st Ave is the service access for Cafe de France. There is a single service door which leads to the kitchen along with four sets of windows along the entire street. The proposed improvements will enhance the streetscape along this facade. These improvements include adding a porch, relocating the entrance way with access to Class "A" office space to north side of the building, providing all new storefront glass at grade level along the two primary streets, adding signage, and installing an aluminum canopy. All of these elements will enhance the pedestrian experience and extend the pedestrian experience south of Atlantic Avenue as you enter the Sofa District. Granting the waiver request to reduce the porch from 8'-0" to 5'-0" will not negative effect the proposed improvements. It will still provide a raised continuous connection between Atlantic Ave and S.E. 1st Ave. This 3'-0" reduction will not affect the function of this outdoor space. The changes will also decrease an existing non-conformity with additional glazing. There will also be new landscaping added and a wider sidewalk."

(b) The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.

"The addition of the porch is compatible with the nearby buildings since many of them have similar relationships between their restaurant/retail use and pedestrian sidewalks. This building already has an existing porch facing Atlantic Avenue and the addition of the porch along SE 1st will help to unify and enhance the relationship between this building and other nearby buildings."

(c) The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan.

"Granting this waiver will improve the connectivity of the street and sidewalk network since it will provide another access point to the building. Currently many of the workers of the office space enter through the alley behind the building. This porch and access point will provide more of an appropriate entrance along a primary street for Class-A office space."

(d) The waiver shall not reduce the quality of civic open spaces provided.

"These improvements will improve the quality of open space since creating this porch will allow pedestrian access to this side of the building. Also the porch will have a ramp. This will provide a much needed handicap access along the main facade. Currently, the only handicapped access to the building is through the alley. The waiver will also effectively widen the sidewalk which is currently 5' wide and increase it to 10' which is comprised of a 4' utility curb zone and a 6' clear pedestrian zone."

Staff Analysis of Required Standards:

The City concurs with the applicant's request for the 5' porch depth, whereas a minimum 8' porch depth is required. Specifically, approval of the waiver shall not result in an inferior pedestrian experience because creation of the porch where one does not exist, actually creates a better pedestrian experience than what exists today. In addition, if the 8' porch depth was provided it would encroach into the required pedestrian clear zone and curb zone, which is specifically disallowed by code. There are no civic open spaces provided, thus this criteria is not applicable. Therefore, the request for the waiver substantially meets the standards of LDR Section 4.4.13(K)(8)(b)(2).

Land Development Regulations - Required Findings for Waivers:

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

(a) Shall not adversely affect the neighboring area;

(b) Shall not significantly diminish the provision of public facilities;

(c) Shall not create an unsafe situation; and,

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The applicant has requested a waiver to LDR Section 4.4.13(E)(4)(a), which requires an 8' porch depth, whereas only a 5' porch depth is proposed. The following verbatim justification is given by the applicant to support the waiver request *(in italics)*:

(a) Shall not adversely affect the neighboring area

"Granting the waiver to reduce the porch depth from 8'-0" to 5'-0" will not negative effect the neighboring areas since any improvements to the building will only enhance the area. The reduction of the 3'-0" does not affect the function of this outdoor room. The 5'-0" wide porch will still provide a raised continuous connection between Atlantic Ave and S.E. 1st Ave and unify the building base, while at the same time extending the pedestrian experience south of Atlantic as you enter the Sofa District."

(b) Shall not significantly diminish the provision of public facilities;

"Allowing a reduction to a 5'-0" wide porch will provide a larger sidewalk and public area."

(c) Shall not create an unsafe situation; and,

"The addition of this porch creates a safer condition since most office workers are currently entering the building from the alley and this pedestrian traffic should be re-directed to a primary street and wider sidewalk."

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

"Since we are asking for a reduction to the LDR section and not an increase to the LDR requirements we do not feel a special privilege is granted. The project itself decreases a non-conformity and brings life to a façade that is currently blank and underutilized."

Staff Analysis of Required Findings:

Granting the requested waiver will not have an adverse effect on the neighboring area and will not create and unsafe situation. The waiver would be supported under similar circumstances and therefore will not result in the granting of a special privilege. Consequently, a positive finding with respect to LDR Section 2.4.7(B)(5) can be made for the proposed 5' porch depth along the SE 1st Avenue, where a minimum 8' porch depth is required.

LANDSCAPE PLAN ANALYSIS

A landscape plan was submitted for review and has been evaluated by the City Senior Landscape Planner. The landscape plan provides streetscape material and calls for upgrading existing landscape islands. The landscape plan generally complies with LDR Section 4.6.16. However, this one technical item that need to be addressed and is listed below:

1. A Landscape Maintenance Agreement is required for the proposed plantings outside the property line. The signed agreement with the supporting exhibits must get executed by City Commission. A signed agreement has been received and will require City Commission approval, prior to building permit issuance.

Based upon the above and once the technical comment is addressed, the proposed landscape plan will be in compliance with the provisions of 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 new storefront window system will be consistent with the style and geometry of the architectural design of the building. The proposed awnings will be consistent with the character of the building and existing streetscape of the adjacent establishments to the east and the west of the proposed One 10 Building restaurant.

The existing architectural style of the building will be harmonious with the surrounding buildings. The proposed changes will be architecturally compatible in style, building material, and color with the existing and adjacent commercial/retail shops and restaurants in the area. There are no concerns noted with respect to the proposed building elevations as they are consistent with Section 4.6.18(E) of the Land Development Regulations. Based upon the above, the proposed structure will be a positive contribution to the Central Business District, Central Core area. Therefore, positive findings can be made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to LDR Section 2.4.5(G)(1)(c) Class III Site Plan Modification, a modification to a site plan which represents either a change in intensity of use, or which affects the spatial relationship among improvements on the land, requires partial review of Performance Standards found in LDR Sections 3.1.1, and 3.2.3, as well as required findings of LDR Section 2.4.5(G)(5).

LDR Section 2.4.5(G)(5):

Pursuant to LDR Section 2.4.5(G)(5), a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III site plan modification.

The development proposal involves interior and exterior renovations of an existing building. The footprint of the building will remain unchanged. Pursuant to LDR Section 2.4.5(G)(5), this minor modification does not significantly impact the original findings.

Required Findings:

Pursuant to LDR Section 3.1.1 (Required Findings), 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 Future Land Use Map (FLUM) designation of Commercial Core (CC) and a zoning designation of CBD which are consistent with one another. Pursuant to LDR Table 4.4.13(A) – Allowable Uses in CBD Sub-districts, retail uses, offices and restaurants are allowed as permitted uses in the CBD zoning district. Thus positive findings can be made with respect to FLUM consistency.

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, and solid waste.

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:

Compliance with performance standards set forth in Chapter 3 shall be the basis upon which a finding of overall consistency is to be made. Other objectives and policies found in the adopted Comprehensive Plan may be used in making a finding of overall consistency.

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following policy and objective are noted.

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.*

There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development. The proposal does not include changes in the footprint of the primary structure. The existing One 10 Building is considered an existing nonconforming structure with regard to compliance with CBD zoning district design guidelines. No proposed changes will increase any existing nonconformities.

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

As described under the "Site Plan Analysis" section of this report, a positive finding of compliance with the LDRs can be made, with the exception of preexisting nonconformities and pending approval of the requested waiver to allow a minimum 5' porch depth, whereas a minimum 8' porch depth is required.

LDR Section 2.4.5(F)(5) - Compatibility (Site Plan Findings):

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 identifies the zoning designations and uses adjacent to the subject property:

	Zoning:	***Use:***
North	Central Business District (CBD)	Sazio Italian Restaurant
South	Central Business District (CBD)	Worthing Place Mixed-Use Building
East	Central Business District (CBD)	Worthing Park & Worthing Place
West	Old School Square Historic Arts District (OSSHAD)	Cafe Bleu Coffee & Tea Restaurant

The adjacent land uses are Sazio Italian Restaurant to the north, Worthing Place Mixed-Use Building to the east and south, and Cafe Bleu Coffee & Tea Restaurant to the west. The proposed interior and exterior renovations will enhance the aesthetics of the existing building and positively affect the surrounding properties. With respect to the uses, compatibility is not a concern. The adjacent land uses and similar type adjacent retail, restaurant and commercial establishments with identical zoning have coexisted for many years. Based on the aforementioned, a positive finding can be made that the proposed development will be compatible and harmonious with adjacent and nearby properties and the properties will not experience a depreciation of property values. Thus, compliance with LDR Section 2.4.5(F)(5) (Compatibility) is confirmed.

REVIEW BY OTHERS

Community Redevelopment Area (CRA):

At its meeting of December 15, 2015, the Community Redevelopment Agency (CRA) reviewed the development proposal and unanimously recommended approval of the One 10 Building renovations.

Downtown Development Authority (DDA):

At its meeting of December 14, 2015, the Downtown Development Authority (DDA) reviewed the development proposal and unanimously recommended approval of the One 10 Building renovations.

Courtesy Notices:

Courtesy notices have been sent to the following homeowner's and/or civic associations:

- ❑ Delray Citizen's Coalition
- ❑ Chamber of Commerce
- ❑ Downtown Development Authority

Public Notices:

No public notification is required for site plan modifications. No letters of objection or support have been received to date. Any letters of objection or support received after preparation of this staff report, will be disclosed at the Site Plan Review and Appearance Board (SPRAB) meeting.

ASSESSMENT AND CONCLUSION

The development proposed will renovate an existing multi-story, mixed-use building formerly known as the Sopra Building. The new One 10 Building will provide a porch frontage type along SE 1st Avenue, which will require a waiver to the minimum porch depth of 8', whereas 5' is proposed. Staff supports the waiver request, because provision of an 8' porch depth would require 3' encroachment into the required pedestrian zone, which is prohibited by code. Positive findings can be made with respect to LDR Compliance, Concurrency, Compatibility, Comprehensive Plan consistency and Required Findings, with the exception of preexisting nonconformities and the requested waiver. Staff recommends approval of the proposed site plan, landscape plan, architectural elevations and porch depth waiver, pursuant to the findings presented within this staff report.

ALTERNATIVE ACTIONS

A. Continue with direction.

B. Move approval of the Waiver Request, Class III Site Plan Modification, Landscape Plan and Architectural Elevations for **One 10 Building**, 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(F)(5), 2.4.5(G)(1)(c), 4.6.16, 4.6.18(E), 4.4.13(K)(8)(b)(2) and Chapter 3 of the Land Development Regulations, subject to conditions.

C. Move denial of the Waiver Request, Class III Site Plan Modification, Landscape Plan and Architectural Elevations for the **One 10 Building**, 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 criteria set forth in Sections 2.4.5(F)(5), 2.4.5(G)(1)(c), 4.6.16, 4.6.18(E), 4.4.13(K)(8)(b)(2) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Waiver:

Move **approval** of the requested waiver to 4.4.13(E)(4)(a) for the One 10 Building, to allow a 5' porch depth along SE 1st Avenue, whereas a minimum 8' porch depth is required, due to positive findings identified in the staff report and consistency with LDR Sections 4.4.13(K)(8) and 2.4.7(B)(5).

Class III Site Plan Modification:

Move **approval** of the Class III site plan for the One 10 Building, 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(F), 2.4.5(G)(1)(c) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Move **approval** of the architectural elevations for the One 10 Building, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.16 of the Land Development Regulations, subject to the following condition:

1. A landscape maintenance agreement is required for the proposed plantings outside the property line. The signed agreement with the supporting exhibits must get executed by City Commission. A signed agreement has been received and will require City Commission approval, prior to building permit issuance.

Architectural Elevations:

Move **approval** of the architectural elevations for the One 10 Building, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Staff Report Prepared by: Candi N. Jefferson, Senior Planner
Attachments: Location Map, Appendices "A" & "B", Waiver Request, Site Plan, Landscape Plan and Architectural Elevations

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 and sewer service are existing on-site. Water is available via a lateral connection to an existing 8" water main located along SE 1st Avenue right-of-way. Sewer service is available via service lateral connections to an existing 8" sanitary sewer main within the SE 1st Avenue r-o-w. No anticipated changes to current connections are deemed necessary.

Adequate fire suppression is provided via an existing fire hydrant located on the northwest corner of East Atlantic Avenue and SE 1st Avenue. Pursuant to the 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. Based upon the above, positive findings can be made with respect to this level of service standard.

Streets and Traffic:
The subject property is located within the City's Transportation Concurrency Exception Area (TCEA), which encompasses the CBD, CBD-RC, OSSHAD, and West Atlantic Avenue Business Corridor. The TCEA exempts the above-described areas from complying with the Palm Beach County Traffic Performance Standards Ordinance. Therefore, a traffic study is not required for concurrency purposes. Thus, no traffic statement has been provided and is not deemed necessary, based on the proposed interior and exterior renovations.

Parks and Open Space:
Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

Solid Waste:
The proposed 37,625 sq. ft. of use area will generate 182.919 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. Thus, positive findings with respect to this level of service standard can be made.

Drainage:
There are no modifications to the footprint of the building and the existing drainage system will be maintained (exfiltration trench). Thus, there should be no impact on drainage as it relates to this level of service standard and there are no problems anticipated in complying with SFWMD requirements.

Schools:
The project contains no residential component. Therefore, school concurrency is not applicable.

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. Vacant property shall be developed 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	X
Meets intent of standard	
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	

CITY OF DELRAY BEACH

N

PLANNING AND ZONING DEPARTMENT

SUBJECT PROPERTY

ONE 10 BUILDING

110 E. ATLANTIC AVENUE

LOCATION MAP

-- DIGITAL BASE MAP SYSTEM --

MAP REF: S:\Planning & Zoning\DBMS\File-Cab\Z-LM 500-1000\LM1486_Rocco's Tacos 110 E. Atlantic Ave

Richard Jones ARCHITECTURE

AA26001617 | IB26001056

10 SE 1st AVE DELRAY BEACH, FL 33444 | 5612749186 | www.rjarchitecture.com

TO: CANDI N. JEFFERSON, SENIOR PLANNER

DATE: FEBURARY 12, 2016

RE: ONE 10 BUILDING- WAIVER REQUEST

Pursuant to LDR Section 4.4.13 (E)(4)(a) a waiver to the min. 8' porch depth has been requested to allow a 5' porch depth along SE 1st Avenue. Below is a written justification statement to demonstrate supportability.

The applicant has provided the following justification with regard to this Waiver request:

(a) The waiver shall not result in an inferior pedestrian experience along a Primary Street, such as exposing parking garages or large expanses of blank walls.
Currently along the facade of S.E. 1st Ave is the service access for Cafe de France. There is a single service door which leads to the kitchen along with four sets of windows along the entire street. The proposed improvements will enhance the streetscape along this facade. These improvements include adding a porch, relocating the entrance way with access to Class "A" office space to north side of the building, providing all new storefront glass at grade level along the two primary streets, adding signage, and installing an aluminum canopy. All of these elements will enhance the pedestrian experience and extend the pedestrian experience south of Atlantic Avenue as you enter the Sofa District. Granting the waiver request to reduce the porch from 8'-0" to 5'-0" will not negative effect the proposed improvements. It will still provide a raised continuous connection between Atlantic Ave and S.E. 1st Ave. This 3'-0" reduction will not affect the function of this outdoor space. The changes will also decrease an existing non-conformity with additional glazing. There will also be new landscaping added and a wider sidewalk.

(b) The waiver shall not allow the creation of significant incompatibilities with nearby buildings or uses of land.
The addition of the porch is compatible with the nearby buildings since many of them have similar relationships between their restaurant/retail use and pedestrian sidewalks. This building already has an existing porch facing Atlantic Avenue and the addition of the porch along SE 1st will help to unify and enhance the relationship between this building and other nearby buildings.

(c) The waiver shall not erode the connectivity of the street and sidewalk network or negatively impact any adopted bicycle/pedestrian master plan.

Granting this waiver will improve the connectivity of the street and sidewalk network since it will provide another access point to the building. Currently many of the workers of the office space enter through the alley behind the building. This porch and access point will provide more of an appropriate entrance along a primary street for Class-A office space.

(d) The waiver shall not reduce the quality of civic open spaces provided.

These improvements will improve the quality of open space since creating this porch will allow pedestrian access to this side of the building. Also the porch will have a ramp. This will provide a much needed handicap access along the main facade. Currently, the only handicapped access to the building

is through the alley. The waiver will also effectively widen the sidewalk which is currently 5' wide and increase it to 10' which is comprised of a 4' utility curb zone and a 6' clear pedestrian zone.

Pursuant to LDR Section 2.4.7(B)(5), prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

(a) Shall not adversely affect the neighboring area

Granting the waiver to reduce the porch depth from 8'-0" to 5'-0" will not negative effect the neighboring areas since any improvements to the building will only enhance the area. The reduction of the 3'-0" does not affect the function of this outdoor room. The 5'-0" wide porch will still provide a raised continuous connection between Atlantic Ave and S.E. 1st Ave and unify the building base, while at the same time extending the pedestrian experience south of Atlantic as you enter the Sofa District.

(b) Shall not significantly diminish the provision of public facilities;

Allowing a reduction to a 5'-0" wide porch will provide a larger sidewalk and public area.

(c) Shall not create an unsafe situation; and,

The addition of this porch creates a safer condition since most office workers are currently entering the building from the alley and this pedestrian traffic should be re-directed to a primary street and wider sidewalk.

(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

Since we are asking for a reduction to the LDR section and not an increase to the LDR requirements we do not feel a special privilege is granted. The project itself decreases a non-conformity and brings life to an façade that is currently blank and underutilized.

On behalf of the Applicant, Richard Jones Architecture, Inc. respectfully requests approval of this waiver request for the ***One 10 Building***. If you should have any additional questions or comments, please contact us at (561) 274-9186.

Respectfully,

Richard Jones Architecture Inc.
Jennifer Hindin
Project Manager

ONE 10

110 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA

DRAWING INDEX

DWG. NO.	TITLE
CVR	COVER SHEET
S-1	SURVEY
	ARCHITECTURAL
LSP-1	LIFE SAFETY PLAN
SP-1	SITE PLAN
SP-2	SITE DETAILS
A-1.1	LOWER LEVEL PARKING PLAN
A-1.2	FIRST LEVEL FLOOR PLAN
A-1.3	SECOND LEVEL FLOOR PLAN
A-1.4	THIRD AND FOURTH LEVEL FLOOR PLAN
A-2	ROOF PLAN
A-3.1	PROPOSED NORTH AND WEST ELEVATION
A-3.2	PROPOSED SOUTH AND EAST ELEVATION
A-4	EXISTING BUILDING SECTION
PH-1	PHOTOMETRIC PLAN

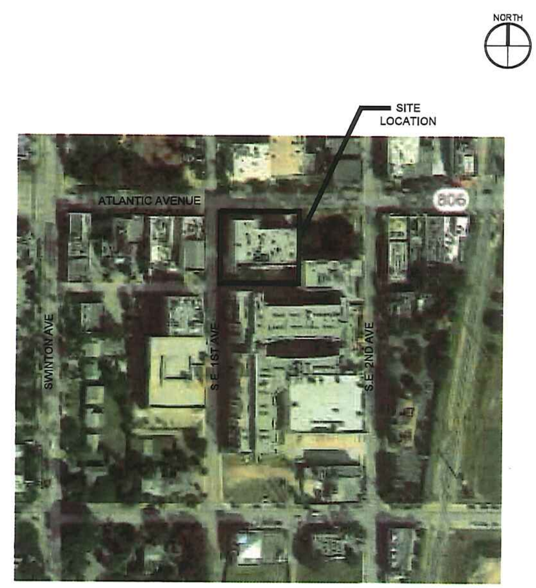
CODE RESEARCH

PROPOSED PROJECT:	INTERIOR AND EXTERIOR MODIFICATION
GOVERNING CODE:	FLORIDA BUILDING CODE- 2014 5TH EDITION EXISTING BUILDING FLORIDA FIRE PREV. CODE-2015 EDITION NFPA 1 UFC FLORIDA 2012 EDITION ~~NFPA 101 LSC FLORIDA 2012 EDITION~~ FLORIDA ACCESSIBILITY CODE- 2014 5TH EDITION △1
HEIGHT OF BUILDING:	EXISTING
TYPE OF CONSTRUCTION:	EXISTING (SPRINKLED)
OCCUPANCY CLASSIFICATION:	GROUP B- BUSINESS
HAZARD CLASSIFICATION:	ORDINARY HAZARD
ZONING CLASSIFICATION:	CBD (CENTRAL BUSINESS DISTRICT) ATLANTIC AVENUE PARKING DISTRICT ATLANTIC AVENUE LIMITED HEIGHT AREA △1

WAIVER REQUEST

1. REQUESTING A WAIVER FROM LDR SECTION 4.4.13 (E) (4) (a) TO REDUCE THE ENCROACHMENT FOR THE COMMERCIAL PORCH FROM 8'-0" TO 5'-0".

LOCATION MAP



OWNER

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TELEPHONE: 847-891-1800

ARCHITECT

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LAND SURVEYOR

O'BRIEN, SUITER & O'BRIEN
955 N.W. 17TH AVE. SUITE K-1
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TELEPHONE: 561-276-4501
FAX: 561-276-2390

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FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 15-005
DESIGNER: RJ
DRAWN BY: TR
PLAN REVIEW: RJ

SUBMITTALS:
CLASS III ZONING SUBMITTAL: 08.31.15

REVISIONS:
△1 CLASS III ZONING COMMENTS 11.11.15

COVER SHEET

CVR

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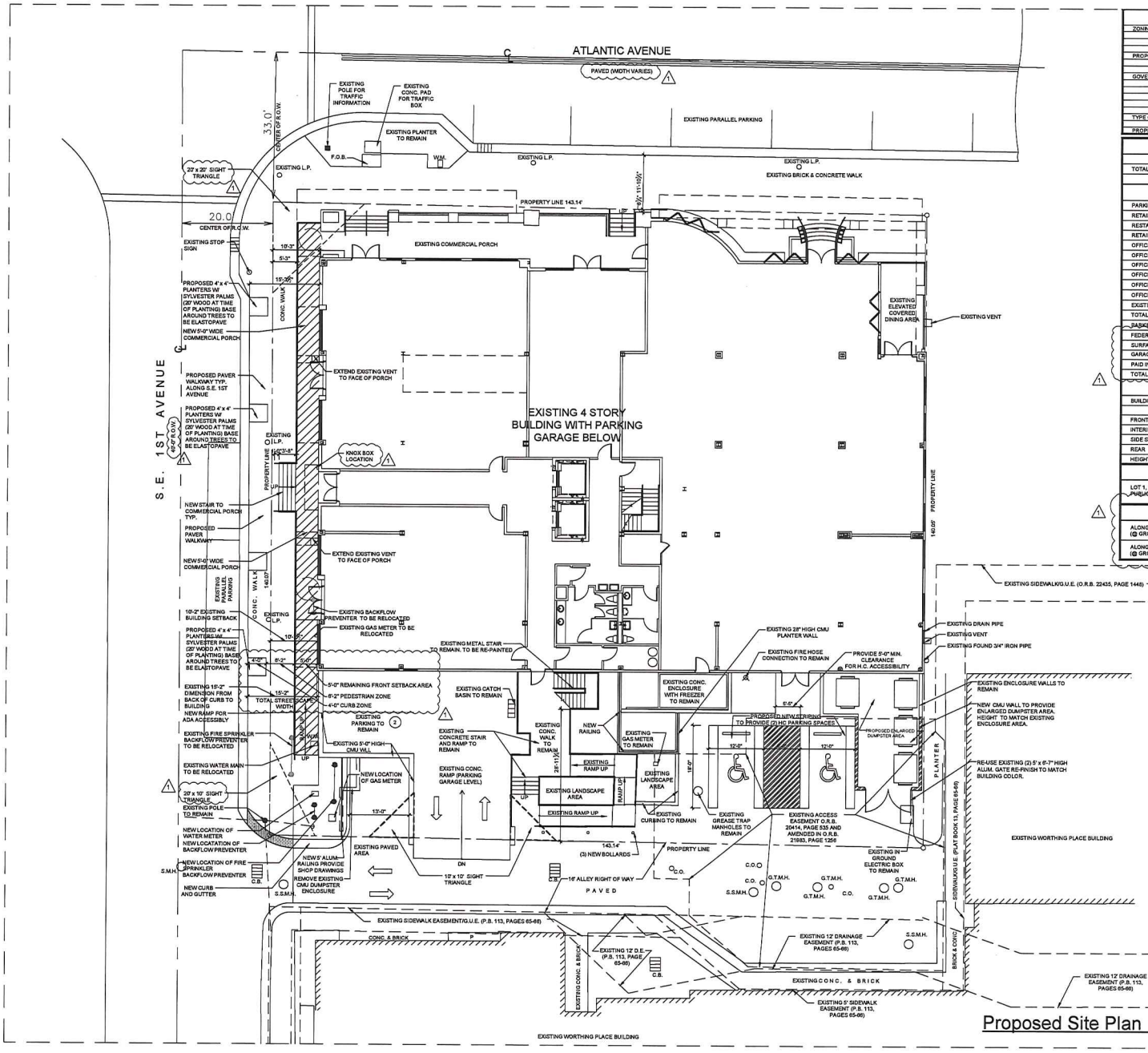

Proposed Site Plan

CODE DATA

ZONING DESIGNATION:	CBD: CENTRAL BUSINESS DISTRICT.
	PROJECT LOCATED WITHIN THE ATLANTIC AVENUE LIMITED HEIGHT AREA
	PROJECT LOCATED WITHIN THE ATLANTIC AVENUE PARKING DISTRICT
PROPOSED PROJECT:	PROPOSED INTERIOR AND EXTERIOR MODICATION TO AN EXISTING 4 STORY BUILDING
GOVERNING CODES:	FLORIDA BUILDING CODE-2014 5TH EDITION EXISTING BUILDING
	FLORIDA FIRE PREVENTION CODE-2015 EDITION
	NFPA 1 UFC FLORIDA 2012 EDITION
	NFPA 101 LSC FLORIDA 2012 EDITION
	FLORIDA ACCESSIBILITY CODE- 2014 5TH EDITION
TYPE OF CONSTRUCTION:	EXISTING (SPRINKLED)
PROPERTY ADDRESS:	110 EAST ATLANTIC AVENUE DELRAY BEACH FLORIDA

PROJECT DATA

	SQ. FEET	% OF SITE	CITY REQUIREMENT
TOTAL SITE AREA	20,048 SQ. FT.	100%	-

PARKING BREAKDOWN

PARKING REQUIRED	SQ.FT.	PARKING CALCULATED AT	PARKING REQUIRED
RETAIL BAY 1	+/- 1,664 SQ. FT.	2 PER 1,000 SQ.FT.	3.30 SPACES
RESTAURANT BAY 2	+/- 2,128 SQ. FT.	6 PER 1,000 SQ.FT. (EXISTING)	12.78 SPACES
RETAIL BAY 3	+/- 953 SQ. FT.	2 PER 1,000 SQ.FT.	1.91 SPACES
OFFICE BAY 4	+/- 4,715 SQ. FT.	2 PER 1,000 SQ.FT.	9.43 SPACES
OFFICE BAY 5	+/- 4,391 SQ. FT.	2 PER 1,000 SQ.FT.	8.78 SPACES
OFFICE BAY 6	+/- 4,715 SQ. FT.	2 PER 1,000 SQ.FT.	9.43 SPACES
OFFICE BAY 7	+/- 4,715 SQ. FT.	2 PER 1,000 SQ.FT.	9.43 SPACES
OFFICE BAY 8	+/- 4,391 SQ. FT.	2 PER 1,000 SQ.FT.	8.78 SPACES
OFFICE BAY 9	+/- 4,391 SQ. FT.	2 PER 1,000 SQ.FT.	8.78 SPACES
EXISTING RESTAURANT	+/- 5,572 SQ.FT.	6 PER 1,000 SQ.FT. (EXISTING)	33.43 SPACES
TOTAL SQ.FT.	+/-37,625 SQ. FT.		108.05 SPACES

PARKING PROVIDED	
FEDERSPIEL PARKING GARAGE	80 SPACES
SURFACE SPACE	2 SPACES
GARAGE SPACE (BELOW GRADE)	24 SPACES
PAID IN-LIEU	4 SPACES
TOTAL PARKING SPACE	110 SPACES

BUILDING DATA

BUILDING SETBACKS PURSUANT TO CITY ZONING CODES

	REQUIRED	EXISTING	NOTES
FRONT	0'-0"	0'-0"	EXISTING BUILDING CONDITIONS
INTERIOR SIDE	0'-0"	0'-0"	EXISTING BUILDING CONDITIONS
SIDE STREET	10'-0"	10'-2"	EXISTING BUILDING CONDITIONS
REAR	10'-0"	28'-11"	EXISTING BUILDING CONDITIONS
HEIGHT	48 FEET	44 FEET	

LEGAL DESCRIPTION

LOT 1, 2 AND 3, BLOCK 77, TOWN OF LINTON (NOW DELRAY BEACH), AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRANSPARENCY

ALONG S.E. 1ST AVE (@ GROUND FLOOR ONLY)	WALL AREA FOR FRONTAGE= 1,018 SQ.FT.	PROVIDED=43.7%
ALONG ATLANTIC AVE (@ GROUND FLOOR ONLY)	WALL AREA FOR FRONTAGE= 1,485 SQ.FT.	PROVIDED= 54.6%

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PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING SUBMITTAL: 08.31.15

REVISIONS:
1 CLASS III ZONING COMMENTS 11.11.15

PROPOSED SITE PLAN

SP-1

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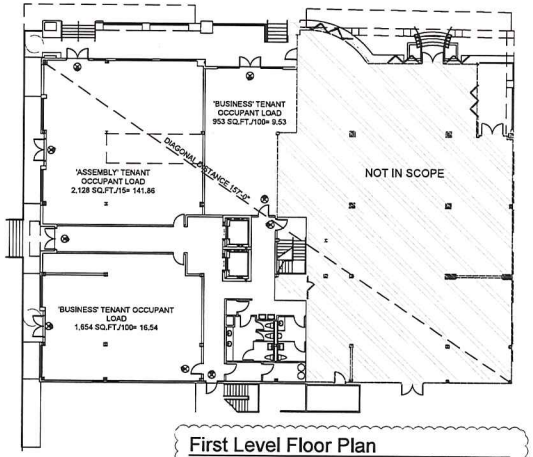
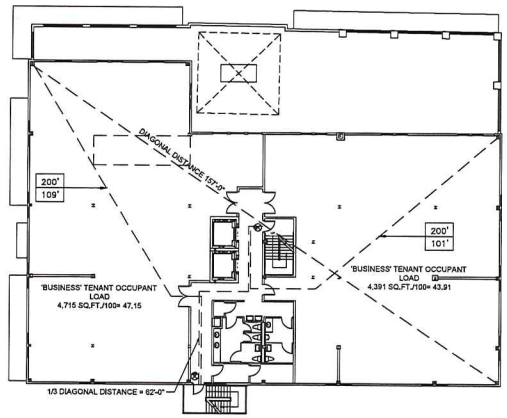


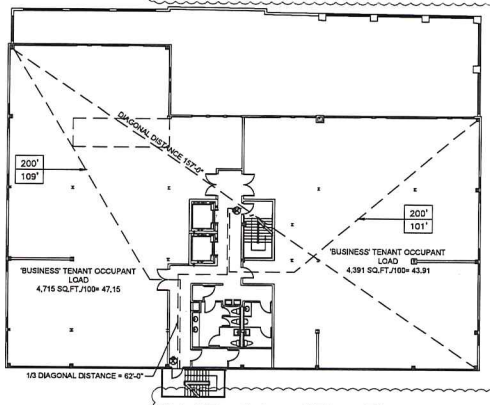
First Level Floor Plan

Scale: 1/16"=1'-0"



Second Level Floor Plan

Scale: 1/16"=1'-0"



Third/Fouth Level Floor Plan

Scale: 1/16"=1'-0"

LIFE SAFETY LEGEND

WALLS / PARTITIONS / DOORS

SYMBOL	DESCRIPTION
	1 HOUR FIRE RATED SEPARATION. ALL DOORS AND PENETRATIONS PROTECTED BY 1 HOUR SEPARATION SHALL HAVE A 20 MINUTE FIRE RESISTANCE RATING AT CORRIDOR PARTITIONS AND A 45 MINUTE FIRE RESISTANCE RATING AT OTHER LOCATIONS
	1 HOUR FIRE RATED SEPARATION. ALL DOORS AND OPENINGS SHALL BE PROTECTED BY A 20 MINUTE FIRE-RESISTANT RATING.
	1 HOUR FIRE RATED HAZARD AND EXIT ENCLOSURE. ALL DOORS AND PENETRATIONS SHALL HAVE A 1 HR MINUTE FINISHED RATING.
	FIRE RATED DOOR: 1/2 = 20 MIN. 45 MIN. 90 MIN. 180 MIN. REFER TO FIRE-RESISTANCE RATING OF WALL OF PARTITION.

EGRESS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXIT TAG		SECONDARY MEANS OF EGRESS (IF REQUIRED)		EXIT SIGN & EMERGENCY LIGHT FIXTURE COMBINATION W/ 90 MINUTE DUTY BATTERY PACK		
44 (NO. OF OCC.)	EGRESS WIDTH PROVIDED IN INCHES		LIGHTED EXIT SIGN - SINGLE FACED W/ 20 MINUTE BATTERY PACK		EMERGENCY LIGHT FIXTURE W/ 90 MINUTE BATTERY PACK		
	EGRESS CAPACITY OF DOOR WIDTH (# OF OCCUPANTS)		LIGHTED EXIT SIGN - DOUBLE FACED W/ 20 MINUTE BATTERY PACK	EXIT SIGN NOTE: DARKENED AREA OF EXIT SIGN INDICATES FACE OF SIGN VIEWED.			
200' / 110'	MAXIMUM TRAVEL DISTANCE ALLOWED		LIGHTED EXIT SIGN - DOUBLE FACED W/ 20 MINUTE BATTERY PACK				
	DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIT		LIGHTED EXIT SIGN - SINGLE FACED W/ DIRECTIONAL ARROWS & 90 MINUTE BATTERY PACK				
	PATH OF TRAVEL		LIGHTED EXIT SIGN - DOUBLE FACED W/ DIRECTIONAL ARROWS & 90 MINUTE BATTERY PACK				
P	PRIMARY MEANS OF EGRESS (NOT SHOWN FOR SPACES WITH ONLY A PRIMARY EGRESS REQUIREMENT)		LIGHTED WALL MOUNTED EXIT SIGN W/ 90 MINUTE BATTERY PACK				EXTERIOR WALL PACK EMERGENCY LIGHT

FIRE ALARM & PROTECTION

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
H	THERMAL DETECTOR FIXED = 174°F (SUPERS)		SIGNALING HORN TRI-METER 15/24 AL SIGNAL (WHITE) (RED UNLESS NOTED)
H	THERMAL DETECTOR FIXED TEMP.		FIRE ALARM STROBE MOUNTED 80" AFF
F	MANUAL STATION		EMERGENCY LIGHT FIXTURE W/ 90 MINUTE BATTERY PACK
	ENGINE DETECTOR - NON SYSTEM, 110° (W/ FUSE W/ BATTERY BACKUP		DEPT. ALARM & PROTECTION FIXTURE SUFFIX: (D) DENOTES DUCT MOUNTED (C) DENOTES CEILING MOUNTED (F) DENOTES FLUSH WALL MOUNTED (WP) DENOTES WEATHERPROTECTED
	SMOKE DETECTOR - PHOTO		

FIRE EXTINGUISHERS

SYMBOL	DESCRIPTION
FEX	CLASS A, PRO'DE UNE FIRE EXTINGUISHER PER NFPA 10 FOR EACH 2,000 SQ.FT. OF BUILDING WITH A 75'-0" MAX. TRAVEL DISTANCE. (W) DENOTES WALL MUNTED (WC) DENOTES WALL MUNTED CABINET (RC) DENOTES RECESSED CABINET

SIGNAGE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
EGRESS	EVACUATION GRAPHICS - DIRECTION OF EGRESS POINTED PER ON SIGNAGE PLAN	EX. TR	NOTE TO READ: "EXIT THE LEVEL FOR TRANSITION TO ADJACENT BUILDING" (IF REQUIRED)
EXIT	TACTILE EXIT SIGN - WALL MOUNTED ADJACENT TO STRIKE ENTRY DOOR ON LATCH SIDE @ 60" TO CENTERLINE OF SIGN.	MAX	MAXIMUM OCCUPANCY SIGN MAXIMUM OCCUPANCY SIGN TO BE MOUNTED ADJACENT TO MAIN ENTRANCE. SIGNAGE SHALL COMPLY WITH LOCAL AUTHORITY IN ITS ENTIRETY. SEE ARCHITECTURAL SIGNAGE REQUIREMENTS.
NO EXIT	"NO EXIT" SIGN MOUNT ON DOOR @ CENTERLINE OF ACTIVE LEAF 54" A.F.F.		
ELEV	ELEVATOR SIGN "IN CASE OF FIRE, DO NOT USE ELEVATOR, USE STAIRS."	FEX	FIRE EXTINGUISHER SIGNS - USE SIGN ONLY WHERE FIRE EXTINGUISHER IS LOCATED WITHIN A ROOM THAT REMAINS UNLOCKED WHILE THE BUILDING IS OCCUPIED
	ACCESSIBLE ROUTE SIGN. (BLUE/WHITE, WHEELCHAIR INDICATOR)		

FIRE PROTECTION NOTES

FIRE PROTECTION GENERAL NOTES:

1. FULLY SPRINKLED BUILDING AS PER FBC, CHAPTER 9, SECTION 903.2.7 AND NFPA 13
2. FIRE ALARM, FIRE DETECTION AND COMMUNICATION SYSTEM SHALL BE INSTALLED AS PER FBC, CHAPTER 9 AND NFPA 72-2002 (NATIONAL FIRE ALARM CODE) AND SECTION 403.
3. STANDBY POWER SYSTEM (EMERGENCY GENERATOR) SHALL CONFORM WITH FBC CHAPTER 27, SECTION 403.10 AND NFPA 110-2002
4. PROVIDE STENCIL WITH 4" HIGH LETTERING @ 30'-0" ON BOTH SIDES OF ALL FIRE AND SMOKE BARRIERS ABOVE CEILINGS TO READ: FIRE/SMOKE PARTITION - PROTECT ALL OPENINGS, SEAL ALL OPENINGS AND PENETRATIONS TO RESIST THE MIGRATION OR PASSAGE OF SMOKE AND GASES.
5. SPECIFIC EXCEPTIONS TO THE LISTED RATINGS MAY BE PERMITTED WHERE INDICATED.
6. FIRE RESISTANT ASSEMBLIES, MATERIALS, PROPERTIES AND THICKNESS REQUIRED, SHALL COMPLY WITH THOSE WHICH HAVE SUCCESSFULLY BEEN PERFORMED UNDER TESTS MADE BY A RECOGNIZED LABORATORY PER ASTM E119 OR BASED ON CALCULATIONS PERMITTED BY THE FBC AND BUILDING OFFICIAL.
7. LIFE SAFETY DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATED WITH THE FIRE ALARM, MECHANICAL, ELECTRICAL DRAWINGS WHETHER INCLUDED WITH THESE DRAWINGS OR UNDER SEPARATE PERMIT
8. PROVIDE MAXIMUM OCCUPANCY SIGN.
9. FIRE ALARM SYSTEM WITH VOICE EVAC SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 101:12.3.4

FIRE RESISTANT MATERIAL NOTES:

1. ALL WOOD COMPONENTS IN CONCEALED SPACES SHALL BE FIRE RETARDANT TREATED WOOD IN ACCORDANCE TO FBC SECTION 603.1.
2. INTERIOR FINISHES SHALL BE MINIMUM CLASSIFICATION "C" WITHIN ALL UNITS AND MINIMUM OF CLASSIFICATION "B" IN ALL COMMON AND PUBLIC SPACES. AS PER FBC 803.5.
3. ALL INTERIOR PLASTIC SIGNS SHALL CONFORM WITH FBC 2604.15.

DOOR LOCKING DEVICES NOTE: (NFPA, FLORIDA FIRE PREVENTION CODE 2015)

DOORS SHALL BE ARRANGED TO BE OPEN READILY FROM THE EGRESS SIDE AT ALL TIMES. LOCKS IF PROVIDED, SHALL NOT REQUIRE THE USE OF A KEY, A TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE

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DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING SUBMITTAL : 08.31.15

REVISIONS:
1 CLASS III ZONING COMMENTS 11.11.15

LIFE SAFETY PLAN

LSP-1

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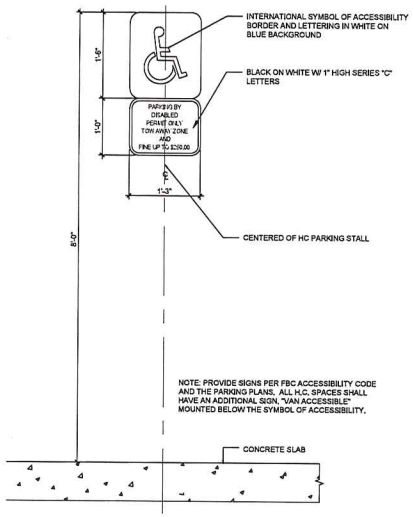
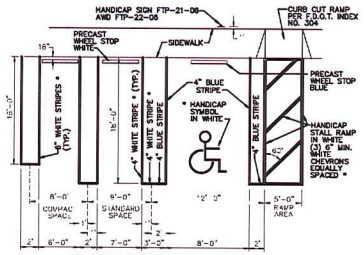


HANDICAP SIGNAGE

Scale: N.T.S.



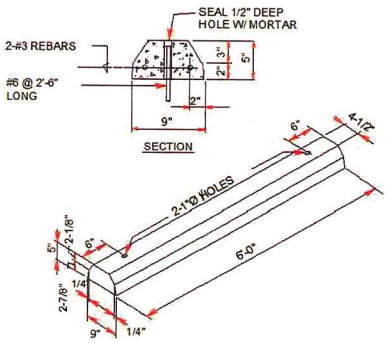
PARKING STALL DIMENSIONS:
STANDARD 9'x 18'
COMPACT 8'x 16'
HANDICAP 12'x 18' PLUS 5' RAMP AREA

* NOTES:

1. ON LIGHT COLORED SURFACE I.E. CONCRETE ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
2. ALL STRIPPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
3. ALL MEASUREMENTS ARE FROM CENTER LINE.
4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP.
5. BLUE STRIPE & H/C SYMBOL AND WALKWAY ON CONCRETE
6. 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1

Handicap Space Detail

Scale: N.T.S.



PRECAST CONCRETE WHEEL STOP

Precast Concrete Wheel Stop Detail

Scale: N.T.S.

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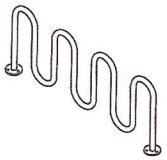
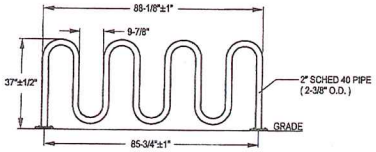
sales@belson.com

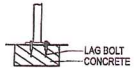
Model # H36-9-P-SF — **Dimension Sheet**

HEAVY-DUTY CHALLENGER | 7 LOOPS 9 BIKES



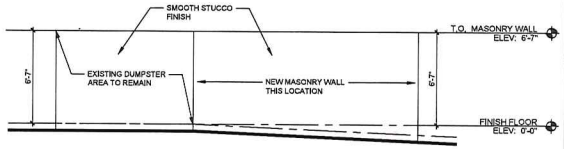


ELEVATION VIEW



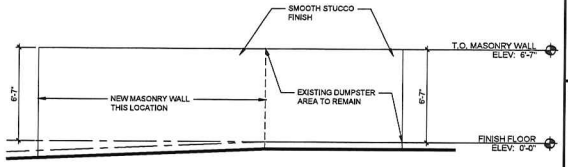
Bike Rack Detail

Scale: N.T.S.



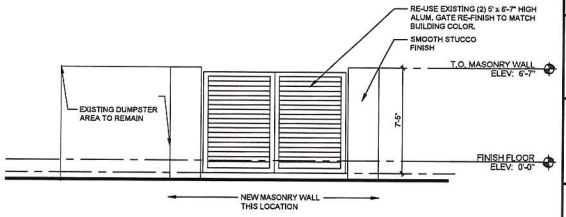
West Elevtion (Dumpster)

Scale: 1/4"=1'-0"



East Elevtion (Dumpster)

Scale: 1/4"=1'-0"



South Elevtion (Dumpster)

Scale: 1/4"=1'-0"

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PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING SUBMITTAL: 08.31.15

REVISIONS:
1 CLASS III ZONING COMMENTS 11.11.15

SITE DETAILS

SP-2

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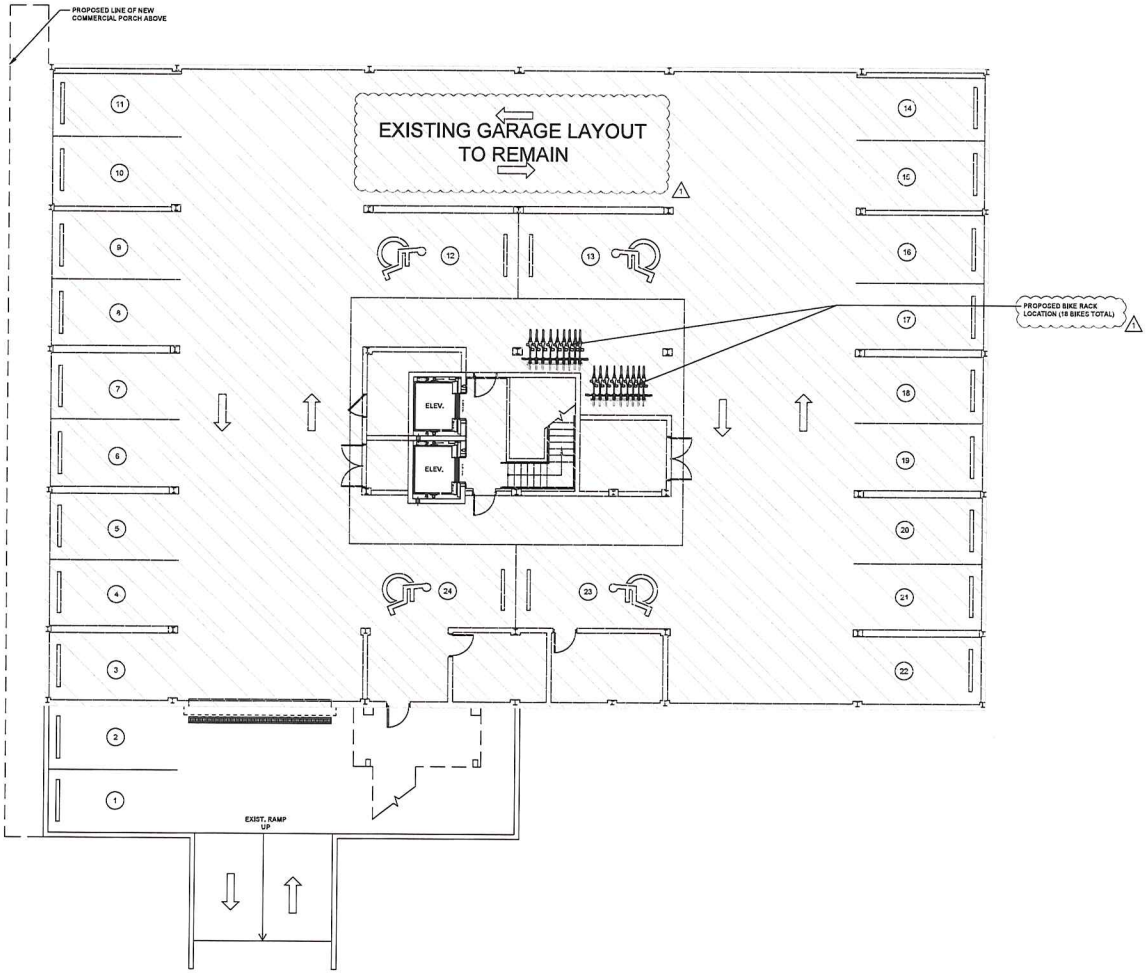

Lower Level Parking Plan

Scale: 1/8"=1'-0"

NORTH

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LOWER LEVEL PARKING PLAN

A-1.1

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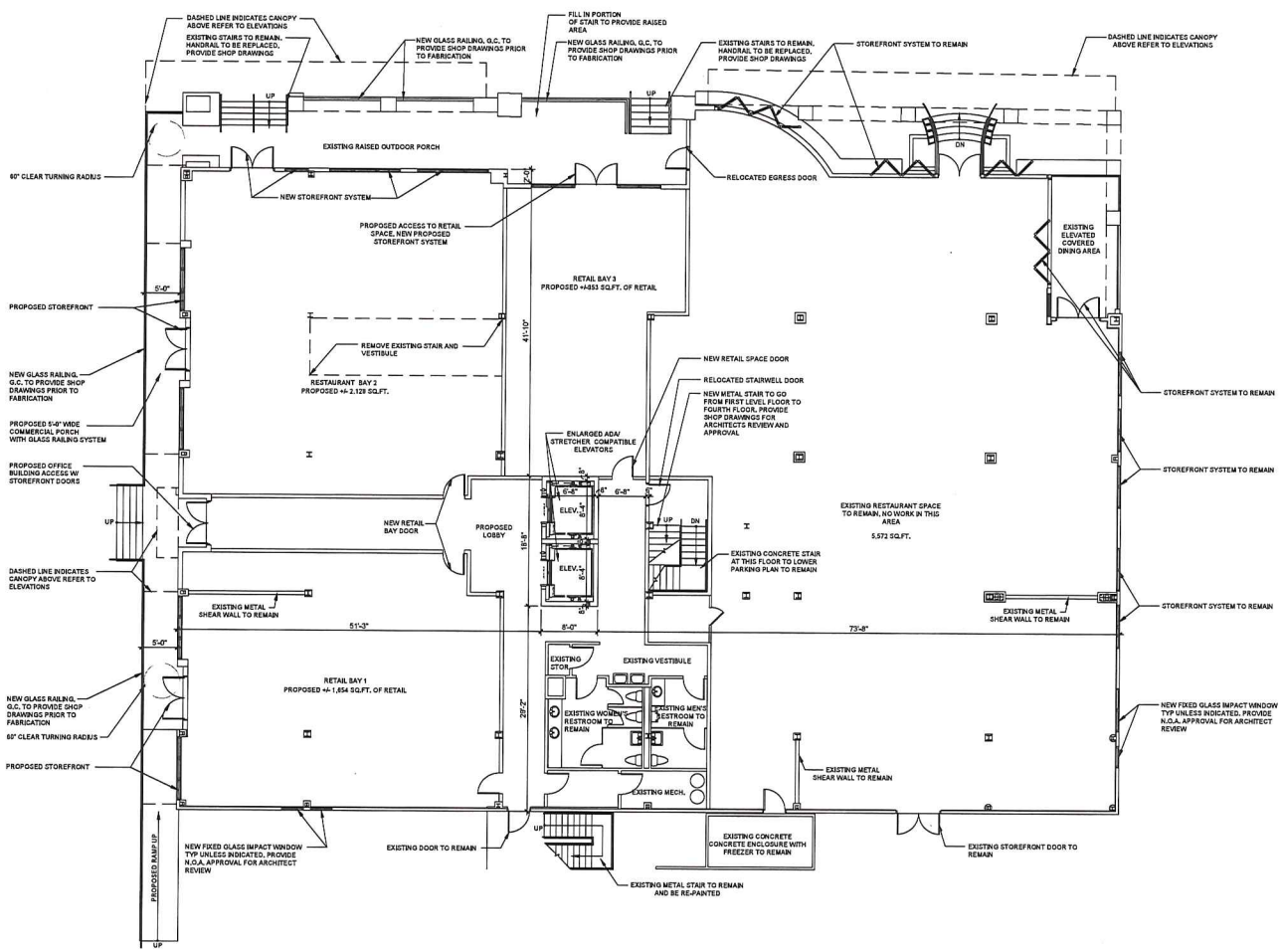

Proposed First Level Floor Plan

Scale: 1/8"=1'-0"

NORTH

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FIRST LEVEL FLOOR PLAN

A-1.2

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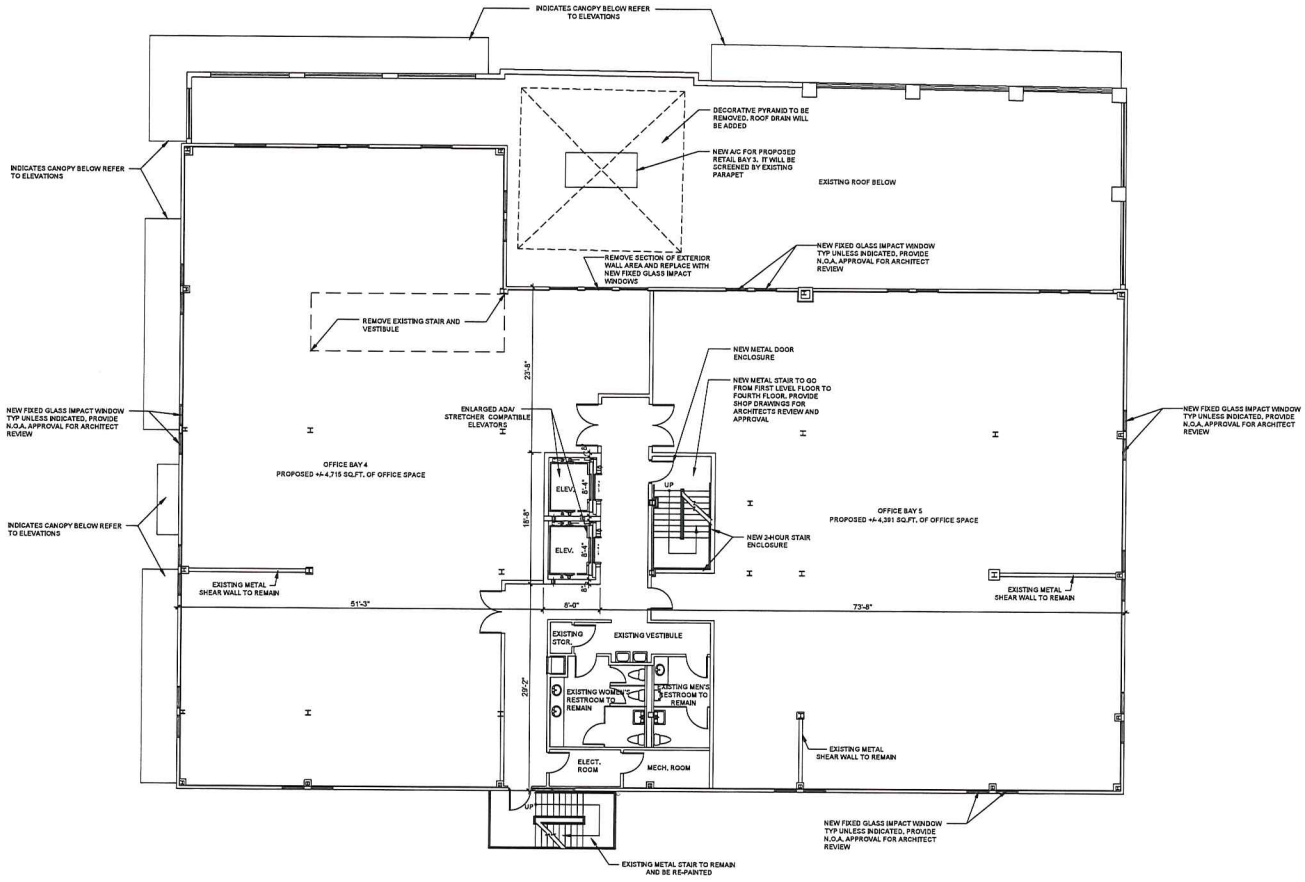

Proposed Second Level Floor Plan

Scale: 1/8"=1'-0"

NORTH

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SUBMITTAL: 08.31.15

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SECOND LEVEL FLOOR PLAN

A-1.3

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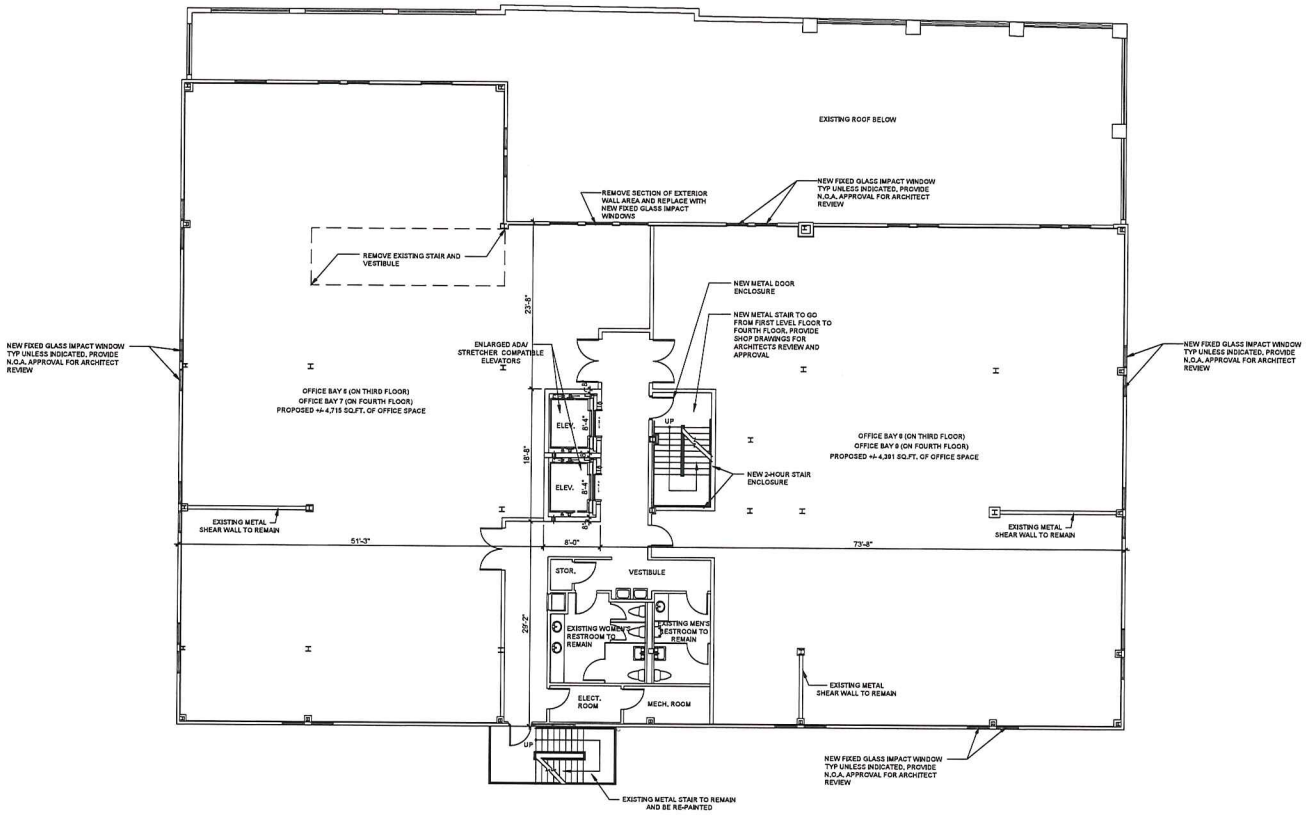

Proposed Third/Fouth Level Floor Plan

Scale: 1/8"=1'-0"

NORTH

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THIRD AND FOURTH LEVEL FLOOR PLAN

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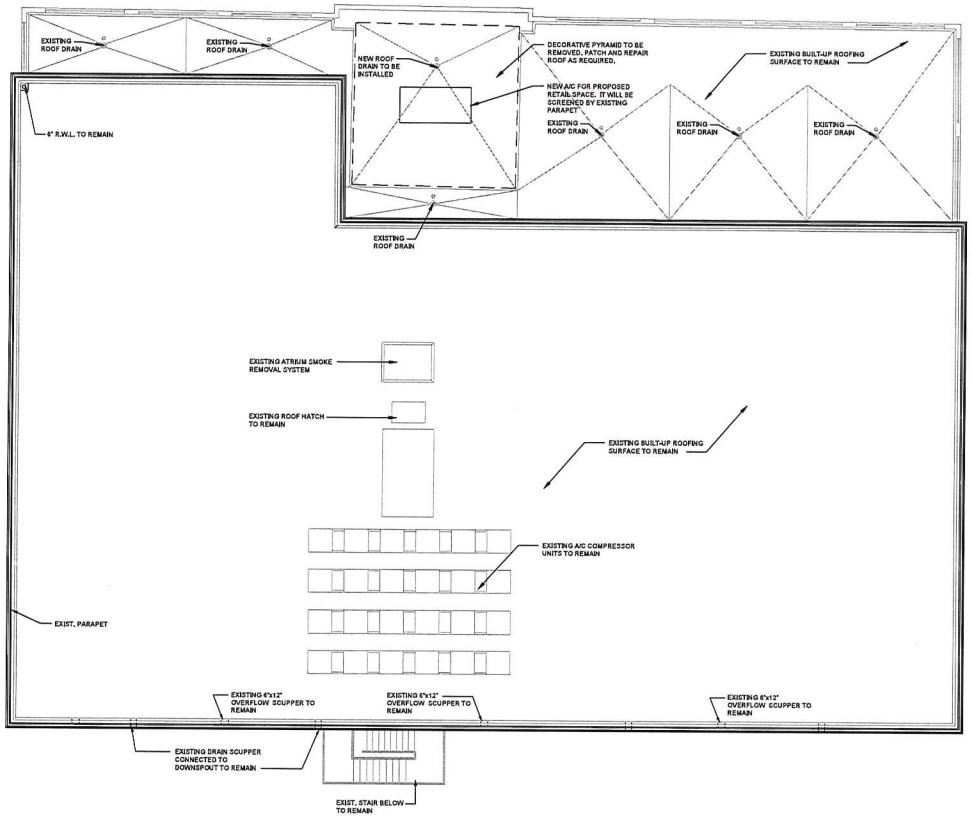

Existing Roof Plan

Scale: 1/8"=1'-0"

NORTH

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ROOF PLAN

A-2

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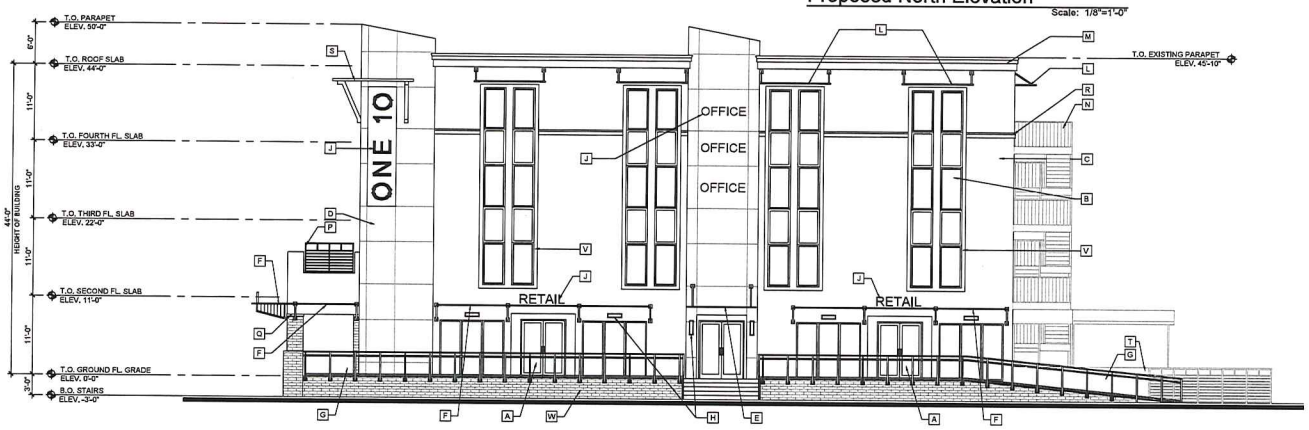
Proposed North Elevation

Scale: 1/8"=1'-0"



Proposed West Elevation

Scale: 1/8"=1'-0"

ELEVATION FINISHES

1	FIRST ,SECOND, AND THIRD FLOOR BUILDING COLOR : BM 974 MUSKOKA TRAIL
2	FOURTH FLOOR BUILDING COLOR: BM WHITE DOVE
3	WINDOW/TRIM BANDING AND CORNICE: BM 976 COASTAL FOG
4	EXTERIOR WOOD CLADDING: PRODEMA
5	BUILDING BASE COLOR: BM 974 MUSKOKA TRAIL

ELEVATION KEYNOTES

A	IMPACT RESISTANT STOREFRONT SYSTEM W/CLEAR ANODIZED ALUM. FRAMES & GREY GLASS (LIGHT TRANSMITTANCE VALUE 45% MIN.) INSTALL PER FLORIDA PROD. APPROVAL. FIELD VERIFY ALL DIMENSION AND CONDITIONS PRIOR TO FEABRICATION	M	1'-10" HIGH FOAM CORNICE. PROVIDE PROFILE FOR ARCHITECTS REVIEW AND APPROVAL.
B	IMPACT RESISTANT FIXED GLASS WINDOWS W/CLEAR ANODIZED ALUM. FRAMES & GREY GLASS (LIGHT TRANSMITTANCE VALUE 45% MIN.) INSTALL PER FLORIDA PROD. APPROVAL. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION	N	EXISTING METAL STAIR TO BE STRIPED, CLEANED AND RE-PAINTED
C	3 COATS SYSTEM - SMOOTH STUCCO ON EXTERIOR WALL TYP. ENTIRE BUILDING	P	NEW 4'-0" HIGH HORIZONTAL ALUM. RAILING (COLOR: CLEAR ANODIZED ALUM.) SUBMIT SHOP DRAWING FOR ARCHITECTS REVIEW AND APPROVAL
D	EXTERIOR WOOD CLADDING ON EXTERIOR WALL (PRODEMA), PROVIDE COLOR SAMPLES FOR ARCHITECTS REVIEW AND APPROVAL	Q	3" SMOOTH STUCCO BANDING AT COLUMNS
E	CLEAR ANODIZED ALUMINUM SOLID MATERIAL CANOPY WITH SUPPORT STRUTS (MUST PROVIDE PROTECTION FOR RAIN)	R	3" OVER 6" SMOOTH STUCCO BAND
F	CLEAR ANODIZED ALUMINUM CANOPY W/ BOTTOM MOUNTED SUPPORTS AT RETAIL AREAS. REFER TO DETAIL	S	ALUM. CANOPY AT CORNER BUILDING FEATURE (COLOR CLEAR ANODIZED ALUM) PROVIDE SHOP DRAWINGS FOR ARCHITECS REVIEW.
G	GLASS RAILING SYSTEM WITH ALUMINUM ATTACHMENTS MOUNTED TO EXTERIOR WALL. (CLEAR ANODIZED ALUM FRAMES) PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL.	T	5'-0" HIGH CMU WALL
H	CONTEMPORARY LIGHTING, SEE SHEET PH-1	U	EXISTING SIGNAGE NEEDS TO BE REMOVED AND RE-INSTALLED AFTER BUILDING FACADE IMPROVEMENTS HAVE BEEN COMPLETED
J	PROPOSED ALUMINUM SIGNAGE UNDER SEPARATE PERMIT	V	6" WIDE SMOOTH STUCCO BAND AROUND WINDOW
K	EXISTING METAL GATES. REFINISH TO MATCH NEW COLOR OF BUILDING	W	BRICK VENEER ADDED TO COLUMNS AND RAMP EXTERIOR WALL. PROVIDE SAMPLE FOR ARCHITECTS APPROVAL.
L	ALUMINUM SHADE CANOPY WITH SUPPORT STRUTS REFER TO DETAIL		

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DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING
SUBMITTAL : 08.31.15

REVISIONS:

PROPOSED NORTH AND WEST ELEVATION

A-3.1

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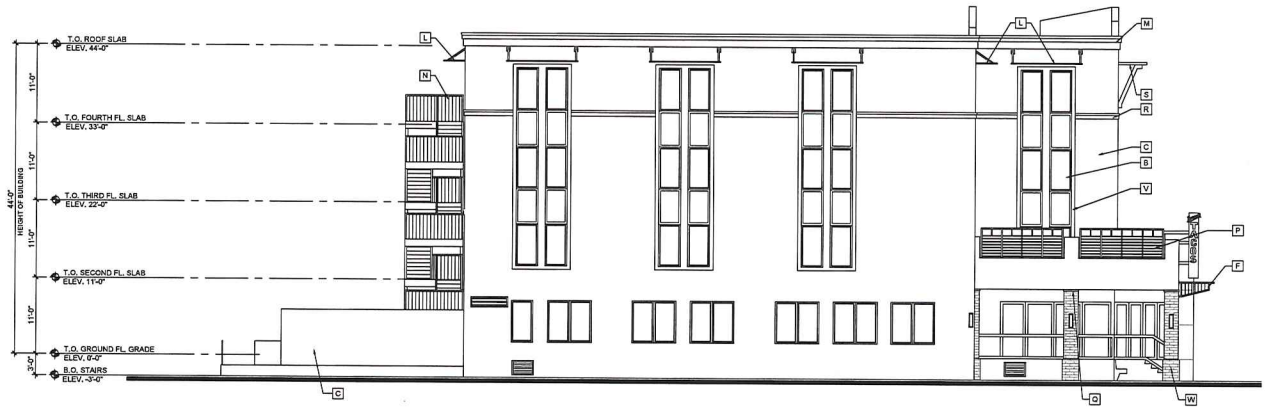
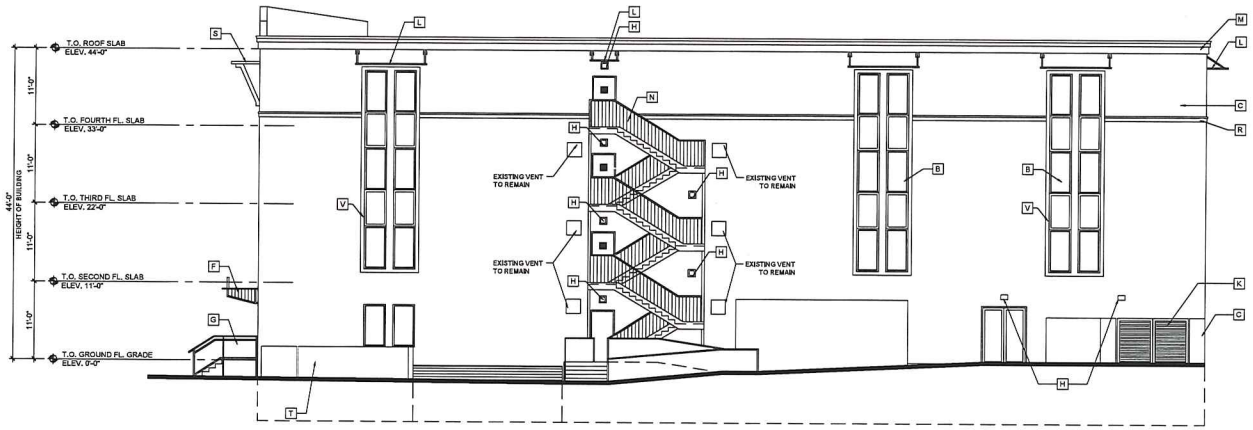


Proposed East Elevation

Scale: 1/8"=1'-0"



Proposed South Elevation

Scale: 1/8"=1'-0"

ELEVATION FINISHES

1	FIRST ,SECOND, AND THIRD FLOOR BUILDING COLOR : BM 974 MUSKOKA TRAIL
2	FOURTH FLOOR BUILDING COLOR: BM WHITE DOVE
3	WINDOW/TRIM BANDING AND CORNICE: BM 976 COASTAL FOG
4	EXTERIOR WOOD CLADDING: PRODEMA
5	BUILDING BASE COLOR: BM 974 MUSKOKA TRAIL

ELEVATION KEYNOTES

A	IMPACT RESISTANT STOREFRONT SYSTEM W/CLEAR ANODIZED ALUM. FRAMES & GREY GLASS (LIGHT TRANSMITTANCE VALUE 45% MIN.) INSTALL PER FLORIDA PROD. APPROVAL. FIELD VERIFY ALL DIMENSION AND CONDITIONS PRIOR TO FEABRICATION	M	1'-10" HIGH FOAM CORNICE. PROVIDE PROFILE FOR ARCHITECTS REVIEW AND APPROVAL.
B	IMPACT RESISTANT FIXED GLASS WINDOWS W/CLEAR ANODIZED ALUM. FRAMES & GREY GLASS (LIGHT TRANSMITTANCE VALUE 45% MIN.) INSTALL PER FLORIDA PROD. APPROVAL. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO FABRICATION	N	EXISTING METAL STAIR TO BE STRIPED, CLEANED AND RE-PAINTED
C	3 COATS SYSTEM - SMOOTH STUCCO ON EXTERIOR WALL TYP. ENTIRE BUILDING	P	NEW 4'-0" HIGH HORIZONTAL ALUM. RAILING (COLOR: CLEAR ANODIZED ALUM.) SUBMIT SHOP DRAWING FOR ARCHITECTS REVIEW AND APPROVAL
D	EXTERIOR WOOD CLADDING ON EXTERIOR WALL (PRODEMA), PROVIDE COLOR SAMPLES FOR ARCHITECTS REVIEW AND APPROVAL	Q	3" SMOOTH STUCCO BANDING AT COLUMNS
E	CLEAR ANODIZED ALUMINUM SOLID MATERIAL CANOPY WITH SUPPORT STRUTS (MUST PROVIDE PROTECTION FOR RAIN)	R	3" OVER 6" SMOOTH STUCCO BAND
F	CLEAR ANODIZED ALUMINUM CANOPY W/ BOTTOM MOUNTED SUPPORTS AT RETAIL AREAS. REFER TO DETAIL	S	ALUM. CANOPY AT CORNER BUILDING FEATURE (COLOR CLEAR ANODIZED ALUM.) PROVIDE SHOP DRAWINGS FOR ARCHITECS REVIEW.
G	GLASS RAILING SYSTEM WITH ALUMINUM ATTACHMENTS MOUNTED TO EXTERIOR WALL. (CLEAR ANODIZED ALUM FRAMES) PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW AND APPROVAL.	T	5'-0" HIGH CMU WALL
H	CONTEMPORARY LIGHTING, SEE SHEET PH-1	U	EXISTING SIGNAGE NEEDS TO BE REMOVED AND RE-INSTALLED AFTER BUILDING FACADE IMPROVEMENTS HAVE BEEN COMPLETED
J	PROPOSED ALUMINUM SIGNAGE UNDER SEPARATE PERMIT	V	6" WIDE SMOOTH STUCCO BAND AROUND WINDOW
K	EXISTING METAL GATES. REFINISH TO MATCH NEW COLOR OF BUILDING	W	BRICK VENEER ADDED TO COLUMNS AND RAMP EXTERIOR WALL. PROVIDE SAMPLE FOR ARCHITECTS APPROVAL.
L	ALUMINUM SHADE CANOPY WITH SUPPORT STRUTS REFER TO DETAIL		

RICHARD JONES
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ONE 10
110 EAST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA

BMS PROPERTIES
1491 WESTCHAMBERS ROAD
SCHAUMBURG, ILLINOIS 60194

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION #	15-005
DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING SUBMITTAL : 08.31.15

REVISIONS:

PROPOSED SOUTH AND EAST ELEVATION

A-3.2

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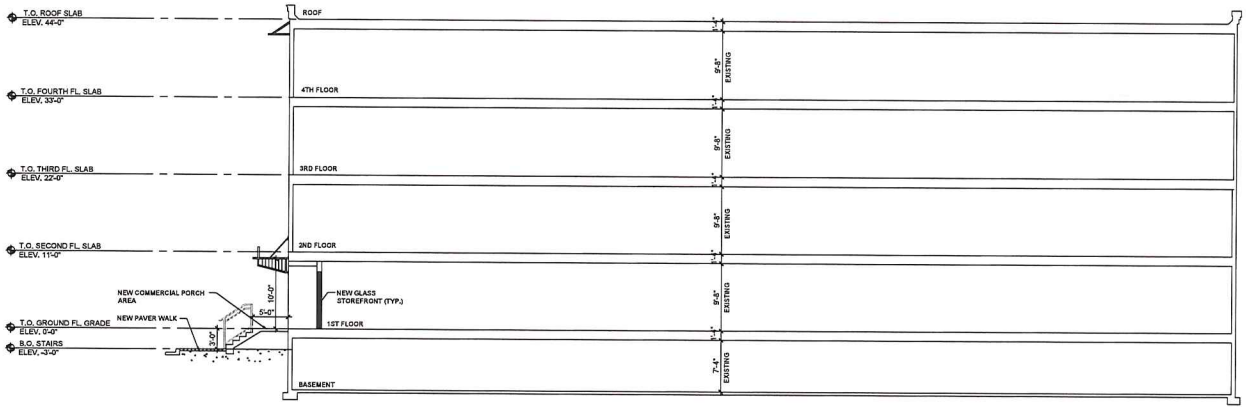

Existing Building Section

Scale: 1/8"=1'-0"

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ONE 10

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DELRAY BEACH, FLORIDA

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SCHAUMBURG, ILLINOIS 60194

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION #	15-005
DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING
SUBMITTAL: 08.31.15

REVISIONS:

EXISTING BUILDING SECTION

A-4

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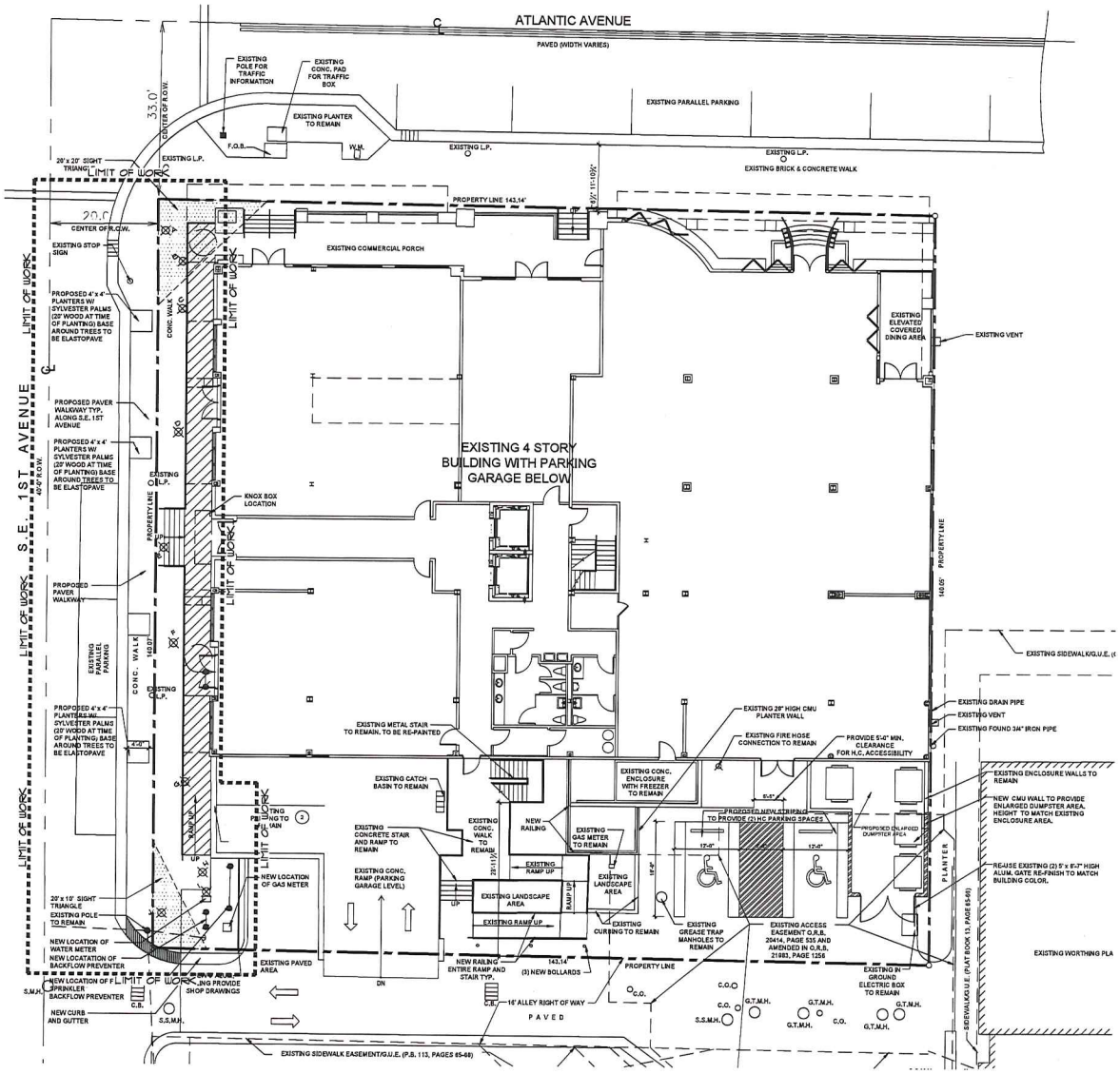


Tree Movers, Inc.

8056 90th Court South
Boynton Beach, FL 33472

Office (561) 364-5240
Fax: (561) 364-5240
Toll Free: 1-888-364-5240

www.treemoversinc.net

Reference: 110 E. Atlantic Ave.
Delray Beach, FL

Date: 1/15/2016

Dave,

At your request I visited the above referenced jobsite and inspected the following trees and palms for the purpose of determining their current condition and to see if any would make good candidates for transplanting.

I started my Inspection along SE 1st Ave. at the south end of the property, I then walked to Atlantic Ave. proceeding east to the end of the property.

SE 1st Ave.

5 Sabal palms 18'-20' ht. good condition / not relocatable due to constricted root zone.
1 Live oak 4" cal. poor condition / not relocatable
4 Live oaks 10"-12" cal. poor condition / past wind event damage, one sided canopies, / not relocatable.

The above information is based upon visual inspection only and is to the best of my knowledge.

Tom Gurley
Certified Arborist # FI-0527

EXISTING TREE LIST

SYM	BOTANICAL/COMMON NAME	DESCRIPTION	STATUS
A	Sabal palmetto / Sabal Palm	18' ht.	remove
B	Sabal palmetto / Sabal Palm	18' ht.	remove
C	Quercus virginiana / Live Oak	20' ht. x 16' spr., 12" cal.	remove
D	Quercus virginiana / Live Oak	30' ht. x 20' spr., 12" cal.	remove
E	Quercus virginiana / Live Oak	18' ht. x 8' spr., 3" cal.	remove
F	Quercus virginiana / Live Oak	30' ht. x 16' spr., 10" cal.	remove
G	Quercus virginiana / Live Oak	30' ht. x 20' spr., 10" cal.	remove
H	Sabal palmetto / Sabal Palm	18' ht.	remove
I	Sabal palmetto / Sabal Palm	18' ht.	remove
J	Sabal palmetto / Sabal Palm	18' ht.	remove

LEGEND

EXISTING TREES TO BE REMOVED

PROPOSED PALMS

project:
one 10
110 east atlantic ave.
delray beach, florida

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

sheet title:
existing tree plan

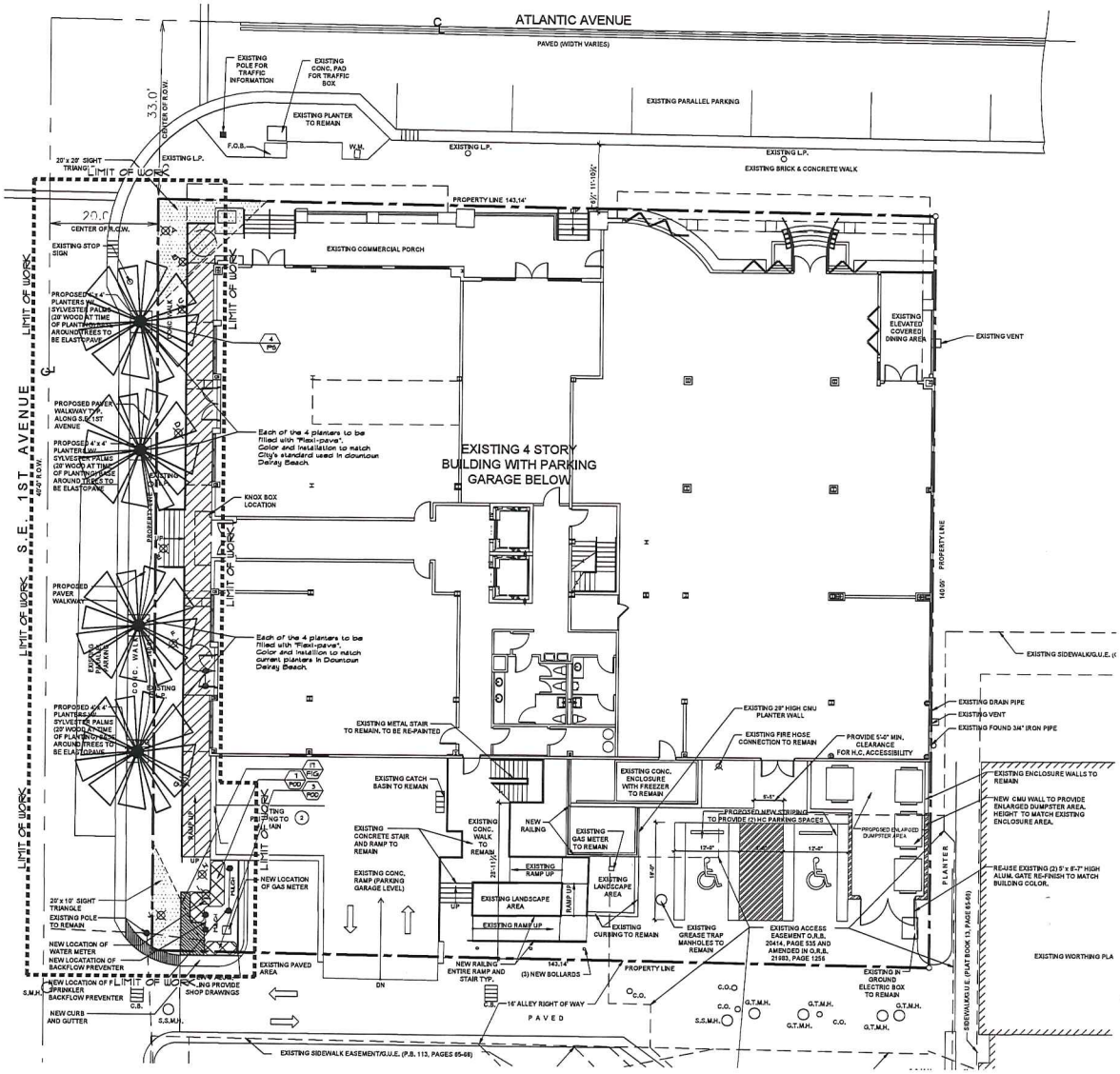
project number: 416
date: 1-25-16
scale: 1" = 10'
drawn by: jse

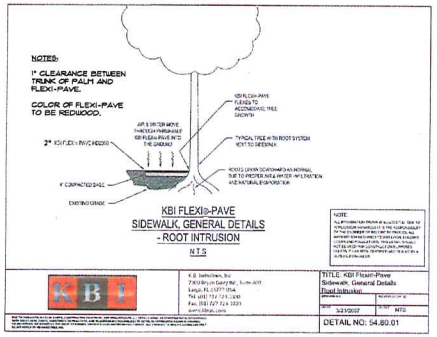
revisions:

NORTH

sheet:
L-1

1 of 2 sheets





EXISTING TREE LIST

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E	Quercus virginiana / Live Oak	18' ht. x 8' spr., 3" cal.	remove
F	Quercus virginiana / Live Oak	20' ht. x 16' spr., 18" cal.	remove
G	Quercus virginiana / Live Oak	20' ht. x 20' spr., 18" cal.	remove
H	Sabal palmetto / Sabal Pan	18' ht.	remove
I	Sabal palmetto / Sabal Palm	18' ht.	remove
J	Sabal palmetto / Sabal Palm	18' ht.	remove

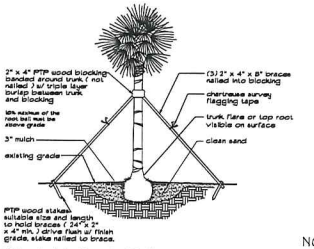
LEGEND

- EXISTING TREES TO BE REMOVED
- PROPOSED PALMS

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATION	QTY
PS	Phoenix sylvestris Silver Date Palm	20' o.a., matching	4
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 18" o.c.	11
POD	Podocarpus macrophylus Podocarpus Hedge	48" ht. x 24" spr., 24" o.c.	19

PLANTING DETAIL



Straight Trunk Palms

NORTH

project:
one 10
110 east atlantic ave.
delray beach, florida

dave bodker
landscape architecture/planning inc.
601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311
#LA0000999

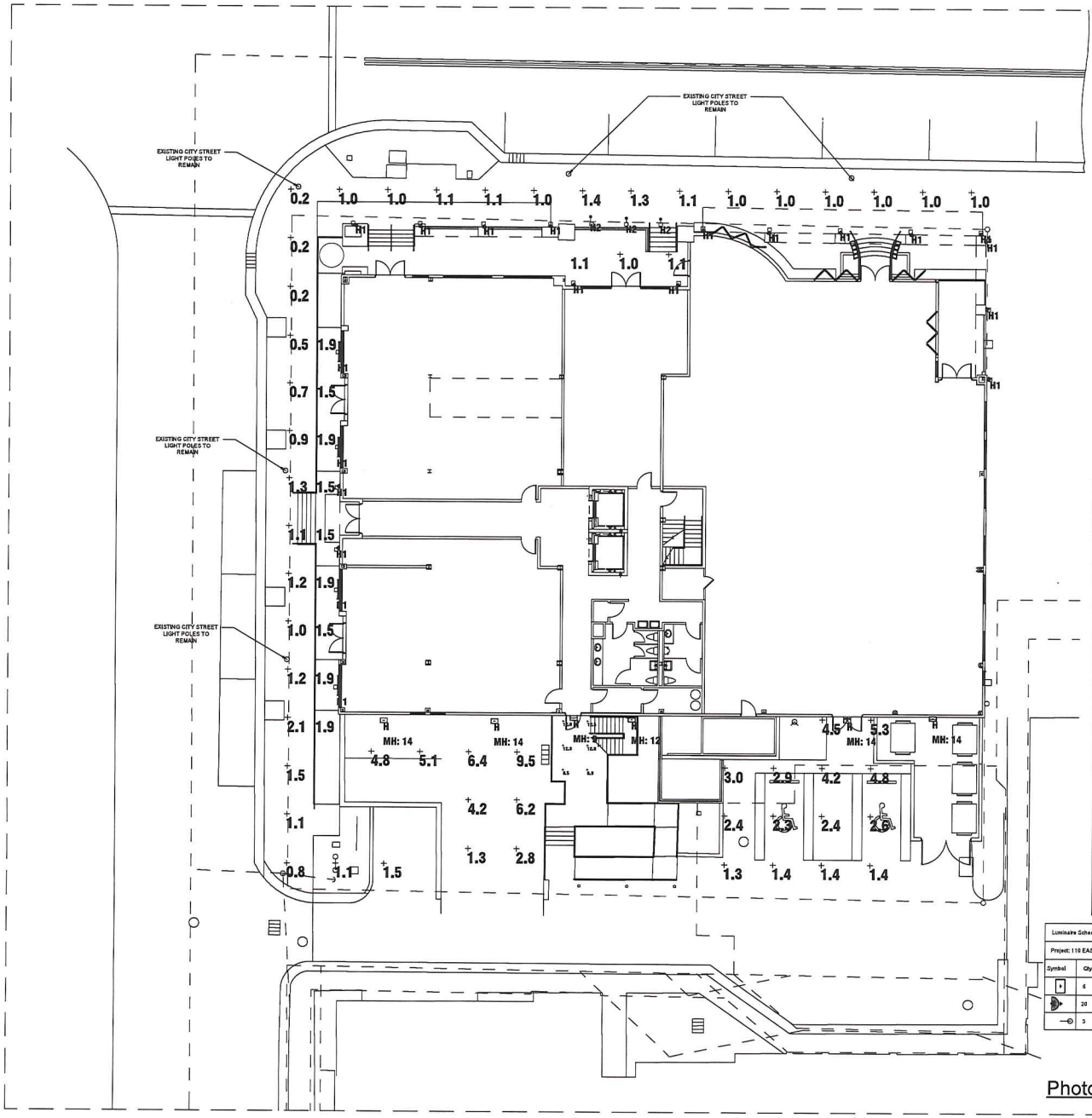
sheet title:
planting plan

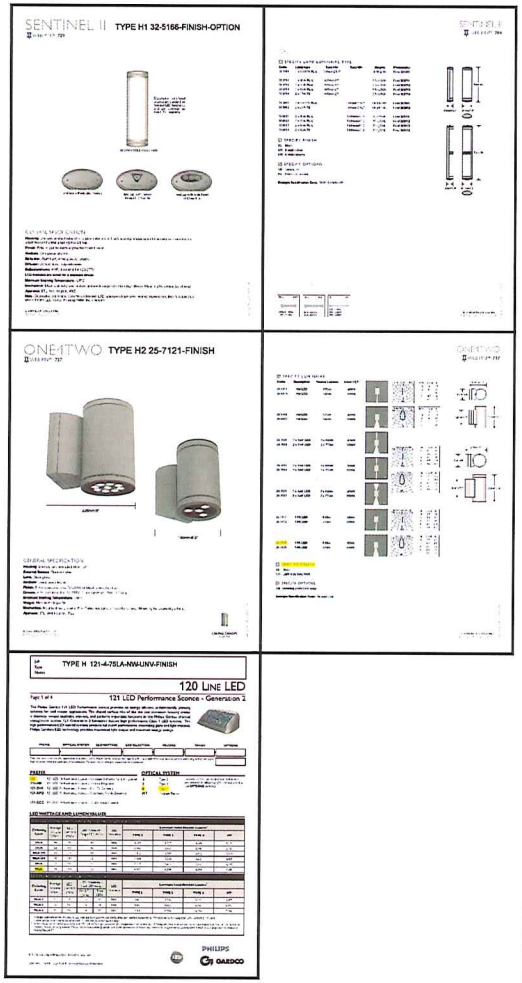
project number: 416
date: 1-25-16
scale: 1" = 10'
drawn by: jpc

revisions:

sheet:
L-2

2 of 2 sheets





Luminaire Schedule							
Project: 110 EAST ATLANTIC DELRAY BEACH, FL SITE 11-6-2015							
Symbol	Qty	Label	Description	Lumens/ Lamp	LLF	Lum. Watts	Total Watts
	6	H	PHILIPS GARDCO 121-4-75LA-NW	N.A.	0.800	73	438
	20	H1	BETA-CALO 32-5166	N.A.	0.800	44	782
	3	H2	BETA-CALO 25-7121	840	0.800	14	42

Calculation Summary					
Project: 110 EAST ATLANTIC DELRAY BEACH, FL					
Label	Avg	Max	Min	Avg/Min	Max/Min
DUMPSTERS	5.04	8.5	1.3	3.88	7.31
PARKING	2.85	5.3	1.3	2.19	4.08
SIDEWALK	0.99	2.1	0.2	4.95	10.50
SOUTH GROUND ENTRANCE	11.15	12.8	8.5	1.31	1.51

Photometric Plan

Scale: 1"=10'

NORTH

RICHARD JONES
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SCHAUMBURG, ILLINOIS 60194

FLORIDA LICENSURE

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COMMISSION #	15-005
DESIGNER:	RJ
DRAWN BY:	TR
PLAN REVIEW:	RJ

SUBMITTALS:
CLASS III ZONING
SUBMITTAL: 08.31.15

REVISIONS:

PHOTOMETRIC PLAN

PH-1

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