



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Orchard Supply Hardware, New Century Commons
Project Location: 500-510 West Linton Boulevard
Request: Class IV Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: March 22, 2017

Board Action:

Approve the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations on a 5 to 0 vote (Shannon Dawson and Linda Purdo-Enochs absent)

Project Description:

The subject property is located on the north side of West Linton Boulevard between SW 4th Avenue and Lavers Circle. The 8.89 acre property consists of Track "A", Costco Wholesale-Delray Beach and is zoned PC (Planned Commercial).

The request is to approve a 6,636 square foot addition to the west side of the principal building, adjacent to the space formerly occupied by Sports Authority and associated site improvements for landscaping, parking, and lighting. The addition will provide a plant/outdoor nursery area for the new tenant which also requires elevation changes.

Board Comments:

Board comments were relevant to the landscaping and proposed colors.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: March 22, 20017

ITEM: **Orchard Supply Hardware (2017-066):** Class IV Site Plan Modification, Landscape Plan and Architectural Elevations for an addition and parking lot and landscaping modifications at 500 West Linton Boulevard.

RECOMMENDATION: Approve subject to conditions

GENERAL DATA:

Owner/Applicant: New Century Linton One LLC

Agent: Weiner & Aronson P.A.

Location: Southwest corner of Linton Boulevard and SW 4th Avenue

Property Size: 8.89 acres

Future Land Use Map: GC (General Commercial)

Current Zoning: PC (Planned Commercial)

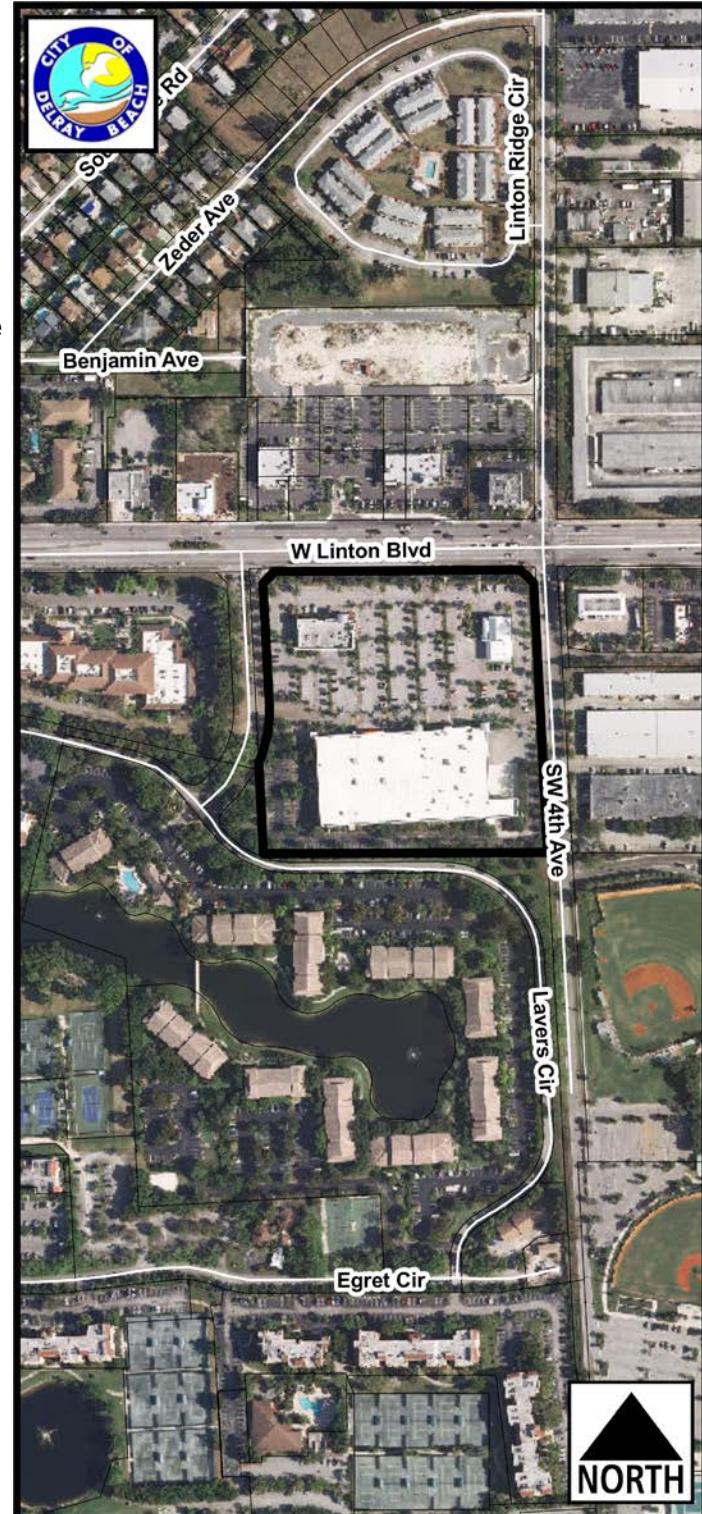
Adjacent Zoning:
North: GC and POD (Professional Office District)
South: SAD (Special Activities District)
East: GC and I (Industrial)
West: PC

Existing Land Use.: Commercial

Proposed Land Use: Commercial

Water Service: Existing on site

Sewer Service: Existing on site



ITEM BEFORE THE BOARD

The item before the Board is the approval of a Class IV Site Plan Modification for **Orchard Supply Hardware** located within **New Century Commons** at **500 - 510 West Linton Boulevard**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(c).

BACKGROUND

The subject property is located on the north side of West Linton Boulevard between SW 4th Avenue and Lavers Circle. The 8.89 acre property consists of Track "A", Costco Wholesale-Delray Beach and is zoned PC (Planned Commercial).

The property originally contained a 117,218 square feet building constructed in 1990 for Costco wholesale. In 2007, a Class IV Site Plan Modification was approved by the Board for the partial demolition of the existing building and conversion of the remaining 72,582 square feet building for multiple tenant retail use. Two additional out buildings containing approximately 13,600 sq. ft were also approved on the site, adjacent to West Linton Boulevard; the building at the northwest corner of the site contained approximately 7,400 square feet, while the building at the northeast corner contained approximately 6,200 square feet.

At its meeting of September 18, 2007, the City Commission approved the elevations for the development subsequent to a recommendation of approval by the Board at its September 10, 2007 meeting.

PROJECT DESCRIPTION

The subject request consists of the following site revisions:

- Addition of 6,636 square feet to the west side of the principal building, adjacent to the space formerly occupied by Sports Authority;
- Removal of 34 parking spaces in location of proposed addition;
- Reconfiguration of driveways adjacent to addition;
- Removal of landscaping, lighting, curbing, and other existing improvements in location of proposed addition;
- New landscaping and lighting, as needed within existing area to be improved;
- New concrete pad for deliveries with ramp at the rear of the new addition; and,
- New dumpster and recycling facilities at rear of building within delivery area.

The addition will provide a plant/outdoor nursery area for the new tenant, and will therefore be enclosed by a black, vertical rod fence topped with a green standing seam metal roof. The elevation changes to the existing building consist of the following:

- Shed-style, forest green awnings;
- New vertical corrugated metal panel over the existing metal panel above the main entrance;
- New color scheme combination of "Gingersnaps" (light brown), "Coconut Grove" (Brown), and the existing Light Yellow, Gray/Green, and Dark Gray on the wall planes, with off-white trim to accent.

SITE PLAN ANALYSIS

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

	Zoning Designation:	Use:
North:	General Commercial (GC) and POD (Planned Office Development)	Delray Village Shoppes & Women's Cancer Care
South:	SAD (Special Activities District)	Laver's North (Multi-family residential / condominiums)
East:	GC and I (Industrial)	Shell Gas Stations & Delray Industrial Park
West:	PC	Commercial Development (Lavers International Plaza)

Pursuant to **LDR Section 4.4.12(B)(1), Principal Uses and Structures Permitted**, all uses allowed as such within the GC District are permitted within the PC District. The permitted uses within the GC District include general retail uses and/or facilities, such as the existing uses on the site. The proposed use is not new and the applicant has not requested a change of use.

Development Standards

Pursuant to **LDR Section 4.4.12(F)**, the development standards set forth in Section 4.3.4 shall apply. The Development Standards Matrix in **LDR Section 4.3.4(K)** requires the following applicable standards:

	Standard	Provided
Open Space (Minimum)	25%	25.12%
Setbacks:		
Side-Interior (West):	10'	75'
Rear (South):	10'	110'

As illustrated above, the requirements applicable to or impacted by the proposed addition and associated improvements have been met.

Minimum Parking Requirements:

Pursuant to **LDR Section 4.6.9(C)(3)(e), Shopping Centers**, 4 spaces per 1,000 square feet of gross floor area is required for shopping centers containing 25,000 to 400,000 square feet. The parking requirement for the existing 89,159 square foot center is 345 spaces. The proposed addition requires 25.54 spaces (6,636 square feet / 1,000 x 4). Therefore, the required parking for the entire center is 371. The site provides 462 parking spaces; the proposed improvements eliminate 34 spaces, for a remaining total of parking provided at 428.

SECTION 4.6.16, LANDSCAPE REGULATIONS

Pursuant to **LDR Section 4.6.16(D)(3), Applicability**, the provisions of this Section shall apply to any new development, or any modification of existing development. That portion of the site which is being newly developed or modified must comply with the requirements contained herein.

The proposed modifications at the southwest corner of the property have been reviewed for compliance with the applicable Standards and have been found to be in compliance by the City's Senior Landscape Planner. The landscape modifications consist of the removal of two trees of an "unknown" species; relocation of 19 existing trees; and retainment of the other trees within the area to be impacted. The provided Landscape Calculation Form indicates that 18 native trees are

required, while 35 were provided. The groundcovers will consist of Variegated Flax Lily, Green Island Ficus, and Dwarf Firebush, accented by Queen Emma Crinium Lily shrubs.

SECTION 4.6.18, ARCHITECTURAL ELEVATIONS AND AESTHETICS

Pursuant to **LDR Section 4.6.18(B)(1), Building and Structure Requirements**, buildings or structures which are a part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the City, the design, scale and location on the site shall enhance rather than detract from the character, value, and attractiveness of the surroundings.

Pursuant to **LDR Section 4.6.18(B)(4), Building and Structure Requirements**, to be harmonious, it is not to be inferred that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, proportion, site planning, landscaping, materials, and color.

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, 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 alterations to the elevations consist of color changes and the addition of shed-style awnings. The color changes introduce deeper hues than the generally muted and pastel development presently contains, with the exception of the red metal panel previously utilized by Sports Authority above the entrance (to be replaced by a gray metal panel). While the proposed color scheme and overall aesthetic of the addition will not necessarily have a negative impact on the architectural character of the center, the Board may want to consider requesting that the browns be further muted to better blend in with the lighter scheme of the shopping center to better create a "harmonious whole" as specified above in Section 4.6.18(B)(1).

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 a 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.

(A) Future Land Use Map: The subject property has a Future Land Use Map (FLUM) designation of GC (General Commercial) and is currently zoned GC (General Commercial); these two designations are consistent with each other.

(B) Concurrency: As indicated below, a positive finding of concurrency can be made as it relates to the applicable items reviewed below:

Water & Sewer: Water and sewer service is currently available to the subject property. The Delray Beach Water Treatment Plant and the South Central County Waste Water Treatment Plant both have adequate capacity to serve the City at build out.

Traffic: The applicant has submitted a site-specific transportation impact evaluation and driveway analysis. The proposed retail addition is “expected to generate a net increase of 724 net new external daily trip, with 3 new external AM peak hour trips and 62 net new external PM peak hour trips. The submitted traffic study does not anticipate any major impacts on the surrounding roadway network as a result of this increase. However, the applicant has not yet received an approval of traffic concurrency from the Palm Beach County Traffic Division, which has been submitted. The applicant is presently addressing comments, and therefore, it is anticipated that an approval will be obtained. This is added as a recommended condition of approval.

Drainage: Existing drainage provided throughout the overall site will be maintained. Within the area to be revised, an existing drainage inlet will remain within the drive aisle.

Solid Waste: The existing development generates approximately 651 tons of solid waste per year. The addition of 6,636 square feet adds 48 tons of solid waste generated by the shopping center each year, which is not a significant increase. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048.

(C) Consistency: As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions, upon Board approval of the requested conditions of approval.

(D) Compliance With the Land Development Regulations: As described under the Site Plan Analysis of this report, a positive finding of compliance with the LDRs can be made.

A review of the applicable objectives and policies of the adopted **Comprehensive Plan** was conducted and the following 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 in terms of soil, topographic and other applicable physical considerations; is complimentary to adjacent land uses; and fulfills remaining land use needs.

The proposed addition is complimentary to the existing shopping center, which was previously found to be compatible and complimentary to the surrounding properties and their associated uses. The addition is minor and will not have a huge impact, although the reuse of the space will provide a positive impact to the shopping center.

Based on the above, positive findings with respect to **LDR Section 3.1.1, Required Findings**, can be made.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for **Orchard Supply Hardware** located within **New Century Commons at 500 - 510 West Linton Boulevard** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.
- C. Deny the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations for **Orchard Supply Hardware** located within **New Century Commons at 500 - 510 West Linton Boulevard** 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 Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Site Plan

Approve the Class IV Site Plan Modification for **Orchard Supply Hardware** located within **New Century Commons at 500 - 510 West Linton Boulevard** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(F)(5) and Chapter 3 of the Land Development Regulations, subject to the condition that a letter of approval for traffic concurrency is received by the Palm Beach County Traffic Division prior to site plan certification.

Landscape Plan

Approve the Landscape Plan for **Orchard Supply Hardware** located within **New Century Commons at 500 -510 West Linton Boulevard** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with LDR Section 4.6.18.

Architectural Elevations

Approve the Architectural Elevations for **Orchard Supply Hardware** located within **New Century Commons at 500 -510 West Linton Boulevard** by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with LDR Section 4.6.18(E).

**APPENDIX A
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 **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 **X**
Meets intent _____
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 _____
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 **X**
Meets intent _____
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 _____
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 **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

Meets intent

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

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

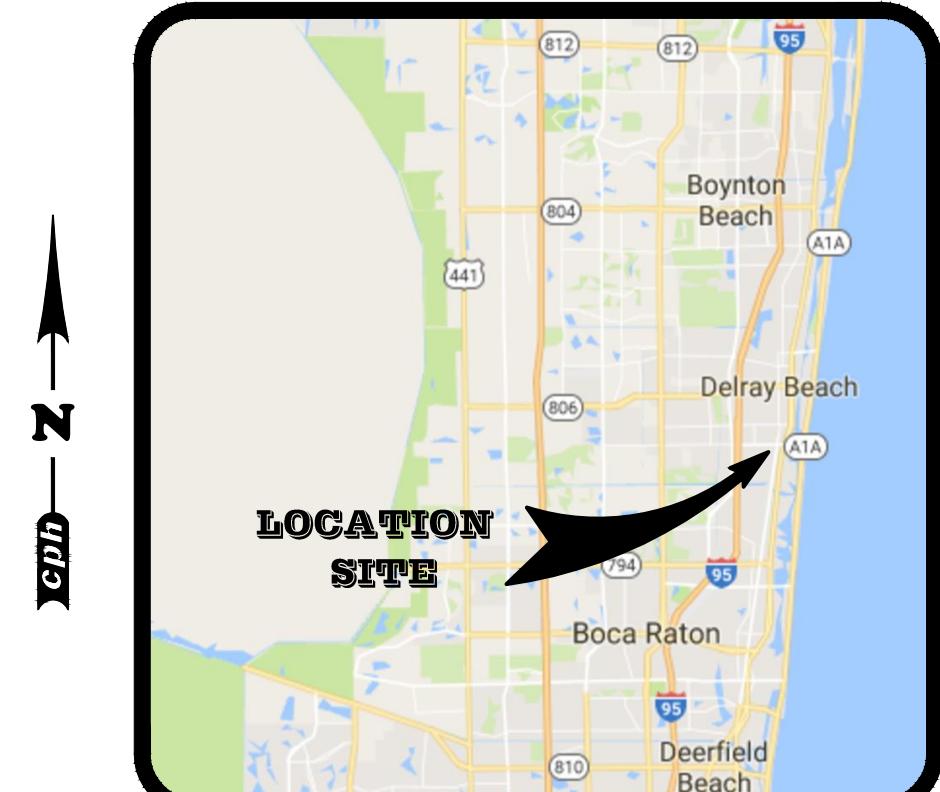
Does not meet intent

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

Meets intent

Does not meet intent



DELRAY BEACH, FLORIDA
PALM BEACH COUNTY
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 46 EAST

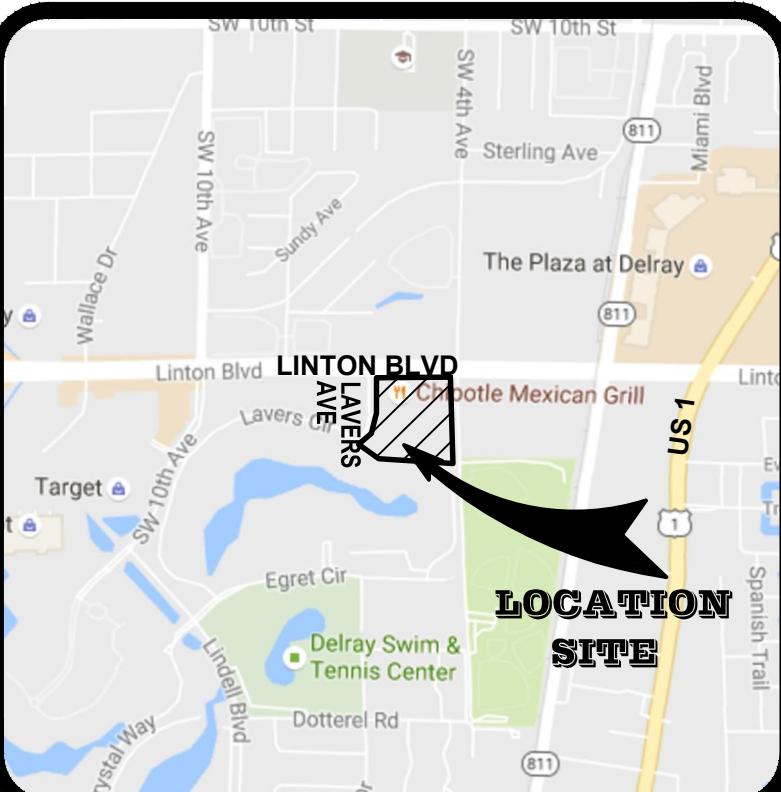
LOCATION MAP

SCALE: NTS

CONSTRUCTION PLANS FOR



ORCHARD SUPPLY HARDWARE 510 W LINTON BLVD DELRAY BEACH, FLORIDA PARCEL ID: 12-43-46-29-32-001-0000



DELRAY BEACH, FLORIDA
PALM BEACH COUNTY
SECTION 12, TOWNSHIP 43 SOUTH, RANGE 46 EAST

LOCATION MAP

SCALE: 1" = 1,500'

CONSULTANTS	UTILITY PROVIDERS	APPROVAL AGENCIES	INDEX OF SHEETS
DEVELOPER OPPIDAN INVESTMENT COMPANY 400 WATER STREET, SUITE 200 EXCELSIOR, MN. 55331 (952) 294-1247 ATTN: BILL PEW ARCHITECT DLR GROUP 421 SW 6th AVENUE, SUITE 1212 PORTLAND, OR. 97204 (503) 200-3967 ATTN: AMY VOHS OWNER LINTON 510 LLC 660 LINCOLN RD MIAMI, FLORIDA 33139-2916 ATTN: YANIV SANANES ENGINEER CPH, INC. 1992 SW 1st STREET MIAMI, FL 33135 (305) 274-4805 ATTN: TODD HENDRIX, P.E. SURVEYOR CAULFIELD & WHEELER, INC. 7500 GLADES RD, SUITE 100 BOCA RATON, FLORIDA 33434 (561) 392-1991 ATTN: JEFFREY WAGNER LANDSCAPE ARCHITECT CPH, INC. 500 WEST FULTON STREET SANFORD, FLORIDA 32771 (407) 322-6841 ATTN: MAXWELL SPANN, R.L.A.	UTILITIES SEWER & WATER: CITY OF DELRAY BEACH 100 NW 1st AVENUE DELRAY BEACH, FLORIDA 33444 (561) 243-7040 ELECTRIC: FLORIDA POWER & LIGHT BOCA RATON OPERATIONS (561) 479-4544 ATTN: SETH DAGEN COMMUNICATION: AT & T DISTRIBUTION 321 S.E. 2nd STREET DELRAY BEACH, FL. 33483 (561) 988-6516 ATTN:	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOMESTIC WASTEWATER COLLECTION DIVISION SOUTHEAST DISTRICT 400 NORTH CONGRESS AVENUE, SUITE 200 WEST PALM BEACH, FL 33401-2913 (561) 681-6600 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DRINKING WATER DIVISION CENTRAL DISTRICT SOUTHEAST DISTRICT 400 NORTH CONGRESS AVENUE, SUITE 200 WEST PALM BEACH, FL 33401-2913 (561) 681-6600 CITY OF DELRAY BEACH PLANNING AND ZONING 100 NW 1st AVENUE DELRAY BEACH, FLORIDA 33444 (561) 243-7040 ATTN.: SOUTH FLORIDA RIVER WATER MANAGEMENT DISTRICT 3301 GUN CLUB ROAD WEST PALM BEACH, FLORIDA 33416 (561) 682-6012 ATTN.:	C-1 COVER SHEET C-2 GENERAL NOTES 1 OF 2 SURVEY COVER 2 OF 2 SURVEY C-3 EROSION CONTROL PLAN C-3A EROSION CONTROL NOTES C-4 EROSION CONTROL DETAILS C-5 SITE DEMOLITION PLAN C-6 OVERALL SITE PLAN C-7 SITE DIMENSION PLAN C-8 GRADING & DRAINAGE PLAN C-9 COMPOSITE UTILITY PLAN C-10 SITE DETAILS & CROSS SECTIONS C-10A SITE DETAILS C-11 OVERALL SITE TRUCK ROUTE PLAN C-12 CITY OF DELRAY BEACH UTILITY DETAILS E1.1 EXISTING SITE LIGHTING PHOTOMETRICS L-1 PRELIMINARY LANDSCAPE PLAN L-2 LANDSCAPE NOTES AND DETAILS TR-1 TREE RETENTION PLAN 0.4 EGRESS, OCCUPANCY, AND SCHEDULE A-1 OVERALL FLOOR PLAN A-2 FLOOR PLAN A-3 EXTERIOR ELEVATIONS A4.1 ROOF PLAN
NOTES			<p>1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED BY FDOT AND MIAMI-DADE COUNTY.</p> <p>2. A PERMIT MUST BE OBTAINED FROM FDOT PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK IN THE STATES RIGHT-OF-WAY.</p>

ORCHARD SUPPLY HARDWARE - DELRAY BEACH
CITY SITE PLAN REVIEW

510 LINTON BLVD
DELRAY BEACH, FL 33483

C-1

36-16121-00
Issue Date

REVISIONS

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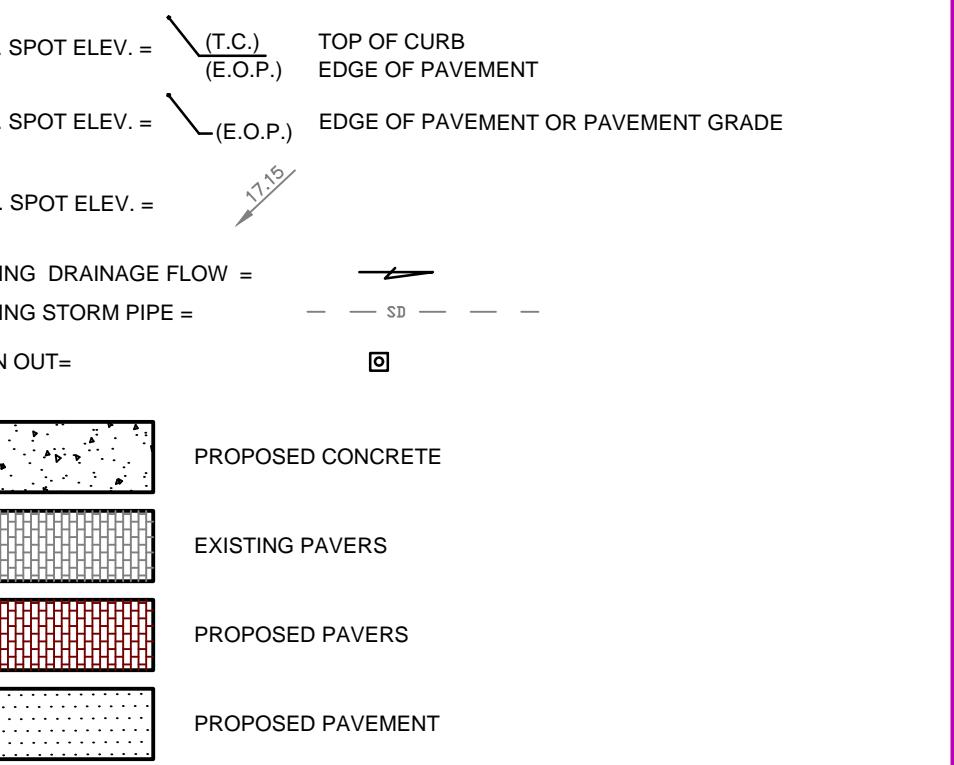
GENERAL GRADING NOTES

- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON PLANS AND PROVIDED FOR IN FDOT INDEX NO. 200 AS CONTRACTOR SHALL MAINTAIN AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT LOTS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION USING PROTECTION AS DETAILED IN FOOT INDEX NO. 102.
- THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.
- FOR DRAINAGE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 1% AND A MINIMUM DRAINAGE FLOW OF 100 CFS. IN THE EVENT OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND REPAIR ANY AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES. ANY SILTATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120635-0279, EFFECTIVE DATE SEPT/11/2009 THIS PROPERTY LIES IN ZONE "X".
- THIS PROJECT IS PENDING APPROVAL BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
- CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1% IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.
- ANY TREES AND / OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD1.1 & LD1.2.

PROPOSED STORM SYSTEM NOTES

- ALL PIPES IN LEGEND SPECIFIED AS "STORM PIPE" SHALL BE SELECTED FROM THOSE LISTED IN GENERAL NOTES, STORM SEWER SYSTEMS, SHEET C-2.
- FOR INLET BOTTOMS SEE FDOT INDEX NO. 200.
- FOR SUPPLEMENTAL DETAILS SEE FDOT INDEX NO. 201.
- ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, TOPS, RINGS AND COVERS, ETC. AS APPLICABLE.
- ALL PROPOSED INLET GRATES SHALL BE H20 TRAFFIC BEARING RETICULINE STEEL.
- PIPE CROSSING AT THIS LOCATION HAS BEEN CALCULATED TO BE LESS THAN 18" CLEARANCE. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO ENSURE JOINTS/BELLS DO NOT ALIGN VERTICALLY AT CROSSING POINT AND SAID JOINTS HAVE AT LEAST 2 FEET HORIZONTAL CLEARANCE FROM CROSSING POINT. (SEE PIPE CROSSING DETAIL, SHEET C-8).

LEGEND



GRADING & DRAINAGE PLAN
ORCHARD SUPPLY HARDWARE - DELRAY BEACH
CITY SITE PLAN REVIEW

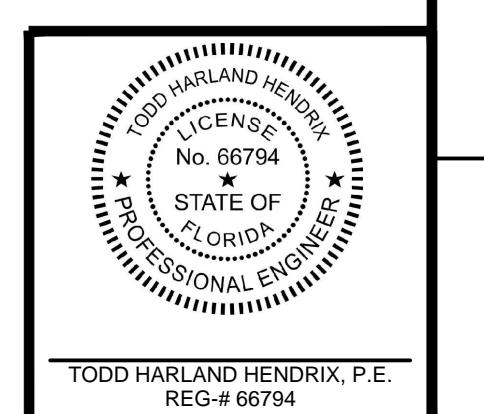
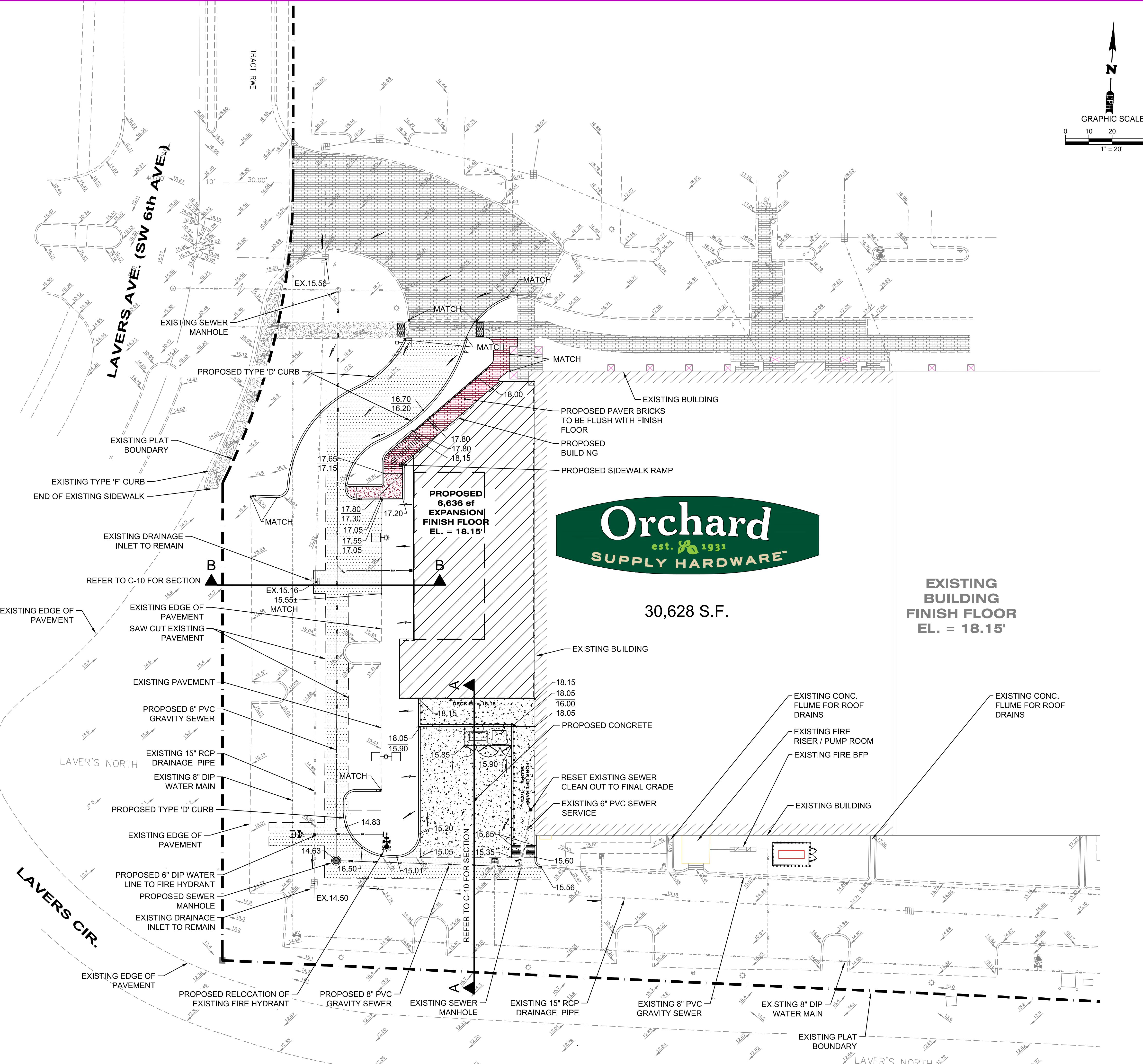
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DELRAY BEACH, FL 33483

C-8
36-16121-00
Issue Date
REVISIONS

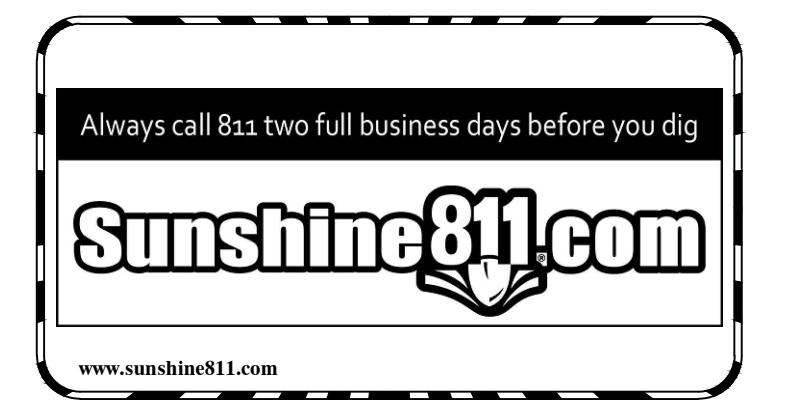


30,628 S.F.

EXISTING
BUILDING
FINISH FLOOR
EL. = 18.15'



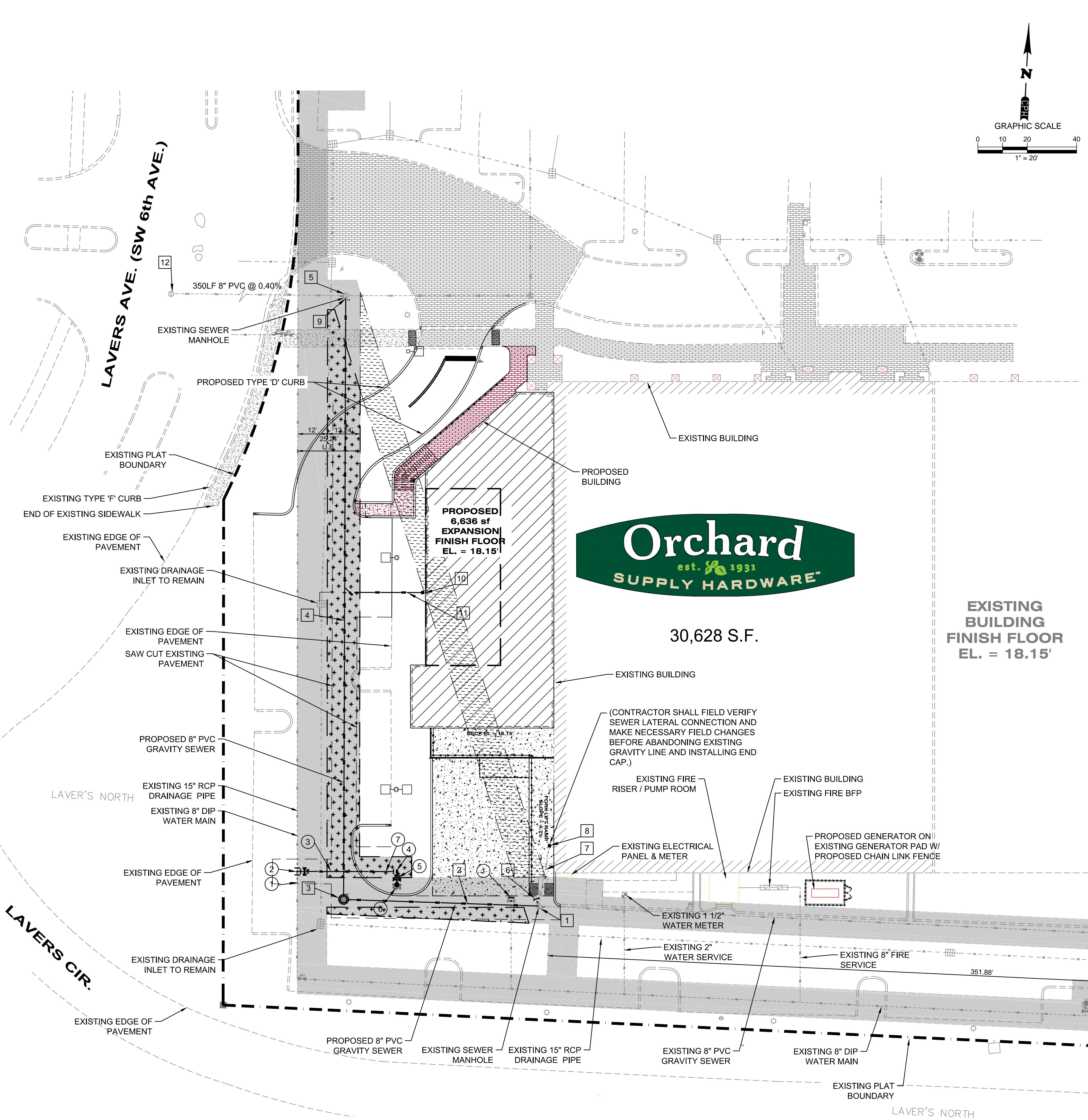
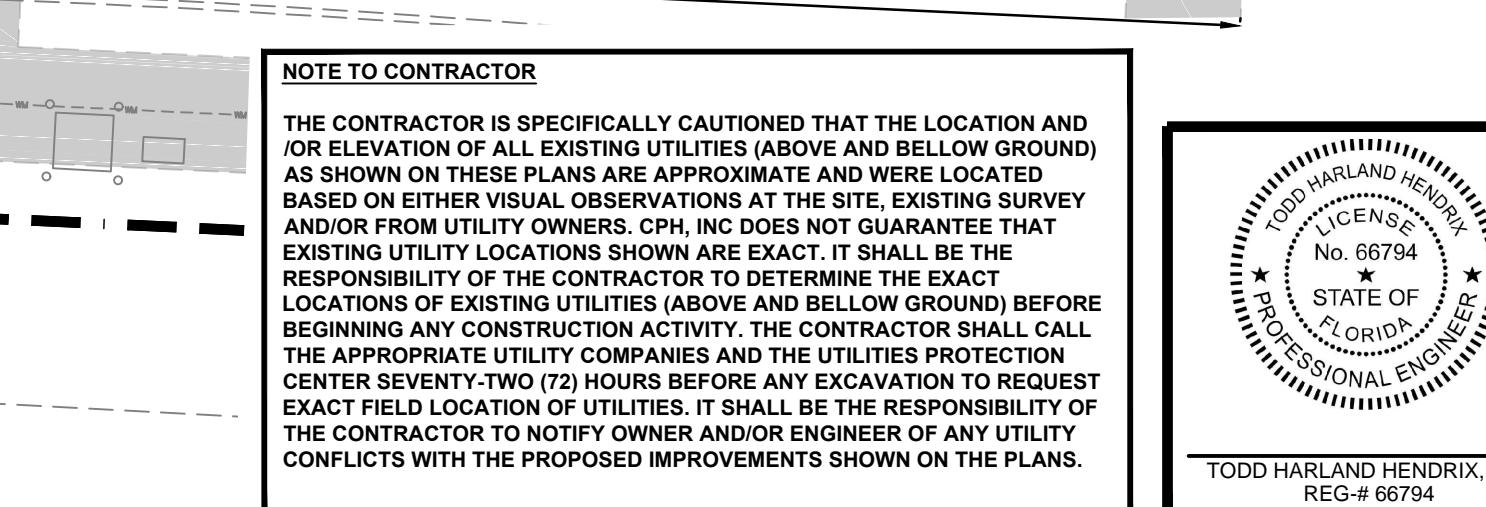
SANITARY SEWER SCHEDULE		GENERAL UTILITY NOTES
<p>[1] EXISTING SEWER MANHOLE RIM EL. = 15.67' N. INV. EL. = 11.00' (EXISTING 6" PVC) NW. INV. EL. = 10.01' (EXISTING 8" VC) E. INV. EL. = 9.97' (EXISTING 8" PVC) W. INV. EL. = 9.96' (PROPOSED 8" PVC)</p> <p>[2] 77 LF. - 8" P.V.C. @ 0.40%</p> <p>[3] PROPOSED SEWER MANHOLE RIM EL. = 14.63' (MATCH EXISTING PAVEMENT) N. INV. EL. = 9.65' (PROPOSED 8" PVC) E. INV. EL. = 9.66' (PROPOSED 8" PVC) S. INV. EL. = 9.23' (EXISTING 8" PVC) W. INV. EL. = 9.68' (PROPOSED 8" PVC)</p> <p>[4] 243 LF. - 8" P.V.C. @ 0.04%</p> <p>[5] EXISTING SEWER MANHOLE RIM EL. = 15.63' W. INV. EL. = 8.67' (EXISTING 8" PVC) E. INV. EL. = 9.23' (EXISTING 8" PVC) S. INV. EL. = 9.23' (PROPOSED 8" PVC)</p> <p>[6] INSTALL WATER TIGHT END CAP ON REMAINING EXISTING 5LFs of 8" PVC</p> <p>[7] EXISTING 6" PVC SEWER LATERAL TO BUILDING.</p> <p>[8] REPLACE EXISTING SEWER CLEAN-OUT/SERVICE WITH TRAFFIC RATED SEWER SERVICE/CLEANOUT AND ADJUST TOP TO PROPOSED GRADE.</p> <p>[9] CORE DRILL OPENING ON SOUTH SIDE OF EXISTING MANHOLE FOR PROPOSED 8" PVC SEWER INVERT = 8.68'. EXISTING OPENING SHALL BE PLUGGED AND SEALED TO PREVENT WATER INFILTRATION.</p> <p>[10] PROPOSED SEWER CLEAN-OUT/SERVICE TURREY, SET TOP AT FINAL GRADE AND SET INV. 48" BELOW F.F.E.</p> <p>[11] PROPOSED 32LF of 6" PVC SEWER LATERAL @ 1% MIN.</p> <p>[12] EXISTING SEWER MANHOLE RIM EL. = 14.55' E. INV. EL. = 8.2' (EXISTING 8" PVC)</p> <p>[13] EXISTING SEWER MANHOLE RIM EL. = 15.36' E. INV. EL. = 11.45' (EXISTING 8" PVC) W. INV. EL. = 11.41' (EXISTING 8" PVC)</p>		
<p>1. SEE COVER SHEET FOR A LIST OF UTILITY COMPANIES.</p> <p>2. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES AS DESIGNATED ON PLANS.</p> <p>3. THE CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.</p> <p>4. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO NEW UTILITY LINES BEING INSTALLED.</p> <p>5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/ OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF THE VARIOUS UTILITY COMPANIES AND THE PROPOSED UTILITY REQUIREMENTS SHOWN IN THE PLANS. THE PROPOSITION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.</p> <p>6. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.</p> <p>7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICT AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/ CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.</p> <p>8. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 4" ABOVE FINISHED GRADE (UNLESS NOTED OTHERWISE).</p> <p>9. ALL MANHOLES CONSTRUCTED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING RINGS AND COVERS.</p> <p>10. ALL CLEAN-OUTS WITHIN THE PAVEMENT AREA SHALL BE INSTALLED WITH TRAFFIC BEARING PARTS AS APPLICABLE.</p> <p>11. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONNECTION IS WATER TIGHT.</p> <p>12. CONTRACTOR SHALL PROVIDE ALL APPURTENANCES SUCH AS CHECK VALVES, BACKFLOW PREVENTERS, ETC., AS REQUIRED BY GOVERNING AUTHORITIES.</p> <p>13. ALL WATER, FORCE MAIN AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3' OF COVER. POLY ETHYLENE WATER SERVICE MAY BE REDUCED TO 2' WHEN NECESSARY.</p> <p>14. CONTRACTOR SHALL COORDINATE INSPECTION ON ALL UTILITIES, WITH APPROPRIATE AUTHORITIES PRIOR TO COVERING TRENCHES DURING INSTALLATION.</p> <p>15. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS.</p> <p>16. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING AUTHORITIES.</p> <p>17. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.</p> <p>18. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT BE LIMITED, FOR ACCESS AND EGREGS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.</p> <p>19. THE CONTRACTOR SHALL RECOGNIZE AND ABEY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (90-96, LAWS OF FLORIDA). ANY MATERIAL CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.</p> <p>20. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPAKTED BEFORE INSTALLATION OF PROPOSED UTILITIES.</p> <p>21. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.</p> <p>22. ALL WATER MAINS, FIRE WATER MAINS AND SERVICES SHALL BE TESTED, APPROVED AND DISINFECTED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS PRIOR TO CONNECTION TO MUNICIPAL SYSTEM.</p> <p>23. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINE IS SIX (6) FEET, OR MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER OVER SEWER LINE IS TWELVE (12) INCHES.</p> <p>24. CHAPTER 553.851 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING.</p> <p>25. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY PROVIDERS 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.</p> <p>26. CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING UTILITY SERVICE WITH EACH UTILITY COMPANY.</p> <p>27. ANY TREES AND/ OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS, LD1.1 & LD1.2.</p> <p>28. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION</p>		
<p>POTABLE WATER SCHEDULE</p> <p>[1] EXISTING 8" DIP WATER MAIN [2] PROPOSED 8" x 6" TAPPING SLEEVE AND 6" TAPPING VALVE [3] PROPOSED 41 LF of 6" DIP WATER LINE [4] PROPOSED 6" 90° BEND [5] PROPOSED 5 LF of 6" DIP WATER LINE [6] RELOCATION OF EXISTING 6" FIRE HYDRANT ASSEMBLY [7] SAMPLE POINT</p>		
<p>UTILITY LEGEND</p> <p>EXISTING STORM DRAINAGE EXISTING WATER MAIN EXISTING SANITARY SEWER PROPOSED SANITARY SEWER PROPOSED WATER LINE PROPOSED SEWER MANHOLE EXISTING SEWER MANHOLE PROPOSED SEWER CLEANOUT PROPOSED EASEMENT PROPOSED AND/OR EXISTING EASEMENT TO REMAIN EXISTING EASEMENT TO BE VACATED</p>		



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OVERALL SITE TRUCK ROUTE PLAN

ORCHARD SUPPLY HARDWARE - DELIVERY

510 LINTON BLVD
DELRAY BEACH, FL 33483

C-11

36-16121-00
Issue Date
REV/SIONS

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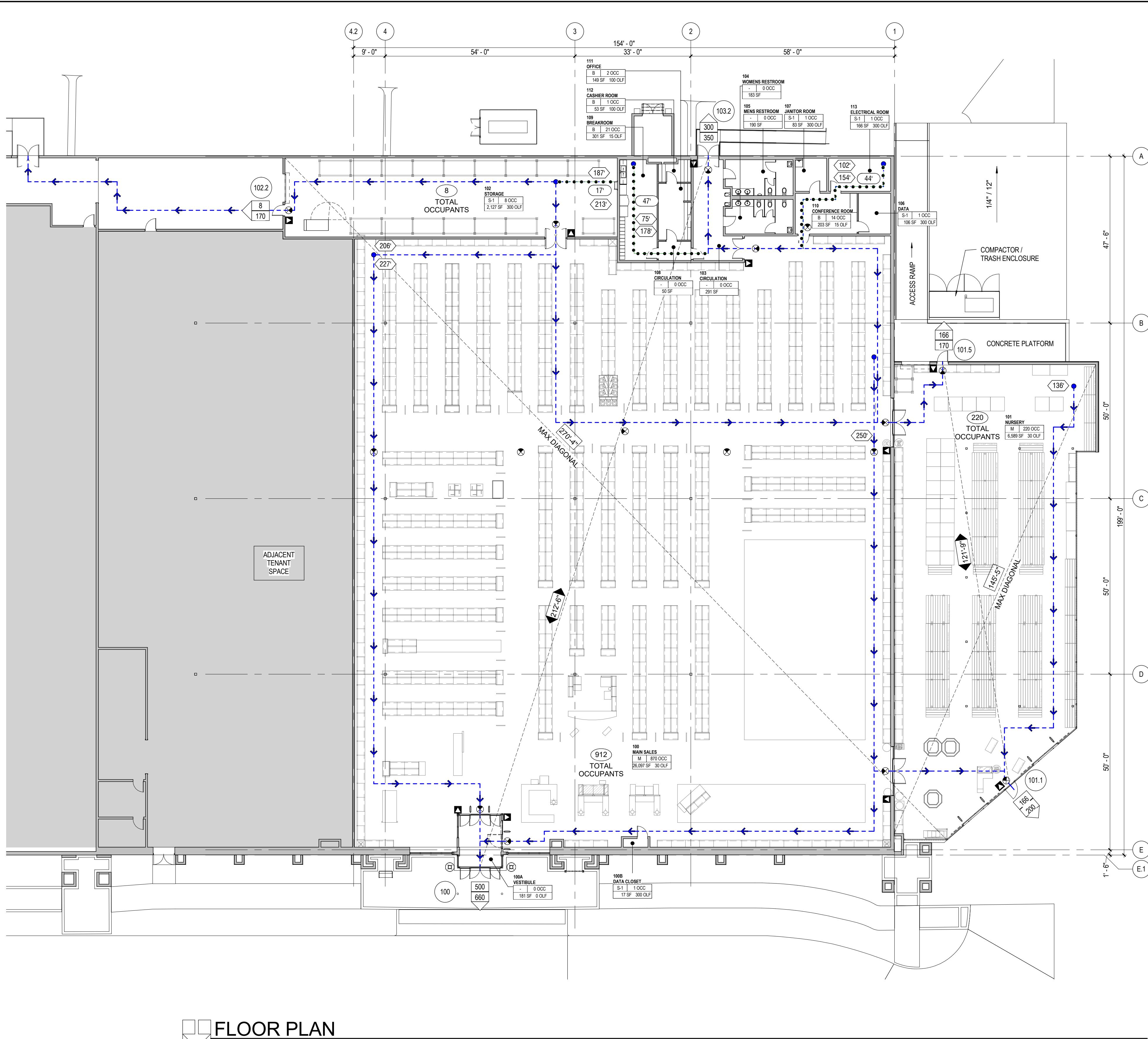
DLR Group
Architecture Engineering Planning

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A vertical graphic scale for CPH measurement. It features a central vertical axis with an upward-pointing arrow at the top and a downward-pointing arrow at the bottom. The word 'CPH' is written vertically along the axis. Below the axis, the words 'GRAPHIC SCALE' are printed. At the bottom of the scale, there is a horizontal scale bar with numerical markings: '0' on the left, '15' in the middle, '30' to the right of '15', and '60' on the far right. The scale bar is divided into three equal segments by the numerical markings.

This architectural site plan illustrates the layout of the Orchard Supply Hardware property. The plan shows the building footprints for the existing structure and the proposed expansion. Key features include:

- Building Footprints:** The existing building is 30,628 S.F. and has a finish floor elevation of 18.15'. The proposed expansion adds 6,636 sf with a finish floor elevation of 18.15'. The total proposed area is 37,264 S.F.
- Property Lines:** The property is bounded by Lavers Ave. (SW 6th Ave.) to the west, Tract Rme. to the north, and W.B.-40 and W.B.-50 roads to the east.
- Street Details:** Lavers Ave. (SW 6th Ave.) has a 30.00' width. W.B.-40 and W.B.-50 are 25.00' wide roads. AASHTO 2001 GUS standards are applied to the roads.
- Orchard Supply Hardware Logo:** The logo is located in the lower-left area of the plan, featuring the text "Orchard" in a stylized font, "est. 1931", and "SUPPLY HARDWARE".
- Dimensions:** Various dimensions are marked throughout the plan, including 40.00' and 30.00' widths for streets and 25.00' widths for roads.



OCCUPANCY SCHEDULE

NO	ROOM NAME	USE	OCCUPANCY	AREA	OLF	OCC
100	MAIN SALES	MERCANTILE (BASEMENT AND GRADE FLOOR AREA)	M	26,097 SF	30 SF	870
100A	VESTIBULE	(none)	-	181 SF		
100B	DATA CLOSET	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	17 SF	300 SF	1
101	NURSERY	MERCANTILE (BASEMENT AND GRADE FLOOR AREA)	M	6,589 SF	30 SF	220
102	STORAGE	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	2,127 SF	300 SF	8
103	CIRCULATION	(none)	-	291 SF		
104	WOMENS RESTROOM	(none)	-	183 SF		
105	MENS RESTROOM	(none)	-	190 SF		
106	DATA	ACCESSORY STORAGE / MECH EQUIPMENT ROOM	S-1	106 SF	300 SF	1
107	JANITOR ROOM	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	83 SF	300 SF	1
108	CIRCULATION	(none)	-	50 SF		
109	BREAKROOM	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	B	301 SF	15 SF	21
110	CONFERENCE ROOM	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	B	203 SF	15 SF	14
111	OFFICE	BUSINESS AREA	B	149 SF	100 SF	2
112	CASHIER ROOM	BUSINESS AREA	B	53 SF	100 SF	1
113	ELECTRICAL ROOM	ACCESSORY STORAGE / MECH EQUIPMENT ROOM	S-1	166 SF	300 SF	1

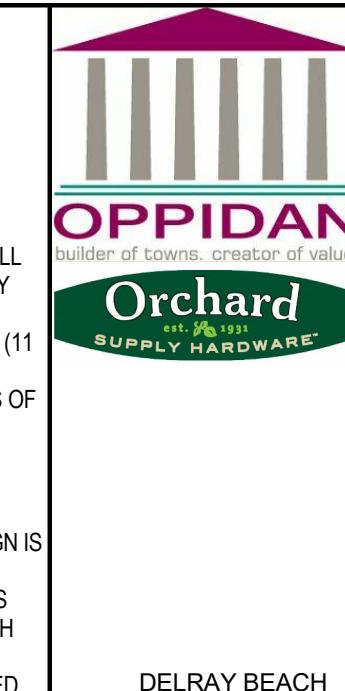
36,788 SF

LEGEND NOTES

LEGEND NOTES ARE COMMON TO ALL. SOME NOTES MAY NOT APPLY TO THIS SHEET.

CODE PLAN GENERAL NOTES

- A. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SERVICE IS PROVIDED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
- B. HORIZONTAL SLIDING DOORS SHALL MEET THE REQUIREMENTS OF FBC 1008.1.4.3.
- C. THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICE FROM THE EGRESS SIDE PROVIDED THAT THE DOOR IS READILY DISTINGUISHABLE AS LOCKED. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
- D. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES.
- E. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (50 LUX).
- F. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES.
- G. WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA THAT IS SERVED. THE DISTANCE MAY NOT BE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED, AT LEAST TWO EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED IN THIS MANNER.
- H. IN OCCUPANCIES IN GROUPS B, M, AND S, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.



OCCUPANCY SCHEDULE BY USE

UNUN	ROOM NAME	USE	OCCUPANCY	AREA	OLF	OCC
100A	VESTIBULE	(none)	-	181 SF		
103	CIRCULATION	(none)	-	291 SF		
104	WOMENS RESTROOM	(none)	-	183 SF		
105	MENS RESTROOM	(none)	-	190 SF		
108	CIRCULATION	(none)	-	50 SF		
109	BREAKROOM	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	B	301 SF	15 SF	21
110	CONFERENCE ROOM	ASSEMBLY W/O FIXED SEATS - UNCONCENTRATED	B	203 SF	15 SF	14
111	OFFICE	BUSINESS AREA	B	149 SF	100 SF	2
112	CASHIER ROOM	BUSINESS AREA	B	53 SF	100 SF	1
100	MAIN SALES	MERCANTILE (BASEMENT AND GRADE FLOOR AREA)	M	26,097 SF	30 SF	870
101	NURSERY	MERCANTILE (BASEMENT AND GRADE FLOOR AREA)	M	6,589 SF	30 SF	220
100B	DATA CLOSET	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	17 SF	300 SF	1
102	STORAGE	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	2,127 SF	300 SF	8
106	DATA	ACCESSORY STORAGE / MECH EQUIPMENT ROOM	S-1	106 SF	300 SF	1
107	JANITOR ROOM	MERCANTILE (STORAGE, STOCK AND SHIPPING AREA)	S-1	83 SF	300 SF	1
113	ELECTRICAL ROOM	ACCESSORY STORAGE / MECH EQUIPMENT ROOM	S-1	166 SF	300 SF	1

696 SF 0

36,788 SF 1140

SPACES WITH ONE EXIT

FBC TABLE 1015.1

OCCUPANCY	MAXIMUM OCCUPANT LOAD
M	49
S	29

THREE OR MORE EXITS

FBC TABLE 1015 / FPPC 7.4.1.2

OCCUPANTS	NUMBER OF EXITS
SEE "SPACES WITH ONE EXIT"	1
\geq ONE EXIT \leq 500	2
$501 < x \leq 1000$	3
≥ 1000	4

EXIT ACCESS TRAVEL DISTANCE

FBC TABLE 1016.2 / FPPC 36.2.6.2

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
M, S-1	250

COMMON PATH OF EGRESS TRAVEL

TABLE 1014.3

OCCUPANCY	WITH SPRINKLER SYSTEM (FEET)
B, S	100
ALL OTHERS	75

DEAD END CORRIDOR

FBC TABLE 1014.3 / FPPC 36.3.5.2.1

IN OCCUPANCIES IN GROUPS M AND S, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH FBC SECTION 903.3.1 / FPPC 9.7.1.10(1), THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

SYMBOL LEGEND

- UNOCCUPIED SPACE
- OCCUPANCY TYPE B
- OCCUPANCY TYPE M
- OCCUPANCY TYPE S-1
- COMBINED OCCUPANT LOAD AT A GIVEN DOOR OR STAIR (THE CAPACITY OF DOORS ARE DETERMINED AS FOLLOWS: CLEAR OPENING WIDTH IN INCHES DIVIDED BY 0.2. THE CAPACITY OF STAIRS ARE DETERMINED AS FOLLOWS: WIDTH IN INCHES DIVIDED BY 0.3)
- COMBINED OCCUPANT LOAD OF FIRE AREA
- MAXIMUM DIAGONAL DISTANCE
- DISTANCE BETWEEN EXITS
- DISTANCE TO EXIT
- DISTANCE OF COMMON PATH
- (E) 1-HR EXIT ENCLOSURE
- COMMON PATH TRAVEL
- EXIT SIGN SEE E.3.4
- ACCESIBLE ROUTE
- FIRE EXTINGUISHER WITH 75' RADIUS
- WALL MOUNTED SIGNAGE

APPLICABLE CODES

APPLICABLE CODES
 BUILDING CODE: FLORIDA BUILDING CODE 5TH EDITION (2014)
 FIRE CODE: FLORIDA FIRE PREVENTION CODE 5TH EDITION
 FLORIDA SPECIFIC NFPA 1 12TH EDITION AND FLORIDA
 SPECIFIC NFPA 101 LIFE SAFETY CODE, 12TH EDITION
 ACCESSIBILITY: FLORIDA BUILDING CODE 5TH EDITION (2014) ACCESSIBILITY
 EXISTING BUILDING: FLORIDA BUILDING CODE 5TH EDITION (2014) EXISTING BUILDING
 ENERGY: FLORIDA BUILDING CODE 5TH EDITION (2014) ENERGY CONSERVATION
 MECHANICAL: FLORIDA BUILDING CODE 5TH EDITION (2014) MECHANICAL
 PLUMBING: FLORIDA BUILDING CODE 5TH EDITION (2014) PLUMBING
 ELECTRICAL: 2011 NATIONAL ELECTRIC CODE

CODE PLAN - FLOOR PLAN

36,788 SF 0.4

SCALE: 1"-60'-0"

A⁻¹

36-16121-00
12/9/2016
REVISIONS

OVERALL FLOOR PLAN

Architecture Engineering Planning Interiors

OVERALL FLOOR PLAN

SCALE: 1" = 20'

This architectural cross-section diagram illustrates the interior and exterior of a building, focusing on the proposed mercantile tenant space and associated infrastructure.

EXISTING TRUCKWELL is located on the left side of the diagram.

EXISTING MAJOR 2 MERCANTILE OCCUPANCY is shown in a large, shaded area on the left.

EXISTING COMMON EGRESS AND SERVICE CORRIDOR is located on the upper level, with an **EXISTING EXIT AND RAMP TO REMAIN** indicated.

PROPOSED MERCANTILE TENANT SPACE is indicated by a hatched area on the upper level.

NEW COMMON EGRESS AND SERVICE CORRIDOR is located on the upper level, with an **EXIT** indicated.

NEW GENERATOR ENCLOSURE is located on the upper level.

EXISTING FIRE PUMP ENCLOSURE is located on the upper level.

EXISTING EXIT AND RAMP TO REMAIN is indicated on the upper level.

NEW ACCESS RAMP is located on the right side, leading down to a **CONCRETE PLATFORM**.

COMPACTOR/TRASH ENCLOSURE is located on the right side.

ORCHARD SUPPLY HARDWARE ALTERATION LEVEL 3 is located on the right side.

510 LINTON BLVD DELRAY BEACH, FL 33483

FINISH FLOOR ELEVATION: 18.15'

NURSERY ADDITION is indicated on the right side.

EXISTING EXIT is indicated on the right side.

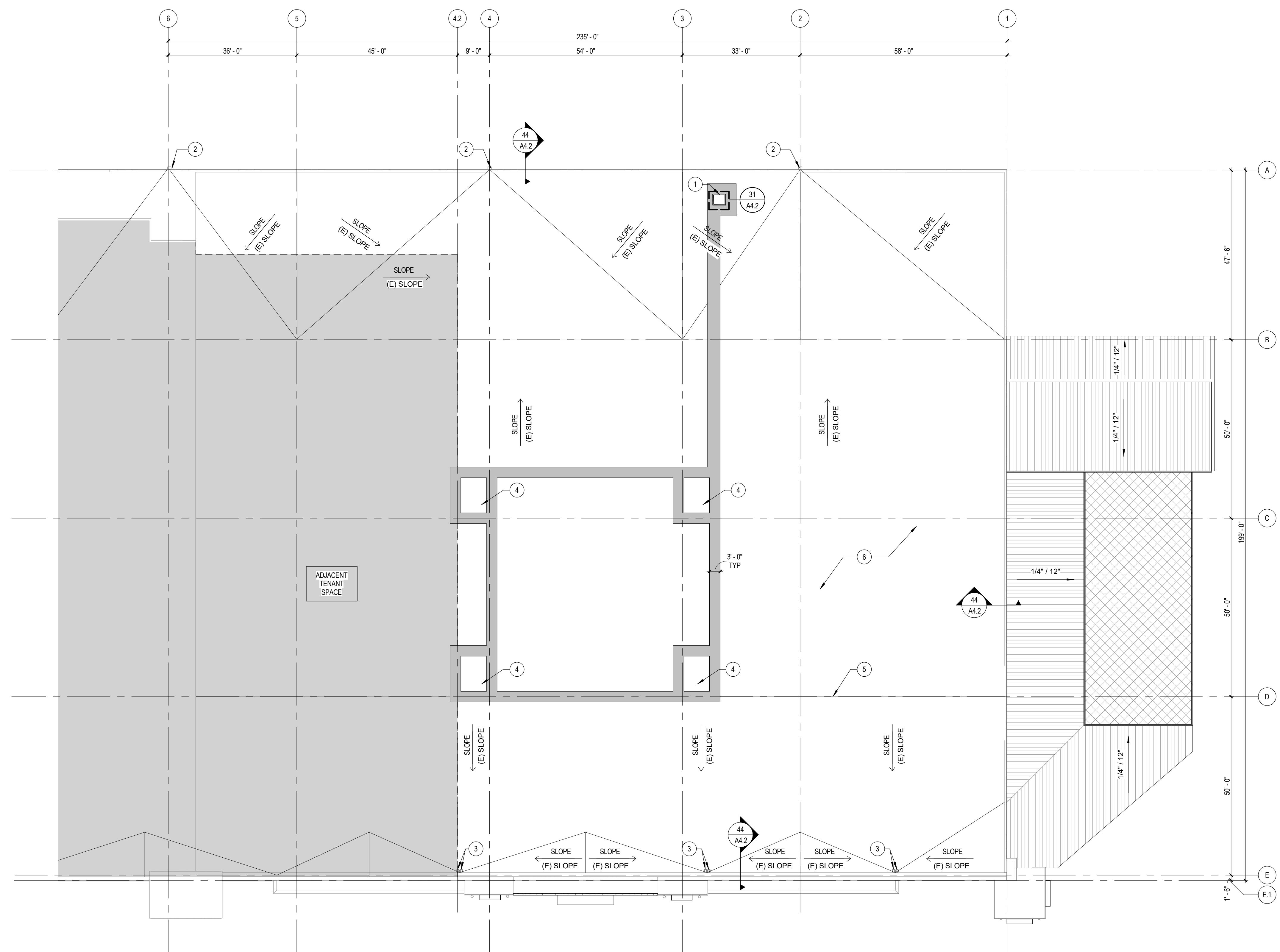
LEGEND NOTES

 LEGEND NOTES ARE COMMON TO ALL
 SOME NOTES MAY NOT APPLY TO THIS SHEET

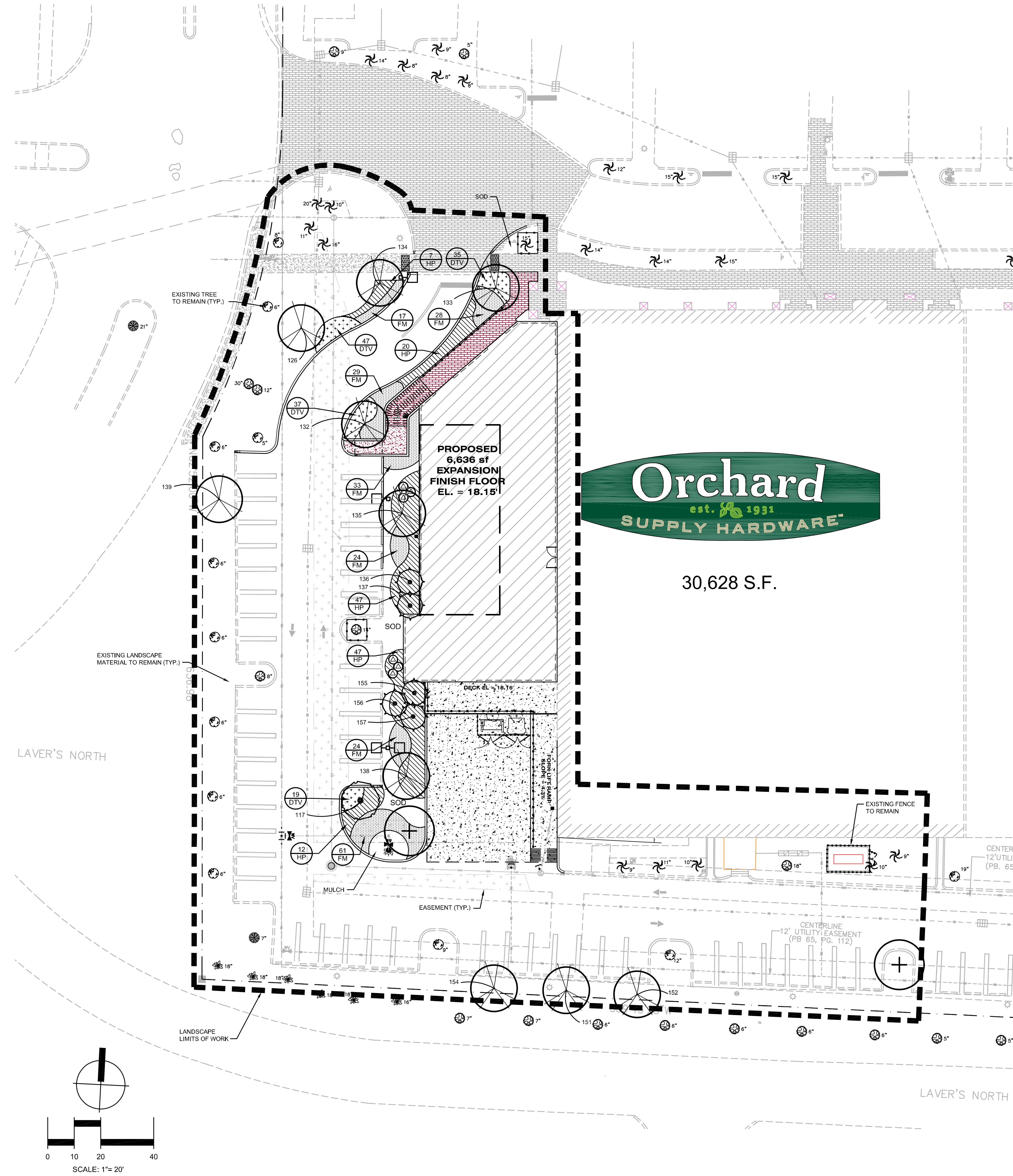
ROOF PLAN GENERAL NOTES:

- ROOF PLAN NOTES APPLY TO ALL ROOF PLAN SHEETS
- ALL ROOF CURBS TO BE A MINIMUM OF 8" ABOVE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO PROVIDE APPROPRIATE DRAINAGE
- SEE STRUCTURAL FOR FRAMING AROUND ROOF PENETRATIONS
- COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL DATA SHEET FOR PENETRATIONS NOT SHOWN ON THIS SHEET
- FLASH DRAWS, CURBS, VENTS AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT SHOWN ON PLANS

DELRAY BEACH


ROOF PLAN
A4.1

 36-161-1-00
 12/9/2016
 REVISIONS



SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
101	RM RELOCATED MAHOGANY	MAHOGANY SWietenia	REFER TO TRP	1
RQ	RELOCATED OAK	QUERCUS VIRGINIANA	REFER TO TRP	10
RP	RELOCATED PALM	SABAL PALMETTO	REFER TO TRP	5
QV	LIVE OAK	QUERCUS VIRGINIANA	4" CAL, 16' MIN OA HT, 7' MIN SPRD	2
EX	EXISTING TREES	EXISTING TREES	REFER TO TRP	-
SHRUBS				
CA	QUEEN EMMA CRINUM LILY	CRINUM ASIATICUM 'QUEEN EMMA'	7 GAL, 3'H X 30" SPR	6
GROUNDCOVER				
DTV	VARIEGATED FLAX LILY	DIANELLA TASMANICA 'VARIEGATA'	1 GAL, 12" H X 4" SPR, 18" OC	138
FM	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'	3 GAL., 14" H X 14" SPR, 24" O.C.	216
HP	FIREBUSH	HAMELIA PATENS	3 GAL, 18" H X 9" SPR, 3' OC	133
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

NOTE:
PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.
ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.
ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.
CONTRACTOR TO MODIFY EXISTING IRRIGATION SYSTEM TO INSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL
CONTRACTOR SHALL REPLACE ANY EXISTING SOD OR OTHER PLANT MATERIALS DAMAGED DURING CONSTRUCTION IN AREAS THAT ARE OUTSIDE PROPOSED LANDSCAPE AS SHOWN ON THE PLAN.
ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 ON SHEET L-2.

LDR 4.6.16(D)(4)(B) - TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITIES

LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL & INDUSTRIAL

CITY OF DELRAY BEACH

(561) 243-7200

A	TOTAL LOT AREA	52,719	S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	36,724	S.F.
C	TOTAL PERVIOUS LOT AREA	15,995	S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	4798.5	S.F.
E	AREA OF SHRUBS AND GROUND COVERS PROVIDED	2557 *	S.F.
F	NATIVE VEGETATION REQUIRED	1199.625	S.F.
G	NATIVE VEGETATION PROVIDED	1270 *	S.F.
H	TOTAL PAVED VEHICULAR USE AREA	21,024	S.F.
I	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	2102.4	S.F.
J	TOTAL INTERIOR LANDSCAPE AREA PROVIDED	2119	S.F.
K	TOTAL INTERIOR SHADE TREES REQUIRED	16.8192	TREES
L	TOTAL INTERIOR SHADE TREES PROVIDED	17	TREES
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS*	567	L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED	18.9	TREES
O	TOTAL NUMBER OF PERIMETER TREES PROVIDED	19 (15 EXISTING; 4 RELOCATED)	TREES
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED OF SITE	51	TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED	17.8596	TREES
R	TOTAL NUMBER OF NATIVE TREES PROVIDED	36	TREES
S	TOTAL NUMBER OF TREES ON PLAN PROVIDED	69	TREES

NOTE: AREA CALCULATIONS ARE BASED ON LIMITS OF LANDSCAPE WORK LINE DELINEATED ON PLAN, UNLESS SPECIFIED OTHERWISE.

*SHRUB AND GROUND COVER AREAS ARE BASED SOLELY ON PROPOSED LANDSCAPE MATERIAL AND DOES NOT REFLECT ANY EXISTING SHRUB OR GROUNDCOVER AREA TO REMAIN.

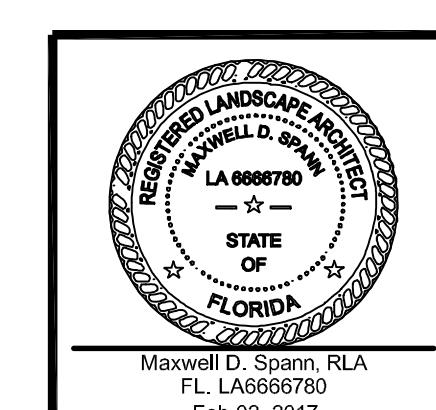
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Maxwell D. Spann, RLA
FL, LA#666780
Feb 02, 2017