



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** McDonalds  
**Project Location:** 1220 Linton Blvd  
**Request:** Class II Site Plan Modification  
**Board:** Site Plan Review and Appearance Board  
**Meeting Date:** April 26, 2017

**Board Action:**

Approved (4-0, Roger Cope and Laura Sullivan absent) a Class II site plan modification for **McDonalds Restaurant located at 1220 Linton Blvd.**, including landscape plans with the condition that the tree being removed to accommodate the ramp be replaced and architectural elevation changes.

**Project Description:**

The subject property is located on the southeast corner of Linton Blvd. and Waterford Place in front of the Delray Crossing Shopping Plaza and is zoned Planned Commercial (PC). The subject parcel consists of 1.4 acres and contains a 5,011 sq. ft. building which was constructed in 1990 as a food franchise with a drive thru window for McDonalds.

The development proposal consists of the following: Restripe of the parking spaces adjacent to the main entrance to accommodate an additional handicap space; addition of an accessible ramp; addition two new parallel spaces; addition of a service/delivery ramp; new concrete pavers and a change in sidewalk to concrete from pavers; new decorative railing on the south and west elevations; removal of existing columns on the south and west elevations; exterior color changes; new exterior window assembly and drive-thru window; and minor landscaping throughout site.

**Staff Recommendation:**

Approval with the recommendation that the removal of the tree to accommodate the ramp be replaced.

**Board Comments:**

none

**Public Comments:**

none

**Associated Actions:**

none

**Next Action:**

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

# SITE PLAN REVIEW AND APPEARANCE BOARD

## CITY OF DELRAY BEACH

### ---STAFF REPORT---

**MEETING DATE:** April 26, 2017

**ITEM:** McDonald's Restaurant (2016-198) – Approval of a Class II Site Plan Modification involving ADA improvements and minor architectural changes

**RECOMMENDATION:** Approve with the recommendation to replace the tree they are removing.



#### GENERAL DATA:

Owner..... McDonald's USA, LLC

Applicant..... CPH, Inc.

Agent..... Jason James

Address..... 1220 Linton Blvd.

Location..... South east corner of Linton Blvd. and Waterford Place in front of Delray Crossing Shop Plaza

Site Area..... 1.4 acres

Future Land Use Map..... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning..... North: AC (Automotive Commercial)

East: PC

South: PC

West: PC

## ITEM BEFORE THE BOARD

The item before the Board is a Class II Site Plan Modification for **McDonald's Restaurant (2016-198)**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(b)

## BACKGROUND ANALYSIS

The subject property is located on the southeast corner of Linton Blvd. and Waterford Place in front of the Delray Crossing Shopping Plaza and is zoned Planned Commercial (PC).

The subject parcel consists of 1.4 acres and contains a 5,011 sq. ft. building which was constructed in 1990 as a food franchise with a drive thru window for McDonalds. In 2003, a Class I Site Plan Modification was approved for the installation of a vinyl awning over the existing patio/playground with new playground equipment.

## PROJECT DESCRIPTION

The development proposal consists of the following:

- Restripe of the parking spaces adjacent to the main entrance to accommodate an additional handicap space;
- Addition of an accessible ramp;
- Addition two new parallel spaces;
- Addition of a service/delivery ramp;
- New concrete pavers and a change in sidewalk to concrete from pavers;
- New decorative railing on the south and west elevations;
- Removal of existing columns on the south and west elevations;
- Exterior color changes
- New exterior window assembly and drive-thru window; and,
- Minor landscaping throughout site.

## SITE PLAN MODIFICATION ANALYSIS

### COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

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

LDR Chapter 4.6 Supplementary District Regulations:

## **Parking**

Pursuant to LDR Section 4.6.9(C)(3)(e), parking shall be provided at a rate of 12 spaces per 1,000 sq. ft. of gross floor area up to 6,000 sq. ft. for restaurants. The 5,011 sq. ft. restaurant requires 60 spaces; and 54 parking spaces exist on site. The current proposal includes replacing one regular space with a handicap space at the main entrance, and adding two parallel spaces on the west side. Therefore, the existing nonconformity is being decreased by increasing the provided parking.

## **LANDSCAPE ANALYSIS**

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. The applicant is proposing to remove one tree on site that is in front of the proposed delivery ramp. The site is not required to come into compliance with the entire site. Pursuant to LDR section 4.6.16(B)(4) any modification to existing development which results in an increase of 25% in the gross floor area of the structure or structures, situated on the site, the entire site shall be upgraded to present landscape standards. The remainder of the landscaping is minor ground covering that will be concentrated around the building which includes (26) Variegated Blueberry Flax, (38) Dwarf Schefflera and (25) Burford Holly and St. Augustine Sod. While not required, staff recommends that the applicant replace the removed tree in another landscape island.

## **ARCHITECTURAL ELEVATION ANALYSIS**

Pursuant to LDR Section 4.6.18(E), the following criteria shall be considered by the Site Plan Review and Appearance 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 elevation changes include an accessible handicap ramp as well as a service delivery door on the south elevation where the main entrance exists. The paver sidewalk will also be removed and replaced with a concrete sidewalk. Decorative aluminum railings per McDonald's specifications will be added on the south elevation on the handicap accessible ramp as well as on the west elevation around the playground/patio area. A minimum of 5% of the patio tables on the outdoor seating area will be handicap accessible and new proposed concrete pavers per McDonald's specifications will be installed.

A new stucco finish will be added with the cornice painted White Sand (OC-10) with a new metal coping, the building base is Storm Cloud Gray (BM 2140-40) and the building accent is Iron

Mountain #2134-30. A new exterior window assembly high impact tempered glass will be replaced on the north, south and west elevations and a new drive-thru window will be replaced on the north elevation.

The proposed architectural modifications are in good design and taste. The new ADA changes will accommodate more efficient access to the building for their patrons and will not adversely affect the surrounding area or materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

#### **ALTERNATIVE ACTIONS**

- A. Continue with direction.
- B. Approve the Class II Site Plan Modification, architectural elevations, and landscape plan for **McDonald's (2016-198)** located at **1220 Linton Blvd.** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(1)(b) and 4.6.18(E).
- C. Deny the Class II Site Plan Modification, architectural elevations and landscape plan for **McDonald's (2016-198)** located at **1220 Linton Blvd.**, 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(G)(1)(b) and 4.6.18(E).

#### **RECOMMENDATION**

By Separate Motions:

**Site Plan Modification:**

Approve the Class II Site Plan Modification for **McDonald's (2016-198)** located at **1220 Linton Blvd.**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Land Development Regulations set forth in sections 2.4.5(G)(1)(b).

**Architectural Elevations:**

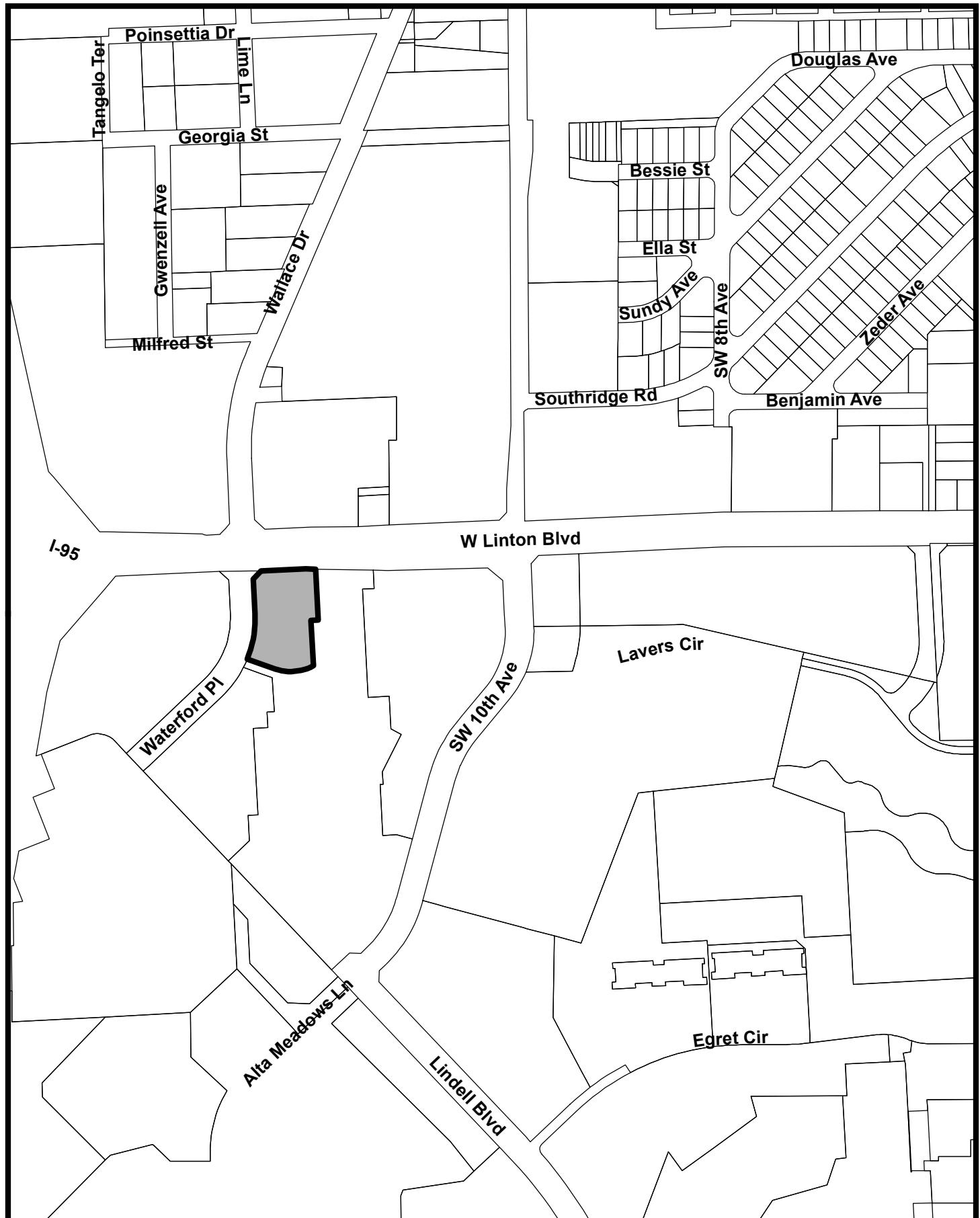
Approve the architectural elevations for **McDonald's (2016-198)** located at **1220 Linton Blvd.**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in LDR Section 4.6.18(E).

**Landscape Plan:**

Approve the landscape plan for **McDonald's (2016-198)** located at **1220 Linton Blvd.**, by adopting the findings of fact and law contained in the staff report, and finding that the request meets criteria set forth in LDR Section 4.6.16 with the recommendation that the one tree that is removed to accommodate the ramp be replaced somewhere else on site.

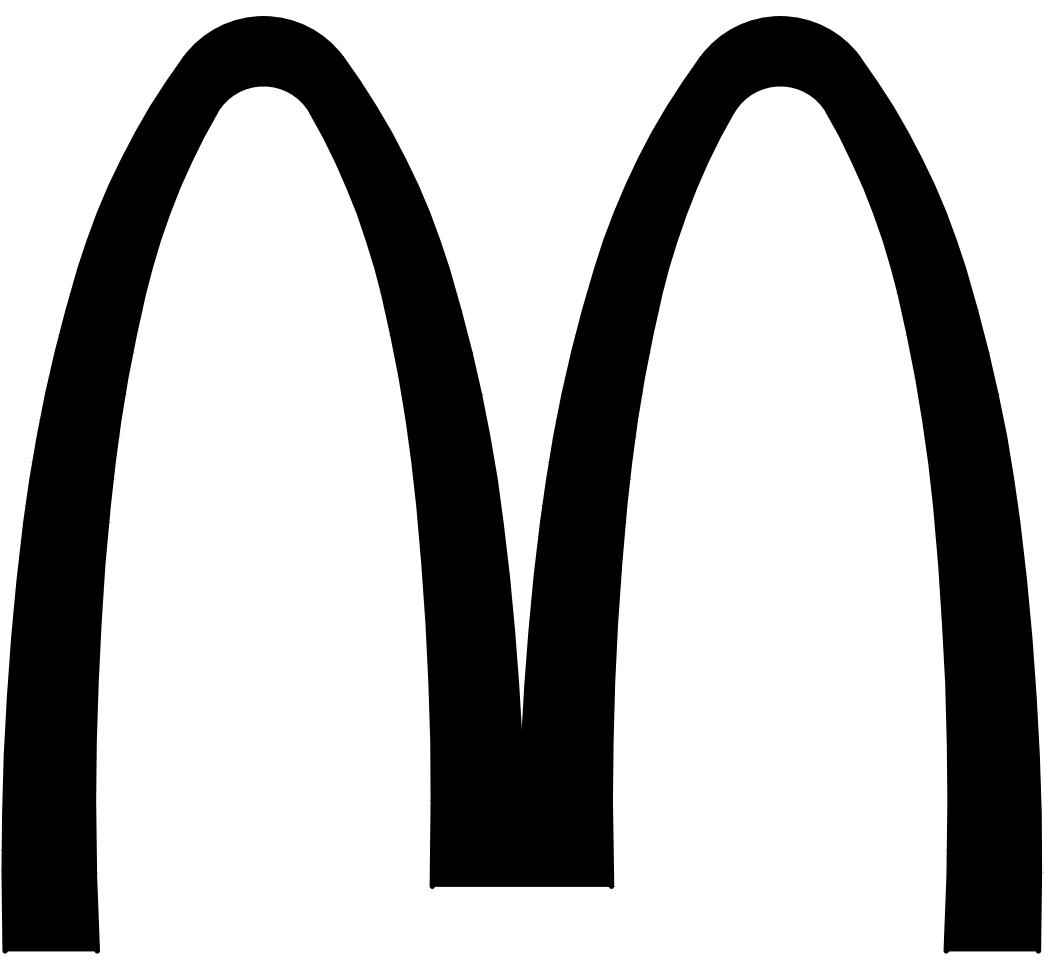
Report Prepared By: Jennifer Buce, Assistant Planner

Attachments: Survey; Site Plan; Location Map; Architectural Elevations



**McDonalds**  
**1220 West Linton Blvd.**  
**LOCATION MAP**

Subject Property



# SITE IMPROVEMENT PLAN

LINTON MRP

# McDonald's®

1220 WEST LINTON BOULEVARD  
DELRAY BEACH, FLORIDA

PARCEL ID# 12-43-46-29-33-002-0000  
STORE No. 009-1060

cph

www.cphcorp.com

A Full Service  
A & E Firm

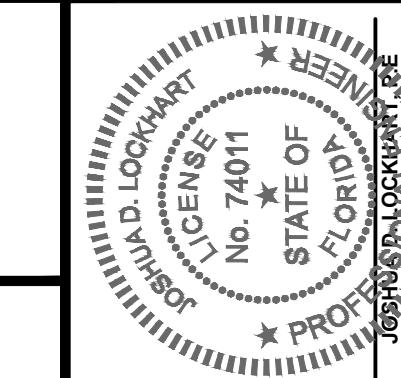
Architects  
Engineers  
Environmental  
Landscape Architects  
M / E / P  
Planners  
Structural  
Surveyors  
Traffic / Transportation

Offices in:  
• Florida  
• Puerto Rico  
• Connecticut  
• Maryland



## LOCATION MAP

1" = 2,000'  
PALM BEACH COUNTY, FLORIDA  
SECTION 20-TOWNSHIP 46 SOUTH-RANGE 43 EAST

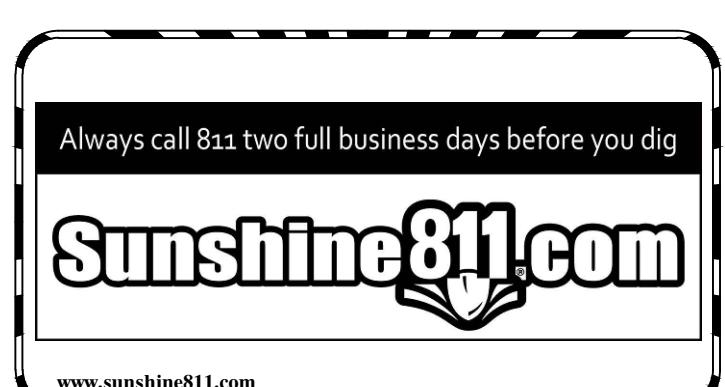


## VICINITY MAP

Designed by:	JDH	△	
Drawn by:	JDH	△	
Checked by:	RHM	△	
Approved by:	JDL	△	
Scale:	AS SHOWN	△	
Date:	Mar. 2016	△	01/24/17
Job No.:	M2907/MRP	△	10/24/16
© 2017		No.	Date
		Revision	

Plans Prepared By:  
CPH, Inc.  
1992 SW 1st St.  
Miami, FL 33135  
Ph: 305.274.4805  
Lic. No. 2215  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Lndscp. Lic. No. LC0000298

**McDonald's®**  
LINTON MRP  
CITY OF DELRAY BEACH / FLORIDA



\*NOTICE\*  
THE SIZE OF THESE PLANS MAY HAVE BEEN  
SLIGHTLY ALTERED BY REPRODUCTION  
PROCESSES. THIS MUST BE CONSIDERED WHEN  
SCALING ANY REPRODUCED PLANS FOR THE  
PURPOSE OF COLLECTING DATA.

McDONALD'S PROJECT  
CODE: 009-1060

Sheet No.  
**C-1**

## GENERAL STATEMENT

THE PURPOSE OF THIS PROJECT IS TO UPDATE THE BUILDING,  
AND BRING THE SITE INTO ADA COMPLIANCE.

## OWNER/DEVELOPER

McDONALD'S USA, LLC  
10150 HIGHLAND MANOR DR., SUITE 470  
TAMPA, FLORIDA 33610  
ATTN.: ROSANGELA DEMELLO.  
PHONE: (954) 224-1174

## ENGINEER

CPH, INC.  
2216 ALTAMONT AVENUE  
FORT MYERS, FLORIDA 33901  
ATTN.: JOSHUA D. LOCKHART, P.E., LEED AP  
PHONE: (239) 332-5499

## ARCHITECT

CPH, INC.  
500 WEST FULTON STREET  
SANFORD, FLORIDA 32771  
ATTN.: JOHN A. BAER, AIA, NCARB, LEED AP  
PHONE: (407) 322-6841

## SURVEYOR

CPH, INC.  
500 WEST FULTON STREET  
SANFORD, FLORIDA 32771  
ATTN.: PAUL J. KATREK, PSM  
PHONE: (407) 322-6841

## LANDSCAPE

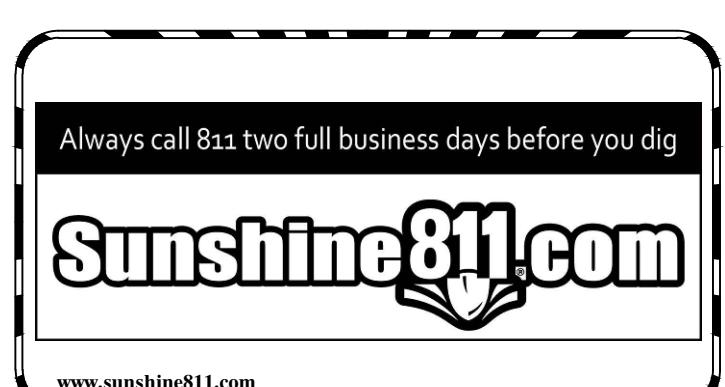
CPH, INC.  
500 WEST FULTON STREET  
SANFORD, FLORIDA 32771  
ATTN.: MAXWELL D. SPANN, RLA  
PHONE: (407) 322-6841

## PERMITTING AGENCIES

CITY OF DELRAY BEACH  
PLANNING AND ZONING  
100 NORTH WEST 1st AVENUE  
DELRAY BEACH, FLORIDA 33444  
ATTN.: REVIEWER  
PHONE: (561) 243-7041

## INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY (COVER SHEET)
- C-2A BOUNDARY & TOPOGRAPHIC SURVEY
- C-3 SITE PLAN
- C-4 GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN
- C-5 GENERAL DETAILS

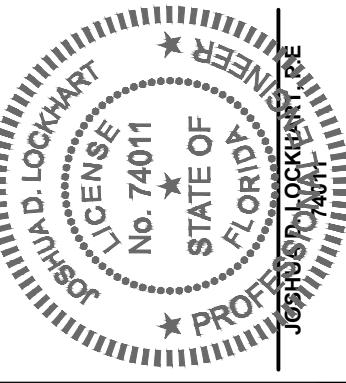


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McDONALD'S PROJECT  
CODE: 009-1060







Designed by:	JDH	Drawn by:	JDH
Checked by:	RMM	Approved by:	JDL
Scale:	AS SHOWN	Date:	Mar. 2016
Job No.:	1024/17	Per City Comments	10/24/16
© 2017	No.	Date	Revision

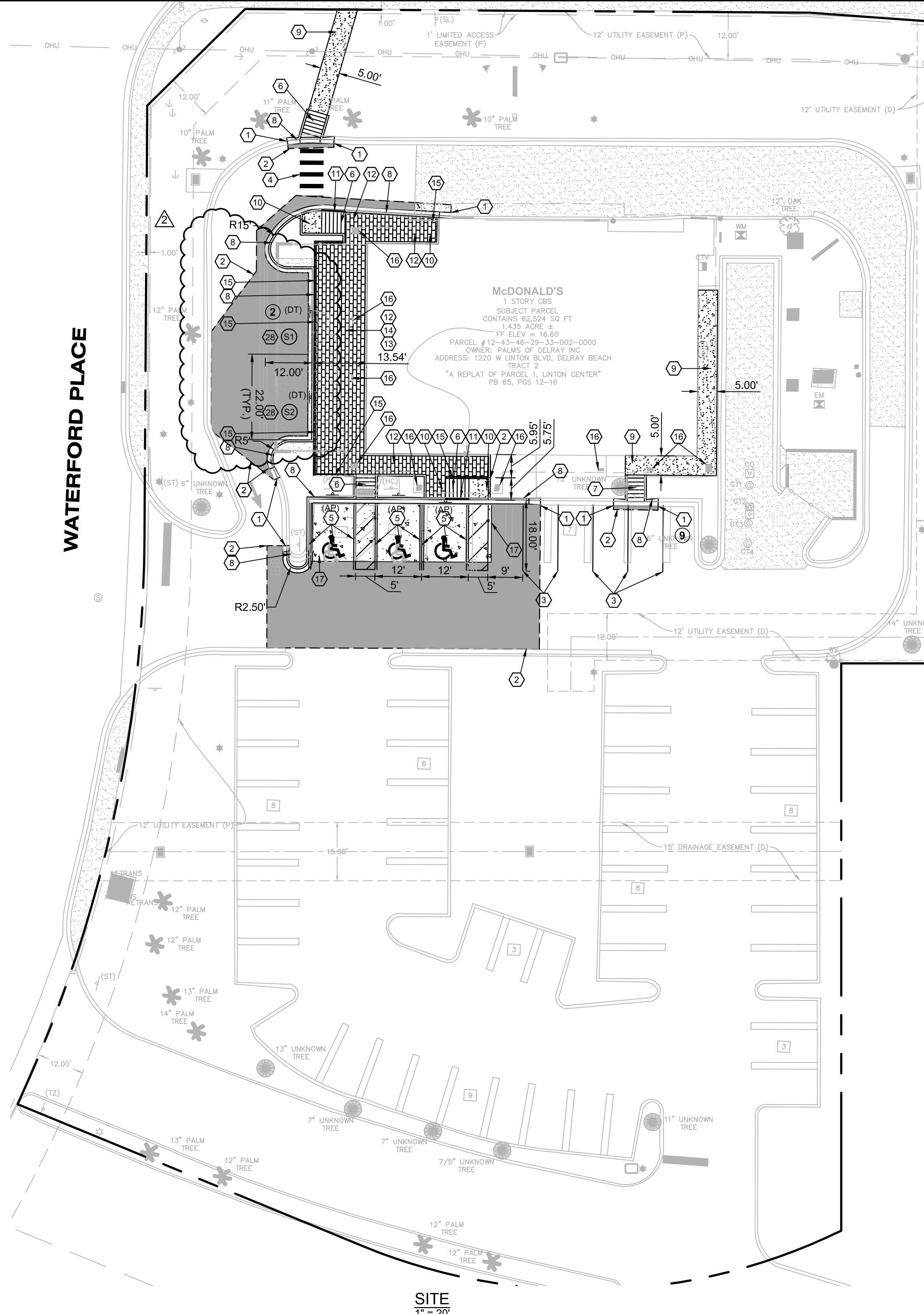
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Arch. Lic. No. AA2600926  
Lndsc. Lic. No. LC0000298

# McDonald's

LINTON MRP  
CITY OF DELRAY BEACH / FLORIDA

SITE PLAN  
Sheet No.

**C-3**



**SITE PLAN KEYNOTE LEGEND**

- ① NEATLY SAW-CUT, REMOVE AND MATCH EXISTING CURB AND GUTTER AND PAVEMENT WITH A SMOOTH TRANSITION.
- ② PROPOSED SAW-CUT LIMITS.
- ③ PROPOSED PARKING STRIPING, PER CITY OF DELRAY BEACH SPECIFICATIONS.
- ④ PROPOSED CROSS WALK STRIPING, SEE DETAIL, SHEET C-5.
- ⑤ PROPOSED ACCESSIBLE STRIPING, SEE DETAIL, SHEET C-5.
- ⑥ PROPOSED ACCESSIBLE RAMP 1:12 MAX. RUNNING SLOPE, 2% MAX. CROSS SLOPE PER FDOT INDEX NO. 304, SEE DETAIL, SHEET C-5.
- ⑦ PROPOSED SERVICE / DELIVERY RAMP.
- ⑧ PROPOSED CURB AND GUTTER, STANDARD CURBING SHOWN SHADED. SEE DETAIL, SHEET C-5.
- ⑨ PROPOSED CONCRETE SIDEWALK PER FDOT INDEX #310 (5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE).
- ⑩ PROPOSED 5' X 5' MIN. SIDEWALK LANDING PER FDOT INDEX #310, 2% MAX. SLOPE IN ALL DIRECTIONS.
- ⑪ PROPOSED NOSE DOWN CURBING, SEE DETAIL, SHEET C-5.
- ⑫ PROPOSED CONCRETE PAVERS PER MCDONALD'S SPECIFICATIONS BOUNDED BY 6" RIBBON CURB (5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE).
- ⑬ PROPOSED OUTDOOR ENVIRONMENTS, A MINIMUM OF 5% PATIO TABLES TO BE ACCESSIBLE. PROVIDE 30" WIDTH, 27" KNEE CLEARANCE, AND 19" OF UNOBSTRUCTED DEPTH. IDENTIFY WITH SIGNAGE.
- ⑭ PROPOSED PATIO AREA: CONCRETE PAVERS PER MCDONALD'S SPECIFICATIONS BOUNDED BY 6" RIBBON CURB (2% MAX. SLOPE IN ANY DIRECTION).
- ⑮ PROPOSED DECORATIVE ALUMINUM RAILING PER MCDONALD'S SPECIFICATIONS.
- ⑯ REMOVE EXISTING COLUMNS.
- ⑰ PROPOSED CONCRETE PAVEMENT. SEE DETAIL, SHEET C-5.

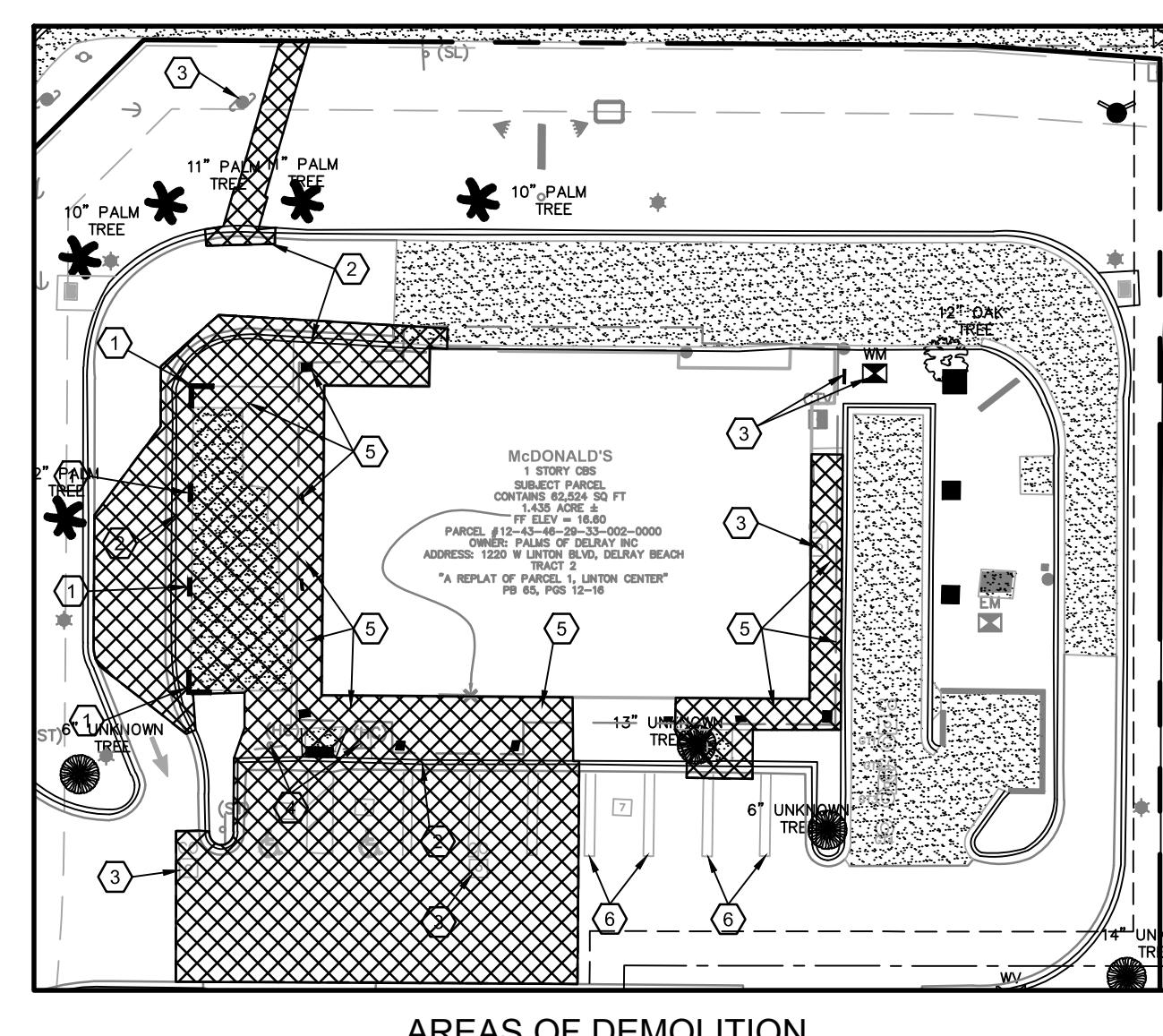
**SITE DATA**

THE PURPOSE OF THIS PROJECT IS TO UPDATE THE BUILDING, AND BRING THE SITE INTO ADA COMPLIANCE.

SITE ADDRESS:	1220 WEST LINTON BOULEVARD DELRAY BEACH, FLORIDA 33445
PARCEL I.D. NUMBER:	12-43-46-29-33-002-0000
SITE TOTAL AREA:	62,524 S.F. (1.435 A.C.)
EXISTING LAND USE:	FAST FOOD WITH DRIVE THRU
PROPOSED LAND USE:	FAST FOOD WITH DRIVE THRU
EXISTING USE:	MCDONALD'S RESTAURANT
PROPOSED USE:	MCDONALD'S RESTAURANT
ZONING:	PC - PLANNED COMMERCIAL
SUBJECT SITE:	PC - PLANNED COMMERCIAL
NORTH:	WEST LINTON BOULEVARD
EAST:	PC - PLANNED COMMERCIAL
SOUTH:	PC - PLANNED COMMERCIAL
WEST:	WATERFORD PLACE
PROPOSED AREA CALCULATIONS:	
BUILDING AREA:	= 5,036 S.F. (8.05%)
PATIO AREA:	= 500 S.F. (0.80%)
IMPERVIOUS AREA:	= 36,249 S.F. (57.98%)
PERVIOUS AREA:	= 20,738 S.F. (33.17%)
EXISTING AREA CALCULATIONS:	
BUILDING AREA:	= 5,011 S.F. (8.02%)
PATIO AREA:	= 1,308 S.F. (2.09%)
IMPERVIOUS AREA:	= 35,251 S.F. (56.38%)
PERVIOUS AREA:	= 20,954 S.F. (33.51%)
TOTAL:	= 62,524 S.F. (100.00%)

**SITE NOTES**

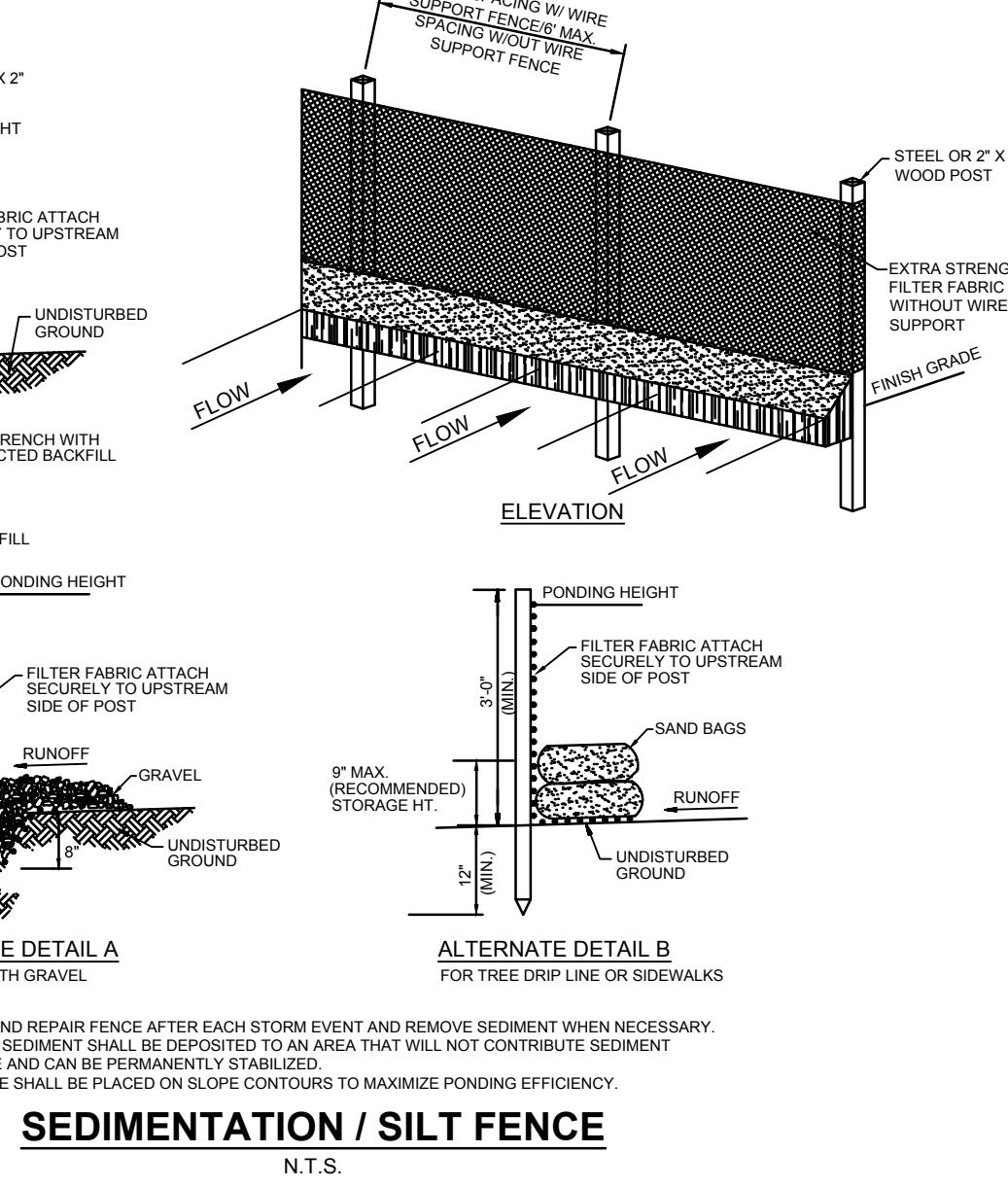
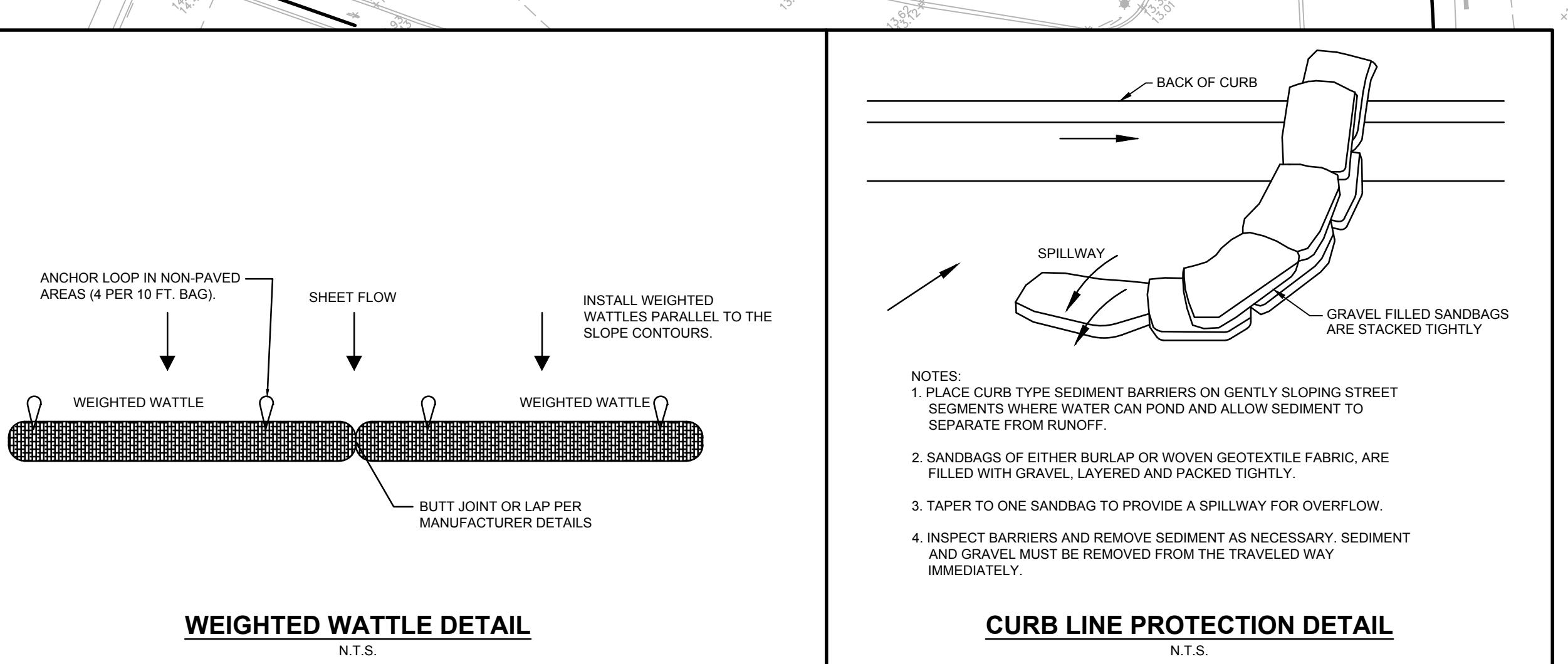
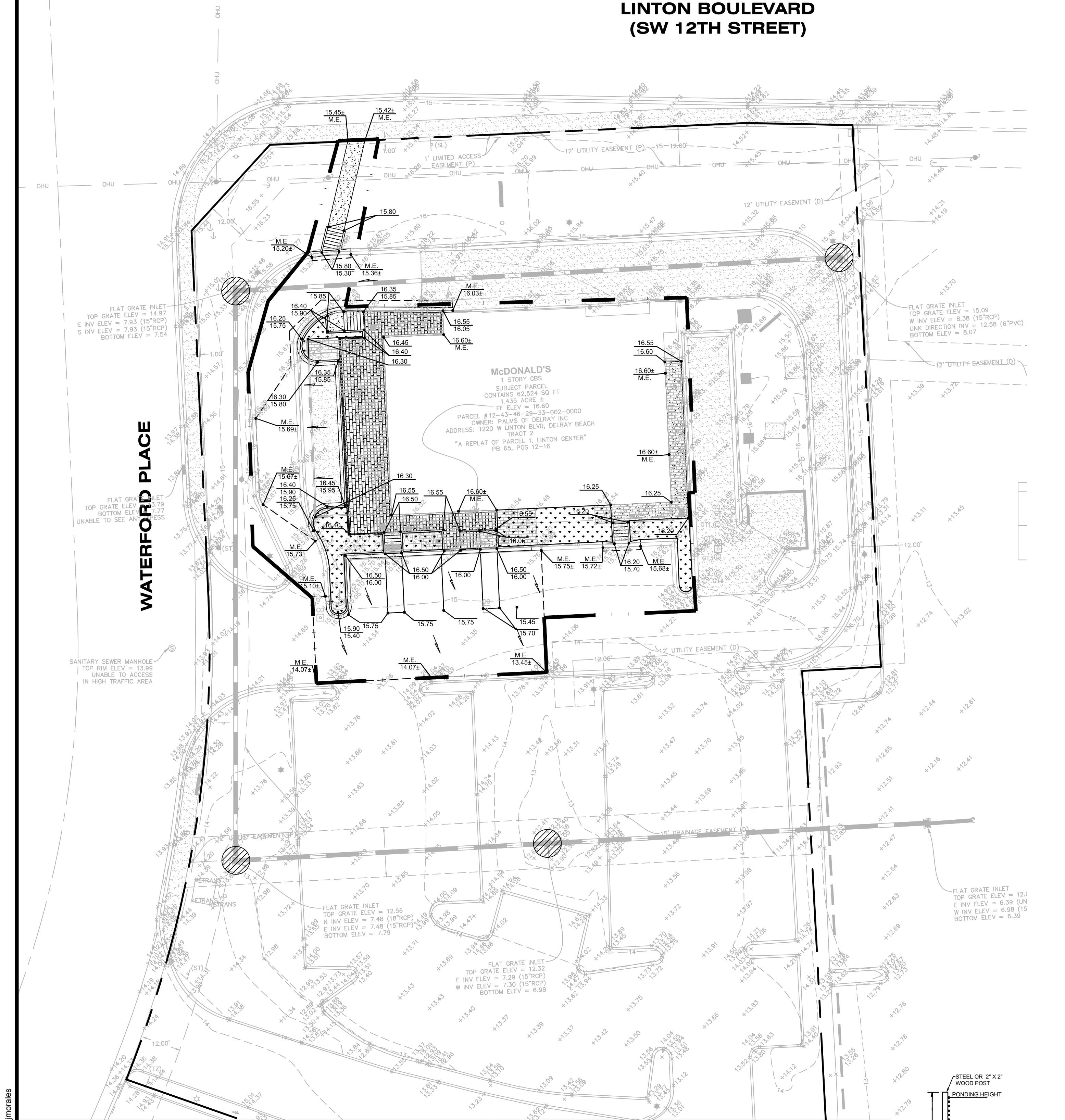
1. EXISTING UTILITIES ARE SHOWN IN SCHEMATIC ONLY. CONTRACTOR SHALL USE DUE REGARD WHEN PERFORMING ANY SITE DEMOLITION.
2. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT Grade/Grade.
3. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
4. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS SHOWN (BOC) WHICH INDICATES BACK OF CURB.
5. CONTRACTOR TO SEAL AND RE-STRIPE AFFECTED PARKING AREA. STRIPING TO BE REPLACED AS EXISTING EXCEPT WHERE NOTED OTHERWISE.
6. ADJUST ALL MANHOLE RINGS AND CLEAN OUT COVERS TO BE FLUSH WITH FINISHED GRADE. ALL PARTS TO BE TRAFFIC BEARING (ASHTO 1-20 LOADING).
7. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
8. MODIFY ALL NON-COMPLIANT EXTERIOR DOOR HARDWARE, AS NECESSARY. TO COMPENSATE LARGE OFFSET D-PULL DOOR HARDWARE.
9. ENSURE ACCESSIBILITY STICKERS ARE PLACED ON ALL APPLICABLE DOORS.
10. ENSURE EXISTING IMPAIRED SIGNAGE IS PROVIDED AT CDD, CASHIER WINDOW & PRESENTER WINDOW.
11. TRANSITIONS TO BE FLUSH ALL ALONG THE ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THE MAXIMUM CONSTRUCTED LEVEL TRANSITION AT EVERY JOINT DOES NOT EXCEED THE MAXIMUM ALLOWABLE UNDER THE ADA AFTER SETTLEMENT, EXPANSION, CONTRACTION, ETC. CHANGES IN LEVEL OF 1/4" HIGH MAXIMUM SHALL NOT EXCEED 1/2" MAXIMUM. A 1/4" MAXIMUM LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
12. FILL EXPANSION / CONTROL JOINT WITH EXTERIOR GRADE CONCRETE EXPANSION JOINT CAULKING. FILL ENTIRE LENGTH OF JOINT. SCAFFOLDING AND CONCRETE FORMS MUST NOT EXCEED 1/4" IN ELEVATION FROM THE ADJACENT CONCRETE SURFACES WHEN CAULKING HAS CURED. FOR JOINTS WITH VOIDS DEEPER THAN 1/2", INSTALL CONTINUOUS FIBERBOARD EXPANSION JOINT FILLER BELOW CAULKING TO SUPPORT CAULKING ABOVE.
13. CONTRACTOR TO REMOVE ALL EXISTING SOIL, DIRT, AND GROUND MATERIAL, INCLUDING SOD, IMPACTED BY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE LANDSCAPE PLAN.
14. CONTRACTOR TO MODIFY IRRIGATION AS NECESSARY TO ACCOMMODATE NEW LANDSCAPE.



PARKING INFORMATION	
TOTAL SPACES REQUIRED	12 SPACES PER 1,000 SF OF GFA UP TO 6,000 SF (5,011 SF / 1,000 SF) X 12 = 60 PARKING SPACES
60	
TOTAL SPACES EXISTING	52 EXISTING SPACES
54	2 EXISTING ACCESSIBLE SPACES
TOTAL SPACES PROVIDED	51 PROPOSED SPACES
56	3 PROPOSED ACCESSIBLE SPACES
	2 PROPOSED PARALLEL SPACES

McDONALD'S PROJECT  
CODE: 009-1060

# LINTON BOULEVARD (SW 12TH STREET)



## EROSION AND SEDIMENT CONTROL PLAN NOTES

**SITE DESCRIPTION**  
A. SITE LOCATION:  
THE SITE IS LOCATED AT: 1220 WEST LINTON BOULEVARD, DELRAY BEACH, FLORIDA

B. SITE CONDITIONS & ACTIVITIES NARRATIVE:  
THE SITE IS DEVELOPED WITH AN EXISTING MCDONALD'S RESTAURANT. THE SITE WILL REMAIN AT APPROXIMATELY THE SAME GRADE AND HAVE NO MAJOR EFFECT ON ADJACENT PROPERTIES.

**WETLANDS/BUFFERS**  
'NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.'

**PLAN INTENT**  
THE INTENT OF THIS PLAN IS TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS BY WATER, AIR, VEHICLE, TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORMWATER QUALITY. THE CONTRACTOR SHALL ENSURE THAT THE BMPs ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF APPLICABLE LAWS, REGULATIONS AND THIS PLAN.

**GENERAL NOTES**  
A. NO RECORD OF AN ENVIRONMENTAL RESOURCE PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT WAS AVAILABLE FOR REVIEW.

M4A OPERATOR NAME (IF ANY): N/A

THE CONTRACTOR SHALL COORDINATE WITH THE M4A TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

- IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
- NEW AND EXISTING STORMWATER INLETS AND CURB/STORMWATER STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
- PERMANENT EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO PREVENT EROSION AND OFF-SITE SEDIMENTATION WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC. THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMPs. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMPs.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPs AS NECESSARY TO COMPLY WITH THE INTENT OF THE PLAN FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEO PRIOR TO ADDING, ADJUSTING OR MODIFYING BMPs THAT AFFECT THE HYDRAULICS OF THE SITE, OR BEFORE ADDING BMPs NOT DETAIL IN THE EROSION AND SEDIMENTATION CONTROL PLANS.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SITING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. EROSION CONTROL SYSTEMS DESCRIBED IN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS REFERENCE. THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE INFALL EVENT, THE SITE CONDITIONS, THE CONTRACTOR'S PLANNED CONSTRUCTION, THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THE PLANS ARE ONLY THE REQUIRED BEST MANAGEMENT PRACTICES. THE CONTRACTOR SHALL FOLLOW POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FOOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MAKE SURE THAT THE EROSION AND SEDIMENTATION CONTROL PLANS DO NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY APPLICABLE JURISDICTIONAL AUTHORITIES.

I. SEPARATE PERMIT COVERAGE MUST BE OBTAINED BY THE CONTRACTOR UNDER THE DEPARTMENT'S GENERIC PERMIT FOR DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY PURSUANT TO SUBSECTION 62-421.30(2), F.A.C.

**STABILIZATION**  
A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR LONGER. STABILIZATION COVING WITH ADDITIONAL AMOUNTS OF MULCH OVER EXPOSED ERODIBLE AREAS SHALL BE PROVIDED TO PROTECT THE MULCH GROWTH OF THE TEMPORARY GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:V SHALL BEODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

## GENERAL GRADING NOTES

1. PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THE PLANS AS CONSTRUCTION PROGRESSES. THE CONTRACTOR SHALL PERIODICALLY CHECK THE SEDIMENTATION CONTROLS AND REPAIR THEM AS NECESSARY TO KEEP THEM IN GOOD FUNCTIONING ORDER. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE APPURTENANCES FROM SEDIMENTATION BY PROTECTION AS DETAILED IN THE PLANS.

2. THE CONTRACTOR SHALL CONDUCT GROUND STABILIZING MEASURES (PAVING, GRASSING, MULCHING AND SODDING) AS SOON AS PRACTICABLE FOLLOWING FINAL GRADING OF THE SITE.

3. FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETED STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND REPAIR ANY DISTURBED AREAS. THE EROSION CONTROL SYSTEMS AND STABILIZATION IN THE STORMWATER SYSTEM SHALL BE COMPLETELY FLUSHED PRIOR TO CERTIFICATION OF COMPLETION.

4. ALL WORK PERFORMED WITHIN ANY ADJACENT ROAD REQUIRES A SEPARATE PERMIT ISSUED BY THE PALM BEACH COUNTY OR CITY OF DELRAY BEACH PUBLIC WORKS DEPARTMENTS.

5. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125102-0005-D, CITY OF DELRAY BEACH, FLORIDA WITH EFFECTIVE DATE JANUARY 5, 1989, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X (SHADeD), WHICH ARE AREAS OF HIGH FLOOD AND ALSO IN ZONE AE (EL 12) WHICH ARE AREAS OF 100 YEAR FLOOD AND BASE FLOOD ELEVATION DETERMINED BY THE FIRM (NOV 20, 1988). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.

6. CONTRACTOR SHALL FIELD VERIFY EXISTING AND SURROUNDING DEVELOPMENT GRADES AND CONTACT ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL VERIFY POSITIVE DRAINAGE FLOW AWAY FROM BLDG. AND THAT A MINIMUM SLOPE OF AT LEAST 1:10 IN THE DIRECTION OF DRAINAGE FLOW INDICATED CAN BE ACHIEVED.

8. CONTRACTOR SHALL CLEAN OUT ALL STORM STRUCTURES AND PIPES PRIOR TO PROJECT CLOSE OUT.

## SEQUENCE OF CONSTRUCTION

THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AS DESCRIBED BELOW. IF THE CONTRACTOR FINDS THAT THE SEQUENCE NEEDS TO BE MODIFIED, THE CONTRACTOR SHALL CONTACT THE CEC FOR FURTHER DIRECTION. THE CONTRACTOR SHALL NOT DISTURB THE SITE UNTIL IT IS NECESSARY TO INSTALL THE BMPs UNLESS DIRECTED IN THE SEQUENCE TO BEGIN CLEARING AND GRUBBING OPERATIONS. ALL TEMPORARY BMPs SHALL BE REPAIRED AND MAINTAINED UNTIL STABILIZATION HAS OCCURRED AND THERE IS NO RISK OF DISCHARGE, THEN THEY SHALL BE REMOVED.

1. INSTALL PERMIT CONTROLS IMMEDIATELY DOWNSTREAM OF THE PLANNED LOCATION OF THE CONSTRUCTION EXIT.
2. INSTALL REMAINING PERMIT CONTROLS.
3. INSTALL TEMPORARY PARKING AND STORAGE AREAS (TRAILER, PARKING, LAY DOWN, SANITARY FACILITIES, WHEEL WASH, CONCRETE WASHOUT, MASONRY, CONCRETE AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC.).
4. BEGIN DEMOLITION, CLEARING AND GRUBBING OPERATIONS AS APPROPRIATE.
5. TEMPORARILY SEED IMMEDIATELY AND THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE ACTIVE FOR 7 DAYS OR MORE.
6. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINISH GRADE.
7. PREPARE SITE FOR PAVING.
8. PAVE SITE.
9. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
10. COMPLETE GRADING AND INSTALL PERMANENT STABILIZATION OVER ALL AREAS.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

ACREAGE SUMMARY	
<b>TOTAL SITE AREA</b>	1.44 AC.
<b>ON-SITE DISTURBED AREA</b>	0.33 AC.
<b>OFF-SITE DISTURBED AREA</b>	0.00 AC.
<b>TOTAL DISTURBED AREA</b>	0.33 AC.

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**C-4**

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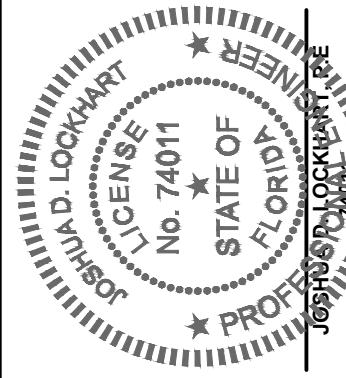
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Designed by:	COP	JDH	△
Drawn by:	RHM	△	△
Checked by:	JDL	△	△
Approved by:	AS Sjouw	△	△
Planned by:	McDonald's	△	△
Job No.:	M2907/MRP	10/24/16	No. Date
Job Date:	Mar. 2016	01/24/17	Per City Comments
Revision:			

Plans Prepared By:  
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Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Lndscp. Lic. No. LC0000298

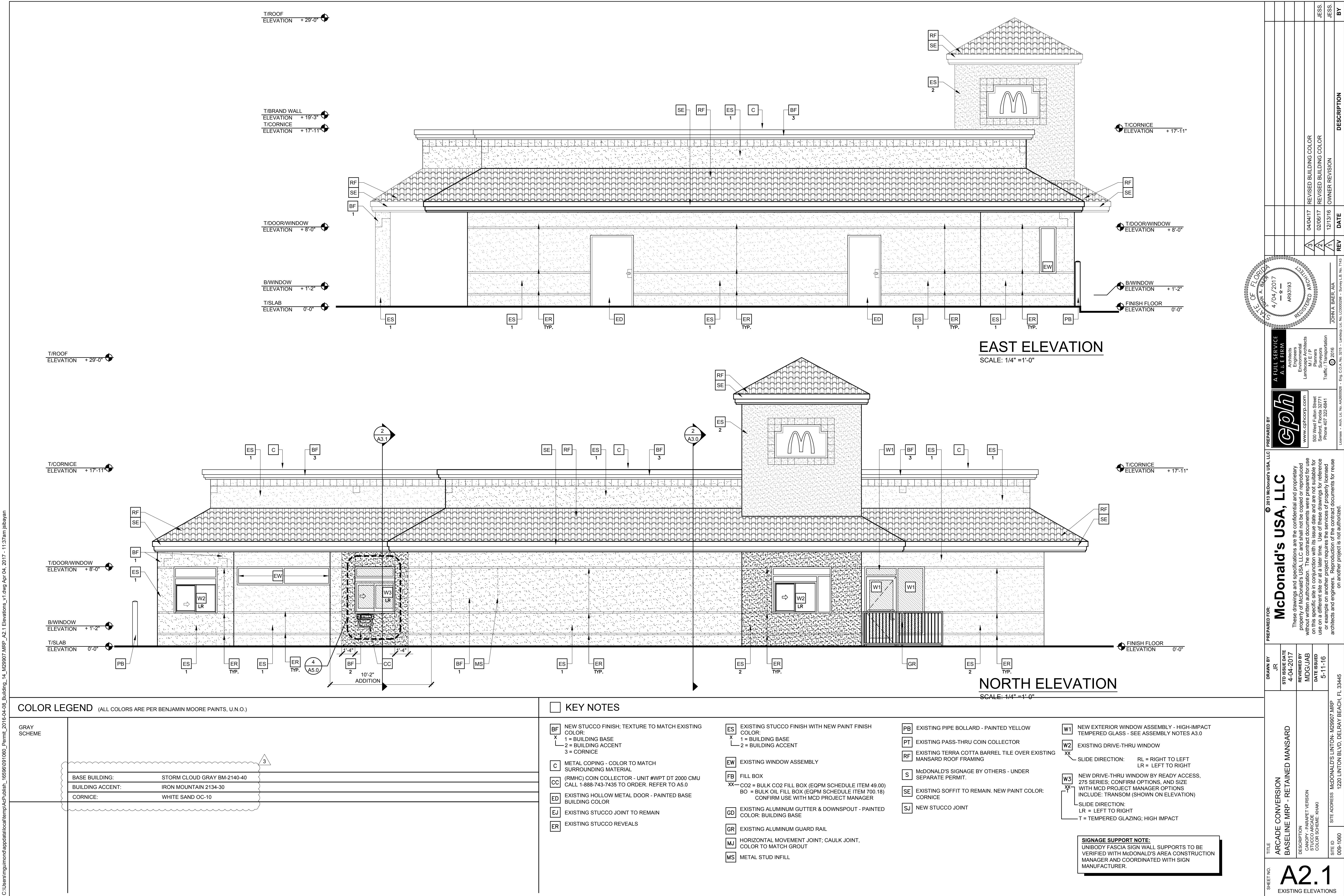
McDONALD'S PROJECT CODE: 009-1060

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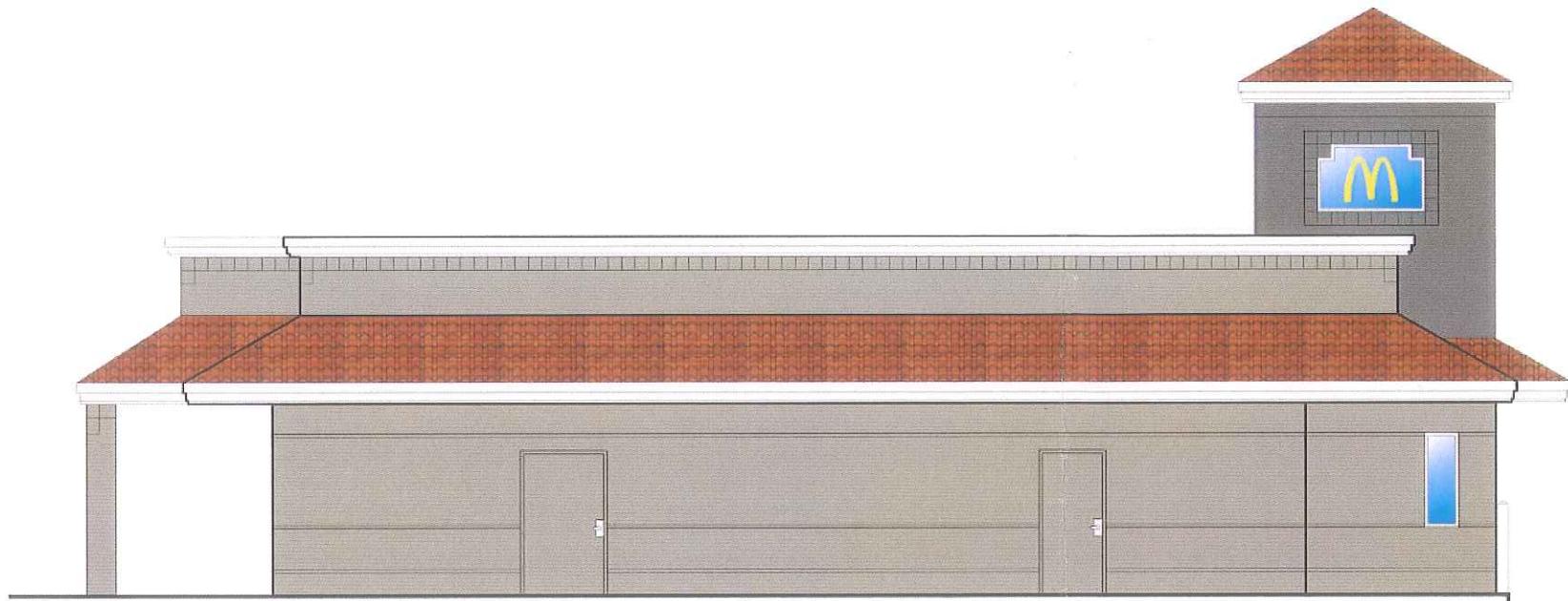


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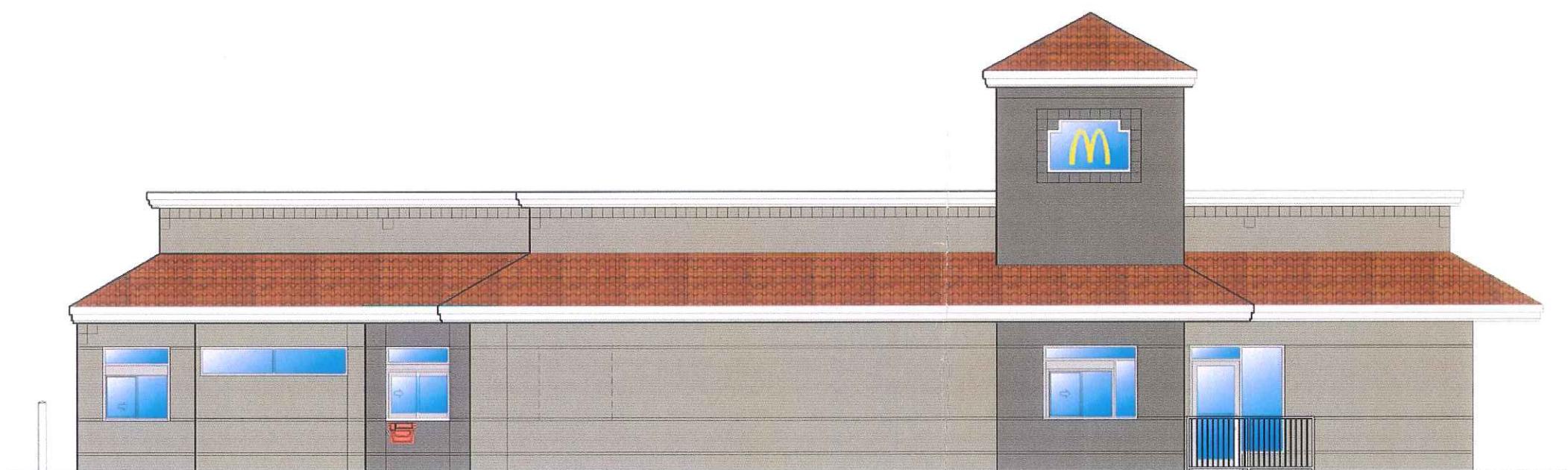
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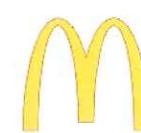
City of Delray Beach  
Planning & Zoning



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

 LINTON  
McDonald's  
SITE CODE# 009-1060 JANUARY 18, 2017

## COLOR & MATERIAL LEGEND



BUILDING BASE (STUCCO)  
BENJAMIN MOORE  
STORM CLOUD GRAY\_BM-2140-40



BUILDING ACCENT (STUCCO)  
BENJAMIN MOORE  
IRON MOUNTAIN #2134-30



ROOF  
EXISTING TERRA COTTA  
BARREL TILE

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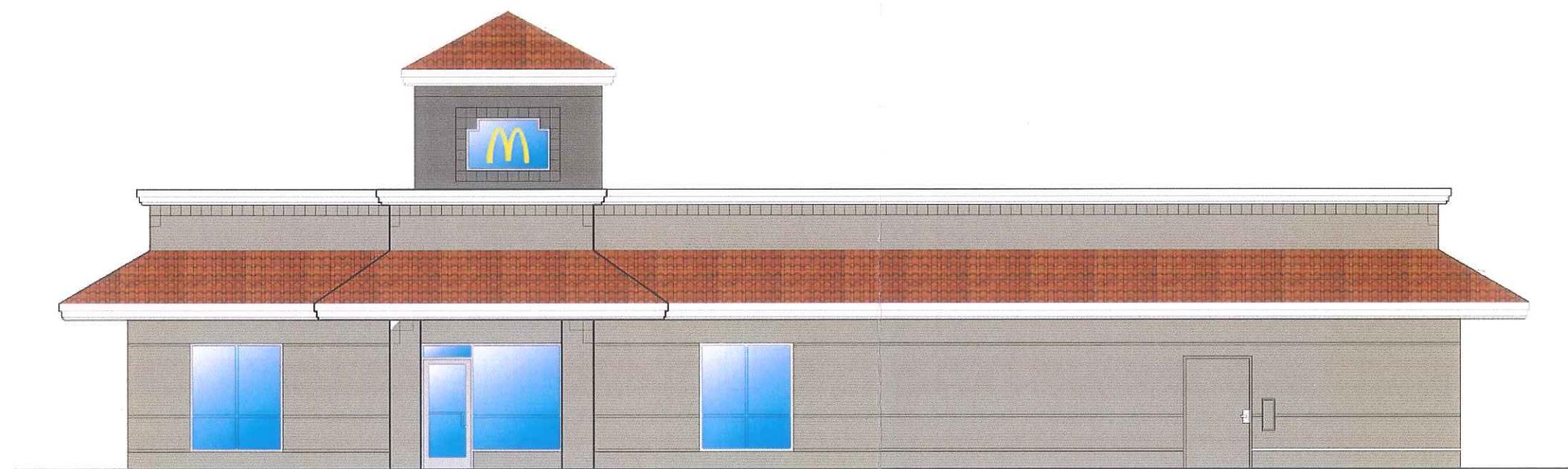
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City of Delray Beach  
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WEST ELEVATION

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



SOUTH ELEVATION

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

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