

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: January 25, 2017

ITEM: First Presbyterian Church (2016-285) – Class IV Site Plan Modification, Landscape Plan, Architectural Elevation, and Waiver Approvals Associated With The Construction of Building Additions to the Existing Church.

Recommendation: Approve

GENERAL DATA:

Owners..... First Presbyterian Church

Agent..... Currie Sowards Aguila Architects

Location..... East side of Gleason Street, south of Atlantic Avenue.

Property Size..... 3.28 Acres

Future Land Use Map... MD (Medium Density 5-12 du/ac)

Current Zoning..... CF (Community Facilities)

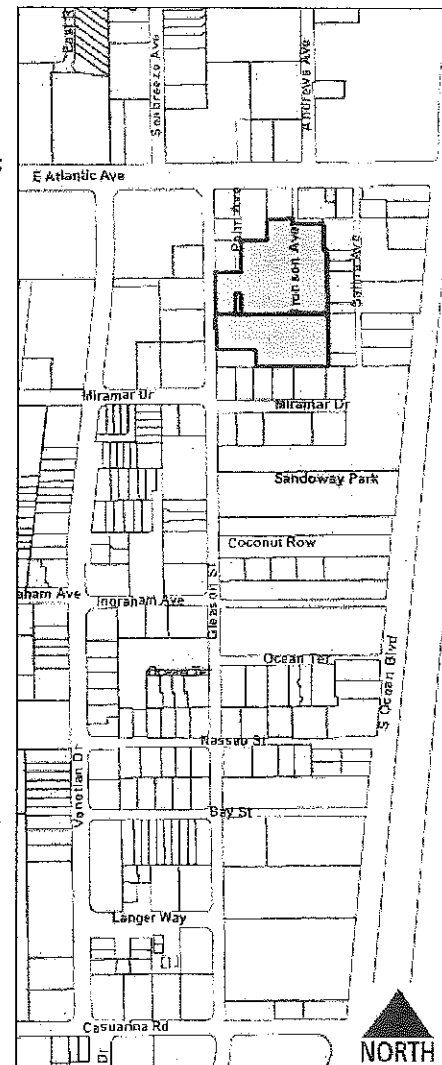
Adjacent Zoning..North: CBD (Central Business District)
East: RM (Multiple Family Residential)
South: R-1-A (Single Family Residential)
West: RM, CBD, and CF

Existing Land Use..... Church

Proposed Land Use..... Church

Water Service..... Existing on site.

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The item before the Board is approval of the following aspects of a Class IV site plan modification request for **First Presbyterian Church**, pursuant to Land Development Regulations (LDR) 2.4.5(G)(1)(d):

- Site Plan;
- Landscape Plan;
- Building Elevations; and
- Waiver.

The subject property is located on the east side of Gleason Street, South of Atlantic Avenue at 33 Gleason Street.

BACKGROUND

Constructed in 1924, the Gibson Memorial Baptist Church was the first church to be built east of the Intracoastal Waterway. The sanctuary for the congregation was located at 36 Bronson Street, one block south of East Atlantic Avenue. It was purchased by the Presbyterian congregation in 1928 and was renamed the Community Presbyterian Church. It remained the Presbyterian sanctuary until their new church was constructed in 1977 at 33 Gleason Street, just to the west of the subject property. After the construction of the new sanctuary, the building became the congregation's Fellowship Hall and the church was renamed the First Presbyterian Church.

Today, the First Presbyterian Church campus consists of several lots. The existing sanctuary, fellowship hall, Christian education building, 2 story accessory building, Columbian & memorial garden and a 52-space parking lot occupy that portion of the campus located between Gleason Street and Bronson Avenue. The remaining portion of the church campus is located on the east side of Bronson Avenue and includes a paved parking lot and two residential structures (one the caretaker's residence and the other accommodating meeting rooms for organizations such as the Boy Scouts).

The Fellowship Hall and the adjacent garden (on the north side of the fellowship hall) were listed on the Local Register of Historic Places by the City Commission at its meeting of November 16, 1999. Other minor site improvements that have been approved administratively include the addition of playground equipment, expansion of the courtyard area, and installation of planters and decorative walls.

On July 10, 2001, the City Commission approved a rezoning request for the 3.3 acre church property and an existing residential parcel referred to as the "Fisler Property," located at 37 Gleason Street, from RM (Multiple Family Residential) to CF (Community Facilities).

On August 19, 2002, the City Commission approved a rezoning request for 39 Gleason Street from RM (Multiple Family Residential) to CF (Community Facilities). This property had been purchased by the church and was to be utilized as a facility for Christian Education.

In 2003, SPRAB approved a Class III site plan modification for the First Presbyterian Church which involved the conversion of a 1,525 sq. ft. single family residence to a child care facility; conversion of the rear and side yards to an outdoor play area; and, installation of a paver brick walkway.

A Class IV site plan modification application has been submitted to modify the parking area and construct new restrooms, vestibule, and workshop.

PROJECT DESCRIPTION

The development proposal consists of the following:

- Demolish four existing structures on the campus.
- Construct building additions along the south side of existing sanctuary for new restrooms and vestibule.
- Construct a porte-cochere on the south side of the existing sanctuary.
- Construct a 572 square foot workshop.
- Reconfigure the parking area.
- Installation of associated landscaping.

The development proposal includes a waiver to LDR Section 4.6.16(H)(3)(k), which requires a 5-foot landscape strip to separate the abutting parking tiers along the east side of the property, where 3 feet 2 inches 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 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K) and Section 4.4.21 as it pertains to the Community Facilities (CF) Zoning District:

Building Setbacks and Height:

Standard			Provided
Maximum Building Height		48'	25' 3"
Perimeter Setback	South	n/a	86'
	East	n/a	13'

	West	n/a	53' 4"
	North	n/a	12'
Open Space		25%	28%

LDR Article 4.6 - Supplemental District Regulations:

Off-Street Parking:

Pursuant to LDR Section 4.6.9(C)(6)(c), churches are required to provide one parking space for every three seats provided in the sanctuary. The proposed modification does not affect the sanctuary. Thus, required parking is not reduced or increased by the proposed modification.

Lighting:

Per to LDR Section 4.6.8(A)(3), the new parking areas are required to provide a minimum illumination of 1 foot candle and a maximum of 12 foot candles. Further, the area beneath the porte cochere is required to provide a minimum illumination of 3 foot candles and a maximum of 30 foot candles. The photometric plan that was submitted with the development proposal demonstrates compliance with these requirements.

Sidewalks:

Per LDR Section 6.1.3(B)(1)(c), a 5-foot sidewalk is required along Gleason Street. The site plan indicates the installation of a new 5-foot wide sidewalk along Gleason Street.

Right-of-Way Dedication:

Per LDR Section 5.3.1(D)(2), the required ultimate right-of-way for Gleason Street is 60 feet and 45 feet exists. The Development Services Management Group considered and approved the reduction to 50 feet. Thus, a condition of approval is attached that a recorded right-of-way deed of 5 feet be provided, subsequent to City Commission approval of the dedication.

LANDSCAPE ANALYSIS

The Senior Landscape Planner has reviewed the proposed landscape plan and found that it substantially complies with LDR Section 4.6.16. The proposed landscaping consists of Verawood, Green Buttonwood, East Palatka Holly, Jatropha tree, Crape Myrtle, Alexander Palm, Sylvester Date Palm, Live Oak, Royal Palm, Glaucous Cassia, Foxtail Palm, Red Anthurium, Foxtail Asparagus, Angelwing Begonia, Perfecta Bromeliad, Jamaica Caper, Silver Buttonwood, Small Leaf Clusia, Beach Creeper, Green Island Ficus, Florida Privet, Dwarf Firebush, Ixora Nora Grant, Mondo Grass, Thryallis, Dwarf Asian Jasmine, and Imperial Bromeliad. The applicant has requested a waiver from LDR Section 4.6.16(H)(3)(k), which requires a 5-foot landscape separator between parking tiers and is discussed below.

WAIVER

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.

Parking Tier Separator:

Per LDR Section 4.6.16(H)(3)(k), a 5-foot landscape separator is required for the parking tier separator along the east side of the property, where 3 feet 2 inches is proposed. The applicant has submitted a waiver request from the minimum landscape parking tier separation requirement, with the following verbatim narrative in support of the waivers:

"The First Presbyterian Church wishes to increase their parking for its congregation. The current layout does not provide enough parking for its services during the holidays. Therefore, existing structures and the existing parking area will be demolished to provide a new and more efficient parking layout that meets the needs of the church. The additional parking spaces will benefit the church and a beach area that greatly needs more parking. Beach businesses currently use the existing church parking lot for valet parking services due to lack of parking in the area. In order to maximize parking, 90 degree parking spaces will be used to create an efficient and safe layout. According to SECTION 4.6.16 H3 (K)- a minimum 5' landscape island is required between parking tiers. We are formally requesting to reduce the landscape island to 3'-2" only in the parking spaces located on the east side of the church, see site plan. The reduction of the landscape island allows for the use of the 90 degree parking which creates more parking for the church and the community. Without the reduction of the landscape island the parking layout would not be as efficient and safe. Additionally, the reduction does not take away from the minimum landscape requirements for the site. For example, code requires a minimum of 46 native trees and we are providing 114. Thank you for your time and consideration."

Waiver Analysis:

The purpose of this requirement is to ensure that there is adequate area provided between parking tiers to accommodate landscaping and lighting. The landscape separator reduces the heat island within the parking tier. The proposed reduction will not adversely affect the neighboring area, provision of public facilities, or create an unsafe situation. However, the waiver might be considered a special privilege since the requirement would be required of any new parking area Citywide. It is noted that the applicant proposes to demolish existing buildings in order to provide this new parking tier. The area proposed for the new parking tier is constrained by the remaining existing site conditions, such as the historic designated church and other existing building. It is noted that the City has approved similar waivers for landscape dimensional

requirements, particularly in the downtown area where site constraints often affect the ability to meet the requirements. Consequently, a positive finding with respect to LDR Section 2.4.7(B)(5), Waiver Findings can be made.

ARCHITECTURAL ELEVATIONS

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 buildings have a contemporary architectural interpretation. The buildings will have a barrel tile roof to match the existing church and will be painted beige with a white fascia. These details will match the church and conform with good taste and design while maintaining harmony. Based on the above, a positive finding can be made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

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

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

The subject property is designated MD (Medium Density 5-12 dwelling units per acre) on the Future Land Use Map and is zoned CF (Community Facilities). Per the Future Land Use Element, the CF zoning designation is consistent with the MD Future Land Use Map designation. Pursuant to LDR Sections 4.4.21(B)(5), churches are a permitted use within the CF zoning district. Based upon the above, it is appropriate to make a positive finding with respect to consistency with the Future Land Use Map designation.

LDR Section 3.1.1(B) - Concurrency:

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

LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions):

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

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

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

Comprehensive Plan Policies:

A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following is 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.

The property is currently utilized as a church. The proposed modification will not significantly increase the intensity of the use of the property. The improvements will provide increased expanded use of the church campus and will be an asset to the community.

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 zoning designations and uses about the subject property:

	<u>Zoning Designation:</u>	<u>Use:</u>
North	CBD (Central Business District)	Mixed Use Commercial and Retail
South	R-1-A (Single Family Residential)	Single Family
East	RM (Multiple Family – Medium Density)	Residential
West	RM (Multiple Family – Medium Density) CBD (Central Business District) CF (Community Facilities)	Multiple Family Hotel Parking lot

As discussed above in the analysis of Future Land Use Element Objective A-1, positive findings can be made with respect to the compatibility of the proposed development with

the adjacent properties. The development proposal will be compatible and harmonious with the adjacent properties and a positive finding can be made with regard to LDR Section 2.4.5(F)(5).

REVIEW BY OTHERS

The subject property is not located in an area requiring review by an advisory Board or Agency.

Courtesy Notices:

Courtesy notices have been sent to the Beach property Owners Association (BPOA).

Letters of objection or support, if any, will be presented at the SPRAB meeting.

ASSESSMENT AND CONCLUSION

The development proposal is for the demolition of four existing structures, construction of building additions and a porte cochere to the existing church, construction of a workshop, and reconfiguration of the parking area. It is noted that there is a portion of Palm Avenue at the south end that does not appear to have been abandoned. When a site plan modification is submitted that affects this area, a title search will need to be conducted together with a possible right-of-way abandonment request. The project is consistent with the policies of the Comprehensive Plan and Land Development Regulations Section 2.4.5(G)(1)(d) provided the attached conditions of approval are addressed.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the Class IV site plan modification, landscape plan, building elevations and waiver for the **First Presbyterian Church**, 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 Sections 2.4.5(G)(1)(d), 2.4.7(B)(5) and Chapter 3 of the Land Development Regulations, subject to the attached conditions of approval.
- C. Move denial of the Class IV site plan modification, landscape plan, building elevations and waiver for the **First Presbyterian Church**, 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)(d), 2.4.7(B)(5) and Chapter 3 of the Land Development Regulations.

STAFF RECOMMENDATION

By Separate Motions:

Waivers:

Move to approve the waiver the waiver to LDR Section 4.6.16(H)(3)(k), which requires a 5-foot landscape separator for the parking tier along the east side of the property, where 3 feet 2 inches is proposed, based on positive findings with LDR Section 2.4.7(B)(5).

Site Plan:

Move approval of the request for Class IV site plan modification approval for the **First Presbyterian Church**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 2.4.5(G)(1)(d) and Chapter 3 of the Land Development Regulations, subject to the condition that a recorded right-of-way deed of 5 feet be provided for Gleason Street.

Landscape Plan:

Approve the landscape plan for the **First Presbyterian Church**, based on positive findings with respect to Section 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Approve the proposed architectural elevations for the **First Presbyterian Church**, based on positive findings with respect to LDR Section 4.6.18(E).

Attachments:

- Appendix A
- Appendix B
- Site Plan, Landscape Plan, and Building Elevations

Report prepared by: Scott D. Pape, AICP, Principal Planner

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 is available via service lateral connections to mains located within the former Bronson Avenue right-of-way. The proposed building additions will have an insignificant impact on these levels of service.

The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The proposal will have an insignificant impact on all public services and was anticipated for this property and was factored into the plan. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic: The trip generation for the building additions will result in a decrease of 30 average daily trips, 2 peak a.m. trips, and 34 peak p.m. trips. Since the proposed modification will result in a reduction of trips, a positive finding can be made with respect to this level of service standard.

Parks and Recreation Facilities: No impact due to the proposed modifications.

Solid Waste: Based upon the Solid Waste Authority's Trash Generation Rates, the proposed trash generated by the modification will result in a reduction of 0.28 tons per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048, thus a positive finding with respect to this level of service standard can be made.

Drainage: Drainage is to be accommodated sheet flow to catch basins and exfiltration trenches. There should be no impact on drainage as it relates to this level of service standard.

Schools: School concurrency findings do not apply for non-residential uses. Thus, the proposed development will not have an impact with respect to this level of service standard.

APPENDIX "B"
STANDARDS FOR SITE PLAN ACTIONS

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

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- 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	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>	
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.**

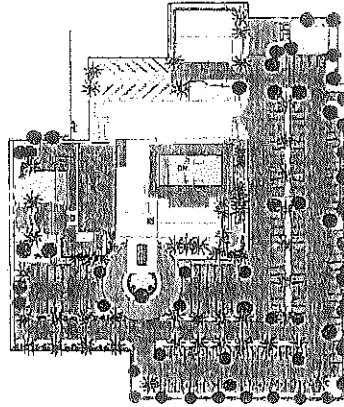
Not applicable		
Meets intent of standard	<input checked="" type="checkbox"/>	
Does not meet intent		

- 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	<input checked="" type="checkbox"/>	
Meets intent of standard		
Does not meet intent		

1ST PRESBYTERIAN CHURCH - CHURCH AND PARKING LOT RENOVATIONS

33 GLEASON STREET
DELRAY BEACH, FL. 33483



Revision Schedule		
Number	Date	Description

ARCHITECT

CURRIE SOWARDS AGUILA ARCHITECTS

143 NE 4th Avenue
Delray Beach, FL 33483
TEL: 561-276-4853
FAX: 561-243-6184

STRUCTURAL ENGINEER:

McCarthy and Associates

601 N. CONGRESS AVE, SUITE 106A
DELRAY BEACH, FLORIDA 33445
TEL: 561 285-1864

M.E.P. ENGINEER:

THOMPSON AND YOUNGROSS ENGINEERING
CONSULTANTS

113 S.E. 10TH STREET
DELRAY BEACH, FLORIDA 33483
TEL: 561 374-0220
FAX: 561 274-0222

CIVIL ENGINEER:

ENVIRODESIGN ASSOCIATES, INC.

280 PINEAPPLE GROVE WAY
DELRAY BEACH FLORIDA 33444
TEL: 561 274-4500

LANDSCAPE ARCHITECT:

DAVE BODKER LANDSCAPE ARCHITECTURE/
PLANNING INC.

601 N. CONGRESS AVENUE, SUITE 105-A
DELRAY BEACH FLORIDA 33445
TEL: 561 276-0311
FAX: 561 276-3600

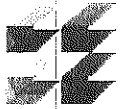
SHEET

SHEET NAME

02.01 EXISTING/ DEMOLITION SITE PLAN
A1.01 SITE PLAN
A3.01 SANCTUARY ADDITION
A3.02 NEW ENTRY
A3.03 NEW WORKSHOP AND DUMPSTER
ENCLOSURE
A4.01 ENLARGED PLANS
1 OF 1 COMPOSITE OVERLAY PLAN
CIVIL
1 OF 8 PAVING AND DRAINAGE PLAN
2 OF 8 PAVING AND DRAINAGE DETAILS
3 OF 8 PAVING AND DRAINAGE DETAILS
4 OF 8 PAVING AND DRAINAGE DETAILS
5 OF 8 WATER AND WASTEWATER DETAILS
6 OF 8 BASEMENT COORDINATION PLAN
7 OF 8 DEMOLITION PLAN
8 OF 8 POLLUTION PREVENTION PLAN

LANDSCAPE

L-1 EXISTING TREE PLAN
L-2 TREE PLAN
L-3 SPECIFICATIONS, DETAILS, NOTES
ES1.1 PHOTOMETRICS



**CURRIE
SOWARDS
AGUILA**
architects
Architecture, Planning,
Interiors, &
Sustainable Design
AP26001364
187 NORTH WILLOW STREET, 101
DELRAY BEACH, FL 33483
T: (561) 276-4451 F: (561) 243-6198
EMAIL: office@csa-ny.com

ISSUED FOR: _____
DATE: 09/20/2016
BY: _____
REVISION: _____
DATE: _____

PROJECT NAME
**1ST
PRESBYTERIAN
CHURCH -
CHURCH AND
PARKING LOT
RENOVATIONS**

33 GLEASON STREET
DELRAY BEACH, FL 33483

ITEM	DESCRIPTION	DATE
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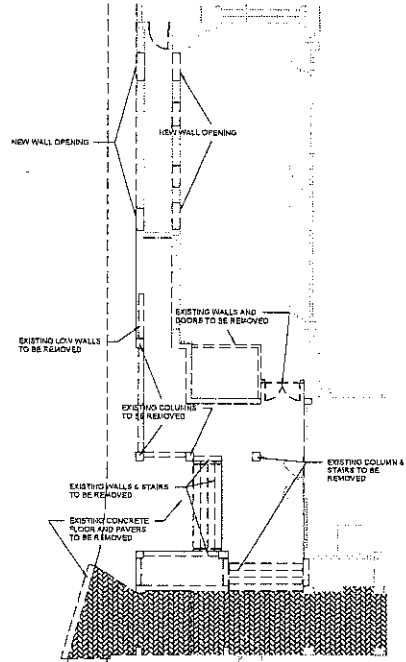
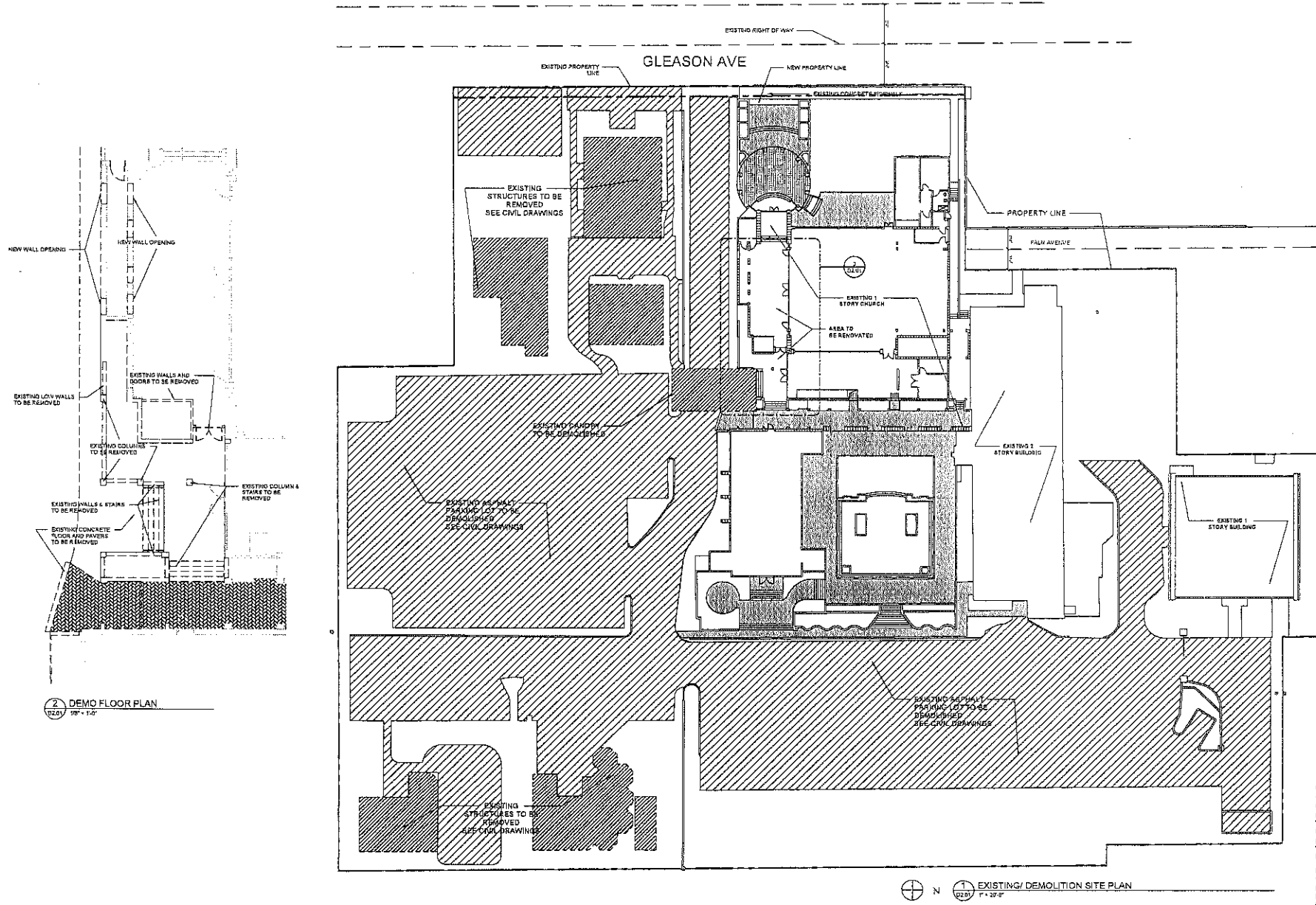
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DATE: 9/20/2016
BY: _____
CHECKED BY: _____

**EXISTING/
DEMOLITION
SITE PLAN**

DATE	BY
9/20/2016	IRG
11/10/16	

D2.01

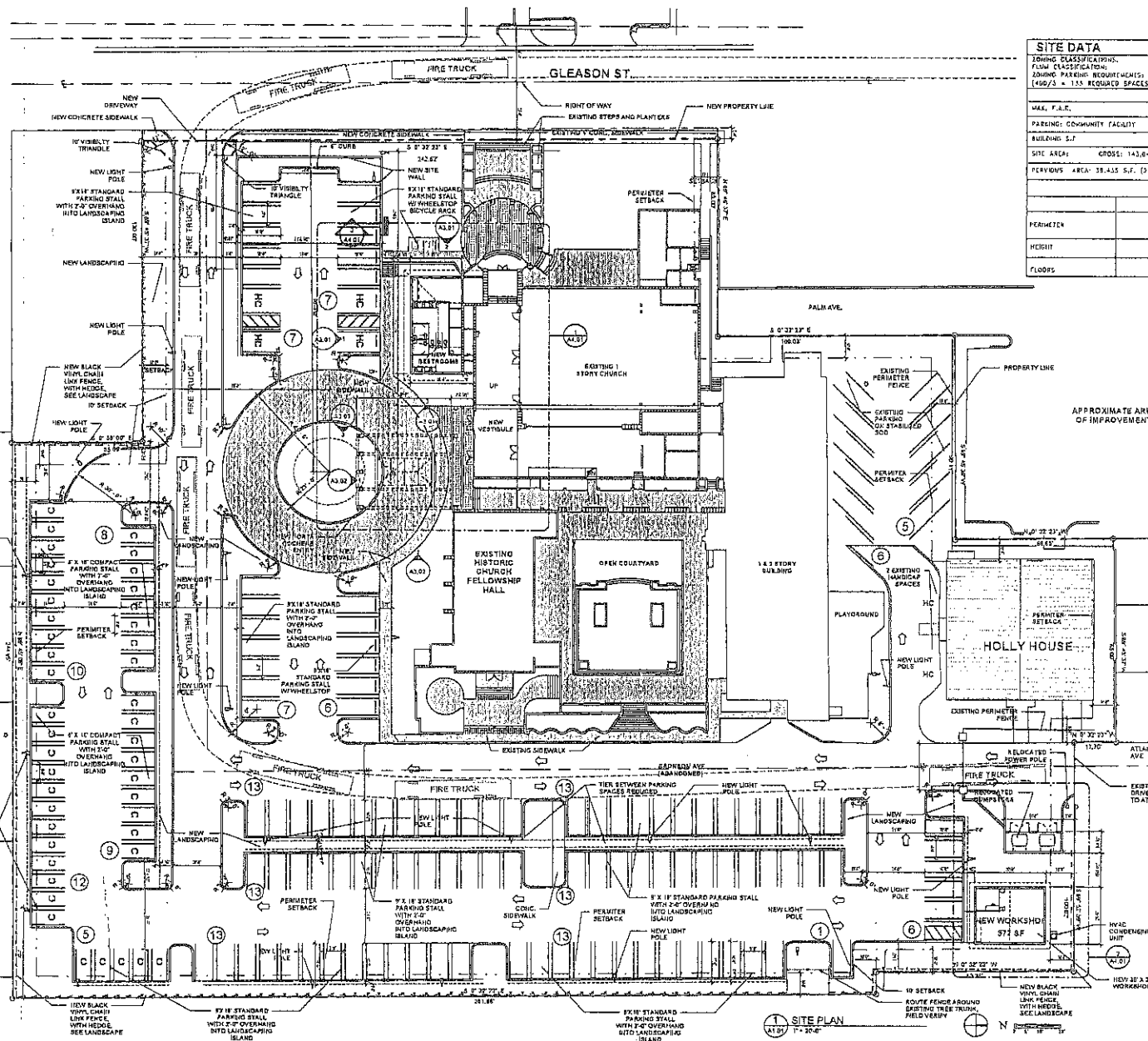


2 DEMO FLOOR PLAN
1/2" = 1'-0"

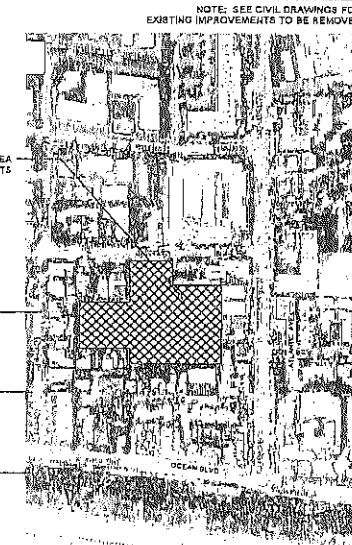
1 EXISTING/DEMOLITION SITE PLAN
1/2" = 10'-0"

SPRAB 9/20/2016

11/22/2016 5:40:22 PM



SITE DATA		
EXISTING CLASSIFICATION:	CF - COMMUNITY FACILITY	
EXISTING PARKING REQUIREMENTS:	1 SPACE PER 2 SEATS IN SANCTUARY; SANCTUARY HAS 400 SEATS (400/2 = 200 REQUIRED SPACES)	
MAX. F.A.E.	N/A	PROPOSED
PARKING: COMMUNITY FACILITY	135 (135 REQUIRED)	168 (11 OH STABILIZED SOB, 45 COMPACTNESS)
BUILDING S.F.	EXISTING SANCTUARY: 3,883.07 S.F.	NEW ADDITIONS - 2,800 S.F.
SITE AREA:	GROSS: 143,642.31 S.F.	NET---
PERVIOUS AREA: 38,435 S.F. (26%)	NUMEROUS AREAS: 103,108 S.F. (73%)	VEHICULAR USE AREA: 62,885 S.F.
SETBACKS - FE		
	ECOURD	PROVIDED
PERIMETER	10'-0"	10'-0"
HEIGHT	43'-0"	15'-10" - SANCTUARY ADDITION 17'-6 1/2" - NEW WORKSHOP
FLOODS		1 STORY - SANCTUARY ADDITION 1 STORY - NEW WORKSHOP



SITE VICINITY MAP

BUILDING CODE ANALYSIS		
OCCUPANCY CLASSIFICATION: STORAGE (S-3) AND ASSEMBLY (A-3)	EXISTING BUILDING CLASSIFICATION:	TYPE VB
TYPE OF CONSTRUCTION:	TYPE VB - SANCTUARY ADDITION TYPE VB - NEW WORKSHOP	TYPE VB
CODE MAX.	PROPOSED - ADDITION	
BUILDING HEIGHT:	48'	15'-10" - SANCTUARY ADDITION 17'-6 1/2" - NEW WORKSHOP
BUILDING AREA:	6,000 S.F./FL.	3,518 SF SANCTUARY 572 SF WORKSHOP
NUMBER OF STORIES:	1	1



**CURRIE
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architects

Architecture, Planning,
Interiors, &
Sustainable Design

AA26801866
165 NE 17th Avenue, Suite 101
Delray Beach, FL 33481

TEL: 561-491-1181 FAX: 561-491-1182
EMAIL: info@csa-architects.com

PROJECT NO: 1

DATE: 09/20/2016

PROJECT: 1ST PRESBYTERIAN CHURCH - CHURCH AND PARKING LOT RENOVATIONS

33 GLEASON STREET DELRAY BEACH, FL 33483

PROJECT: 1ST PRESBYTERIAN CHURCH - CHURCH AND PARKING LOT RENOVATIONS

33 GLEASON STREET DELRAY BEACH, FL 33483

PROJECT: 1ST PRESBYTERIAN CHURCH - CHURCH AND PARKING LOT RENOVATIONS

33 GLEASON STREET DELRAY BEACH, FL 33483

PROJECT: 1ST PRESBYTERIAN CHURCH - CHURCH AND PARKING LOT RENOVATIONS

33 GLEASON STREET DELRAY BEACH, FL 33483

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33 GLEASON STREET DELRAY BEACH, FL 33483



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AA26931564

185 NORTH AVENUE, SUITE 101
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E-MAIL: info@csa-architects.com

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ARCHITECTS
188 N.E. 17th Avenue, Suite 100
Delray Beach, FL 33443
TEL: 561.276.1111 FAX: 561.276.1112
E-MAIL: CURRIE@CURRIESOWARDSAGUILERA.COM

ISSUED FOR:

DATE: 06/09/2016

PER: [redacted]

CONSTRUCTION: [redacted]

DATE: [redacted]

TARGET TITLE
**1ST
PRESBYTERIAN
CHURCH -
CHURCH AND
PARKING LOT
RENOVATIONS**

33 GLEASON STREET
DELAIR BEACH, FL 33443

DATE: [redacted]
BY: [redacted]
CHECKED BY: [redacted]

THIS DRAWING IS PREPARED FOR
THE CLIENT AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
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CURRIE SOWARDS AGUILERA
ARCHITECTS.

NOT TO SCALE
ALL DIMENSIONS ARE IN FEET AND
INCHES UNLESS OTHERWISE
NOTED.

NEW ENTRY

DATE: 9/20/2016

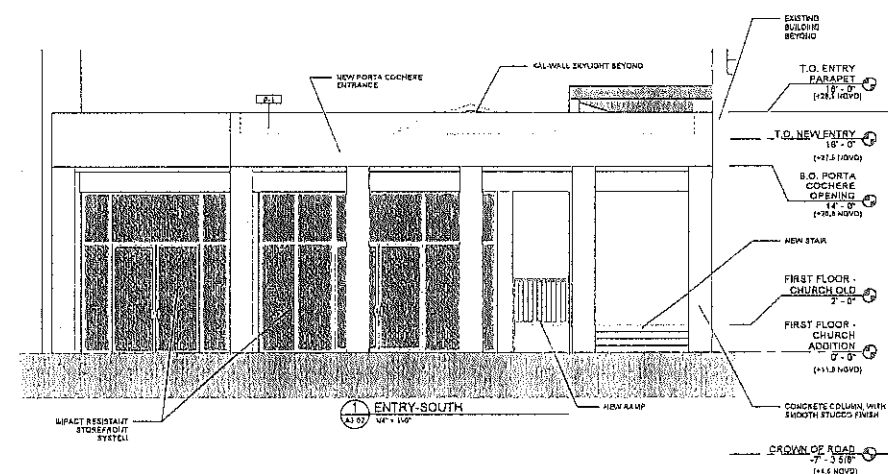
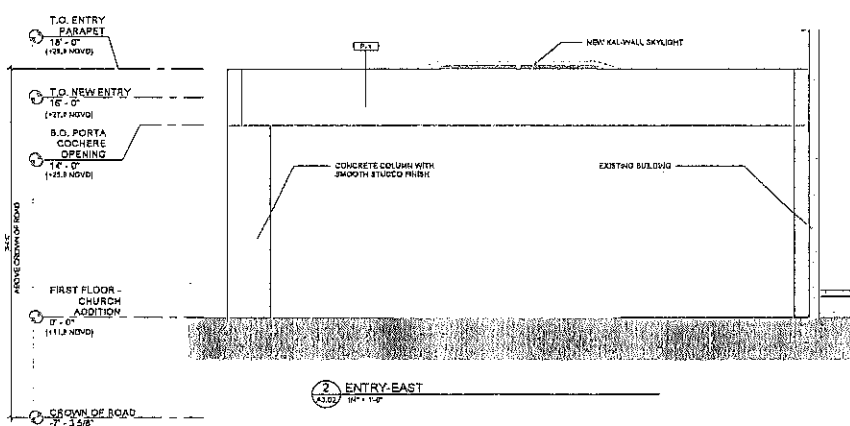
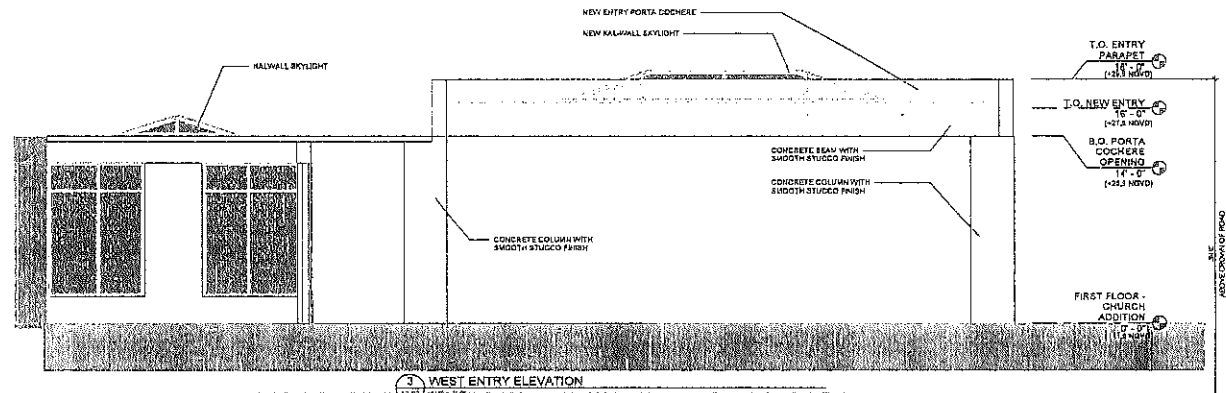
BY: [redacted]

AT: 141104

DATE: 141104

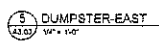
DATE: 141104

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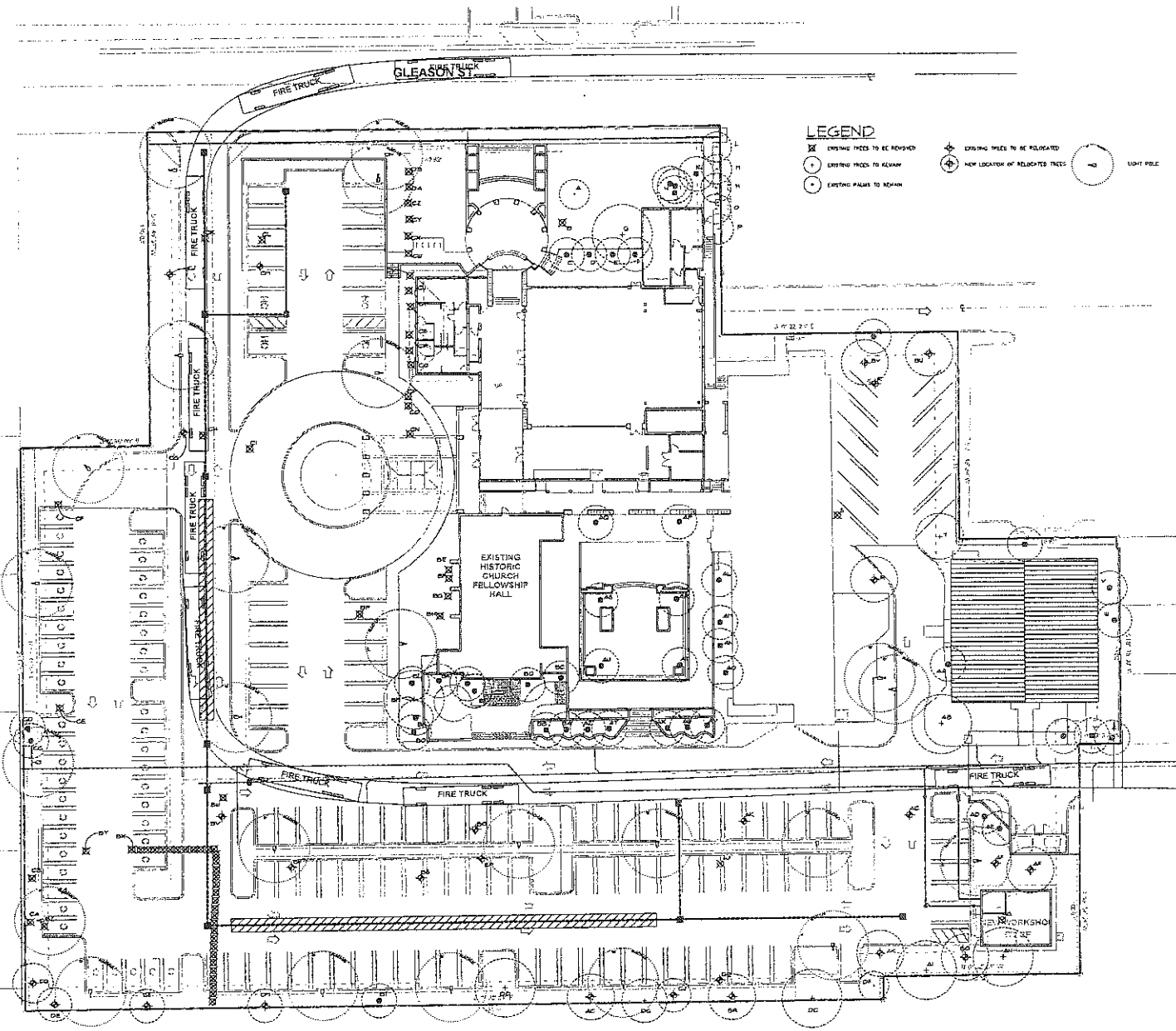
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LEGEND

- ⊗ EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- ⊕ EXISTING TREES TO BE RELOCATED
- ⊕ NEW LOCATION OF RELOCATED TREES
- LIGHT POLE

EXISTING TREE LIST

NO.	DATE	LOCATION	DESCRIPTION	STATUS	REMARKS
1	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
2	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
3	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
4	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
5	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
6	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
7	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
8	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
9	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
10	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
11	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
12	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
13	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
14	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
15	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
16	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
17	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
18	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
19	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
20	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
21	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
22	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
23	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
24	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
25	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
26	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
27	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
28	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
29	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
30	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
31	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
32	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
33	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
34	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
35	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
36	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
37	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
38	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
39	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
40	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
41	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
42	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
43	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
44	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
45	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
46	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
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48	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
49	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
50	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
51	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
52	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
53	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
54	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
55	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
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58	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
59	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
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61	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
62	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
63	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
64	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
65	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
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68	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
69	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
70	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
71	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
72	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
73	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
74	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
75	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
76	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
77	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
78	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
79	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
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81	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
82	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
83	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
84	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
85	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
86	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
87	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
88	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
89	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
90	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
91	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
92	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
93	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
94	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
95	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
96	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
97	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
98	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
99	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	
100	01/14/14	10' N. x 10' W. 12' H.	Shrub	Remove	

project:
1st presbyterian church
dayton beach
florida

dave bodker
landscape architecture/planning inc.

501 n. congress ave., suite 105-a
dayton beach, florida 33445
561-276-6311

GLADD00999

sheet title:
existing tree plan

project number:
13875

date:
4-2-16

scale:
1" = 30'

drawn by:
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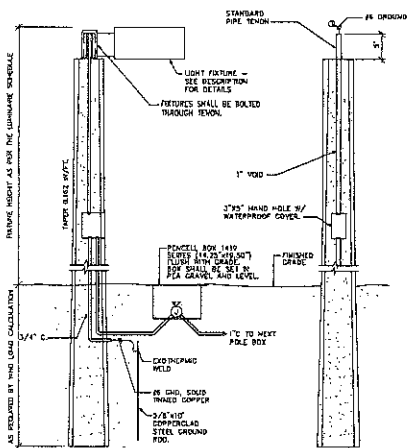
revisions:
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1 of 3 sheets

Item	Description	Unit	Quantity	Notes
1	CONCRETE DIRECT BURIAL POLE	EA	1	
2	CONCRETE DIRECT BURIAL POLE	EA	1	
3	CONCRETE DIRECT BURIAL POLE	EA	1	
4	CONCRETE DIRECT BURIAL POLE	EA	1	
5	CONCRETE DIRECT BURIAL POLE	EA	1	
6	CONCRETE DIRECT BURIAL POLE	EA	1	
7	CONCRETE DIRECT BURIAL POLE	EA	1	
8	CONCRETE DIRECT BURIAL POLE	EA	1	
9	CONCRETE DIRECT BURIAL POLE	EA	1	
10	CONCRETE DIRECT BURIAL POLE	EA	1	
11	CONCRETE DIRECT BURIAL POLE	EA	1	
12	CONCRETE DIRECT BURIAL POLE	EA	1	
13	CONCRETE DIRECT BURIAL POLE	EA	1	
14	CONCRETE DIRECT BURIAL POLE	EA	1	
15	CONCRETE DIRECT BURIAL POLE	EA	1	
16	CONCRETE DIRECT BURIAL POLE	EA	1	
17	CONCRETE DIRECT BURIAL POLE	EA	1	
18	CONCRETE DIRECT BURIAL POLE	EA	1	
19	CONCRETE DIRECT BURIAL POLE	EA	1	
20	CONCRETE DIRECT BURIAL POLE	EA	1	

Item	Description	Unit	Quantity	Notes
1	CONCRETE DIRECT BURIAL POLE	EA	1	
2	CONCRETE DIRECT BURIAL POLE	EA	1	
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4	CONCRETE DIRECT BURIAL POLE	EA	1	
5	CONCRETE DIRECT BURIAL POLE	EA	1	
6	CONCRETE DIRECT BURIAL POLE	EA	1	
7	CONCRETE DIRECT BURIAL POLE	EA	1	
8	CONCRETE DIRECT BURIAL POLE	EA	1	
9	CONCRETE DIRECT BURIAL POLE	EA	1	
10	CONCRETE DIRECT BURIAL POLE	EA	1	
11	CONCRETE DIRECT BURIAL POLE	EA	1	
12	CONCRETE DIRECT BURIAL POLE	EA	1	
13	CONCRETE DIRECT BURIAL POLE	EA	1	
14	CONCRETE DIRECT BURIAL POLE	EA	1	
15	CONCRETE DIRECT BURIAL POLE	EA	1	
16	CONCRETE DIRECT BURIAL POLE	EA	1	
17	CONCRETE DIRECT BURIAL POLE	EA	1	
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19	CONCRETE DIRECT BURIAL POLE	EA	1	
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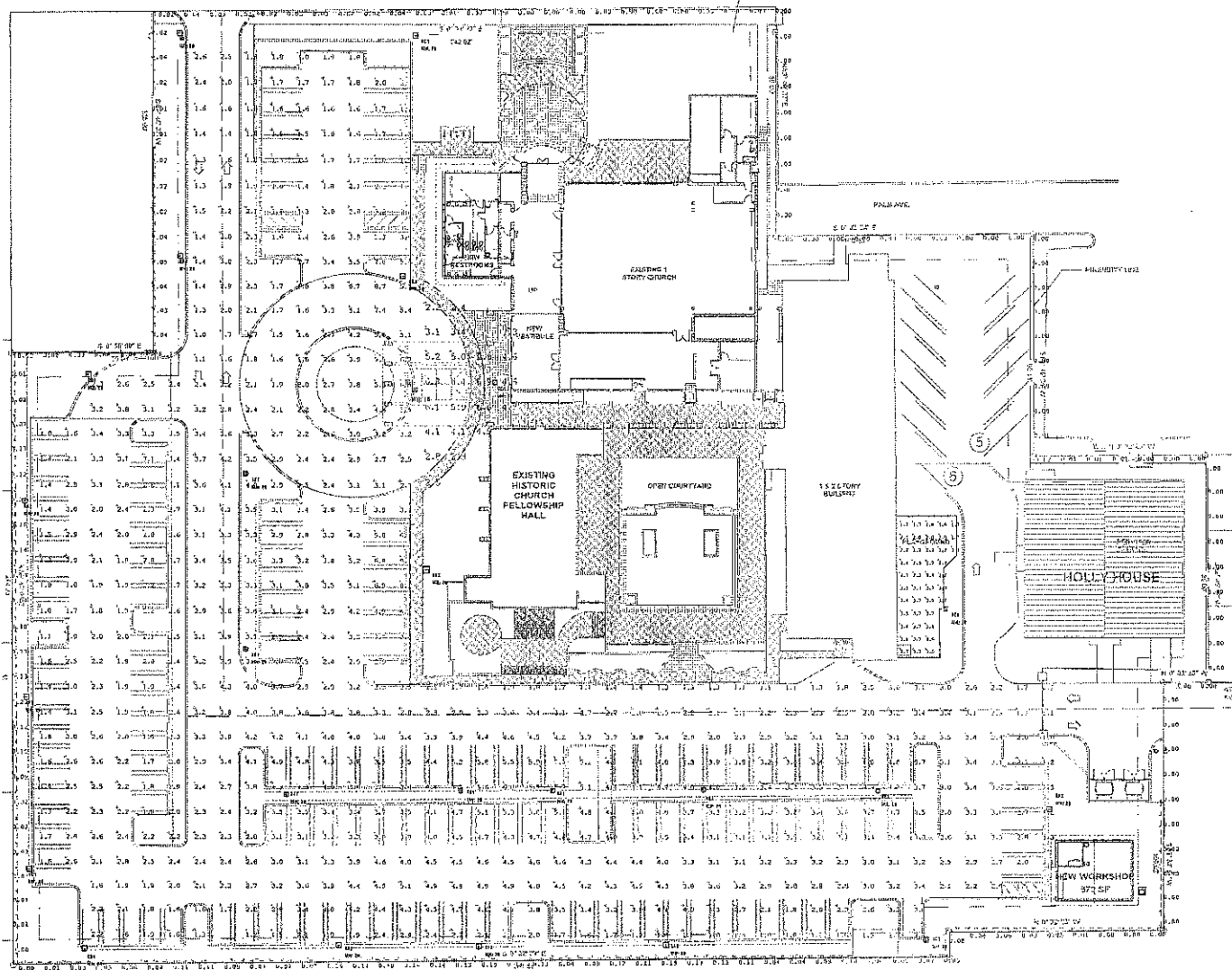


NOTES:

1. POLE LOCATION - SET BACK CENTER-LINE OF POLE SHALL BE 42 INCHES FROM THE CENTER-LINE OF PARKING STANDARD WHERE POSSIBLE. LOCATION OF ALL POLES MUST BE COORDINATED WITH ALL TRUCKS TO INSURE NO INTERFERENCE.
2. POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE(S) MEETS AND EXCEEDS ALL LOCAL CODES. PROVIDE SIGNED & SEALED CALCULATIONS BY A STATE REGISTERED ENGINEER.
3. THE PHOTOMETRICS SHOWN ARE BASED ON LIGHT FIXTURES INDICATED ON LUMINAIRE SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIXTURES INDICATED. IF THE CONTRACTOR SUBSTITUTES FIXTURES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POINT-BY-POINT CALCULATIONS FOR FIXTURES BEING SUBMITTED FOR APPROVAL.

CONCRETE DIRECT BURIAL POLE DATA

N.T.S.



SITE PHOTOMETRIC PLAN
1" = 20'

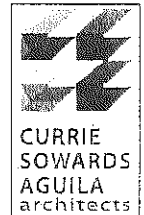


NOTE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ENGINEER'S BEST GUESS. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING. THE ENGINEER INDICATES ON THE PLANS OR NOT.

TYEC
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E-MAIL: INFO@CURRIE-SOWARDS.COM

ISSUED FOR:

APPROVED: 1/23/2016

DESIGNER:

REVIEWER:

CONSTRUCTION:

SCALE:



PROJECT TITLE:

1ST
PRESBYTERIAN
CHURCH -
CHURCH AND
PARKING LOT
RENOVATIONS

33 GLEASON STREET
DELAIR BEACH, FL 33483

REVISION	DATE	DESCRIPTION
1	1/23/2016	ISSUED FOR

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DRAWING TITLE:

DATE: 03/24/2016
DRAWN BY: JES MURPHY
141104/18041
DRAWING NUMBER:

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