

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 24, 2016

ITEM: Five-55 Delray (2016-130) – Class V Site Plan, Landscape Plan, Architectural Elevations, and a waiver request for the construction of two, four story, mixed-use buildings and associated site improvements on the property located at 555 SE 9th Street

RECOMMENDATION: Approve subject to conditions.

GENERAL DATA:

Agent: Richard Jones Architecture

Applicant: Richard Jones Architecture

Owner: CDS International Holdings Inc.

Location: North side of SE 9th Street, between SE 5th Avenue and SE 6th Avenue.

Property Size: 0.85 Acres

Future Land Use Map: GC (General Commercial)

Current Zoning: GC

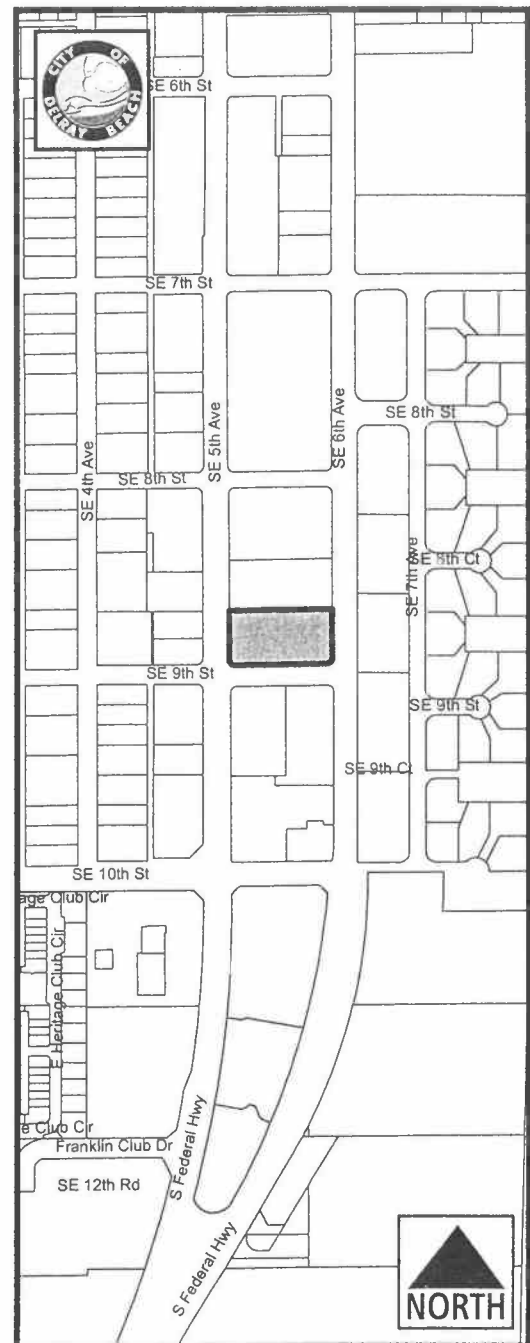
Adjacent Zoning- North: GC
East: GC
South: GC
West: GC

Existing Land Use: Vacant

Proposed Land Use: Retail, Office, and 10 residential units.

Water Service: 8" water main connection to the south

Sewer Service: 8" sewer main connection through the property to the adjacent Lift Station



General Commercial Zoning District Requirements

Pursuant to **LDR Section 4.4.9(B)(1-2), General Commercial, Principal Uses and Structures Permitted**, general retail and business and professional office uses are permitted. These uses are proposed on the ground floor of each of the four-story buildings.

Pursuant to **LDR Section 4.4.9(B)(5), General Commercial, Principal Uses and Structures Permitted**, dwelling units are permitted in the same structure as commercial uses provided that: commercial uses must be provided on the ground floor; commercial uses on the ground floor must occupy no less than 25% of the total structure excluding square footage devoted to vehicular use; residential uses are not located on the ground level; residential uses and non-residential uses are physically separated and have separate accessways; and the residential density does not exceed 12 units per acre.

The proposed mixed-use development consists of two identical buildings; each building consists of 5,399 square feet on the ground floor, with 4,699 devoted to commercial use, and 700 square feet for a separate residential lobby and stairs. The proposed commercial use consists of 25.6% commercial use area, thereby complying with the minimum 25% requirement. The proposed density is 12 dwelling units/acre as the site measures 0.846 acres and 10 units (four on the second and third floors, and one on the fourth floor of each building) are proposed ($12 \text{ units} \times 0.846 = 10.15 \text{ units}$).

Pursuant to **LDR Section 4.4.9(F), Development Standards**, the development standards set forth in Section 4.3.4 shall apply except as modified. The following chart illustrates the applicable development standards.

DEVELOPMENT STANDARDS	Requirement	Provided
Building Height (Maximum)	48'	48'*
Building Setbacks		
Front (East/SE 6 th Avenue)	10'	10' – 11'11"
Front (West/SE 5 th Avenue)	10'	10'1"
Side Interior (North)	10'	12'2"
Side Street (South)	10'	14'8"
Open Space (Minimum)	25%	25.7%
Lot Coverage (Building Footprints)	---	29.2%

*The parapet measures 5', up to a height of 53', and is utilized to screen the roof equipment and enclose the roof terrace.

As noted above, the proposal meets the applicable development standards.

Parking

Pursuant to **LDR Section 4.4.9(G)(1), Supplemental District Regulations**, the parking requirement for business and professional offices within that portion of the GC zoning district bounded by S.E. 5th Avenue on the west, S.E. 6th Avenue on the east, S.E. 4th Street on the north and S.E. 10th Street on the south is established at one (1) space per 300 sq. ft. of net floor area. Parking for the Residential units (2 spaces / unit, and 0.5 guest spaces / unit) and the retail use (4.5 spaces / 1,000 gross floor area) are provided in **Section 4.6.9(C), Number of Parking Spaces Provided**. In addition, the Shared Parking Calculation Table may be used for multi-use developments, as provided in the table below:

The proposed lighting consists of four, 20' high, down-light fixtures on a concrete pole, one twin fixture on a similar pole, ten wall mounted, under-canopy fixtures, and 20 decorative fixtures flanking each entrance. All fixtures are specified to provide LED lighting. The fixtures are directed downward, and there is no spillover indicated.

Pursuant to **LDR Section 4.6.8(A)(3), Illumination Standards**, the applicable illumination standards are as follows:

	Foot Candles		
	Max Permitted	Min. Permitted	Provided
Building Entrance	10.0	1.0	5.6 – 0.2
Commercial Parking Lot	12.0	1.0	13.9 – 1.7

The proposed lighting levels for the building entrances are within the permitted range, with the exception of the west entrances, which are low and could be increased by providing a wall sconce at each entry, which is suggested as a condition of approval. It is important to note, however, that the provided lighting levels have been approved through the CPTED (Crime Prevention Through Environmental Design) review, which looks to eliminate potential crime issues through design. The balance of the site is in compliance. In addition, the level of 13.9 fc within the parking area as noted in the plan chart could not be located. Otherwise, the proposed lighting levels are in compliance and appropriate for the site.

Right of Way

Pursuant to **LDR Sections 5.3.1(A) and (D)**, and **Table T-1** of the Comprehensive Plan Transportation Element, the following table describes the required rights-of-way and the existing rights-of-way adjacent to the subject property:

	ROW Requirement	Existing ROW	Proposed ROW	Required Dedication
SE 5 th Avenue	60'	60'	60'	0'
SE 6 th Avenue	60'	66'	66'	0'
SE 9 th Street	50'	50'	50'	0'

In consideration of the above, it is noted that the Plat for Regions Delray, recorded in 2007, illustrates a 50' right of way for SE 9th Street. For this locally classified street, no additional right of way was required. The proposed improvements include curb and gutter along SE 9th Street; a 5' concrete sidewalk is proposed along SE 9th Street. No improvements are proposed or required for SE 5th Avenue or SE 6th Avenue as these were recently improved by the City.

Crime Prevention Through Environmental Design (CPTED)

A review was conducted by the Police Department for compliance with CPTED principals, and found to be in compliance as good natural surveillance has been provided throughout the property. Lighting improvements will enhance safety during off hours, and vegetation species are low growing at the building entrances, which eliminates ambush points.

for removal. The certified arborist's report is included as an attachment for review. Page L-4 of the Landscape Plan provides the existing tree list, and indicates that 25 trees will be relocated, and three will remain on-site, while three remain off-site, adjacent to the property.

The total amount of caliper to be removed for trees with a condition rating greater than 50% and a caliper greater than 8" is 65"; the total for trees with a condition rating less than 50% and a caliper less than 8" is 13". The new tree caliper to be planted equals 52.5". The in-lieu fee of \$425/inch that is not provided/replaced comes to a total of \$11,475.00, which will be deposited into the City's tree trust fund. This in-lieu fee will be required prior to the issuance of the Certificate of Occupancy.

A Landscape Maintenance Agreement is required for the proposed plantings outside the property line. This agreement will be required prior to site plan certification, and is added as a recommended condition of approval.

ARCHITECTURAL ELEVATIONS

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 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 building is simple and consists of clean horizontal and vertical lines delineating each of the four stories, and emphasizing vertical elements which break up the massing. The building's finishes consist of smooth stucco painted in pure white, contrasted by Alcoa siding finished in Italian Walnut provided on the first floor and on the central vertical elements. The single light doors and windows, as well as the railings throughout the buildings, consist of bronze finishes. The balconies are accented by a projected eyebrows and overhangs. The entries to the office and retail spaces are also accented by a flat eyebrow feature, where the signage and street numbers will likely be affixed.

In consideration of the criteria above, the proposed design is of good taste and design, and will contribute to this area of SE 5th Avenue and SE 6th Avenue. The design and quality will assist in improving the appearance and value of the area, and contribute to the local environment. While the design contrasts in design and style with the adjacent buildings, it will not have a negative impact on those properties and will, ultimately, be in harmony with the area.

It is noted that the signage has been included on the elevations, but should be removed prior to plan certification so as to not be misconstrued as approval for the signage. Signage review is required to be applied for, reviewed, and approved separately.

The property has been vacant for a decade and is in need of redevelopment which will have a positive impact on the surrounding area. As previously mentioned, the proposed mixed-use development is consistent with the surrounding commercial uses, which act as buffers to the residential neighborhoods behind them. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed development.

REVIEW BY OTHERS

At its meeting of July 28, 2016, the **Community Redevelopment Agency (CRA)** reviewed and recommended approval of the proposed development.

Special **courtesy notices** were provided to the Homeowners and/or Civic Associations of **Osceola Park, Domaine Delray, Harbour Club, and Delray Citizen's Coalition.**

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

ASSESSMENT AND CONCLUSION

The development proposal involves the construction of two, symmetrical buildings each fronting onto either SE 5th Avenue or SE 6th Avenue, with access off of SE 9th Street, which is a less traveled right of way. This layout contributes to the streetscape and overall experience for vehicles, pedestrians, and bicyclists. The mixed-use development will contribute to the area and provide additional uses desired within this area while adding residential units in an area the residents will be able to easily patronize the local businesses. As noted throughout the report, the proposal meets the City's technical requirements of the LDRs and is otherwise consistent with the Comprehensive Plan, subject to approval of the requested waiver. As a result, positive findings can be made with respect to Section 2.4.5(F)(5), regarding compatibility of the proposed development with surrounding properties.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a waiver, Class V Site Plan, Landscape Plan, and Architectural Elevations for (2016-130) for **Five-55 Delray**, located at **555 SE 9th Street**, 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(F)(5), 2.4.7(B)(5), and Chapter 3 of the Land Development Regulations, subject to conditions of approval.
- C. Move denial of the request for a waiver, Class V Site Plan, Landscape Plan, and Architectural Elevations for (2016-130) for **Five-55 Delray**, located at **555 SE 9th Street**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Sections 2.4.5(F)(5), 2.4.7(B)(5), and Chapter 3 of the Land Development Regulations.

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 & Sewer: Water service will be provided via a service lateral connection to the existing 8" water main along the south side of SE 9th Street. Adequate fire suppression is provided via two existing fire hydrants. Sewer service is to be provided via two service lateral connections, one for each building, into the existing 8" sewer main located through the center of the property.

Pursuant to the Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South Central County Waste Water Treatment Plant for the City at build-out. Based upon the above, positive findings can be made with respect to this level of service standard.

Drainage: The drainage plan indicates that drainage will be accommodated via perforated pipe trench within the drive aisles and connecting to a trench drain along the south property line, within the eastern most driveway to the site.

Streets and Traffic: A Traffic Statement has been submitted that indicates that the proposed development will generate approximately 415 new daily trips with 23 AM peak hour trips, and 35 PM peak hour trips estimated. The Palm Beach County Traffic Engineering Division has determined that the proposal meets the Traffic Performance Standards of Palm Beach County.

Parks and Recreation Facilities: Pursuant to LDR Section 5.3.2, a park impact fee of \$500.00 per each new dwelling unit will be collected prior to issuance of a building permit for the proposed 10 new units. A total fee of \$5,000.00 will be required of this development for parks and recreation purposes, prior to building permit issuance.

Solid Waste: Based upon the Solid Waste Authority's Trash Generation Rates, trash generated each year by the proposed development will be 47.31 tons of solid waste per year (office: $5,399 \times 5.4 \div 2,000 = 14.58$; retail: $5,399 \times 10.2 \div 2,000 = 27.53$; residential: $10 \text{ units} \times 0.52 = 5.2$). The increase can be accommodated by existing facilities, thereby meeting this level of service standard as the Solid Waste Authority forecasts that capacity will be available through the year 2047.

School Concurrency: The Palm Beach County School District has approved the development proposal for compliance with the adopted Level of Service for School Concurrency valid until June 28, 2017, provided a Development Order has been issued prior to that time.

- Does not meet intent

- Does not meet intent

- Does not meet intent

- Does not meet intent

May 9, 2016

Dave Bodker
601 North Congress Ave
Suite 105 A
Delray Beach, FL 33445

Re: Tree Evaluation and Report for Five 55, 555 Southeast 9th Street, Delray Beach, Florida

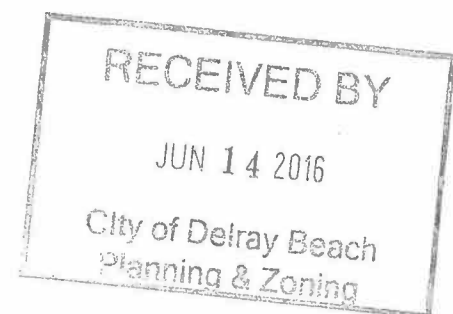
Dear Mr. Bodker,

We visited the above-mentioned property on May 9, 2016 at your request to review the trees listed on your tree plan that are over eight inches in diameter at breast height (dbh) to produce a health condition evaluation in order to the suitability for either relocation, remain in place or removal. We have provided photographs and our comments for your review and potential submittal to the permitting agency. Please note that our assessment was performed as a visual inspection from the ground and no aerial inspections were performed.

Overview

The overall site is a vacant commercial property with existing paving and parking areas in disrepair. The lot is approximately 123 feet by 268 feet.

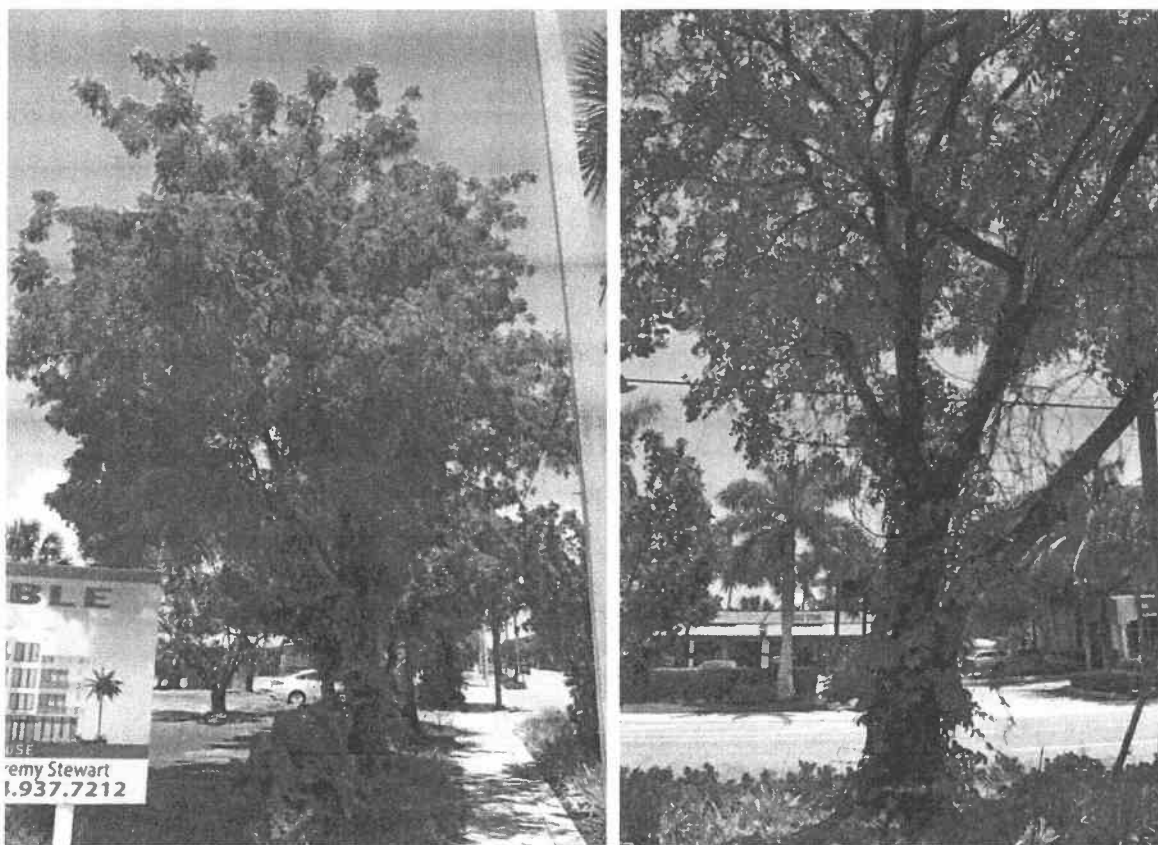
JTC Management Group, Inc.
2500 Southwest 21st Street
Fort Lauderdale, Florida 33312
t 754 551 6954
c 954 612 2500
jtcgroup.inc@gmail.com





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2500 Southwest 21st Street
Fort Lauderdale, Florida 33312
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c 954 612 2500
jtcgroup.inc@gmail.com

Tree I



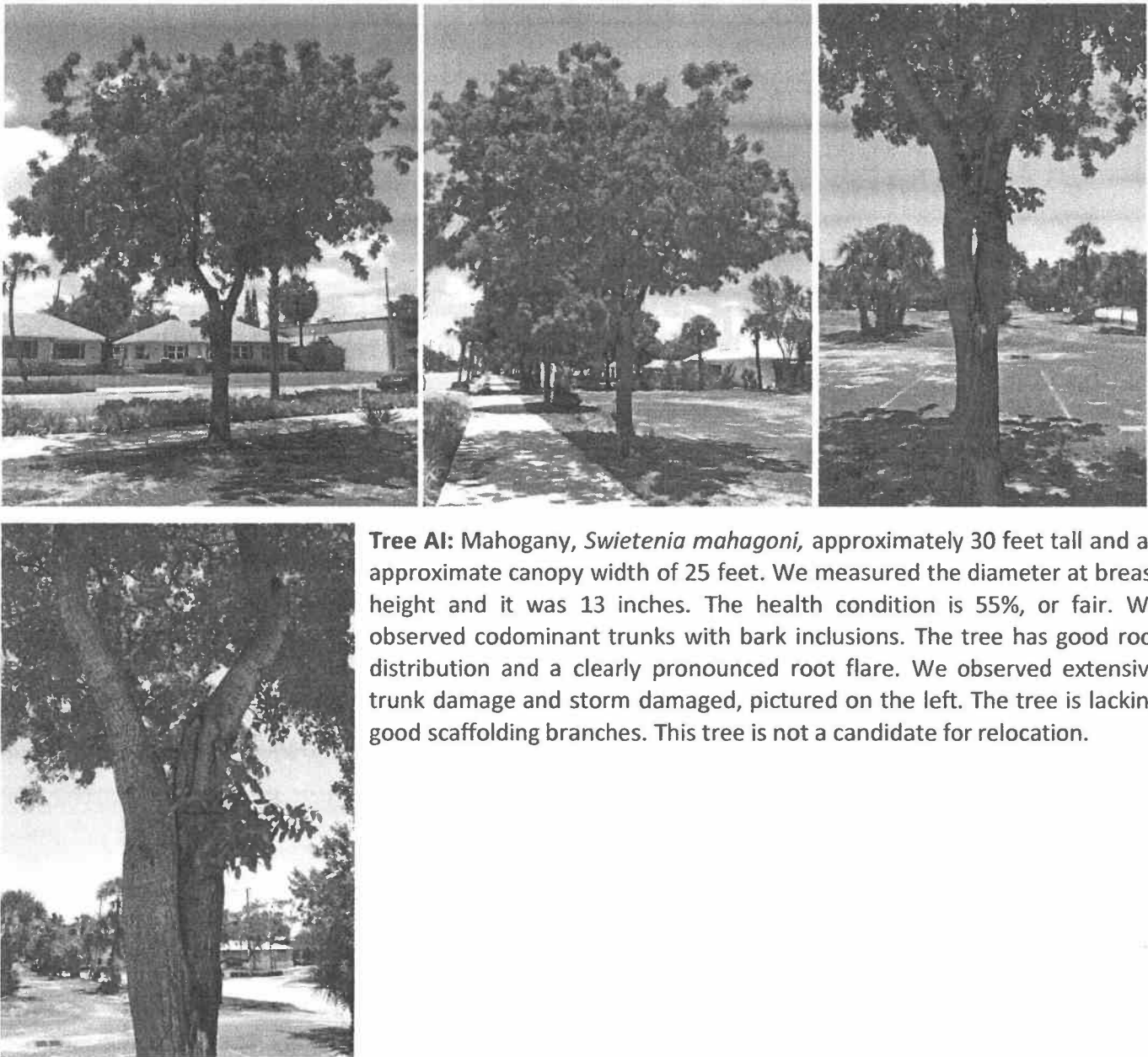
Tree I: Mahogany, *Swietenia mahagoni*, approximately 30 feet tall and an approximate canopy width of 30 feet. We measured the diameter at breast height and it was 11 inches. The health condition is 55%, or fair. We observed codominant trunks at ten feet above the ground. The tree is located in close proximity to the overhead power lines and has been utility pruned for clearance. We observed stubs on limbs within the canopy and vines cover the tree. This tree is not a candidate for relocation.

Tree L



Tree L: Brazilian Beauty Leaf, *Calopyllum brasiliense*, 25 feet tall and a canopy width of 20 feet. We measured the diameter of each of the two trunks at breast height and they measured a total of 11 inches. The health condition is 45% or poor. We observed that the trees two trunks originate from the base and could be considered two separate trees one with a diameter of seven inches and one of four inches. The tree is overcrowded and has poor form. This tree is not a candidate for relocation.

Tree A1



Tree A1: Mahogany, *Swietenia mahagoni*, approximately 30 feet tall and an approximate canopy width of 25 feet. We measured the diameter at breast height and it was 13 inches. The health condition is 55%, or fair. We observed codominant trunks with bark inclusions. The tree has good root distribution and a clearly pronounced root flare. We observed extensive trunk damage and storm damaged, pictured on the left. The tree is lacking good scaffolding branches. This tree is not a candidate for relocation.

Tree AL: Mahogany, *Swietenia mahagoni*, approximately 30 feet tall and an approximate canopy width of 30 feet. We measured the diameter at breast height and it was 14 inches. The health condition is 60%, or fair. We observed three codominant trunks with bark inclusions. The trunk has been damaged by poor pruning practices. The tree's form is poor with a lack of branching architecture. The roots have been deflected by the asphalt paving and has poor root distribution with inadequate anchoring. This tree is not a good candidate for relocation.

Tree AR

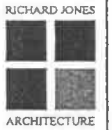


Tree AR: Green Buttonwood tree, *Conocarpus erectus*, 35 feet tall, 35 feet wide, we measured the codominant trunks at breast height and it was 11 and 9 inches in diameter. The health condition is 40%, or poor. We observed that the tree has root damage with a large surface root cut within three feet of the trunk, pictured on the left. The codominant trunks originate at the ground and there are few scaffolding branches. The tree has a minor lean and we observed a low vigor. This tree is not a candidate for relocation.

END REPORT



FIVE-55 DELRAY 555 S.E. 9TH STREET DELRAY BEACH, FL 33483



183 S. FIRST AVENUE, SUITE 105
DELRAY BEACH, FLORIDA 33444
P 561.276.4501 F 561.276.4501
AARCH@A11T1.COM

WWW.RICHARDJONESARCHITECTURE.COM

FIVE-55 DELRAY
555 SE 9TH STREET
DELRAY BEACH, FLORIDA

FLORIDA LICENSE#

AJ20001617 1816001054

COMMISSION # 15-032
DESIGNER: RJS
DRAWN BY: RJ
PLAN REVIEW: RJ
SUBMITTAL:
CLASS-5
SUBMITTAL 01.13.2014

REVISIONS:
CLASS-5
COMMENTS 06.13.2014

COVER
SHEET

CVR

RICHARD JONES ARCHITECTURE

DRAWING INDEX

CVR	COVER SHEET
1	SURVEY
ARCHITECTURAL	
SP-1.1	SITE PLAN
SP-1.2	SITE OPEN SPACE ILLUSTRATION PLAN
A-1.1	GROUND & 2nd-3rd FLOOR PLAN
A-1.2	FOURTH FLOOR & ROOF TERRACE PLAN
A-1.3	UPPER ROOF PLAN & DUMPSTER PLANS
A-2.1	BUILDING#1 EAST & WEST ELEVATIONS
A-2.2	BUILDING#1 NORTH & SOUTH ELEVATIONS & SECTION 'A'
A-2.3	BUILDING#2 EAST & WEST ELEVATIONS
A-2.4	BUILDING#2 NORTH & SOUTH ELEVATIONS & SECTION 'A'
A-3	COLOR ELEVATIONS
CIVIL	
1 OF 9	PAVING & DRAINAGE PLAN
2 OF 9	WATER & WASTEWATER PLAN
3 OF 9	EASEMENT COORDINATION PLAN
4 OF 9	PAVING & DRAINAGE DETAILS
7 OF 9	WATER & WASTEWATER DETAILS
9 OF 9	POLLUTION PREVENTION PLAN
1 OF 1	COMPOSITE UTILITY PLAN
LANDSCAPE	
L-1	EXISTING TREE PLAN
L-2	PLANTING PLAN
L-3	PLANTING PLAN
L-4	SPECIFICATIONS, DETAILS, NOTES
PHOTOMETRIC	
PH-1	PHOTOMETRIC PLAN

WAIVER REQUESTED

WAIVER FOR SECTION 4.8.9(D)(3)(C) - STACKING REQUIREMENTS FOR PARKING LOTS WITH PARKING SPACES BETWEEN 21-50.

THIS PROJECT IS PROPOSING TO REDUCE THE REQUIRED STACKING DISTANCE FROM 20'-0" TO 10'-4".

SEE PROVIDED JUSTIFICATION STATEMENT.

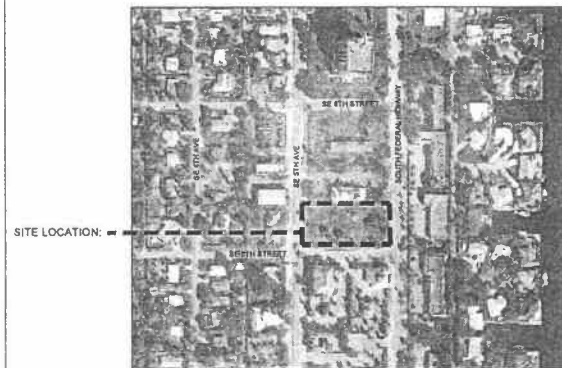
GENERAL NOTES

001. PRIOR TO THE SUBMISSION OF ANY BOB THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECT'S DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
002. DRAWINGS CONFORM TO BUILDING STANDARDS, CODES AND DECLARATION OF GOVERNMENTS, WITH SOME APPROVED EXCEPTIONS.
003. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECT'S COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL, EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEFINED IN THESE DRAWINGS.
004. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALES OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST 1/8". THE LOCATION OF PARTITIONS TO THE CENTERS OF WALLS OR TO ALIGN WITH PARTITIONS SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED.
005. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.
006. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY IMPLIED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
007. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.
008. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.
009. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.
010. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST BE FREE OF THE ABOVE DESCRIBED MATERIALS.
011. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE BIDDING AND BIDDING PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.
012. THE CONTRACTOR SHALL COORDINATE ALL OWNER OR TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE. VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO SUBMITTAL.
013. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.
014. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.
015. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN ACCORDANCE TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.
016. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.
017. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICTS.
018. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT, FURNITURE, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.
019. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT, MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES.
020. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS BUILT" MARKED PLANS. THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.
021. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCED BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED.
022. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS REPRESENTATIVES.
023. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.
024. MILLWORK NOTES: THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED. ALL COUNTER TOP MATERIAL ITEMS SHALL HAVE FINISHED EGGED ALL CABINET/DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PREMIUM GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE. MATERIAL, EQUIPMENT AND WORKMANSHIP SHOULD CONFORM TO THE INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSI/APA L24-1989, SECTION 2.0. (PAPA COORDINATE LAMINATE PRODUCT) ASSOCI. AND ANSI 1812-1978 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.
025. MILLWORK CONTRACTOR SHALL COORDINATE WITH GENERAL, ELECTRICAL AND PLUMBING CONTRACTORS AND WITH LOCAL COMMUNICATION REPS WHERE APPLICABLE. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

PROJECT INFORMATION

PROPOSED PROJECT:	4-STORY MIXED USE PROJECT WITH RETAIL/OFFICES AT GROUND FLOOR AND RESIDENTIAL AT SECOND, THIRD AND FOURTH FLOOR.
GOVERNING CODE:	FBC 2014 5th EDITION, FLORIDA FIRE PREVENTION CODE 5th EDITION, FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
ROOF HEIGHT:	35'-0"
TYPE OF CONSTRUCTION:	TYPE V (B)- SPRINKLERED
BUILDING DESIGNED:	ENCLOSED
ZONING DISTRICT:	GC; GENERAL COMMERCIAL DISTRICT

LOCATION MAP



SITE LOCATION:

CLIENT

CDS INTERNATIONAL HOLDINGS INC.
4500 OAK CIRCLE DRIVE
BOCA RATON, FL 33431

ARCHITECT

RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-9186

CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.
298 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

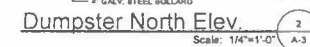
SURVEYOR

O'BRIEN, SUITER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FL 33445
TELEPHONE: 561-276-4501

LANDSCAPE ARCHITECT

DAVE BODKER LANDSCAPE ARCHITECT
601 NORTH CONGRESS AVE. SUITE 105
DELRAY BEACH, FL 33445
TELEPHONE: 561-276-6311
FAX: 561-276-3869

Site Open Space Illustration Plan



A-1.3

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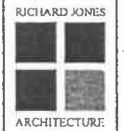


West Elevation Bldg. #2



East Elevation Bldg. #2

ELEVATION KEYNOTES			
A	IMPACT RESISTANT OPERABLE WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME	K	36" HIGH MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH
B	IMPACT RESISTANT FIXED WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME	L	24" HIGH HORIZONTAL ALUMINUM RAILING ABOVE MASONRY KNEE WALL W/ BRONZE FINISH. SEE ELEVATION FOR STYLE
C	BRONZE POWDER COATED ALUMINUM BRACKETS. SEE ELEVATIONS FOR STYLE	M	BRONZE WITH BRONZE ALUMINUM LETTERS. PRE-WIDEN IDENTIFICATION ADDRESS NUMBERS AT LEAST 6 INCHES ON A CONTRASTING BACKGROUND (UNDER SEPARATE PERMIT)
D	HOLLOW METAL DOOR	N	DECORATIVE LIGHT FIXTURE W/ BRONZE ALUMINUM FINISH
E	SMOOTH STUCCO FINISH ON MASONRY WALL (PAINTED BAYBOS PURE WHITE)	O	BRONZE WITH 18" BRONZE ALUMINUM LETTERS ABOVE EYEBROW (UNDER SEPARATE PERMIT)
F	"ALCOA ARCHITECTURAL PRODUCT 8" REYNOLDS IT ALUM WALKUT	P	MASON BUILDING SIGN WITH BRONZE ALUMINUM LETTERS AT LEAST 34 INCHES ON A CONTRASTING BACKGROUND (UNDER SEPARATE PERMIT)
G	12" PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH	Q	10" PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	60" HIGH MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH	R	BRONZE ALUMINUM LOUVER GATES. SEE ELEVATIONS FOR STYLE
J	42" HIGH HORIZONTAL ALUMINUM RAILING W/ BRONZE FINISH. SEE ELEVATION FOR STYLE		



RICHARD JONES
ARCHITECTURE

180 E. FIRST AVENUE, SUITE 100
DELAWARE BEACH, FLORIDA 33441
V. 904.241.8100 F. 904.241.8100
A. 336.001.1111 T. 904.001.1111

WWW.RICHJONESARCHITECTURE.COM

FIVE-55 DELRAY
555 SE 9TH STREET
DELAWARE BEACH, FLORIDA

FLORIDA LICENSE

AJ26001911 / 1806001956

COMMISSION # 13-012

DESIGNER: RJS

DRAWN BY: RJS

PLAN REVIEW: RJS

SUBMITTALS:

CLASS-3

SUBMITTAL 01.13.2016

REVISIONS

CLASS-3

COMMENTS 06.12.2016

BUILDING#2
EAST &
WEST
ELEVATIONS

A-2.3

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RICHARD JONES ARCHITECTURE

1000 N. W. 10TH AVENUE, SUITE 1000
MIAMI, FLORIDA 33136
P 305.571.1100 F 305.571.1100
ARCH@RJONES.COM

WWW.RJONESARCH.COM

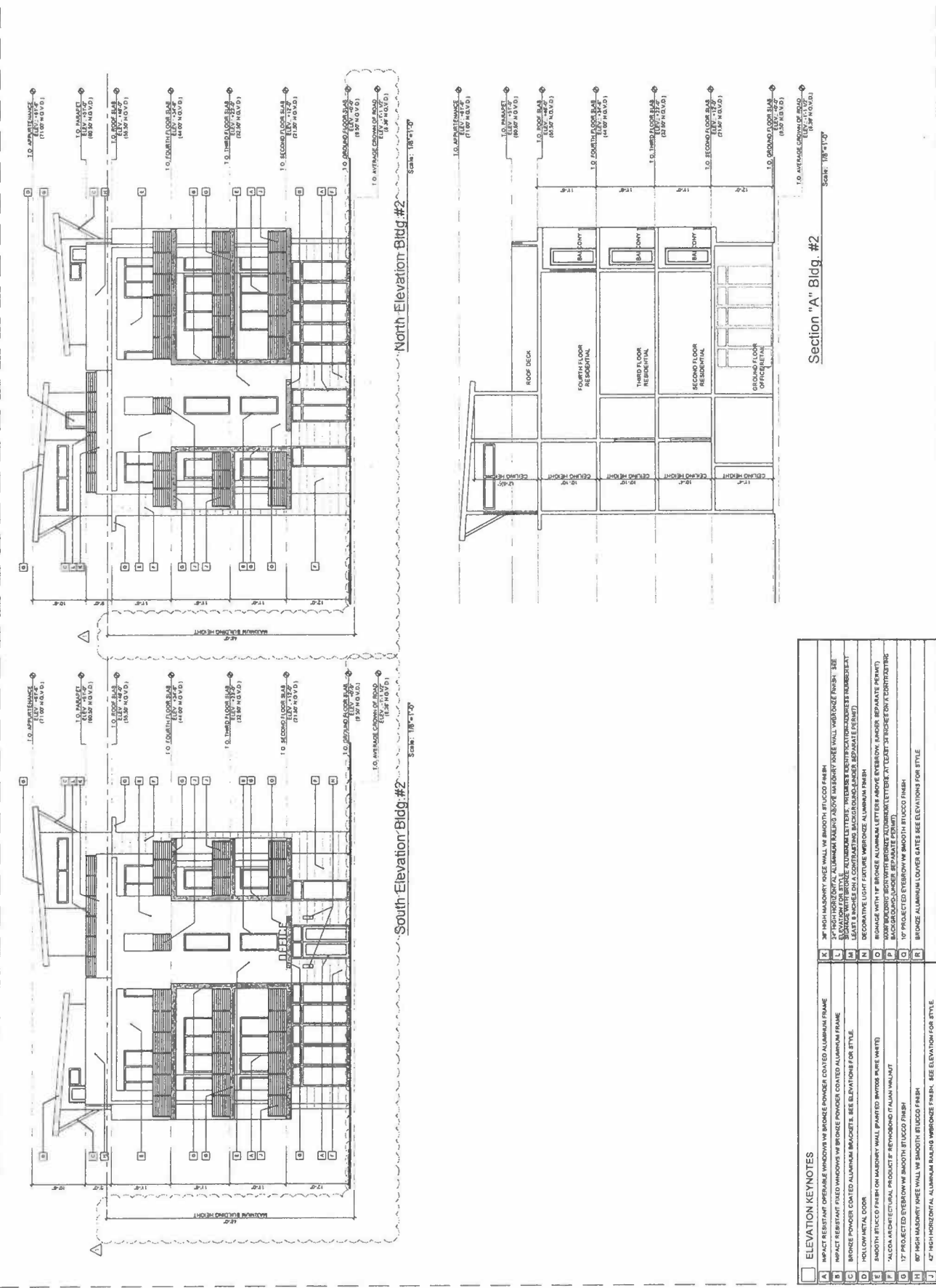
FIVE-55 DELRAY
555 SE 9TH STREET
DELRAY BEACH, FLORIDA

FLORIDA LICENSE

ARCHITECT: RICHARD JONES
CONSULTANT: 12402
DATE: 01/11/2018
DRAWN BY: RJ
PLAN REVIEW: RJ
SUBMITTAL: 01/11/2018
SUBMITTAL: 01/11/2018

REVISIONS:
1. 01/11/2018
2. 01/11/2018
3. 01/11/2018

BUILDING#2
NORTH & SOUTH ELEVATIONS & SECTION A
A-2.4



ELEVATION KEYNOTES	
A	IMPACT RESISTANT OPERABLE WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME
B	IMPACT RESISTANT FIXED WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME
C	BRONZE POWDER COATED ALUMINUM BRACKETS. SEE ELEVATIONS FOR STYLE.
D	HOLLOW METAL DOOR
E	SMOOTH STUCCO FINISH ON MASONRY WALL (PAINTED BRONZE WIRE MESH)
F	ALCOA ADAPTATIONAL PRODUCTS FIBERGLASS ITALIAN WALUT
G	12" PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	8" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
I	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
J	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
K	3" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
L	IMPACT RESISTANT OPERABLE WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME
M	IMPACT RESISTANT FIXED WINDOWS W/ BRONZE POWDER COATED ALUMINUM FRAME
N	BRONZE POWDER COATED ALUMINUM BRACKETS. SEE ELEVATIONS FOR STYLE.
O	HOLLOW METAL DOOR
P	SMOOTH STUCCO FINISH ON MASONRY WALL (PAINTED BRONZE WIRE MESH)
Q	ALCOA ADAPTATIONAL PRODUCTS FIBERGLASS ITALIAN WALUT
R	12" PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
S	8" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
T	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
U	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
V	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
W	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
X	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
Y	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH
Z	12" HIGH MASONRY CHASE WALL W/ SMOOTH STUCCO FINISH