Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 98 NW 5th Avenue (2019-261)
Project Location: 98 NW 5th Avenue, West Settlers Historic District
PCN: 12-43-46-16-01-020-0110
Request: Certificate of Appropriateness
Board: Historic Preservation Board
Meeting Date: October 7, 2020
Board Vote: Approved on a 5-0 vote

Board Actions:
Approved the Class III Site Plan, Landscape, Elevations, and Certificate of Appropriateness (2019-261) requests associated with the adaptive reuse and addition to a 2-story non-contributing commercial structure on the property subject to the following conditions:

1. That on-street parking spaces, if appropriate, be constructed within the NW 1st Street right-of-way.
2. That the existing on-street parking spaces within the NW 5th Avenue right-of-way be re-striped as parking spaces

Project Description:
The subject property consists of the north 50 feet of the east 135 feet of Block 20, Town of Delray and is located on the southwest corner of NW 5th Avenue and NW 1st Street. The two-story apartment building was built in 1972 in a modern style and is of CBS construction with a flat cement tile roof. The 7,076 square foot structure contains garages on the first floor and apartments on the second floor and is a non-contributing structure within the West Settlers Historic District. The property is currently zoned Central Business District (CBD).

At its meeting of May 4, 2005, the Historic Preservation Board approved the Certificate of Appropriateness request for the replacement of the existing gray cement roof tiles with tan dimensional asphalt shingles.

The subject request involves the renovation and adaptive reuse of the existing 2-story mixed-use non-contributing building for use as retail and office. A Certificate of Appropriateness and Class III Site Plan Modification have been requested for the adaptive reuse project, which involves:

- Enclosure of the ground floor parking garage for use as retail space;
- Conversion of the 2nd floor residential use to office space;
- Construction of an elevator shaft on the north side of the building;
- Interior and exterior architectural improvements; and,
- Landscaping, hardscaping, and site lighting.

Also, associated with the project are several Waiver requests from the Central Business District (CBD) zoning requirements. At its meeting of September 2, 2020, the Waiver requests went before the Historic Preservation Board and were recommended for approval to the City Commission. At its meeting of September 22, 2020, the City Commission approved waiver requests.

Board Comments:
All members of the board were supportive of the proposal.

Public Comments:
There was no public comment.

Associated Actions:
N/A

Next Action:
The HPB action is final unless appealed by the City Commission

DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

(561) 243-7040

HISTORIC PRESERVATION BOARD STAFF REPORT

98 NW 5th Avenue

Meeting	File No.	Application Type
October 7, 2020	2019-261	Class III Site Plan & Certificate of Appropriateness

REQUEST

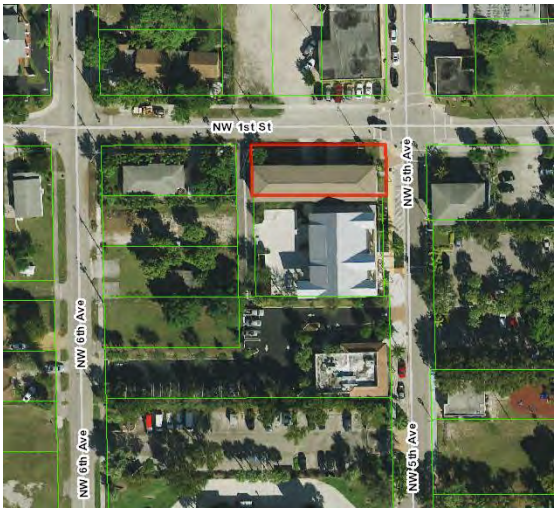
The item before the Board is in consideration of a Class III Site Plan, Landscape, Elevations, and Certificate of Appropriateness (2019-261) requests associated with the adaptive reuse and addition to a 2-story non-contributing commercial structure on the property located at **98 NW 5th Avenue, West Settlers Historic District**.

GENERAL DATA

Agent: Tara Toto
Owner: Delray Beach CRA
Location: 98 NW 5th Avenue
PCN: 12-43-46-16-01-020-0110
Property Size: 0.16 Acres
Zoning: CBD – Central Business District
LUM Designation: MD (Medium Density Residential)
Historic District: West Settlers Historic District
Adjacent Zoning:

- CBD - Central Business District (North)
- CBD - Central Business District (East)
- CBD - Central Business District (South)
- CBD– Central Business District (West)

Existing Land Use: Multi-family Residential
Proposed Land Use: Commercial



BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject property consists of the north 50 feet of the east 135 feet of Block 20, Town of Delray and is located on the southwest corner of NW 5th Avenue and NW 1st Street. The two-story apartment building was built in 1972 in a modern style and is of CBS construction with a flat cement tile roof. The 7,076 square foot structure contains garages on the first floor and apartments on the second floor and is a non-contributing structure within the West Settlers Historic District. The property is currently zoned Central Business District (CBD).

At its meeting of May 4, 2005, the Historic Preservation Board approved the Certificate of Appropriateness request for the replacement of the existing gray cement roof tiles with tan dimensional asphalt shingles.

The subject request involves the renovation and adaptive reuse of the existing 2-story mixed-use non-contributing building for use as retail and office. A Certificate of Appropriateness and Class III Site Plan Modification have been requested for the adaptive reuse project, which involves:

- Enclosure of the ground floor parking garage for use as retail space;

Project Planners:	Review Dates:	Attachments:
Michelle Hoyland HoylandM@mydelraybeach.com Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	HPB: October 7, 2020	1. Architectural Plans 2. Justification Statements 3. Photos 4. Color Rendering

- Conversion of the 2nd floor residential use to office space;
- Construction of an elevator shaft on the north side of the building;
- Interior and exterior architectural improvements; and,
- Landscaping, hardscaping, and site lighting.

Also, associated with the project are several Waiver requests from the Central Business District (CBD) zoning requirements. At its meeting of September 2, 2020, the Waiver requests went before the Historic Preservation Board and were recommended for approval to the City Commission. At its meeting of September 22, 2020, the City Commission approved waiver requests. The COA and Class III Site Plan Modification request are now before the board.

REVIEW AND ANALYSIS

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.13 – The Central Business District (CBD) is established to preserve and protect the cultural and historic aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.

Pursuant to LDR Section 4.4.13(A)(3) – West Atlantic Neighborhood Sub-district. The West Atlantic Neighborhood Sub-district regulations are intended to be consistent with the adopted West Atlantic Avenue Redevelopment Plan and the Downtown Delray Beach Master Plan. The emphasis of these regulations is on the preservation and enhancement of existing neighborhoods, while promoting a pedestrian friendly commercial area along West Atlantic Avenue that contains a mix of residential, commercial and civic functions. Businesses that are oriented toward serving the local neighborhood, as opposed to a regional area, are encouraged. Density incentives are available for redevelopment in this Sub-district to promote the inclusion of workforce housing.

Pursuant to LDR Section 4.4.13(B)(5) – West Atlantic Neighborhood Commercial Area. The location of commercial uses is limited within the West Atlantic Neighborhood Sub-district to protect established residential areas from commercial intrusion.
The subject property is subject to compliance with those additional regulations noted in the LDRs and required for this area. The proposed office and retail spaces are permitted within the subject LDR Section.

Pursuant to LDR Section 4.4.13(C)(3)(c) Allowable Uses, Required Retail Frontage Use Limitations - West Atlantic Neighborhood Sub-district, At least 50 percent of the building frontage of the sidewalk level story shall be for General retail uses and/or facilities, except that sales of automotive parts, lawn care equipment, firearms, or second hand material (other than verifiable antiques) are not permitted and Services and facilities. Up to 50 percent of the building frontage of the sidewalk level story may be for business, professional, and medical uses/offices; more than 50 percent may be approved as a Conditional Use.
The proposal involves the conversion and adaptive reuse of an existing mixed-use building from office and multiple-family residential uses to ground floor retail and second story office uses. It is noted that other uses are permitted via the Conditional Use process such as 100% office on the ground floor but require a Conditional Use approval.

Pursuant to LDR Section 4.4.13 properties located within the CBD zoning district shall be developed according to the requirements noted in the chart below.
The proposal is in compliance with the applicable requirements or a waiver has been granted; therefore, positive findings can be made.

DEVELOPMENT STANDARDS	REQUIRED	EXISTING	PROPOSED
Required Setbacks: Front (East)	10' Min/15' Max	9'8"*	4'2"-4'8" **
Side Interior (North)	10' Min/15' Max	19'	1'6"-9'**
Side Street (South)	10'	2'1"*	No change
Rear (South)	10'	3'2"*	1'8"- 3'8"**
Building Height:	35' Max	21' -4"	23'-4"
Minimum Lot Size:	2,000 sq. ft.	6,750 sq. ft.	6,425 sq. ft.
Minimum Lot Width & Frontage:	96'4"	50'	128'-6"
Minimum Lot Depth:	100'	135'	128'-6"
Open Space	N/A	2,184 sq. ft. (32.36%)	1,452 sq.ft. (22.60%)
Floor Area Ratio (Per the Comprehensive Plan – Neighborhood, Districts, & Communities)	3.0	1.14	1.23

* Existing non-conformity
**Approved Waiver as noted in the following chart

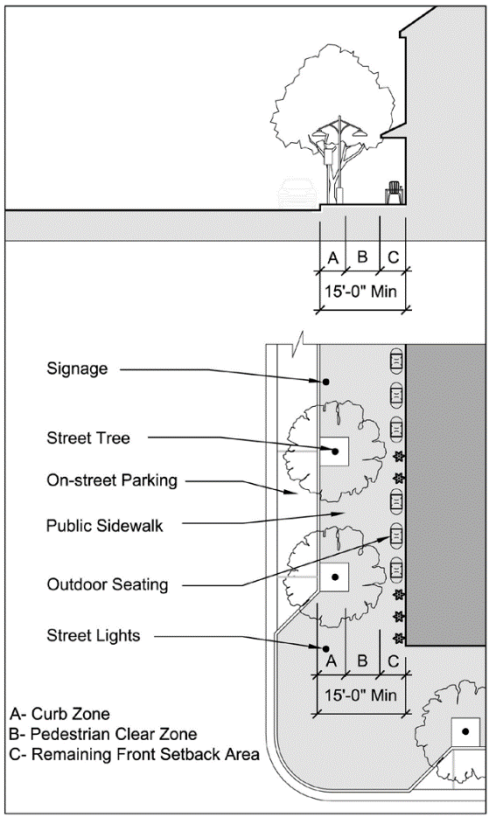
WAIVERS

Five waiver requests from requirements listed in LDR Section 4.4.13 were approved for the subject property. The Waiver requests were previously reviewed by HPB at the September 2, 2020 meeting and recommended for approval to the City Commission. At the September 22, 2020, City Commission approved the waiver requests as follows:

	Approved Waiver	Required	Existing	Proposed
1	Relief from **LDR Table 4.4.13(C),** to allow a reduction in the required minimum front (east) setback.	10' min. 15' max.	9'8"	4'2" – 4'8"
2	Relief from **LDR Table 4.4.13(C),** to allow a reduction in the required minimum side street (north) setback.	10' min. 15' max.	19'	1'6" – 9'
3	Relief from **LDR Table 4.4.13(C),** to allow a reduction in the required rear (west) setback.	10'	3'2"	1'8" – 3'8"
4	Relief from **LDR Section 4.4.13(E)(4)(e)(1)(d)** to allow reduced storefront glazing heights on the front (east) and side (north) elevations.	8'	--	7'2"
5	Relief from **LDR Section 4.4.13(E)(4)(e)(1)(b)** to allow relief for the percentage of required façade storefront openings on the front (east) and side (north) elevations.	80%	--	75% (East) 62% (North)

FRONTAGE STANDARDS, MINIMUM STREETSCAPE WIDTH

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



Streetscape Standards	Minimum Standard	Proposed
A- Curb Zone	4'-0"	4' (east) 7' (north)
B- Pedestrian Zone	6'-0"	6' (east) 6' (north
C- Remaining Front Setback Area	5'-0"	4'8" (east) 1'6" (north)
Total Streetscape Width	**15'-0"**	**14'8" (east) 14'6" (north)**

The subject property has frontage along NW 5th Avenue (east side) and NW 1st Street (north side). There is a five-foot right-of-way dedication required along NW 5th Avenue and a 1'6" alley right-of-way dedication required along the north/south alley in the rear of the property. On the north side of the property, a 10' easement is proposed along NW 1st Street. While the site plan indicates that the requirements of the code can be met as there is sufficient space to accommodate the required streetscape, the dimensions are incorrectly illustrated on plan sheet AS-102 as 7' is dimensioned rather than 4' along NW 1st Street. An added condition of approval is that the site plan be updated to correctly illustrate the required 4' Curb Zone along NW 1st Street.

Pursuant to LDR Section 4.4.13(E)(2)(b) - Street trees. Street trees are intended to provide a shaded environment for the pedestrian, provide a physical separation between pedestrians and vehicles, improve the overall visual appearance of the street, and reduce urban heat island effects.

1. **All new construction, relocation of a building, or addition equal to or greater than 20 percent of the gross floor area of an existing building shall install street trees at the time of development. Street trees shall be a canopy species, planted in the public right-of-way directly in front of the property line(s), uniformly spaced no greater than 30 feet on center. Spacing of trees may only exceed 30 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Palm varieties may be used at corners, crosswalks, or to accent building entrances and may be permitted in lieu of shade trees when physical conditions may prevent the proper growth of shade**

trees, as determined by the Planning, Zoning and Building Director. Consistency in street tree species shall be established on both sides of the street along each block The first to develop shall establish the species with approval from the Planning, Zoning and Building Director.

2. **Street trees shall be located in the curb zone of the streetscape, in order to separate pedestrians from vehicular lanes and to provide room for tree canopies. Street trees may be planted in planting strips, landscaped planters or tree grates with approval from the Planning, Zoning and Building Director.**
3. **All trees shall be Florida Grade #1 or better and satisfy the following standards at the time of planting**
   - **a. Canopy species: Minimum 14 feet in height with a clear trunk space of six feet and a spread of no less than eight feet.**
   - **b. Palm trees: Minimum 18 feet in height, with a clear trunk space of eight feet.**
4. **In the event that site constraints, such as existing utility easements, infrastructure, or right-of-way constraints prevent the installation of required street trees, the Planning, Zoning and Building Director may approve a different organization of the curb and pedestrian clear zones. Additional elements such as removable planters of small palms and shrubs, vines or seasonal flowers may be required. In addition, the building shall provide devices such as awnings or roof overhangs to establish a shaded pedestrian environment.**
5. **The property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section.**
6. **For those properties where street trees exist at the time of site plan approval, the property owner shall either provide the required street trees in another location on-site or pay into the Tree Trust Fund, in accordance with the fee schedule in Section 4.6.19(E)(5)(d).**

The proposal provides for new trees within the constraints of the subject property adjacent to NW 1st Street rather than within the Curb Zone of the adjacent NW 1st Street right-of-way as is required by this code section. Sufficient space exists within the NW 1st Street right-of-way to locate the trees within the required Curb Zone, even with the existing Florida Power & Light (FPL) overhead power lines and proposed 10' easement.

It is important to note that the setback Waivers approved on September 22, 2020 by the City Commission are limited in that the City Commission is not authorized to approve Waivers that **negatively affects the proposed streetscape and the street trees are considered part of the streetscape**. (see code reference below) This means that the recent City Commission approved Waivers to decrease the minimum front setback on NW 1st Street would be in violation of this code requirement. Note both NW 5th Avenue & NW 1st Street are considered fronts per LDR Section 4.4.13(D)(2)(a)(1) and Table 4.4.13(C).

Pursuant to LDR Section 4.4.13(K)(5) the City Commission is authorized to waive certain other regulations that no other official or board have the authority to waive with the following limitation pursuant to LDR Section 4.4.13(K)(5)(b)1.b.:

> **Front Setback Waivers. Waivers to decrease the minimum front setback depth are permitted if the reduction would not result in a streetscape that does not meet the minimum requirements of Section 4.4.13(E)(2).**

Based upon the above, an added condition of approval is that street trees be located within the Curb Zone of the adjacent NW 1st Street right-of-way.

FRONTAGE TYPES

Pursuant to LDR Section 4.4.13(E)(4)(e), Frontage Types, Storefront, the storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. The table below, as regulated by Table 4.4.13(I), provides the dimensional requirements for all elements contained in a storefront and identifies compliance with the requirements:

Storefronts	Minimum Required	Maximum Allowed	Proposed
Building Setback	10'	15'	4'2"- 4'8" (waiver approved)
Storefront Width	N/A	75' on Required Retail Street	29'
Storefront Base	9"	3'	9"
Glazing Height	8'	---	7'2" (waiver approved)
Required Openings	80%	----	75%(east) (waiver approved) 62%(north) (waiver approved)
Awning Projection	5'	----	5'*

AWNINGS/ALUMINUM CANOPIES

As required by LDR Section 4.4.13(E)(4)(e) and Table 4.4.13(I), the Storefront frontage type requires awnings to project a minimum of 5' from the building.

The existing site configuration limits the size of the proposed awnings on the east side of the site as the building is only setback 4'2"-4'8" from the property line. Three 5' deep aluminum canopies are proposed to project into the adjacent right-of-way on the east façade. Additionally, plan sheet A-201(black line elevations) and A-201 (color elevations) each indicate conflicting measurements for the proposed aluminum canopies as 5' and 4', respectively. Added conditions of approval are that the aluminum canopies not encroach into the adjacent right-of-way or that a hold harmless agreement be executed and approved between the property owner and the City of Delray Beach; and, that the plans be updated to be consistent with respect to the size of the aluminum canopies.

PARKING

Pursuant to LDR Section 4.4.13(I)(2)(d) Properties less than 65 feet in width are not required to provide off-street parking, except for restaurant and lounge uses.

The subject property is 50 feet wide; thus, is not required to provide parking.

While parking is not required, the CRA has arranged to provide available parking spaces in the parking lot to the east, which is situated across the street on the east side of NW 5th Avenue. The CRA obtained a non-exclusive and perpetual easement for the purposes of public parking on Monday through Saturday from the Mt. Olive Missionary Baptist Church. The site has 33 standard parking spaces and 2 disabled spaces.

GREEN BUILDING REQUIREMENTS:

Pursuant to LDR Section 4.4.13(F)(9), contains standards to reduce urban heat islands for both roofed and non-roofed areas of development within the CBD.

The applicant has specified that proposed aluminum standing seam roofs are energy star roofing with high reflectance and high emissivity roofing to comply with ASTM E903 and ASTM D4080. Therefore, the Green Building requirements have been met.

BICYCLE PARKING

Pursuant to LDR Section 4.4.13(l)(4)(a)(3) Minimum Number of Bicycle Parking Spaces – Bicycle parking requirements are applied to new development, expansion of an existing use, and changes of use.

Pursuant to LDR Section 4.4.13(l)(4)(a)(3)(b)(1)(a)-(c) Design and location:

a. **Provided in a safe, accessible and convenient location within 300 feet of a main building entrance; when there is more than one building entrance, bicycle parking shall be distributed to serve all entrances.**
b. **If bicycle parking is proposed within the minimum streetscape area (see Section4.4.13(E)(2)), it shall not encroach within the minimum pedestrian clear zone.**
c. **If bicycle parking is proposed within the right-of-way, a maintenance agreement (in a form acceptable to the City Attorney) is required.**

Minimum number of 5 bicycle parking spaces required in the CBD for this property. The proposal illustrates 6 bicycle parking spaces to be placed on the north side of the property. Therefore, this proposal is in compliance with the applicable requirement.

ARTICLE 4.6 SUPPLEMENTAL DISTRICT REGULATIONS

LIGHTING

Pursuant to LDR Section 4.6.8 – Lighting: All developments/redevelopments are encouraged to utilize energy efficiency lighting. The maximum height for luminaires on buildings and structures is 25' or eave overhang, whichever is lower, and 25' for a parking lot. All perimeter exterior lighting shall be full cutoff luminaries to minimize spillover on adjacent properties. In order to decrease urban glow, no luminaries shall be directed upwards.

Pursuant to LDR Section 4.6.8(A)(3) – Illumination Standards: The applicable illumination standards are as follows:

	FOOT CANDLES		
	Maximum Permitted	Minimum Permitted	Provided
Building Entrance	10	1.0	1.0-0.7

Pursuant to LDR Section 4.6.8 – Requirements for outdoor parking and commercial sites: Light control and spillage. For perimeter exterior lighting, only full cutoff luminaries will be approved. The applicant is encouraged to minimize light spillage from building and site and to reduce urban glow for the development/redevelopment proposed. Maximum allowable illumination at the property line of any adjoining parcel or public right-of-way is 0.25 horizontal and vertical foot-candles measured at six feet above grade level.

A Photometric Plan has been submitted; however, it does not comply with the Lighting regulations. As a condition of approval, the photometric plan is required to show existing and proposed illumination for the storefront on the east side of the building fronting NW 5th Avenue, as well as show a maximum spillage of .25 on the north side of the property line fronting NW 1st Street.

PUBLIC INFRASTRUCTURE

Pursuant to LDR Section 6.1.2(A) Infrastructure and Public Property – Improvement Obligations, Concurrent, or prior to construction associated with an approved development application, the development shall provide for the construction of improvements as identified in Section 5.3.1(C) and off-site improvements to the following extents:

Pursuant to LDR Section 5.3.1(C) - Standard improvements, The standard improvements which are to be accommodated in street right-of-way are:

- **Travel lanes, including turning lanes**
- **Parking lanes, where appropriate;**
- **Drainage devices either curb and gutter or swale systems;**
- **Pedestrian ways (sidewalks);**
- **Bicycle lanes or paths, where appropriate.**

Such improvements shall be provided in accordance with design standards set forth in Section 6.1.2 and 6.1.3.

Based upon this code requirement the project is to provide for on-street parking lanes/spaces, where appropriate. On-street parking spaces exist on the east side of the subject property; however, the spaces are currently striped as a loading area for a bus stop. Public transportation in the area loads to the south where the sidewalk conforms to ADA requirements. The existing parking spaces need to be re-striped as spaces instead of a bus stop. This item is attached as a condition of approval.

Additionally, the request does not provide for the construction of new on-street parking spaces within the NW 1st Street right-of-way. While there is a requirement for the installation of street trees within the NW 1st Street right-of-way, it may be possible for the construction of some on-street parking spaces, as appropriate. An added condition of approval is that on-street parking spaces, if appropriate, be constructed within the NW 1st Street right-of-way.

Finally, there is a decorative sidewalk within the NW 5th Avenue right-of-way adjacent to the east side of the subject property. The proposed sidewalk improvements on the east side of the building need to be consistent with the decorative concrete in this area. An example as to how this design can be executed is similar to the adjacent sidewalk in front of the Delray Beach Housing Authority at 82 NW 5th Avenue. An added condition of approval is that the new concrete sidewalks on the east side of the property be consistent in design with the sidewalks along NW 5th Avenue. The proposed sidewalk on the north side of the property may be standard concrete, to be consistent with sidewalks along side streets in the area.

Pursuant to LDR Section 5.3.1(D)(4) - Additional right-of-way width may be required to promote public safety and welfare; to provide for stormwater management; to provide adequate area for street trees; and to assure adequate access, circulation, and parking in high intensity use areas. Such a determination shall be advanced by a recommendation from the City Engineer and may be based upon the results of a traffic study or general knowledge of the City. The authority for requiring such additional right-of-way shall rest with the body having the approval authority of the associated development application.

A 5' right-of-way dedication is required for NW 5th Avenue and a 1'6" right-of-way dedication is required for the north/south alley on the west side of the property. The dedications must be completed prior to issuance of a building permit. These items are added as conditions of approval.

REFUSE CONTAINER AREA

The project proposes to utilize existing dumpsters on the neighboring Housing Authority property. An added condition of approval is that an agreement be provided between the two properties for use of the adjacent refuse container area.

LANDSCAPE ANALYSIS

Pursuant to LDR Section 2.4.5(H)(5) – Landscape Plan Findings - At the time of action on a landscape plan, the approving body shall make finding with respect to the proposed plan's relationship to the following:

(a) Objectives of landscaping regulations Section 4.6.16;

(b) Site and landscape design standards pursuant to Section 4.6.16.

An overall determination of consistency with respect to the above items is required in order for a landscaping plan to be approved.

Pursuant to LDR Section 4.6.16(A) – Landscape Regulations – The objective of this article is to improve the appearance of setback and yard areas in conjunction with the development of commercial, industrial, and residential properties, including off-street vehicular parking and open-lot sales and service areas in the City, and to protect and preserve the appearance, character and value of the surrounding neighborhoods and thereby promote the general welfare by providing minimum standards for the installation and maintenance of landscaping.

The request includes the removal of two existing trees. A Ficus tree located on the northwest corner of the site that is growing into the powerlines and an Adonidia tree located on northeast corner of the property that is being removed due to its poor condition. The landscape plan includes replacement of existing landscape material as well as installation of new landscaping to meet the requirements of the code. Street trees are required to be installed within the NW 1st Avenue right-of-way as has been discussed earlier in this report and is attached as a condition of approval. Provided the condition of approval is address, the proposal can be determined to be in compliance with the code with respect to landscaping.

ARCHITECTURAL ELEVATIONS ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Historic Preservation Board (HPB) 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.**

A complete review of the elevations and aesthetics can be found in the Historic Analysis section of this report.

The development proposal is also subject to the requirement for Visual Compatibility pursuant to LDR Section 4.5.1(E)(7) which provides for a specific analysis of the historic exterior of the proposal. The existing structure is of the Masonry modern architectural style with smooth stucco siding, metal roof with vent, and aluminum windows. The addition of the columns to the east, north, and west elevations enhance the architectural style of the original structure. The structure is considered a non-contributing resource to the West Settlers Historic District. The design of the existing building has been taken into account with the proposed renovation and is intended to enhance the surrounding historic streetscape.

HISTORIC PRESERVATION ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Certificate of Appropriateness – Findings. Prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

LDR SECTION 4.5.1
HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS
Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) – Major Development.
The subject application is considered "Major Development" as it involves "the rehabilitation of a commercial building within the CBD zoning district."

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1
A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3
Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4
Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7
Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8
Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Standard 1, 4, 5, 9, & 10 are applicable. The existing structure on the site is non-contributing to the West Settlers Historic District. With future historic resource surveys and as the period of significance of the district is re-evaluated in the future, this structure has the potential of being reclassified as a contributor. The existing structure contains of ground floor commercial space and a parking area/garage with multi-family residential on the 2nd story. The adaptive reuse will allow for more public use as well as provide more economic opportunities in the district.

Regarding Standard 5, the proposed structure has been designed to keep its modern architectural style which is one of the prominent styles seen throughout the West Settlers Historic District. The proposed improvements incorporate a stucco finish exterior with a mill finish aluminum standing seam metal roof. The proposed structure uses authentic materials that are commonly used on other structures within the district. The unique ground floor parking area will be converted into habitable office/retail space and while the exterior improvements such as the new elevator shaft and exterior staircase towers modify the north and east elevations (which could affect the future reclassification of the structure as a potential contributor) overall the improvements do not change the existing exterior detailing such as the stucco, railings, and storefront appearance of the building. This is appropriate for a rehabilitation to be compatible with the historic streetscape of the district.

Regarding Standard 9, the proposed changes to the structure will modernize the use of the building for public access with the update of the exterior staircases and the addition of the ADA compliant elevator. While the new elevator shaft modifies the north elevation, this alteration is not intended to affect the historic integrity the streetscape.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.

a. **Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.**
b. **Front Facade Proportion: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.**
c. **Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.**
d. **Rhythm of Solids to Voids: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.**
e. **Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.**
f. **Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.**
g. **Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.**
h. **Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.**

i. **Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.**
j. **Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:**
    a. **For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:**
    b. **For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:**
k. **Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.**
l. **Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.**

m. **Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:**
    1. **Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.**
    2. **Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.**
    3. **Characteristic features of the original building shall not be destroyed or obscured.**
    4. **Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.**
    5. **Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.**
    6. **Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.**

The proposal involves renovation to an existing structure and an adaptive reuse for retail and office uses. The proposal also includes updates to comply with life safety and ADA requirements, such as the replacement of the existing staircases and the addition of a new elevator.

Regarding the <u>Relationship of Materials, Texture, and Color</u> states that the relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. The proposed renovation includes textured and smooth stucco walls, a mill-finish standing metal roof, aluminum canopies on the east elevation, wood fascia, and aluminum impact storefront window and door system on the ground floor. All proposed 2nd story windows will be white, aluminum framed windows with raised dimensional muntins and clear glass. The main walls on the 2nd floor for the structure are to be painted a light pastel blue with the ground floor to be an off white, railings to be gray, and columns to be a light sand color. The Texture and Color of the new structure will be visually compatible with the district.

The use of authentic materials guarantee the longevity and authenticity of the district, ensuring there will be future resources that will contribute to the architectural and historical context of the historic district. The proposal can be considered compliant with the intent of this standard.

REQUIRED FINDINGS

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

Pursuant to LDR Section 2.4.5(G)(5), Modifications to Site Plans and Development Plans, the approving body must make a finding that the proposed changes do not significantly affect the originally approved plan must be made concurrent with approval of a Class III modification. The subject property and its uses currently exist. The proposed changes incorporate a change of use that does intensify the subject property as new habitable space is proposed on the ground floor where a covered parking area exists. Further discussion and analysis regarding the uses is provided below. Therefore, a positive finding can be made with respect to LDR Section 2.4.5(G)(5).

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

LDR SECTION 3.1.1(A) - LAND USE MAP

The subject property has a Land Use Map (LUM) designation of CC (Commercial Core) and a zoning designation of CBD (Central Business District). The zoning district is consistent with the Land Use Map designation. The proposed commercial office and retail uses are permitted. Positive findings can be made with respect to Future Land Use Map consistency

LDR SECTION 3.1.1(B) - CONCURRENCY

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

LDR SECTION 3.1.1(C) - CONSISTENCY

As described in Appendix “B”, a positive finding of Consistency can be made as it relates to Standards for Site Plan Actions (LDR Section 3.2.3).

LDR SECTION 3.1.1(D) - COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS

As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs can be made.

COMPREHENSIVE PLAN POLICIES

A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies are noted:

Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.
The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

HPE Policy 1.4.1
Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.
The development proposal involves conversion of the existing mixed-use commercial/residential building to commercial office and retail uses. Also, the proposal involves creation of new habitable space by enclosing the ground floor parking area. The proposal of use can be found to be an appropriate intensity and density for the site. Parking is not required for the conversion, but a parking agreement has been provided for access to parking spaces directly across NW 5th street within an existing improved parking lot. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a mix of residential and office uses. The property is zoned for both residential and commercial uses. The proposed improvements demonstrate the investment the property owner is making to support the historic fabric of the community. Further, the adaptive reuse is appropriate and assists in the maintenance and protection of the historic district and the adjacent NW 5th Avenue commercial area. A complete review of LDR Section 4.5.1 and the Delray Beach Design Guidelines was conducted, and the proposal can be found to be in compliance.

REVIEW BY OTHERS

At the meeting of September 9, 2019, the **Downtown Development Authority (DDA)** reviewed the development proposal and recommended approval.

OPTIONAL BOARD MOTIONS FOR ACTION ITEMS

A. Move to continue with direction

B. Approve Certificate of Appropriateness (2019-261), request for the property located at **98 NW 5th Avenue, West Settlers Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.

C. Approve Certificate of Appropriateness (2019-261), requests for the property located at **98 NW 5th Avenue**, **West Settlers Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:

1. That on-street parking spaces, if appropriate, be constructed within the NW 1st Street right-of-way.
2. That the existing on-street parking spaces within the NW 5th Avenue right-of-way be re-striped as parking spaces

SITE PLAN TECHNICAL ITEMS:

1. That the plan sheet AS-102 and any associated plan sheets be updated to correctly illustrate the required 4' Curb Zone along NW 1st Street.
2. That street trees be located within the Curb Zone of the adjacent NW 1st Street right-of-way;
3. That the aluminum canopies do not encroach into the adjacent right-of-way or that a hold harmless agreement be executed and approved between the property owner and the City of Delray Beach for any potential projections into the adjacent right-of-way;
4. That the plans be updated to be consistent with respect to the size of the proposed aluminum canopies;
5. That the photometric plan complies with LDR Section 4.6.8 and illustrate existing and proposed lighting;
6. That the new concrete sidewalks on the east side of the property be consistent in design with the sidewalks along NW 5th Avenue;
7. That 5' right-of-way be dedicated for NW 5th Avenue and 1'6" of right-of-way be dedicated for the north/south alley on the west side of the property prior to issuance of a building permit;
8. That an agreement be provided between the subject property owner and the owner of 82 NW 5th Avenue for co-location of the refuse container area; and,
9. That the Palm Beach County Traffic Engineering Division approval letter be filed with the city indicating that the proposal meets the County's Traffic Performance Standards.

D. Deny Certificate of Appropriateness (2019-261), requests for the property located at **98 NW 5th Avenue, West Settlers Historic District,** by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

PUBLIC AND COURTESY NOTICES

X Courtesy Notices are not applicable to this request.	X Agenda was posted on (9/30/20), 5 working days prior to meeting.

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 services are existing on site. 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:
Drainage and water run-off will be addressed through the on-site retention. There should be no impact on drainage as it relates to this level of service standard.

Traffic:
The applicant has provided a traffic statement stating the 7,076 commercial building will generate a maximum of 139 new Daily Trips and it is not anticipated to significantly affect traffic circulation nor cause negative impacts upon the surrounding area. A letter from Palm Beach County (PBC) Traffic Engineering Division has not been received indicating that the proposal meets the county Traffic Performance Standards. An added condition of approval is that the PBC Traffic Engineering Division letter be filed with the city indicating that the proposal meets the Traffic Performance Standards for PBC.

Parks and Recreation:
Non-residential uses are not considered to have an impact on the City's Parks and Recreation facilities.

Solid Waste:
The 7,076 sq. ft. commercial building will generate 27.59 tons of solid waste per year. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2046, thus a positive finding with respect to this level of service standard can be made.

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"
CONSISTENCY FINDINGS & STANDARDS FOR SITE PLAN ACTIONS

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

Not applicable _____
Meets intent of standard X
Does not meet intent _____

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

C. Open space enhancements as described in Policies found in the Open Space, Parks, and Recreation Element are appropriately addressed.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable X
Meets intent of standard _____
Does not meet intent _____

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable _____
Meets intent of standard X
Does not meet intent _____

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable **X**
Meets intent of standard _____
Does not meet intent _____

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable _____
Meets intent of standard **X**
Does not meet intent _____

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable _____
Meets intent of standard **X**
Does not meet intent _____

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable **X**
Meets intent of standard _____
Does not meet intent _____

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Delray Beach CRA Justification Statement

TAC Comment

LDR Section 4.5.1(E) Development Standards- All new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation , and the Development Standards of this Section.

LDR Section 4.5.1(E)(7) Visual Compatibility Standards – New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, opening, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1 Visual compatibility for minor and major development shall be determined by utilizing criteria contained in (a)-(m) of this section.

Provide a written narrative or justification statement demonstrating how the proposal complies with the requirements of the Secretary of the Interior Standards for Rehabilitation, as well as the Visual Compatibility Standards.

Compliance with The Secretary of the Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for the Treatment of Historic Properties within Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings are four different approaches to the treatment of historic properties. The two-story building located at 98 Northwest 5th Avenue, is neither designated as a historic property and nor classified as a contributing structure within the West Settlers Historic District. As such, the Delray Beach CRA does not agree that the Secretary of Interior's Standards for the Rehabilitation of Historic Properties is applicable in this circumstance. However, as LDR Section 4.5.1(E) currently requires compliance with the Secretary of Interior's Standards for Rehabilitation for all new development and/or exterior improvements on all properties located within historic districts, the Delray Beach CRA provides the below responses as it relates to compliance with the Secretary of the Interior's Standards for Rehabilitation.

Standard 1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Response 1:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. Notwithstanding, the proposed design does maintain the original exterior walls of the two-story building while accommodating a modern use for the building and site. The proposed design and use aim to embrace the characteristics of the site and surrounding environment with no negative effect on the historic

integrity of the West Settlers Historic District while bringing greater economic development and activation to the Northwest 5th Avenue corridor.

Standard 2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Response 2:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. The proposed design and use for the property do not alter any previously recognized historic character, features, or spaces of the property, or involve removal of previously recognized historic materials. Notwithstanding, the proposed design does maintain the original exterior walls of the two-story building while accommodating a modern use for the building and site.

Standard 3:

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Response 3:

The proposed design will not include architectural elements that would create a “false sense of historical development.” The proposed design reflects characteristics and elements of the Masonry Modern architectural style that is in line with the building’s current architectural style, the Delray Beach Central Business District Architectural Design Guidelines, and with the other buildings and structures within the historic district.

Standard 4:

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response 4:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. The proposed design does not involve the removal of any previously recognized historically significant change, addition, or alteration.

Standard 5:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Response 5:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. The proposed design for the property does not alter or remove any previously recognized historically distinctive feature, finish, construction technique, or example of craftsmanship. The current two-story building was built in the Masonry Modern architectural style and that style is maintained in the proposed design.

Standard 6:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Response 6:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. The proposed design does not involve the repair or replacement of any previously recognized historic feature. The current two-story building was built in the Masonry Modern architectural style and that style is maintained in the proposed design.

Standard 7:

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Response 7:

The property located at 98 Northwest 5th Avenue is currently neither a historically designated property nor classified as a contributing structure within the historic district. Nevertheless, chemical or physical treatments that could cause any damage will not be used.

Standard 8:
Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Response 8:

No archaeological resources have been discovered at the site.

Standard 9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Response 9:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. The proposed design for the property will not destroy any previously recognized historic material or architectural feature. The proposed design maintains the use of the original exterior walls of the two-story building, and aims to embrace the characteristics of the site and surrounding environment with no negative effect on the historic integrity of the West Settlers Historic District while bringing greater economic development and activation to the Northwest 5th Avenue corridor through a modern use.

Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Response 10:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the historic district. Any new addition or construction undertaken as part of the proposed design and use for the property would not impair the form and integrity of any previously recognized historic property. Notwithstanding, the proposed design maintains the use of the original exterior walls of the two-story building, and aims to embrace the characteristics of the site and surrounding environment with no negative effect on the historic integrity of the West Settlers Historic District while bringing greater economic development and activation to the Northwest 5th Avenue corridor through a modern use.

Compliance with City of Delray Beach Land Development Regulations - LDR Section 4.5.1(E)(7) Visual Compatibility Standards

The subject property is located at 98 Northwest 5th Avenue within the West Settlers Historic District. The site contains a non-contributing two-story building built in 1972. The proposed design and redevelopment of the two-story building allows for modernization of the building with more durable materials that are visually compatible with the other buildings and structures within the West Settlers Historic District. The proposed Masonry Modern architectural style utilizes architectural materials, details, elements, and characteristics that are appropriate for the West Settlers Historic District and will not impair the integrity of the historic area. Additionally, the proposed design was inspired by the previously approved design for the abutting property

located at 82 Northwest 5th Avenue, currently the office for the Delray Beach Housing Authority, specifically for visual compatibility and continuity along Northwest 5th Avenue. With the redevelopment of this building, the Delray Beach CRA hopes to bring more economic opportunities into and further activate the Northwest 5th Avenue corridor.

The Delray Beach CRA provides the below responses as it relates to compliance with LDR Section 4.5.1(E)(7) Visual Compatibility Standards. **Please see Sheets AS-102 and A-201 for more specifications and details.**

Standard A: Height

The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.

Response A:

The overall height of the proposed two-story building will be visually compatible in comparison and relation to the height of existing structures and buildings within the West Settlers Historic District. The current building on the site is a two-story building and the proposed two-story building will be visually compatible to the existing two-story buildings located directly to the south at 82 Northwest 5th Avenue and east at 85 Northwest 5th Avenue.

Standard B: Front Façade Proportion

The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.

Response B:

The height and width of the front elevation of the proposed two-story building, located on Northwest 5th Avenue, will be visually compatible and proportional to one another. The front façade of the proposed building will be visually compatible with the front elevations of other existing buildings located within the West Settlers Historic District and along the Northwest 5th Avenue Corridor.

Standard C: Proportion of Openings (Windows and Doors)

The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.

Response C:

Overall, the proportions for the windows and doors of the proposed building will be visually compatible with those of other existing buildings located within the West Settlers Historic District. The proposed windows and doors will utilize clear, non-reflective glass, and be more vertically proportioned, which is in line with the Masonry Modern architectural style.

Standard D: Rhythm of Solids to Voids

The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.

Response D:

The relationship of solids to voids of the proposed building will be visually compatible with those of other existing buildings and structures within the West Settlers Historic District. Through the addition of openings, the proposed design establishes a more consistent relationship of solids to voids and the proposed building will be more visually compatible with buildings and structures that currently exist along Northwest 5th Avenue.

Standard E: Rhythm of Buildings on Streets

The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.

Response E:

The proposed building will not compromise or change the rhythm of buildings and open spaces that currently exists along Northwest 5th Avenue.

Standard F: Rhythm of Entrance and/or Porch Projections

The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

Response F:

The relationships of entrances to the proposed building and sidewalks will be visually compatible to those of existing buildings and structures within the West Settlers Historic District.

Standard G: Relationship of Materials, Texture, and Color

The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

Response G:

The materials, texture and color of the façade of the proposed building and/or hardscaping will be visually compatible and consistent with the predominant materials, textures, and colors used on the existing buildings and structures within the West Settlers Historic District and will also comply with the Masonry Modern architectural style stated in the "Delray Beach Central Business District Architectural Design Guidelines." Moreover, the overall proposed design will be visually compatible and consistent with the previously approved design for the mixed-use building located on the abutting property at 82 Northwest 5th Avenue, the office building for the Delray Beach Housing Authority. The proposed building will utilize stucco walls, clear, non-reflective glass for openings, and an aluminum roof.

Standard H: Roof Shapes

The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.

Response H:

The roof shape of the proposed building will be visually compatible with the roof shapes of existing buildings and structures within the West Settlers Historic District. More specifically, the proposed roof shape, material, and color will be visually compatible and consistent with that of the previously approved design for the mixed-use building located on the abutting property at 82 Northwest 5th Avenue, the office building for the Delray Beach Housing Authority. The roof will be aluminum.

Standard I: Walls of Continuity

Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.

Response I:

The overall building façade will be cohesive and visually compatible with the other existing buildings and structures within the West Settlers Historic District. The overall design for the proposed building was inspired by and specifically chosen because of its visually compatibility, continuity, and cohesiveness with that of the previously approved design for the mixed-use building located on the abutting property at 82 Northwest 5th Avenue, the office building for the Delray Beach Housing Authority.

Standard J: Scale of Building

The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development.

Response J:

The proposed overall size of the building and building mass will be visually compatible with the building size and mass of other existing buildings and structures within the West Settlers Historic District, specifically to that of the existing two--story buildings located directly to the south at 82 Northwest 5th Avenue and east at 85 Northwest 5th Avenue.

Standard K: Directional Expression of Front Elevation

A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.

Response K:

The directional expression of the front elevation of the proposed two-story building will not change and will be visually compatible with the buildings, structures, and sites within the West Settlers Historic District.

Standard L: Architectural Style

All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.

Response L:

Only one architectural style is proposed and will be utilized – Masonry Modern. This architectural style is the current architectural style of the building located at 98 NW 5th Avenue and is one that complies with the "Delray Beach Central Business District Architectural Design Guidelines." Moreover, the proposed design will be visually compatible and consistent with that of the previously approved design for the mixed-use building located on the abutting property at 82 Northwest 5th Avenue, the office building for the Delray Beach Housing Authority.

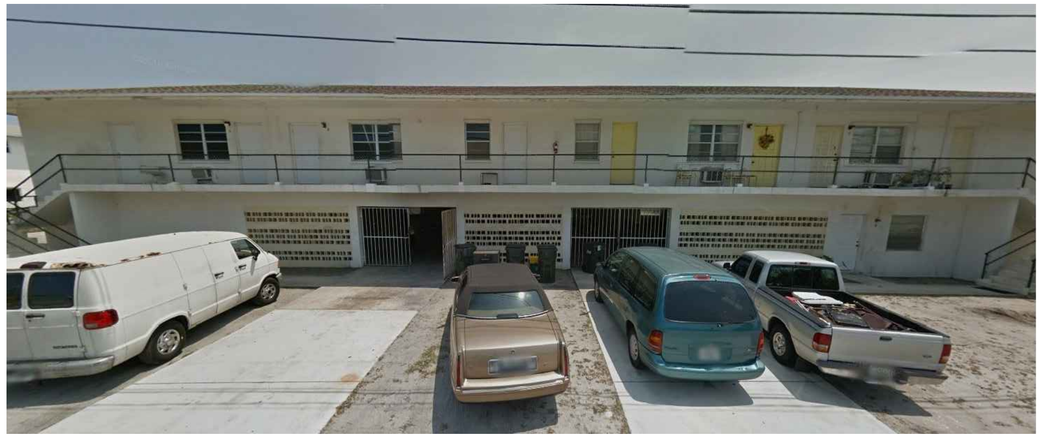
Standard M: Additions to individually designated properties and contributing structures in all historic districts.

Response M:

The property located at 98 Northwest 5th Avenue is neither a historically designated property nor classified as a contributing structure within the West Settlers Historic District.

---

8 EXISTING PARTIAL NORTHEAST ELEVATION (STAIRS)



4 EXISTING PARTIAL NORTH ELEVATION
SCALE: 1" = 20'-0"

1 EXISTING PARTIAL NORTHWEST CORNER

9 EXISTING EAST ELEVATION

5 EXISTING NORTH ELEVATION (LOOKING SOUTHWEST)
SCALE: 1" = 20'-0"

2 EXISTING WEST ELEVATION (LOOKING NORHTEAST)

10 EXISTING NORTHEAST CORNER

7 EXISTING PARTIAL NORTH ELEVATION (STAIRS)
SCALE: 1" = 20'-0"

6 EXISTING SOUTHWEST CORNER

3 EXISTING PARTIAL SOUTH ELEVATION

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Manuel Synalovski, AIA
AR 0011628

STATE OF FLORIDA
MANUEL SYNALOVSKI
AR0011628
REGISTERED ARCHITECT

LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN

ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: LS/OV

CHECKED BY: MS

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SHEET TITLE:

PHOTOS OF EXISTING BUILDING

SHEET NUMBER:

AS-103

1 AERIAL PLAN
SCALE: 1" = 40'-0"

OWNER

DELRAY BEACH CRA
20 N. SWINTON AVENUE
DELRAY BEACH, FL
(561) 276-8640

ARCHITECT

SYNALOVSKY ROMANIC SAYE
1800 ELLER DRIVE
FT. LAUDERDALE BEACH, FL 33316
(954) 961-6806

CIVIL ENGINEER

ENGENUITY GROUP INC.
1280 NORTH CONGRESS AVENUE, SUITE 101
WEST PALM BEACH, FL 33409
(561) 655-1151

LANDSCAPE ARCHITECT

AGTLAND LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
(561) 276-5050

2 PROJECT TEAM

INDEX OF DRAWINGS

AS-101	AERIAL PLAN & EXISTING ELEVATION VIEWS
AS-102	SITE PLAN AND DATA INFORMATION
AS-103	PHOTOS OF EXISTING BUILDING
	SURVEY
C-1	PRELIMINARY ENGINEERING PLAN
C-2	NOTES AND DETAILS
C-3	DEMOLITION PLAN
TR-1	TREE REMOVAL PLAN
LP-1	LANDSCAPE PLAN
A-101	FIRST & SECOND FLOOR PLANS
A-102	ROOF PLAN
A-103	EXISTING FLOOR PLANS
A-104	DEMOLITION FLOOR PLANS
A-201	COLOR BUILDING ELEVATIONS
A-202	EXISTING BUILDING ELEVATIONS
A-801	DOOR & WINDOW SCHEDULES
PH-101	PHOTOMETRIC SITE PLAN
LS-101	LIFE SAFETY PLANS

3 INDEX OF DRAWINGS

4 EXISTING NORTHEAST ELEVATION

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SEAL

STATE OF FLORIDA
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LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

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DESIGN DELIVERABLE: **SITE PLAN**

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DRAWN BY: **LS**

CHECKED BY: **MS**

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SHEET TITLE:

AERIAL SITE PLAN

SHEET NUMBER:

AS-101

GENERAL:

1. WORK INCLUDED:

A. THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERINTENDENCE, QUALITY CONTROL, MATERIALS, PLANT, POWER, LIGHT, HEAT, FUEL, WATER, TOOLS, APPLIANCES, EQUIPMENT, SUPPLIES, AND OTHER MEANS OF CONSTRUCTION NECESSARY AND PROPER FOR PERFORMING AND COMPLETING THE WORK. CONTRACTOR SHALL PERFORM AND COMPLETE THE WORK IN THE MANNER BEST CALCULATED TO PROMOTE SCHEDULED CONSTRUCTION CONSISTENT WITH SAFETY OF LIFE AND PROPERTY AND TO THE SATISFACTION OF THE OWNER, AND IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CLEAN UP THE WORK, MAINTAIN IT DURING CONSTRUCTION, AND PAY ALL COSTS INCIDENTAL THERETO. CONTRACTOR SHALL REPAIR OR RESTORE ALL STRUCTURES AND PROPERTY THAT MAY BE DAMAGED OR DISTURBED DURING PERFORMANCE OF THE WORK.

B. THE COST OF INCIDENTAL WORK DESCRIBED IN THESE GENERAL REQUIREMENTS, FOR WHICH THERE ARE NO SPECIFIC CONTRACT ITEMS, SHALL BE CONSIDERED AS PART OF THE GENERAL COST OF DOING THE WORK AND SHALL BE INCLUDED IN THE PRICES FOR THE VARIOUS CONTRACT ITEMS. NO ADDITIONAL PAYMENT WILL BE MADE THEREFORE.

C. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH MODERN PLANT, TOOLS, AND EQUIPMENT AS MAY BE NECESSARY IN THE OPINION OF THE ENGINEER, TO PERFORM IN A SATISFACTORY AND ACCEPTABLE MANNER ALL THE WORK REQUIRED BY THE CONTRACT. ONLY EQUIPMENT OF ESTABLISHED REPUTATION AND PROVEN EFFICIENCY SHALL BE USED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF WORKMANSHIP, MATERIALS AND EQUIPMENT, PRIOR APPROVAL OF THE ENGINEER NOTWITHSTANDING.

2. MOBILIZATION:

A. PERFORM PREPARATORY WORK AND OPERATIONS IN MOBILIZING FOR BEGINNING WORK ON THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THOSE OPERATIONS NECESSARY FOR THE MOVEMENT OF PERSONNEL, EQUIPMENT, SUPPLIES, AND INCIDENTALS TO THE PROJECT SITE AND FOR THE ESTABLISHMENT OF TEMPORARY OFFICES, BUILDINGS, SAFETY EQUIPMENT AND FIRST AID SUPPLIES, AND OTHER FACILITIES. INCLUDE THE COSTS OF BONDS AND ANY REQUIRED INSURANCE AND ANY OTHER PRE-CONSTRUCTION EXPENSE NECESSARY FOR THE START OF THE WORK, EXCLUDING THE COST OF CONSTRUCTION MATERIALS.

3. MAINTENANCE OF TRAFFIC:

A. PREPARE AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN FOR REVIEW. A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA OR A PERSON THAT HAS SATISFACTORILY COMPLETED THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION "FLORIDA ADVANCED WORK ZONE TRAFFIC CONTROL COURSE" SHALL PREPARE THE PLAN.

B. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN TRAFFIC CONTROL THROUGH THE WORK AREA FOR THE DURATION OF CONSTRUCTION. PROVIDE TRAFFIC CONTROL DEVICES THAT ARE ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "QUALIFIED PRODUCT LIST".

4. PROVISIONS FOR CONTROL OF POLLUTION:

A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

5. PROGRESS SCHEDULE:

A. PREPARE A CONSTRUCTION PROGRESS SCHEDULE COVERING ALL THE WORK INVOLVED IN THE CONTRACT. THIS INCLUDES SUBMITTAL AND APPROVAL OF SHOP DRAWINGS ON CRITICAL ITEMS, FABRICATION AND DELIVERY OF IDENTIFIABLE MATERIALS AND EQUIPMENT, SPECIFIC ITEMS OR WORK IN THE SCOPE, INTERFACES REQUIRED WITH OTHER CONTRACTS THAT MAY BE PART OF AN OVERALL PROJECT, AND SPECIFIC DEPENDENCIES UPON ACTS OR ACTIVITIES OF PARTIES NOT UNDER THE CONTROL OF CONTRACTOR.

B. THE BAR GRAPH METHOD OR CRITICAL PATH METHOD ARE ACCEPTABLE FOR SCHEDULING CONSTRUCTION ACTIVITY.

6. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES:

A. SUBMIT AT LEAST EIGHT (8) COPIES OF ALL REQUIRED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ENGINEER'S REVIEW.

B. SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND TRANSMITTAL LETTERS PERTAINING THERETO SHALL BE IDENTIFIED WITH THE TITLE OF THE PROJECT, SUBMISSION DATE, AND THE CONTRACTOR'S ACKNOWLEDGEMENT THAT HE HAS REVIEWED THEM AND FOUND THEM ACCEPTABLE.

C. NOTIFY ENGINEER IN WRITING, AT THE TIME OF SUBMITTAL, OF ANY DEVIATIONS IN THE SUBMITTALS FROM THE REQUIREMENTS OF THE CONTACT DOCUMENTS.

D. THE REVIEW AND APPROVAL OF SHOP DRAWINGS, SAMPLES OR PRODUCT DATA BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM HIS/HER RESPONSIBILITY WITH REGARD TO THE FULFILLMENT OF THE TERMS OF THE CONTRACT DOCUMENTS. ALL RISKS OF ERROR AND OMISSION ARE ASSUMED BY THE CONTRACTOR AND THE ENGINEER WILL HAVE NO RESPONSIBILITY THEREFORE.

7. BORING LOGS, OTHER REPORTS AND DRAWINGS UTILIZED BY ENGINEER:

A. BORING LOGS, OTHER REPORTS AND DRAWINGS UTILIZED BY ENGINEER, IF ENCLOSED, ARE PROVIDED FOR CONTRACTOR'S INFORMATION AND ARE NOT A PART OF THE CONTRACT DOCUMENTS. THERE IS NO TECHNICAL DATA IN THE BORING LOGS, OTHER REPORTS OR DRAWINGS THAT SHOULD BE RELIED ON BY THE CONTRACTOR.

8. CONSTRUCTION STAKING:

A. THE BASELINES AND BENCHMARKS FOR PRIMARY CONTROL, NECESSARY TO ESTABLISH LINES AND GRADES NEEDED FOR CONSTRUCTION ARE SHOWN ON THE DRAWINGS. THESE BASELINES AND BENCHMARKS SHALL BE USED AS THE ORIGIN OF ALL SURVEYS, LAYOUTS AND MEASUREMENTS TO ESTABLISH CONSTRUCTION LINES AND GRADES. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT THE LOSS OR DAMAGE OF PRIMARY CONTROL POINTS. ANY STAKES AND/OR CONTROL POINTS LOST OR DAMAGED BY CONSTRUCTION ACTIVITY WILL BE RE-ESTABLISHED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.

B. CONSTRUCTION STAKING SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR AND MAPPER LICENSED IN THE STATE OF FLORIDA.

9. PROTECTION/ADJUSTMENT OF UTILITIES:

A. UTILITY INSTALLATIONS AND STRUCTURES SHALL BE UNDERSTOOD TO INCLUDE ALL POLES, TRACKS, PIPES, WIRES, CONDUITS, HOUSE SERVICE CONNECTIONS, VAULTS, MANHOLES AND ALL OTHER APPURTENCES AND FACILITIES PERTAINING THERETO WHETHER OWNED OR CONTROLLED BY THE OWNER, OTHER GOVERNMENTAL BODIES OR PRIVATELY OWNED BY INDIVIDUALS, FIRMS OR CORPORATIONS, USED TO SERVE THE PUBLIC WITH TRANSPORTATION, TRAFFIC CONTROL, GAS, ELECTRICITY, TELEPHONE, SEWERAGE, DRAINAGE, WATER OR OTHER PUBLIC OR PRIVATE PROPERTY WHICH MAY BE AFFECTED BY THE WORK.

B. CONTRACTOR SHALL PROTECT ALL UTILITY INSTALLATIONS AND STRUCTURES FROM DAMAGE DURING WORK. ACCESS ACROSS ANY BURIED PUBLIC UTILITY INSTALLATION OR STRUCTURE SHALL BE MADE ONLY IN SUCH LOCATIONS AND BY MEANS APPROVED BY THE UTILITY OWNER. THE CONTRACTOR SHALL SO ARRANGE OPERATIONS AS TO AVOID ANY DAMAGE TO THESE FACILITIES. ALL REQUIRED PROTECTIVE DEVICES AND CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR. ALL EXISTING PUBLIC UTILITIES DAMAGED BY THE CONTRACTOR WHICH ARE SHOWN ON THE DRAWINGS OR HAVE BEEN LOCATED IN THE FIELD BY THE UTILITY OWNER SHALL BE REPAIRED BY THE CONTRACTOR.

C. PUBLIC UTILITY INSTALLATIONS OR STRUCTURES OWNED OR CONTROLLED BY THE OWNER OR OTHER GOVERNMENTAL BODY, WHICH ARE SHOWN ON THE DRAWINGS TO BE REMOVED, RELOCATED, REPLACED OR REBUILT BY THE CONTRACTOR SHALL BE INCLUDED IN THE PRICES BID FOR THE VARIOUS CONTRACT ITEMS. NO SEPARATE PAYMENTS SHALL BE MADE THEREFORE.

D. WHERE PUBLIC UTILITY INSTALLATIONS OR STRUCTURES OWNED OR CONTROLLED BY THE OWNER OR OTHER GOVERNMENTAL BODY ARE ENCOUNTERED DURING THE COURSE OF THE WORK, AND ARE NOT INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS, AND WHEN IN THE OPINION OF THE ENGINEER, REMOVAL, RELOCATION, REPLACEMENT OR REBUILDING IS NECESSARY TO COMPLETE THE WORK UNDER THIS CONTRACT, SUCH WORK SHALL BE ACCOMPLISHED BY THE UTILITY HAVING JURISDICTION, OR SUCH WORK MAY BE ORDERED, IN WRITING BY THE ENGINEER, FOR THE CONTRACTOR TO ACCOMPLISH. IF SUCH WORK IS ACCOMPLISHED BY THE UTILITY HAVING JURISDICTION IT WILL BE CARRIED OUT EXPEDITIOUSLY AND THE CONTRACTOR SHALL GIVE FULL COOPERATION TO PERMIT THE UTILITY TO COMPLETE THE REMOVAL, RELOCATION, REPLACEMENT OR REBUILDING AS REQUIRED. IF SUCH WORK IS ACCOMPLISHED BY THE CONTRACTOR, IT WILL BE IN ACCORDANCE WITH THE GENERAL AND SUPPLEMENTARY CONDITIONS.

E. CONTRACTOR SHALL GIVE WRITTEN NOTICE TO OWNER AND GOVERNMENTAL UTILITY DEPARTMENTS AND OTHER OWNERS OF PUBLIC UTILITIES OF THE LOCATION OF THE PROPOSED CONSTRUCTION OPERATIONS, AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF BREAKING GROUND IN ANY AREA OR ON ANY UNIT OF THE WORK.

F. THE MAINTENANCE, REPAIR, REMOVAL, RELOCATION OR REBUILDING OF PUBLIC UTILITY INSTALLATIONS AND STRUCTURES, WHEN ACCOMPLISHED BY THE CONTRACTOR AS HEREIN PROVIDED, SHALL BE DONE BY METHODS APPROVED BY THE UTILITY OWNER.

10. FIELD OBSERVATIONS AND TESTING:

A. FIELD OBSERVATIONS WILL BE PERFORMED BY ENGINEER AND ALL FIELD TESTING OF MATERIALS WILL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. THE COST OF PASSING TESTS WILL BE PAID BY OWNER. FAILING TESTS SHALL BE PAID BY THE CONTRACTOR.

B. FOR TESTS SPECIFIED TO BE MADE BY THE CONTRACTOR (FOR EQUIPMENT/MATERIAL PRIOR TO DELIVERY TO THE PROJECT SITE), THE TESTING PERSONNEL SHALL MAKE THE NECESSARY INSPECTIONS AND TESTS AND THE REPORTS THEREOF SHALL BE IN SUCH FORM AS WILL FACILITATE CHECKING TO DETERMINE COMPLIANCE WITH THE CONTACT DOCUMENTS. SIX (6) COPIES OF THE REPORTS SHALL BE SUBMITTED AND AUTHORITATIVE CERTIFICATION THEREOF MUST BE FURNISHED TO THE ENGINEER AS A PREREQUISITE FOR THE ACCEPTANCE OF ANY MATERIAL OR EQUIPMENT.

C. IF, IN THE MAKING OF ANY TEST OF ANY MATERIAL, IT IS ASCERTAINED BY THE ENGINEER THAT THE MATERIAL DOES NOT COMPLY WITH THE CONTRACT, THE CONTRACTOR WILL BE NOTIFIED THEREOF AND WILL BE DIRECTED TO REFRAIN FROM DELIVERING SAID MATERIAL, OR TO REMOVE IT PROMPTLY FROM THE SITE OR FROM THE WORK AND REPLACE IT WITH ACCEPTABLE MATERIAL, WITHOUT ADDITIONAL COST TO THE OWNER.

D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROPER OPERATION OF MATERIAL DURING TESTS AND CONSTRUCTION PERIODS AND SHALL NEITHER HAVE NOR MAKE ANY CLAIM FOR DAMAGE THAT MAY OCCUR TO MATERIAL PRIOR TO THE TIME WHEN THE OWNER FORMALLY TAKES OVER THE OPERATION THEREOF.

E. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING FIELD TESTING.

11. SALVAGE MATERIAL:

A. ALL SALVAGEABLE MATERIAL AND EQUIPMENT REMOVED FROM THE EXISTING CONSTRUCTION FOR WHICH SPECIFIC USE, RELOCATION OR OTHER DISPOSAL IS NOT SPECIFICALLY NOTED ON THE DRAWINGS OR OTHERWISE SPECIFIED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE TURNED OVER TO HIM. ALL MATERIAL AND EQUIPMENT NOT IN SALVAGEABLE CONDITION AS DETERMINED BY THE ENGINEER, SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER AT THE CONTRACTOR'S EXPENSE. THE ACTUAL STORAGE SITE FOR SALVAGEABLE MATERIAL WILL BE DESIGNATED BY THE OWNER.

12. CLEANING:

A. DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL REMOVE THE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE ENGINEER, SUCH MATERIAL, DEBRIS, OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.

B. AT THE CONCLUSION OF THE WORK, ALL TOOLS, TEMPORARY STRUCTURES AND MATERIALS BELONGING TO THE CONTRACTOR SHALL BE PROMPTLY TAKEN AWAY AND CONTRACTOR SHALL REMOVE AND PROMPTLY DISPOSE OF ALL RUBBISH OR ANY OTHER FOREIGN MATERIALS. THE CONTRACTOR SHALL THOROUGHLY CLEAN ALL MATERIAL INSTALLED AND SHALL DELIVER SUCH MATERIALS UNDAMAGED IN A CLEAN AND NEW CONDITION.

13. DENSITY TESTING REQUIREMENTS:

A. PIPE TRENCHES SHALL BE TESTED AT RANDOMLY SELECTED LOCATIONS ALONG THE LENGTH OF EACH PIPE RUN WITHIN EACH 300' INTERVAL (MAXIMUM) AND BETWEEN EACH SET OF TWO STRUCTURES IF A PIPE RUN SEPARATING THE TWO IS LESS THAN 300' IN LENGTH.
B. ALL PIPE AND STRUCTURE TRENCHES SHALL BE BACKFILLED USING A MAX. OF 12" LIFTS. ALL BACKFILL MATERIAL SHALL BE CLEAN, DRY STRUCTURAL FILL, WITH NO DELETERIOUS OR ORGANIC MATERIAL PRESENT.
C. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12" OF DEPTH, STARTING AT THE SPRINGLINE OF THE PIPE, COVERING THE 12" LAYER BELOW THE SPRINGLINE OF THE PIPE.
D. TESTS SHALL BE PERFORMED AT EVERY STRUCTURE BEGINNING AT THE BASE OF THE STRUCTURE (COVERING THE 12" BELOW THE BASE OF THE STRUCTURE) WITH ONE TEST FOR EVERY 12" LIFT. TESTS SHALL ALTERNATE FROM CORNER TO CORNER OR FROM SIDE TO SIDE AROUND THE STRUCTURE WITH EACH 12" LIFT.
E. ALL DENSITY TESTS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF FLORIDA.
F. ALL TESTS AND LOCATIONS ARE SUBJECT TO REVIEW BY REPRESENTATIVES OF OUR OFFICE AND ADDITIONAL TESTS MAY BE REQUIRED BASED ON FIELD OBSERVATIONS OF CONSTRUCTION TECHNIQUES OR MATERIALS USED ON SITE.

J:\Land Projects R2\18211.01 Delray CRA\18211.01 PRELIM ENG.dwg DATE: 8/7/2020 9:36 AM

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WITHIN THE LIMITS OF CONSTRUCTION. CLEAN GRANULAR MATERIAL SHALL BE USED AS BACKFILL AND PLACED IN 12 INCH LIFTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT SHOW ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DE-ENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. ALL ELEVATIONS REFER TO N.G.V.D. MINIMUM FINISHED FLOOR ELEVATION(S) SHALL BE N.G.V.D., OR 18 INCHES ABOVE MINIMUM ROAD CROWN ELEVATION, WHICHEVER IS GREATER.
7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY APPROPRIATE GOVERNING AGENCIES.
8. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
11. ALL CONCRETE SHALL BE 3,000 p.s.i. UNLESS OTHERWISE SPECIFIED.
12. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
13. ENGENUITY GROUP, INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND FOR THE SAFETY OF THE GENERAL PUBLIC.
14. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
15. CONTRACTOR SHALL ASSURE THAT ALL TRENCHES MORE THAN FIVE FEET DEEP WILL HAVE TRENCH PROTECTION PER THE TRENCH SAFETY ACT. THE METHOD OF TRENCH PROTECTION THE CONTRACTOR SELECTS MUST BE IN COMPLIANCE WITH OSHA REGULATIONS.
16. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS TO INCLUDE IN THEIR BID PACKAGE, PER THE TRENCH SAFETY ACT, ONE ITEM OF COST PERTAINING TO TRENCH PROTECTION.
17. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS. COMPLIANCE INCLUDES SUBMITTAL OF A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITIES WITH AN ATTACHED STORM WATER POLLUTION PREVENTION (SWPPP). THE NOI AND SWPPP SHALL BE SUBMITTED TO APPLICABLE AGENCIES.

CONCRETE FOR CURBS, SIDEWALKS, AND DRIVEWAYS

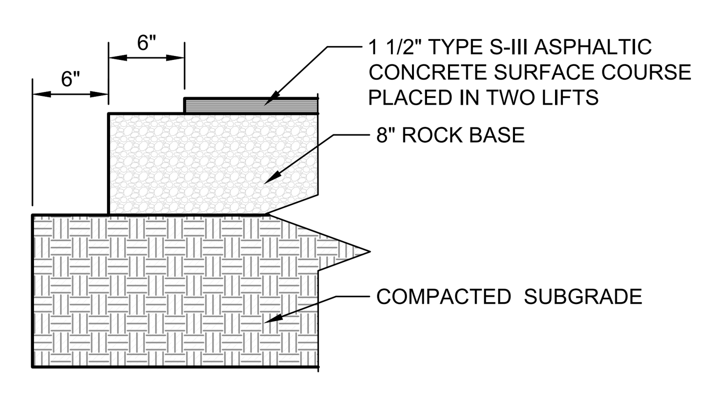
CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:

1. 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI. TYPE II PORTLAND CEMENT. MINIMUM CEMENT CONTENT OF 400 LB/CY OF CONCRETE. MAXIMUM WATER CEMENT RATIO OF 0.66 LB/LB. SLUMP RANGE OF 0-6 INCHES. PLACED OVER COMPACTED SUBGRADE (AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180)
2. SAW CONTRACTION JOINTS AS SOON AS THE CONCRETE HAS HARDENED TO THE DEGREE THAT EXCESSIVE RAVELING WILL NOT OCCUR AND BEFORE UNCONTROLLED SHRINKAGE CRACKING BEGINS. CONSTRUCT EXPANSION JOINTS IN CURB AT ALL INLETS AND RADIUS POINTS. ENSURE THAT THE JOINT IS ½ INCH IN WIDTH.
3. CURB IS TO HAVE A BRUSH FINISH.SIDEWALK AND DRIVEWAYS ARE TO HAVE A BROOM FINISH. STRIKE-OFF CONCRETE PERPENDICULAR TO FORMS. FINISH THE EDGE OF DRIVEWAYS AND SIDEWALKS WITH AN EDGING TOOL HAVING A RADIUS OF ½ INCH.
4. CONTINUOUSLY CURE CONCRETE FOR A PERIOD OF AT LEAST 72 HOURS. COMMENCE CURING AFTER COMPLETELY FINISHING AND AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT APPLICATION OF THE CURING MATERIAL WITHOUT MARRING THE SURFACE.CURE CONCRETE USING EITHER WET BURLAP, MEMBRANE CURING COMPOUND (AT LEAST 200 SQUARE FEET PER GALLON) OR POLYETHYLENE SHEETING.

POLLUTION PREVENTION NOTES:

A POLLUTION PREVENTION PLAN MUST BE FILED WITH THE APPROPRIATE GOVERNING AGENCIES.

1. THE FOLLOWING ARE TO BE COMPLETED PRIOR TO CONSTRUCTION:
   A. INSTALLATION OF A TWO FOOT (2') HIGH EROSION CONTROL FENCE STAKED EVERY TEN FEET (10') AROUND THE PERIMETER OF THE PROPERTY
   B. PLACEMENT OF HAY BALES AT LOW POINTS WHERE THE POSSIBILITY OF RUNOFF WILL BE THE GREATEST.
   C. TURBIDITY BARRIERS MUST BE PLACED BEFORE ALL BANK IMPROVEMENTS AND OUTFALL STRUCTURE INSTALLATIONS.
   D. ESTABLISHMENT OF CONSTRUCTION DEBRIS COLLECTION FACILITIES WITH METHODS TO PROPERLY DISPOSE OF COLLECTED CONSTRUCTION DEBRIS OFF-SITE IN A LICENSED FACILITY.
   E. PLACEMENT OF HAY BALES COMPLETELY AROUND ANY STORM COLLECTION STRUCTURE THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
   F. INSTALLATION OF FILTER FABRIC OR EQUIVALENT IN ALL STORM COLLECTION STRUCTURES THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE.
2. THE FOLLOWING PROCEDURES ARE TO BE IMPLEMENTED DURING CONSTRUCTION:
   A. EVERY WEEK THE CONSTRUCTION MANAGER IS TO INSPECT THE FOLLOWING POLLUTION PREVENTION FACILITIES TO INSURE THAT THEY ARE IN PLACE AND WORKING PROPERLY. IF THEY ARE FOUND NOT TO BE WORKING PROPERLY THE CONSTRUCTION MANAGER WILL TAKE CORRECTIVE ACTION WITHIN FORTY-EIGHT (48) HOURS:
      - MAINTENANCE OF OPERATING CONDITION OF THE TWO FOOT (2') HIGH EROSION FENCE.
      - MAINTENANCE OF OPERATING CONDITION OF ALL HAY BALES PLACED AROUND INLETS AND LOW POINTS ON THE PERIMETER.
      - DISPOSAL OF ALL CONSTRUCTION DEBRIS TO AN OFF SITE LICENSED WASTE DISPOSAL FACILITY.
      - INSPECTION OF ALL INLETS WHERE FILTER FABRIC OR ITS EQUIVALENT HAS BEEN PLACED IN THE STRUCTURE. CLEAN AND REMOVE SEDIMENTS AND TRASH AS NEEDED.
      - MAINTENANCE OF ALL TURBIDITY BARRIERS.
   B. THERE WILL BE NO MAINTENANCE OF VEHICLES PERFORMED ON-SITE. THERE WILL BE NO DISPENSING OR DISPOSAL OF MOTOR OIL, HYDRAULIC FLUID OR FUEL OIL ON-SITE.
   C. EVERY THREE MONTHS DURING CONSTRUCTION AND ONE MONTH AFTER THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES THE CONTRACTOR IS TO INSPECT AND CLEAN OUT ALL CATCH BASINS AND INLETS, RELIEVING RUNOFF FROM THE SITE.
   D. IF MODIFICATIONS ARE MADE TO THE POLLUTION PREVENTION PLAN THEY MUST BE SUBMITTED IN WRITING.

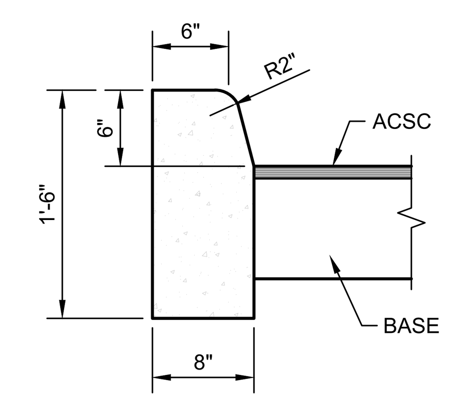


3 ASPHALT PAVEMENT SECTION
NTS

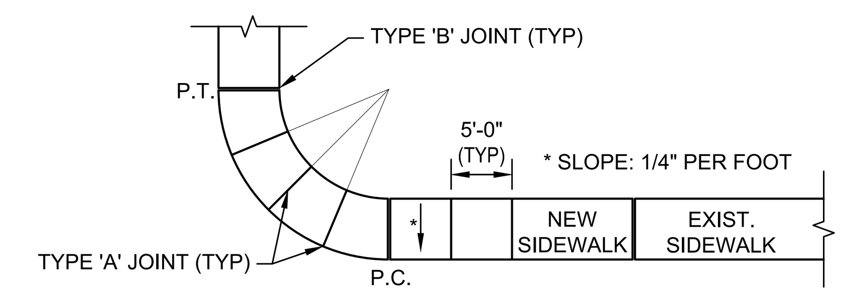
Know what's below. Call before you dig.

PAVING:

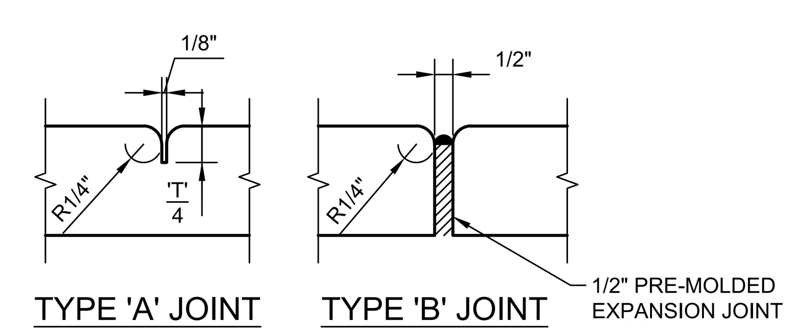
1. DELIVER A REPRESENTATIVE LOAD OF THE ROCK MATERIAL TO THE SITE FOR A TESTING LABORATORY TO SAMPLE. ALLOW SUFFICIENT TIME FOR TEST LABORATORY TO ANALYZE BEFORE COMMENCING PLACEMENT ON THE ROAD. TESTING LABORATORY WILL DETERMINE LAB DENSITY PER AASHTO T180 AND THE LIMEROCK BEARING RATIO.
2. REPRESENTATIVE LOAD OF ROCK IS TO REMAIN IN STOCKPILE FORM THROUGHOUT ROCK DELIVERY SO THAT ENGINEER CAN MONITOR QUALITY OF ROCK MATERIAL BEING DELIVERED.
3. ROCK BASE: MINIMUM LIMEROCK BEARING RATIO OF 100. AT LEAST 97 PERCENT OF THE MATERIAL SHALL PASS A 3-1/2 INCH SIEVE AND THE MATERIAL SHALL BE GRADED UNIFORMLY DOWN TO DUST. ALL CRUSHING OR BREAKING-UP WHICH MIGHT BE NECESSARY IN ORDER TO MEET SUCH SIZE REQUIREMENT SHALL BE DONE BEFORE THE MATERIAL IS PLACED ON THE ROAD. MATERIAL SHALL NOT CONTAIN CHERTY OR OTHER EXTREMELY HARD PIECES, OR LUMPS, BALLS OR POCKETS OF SAND OR CLAY SIZE MATERIAL IN SUFFICIENT QUANTITY AS TO BE DETRIMENTAL TO THE PROPER BONDING, FINISHING, OR STRENGTH OF THE ROCK BASE.
4. COMPACT SUBGRADE TO AT LEAST 98 PERCENT OF THE MAXIMUM DENSITY DETERMINED BY ASTM D1557 (AASHTO T180).
5. VERIFY SUBGRADE IS READY TO RECEIVE BASE MATERIAL.
6. SPREAD THE ROCK UNIFORMLY. REMOVE ALL SEGREGATED AREAS OF FINE OR COARSE ROCK AND REPLACE THEM WITH PROPERLY GRADED ROCK.
7. AFTER SPREADING OF THE BASE IS COMPLETED, THE ENTIRE SURFACE SHALL BE SCARIFIED AND SHAPED SO AS TO PRODUCE THE EXACT GRADE AND CROSS SECTION AFTER COMPACTION. FOR DOUBLE COURSE BASE, THIS SCARIFYING SHALL EXTEND TO A DEPTH SUFFICIENT TO PENETRATE SLIGHTLY THE SURFACE OF THE FIRST COURSE.
8. WHEN THE SPECIFIED THICKNESS OF THE ROCK BASE IS GREATER THAN 6 INCHES, CONSTRUCT THE BASE IN MULTIPLE COURSES OF EQUAL THICKNESS. INDIVIDUAL COURSES SHALL NOT BE LESS THAN 3 INCHES.
9. WHEN THE MATERIAL DOES NOT HAVE THE PROPER MOISTURE CONTENT TO INSURE THE REQUIRED DENSITY, WETTING OR DRYING WILL BE REQUIRED. IF THE MATERIAL IS DEFICIENT IN MOISTURE, WATER WILL BE ADDED AND UNIFORMLY MIXED IN BY DISKING THE BASE COURSE TO ITS FULL DEPTH. IF THE MATERIAL CONTAINS AN EXCESS OF MOISTURE, IT SHALL BE ALLOWED TO DRY BEFORE BEING COMPACTED. WETTING OR DRYING OPERATIONS SHALL INVOLVE MANIPULATION OF THE ENTIRE WIDTH AND DEPTH OF THE BASE AS A UNIT. AS SOON AS PROPER CONDITIONS OF MOISTURE ARE ATTAINED, THE MATERIAL SHALL BE COMPACTED TO AN AVERAGE DENSITY NOT LESS THAN NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY DETERMINED BY AASHTO T-180.
10. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, THE SURFACE SHALL BE "HARD-PLANED" WITH A BLADE GRADER IMMEDIATELY PRIOR TO THE APPLICATION OF THE PRIME COAT TO REMOVE THE THIN GLAZE OR CEMENTED SURFACE AND TO ALLOW FREE PENETRATION OF THE PRIME MATERIAL. THE MATERIALS PLANED FROM THE BASE SHALL BE REMOVED FROM THE BASE AREA.
11. IF, AT ANY TIME, THE SUBGRADE MATERIAL BECOMES MIXED WITH THE BASE COURSE MATERIAL, DIG OUT AND REMOVE THE MIXTURE, AND RESHAPE AND COMPACT THE SUBGRADE. THEN REPLACE THE MATERIALS REMOVED WITH CLEAN BASE MATERIAL, AND SHAPE AND COMPACT. PERFORM THIS WORK AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. IN THE PRESENCE OF THE ENGINEER, CHECK THE FINISHED SURFACE OF THE BASE COURSE WITH A TEMPLATE CUT TO THE REQUIRED CROWN AND WITH A 15-FOOT STRAIGHTEDGE LAID PARALLEL TO THE CENTERLINE OF THE ROAD. CORRECT ALL IRREGULARITIES GREATER THAN ¼ INCH TO THE SATISFACTION OF THE ENGINEER BY SCARIFYING AND REMOVING OR ADDING ROCK AS REQUIRED, AND RECOMPACT THE ENTIRE AREA.
13. IF AT ANY TIME THE SUBGRADE MATERIAL SHOULD BECOME MIXED WITH THE BASE COURSE MATERIAL, THE CONTRACTOR SHALL, WITHOUT ADDITIONAL COMPENSATION, DIG OUT AND REMOVE THE MIXTURE, RESHAPE AND COMPACT THE SUBGRADE AND REPLACE THE MATERIALS REMOVED WITH CLEAN BASE MATERIAL, WHICH SHALL BE SHAPED AND COMPACTED AS SPECIFIED ABOVE.
14. IF CRACKS OR CHECKS APPEAR IN THE BASE, EITHER BEFORE OR AFTER PRIMING, WHICH IN THE OPINION OF THE ENGINEER WOULD IMPAIR THE STRUCTURAL EFFICIENCY OF THE BASE COURSE, THE CONTRACTOR SHALL REMOVE SUCH CRACKS OR CHECKS BY RESCARIFYING, RESHAPING, ADDING BASE MATERIAL WHERE NECESSARY AND RECOMPACTING.



1 TYPE 'D' CURB
NTS



NOTE:
MAXIMUM SPACING OF TYPE 'B' JOINT SHALL BE 100'.

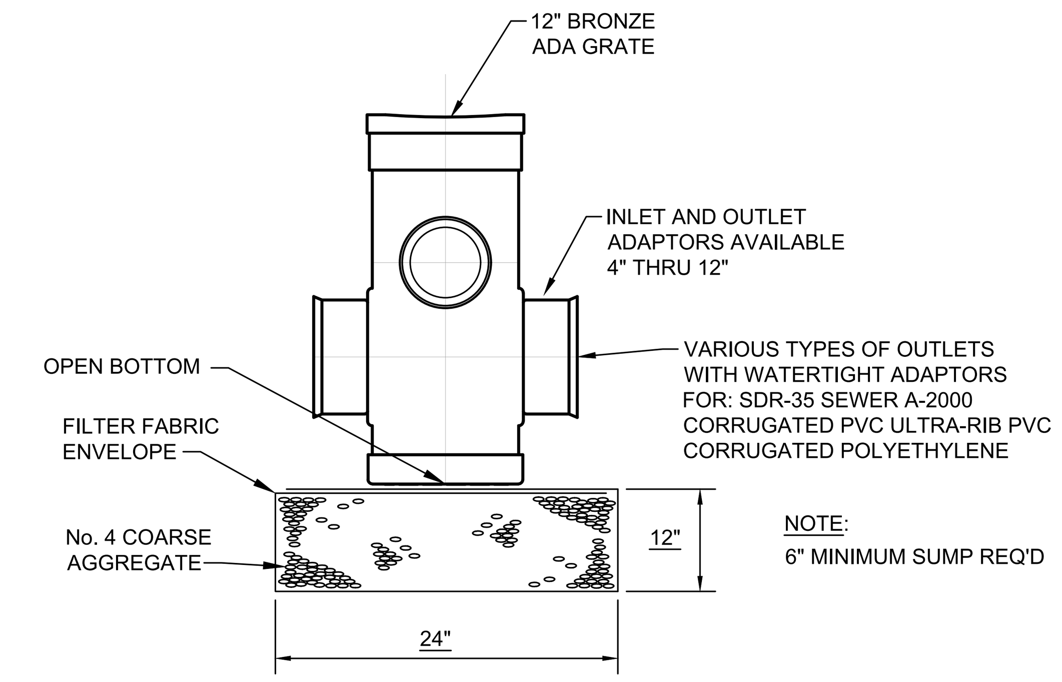


TYPE 'A' JOINT　TYPE 'B' JOINT

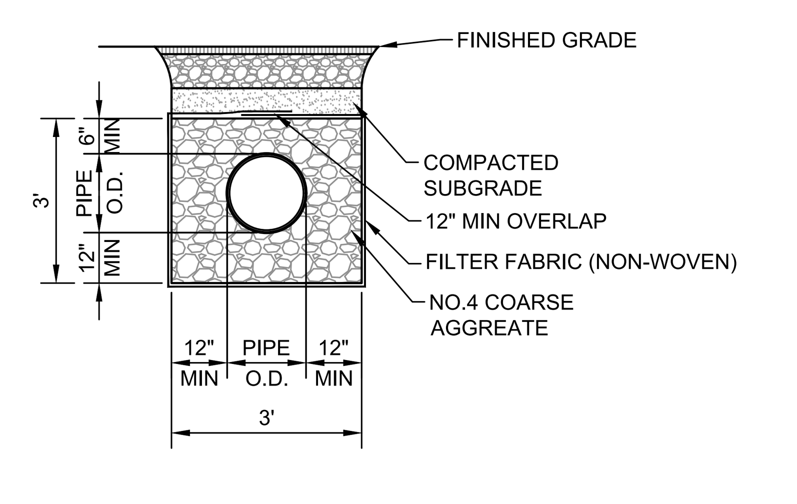
TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

4 CONCRETE SIDEWALK
NTS

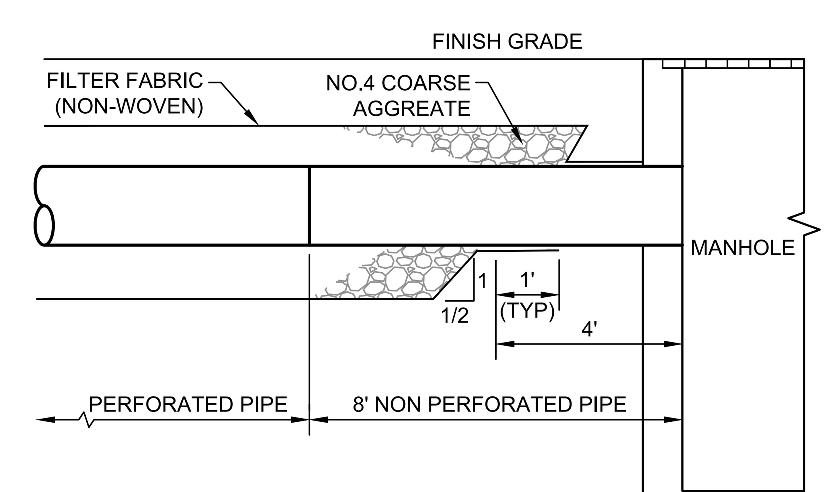
ADAM SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO.72235 THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



2 12" NYLOPLAST INLET
NTS



CROSS SECTION



LONGITUDINAL SECTION

5 EXFILTRATION TRENCH
NTS

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CERTIFICATE OF AUTHORIZATION #7095

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	1/27/2020	RESUBMITTAL
5	7/27/2020	RESUBMITTAL

DESIGN
DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019
DRAWN BY: ACS
CHECKED BY: KBJ

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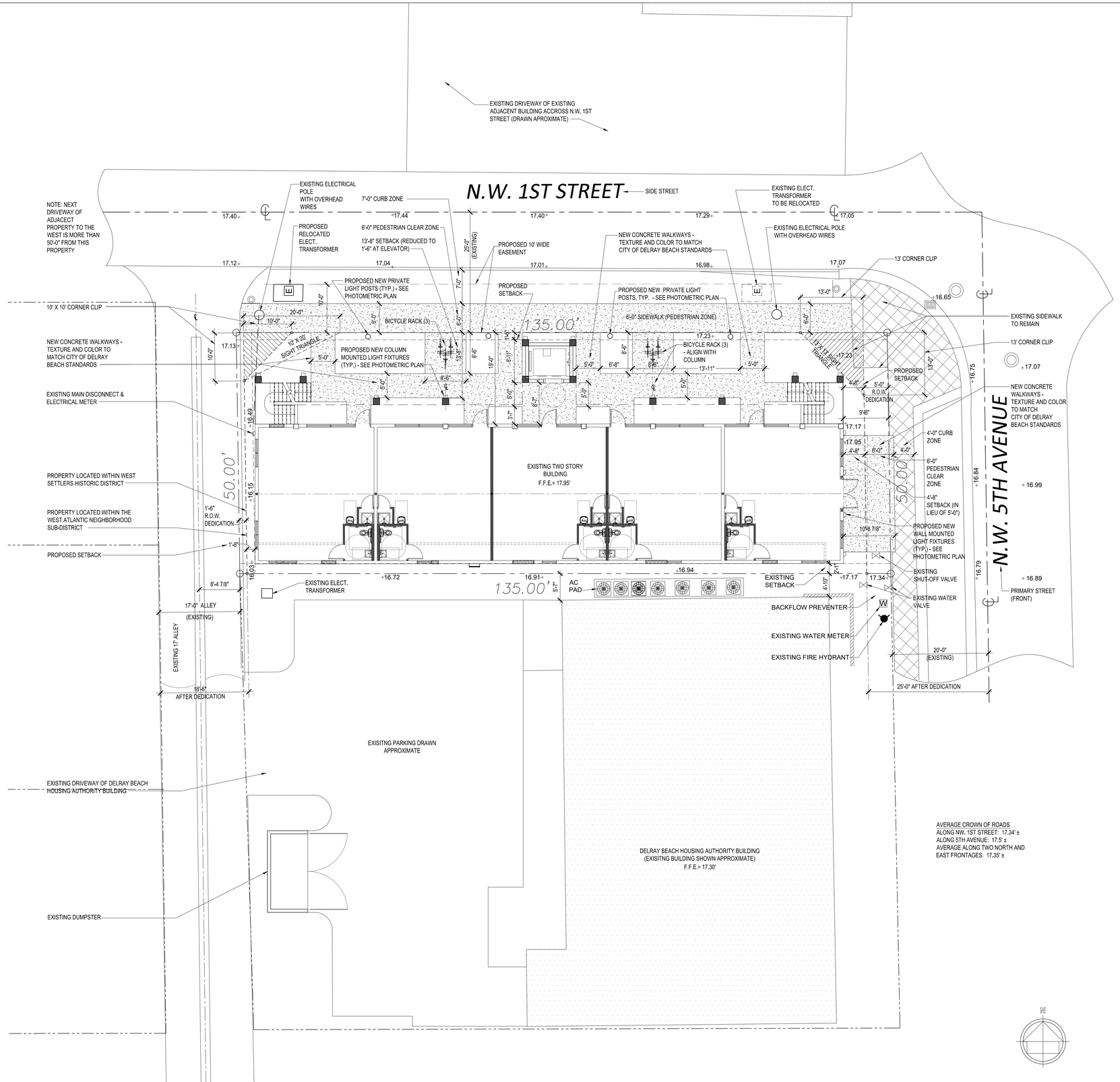
SHEET TITLE:
NOTES AND DETAILS

SHEET NUMBER:
C-2



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

SITE INFORMATION:

LAND USE DESIGNATION:	1200 - STORE / OFFICE / RESIDENTIAL
ZONING DESIGNATION:	CBD - CENTRAL BUSINESS (12-DELRAY BEACH)
LAND USE ZONING DESIGNATION:	CC - COMMERCIAL CORE
HISTORIC DISTRICT:	WEST SETTLERS HISTORIC DISTRICT
BUILDING 1st FLOOR SF:	
BUILDING ONLY:	3,538 SF
STAIRS:	168 SF
ELEVATOR:	86 SF
EXTERIOR COLUMNS:	14.22 SF
TOTAL 1st FLOOR:	3,806.22 SF
BUILDING 2nd FLOOR SF:	
BUILDING ONLY:	3,538 SF
ELEVATOR:	86 SF
EXTERIOR CORRIDOR:	473 SF
TOTAL 2nd FLOOR:	4,095 SF
TOTAL BUILDING SF:	7,903.22 SF

UTILITIES:

WATER & SEWER:	CITY OF DELRAY BEACH
STORM WATER:	CITY OF DELRAY BEACH
ELECTRIC:	FLORIDA POWER & LIGHT CO.

SITE CALCULATIONS:

	EXISTING	PROPOSED
LOT SIZE (SF / ACREAGE):	6,750 SF (0.1549 ACRES)	6,425 SF (0.1474 ACRES)
LOT DENSITY:	N/A	N/A
BUILDING HEIGHT (FEET / LEVELS):	21'-4"± / 2 LEVELS	23'-4"± / 2 LEVELS
STRUCTURE LENGTH:	122'-0"	122'-0"
LOT COVERAGE:	3,778 SF (55.97%)	4,299 SF (66.91%)
LANDSCAPE AREA:	2,184 SF (32.36%)	1,452 SF (22.60%)
PARKING SPACES:	0	SEE NOTE BELOW IN THE "PROJECT DATA" AREA

LEGAL DESCRIPTION:

THE NORTH 50 FEET OF THE EAST 135 FEET OF BLOCK 20, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2 SITE DATA INFORMATION

"WAIVERS" REQUESTED AS FOLLOWS:

- (NORTH) SIDE STREET SETBACK: 1'-6" PROVIDED IN LIEU OF 10'-0" REQUIRED ****
- (WEST) REAR SETBACK: 1'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED
- (EAST) FRONT SETBACK: 4'-8" PROVIDED IN LIEU OF 10'-0" REQUIRED
- STOREFRONTS ARE GLAZED TO 7'-2" IN LIEU OF 8'-0" REQUIRED
- STOREFRONTS ARE GLAZED AT A WIDTH OF 75% (NORTH) AND 62% (EAST) IN LIEU OF 80% REQUIRED

PROJECT DATA			
Site data provided pursuant to LDR Section 4.3.4(K) - Development Standards Matrix			
	Required - Permitted	Existing	Proposed
Front Setback	10'-0"	9'-8"	4'-8"
Side Interior Setback	10'-0"	2'-1"	2'-1"
Side Street Setback	10'-0"	19'-0"	1'-6"/ 13'-8" ****
Rear Setback	10'-0"	3'-2"	1'-8"
Height/Floors	54'-0" / 4	21'-4"	23'-4"
Width of Site	20'-0"	50'-0"	50'-0"
Depth of Site	100'-0"	135'-0"	128'-6"
Frontage	96'-4"	135'-0"	128'-6"
*Total Site Area	2,000 SF	6,750 SF (0.1549 ACRES)	6,425 SF (0.1474 ACRES)
*Pervious/Impervious Area			
Pervious	-	2,184 SF (32.36%)	1,452 SF (22.60%)
Impervious	-	4,566 SF (67.64%)	4,973 SF (77.40%)
*Open Space	-	3,778 SF (55.97%)	2,451 SF (38.15%)
*Floor Area	-	7,676 SF**	7,903.22 SF***
Floor Area Ratio	-	1.14	1.23
Number of Dwelling Units	1.77 DU	N/A	N/A
Density (Units per Acre)	12 DU /AC	N/A	N/A

* (Provide square foot calculations, acreage and percentage of site)
** Include the area of the existing exterior corridor of 2nd floor and of each of the existing stairs
*** Include the area of the 2nd floor existing and extended exterior corridor, of each of the stairs, and of the new elevator
**** Varies from 1'-6" to 13'-8"

PARKING

NOTE OF EXISTING PARKING EASEMENT DEED: THERE IS CURRENTLY A PARKING EASEMENT DEED THE CRA HAS WITH MT. OLIVE CHURCH ACCROSS THE STREET, WHICH IS A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR THE PURPOSES OF PUBLIC PARKING MONDAY THROUGH SATURDAY FROM MT. OLIVE MISSIONARY BAPTIST CHURCH FOR THE 35-SPACE PARKING LOT LOCATED ON THE EAST SIDE OF NW 5TH AVENUE. THE DEED WAS MADE THE 18TH DAY OF MARCH, 2009, AND RECORDED 03/19/2019 . THE SITE HAS A PARKING LOT WITH 35 DESIGNATED PARKING SPACES (33 REGULAR SPACES AND 2 DISABLED SPACES). THIS AGREEMENT SATISFIES THE PROVISION OF LDR SECTION 4.6.9(E)(5) AND THE CRA IS AUTHORIZED TO UTILIZE THIS PARKING LOT TO SATISFY OFF-SITE PARKING SPACES.

ADDITIONAL PARKING NOTES

TO MEMORIALIZE THE PARKING THAT WOULD HAVE BEEN REQUIRED, PER LDR SECTION 4.6.9(C)(3)(A), PARKING REQUIREMENTS FOR COMMERCIAL USE, 32 PARKING SPACES WOULD HAVE BEEN REQUIRED. PER LDR SECTION (I)(2)(D) & (i), OFF-STREET PARKING IS NOT REQUIRED. THE EXISTING BUILDING HAS 7 PARKING SPACES (UNDER BUILDING) THAT ARE BEING ELIMINATED.

PARKING CALCULATIONS (FOR MEMORIALIZATION REFERENCE ONLY)

	REQUIRED	EXISTING	PROPOSED
REGULAR	30	7	N/A
HANDICAPPED	2		N/A
TOTAL	32	7	N/A

3 PROJECT DATA

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98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL
4	06/15/2020	FINAL
5	07/27/20	

DESIGN DELIVERABLE: **SITE PLAN**
ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**
DRAWN BY: LS/OV
CHECKED BY: MS

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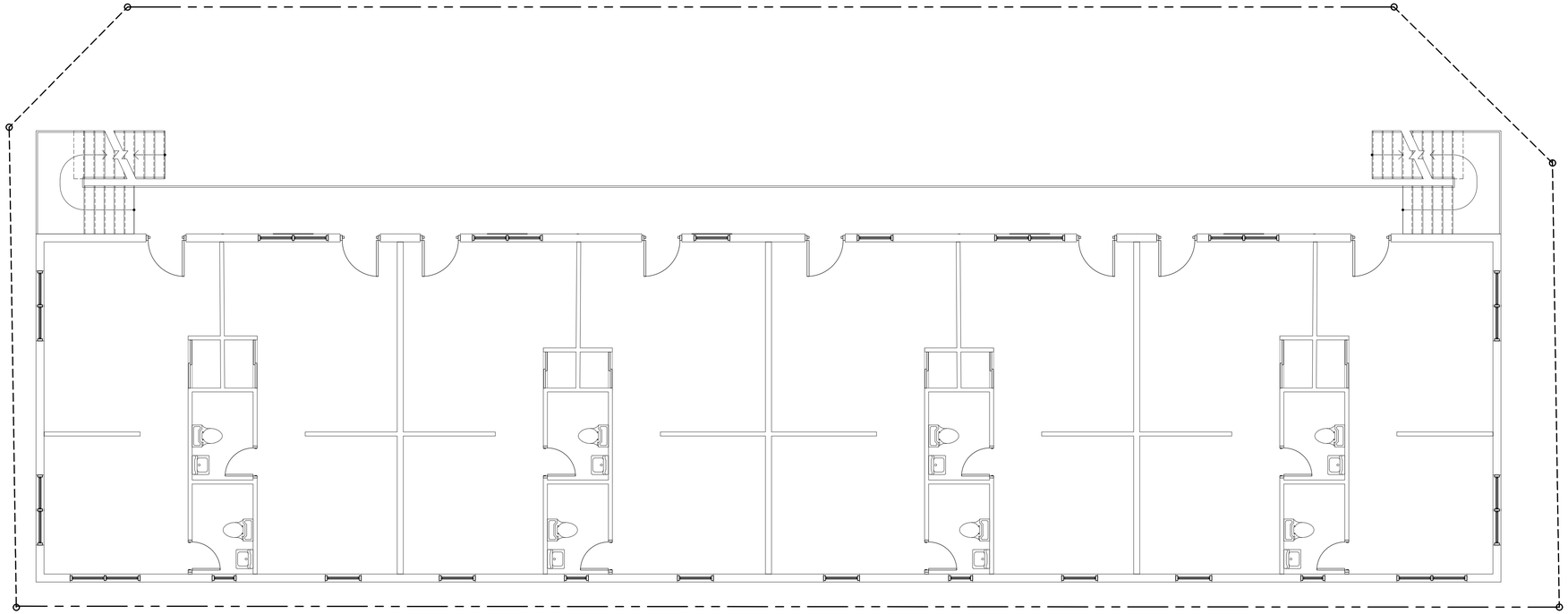
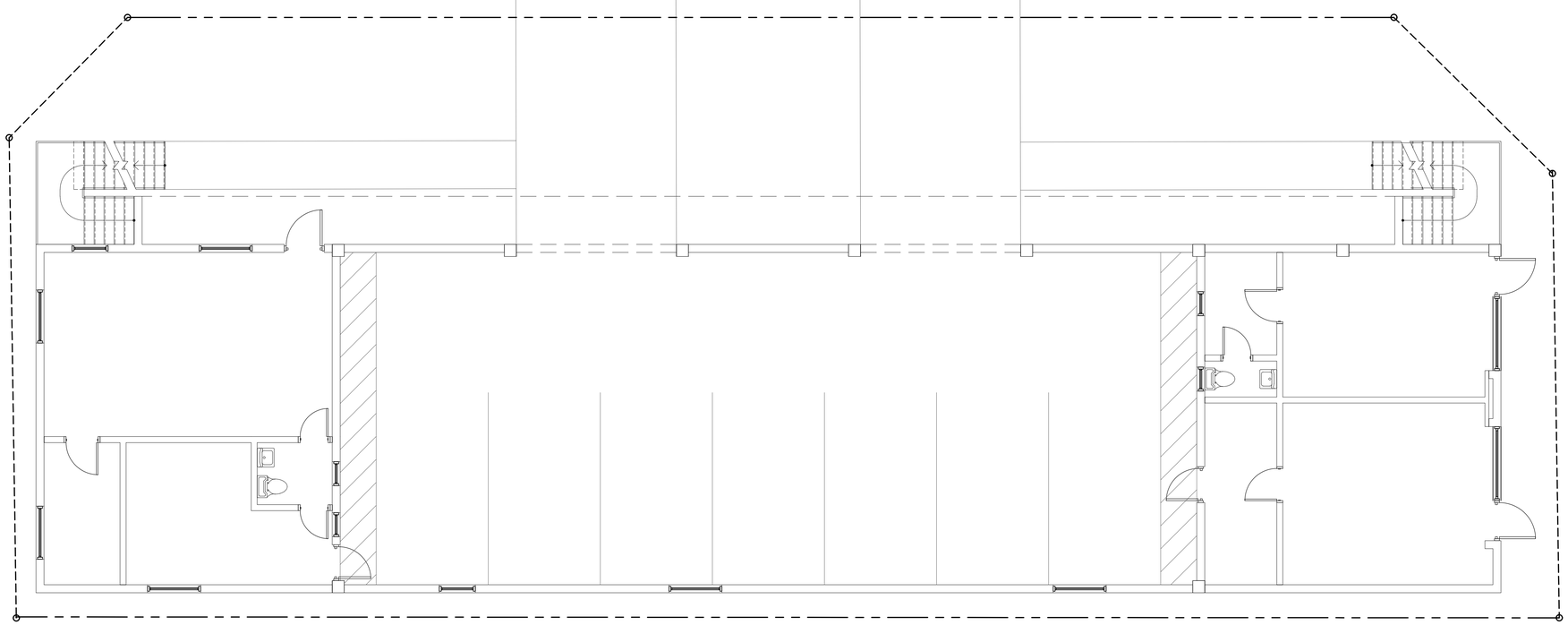
SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS-102



2 EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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98 NW 5th AVENUE
DELRAY BEACH, FL 33444

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3	04/01/2020	RESUBMITTAL

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DELIVERABLE: **SITE PLAN**
ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**

DRAWN BY: **LS**

CHECKED BY: **MS**

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SHEET TITLE:
EXISTING FLOOR PLANS

SHEET NUMBER:
A-103

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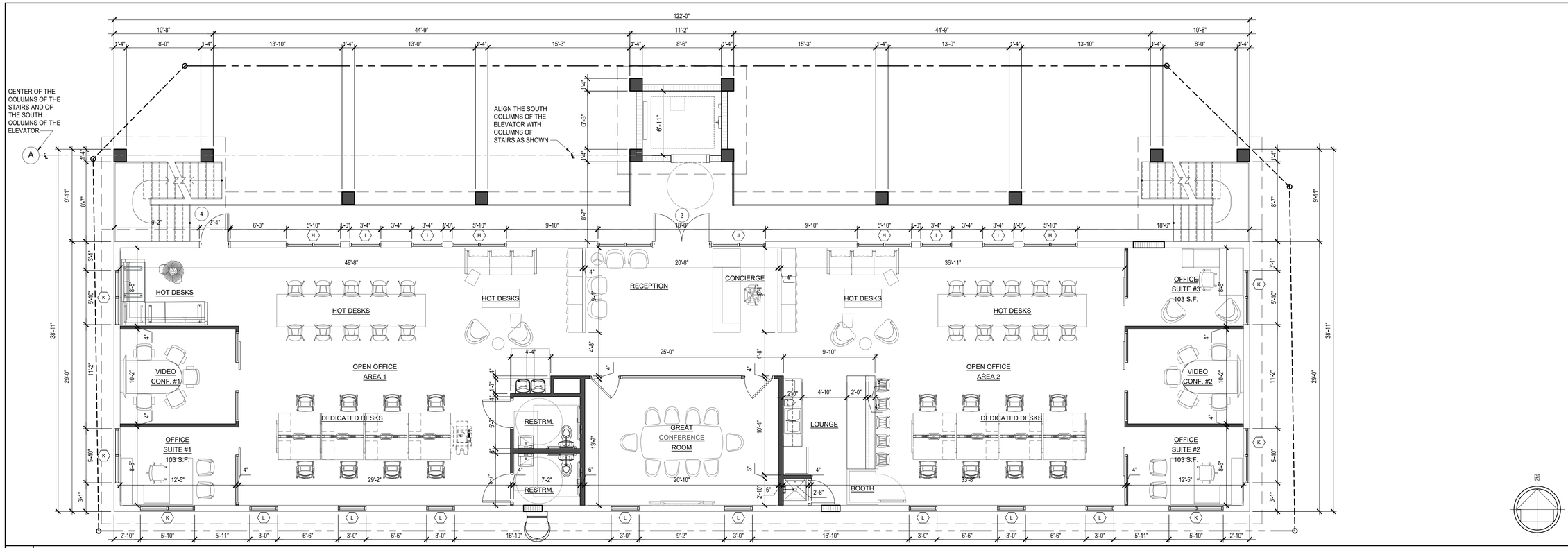
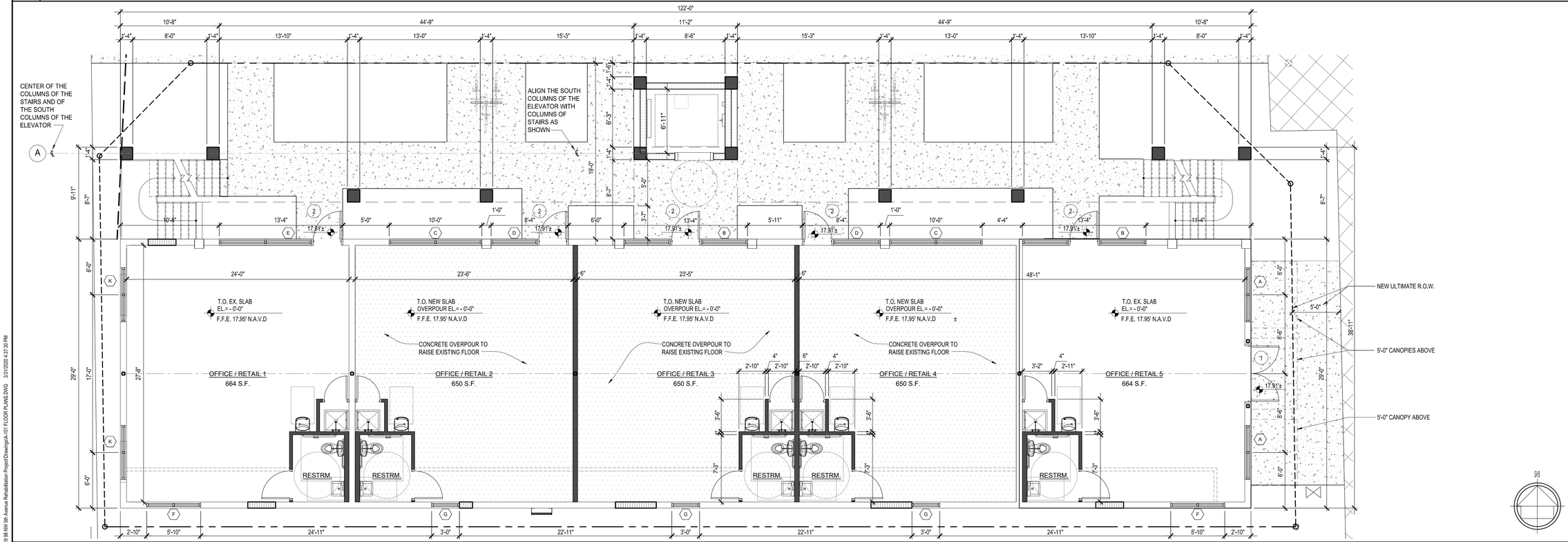


2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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PROJECT NUMBER: **1552-181019**

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SHEET TITLE:

FIRST & SECOND FLOOR PLANS

SHEET NUMBER:

A-101

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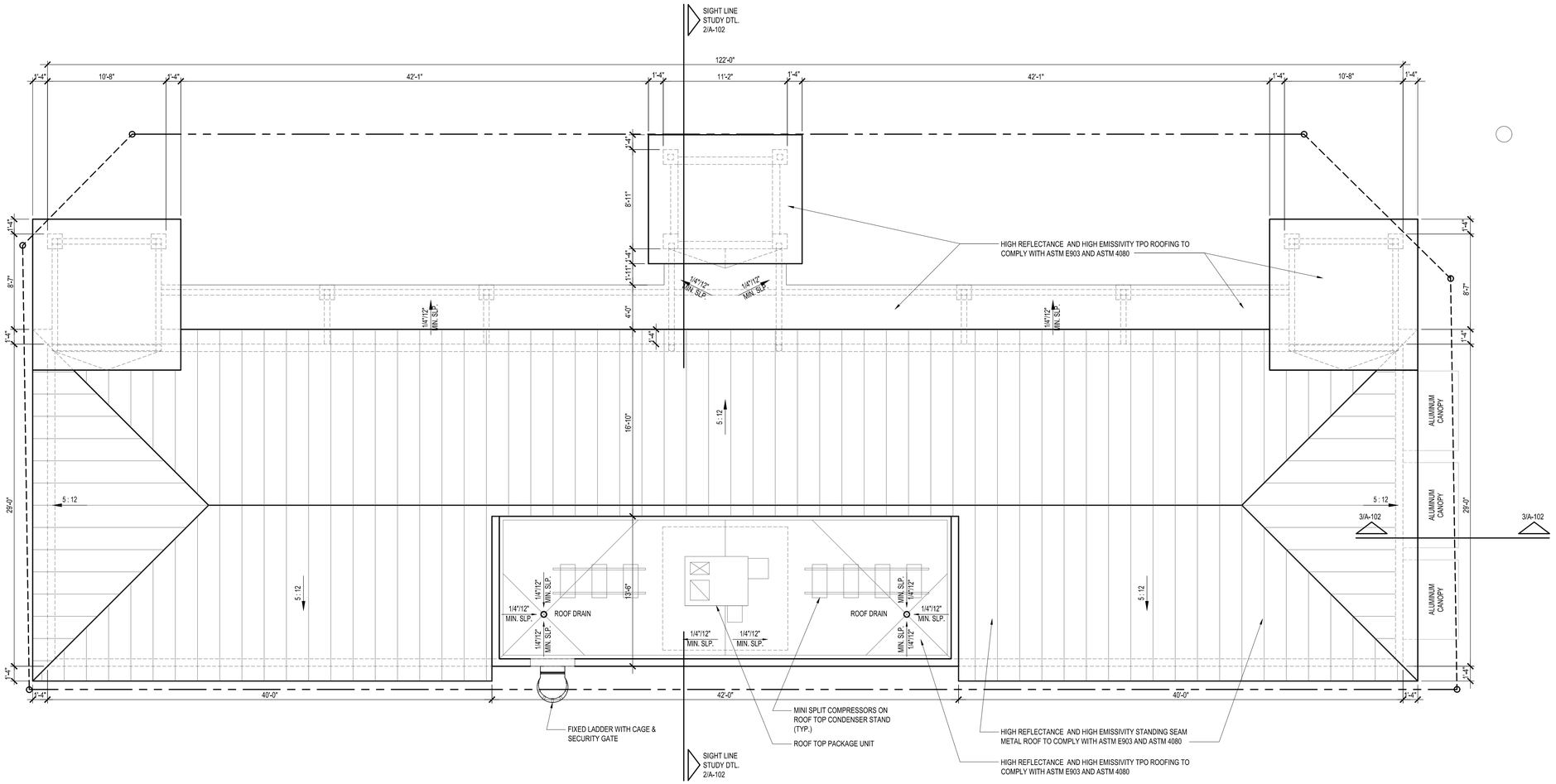
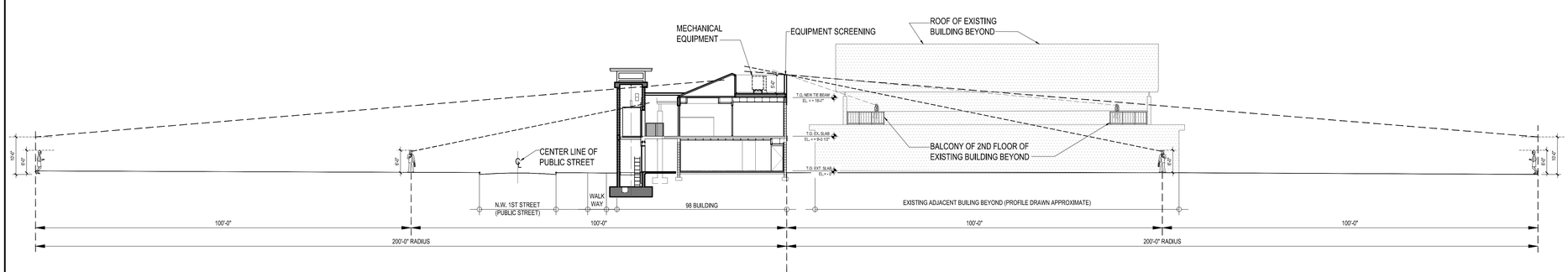


1 ROOF PLAN
SCALE: 3/16" = 1'-0"



2 SIGHT LINE STUDY
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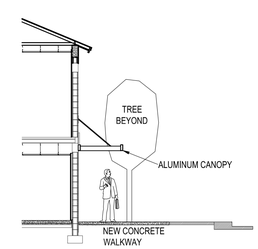

3 STREET ELEMENTS
SCALE: 1/8" = 1'-0"

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3	04/01/2020	RESUBMITTAL

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ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**

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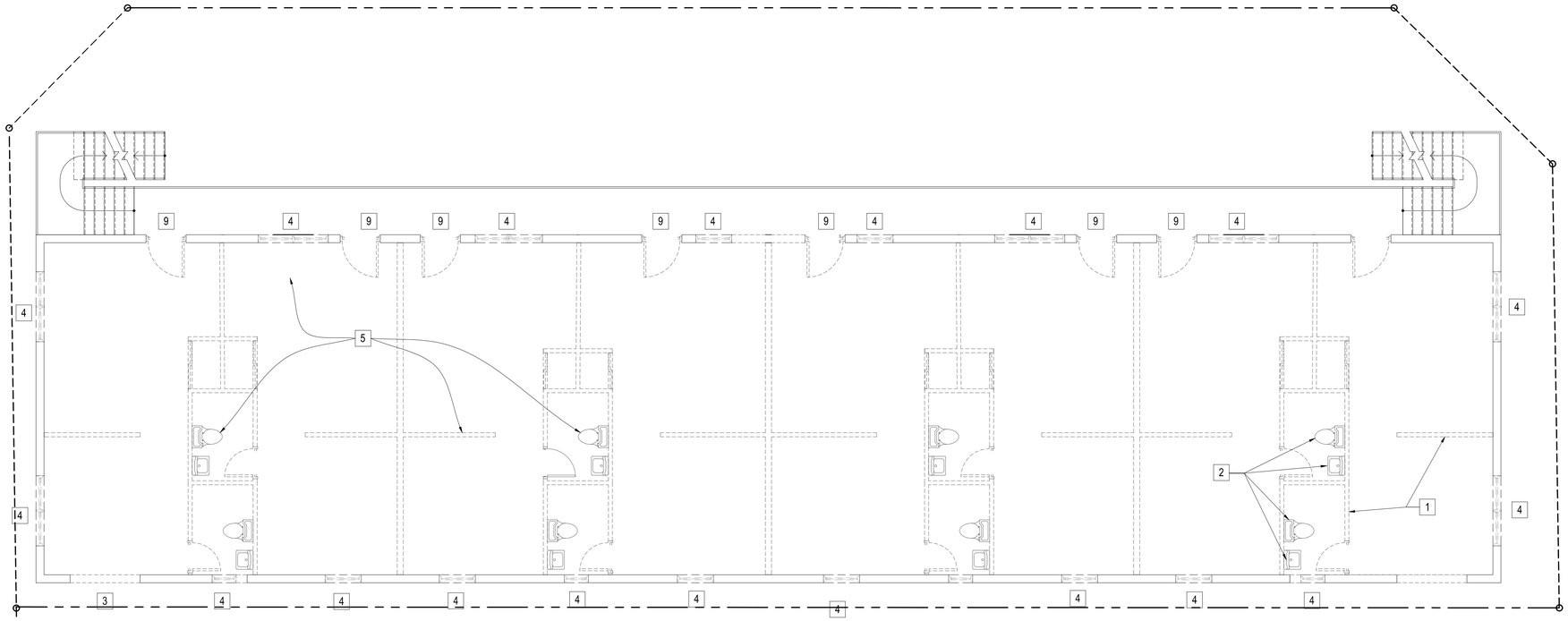
SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A-102

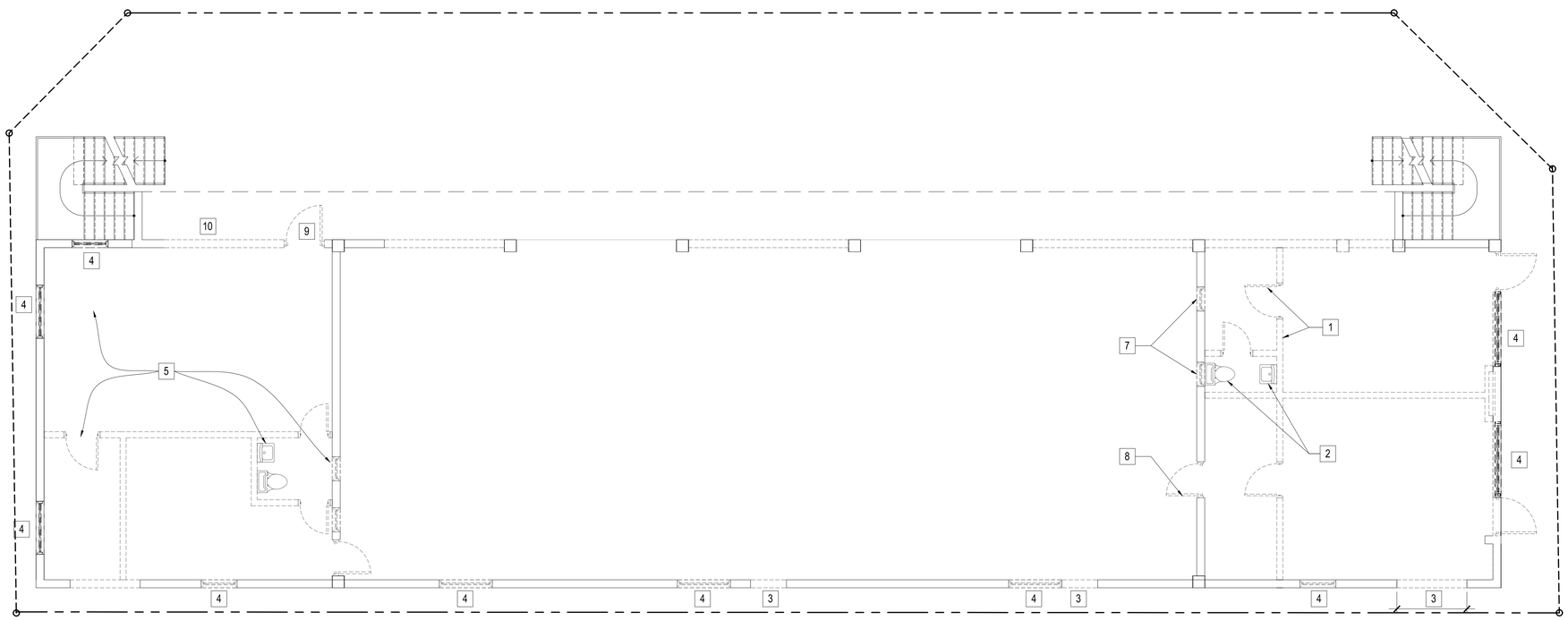


DEMOLITION FLOOR PLANS LEGEND

WALLS AND DOOR TO BE REMOVED

WINDOW TO BE REMOVED

2 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



DEMO NOTES

1. REMOVE WALLS AND DOORS SHOWN DASHED, PREPARE FLOORS TO RECEIVE NEW CONSTRUCTION AND FLOORING, TYP.
2. REMOVE EXISTING PLUMBING FIXTURES, VERIFY STORAGE AND/OR SALVAGING REQUIRED DIRECTLY WITH OWNER, TYP.
3. CREATE OPENING AS REQ'D FOR NEW WINDOW - COORDINATE W/ FLOOR PLANS AND WINDOW SCHEDULE
4. REMOVE EXISTING WINDOW
5. REFER TO NOTES ON THE RIGHT SIDE OF THIS PLAN FOR DEMOLITION NOTES, TYPICAL
7. REMOVE EXISTING WINDOWS & PREPARE OPENINGS FOR NEW INFILLING TO MATCH EXISTING WALL
8. REMOVE DOOR, PREPARE OPENING FOR NEW INFILLING TO MATCH EXISTING WALL
9. REMOVE DOOR
10. REMOVE WALL AND PREPARE OPENING TO RECEIVE NEW STOREFRONT WINDOW ASSEMBLY

1 FIRST FLOOR DEMOLITION
SCALE: 3/16" = 1'-0"

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LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL

DESIGN DELIVERABLE: **SITE PLAN**

ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**

DRAWN BY: LS

CHECKED BY: MS

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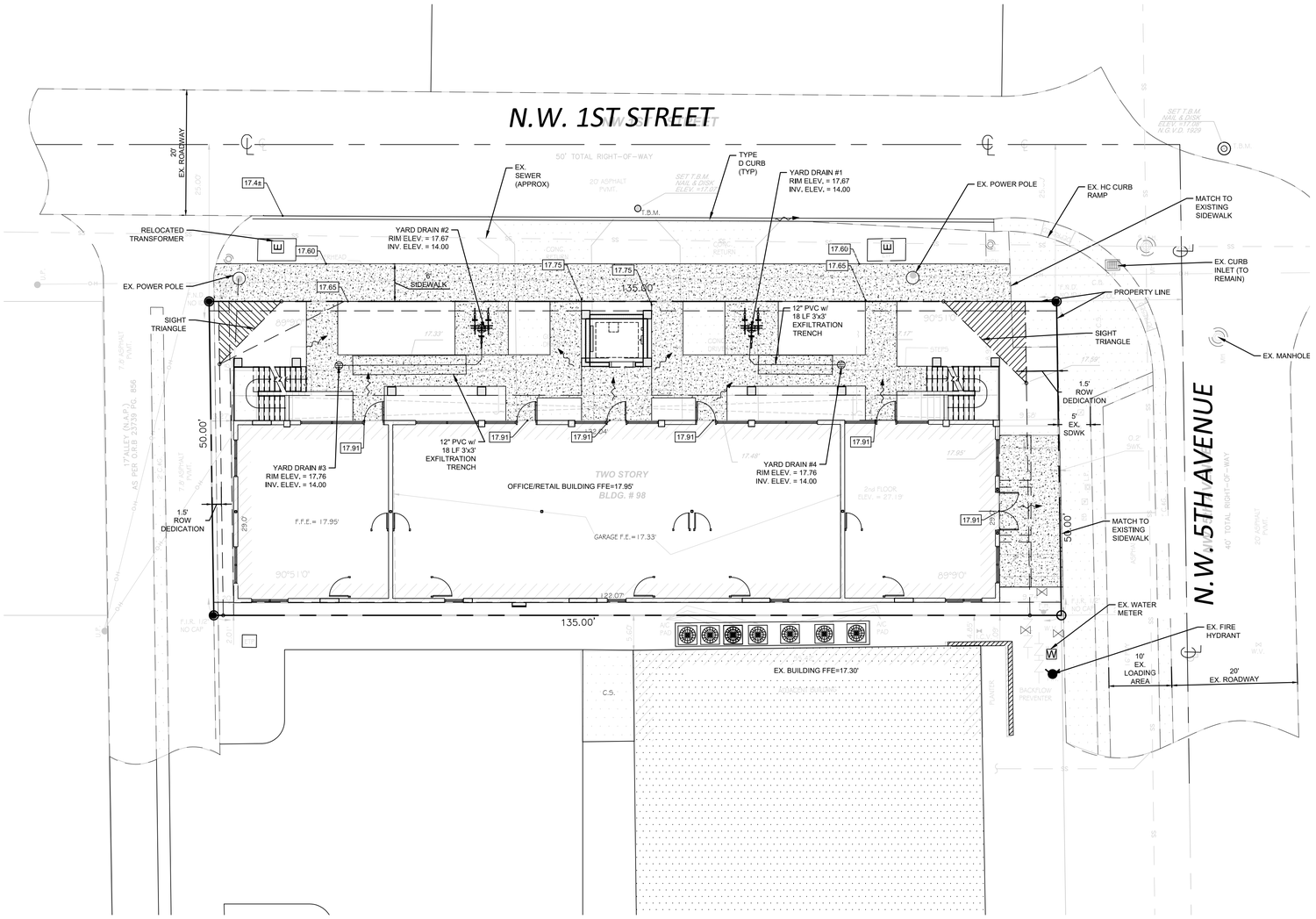
SHEET TITLE:

DEMOLITION FLOOR PLANS

SHEET NUMBER:

A-104

E:\1552-181019 98 NW 5th Avenue Rehabilitation Project\Drawings\A-101 FLOOR PLANS.DWG 3/31/2020 4:42:57 PM



GRAPHIC SCALE

0 10 15 20

SCALE: 1"=10'

N

ENGINEERING LEGEND:

- DRAINAGE FLOW DIRECTION
- 25.00 PROPOSED ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

GENERAL NOTES:

1. ELEVATIONS SHOWN HERE ON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:
   SOURCE BENCHMARK: PBC D31
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY JOHN IBARRA & ASSOCIATES.
4. ALL REMOVED DEBRIS AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
5. EXISTING WATER AND SEWER SERVICES ARE TO REMAIN
6. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2

PRELIMINARY

Know what's below. Call before you dig.

ADAM SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO.72235 THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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1280 N CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM
CERTIFICATE OF AUTHORIZATION #7095

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	1/27/2020	RESUBMITTAL
3	7/27/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN
ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019
DRAWN BY: ACS
CHECKED BY: KBJ

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SHEET TITLE:

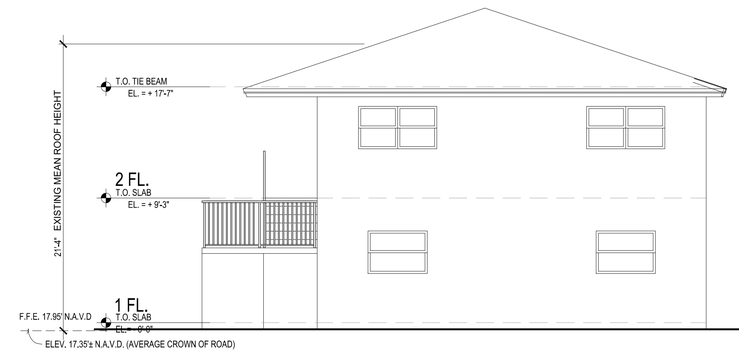
PRELIMINARY ENGINEERING PLAN

SHEET NUMBER:

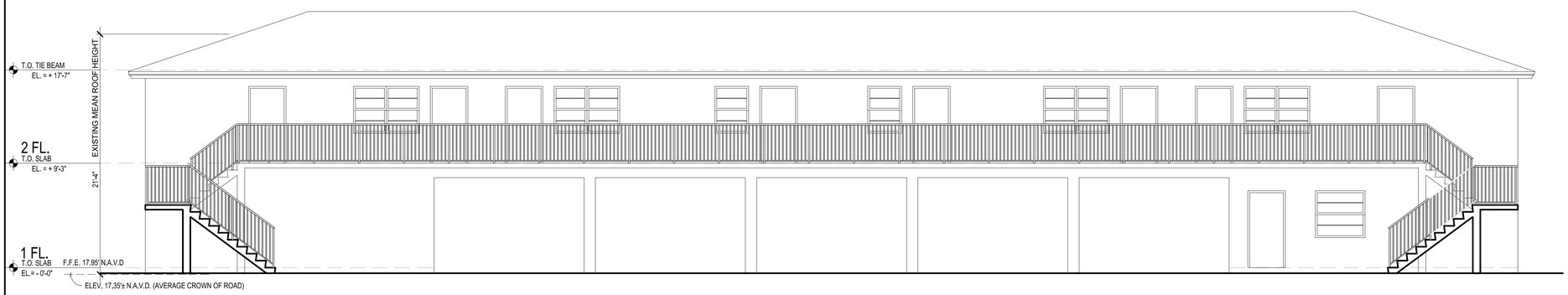
C-1

J:\Land Projects\R21\R211.01 Delray CRA\1821\1.01 PRELIM ENG.dwg DATE: 8/7/2020 9:36 AM

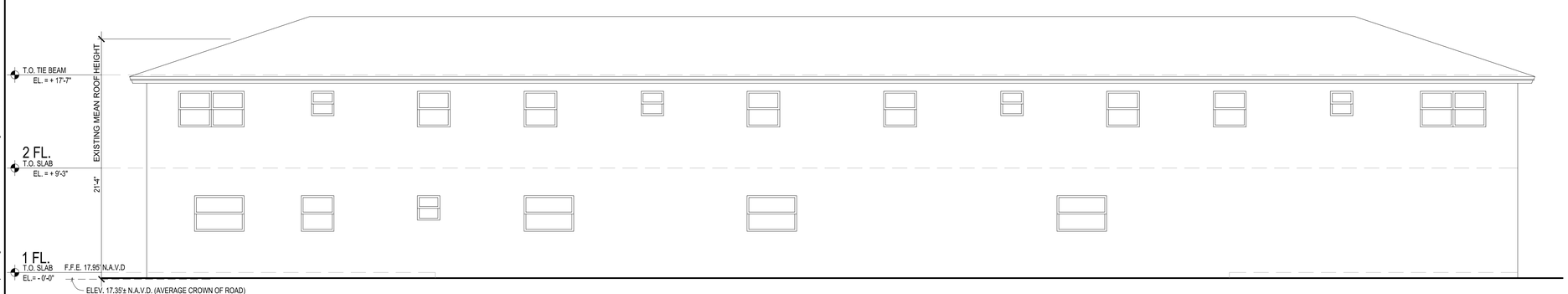
1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL

DESIGN DELIVERABLE: **SITE PLAN**
ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**
DRAWN BY: **LS**
CHECKED BY: **MS**

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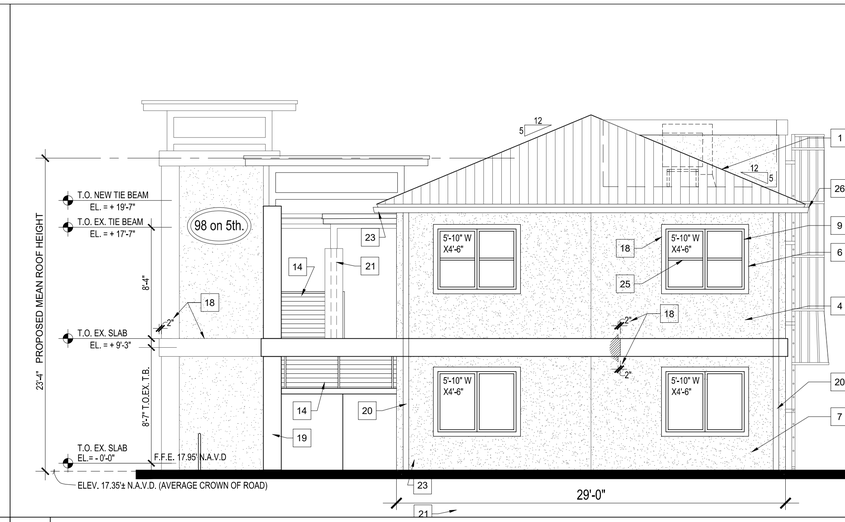
SHEET TITLE:
EXISTING BUILDING ELEVATIONS

SHEET NUMBER:
A-202

E:\1552-181019 98 NW 5th Avenue Rehabilitation Project\Drawings\A-202 EXISTING BUILDING ELEVATIONS.dwg 3/31/2024 4:52:21 PM

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

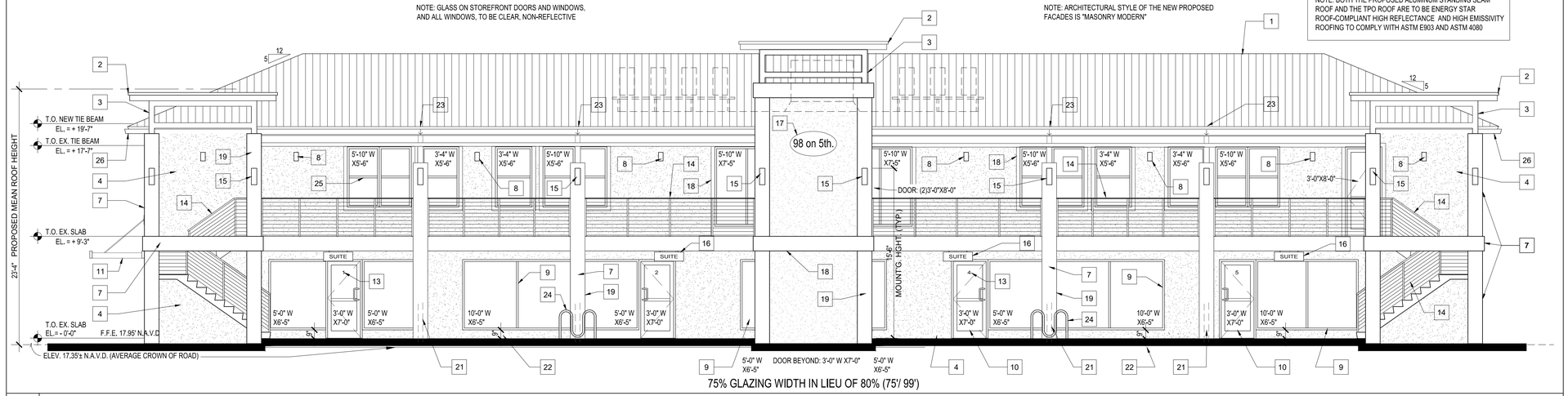


2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

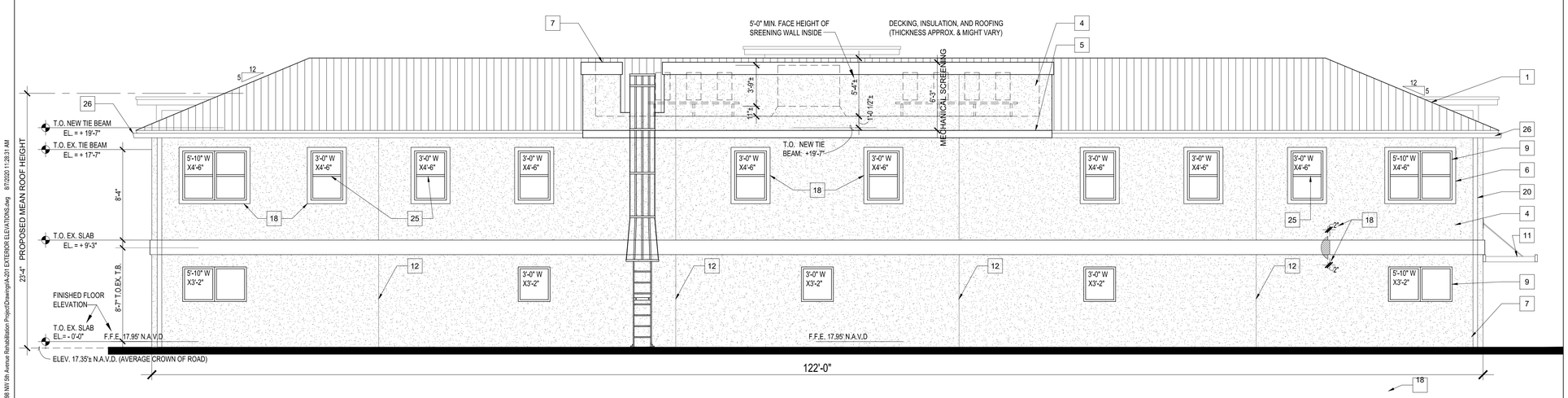
NOTE: GLASS ON STOREFRONT DOORS AND WINDOWS, AND ALL WINDOWS, TO BE CLEAR, NON-REFLECTIVE

NOTE: ARCHITECTURAL STYLE OF THE NEW PROPOSED FACADES IS "MASONRY MODERN"

NOTE: BOTH THE PROPOSED ALUMINUM STANDING SEAM ROOF AND THE TPO ROOF ARE TO BE ENERGY STAR ROOF-COMPLIANT HIGH REFLECTANCE AND HIGH EMISSIVITY ROOFING TO COMPLY WITH ASTM E903 AND ASTM 4080



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

5 KEY NOTES

KEYNOTES ELEVATIONS

1. PRE-FINISH ALUMINUM STANDING SEAM ROOF SYSTEM (TYP.)
2. 2 X 8 CONTINUOUS WOOD FASCIA WITH 1 X 4 P.T. CONT. WOOD NAILER (U.O.N.) AND GALVANIZED METAL DRIP, PAINT FASCIA AND METAL DRIP
3. ANTI-CORROSION PAINTED METAL TUBING STRUCTURE
4. 2-COAT TEXTURED STUCCO FINISH
5. 8" SMOOTH STUCCO TRIM (TYP.)
6. 4" SMOOTH STUCCO BAND (TYP.)
7. 2-COAT SMOOTH STUCCO FINISH
8. DECORATIVE WALL MOUNTED LIGHT FIXTURE (TYP.)
9. FIXED ALUMINUM STOREFRONT IMPACT WINDOWS WITH WHITE POWDER-COATED ALUMINUM FRAMES AND CLEAR NON- REFLECTIVE GLASS
10. FIXED ALUMINUM STOREFRONT IMPACT DOOR WITH WHITE POWDER-COATED ALUMINUM FRAMES AND CLEAR NON-REFLECTIVE GLASS
11. PRE-FINISH ALUMINUM CANOPY TO PROJECT 5'-0" FROM THE BUILDING FACADE (TYP.)
12. STUCCO EXPANSION JOINT (TYP.)
13. SUITE IDENTIFICATION NUMBER (VINYL)
14. POWDER-COAT FINISH ALUMINUM GUARDRAIL SYSTEM WITH CABLES (TYP.)
15. DECORATIVE COLUMN MOUNTED LIGHT FIXTURE (TYP.)
16. BRUSHED ALUMINUM BUSINESS SIGNAGE
17. WALL MOUNTED ADDRESS SIGNAGE
18. ALL MOLDINGS SHALL EXTEND A MINIMUM OF 2" FROM THE SURFACE PLANE OF THE BUILDING WALL
19. ALL COLUMNS TO BE 16" X 16"
20. DOWNSPOUT (POWDER COATED ALUMINUM DOWNSPOUT)
21. DOWNSPOUT IN COLUMN
22. 9" BASE
23. SLOPED ROOF SHEDS RAIN WATER ON FLAT ROOF. FLAT ROOF DRAINS TO INTERNAL COLUMN DOWNSPOUT.
24. MULTI-CAPACITY BICYCLE PARKING RACK FOR 5 BICYCLES
25. RAISED DIMENSIONAL MUNTIN FOR A 1-OVER-1 PATTERN, TYPICAL, ON ALL TOP WINDOWS
26. POWDER COATED ALUMINUM GUTTER

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98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL
4	06/15/2020	FINAL
5	07/27/20	

DESIGN DELIVERABLE: **SITE PLAN**
ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**
DRAWN BY: **LS**
CHECKED BY: **MS**

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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-201

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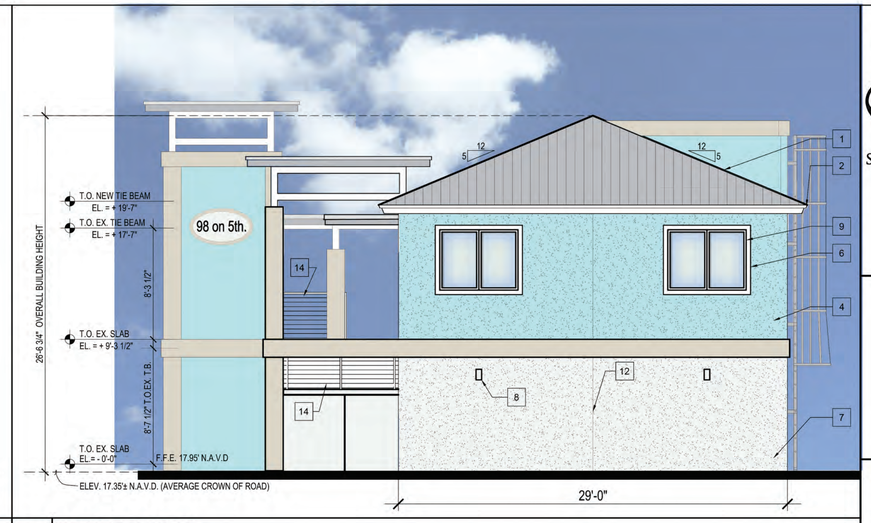
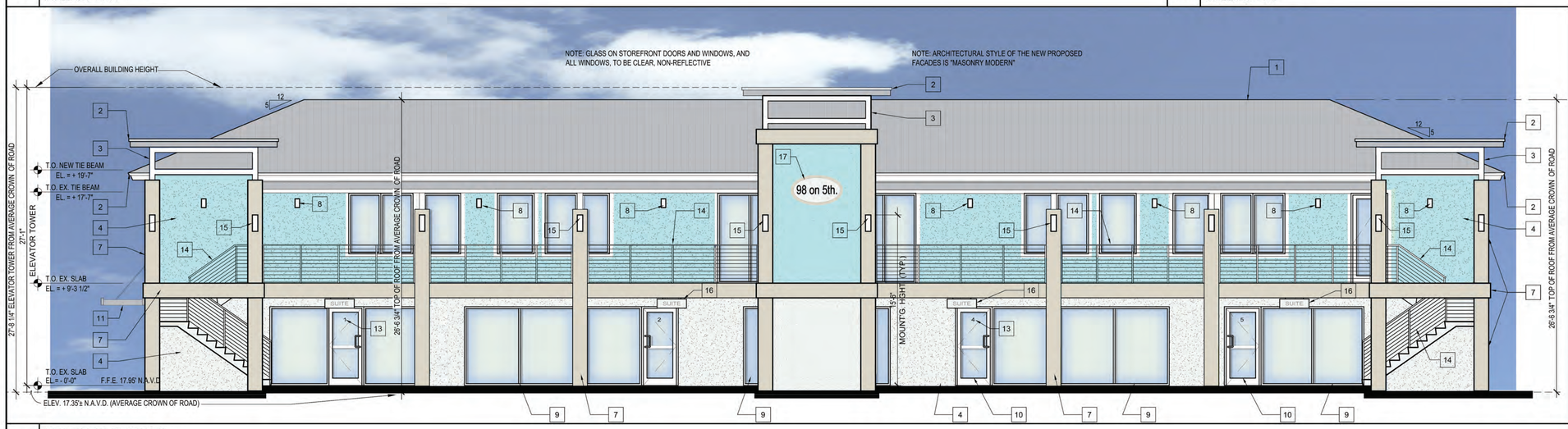
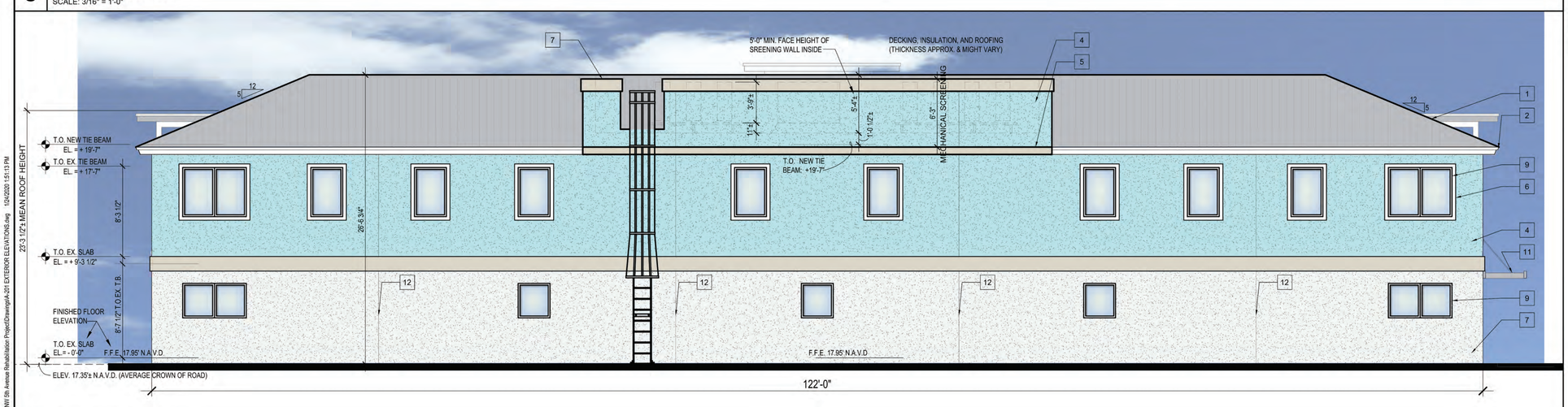
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

5 KEY NOTES

KEYNOTES ELEVATIONS

1. PRE-FINISH ALUMINUM STANDING SEAM ROOF SYSTEM (TYP.)
2. 2 X 8 CONTINUOUS WOOD FASCIA WITH 1 X 4 P.T. CONT. WOOD NAILER (U.O.N.) AND GALVANIZED METAL DRIP, PAINT FASCIA AND METAL DRIP
3. ANTI-CORROSION PAINTED METAL TUBING STRUCTURE
4. 2-COAT TEXTURED STUCCO FINISH (MAY SIMULATE SIDING AS AN OPTION)
5. 8" SMOOTH STUCCO TRIM (TYP.)
6. 4" SMOOTH STUCCO BAND (TYP.)
7. 2-COAT SMOOTH STUCCO FINISH
8. DECORATIVE WALL MOUNTED LIGHT FIXTURE (TYP.)
9. FIXED ALUMINUM STOREFRONT IMPACT WINDOWS WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON- REFLECTIVE GLASS
10. FIXED ALUMINUM STOREFRONT IMPACT DOOR WITH WHITE FINISHED ALUMINUM FRAMES AND CLEAR NON-REFLECTIVE GLASS
11. PRE-FINISH ALUMINUM CANOPY TO PROJECT 4'-0" FROM THE BUILDING FACADE (TYP.)
12. STUCCO EXPANSION JOINT (TYP.)
13. SUITE IDENTIFICATION NUMBER (VINYL)
14. POWDER-COAT FINISH ALUMINUM GUARDRAIL SYSTEM WITH CABLES (TYP.)
15. DECORATIVE COLUMN MOUNTED LIGHT FIXTURE (TYP.)
16. BRUSHED ALUMINUM BUSINESS SIGNAGE
17. WALL MOUNTED ADDRESS SIGNAGE

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1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN
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PROJECT NUMBER: 1552-181019
DRAWN BY: LS
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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-201

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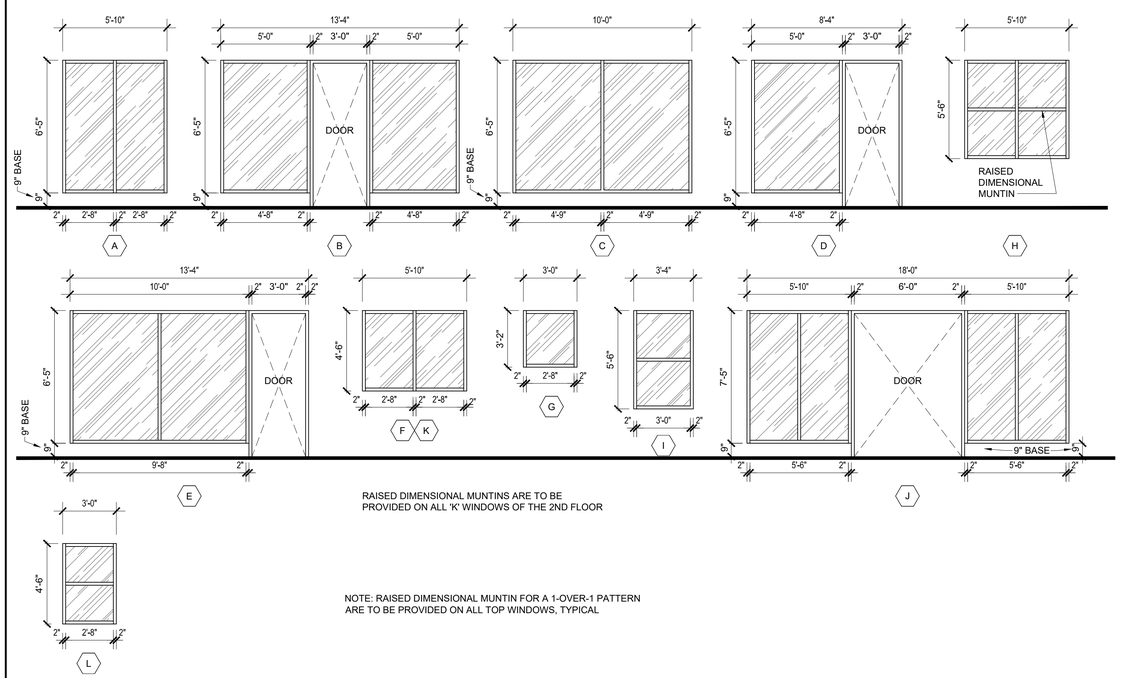
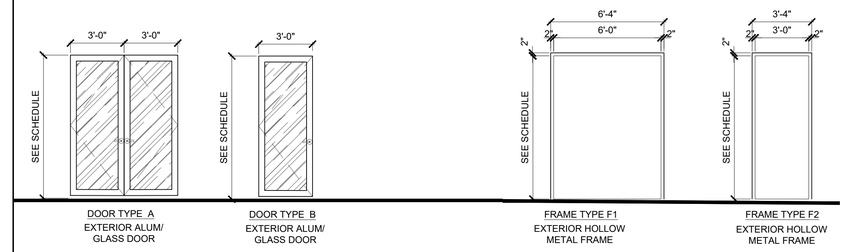
WINDOW SCHEDULE					
MARK	DIMENSIONS		FRAME	GLASS	REMARKS
	W	H			
A	5'-10"	6'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
B	13'-4"	6'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
C	10'-0"	6'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
D	8'-4"	6'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
E	13'-4"	6'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
F	5'-10"	3'-2"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
G	3'-0"	3'-2"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
H	5'-10"	5'-6"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
I	3'-4"	5'-6"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
J	18'-0"	7'-5"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
K	5'-10"	4'-6"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)
L	3'-0"	4'-6"	ALUMINUM	IMPACT	CLR. GLASS IN WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 19-0516.02)

NOTES:
1. ALL FRAME OPENING DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. PROVIDE ALL MULLIONS & STRUCTURAL SUPPORTS REQUIRED FOR PROPER WINDOW INSTALLATION.
6. PROVIDE CONTINUOUS SEALANT AT INSIDE AND OUTSIDE JOINTS, WOOD AND BUCK IN ADDITION TO INSIDE AND OUTSIDE OF WINDOW AND DOOR / WALL UNITS.
7. ALL GLASS TO BE CLEAR, NON-REFLECTIVE
8. POWDER-COATED FINISH ON ALL STOREFRONT AND DOOR FRAMES
9 ALL TOP WINDOWS ARE TO HAVE RAISED DIMENSIONAL MUNTIN FOR A 1-OVER-1 PATTERN



2 WINDOW SCHEDULE

ROOM NAME & NUMBER	MARK	SIZE: WIDTH	SIZE: HEIGHT	SIZE: THICKNESS	DOOR ELEVATION	MATERIAL: GLASS	MATERIAL: HOLLOW METAL	MATERIAL: HOLLOW METAL/ GLASS	MATERIAL: WOOD / GLASS	MATERIAL: WOOD	TYPE: FLUSH	TYPE: SLIDING	TYPE: VISION PANEL	TYPE: STOREFRONT	TYPE: ROLL-UP	CORE: SOLID CORE	CORE: HOLLOW CORE	CORE: LOUVER	FINISH: WOOD (STAINED)	FINISH: PAINT	FINISH: WHITE PAINTED ALUM.	FRAME: GLASS	FRAME: WOOD	FRAME: HOLLOW METAL	FRAME: ALUMINUM	FRAME: FRAMELESS	FRAME ELEVATION	DOOR JAMB TYPE		REMARKS
OFFICE / RETAIL	1	(2)3'-0"	7'-0"	1 3/4"	A			●						●			●				●				●		F1			CLR. GLASS IN POWDER-COATED WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 16-0617.03)
OFFICE / RETAIL	2	3'-0"	7'-0"	1 3/4"	B			●						●			●				●				●		F2			CLR. GLASS IN POWDER-COATED WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 16-0617.03)
2ND FLOOR OFFICE	3	(2)3'-0"	8'-0"	1 3/4"	A			●						●			●				●				●		F1			CLR. GLASS IN POWDER-COATED WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 16-0617.03)
2ND FLOOR OFFICE	4	3'-0"	8'-0"	1 3/4"	B			●						●			●				●						F2			CLR. GLASS IN POWDER-COATED WHITE FINISH STOREFRONT FRAME (MIAMI DADE NOA 16-0617.03)



NOTES:

1. ALL DOOR HARDWARE SHALL BE HANDICAP ACCESSIBLE.
2. ALL DOORS SHALL HAVE LEVER OPERATED MECHANISMS.
3. ALL DOORS FRAMES TO BY FULLY GROUT.
4. ALL DOOR HARDWARE TO COMPLY W/ N.F.P.A. 101, 7.2.1.5.1
5. CONTRACTOR SHALL COORDINATE DOOR FRAMES WITH PARTITIONS THICKNESS. (ALL DOORS TO BE FLUSH WITH SURROUNDING DRYWALL).
6. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY WORK NECESSARY TO COMPLETE THE PROPER INSTALLATION OF DOORS, FRAMES, AND HARDWARE.
7. CONTRACTOR SHALL FIELD INSPECT ALL DOORS INDICATED AS EXISTING TO REMAIN AND VERIFY THEIR CONDITION PRIOR TO BIDDING.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO ORDERING, PURCHASING, AND/OR INSTALLING.
9. GLASS TO BE CLEAR, NON-REFLECTIVE
10. POWDER-COATED FINISH ON ALL STOREFRONT AND DOOR FRAMES

1 DOOR SCHEDULE

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www.synalovski.com
Manuel Synalovski, AIA
AR 00116628
STATE OF FLORIDA
MANUEL SYNALOVSKI
AR0011628
REGISTERED ARCHITECT
LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL

DESIGN DELIVERABLE: **SITE PLAN**
ISSUE DATE: **08/01/2019**

PROJECT NUMBER: **1552-181019**
DRAWN BY: **LS**
CHECKED BY: **MS**

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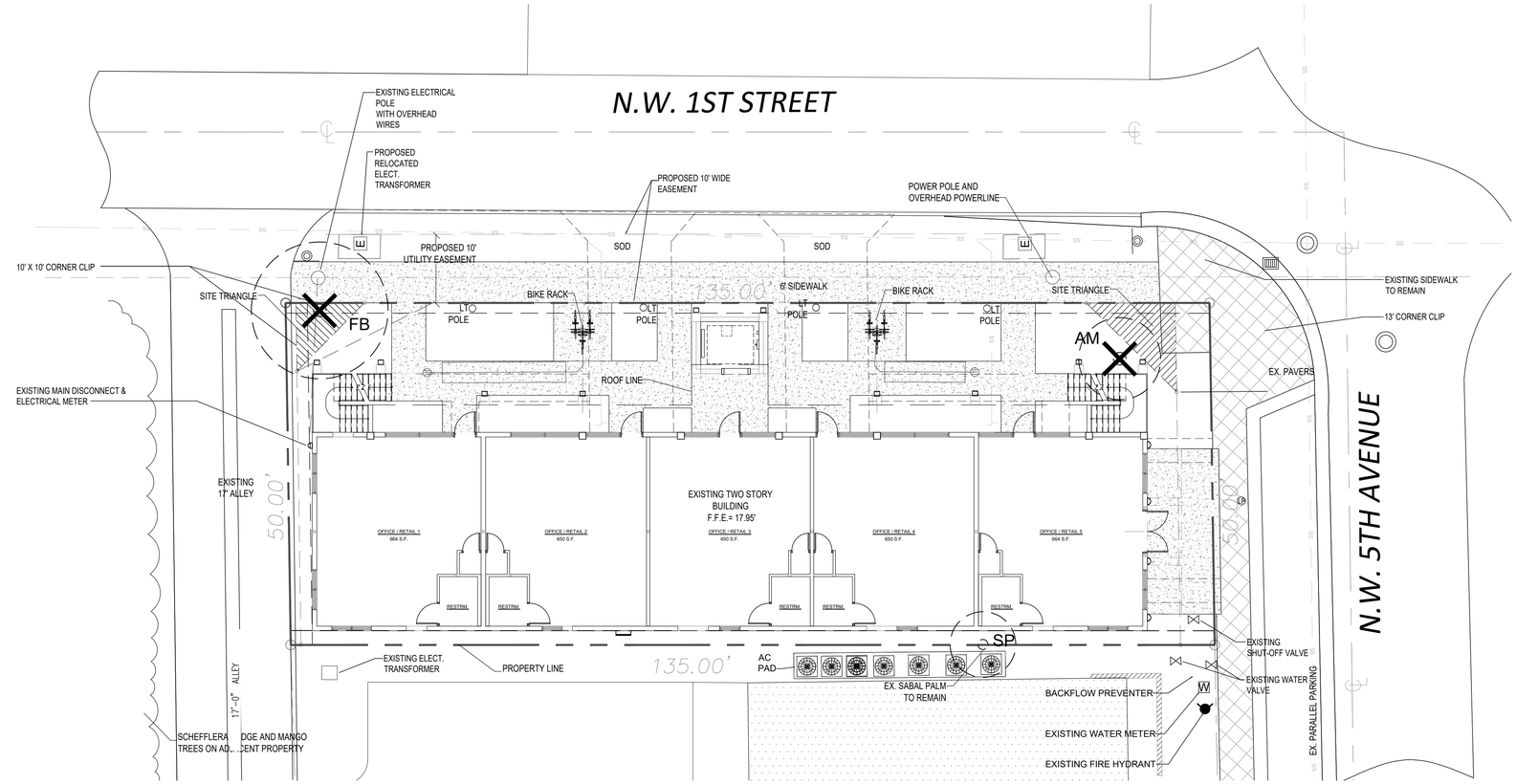
SHEET TITLE:
DOOR SCHEDULE, DOOR ELEVATIONS AND NOTES

SHEET NUMBER:
A-801

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com



SCALE: 1"=10'-0"

TREE LEGEND

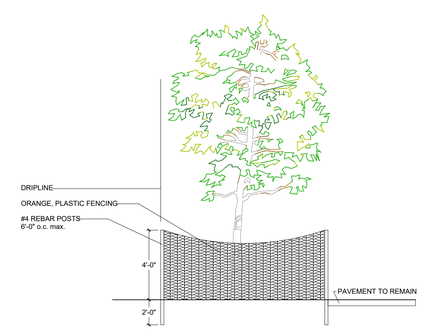
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

TREE ABBV. KEY

FB	Ficus benjimina
AM	Adonidia merrillii
SP	Sabal palmetto

TREE MITIGATION SUMMARY

KEY	LATIN NAME	COMMON NAME	HT. AND SPR.	CONDITION	PROPOSED ACTION
FB	Ficus benjimina	FICUS TREE	20' ht., 20' spr.	45%	REMOVE– Growing into powerlines
AM	Adonidia merrillii	ADONIDIA PALM	12' ht., 5' spr.	25%	REMOVE– Bad condition



PLACE ORANGE, PLASTIC FENCING (BY TENSAR OR OTHER APPROVED EQUAL) AROUND INDIVIDUAL TREES AND TREE CLUMPS TO REMAIN ON SITE IN ANY AREAS WITHIN THE LIMITS OF CONSTRUCTION. BARRIER SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OF THE THE TREE CANOPY OR AS FAR FROM THE TREE AS POSSIBLE WHERE THE CANOPY OVERHANGS PAVEMENT THAT IS TO REMAIN. BARRIER SHALL BE MAINTAINED IN AN UPRIGHT POSITION AT ALL TIMES.

TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTE

All existing trees and shrubs to remain in place shall be protected from damage by machinery by installing temporary tree protection fence and installed as indicated on plan. Suitable tree protection methods shall be approved by the City.

PROJECT

98 NW 5TH AVENUE

DELRAY BEACH, FL

TITLE

TREE REMOVAL PLAN

PROJ. NO.

FILE NAME

BB DRAWN

07/15/19 DATE

01/27/20 REV.

04/03/20 site plan update

08/07/20 site plan update

SHEET

TR-1

OF

1

AGTLAND
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132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

NOTES

All plant material to be Florida #1 or better.

Sod to be St. Augustine 'Floratam', contractor to determine quantity.

All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.

Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.

Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6" of existing soil.

FERTILIZER: Palm and Tropical fertilizer (12–4–12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.

PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

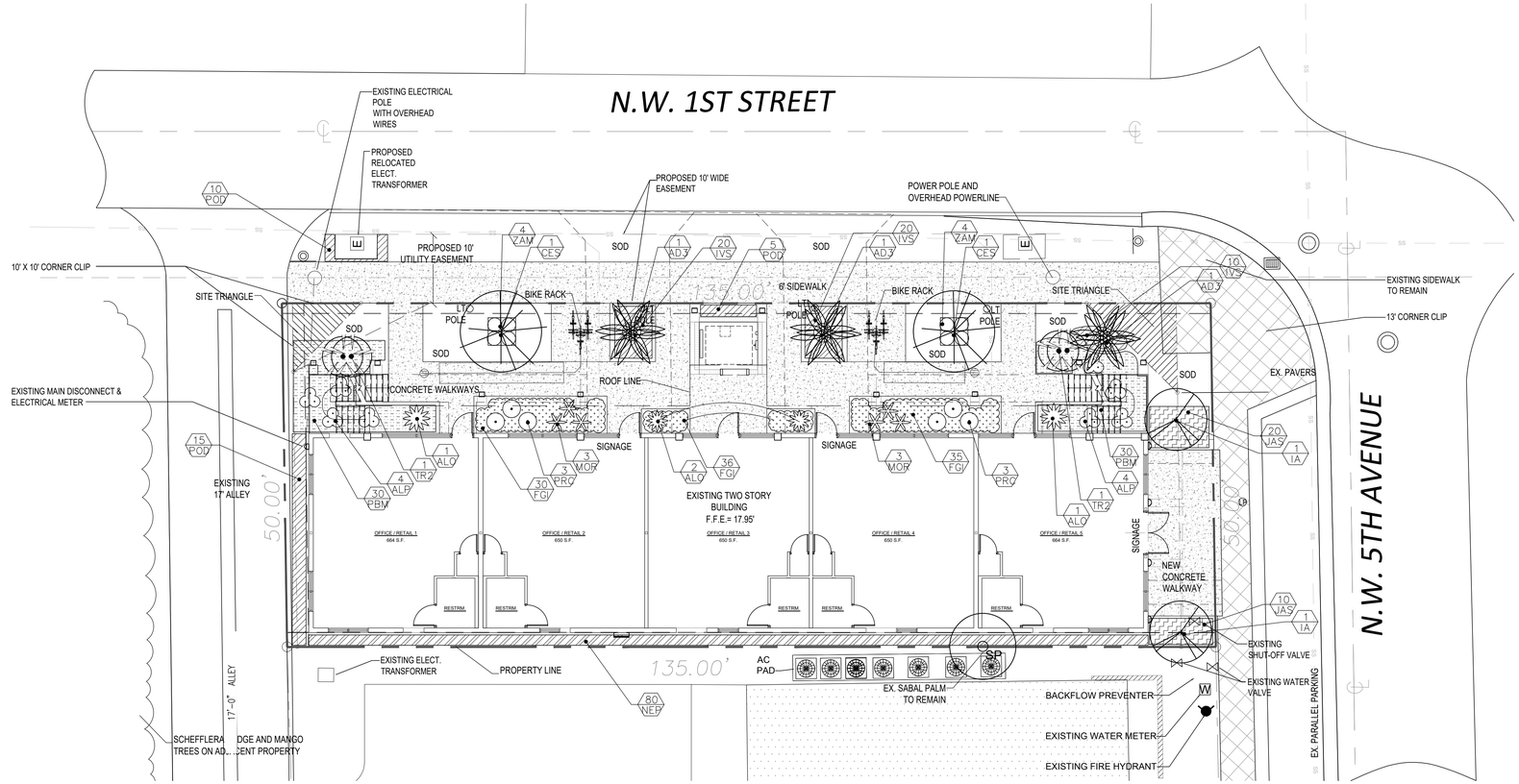
GUYING: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6–6–6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

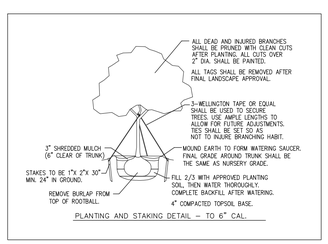
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

IRRIGATION NOTES

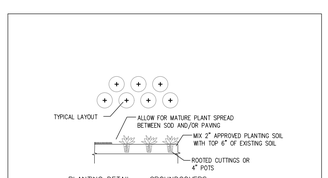
Irrigation plan to be provided at permit submission. System to provide 100% coverage to all plants using approved water source.



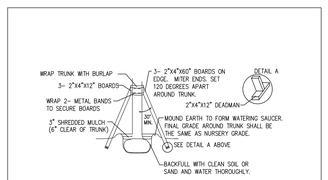
SCALE: 1"=10'-0"



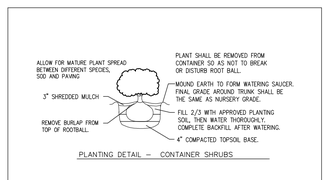
PLANTING AND STAKING DETAIL – TO 6" CAL.



PLANTING DETAIL – GROUNDCOVERS



PLANTING AND STAKING DETAIL – PALMS



PLANTING DETAIL – CONTAINER SHRUBS

LANDSCAPE CALCS–DELRAY BEACH

A.	TOTAL LOT AREA		6,290.5	SQ. FT.
B.	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.		4,953.2	SQ. FT.
C.	TOTAL PERVIOUS LOT AREA	C=(A–B)	1337.3	SQ. FT.
D.	AREA OF SHRUBS AND GROUND COVER REQUIRED	D=(C x .30)	401	SQ. FT.
E.	AREA OF SHRUBS AND GROUNDCOVERS PROVIDED		920	SQ. FT.
F.	NATIVE VEGETATION REQUIRED	F=(D x .25)	100	SQ. FT.
G.	NATIVE VEGETATION PROVIDED		225	SQ. FT.
H.	TOTAL PAVED VEHICULAR USE AREA		N/A	SQ. FT.
I.	TOTAL INTERIOR LANDSCAPE AREA REQUIRED	I=(H X .10)	N/A	SQ. FT.
J.	TOTAL INTERIOR LANDSCAPE AREA PROVIDED		N/A	SQ. FT.
K.	TOTAL INTERIOR SHADE TREES REQUIRED	K=(I / 125 S.F.)	N/A	TREES
L.	TOTAL INTERIOR SHADE TREES PROVIDED		N/A	TREES
M.	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREA		N/A	L.F.
N.	TOTAL NUMBER OF PERIMETER TREES REQUIRED	N=(M / 30)	N/A	TREES
O.	TOTAL NUMBER OF PERIMETER TREES PROVIDED		N/A	TREES
P.	TOTAL NUMBER OF TREES TO BE SAVED OF SITE		1	TREES
Q.	TOTAL NUMBER OF NATIVE TREES REQUIRED	Q=(K + N) x .50	N/A	TREES
R.	TOTAL NUMBER OF NATIVE TREES PROVIDED		4	TREES
S.	TOTAL NUMBER OF TREES ON PLAN PROVIDED		4	TREES AND 5 PALMS

PLANT LIST

	SYM	QTY	PLANT AND SPECIFICATION
	TREES AND PALMS		
	AD3	3	Adonidia merrillii (Double Adonidia Palm) 12' o.a. ht., triples, full, matched
N xx	CES	2	Conocarpus erectus 'sericeus' (Silver Buttonwood) 12' o.a. ht., single trunk, 6" c.t., 7' spr matched.
N xx	IA	2	Ilex x attenuata (East Palatka Holly) 16' ht., 6" c.t., single trunk, 7' spr. matched
N xx	TR2	2	Thrinax radiata (Double Thatch Palm) 10'–12' o.a. ht., 3' c.t., double, full canopy, matched

	SYM	QTY	PLANT AND SPECIFICATION
	SHRUBS, GROUNDCOVERS AND ACCENTS		
	ALO	4	Alocasia odora (Alocasia) 4' ht., full, matched
	ALP	8	Alpinia z. 'Variegata' (Variegated Shell Ginger) 36" ht., 24" spr., full
	MOR	6	Dietes iridiodes (African Iris) 24" ht., 18" spr., matched
xx	FGI	101	Ficus m. 'Green Island' 12" ht., 14" spr., full, 18" o.c.
	JAS	30	Jasminum multiflorum (Downy Jasmine) 16" ht., 16" spr., 18" o.c.
	PRC	6	Philodendron 'Rojo Congo' (Rojo Congo Philodendron) 24" ht., 24" spr., matched
	PBM	60	Philodendron 'Burle Marx' (Burle Marx Philodendron) 16" ht., 16" spr., 24" o.c.
	POD	30	Podocarpus macrophyllus (Podocarpus Hedge) 5' ht., 18" spr., 24" o.c.
N xx	NEP	80	Nephrolepsis spp. (Boston Fern) 12" ht., 12" spr., full, 18" o.c.
N xx	IVS	50	Ilex vomitoria 'Schillings' (Yaupon Holly) 18" ht., 18" spr., 18" o.c.
N xx	ZAM	8	Zamia floridana (Florida Coontie) 20" ht., 20" spr., full

SOD St. Augustine sod. Contractor to determine quantity.
MULCH 3" of Non–Cypress Mulch Contractor to determine quantity.

** DENOTES DROUGHT TOLERANT
N DENOTES NATIVE SPECIES

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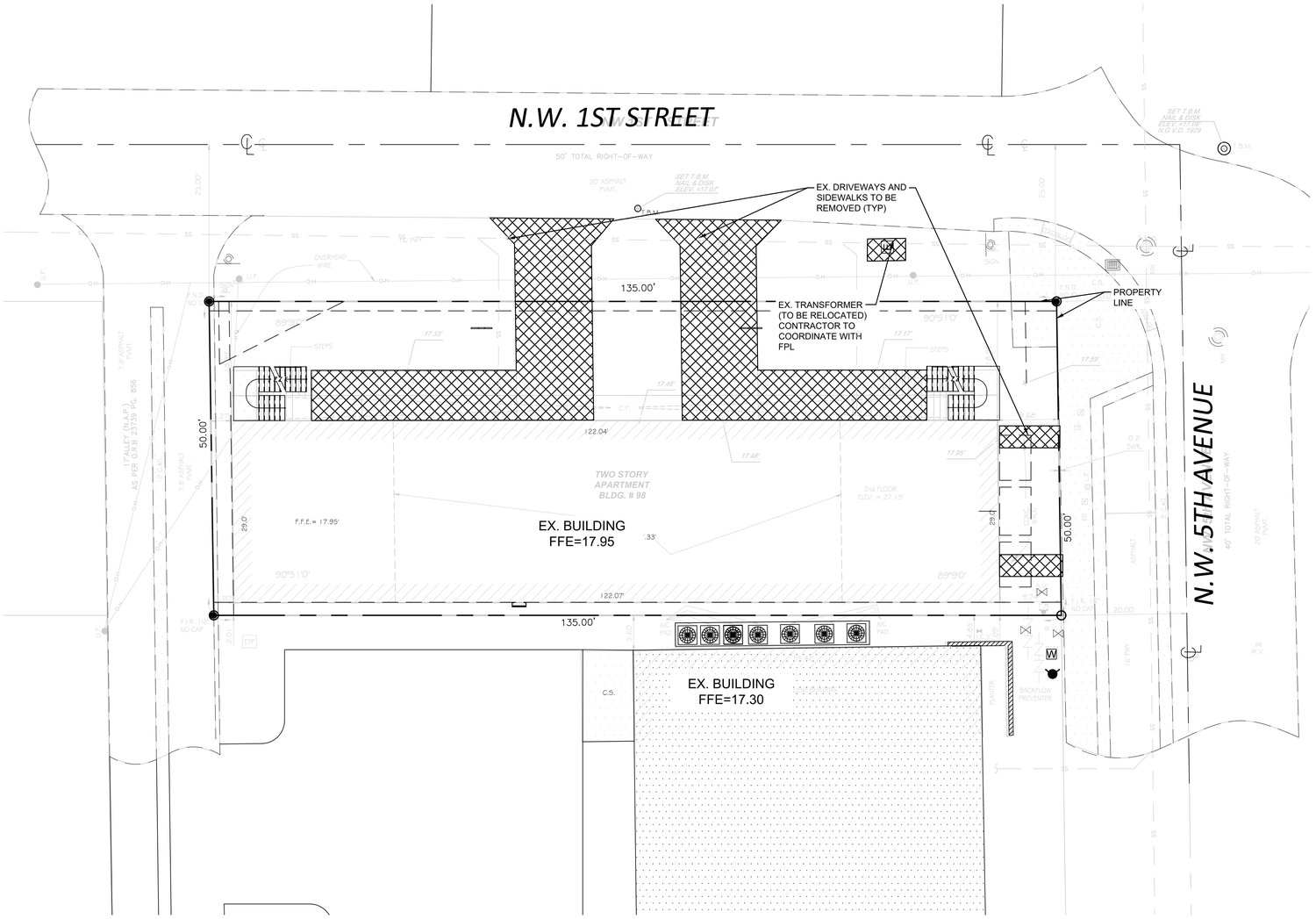
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT
98 NW 5TH AVENUE
DELRAY BEACH, FL

TITLE
LANDSCAPE PLAN

PROJ. NO.
FILE NAME
BB DRAWN
07/15/19 DATE
01/27/20 REV.
04/03/20 site plan update
08/07/20 site plan update

SHEET
LP-1
OF
1



GRAPHIC SCALE

0 10 15 20

SCALE: 1"=10'

N

ENGINEERING LEGEND:

DEMOLITION

GENERAL NOTES:

1. ELEVATIONS SHOWN HERE ON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:
   SOURCE BENCHMARK: PBC D31
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY JOHN IBARRA & ASSOCIATES.
4. ALL REMOVED DEBRIS AND DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
5. EXISTING WATER AND SEWER SERVICES ARE TO REMAIN

PRELIMINARY

811 Know what's below. Call before you dig.

ADAM SWANEY, P.E., PROFESSIONAL ENGINEER LICENSE NO.72235 THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ADAM SWANEY, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Adam Swaney, PE
FL Licence #72235

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WWW.ENGENUITYGROUP.COM
CERTIFICATE OF AUTHORIZATION #7095

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	1/27/2020	RESUBMITTAL
3	7/27/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN

ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: ACS

CHECKED BY: KBJ

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SHEET TITLE:

DEMOLITION PLAN

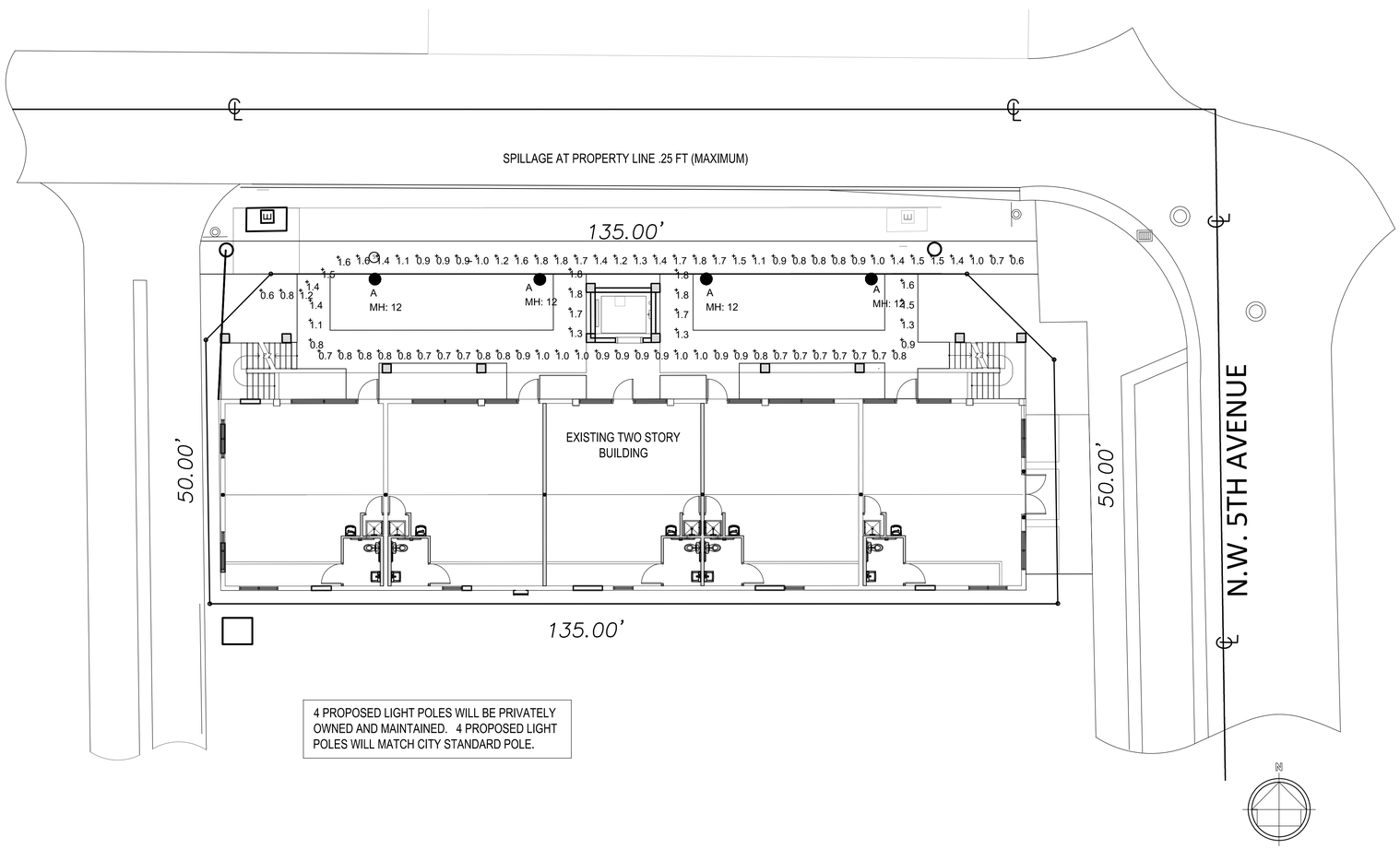
SHEET NUMBER:

C-3

J:\Land Projects\R21\R211.01 Delray CRA\1821\1.01 PRELIM ENG.dwg DATE: 8/7/2020 9:36 AM

Luminaire Schedule									
Project: 98 NW 5TH AVE - SITE DELRAY BEACH, FL 01/27/2020									
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF	Luminaire Watts	Assembly Watts
	4	A	SINGLE	Sun Valley Lighting	LAG1-GRV-V-36LED-NW-350 MH: POST TOP	2949	0.855	41	41

Calculation Summary							
Project: 98 NW 5TH AVE - SITE DELRAY BEACH, FL 01/27/2020							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE (horizontal 6' above grade)	Illuminance	Fc	0.51	0.7	0.2	2.55	3.50
PROPERTY LINE (vertical 6' above grade)	Illuminance	Fc	1.22	1.7	0.5	2.44	3.40
WALKWAYS	Illuminance	Fc	1.13	1.8	0.6	1.88	3.00



SOLID STATE AREA LIGHTING

LAG SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:

LUMINAIRE
One piece high impact polycarbonate patterned diffusing globe provided with durable corrosion resistant cast aluminum fitter and heavy gauge formed aluminum top. Standard fitter has 3" I.D. opening for tenon. All hardware is stainless steel.

LED POWER ARRAY™
Three-dimensional array of individual LED Tubes fastened to a retaining plate. Each LED Tube consists of circuit board populated with a multiple of LED's and is mechanically fastened to a radial aluminum heat sink. An acrylic Lens and end cap protects the LED Tube's internal components.

ANGLED POWER ARRAY™: Micro-Reflectors mounted around each LED control the raw light output. LED Tubes are uniquely aimed horizontally and vertically and combined to produce highly efficient IES Distribution Types II, III, IV and V. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™ WITH GLASS REFRACTOR: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Array is secured within a 6" Prismatic Glass Refractor which provides the optical control. Used in conjunction with a clear patterned diffusing globe.

VERTICAL POWER ARRAY™: LED Tubes are aligned vertically and arranged radially to produce an even raw light distribution that simulates standard light sources. Produces a minimal glare, symmetric diffuse light distribution. Used in conjunction with an opal patterned diffusing globe.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

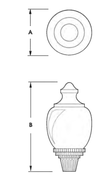
LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

LAG*

* SHOWN WITH STANDARD -YA FITTER

PATENT PENDING



FIXTURE	A	B
LAG1	16.5" 419mm	33" 838mm
LAG2	14" 356mm	28.5" 724mm

UL Listed for wet location

DESIGNED IN THE USA

2013140

Sun Valley Lighting

660 West Avenue O Palmdale, CA 93551
Phone (661) 259-0890 Fax (661) 259-0891
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SUN VALLEY LIGHTING

MILLENIUM AURACYL™ SCONCE

MLAS850 SERIES

PROJECT INFORMATION

Job Name: _____

Fixture Type: _____

Catalog Number: _____

Approved by: _____

PRODUCT FEATURES:
- Surface wall mount – 8" W×50" H
- Marine grade aluminum housing with die-cast end caps
- Peace of Mind Guarantee®
- UL certified IP64 per IEC 60598

SPECIFICATIONS

HOUSING: Marine grade extruded aluminum. Marine grade die-cast aluminum end caps. TGIC polyester powder coat – 5-stage pre-treatment; Salt spray test: 1,000 hours.

REFLECTOR: Die-formed marine grade aluminum. Full reflector/wire cover – 92% reflectivity.

OUTER LENS: Thermoformed, UV-stabilized impact resistant polycarbonate, and frost or clear acrylic. See Ordering Information for options. Nominal thickness .125".

INNER LENS: UV-stabilized, high impact resistant, extruded 100% DR acrylic frost lens. Nominal thickness .100". Lens secured in place by lens frame.

HARDWARE: Six stainless steel Torx® with center pin fasteners. Internal brackets and fasteners are non-corrosive. Surface Conduit Adapter (SCA) accessory – aluminum trim frame assembly with integral J-box; finished to match lens frame. Water-tight conduit fittings supplied by others.

ELECTRICAL: LED: Available 3500K, 4000K and 5000K color temperatures, 82 CRI. 120-277VAC, 50/60Hz electrical input with serviceable high power factor electronic, constant-current driver (<20% THD, >0.95 PF). Standard 0-10V dimming with 1-100% range and dim-to-dark capabilities (non dim-to-dark with 347V); 165 µA max. source current. LE: 120-277V or 347V high power factor electronic fluorescent ballast (<10–25% THD).

PHOTOMETRICS: Photometry tested to the IESNA LM-79-08 standard by an ILAC/ISO17025 accredited laboratory. For photometric information, go to www.kenall.com.

WARRANTY: Limited five (5) year LED warranty.

PEACE OF MIND Guarantee® LED c UL us cULus IP64 ADA

ORDERING INFORMATION (Ex: MLAS850-BRK-PP-MW-1-4SL40K-120-FS)

Model	Frame Type	Outer Lens	Finish	Lamp Qty	Lamp & Ballast/Driver	Options
MLAS850				1		

Frame Type
- **PAN** Pane
- **PLR** Pillar
- **CPL** Capital
- **SLT** Slot
- **PRA** Prairie
- **RNK** Rank
- **LAT** Lattice
- **SQR** Squares
- **BRK** Bricks
- **ORB** Orbs

Outer Lens
- **AS1** Frosted Acrylic
- **CAP1** Clear Acrylic w/inner Perforation painted to match housing
- **PP** Pearlescent Polycarbonate

1=is with Peace of Mind Guarantee®

Finish
- **BR** Bronze
- **CS** Cool Satin Painted Anodized
- **DB** Dark Bronze
- **FG** Forest Green
- **LG** Light Gray
- **MB** Matte Black
- **MW** Matte White
- **WS** Warm Satin Painted Anodized
- **CC** Custom Color (Consult factory)

Lamp Quantity
- **1** One Lamp

Lamp & Ballast Type (Quantity, Ballast, Voltage, Starting Temperature)
- **4SL35K-DCC-DV** 45 Watt 3500K LED
- **4SL40K-DCC-DV** 45 Watt 4000K LED
- **4SL50K-DCC-DV** 45 Watt 5000K LED
- **28-DV** F28T5 (1,PRS,120-277V, 0°F)
- **32-DV** F32T8 (1,IS,120-277V, 0°F)
- **32-347** F32T8 (1,IS,347V, 0°F)
- **54-DV** F54T5HO (1,PRS,120-277V, 0°F)
- **54-347** F54T5HO (1,PS,347V, 0°F)

Options
- **9500** Torx® Screwdriver
- **D-0552** Torx® Driver Bit
- **EL** One Lamp Emergency Pack (32°F) (n/a with LED lamp)
- **FS** Single Fuse & Holder
- **SCA** Surface Conduit Adapter (non-ADA compliant)

FRAME TYPE

Pane Pillar Capital Slot Prairie Rank Lattice Squares Bricks Orbs

OUTER LENS OPTIONS

PP Pearlescent Polycarbonate | AS 1 Frosted Acrylic | CAP 1 Clear Acrylic w/ Inner Perforation

KENALL

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Manuel Synalovski, AIA
AR 0011628

STATE OF FLORIDA
MANUEL SYNALOVSKI
AR0011628
REGISTERED ARCHITECT

LICENSE NO. AA26001863

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3	04/01/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN

ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: LS

CHECKED BY: MS

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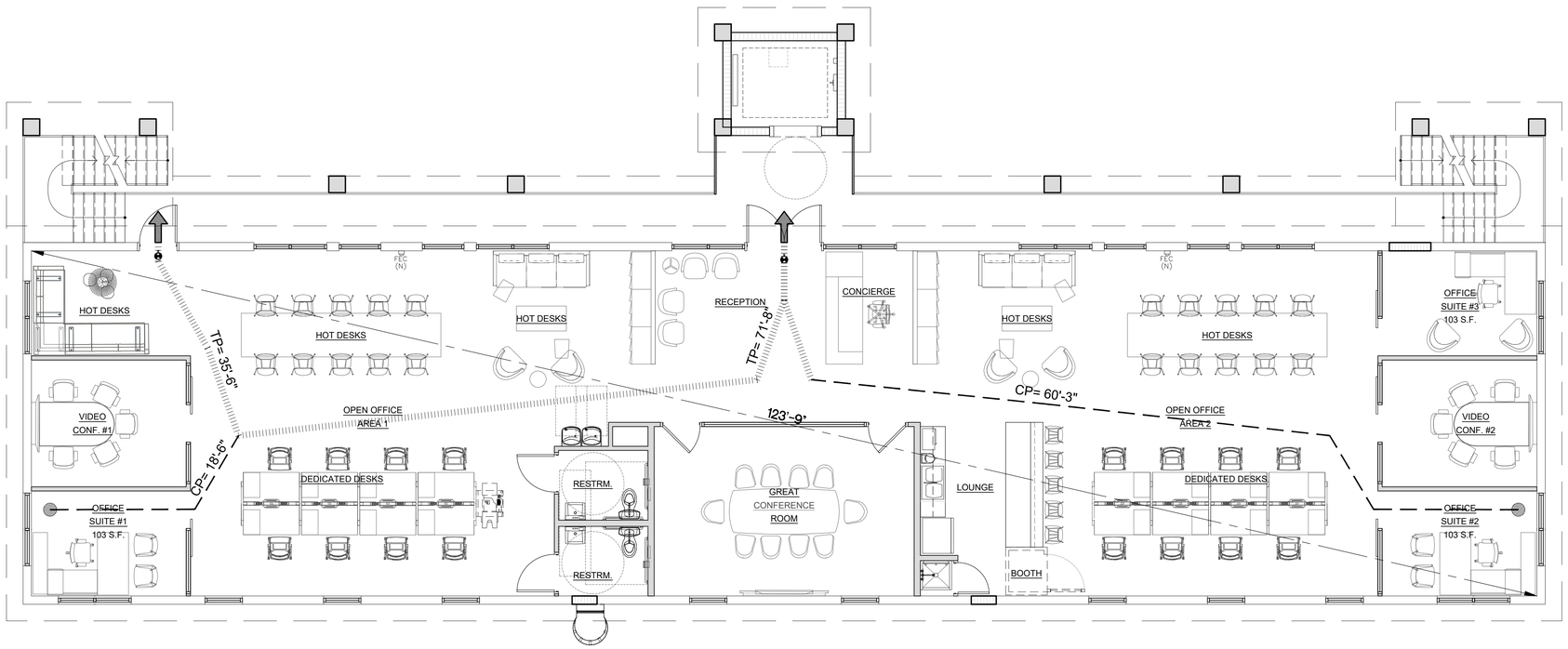
SHEET TITLE:

PHOTOMETRIC PLAN SITE PLAN

SHEET NUMBER:

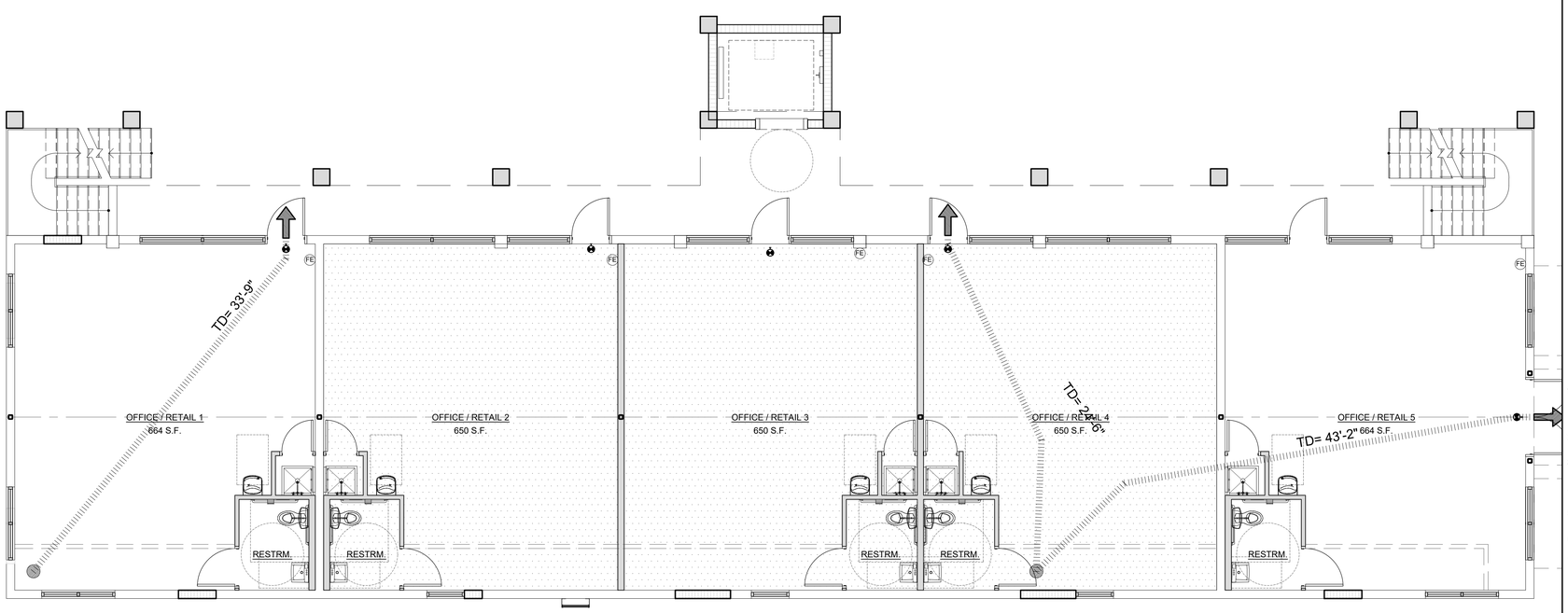
PH-101

1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'-0"



4 LIFE SAFETY PLAN SECOND FLOOR

SCALE: 3/16" = 1'-0"



3 LIFE SAFETY PLAN GROUND FLOOR

SCALE: 3/16" = 1'-0"

PRIMARY EGRESS

T.D.= INDICATES TRAVEL DISTANCE

C.P.= INDICATES COMMON PATH OF TRAVEL

FE — PORTABLE FIRE EXTINGUISHER. TYPE 2A:10B:C, IN A SURFACE MOUNTED BRACKET @ 48" A.F.F. INSTALLED PER NFPA 10 2013 EDITION.

FEC (N) — NEW SEMI-RECESSED FIRE EXTINGUISHER CABINET - MOUNTED AT 48" A.F.F. TO TOP OF DEVICE - COMPLY WITH NFPA 10

EXIT LIGHT FIXTURE - WALL MOUNTED (DARKENED AREA INDICATES FACE, ARROW INDICATES DIRECTION OF EGRESS)

THERMOPLASTIC EMERGENCY BATTERY PACK

EXISTING WALL (TYP.)

NEW PARTITION (TYP.)

1 LEGEND

INTERIOR IMPROVEMENT UNDER F.B.C. 2017.

APPLICABLE BUILDING CODES:
- 2017 FLORIDA BUILDING CODE (FBC) - BUILDING, SIXTH EDITION
- 2017 FLORIDA BUILDING CODE (FBC) - EXISTING BUILDING, SIXTH EDITION (CHAPTER 8 ALTERATIONS LEVEL 2)
- 2017 FLORIDA BUILDING CODE (FBC) - PLUMBING, SIXTH EDITION
- 2017 FLORIDA BUILDING CODE (FBC) - MECHANICAL, SIXTH EDITION
- 2017 FLORIDA BUILDING CODE (FBC) - ENERGY CONSERVATION, SIXTH EDITION
- 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
- 2017 FLORIDA FIRE PREVENTION CODE (F.P.P.C.) - SIXTH EDITION
- NFPA 101, LIFE SAFETY CODE, 2015 EDITION

OCCUPANCY GROUP AND NFPA 101:
- BUSINESS GROUP B (FBC 304.1 & NFPA 101 38.1)
- MERCANTILE GROUP M (FBC 309.1 & NFPA 101 36.1)

CLASIFICATION OF WORK (FBC EXISTING BUILDING 801.1)
- ALTERATION - LEVEL 3 (EXISTING BUILDING)

TYPE OF CONSTRUCTION (FBC TABLE 601):
- TYPE V B

TRAVEL DISTANCE (NFPA 101 - TABLE A.7.6)
- UNSPRINKLERED ALLOWED (FEET): 200'-0"
- PROVIDED (FEET): 71'-8" WORST CASE

COMMON PATH (NFPA 101 - TABLE A.7.6.)
- UNSPRINKLERED ALLOWED (FEET): 75'-0"
- PROVIDED (FEET): 60'-3"

DEAD END (NFPA 101 - TABLE A.7.6.)
- SPRINKLERED ALLOWED (FEET): 20'-0"
- PROVIDED (FEET): 13'-6"

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANTS FBC - TABLE 1004.1.2 AND NFPA 101 TABLE 7.3.1.2:

DESCRIPTION	SQUARE FOOTAGE	SQ. FT./PERSON GROSS OR NET	LOAD OCCUPANT
FIRST FLOOR			
OFFICE SPACES (3 BAYS X 628.67 S.F.)	1,919 S.F.	60 GROSS	32
JANITOR'S (1 PER BAY = 3 X 13 S.F.)	39 S.F.	300 GROSS	0.13
RESTROOMS (1 PER BAY = 3 X 53 S.F.)	159 S.F.	--	AUA
FUTURE RESTAURANT SEATING AREA	961 S.F.	15 NET	64
FUTURE RESTAURANT KITCHEN AREA	232 S.F.	200 GROSS	2
RESTROOMS / VESTIBULE	140 S.F.	--	AUA
		SUBTOTAL OCCUPANT LOAD	98.13
SECOND FLOOR			
OFFICE SPACES	3,431 S.F.	100 GROSS	35
JANITOR'S	12 S.F.	300 GROSS	.25
RESTROOMS	95 S.F.	--	AUA
		SUBTOTAL OCCUPANT LOAD	36
		TOTAL OCCUPANT LOAD	100

AUA = ACCESSORY USE AREA.

NUMBER OF EXITS (1006):
- 2 EXIT

REQUIRED EXTINGUISHERS:
GROSS FLOOR AREA (3,538 S.F.) / 3,000 = 2 REQUIRED, 2 PROVIDED
75' MAX. DISTANCE.

F.E. SHALL COMPLY WITH N.F.P.A.-10
F.E. MOUNTING HEIGHT @ 48" A.F.F. (TYPICAL)

NOTE: SEE FLOOR PLANS FOR LOCATIONS

GENERAL LIFE SAFETY NOTES:

1. FLOOR SURFACE.
   WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMLY SLIP RESISTANT ALONG THE NATURAL PATH OF TRAVEL.
2. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS .
3. WALL AND CEILING FINISH MATERIALS SHALL BE CLASS A OR CLASS B IN EXITS AND EXIT ACCESS CORRIDORS. IN ALL OTHER AREAS SHALL BE CLASS C.
4. ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
5. FOR MAIN ENTRANCE DOOR ONLY - THE DOOR OR PAIR OF DOORS SHALL HAVE ONE INTERIOR THUMB-TURN OF INDICATING TYPE, STATING OPEN OR CLOSED AND WILL RELEASE ALL DOOR LEAFS.
6. GC. TO PROVIDE FIRE ALARM SHOP DRAWINGS WITHIN 30 DAYS OF PERMIT ISSUE.
7. INTERIOR FLOOR FINISH AND FLOOR COVERING SHALL BE CLASS II PER F.B.C. SECTION 804.

2 BUILDING INFO. AND CODE RESEARCH

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AR 0011628

STATE OF FLORIDA — MANUEL SYNALOVSKI — AR0011628 — REGISTERED ARCHITECT

LICENSE NO. AA26001863

98 N.W. 5th AVENUE RENOVATION PROJECT

98 NW 5th AVENUE
DELRAY BEACH, FL 33444

CLIENT: DELRAY BEACH CRA

REV	DATE	DESCRIPTION
1	11/05/2019	TAC COMMENTS
2	01/27/2020	RESUBMITTAL
3	04/01/2020	RESUBMITTAL

DESIGN DELIVERABLE: SITE PLAN

ISSUE DATE: 08/01/2019

PROJECT NUMBER: 1552-181019

DRAWN BY: FC

CHECKED BY: PL

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SHEET TITLE:

LIFE SAFETY PLANS

SHEET NUMBER:

LS-101

E:\1552-181019 98 NW 5th Avenue Rehabilitation Project\Drawings\LS-101 LIFE SAFETY PLANS.dwg 3/31/2020 4:57:31 PM

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

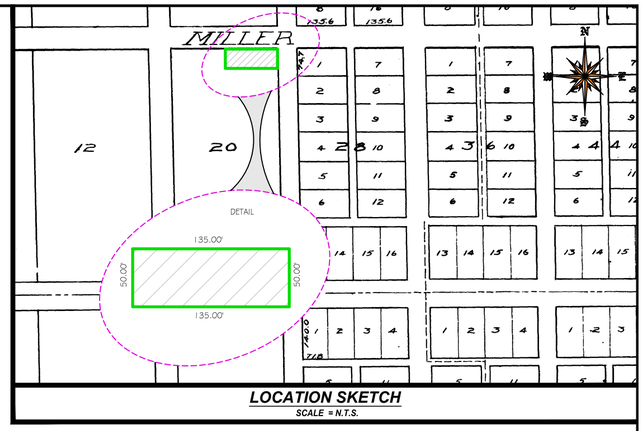
4851 TAMIAMI TRAIL NORTH
SUITE # 200
NAPLES, FL 34103
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

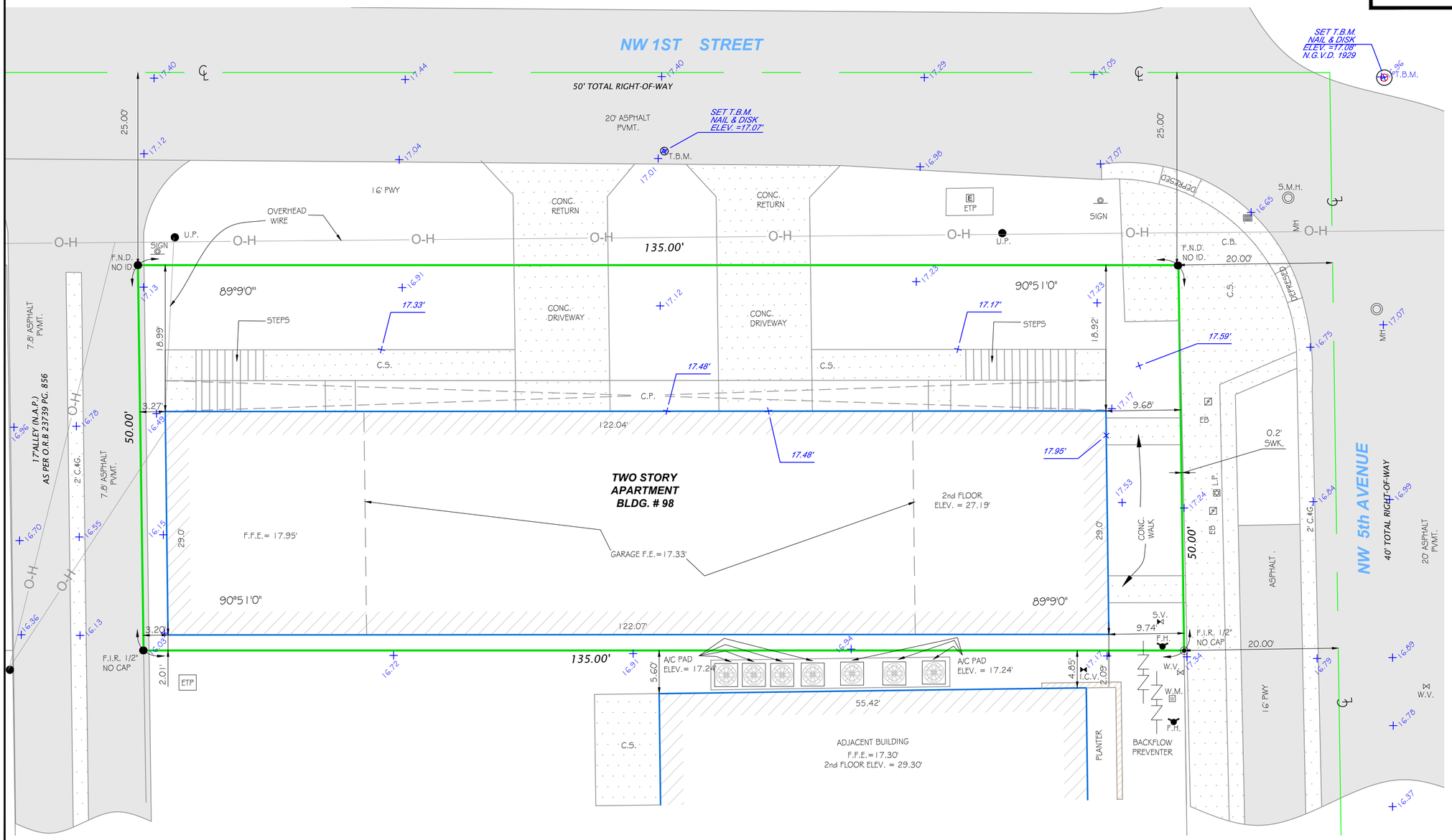
GRAPHIC SCALE

-10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FEET



LEGAL DESCRIPTION:
THE NORTH 50 FEET OF THE EAST 135 FEET OF BLOCK 20, CITY OF DELRAY BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



PROPERTY ADDRESS:
98 NW 5th AVENUE,
DELRAY BEACH, FLORIDA, 33444

CERTIFICATION:
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"X"
BASE FLOOD ELEVATION:	N/A.
COMMUNITY:	125102
PANEL:	0979
SUFFIX:	F
DATE OF FIRM:	10/05/2017

THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988; PALM BEACH COUNTY BENCHMARK # D 31@ ISLAND & SW 5th; ELEVATION IS 16.28 FEET OF N.A.V.D. OF 1988.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 04/09/2020
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____

REVISED ON: _____

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 7068025, ISSUING OFFICE FILE NUMBER: 655.9503910, DATED MAY 26, 2018, AT 11:00 P.M.;

ITEM NO. 6 RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TOWN OF LINTON (NOW DELRAY BEACH), RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. DOES AFFECT THE PROPERTY. LOT LINES AND ROAD LINES AS SHOWN ON PLAT.

ABBREVIATIONS AND MEANINGS

A = ARC.
A/C = AIR CONDITIONER PAD.
A.E = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH = ASPHALT.
B.C.= BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG.= BUILDING.
B.M = BENCH MARK.
B.O.B. = BASIS OF BEARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B = CATCH BASIN.
C.B.S = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B.= CHORD BEARING.
CL = CLEAR
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.F. = CONC. PORCH.
C.S.= CONCRETE SLAB.
C.U.P.= CONC. UTILITY POLE
C.W.= CONCRETE WALK
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
EB = ELECTRIC BOX
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
FNIP. = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H.= HIGH (HEIGHT)
I.C.V.= IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
IN & EG = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization LB #7806
L.F. = LIGHT POLE
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
' = MINUTES.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS
M.E.= MAINTENANCE EASEMENTS
MON. = MONUMENT LINE.
MH = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
# NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
P.T. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
P.B.= PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES.= RESIDENCE.
PROP. COR.= PROPERTY CORNER
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK.= SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S. = SOUTH.
" = SECONDS
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
TWP. = TOWNSHIP
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.K.= WOOD KIOOF.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.R.= WOOD ROOF.
W.S.= WOOD SHED.
W = WEST.
℄ = CENTER LINE.
∠ = CENTRAL ANGLE.
Δ = ANGLE.

LEGEND

O-H	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
X X X X	= CHAIN LINK FENCE
O O O O	= IRON FENCE
// // // //	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
/// /// /// ///	= LIMITED ACCESS R/W
/ / / /	= NON-VEHICULAR ACCESS R/W
× 0.00	= EXISTING ELEVATIONS

DRAWN BY:	TB
FIELD DATE:	04/09/2020
SURVEY NO:	18-003594-5
SHEET:	1 OF 1

JOHN IBARRA CERTIFICATE NO. 5204 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

L.B.# 7806 SEAL