Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: German Auto World and Tiles By Vali (2018-074)
Project Location: 2165-2175 W. Atlantic Avenue
Request: Class III Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: November 19, 2020
Vote: Approved; 6-0 vote

Board Action:
Approved the Class III Site Plan Modification (6-0 vote Price Patton absent) for site plan modifications, landscape plan, and architectural elevation changes by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations with the condition that applicant add Silver Buttonwood in place of Crate Myrtles.

Project Description:
The subject 1.64 acres site is located on the north side of West Atlantic Avenue, approximately 450 feet west of South Congress Avenue. The property is zoned Mixed Industrial Commercial (MIC) with a Land Use Designation of Commerce (CME). According to the Property Appraiser's Office, the site was developed in 1979. The site includes a 18,700 square feet multi-tenant warehouse building with frontage on West Atlantic Avenue and a 4,848 square feet warehouse building in the rear.

The proposal under consideration by the Board is to address the remaining required improvements associated with the conditional use approval for an auto body, paint and repair shop for German Auto World, along with additional floor plan, site and architectural elevation modifications. The applicant proposes to convert the rear building (4,848 square feet) to storage space; this building was previously utilized as additional area for the auto body, paint and repair shop, but it is no longer needed; therefore, the applicant requests to convert it back to storage of inventory for Tiles by Vali (tiles and flooring material). The proposal also includes floor plan changes to the most recent plans on file, which decreases the amount of area utilized as a vehicle body and repair shop by German Auto World from 7,475 square feet to 6,968 square feet (without including the indoor parking area). Lastly, improvements to the site, such as repaving, new parking areas, new lighting, upgraded landscaping, relocated dumpster, and architectural elevations are proposed.

Board Comments:
The Board made positive comments regarding the proposed site improvements.

Public Comments:
There were no public comments.

Associated Actions:
There are no associated actions following this request.

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

SITE PLAN REVIEW AND APPEARANCE BOARD
STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: November 19, 2020 | **File No.:** 2018-074-SPM-SPR-CL3 | **Application Type:** Class III Site Plan Modification

General Data:
Applicant: Tiles by Vali, Inc., Linda Dascalu
Agent: Steven Cohen, Architect
Address: 2165-2175 W. Atlantic Avenue
PCN: 12-43-46-61-80-0000-5170
Property Size: 1.64 Acres (71,568 sf.)
Land Use Designation: Commerce (CMR)
Zoning: Mixed Industrial Commercial (MIC)
Adjacent Zoning:
- **North**: Special Activities District (SAD)
- **East**: MIC
- **South**: Planned Commercial (PC)
- **West:** MIC

Existing Land Use: Auto Repair/ Office/ Storage
Proposed Land Use: Auto Repair/ Office/ Storage

Item before the Board:
Consideration of a Class III Site Plan Modification to address pending items associated with an approved Conditional Use, and to accommodate site and architectural changes, pursuant to Land Development Regulations (LDR) Section 2.4.5 (G)(1)(c). The item includes the following:
- Site Plan Modifications
- Landscape Plan
- Architectural Elevations Changes

Optional Board Motions for Action Item:
1. Move to continue with direction.

2. Move approval of the Class III Site Plan Modification (2018-074) for site plan modifications, landscape plan, and architectural elevation changes, for **German Auto World,** by finding that the request is consistent with the Comprehensive Plan and Land Development Regulations.

3. Move denial of the Class III Site Plan Modification (2018-074) for site plan modifications, landscape plan, and architectural elevation changes for **German Auto World,** by finding that the request is inconsistent with the Comprehensive Plan and does not meet the Land Development Regulations.

Notes:
The following items shall be addressed accordantly prior to certification of the plans:
1. The parking and floor plan on the plans must be revised to match the parking calculation included in the staff report.
2. The maneuvering area, adjacent to the parallel parking spaces, on the east end side of the property must be stripped out with a "no parking area" notation on the site plan.
3. The landscape and site plans shall be revised to include the width of the landscape area along West Atlantic Avenue.

Project Planner:	Review Dates:	Attachments
Debora Slaski, Senior Planner; SlaskiD@mydelrybeach.com, 561-243-7348	SPRAB Board: November 19, 2020	1. Site Plans 2. Elevations 3. Landscape Plans

Background:
On September 20, 2010, the Planning & Zoning Board recommended approval of a Conditional Use application to allow German Auto World to establish a 9,075 sq. ft. auto body, paint and repair shop. The Conditional Use was approved by the City Commission on October 5, 2010.

On March 23, 2011, the Site Plan Review and Appearance Board approved a Class III Site Plan Modification associated with the Conditional Use. The proposal was approved with a condition that all improvements associated with the Conditional Use approved be constructed prior to the expiration date of the approval, September 10, 2012, otherwise, the German Auto World establishment would not be considered legally established.

In 2013 the applicant was notified that the required improvements associated with the approvals had not been successfully addressed, and consequently, the German Auto World was not considered legally established.

Currently, there is an active code violation (17-97878) associated with the illegally established use.

Project Description:
The subject 1.64 acres site is located on the north side of West Atlantic Avenue, approximately 450 feet west of South Congress Avenue. The property is zoned Mixed Industrial Commercial (MIC) with a Land Use Designation of Commerce (CME). According to the Property Appraiser's Office, the site was developed in 1979. The site includes a 18,700 square feet multi-tenant warehouse building with frontage on West Atlantic Avenue and a 4,848 square feet warehouse building in the rear.

The proposal under consideration by the Board is to address the remaining required improvements associated with the conditional use approval for an auto body, paint and repair shop for German Auto World, along with additional floor plan, site and architectural elevation modifications. The applicant proposes to convert the rear building (4,848 square feet) to storage space; this building was previously utilized as additional area for the auto body, paint and repair shop, but it is no longer needed; therefore, the applicant requests to convert it back to storage of inventory for Tiles by Vali (tiles and flooring material). The proposal also includes floor plan changes to the most recent plans on file, which decreases the amount of area utilized as a vehicle body and repair shop by German Auto World from 7,475 square feet to 6,968 square feet (without including the indoor parking area). Lastly, improvements to the site, such as repaving, new parking areas, new lighting, upgraded landscaping, relocated dumpster, and architectural elevations are proposed.

Site Plan Analysis:
Compliance with the Land Development Regulations:
Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Establishment of the Proposed Use/ Certificate of Occupancy:
Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions and requirements associated with this development approval shall be met.

LDR Section 4.3.4(K) Development Standards Matrix:
The following table demonstrates applicability and compliance with LDR Section 4.3.4(K) and Section 4.4.19 as it pertains to the MIC Zoning District. The only requirement proposed to be modified is the minimum open space requirement. Currently the site provides 13% of open space (existing conformity), and an increase to 20% is proposed by decreasing the amount of paved areas.

	Required	Existing	Proposed
Minimum Lot Size	0	71,568 sf.	71,568 sf.
Minimum Lot Width	0	195.57 ft.	195.57 ft.
Minimum Lot Depth	0	371 ft.	371 ft.
Minimum Lot Frontage	0	282 ft.	282 ft.
Minimum Floor Area	0	23,548 sf.	23,548 sf.
Setbacks: Min. Front (South / W. Atlantic Ave.)	25 ft.	29.5 ft.	29.5 ft.
Min. Side Interior (East)	10 ft.	23.2 ft.	23.2 ft.
Min. Side Interior (West)	10 ft.	21.7 ft.	21.7 ft.
Min. Rear (North)	10 ft.	16.9 ft.	16.9 ft.
Minimum Open Space	25%	13%*	20%**
Maximum Lot Coverage	50%	23.9%	23.9%
Maximum Floor Area Ratio (FAR)	0.60	0.32	0.32
Maximum Building Height*	48 ft.	18 ft.	18 ft.
*Existing nonconformity **Existing nonconformity proposed to be decreased from 13% to 20%.			

LDR Section 4.6.9, Parking:
Pursuant to Section 4.6.9(C)(5)(a), general industrial uses (manufacturing, assembly, attendant offices) shall provide parking at a rate of 3 spaces per 1,000 sq. ft. of floor area devoted to such uses and 1 space per 1,000 sq. ft. of floor area devoted to storage and warehouse. Vehicle body and repair shops shall provide 4.5 spaces per 1,000 square feet of gross floor area per LDR Section 4.6.9(C)(5)(b). The site consists of a total of 23,548 square feet.

Per the accepted floor plans associated with the conditional use approval, the required parking for the entire site is fifty-two spaces. To accommodate the parking requirement, the conditional use approval included six interior parking spaces in each building. The rear building was approved as part of the auto paint shop; however, as part of this site plan modification, the applicant proposes to convert the rear building (4,848 square feet) into storage space and to decrease in the amount of area utilized as a vehicle body and repair shop for German Auto from 7,475 square feet to 6,968 square feet (without including the indoor parking area). The table below identifies the required number of parking spaces per area and use. A total of 47 spaces are required, and 52 spaces are provided on site (46 outdoor throughout the site and 6 indoor spaces within German Auto World tenant space). The minimum parking requirement is met. As an outstanding requirement to be addressed prior to site plan certification, the site plan must be revised to include the office portion (405 square feet) associated with "Eurostone Imports" establishment, which was calculated as "warehouse" on the plans instead of "office".

Establishment	Use	Proposed Use Area	Parking Requirement	Total
German Auto World	Vehicle body, paint and repair shop	6,968 sf.	4.5 spaces/1,000 sf (31.35 spaces required)	31.25 spaces
	Storage of vehicles (indoor parking area)	2,460 sf	N/A	
Tiles By Vali	Office	556 sf	3 spaces/ 1,000 sf (1.66 spaces required)	5.7 spaces
	Warehouse	4,044 sf	1 space/ 1,000 sf (4.04 spaces required)	
Eurostone Imports	Office	405 sf	3 spaces/ 1,000 sf (1.21 spaces required)	5.47 spaces
	Warehouse	4,267 sf	1 space/ 1,000 sf (4.26 spaces required)	
Warehouse (rear building)	Warehouse	4,848 sf	1 space/ 1,000 sf (4.85 required)	4.84 spaces
TOTAL	**--**	**23,548**	**--**	**47 (47.26 rounded down)**

Handicap Parking Spaces:
Per the Americans with Disability Act (ADA), a parking lot with 52 spaces is required to provide a minimum of three accessible parking spaces. The proposal provides three space in front of the main building facing West Atlantic Avenue; thus, this requirement is met.

LDR Article 4.6 – Supplemental District Regulations:
Refuse Disposal:
Pursuant to LDR Section 4.6.6(C)(1), dumpsters, recycling containers and similar service areas must be enclosed on three sides with vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way. The proposed dumpster is located towards the rear of the property, on the west side. The existing dumpster is enclosed on three sides, screened with landscaping on two sides, and a vision obstructing gate on the fourth side is provided. Therefore, the existing refuse disposal complies with this requirement.

Lighting:
On-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The chart below demonstrates compliance with the minimum acceptable standards for lighting pursuant to LDR Section 4.6.8(B)(3)(c):

Photometric Plan	Requirements		Proposed	
	Min. (fc)	Max. (fc)	Min. (fc)	Max. (fc)
Commercial and Industrial Parking Lot	1.0	12.0	1.0	7.5
Building Entrances	1.0	10.0	1.0	7.5

The maximum height for freestanding light poles is 25' and the proposed light poles measure 20' high from finish grade. The average illumination level at the property line is 0.2 which is below the 0.5 maximum allowed. Therefore, the proposal complies with the applicable lighting requirements.

Dead-end-Parking Bay:
Pursuant to LDR Section 4.6.9(D)(4)(c), dead-end parking bays are discouraged, but when site conditions dictate that there be dead-end parking bays, they shall be designed so that there is a 24 ft. wide by 6 ft. deep maneuvering area at the end of the bay. The maneuvering area shall not encroach upon the required landscape areas. The applicant is proposing a 13-space dead-end parking bay at the northwest corner of the property and a 6-space parking bay on the east end of the property. The proposed maneuvering area for each parking bay measures 24 ft. wide by 6 ft. deep; thus, this requirement is met. As a requirement to be addressed prior to site plan certification, the maneuvering area, adjacent to the parallel parking spaces, on the east end side of the property must be stripped out with a "no parking area" notation on the site plan prior to certification of the plans.

Landscape Analysis:
Pursuant to LDR Section 4.6.16(C)(1)(a) "Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C)." The subject proposal is required to comply with the landscape standards under LDR 4.6.16. A proposed landscape plan has been submitted and evaluated by the Senior Landscape Planner and found to be in compliance.

Per LDR Section 4.3.4(H)(6)(a)3., along West Atlantic Avenue, from I-95 to the Western City Limits, a special landscape area shall be provided on both sides of the ultimate right-of-way. This landscape area shall be the smaller distance of either 30 feet or ten percent of the average depth of the property; however, in no case shall the landscape area be less than ten feet. The depth of the property is approximately 371 feet (10% is 37.1 feet), therefore, the special landscape area is required to be a minimum of 30 feet. The property was subject to a taken action by the Florida Department of Transportation (FDOT) recently (Official Records Book 29223, Page, 1978), which reduced the area along West Atlantic Avenue, from approximately 17 feet to approximately 7.9 feet. The existing area is considered an existing nonconformity and is allowed to remain as it; however, no improvements proposed by the applicant can further increase this nonconformity. The site improvements proposed as part of this request do not affect this area. To maintain a record of this nonconformity, the landscape and site plan shall be revised prior to certification of the application to include the width of the landscape area throughout the front of the property.

The proposed landscape plan provides parking area, perimeter, and foundation landscaping. The proposed landscaping consists of a variety of trees, shrubs, and ground covers including, but not limited to: Dahoon Holly, Crape Myrtle, Glaucous Cassia, Solitaire

Palms, 'Red Tip' Cocoplum, 'Horizontal' Cocoplum, Dwarf Schellings Ilex, Podocarpus, Green Island Ficus, Dwarf Schefflera 'Trinette' and Shore Juniper ground cover. The landscape plan indicates a landscape barrier along West Atlantic Avenue. Existing trees and plants have been preserved along the western property line, including Ficus and Royal Poinciana trees, a Sabal Palm tree and White Birds of Paradise.

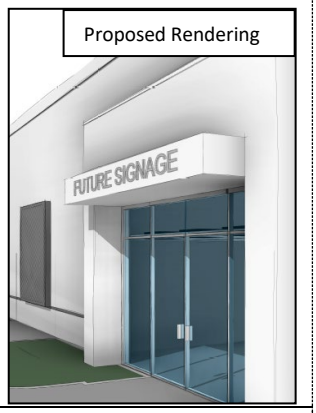
Architectural Elevations Analysis:

Pursuant to LDR Section 4.6.18(E), Criteria for Board Action, the following criteria shall be considered by the Site Plan Review and Appearance Board (SPRAB), 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.*



Architectural elevation changes to the existing building include the removal of the existing awnings and introduction of a canopy where signage is proposed to be placed on. New windows will be introduced on the south (front) elevation; metal panels will be installed over the windows. The proposed color scheme is light and dark gray.

Required Findings:

Pursuant to LDR Section 2.4.5(G)(1)(c) Class III Site Plan Modification, 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).

LDR Section 2.4.5(G)(5):

Pursuant to LDR Section 2.4.5(G)(5), 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 proposal under consideration by the Board is to address the remaining required improvements associated with the conditional use approval for an auto body, paint and repair shop for German Auto World, along with floor plan, site and architectural elevation modifications. The proposed interior and exterior modifications will not disturb the existing building footprint. Along with the interior floor plan modifications, site improvements such as creating additional parking areas, relocating dumpster, and upgrades to the landscaping and lighting are proposed. The proposed site modifications will decrease existing nonconformities.

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:

Section 3.1.1 (B) –Land Use: The use or structures must be allowed in the zoning district and the zoning district must be consistent with the land use designation).

The subject property has a Commerce (CMR) Land Use Map designation and is zoned Mixed Industrial and Commercial (MIC). The MIC zoning is consistent with the CMR land use designation. The existing and proposed uses include automotive body, paint and repair shops, storage of goods and associated attendant office. Pursuant to the LDR Section 4.4.19(B)(2) and (3), allow uses that provide an off-site service but maintain inventory, storage and an office at a central location, as described in Section 4.4.20 (B) (5), The applicant has stated that the building designated for warehouse and storage are to be occupied by allowed uses in accordance with Section 4.4.20(B)(5). Pursuant to the LDR Section 4.4.19(D)(1)(c), within the MIC zone district automotive body, paint and repair

shops are listed as a conditional use. The existing Conditional use to allow an automotive body, paint and repair shop for German Auto World, was approved by the City Commission on October 5, 2010. The proposed modifications associated with the conditional use are a decrease in intensity; therefore, it was determined that a Modification to the Conditional Use is not needed.

Based upon the above, a positive finding can be made with respect to consistency with the Future Land Use Map designation.
LDR Section 3.1.1(B) - Concurrency: Refer to Appendix A, as it relates to water, sewer, streets and traffic, parks and recreation, and solid waste.

Section 3.1.1 (C) - Consistency (Standards for Site Plan Actions): A review of the objectives and policies of the Comprehensive Plan was conducted, and the following applicable objective was found.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following objective is noted:

Policy NDC 2.5.1: Direct auto-related uses that involve the servicing and repair of vehicles, other than as part of a full-service dealership, to land with an Industrial or Commerce land use designation. The proposed auto body, paint and repair shop is located within the Commerce land use designation.

Policy NDC 1.1.14: Property shall be property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The following zoning designations and uses are abutting the subject property:

	Zoning Designation:	***Use:***
North:	Recently zoned to SAD (previously MIC)	Industrial processing: the site is currently under review for a mixed-use development with residential and commercial uses.
South:	Planned Commercial (PC)	Congress Square Shopping Plaza – Commercial shopping center
East:	MIC	Convenience Store
West:	MIC	Causeway Lumber / Storage

The proposed modifications will not disturb the existing building footprint. There are no special physical or environmental characteristics of the land that would be negatively impacted by the proposed interior modification and site improvements, and the proposed/existing land use is compatible and with adjacent land uses.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations: Refer to the Analysis sections of this report, regarding compliance with the LDRs.

Review by Others:

Courtesy Notices:
There are no homeowner's associations within the vicinity.
Letters of objection and/or support, if any, will be presented at the Board meeting.

Utility Providers:
- Pursuant to 2.4.2 (C)(2)(a), utility providers were notified of the site plan submission and each entity provided a letter with no objections or additional requirements.

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:

Since the request does not involve the construction of additional buildings, the existing water and sewer on site which service the buildings adequately supply the development. Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plan and the South County Waste Water Treatment Plan for the City at build-out. Upon staff's review of the plans, positive findings can be made with respect to this level of service standard.

- Water service is existing on site via an existing 12" water main on Atlantic Avenue.
- Sewer service is existing on site via an existing 12" sanitary sewer on Atlantic Avenue.

Streets and Traffic: A traffic study submitted indicates that the proposed use conversion will generate 9 AM peak hours trips, and 107 less daily. A positive finding of concurrency has been received from the Palm Beach County Traffic Division.

Parks and Recreation Facilities: Park dedication requirements do not apply for non-residential uses. Thus, the proposed development will not have any impact with respect to this standard.

Solid Waste: This proposed change of use will reduce will result in a decrease of 9.34 tons of solid waste per year as shown on the table below. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2048.

Use	Existing		Proposed	
Vehicle body, paint and repair shop	13,923 sf	64.74 tons /year (13,923 sf. x 9.3 lbs = 129,483 lbs / 2,000) 262.52)	9,428 sf (includes area devoted for parking)	43.84 tons /year (9,428 sf. x 9.3 lbs = 87,680 lbs / 43,84,000) 262.52)
Warehouse and Office	9,675 sf	25.15 tons (9,675 sf. x 5.2 lbs = 50,310 lbs / 2,000)	14,120 sf	36.71 tons (14,120 sf. x 5.2 lbs = 73,424 lbs / 2,000)
Total		**89.89 tons**		**80.55 tons**

Drainage: Drainage is accommodated on site via an exfiltration trench system. There should be no impact on drainage as it relates to this standard.

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

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
   - ☐ 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
   - ☐ Does not meet intent

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
   - ☐ Not applicable
   - ☒ Meets intent of standard
   - ☐ 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
   - ☐ 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
   - ☐ 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
   - ☐ Does not meet intent

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
   - ☒ Not applicable
   - ☐ Meets intent 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
   - ☐ 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
- ☐ Does not meet intent

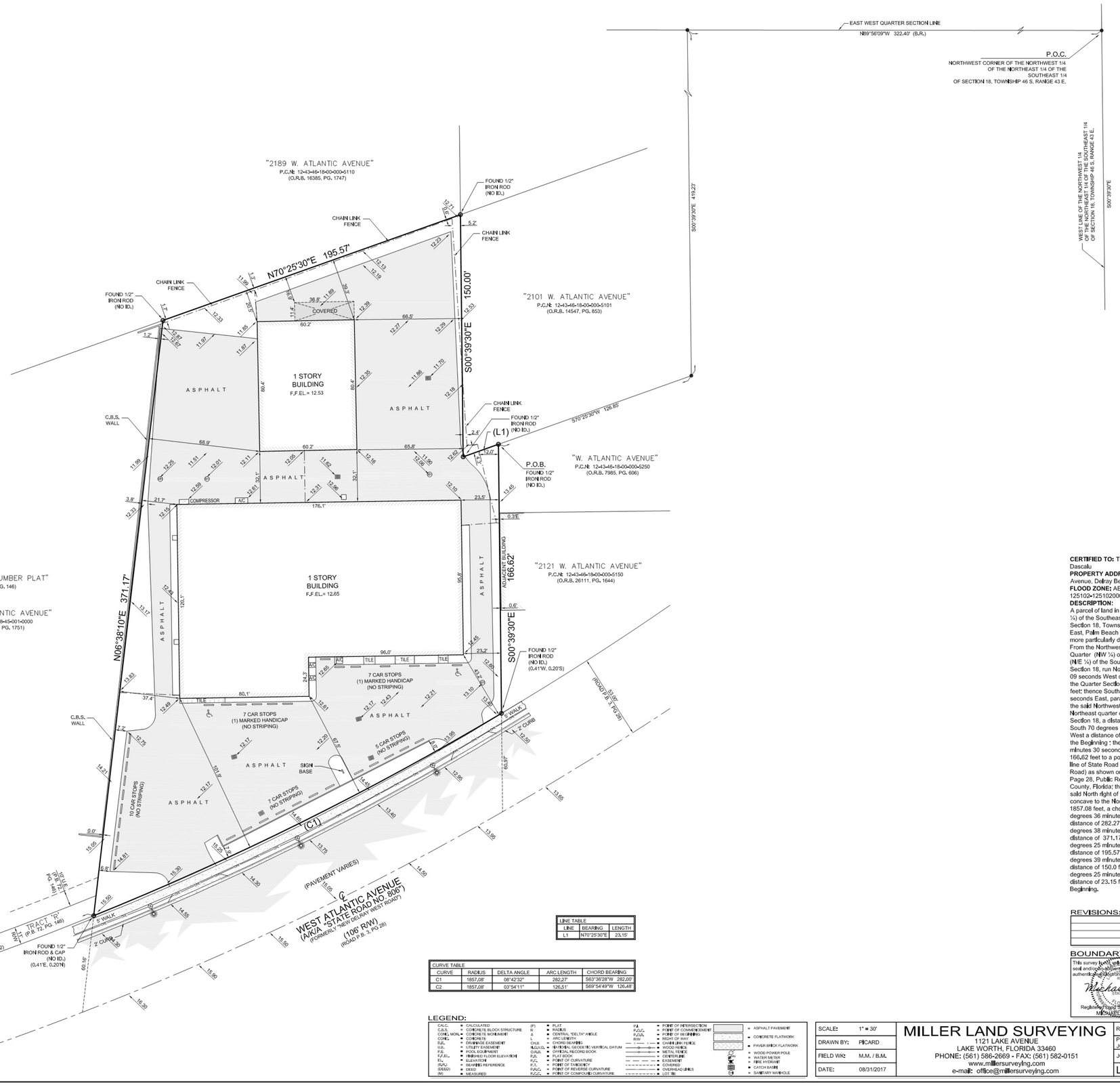
J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area,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

- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

LOCATION MAP N.T.S.

30 0 30 60 90

Scale 1" = 30'



SURVEY NOTES: (NAVD 88)

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office

2.) Area of subject parcel = 74,357 square feet (1.707 acres).

3.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = GPS Leica NAVD 88.

b) 0.9 = existing elevation (NAVD 88 typical).

4.) No underground improvements located.

5.) All bearings and distances shown hereon are plat and measured unless otherwise noted.

6.) This firms "Certificate of Authorization" number is "LB 6838".

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°25'30"E	23.15'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	1857.08'	08°42'32"	282.27'	S63°36'28"W 282.00'
C2	1857.08'	03°54'11"	126.51'	S69°54'49"W 126.48'

LEGEND:

CALC.	= CALCULATED	(F)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.C.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	ARC	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WOOD POWER POLE
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WATER METER
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= FIRE HYDRANT
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= CATCH BASIN
(R/F.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= SANITARY MANHOLE
(DEED)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

CERTIFIED TO: Tiles By Vali Inc; Linda Dascalu

PROPERTY ADDRESS: 2165 W. Atlantic Avenue, Delray Beach, FL 33445

FLOOD ZONE: AE (FIRM 125102-1251020003D 1/05/1989)

DESCRIPTION:

A parcel of land in the Northwest quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 46 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

From the Northwest corner of the Northwest Quarter (NW ¼) of the Northeast quarter (N/E ¼) of the Southeast quarter (SE ¼) of Section 18, run North 89 degrees 56 minutes 09 seconds West on assumed bearing along the Quarter Section line, a distance of 322.40 feet; thence South 00 degrees 39 minutes 30 seconds East, parallel with the West line of the said Northwest quarter (NW ¼) of the Northeast quarter of the Southeast quarter of Section 18, a distance of 419.23 feet; thence South 70 degrees 25 minutes 30 seconds West a distance of 126.85 feet to the Point of the Beginning ; thence South 00 degrees 39 minutes 30 seconds East, a distance of 166.62 feet to a point in the North right of way line of State Road 806 (New Delray West Road) as shown on the Road Plat Book 3, on Page 28, Public Records of Palm Beach County, Florida; thence Southwesterly, along said North right of way line being a curve concave to the Northwest , having a radius of 1857.08 feet, a chord bearing of South 63 degrees 36 minutes 28 seconds West, an arc distance of 282.27 feet; thence North 6 degrees 38 minutes 10 seconds East, a distance of 371.17 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 195.57 feet; thence South 0 degrees 39 minutes 30 seconds East, a distance of 150.0 feet; thence North 70 degrees 25 minutes 30 seconds East, a distance of 23.15 feet to the Point of Beginning.

REVISIONS:

BOUNDARY SURVEY

This survey is not valid without the embossed surveyor's seal and/or an original signature and/or an electronic signature and authentication seal.

Michael J. Miller
STATE OF FLORIDA
Registered Professional Surveyor & Mapper Florida Certificate No.
MICHAEL J. MILLER #4034

SCALE:	1" = 30'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: office@millersurveying.com	REFERENCES: R52/16
DRAWN BY:	PICARD		PREV. JOB NO'S.
FIELD WK:	M.M. / B.M.		JOB NO. Y170674
DATE:	08/31/2017		L - 2030

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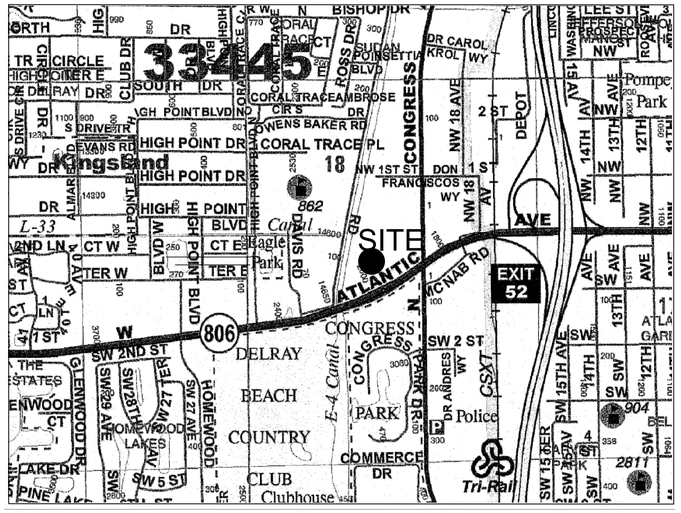
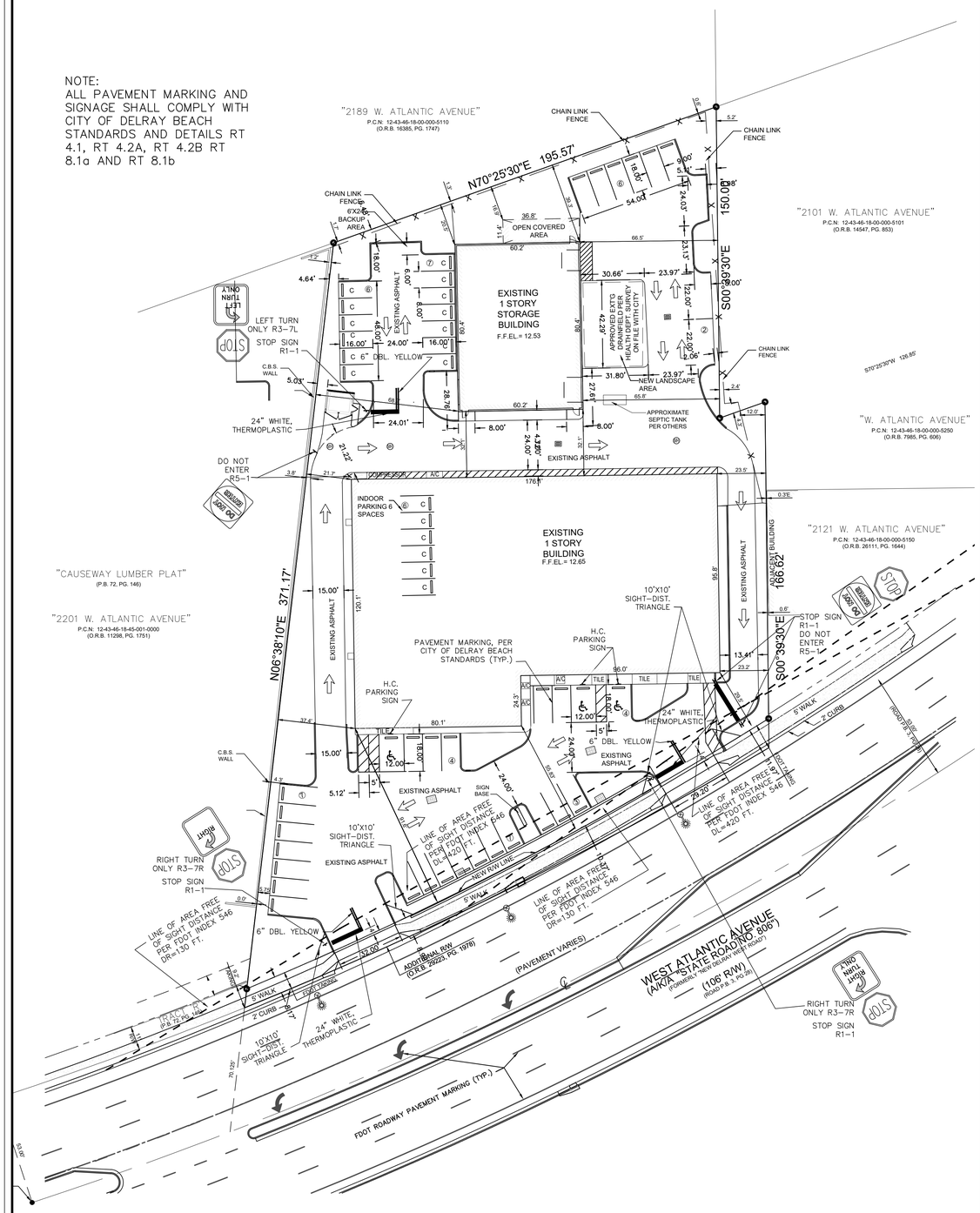
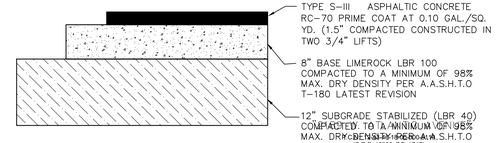

SITE
ATLANTIC
EXIT 52
806
DELRAY
BEACH
COUNTRY
CLUB
Clubhouse
Tri-Rail
Police
CONGRESS
Kings Point
Pompe Park
Eagle Park
Canal
E-4 Canal
CORAL TRACE PL
NW 1ST ST
SW 2ND ST
SW 2 ST
HIGH POINT BLVD
HIGH POINT DR
OWENS BAKER RD
DON 1 ST
FRANCISCOS WY
NW 18 AVE
DEPOT
COMMERCE DR
SW 15 AVE
SW 15TH AVE
SW 14TH AVE
SW 13TH AVE
SW 12TH AVE
SW 27 AVE
SW 5 ST
HOMEWOOD LAKES
GLENWOOD DR
LAKE DR
DR CAROL
DR ANDRES
DR ROSS
DR MCNAB RD
DR ALMAR
DR DAVIS RD
DR ROSEMARY
DR CORAL TRACE
DR BISHOP
DR POINSETTIA
DR CORAL TRACE
DR AMBROSE
DR LINCOLN
DR WASHINGTON
DR JEFFERSON
DR LEE ST
DR ROOSEVELT
DR ROAMER
DR CIRCLE
DR SOUTH
DR HIGH POINT
DR CLUB
DR DRIVE
DR CT
DR LN
DR TER
DR PLACE
DR ALMAR
DR CORAL TRACE
DR CORAL TRACE CIR
DR CORAL TRACE PL
DR CORAL TRACE CT
DR CORAL TRACE TR
DR CORAL TRACE WAY
DR CORAL TRACE CIR S
DR CORAL TRACE CIR N
DR CORAL TRACE CT E
DR CORAL TRACE CT W
DR CORAL TRACE TER E
DR CORAL TRACE TER W
DR CORAL TRACE DR
DR CORAL TRACE BLVD
DR CORAL TRACE PL

NOTE:
ALL PAVEMENT MARKING AND SIGNAGE SHALL COMPLY WITH CITY OF DELRAY BEACH STANDARDS AND DETAILS RT 4.1, RT 4.2A, RT 4.2B RT 8.1a AND RT 8.1b



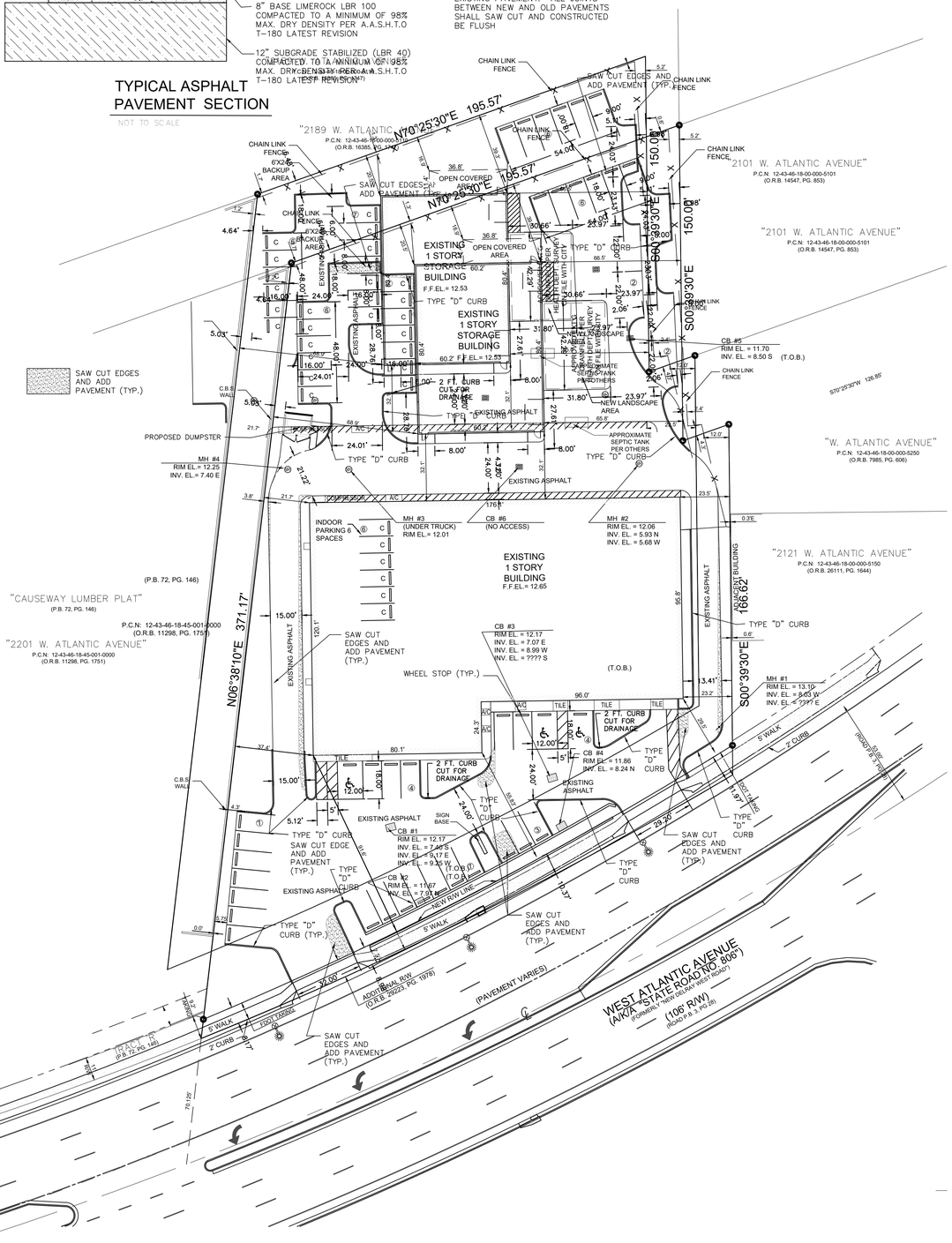
PROPOSED PAVEMENT MARKING AND SIGNAGE



TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE

PLEASE SEE ADDITIONAL CITY OF DELRAY BEACH DETAILS FOR JOINT CONSTRUCTION. NEW PAVEMENT SHALL BE CONSTRUCTED TO DRAIN TOWARD EXISTING PAVEMENT. ALL JOINTS BETWEEN NEW AND OLD PAVEMENTS SHALL SAW CUT AND CONSTRUCTED BE FLUSH



PROPOSED PAVEMENT ADDITIONAL PAVEMENT PLAN

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152

E-MAIL:
ZJ@FLCENGINEERS.COM

DATE	REVISIONS
1-22-20	REVISED SITE PLAN
6-17-20	3RD REVIEW COMMENTS
6-17-20	4th Rev. Dumpster

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

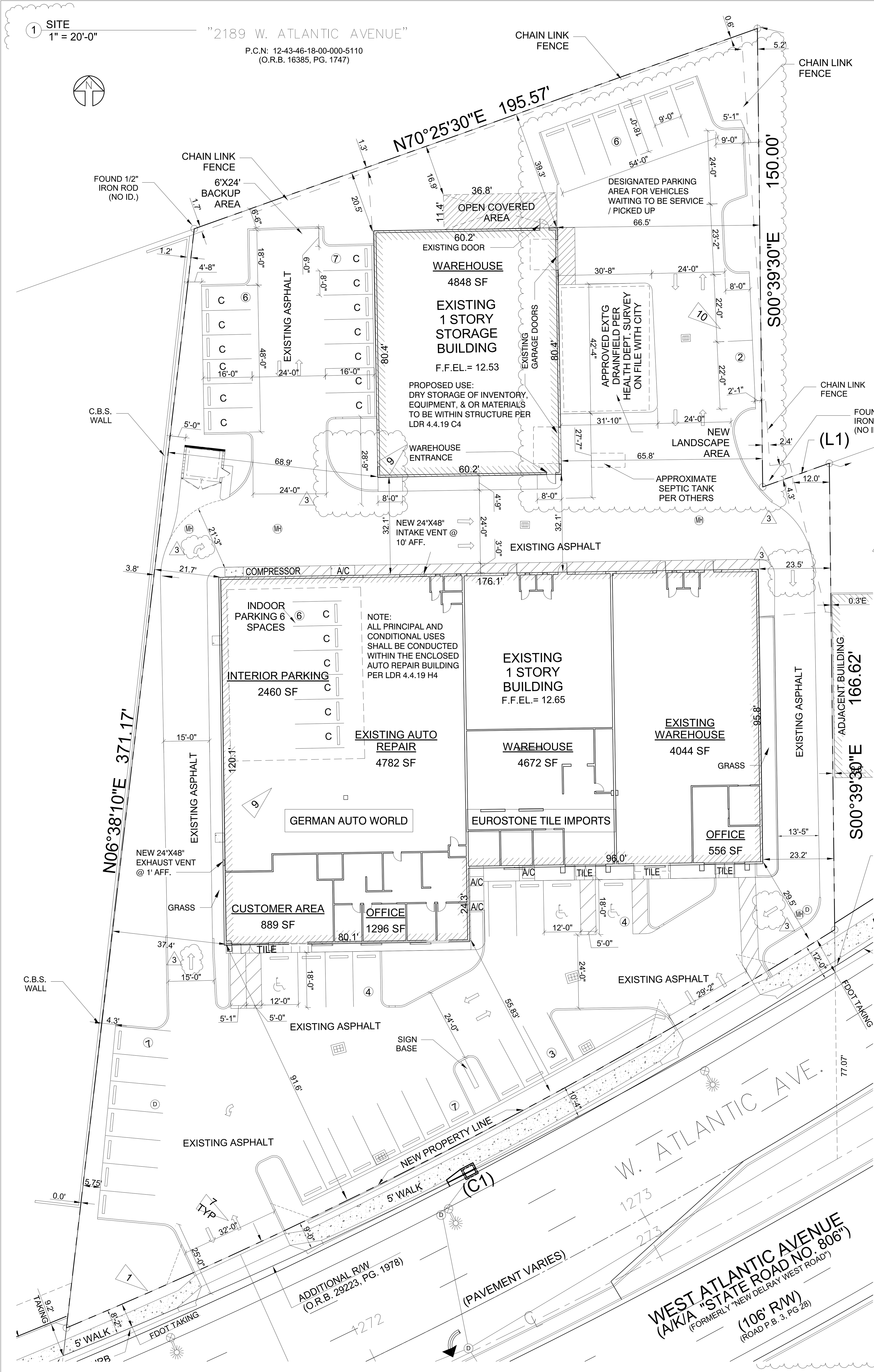
DATE	JUNE 28. 2019
SCALE	AS SHOWN
DWNG. BY	P.E.S.
CHECKED BY	Z. JALLOUL
PROJECT NO.	190502
DRAWING FILE	----

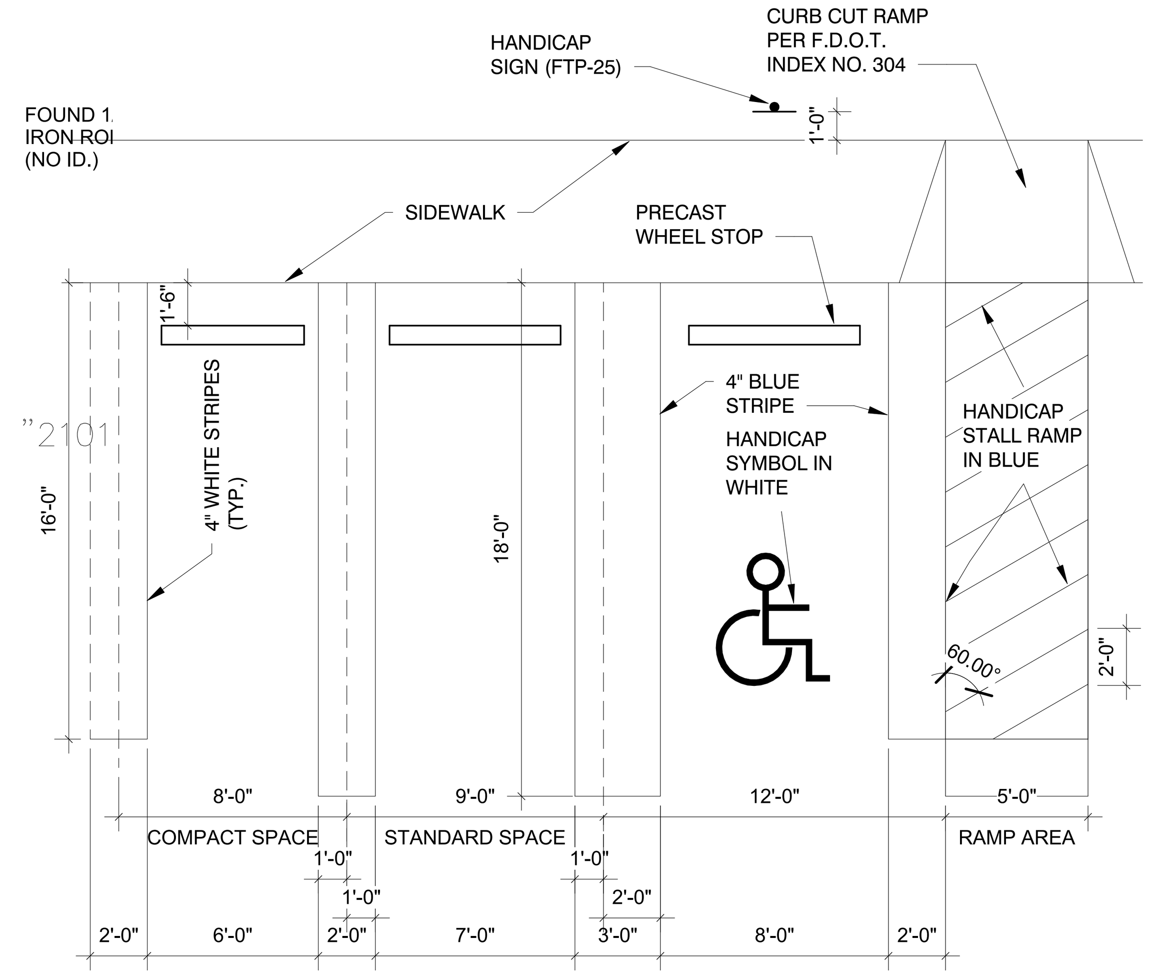
German Auto World Class III
2165 W. Atlantic Avenue
Delray Beach, Florida

PAVEMENT PLAN, PAVEMENT MARKING AND SIGNAGE

SHEET NUMBER
C-2
OF 3

(1) SITE
1" = 20'-0"

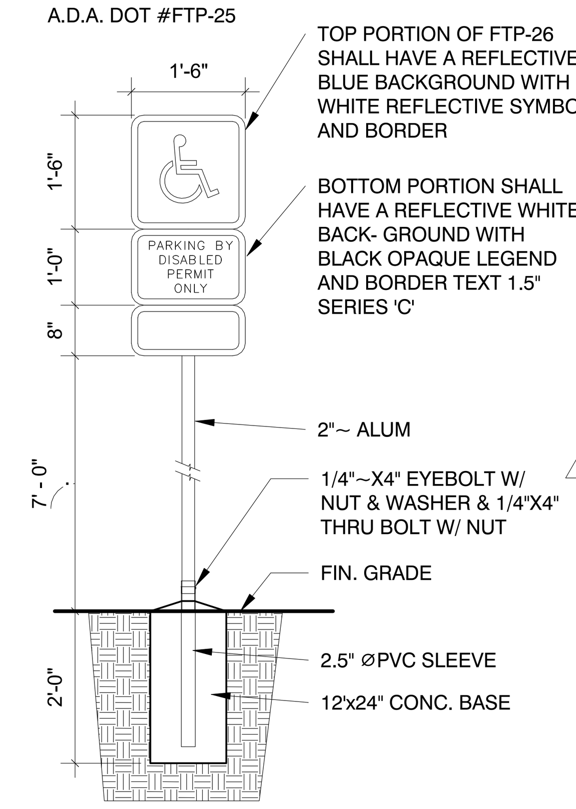




(2) TYP PARKING SPACES
3/16" = 1'-0"

PARKING STALL DIMENSIONS:

STANDARD 9' X 18'
COMPACT 8' X 16'
HANDICAP 12' X 18' PLUS 5' RAMP AREA



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (N/E ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 18, RUN NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST ON ASSUMED BEARING ALONG THE QUARTER SECTION LINE, A DISTANCE OF 322.40 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SAID NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, A DISTANCE OF 419.23 FEET; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST A DISTANCE OF 126.85 FEET TO THE POINT OF THE BEGINNING ; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 166.62 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF STATE ROAD 806 (NEW DELRAY WEST ROAD) AS SHOWN ON THE ROAD PLAT BOOK 3, ON PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY, ALONG SAID NORTH RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE NORTHWEST , HAVING A RADIUS OF 1857.08 FEET, A CHORD BEARING OF SOUTH 63 DEGREES 36 MINUTES 28 SECONDS WEST, AN ARC DISTANCE OF 282.27 FEET; THENCE NORTH 6 DEGREES 38 MINUTES 10 SECONDS EAST, A DISTANCE OF 371.17 FEET: THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 195.57 FEET; THENCE SOUTH 0 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.0 FEET; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 23.15 FEET TO THE POINT OF BEGINNING.

PARKING REQUIREMENTS

GERMAN AUTOWORLD

CUTOMER AREA	889 SF	INDUSTRIAL	GENERAL		
EXISTING AUTO REPAIR	4,782 SF	INDUSTRIAL	AUTO REPAIR		
OFFICE	1,296 SF	INDUSTRIAL	GENERAL		
SUB-TOTAL	6,967 SF			4.5 PER 1,000 SF	31.35

TILES BY VALI

EXISTING WAREHOUSE	4044 SF	Industrial	Warehouse	1 per 1000 SF	4.04
OFFICE	556 SF	Industrial	General	3 per 1000 SF	1.67
WAREHOUSE	4672 SF	Industrial	Warehouse	1 per 1000 SF	4.67
					10.38

WAREHOUSE

WAREHOUSE	4848 SF	Industrial	Warehouse	1 per 1000 SF	4.85
					4.85

TOTAL SPACES REQUIRED 46.58 **(47)**

TOTAL SPACES PROVIDED (3 ADA, 30 STD, 13 COMPACT @23%, 6 INT. OVERFLOW) 52

SITE TABULAR DATA

P.O.B. FOUND IRON RC (NO ID.)

GERMAN AUTO WORLD

CUSTOMER AREA	889 SF
EXISTING AUTO REPAIR	4782 SF
INTERIOR PARKING	2460 SF
OFFICE	1296 SF
	9428 SF

TILES BY VALI

EXISTING WAREHOUSE	4044 SF
OFFICE	556 SF
WAREHOUSE	4672 SF
	9272 SF

WAREHOUSE

WAREHOUSE	4848 SF
	4848 SF

GROSS AREA CALCS - EXISTING

BUILDING AREA A	18,700 SF	25%
BUILDING AREA B	4,848 SF	7%
	23,548 SF	32%
OPEN SPACE	9,776 SF	13%
PARKING / PAVED AREA	40,800 SF	55%
	50,576 SF	68%
TOTAL SITE AREA	74,125 SF	100%

GROSS AREA CALCS - PROPOSED

BUILDING AREA A	18,700 SF	26%
BUILDING AREA B	4,848 SF	7%
	23,548 SF	33%
PARKING / PAVED AREA	33,548 SF	47%
OPEN SPACE	14,472 SF	20%
	48,020 SF	67%
TOTAL SITE AREA	71,568 SF	100%

ZONING CALCS

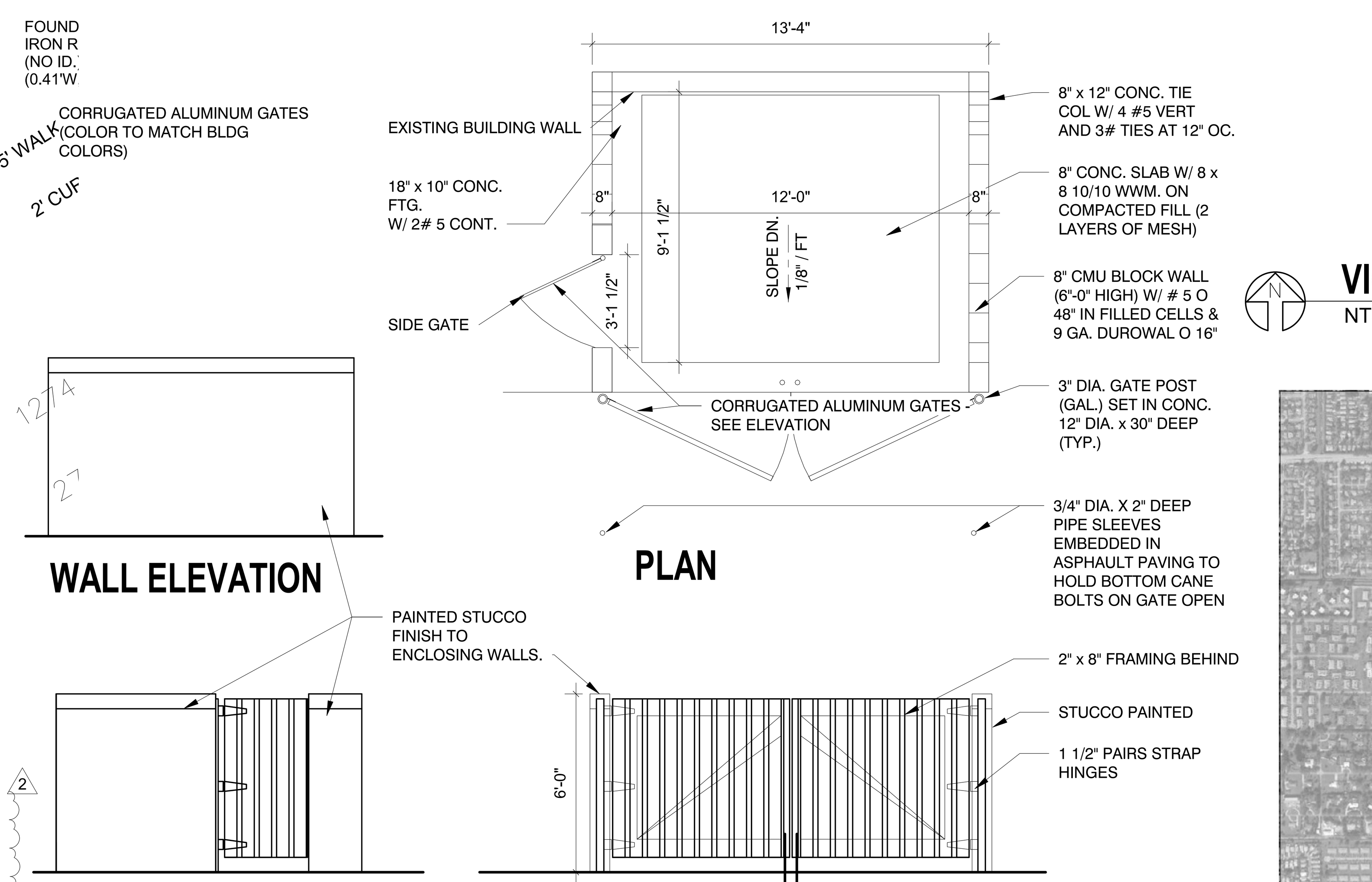
ZONING DESIGNATION MIC	LOT					MIN. OPEN SPACE	SETBACKS			MAX. BLDG HEIGHT
	MIN. SIZE	MIN. WIDTH	MIN. DEPTH	MIN. FRONTAGE	MIN. COVERAGE		MIN. FRONT	MIN. INTERIOR SIDE	MIN. REAR	
REQUIRED	0 acres	0 ft	0 ft	0 ft	50%	25%	25 ft	10 ft	10 ft	48 ft
PROVIDED	1.63 acres	195.57 ft	371 ft	282 ft	32.08%	16%	29.5 ft	21.72 ft	19.85 ft	18 ft

FLAG NOTES

1. PROPERTY LINES
2. TABULAR DATA
3. FLOOR AREA
4. FLOOR PLAN
5. PARKING REQUIREMENTS
6. COMPACT CAR PARKING
7. DIRECTIONAL ARROWS
8. ADA REQUIREMENTS
9. STORAGE W/IN ENCLOSED BUILDING
10. VEHICLE WAITING
11. PARKING LOT IMPROVEMENT
12. TRAFFIC STATEMENT
13. COUNTY TRAFFIC CONCURRENCY
14. CONDITIONAL USE NOTE

CONDITIONAL USE

AT THE MEETING OF OCTOBER 10, 2010, THE CITY COMMISSION APPROVED THE ESTABLISHMENT OF AN AUTOMOBILE BODY, PAINT AND REPAIR SHOP FOR GERMAN AUTO WORLD, INC. TO OCCUPY 9,075 SQ.FT. OF A MULTIPLE TENANT BUILDING FRONTING WEST ATLANTIC AVENUE AND A 4,848 SQ.FT. EXISTING WAREHOUSE BUILDING LOCATED IN THE REAR OF THE SUBJECT SITE - P&Z FILE NUMBER 2010-133



(4) TYP DUMPSTER DETAIL
1/4" = 1'-0"

VICINITY MAP

NTS

SEAL:
STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO.: 6819
SIGNATURE:

ALL IDEAL ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS DESIGNS ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF SLC & ASSOC. P.A.. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS; CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED

STEVEN L. COHEN AND ASSOCIATES, P.A.
ARCHITECTS - INTERIOR DESIGNERS
2201 NW CORPORATE BLVD SUITE 101
BOCA RATON, FLORIDA 33431
PHONE (954) 971-1010
ARCH REG. NO. 6819 CORP. NO. AA26001642

EUROSTONE/GERMAN AUTO WORLD
SITE DEVELOPMENT
2165 W ATLANTIC AVE
DELRAY BEACH, FL.33445

REVISIONS

No:	Date:	Description:
1	05.04.18	TAC REVIEW
2	10.21.19	TAC REVIEW
3	02.03.20	TAC REVIEW

Date:	08/29/18
Principal:	SLC
Project Manager:	GMB
Drawn by:	GMB

Drawing Name:
SITE PLAN

Drawing No:
A1.0

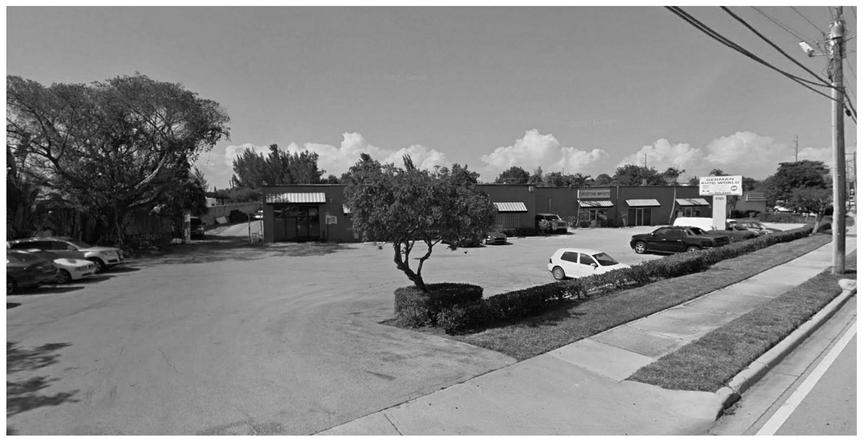
Total Sheets:
Issue Date: 10/29/2018
Project No: 12518

C:\Users\CAD\Documents\12518 - German Auto World_syeslow@slcarchitects.com.rvt
7/16/2020 9:33:15 AM

1) SOUTH CORNER - ENTRY ONE

2) ATLANTIC AVE FRONTAGE - SIGNAGE ISLAND

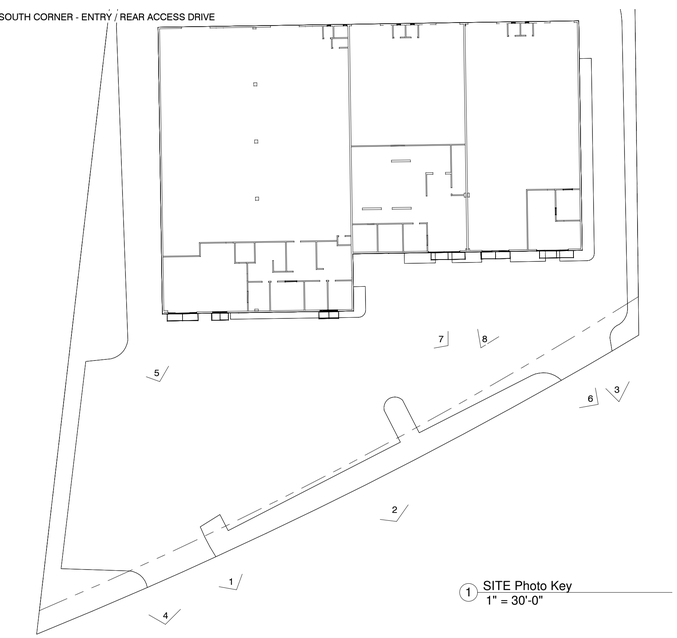
3) REAR ACCESS DRIVEWAY



4) SOUTH CORNER - ENTRY / REAR ACCESS DRIVE

5) SOUTH SIDE REAR ACCESS DRIVE

6) NORTH ENTRY FRONTAGE



1 SITE Photo Key
1" = 30'-0"

7) GERMAN AUTO WORLD LANDSCAPING STIIP

8) EUROSTONE TILE LANDSCAPING STRIP

SEAL:
STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO.: 6819
SIGNATURE:

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STEVEN L. COHEN
AND ASSOCIATES, P.A.
ARCHITECTS - INTERIOR DESIGNERS
2201 NW CORPORATE BLVD SUITE 101
BOCA RATON, FLORIDA 33431
PHONE (954) 971-1010
ARCH REG. No. 6819 CORP. No. AA26001642

EUROSTONE/GERMAN AUTO WORLD
SITE DEVELOPMENT
2165 W ATLANTIC AVE
DELRAY BEACH, FL.33445

REVISIONS:

No:	Date:	Description:

Date:	01/21/19
Principal:	Designer
Project Manager:	Approver
Drawn by:	Author

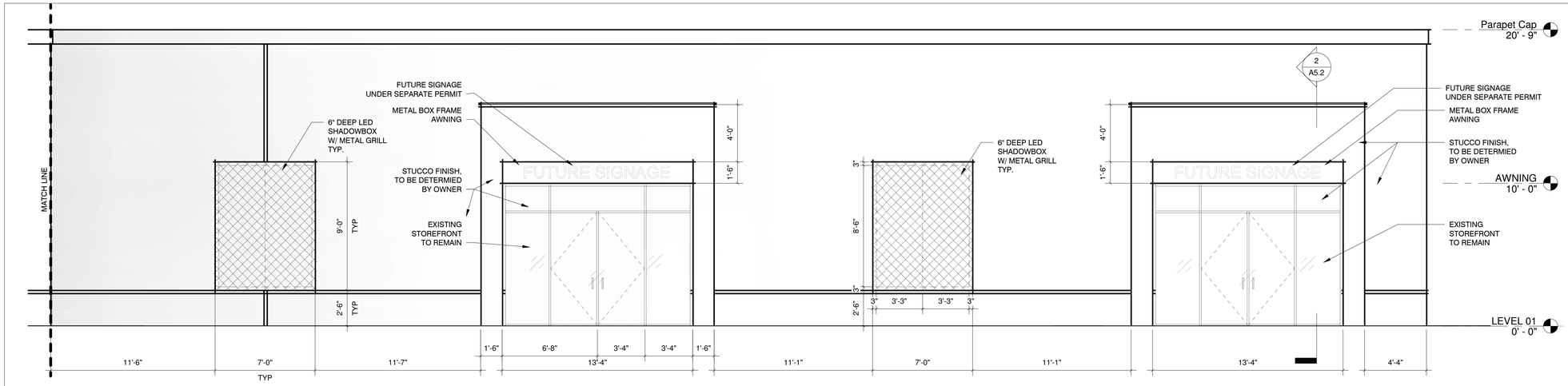
Drawing Name:
SITE PHOTOS

Drawing No:
A1.1

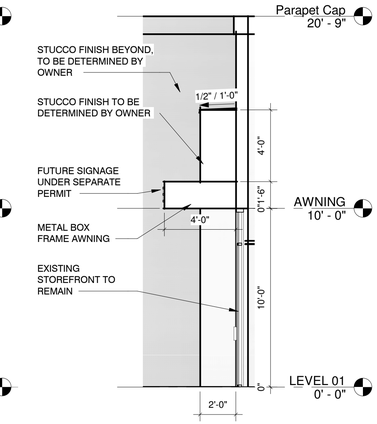
Total Sheets:	Issue Date:
	10/29/2018

Project No: 12518

\\SERVER\Projects\02Commercial\12518-German Auto World & Eurostone Tile Import 2165 - 2175 W. Atlantic Avenue, Delray Beach, FL\-DRAWINGS\12518-(CD)
3/12/2019 1:22:24 PM PB - German Auto World.rvt



1 South Elevation - Euro Tile
1/4" = 1'-0"



2 STOREFRONT SECTION
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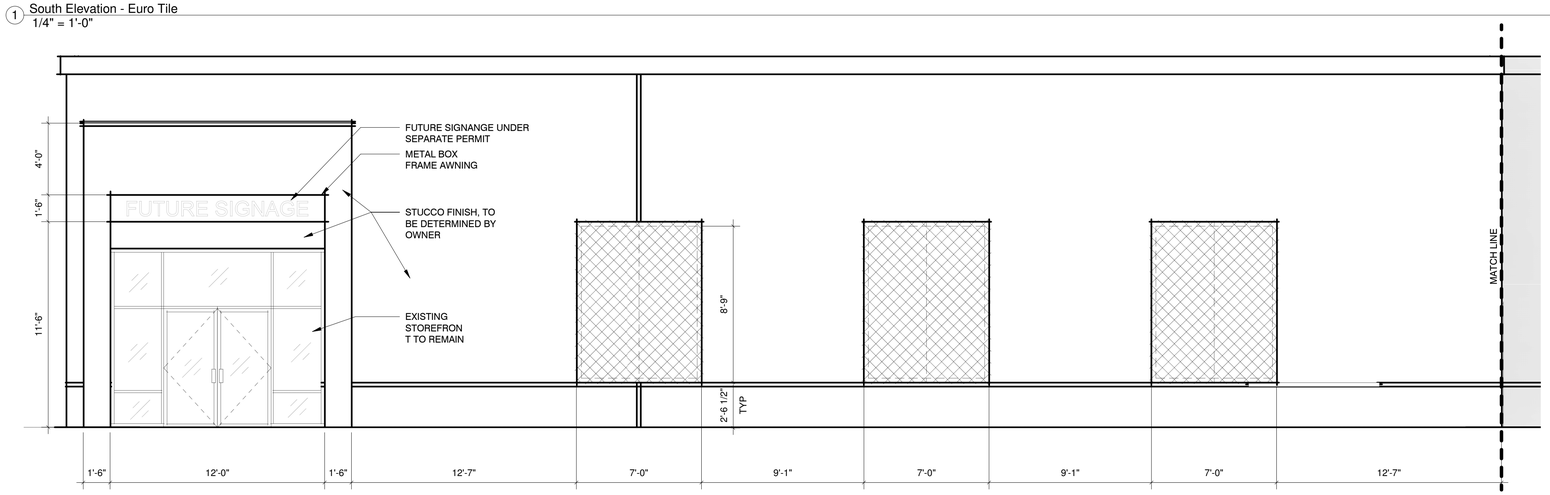
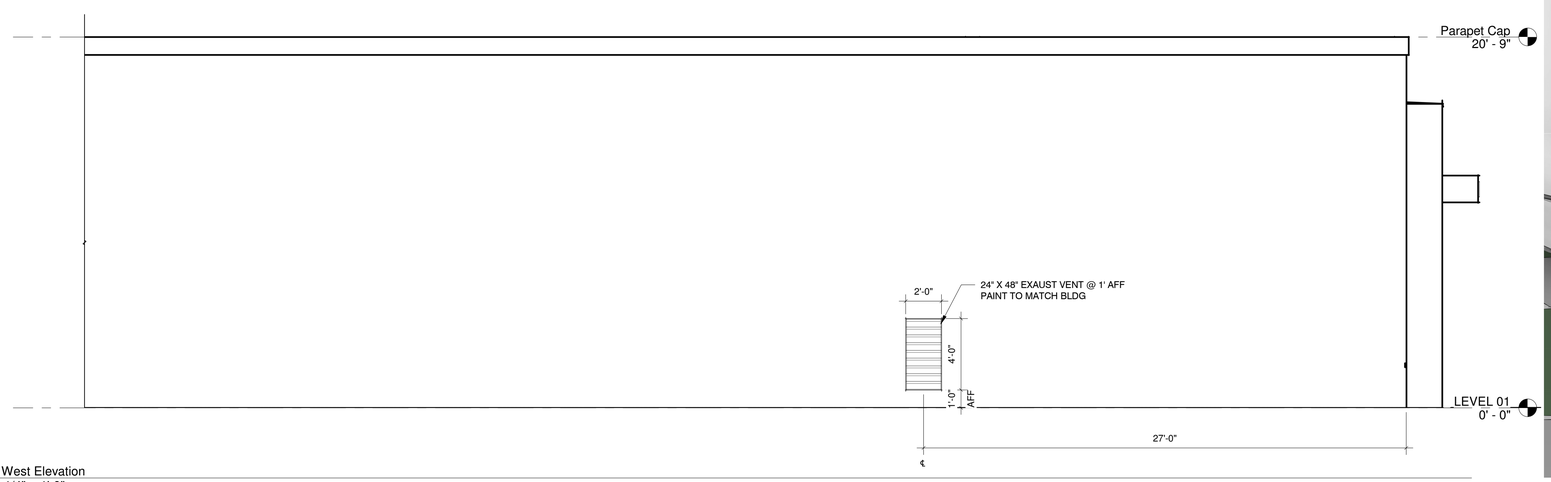


3 South Elevation - German Auto World
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

SEAL:
STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO. 6819
SIGNATURE:

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STEVEN L. COHEN
AND ASSOCIATES, P.A.
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2201 NW CORPORATE BLVD SUITE 101
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ARCH REG. NO. 6819 CORP. NO. AA26001642

EUROSTONE/GERMAN AUTO WORLD
SITE DEVELOPMENT
2165 W ATLANTIC AVE
DELRAY BEACH, FL.33445

REVISIONS:

No:	Date:	Description:

Date:	07/10/2018
Principal:	SLC
Project Manager:	GMB
Drawn by:	GMB

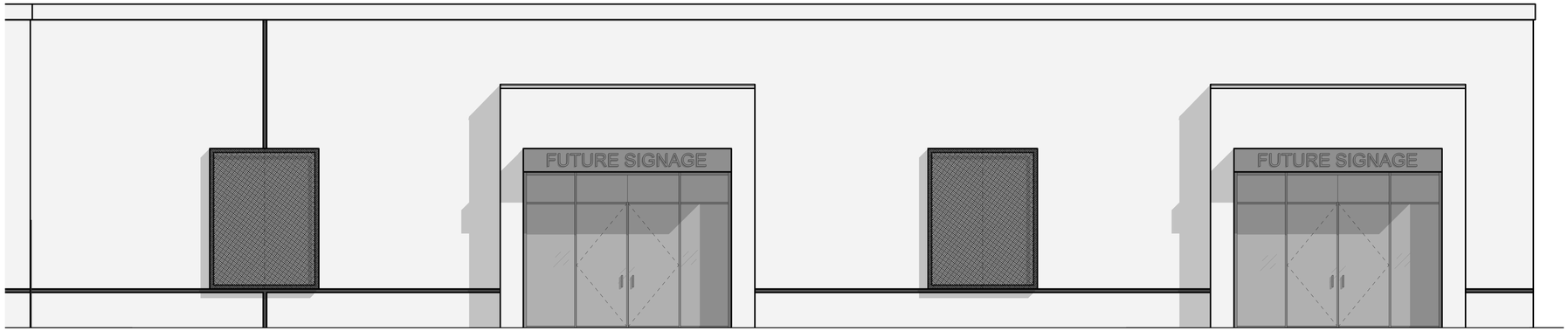
Drawing Name:
PROPOSED ELEVATIONS

Drawing No:
A5.2

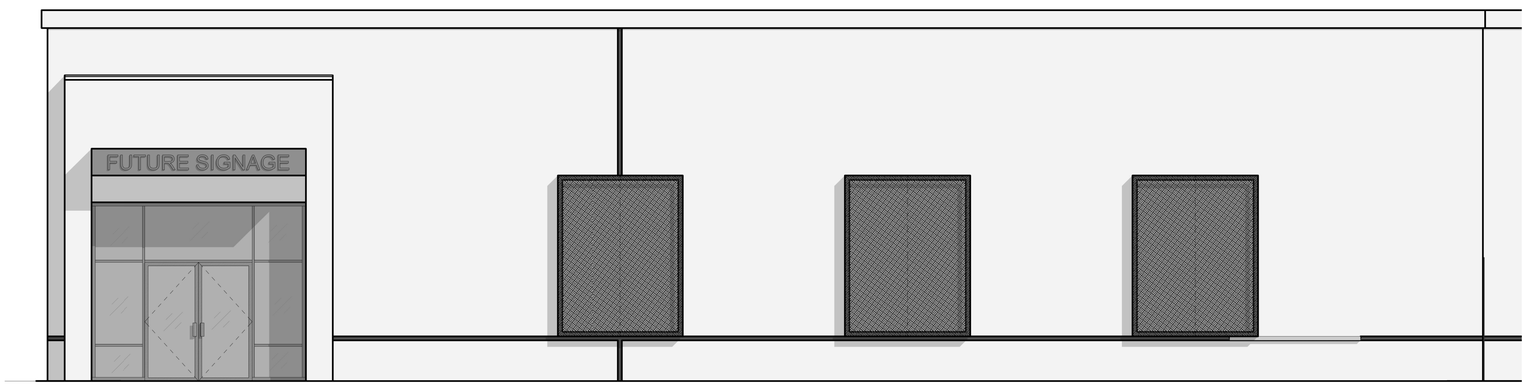
Total Sheets:	Issue Date:
	10/29/2018

Project No: 12518

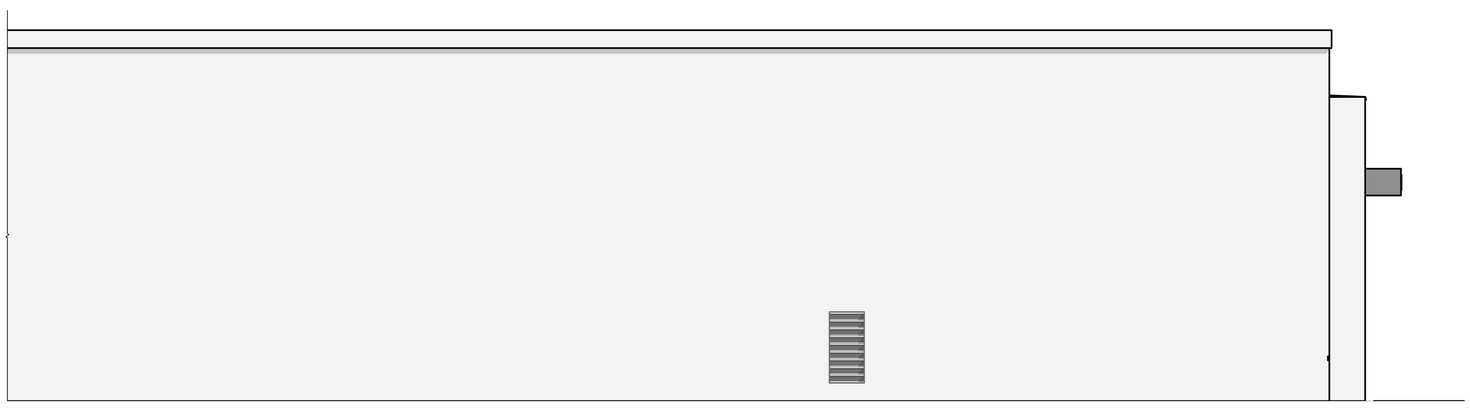
\\SERVER\Projects\02Commercial\12518 German Auto World & Eurostone Tile Import 2165 - 2175 W. Atlantic Avenue, Delray Beach, FL\-DRAWINGS\12518-(02)
3/12/2019 1:32:45 PM/FB - German Auto World.rvt



1 South Elevation - Euro Tile
1/4" = 1'-0"



2 South Elevation - German Auto World
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"

SEAL:
STEVEN L. COHEN AND ASSOCIATES, P.A.
LICENSE NO. 6819
SIGNATURE:

ALL IDEAS, ARRANGEMENT AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF STEVEN L. COHEN AND ASSOCIATES, P.A. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF STEVEN L. COHEN ASSOC. P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ASSOCIATE CONSULTANTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STEVEN L. COHEN
AND ASSOCIATES, P.A.
ARCHITECTS · INTERIOR DESIGNERS
2201 NW CORPORATE BLVD SUITE 101
BOCA RATON, FLORIDA 33431
PHONE (954) 971-1010
ARCH REG. No. 6819 CORP. No. AA26001642

EUROSTONE/GERMAN AUTO WORLD
SITE DEVELOPMENT
2165 W ATLANTIC AVE
DELRAY BEACH, FL.33445

REVISIONS:

No:	Date:	Description:

Date:	01/17/19
Principal:	SLC
Project Manager:	GMB
Drawn by:	GMB

Drawing Name:
COLORED ELEVATIONS

Drawing No:
A5.3

Total Sheets:	Issue Date:
	10/29/2018
Project No:	12518

\\SERVER\Projects\02Commercial\12518-German Auto World & Eurostone Tile Import 2165 - 2175 W. Atlantic Avenue, Delray Beach, FL\-DRAWINGS\12518-(CD)
3/13/2019 1:28:07 PM/18 - German Auto World.rvt

Light Fixture Cut-Sheets:

XtraLight LED Lighting Solutions

PROJECT INFORMATION

Project Name	Date
Catalog #	Type

VIENTO MEDIUM

AREA & SITE LED LUMINAIRE

APPLICATIONS
- Auto Dealership Sales Lots
- Parking Lots
- Educational/Business Campuses
- Parks & Recreation Areas
- Security Areas
- Mall & Retail Spaces

APPROVALS
- ETL listed. Complies with UL 1598 and CSA C22.2 No. 250.0-08
- Suitable for wet locations.
- 3G Vibration Rated for Bridge/Overpass Applications per ANSI C136.31-2010, Test Level 2.
- IP 66 Optics and Housing.
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: www.xtralight.com/dlc or www.designlights.org/qpl

PRODUCT PERFORMANCE

MODEL	LUMENS	WATTS	EFFICACY
VNT-M 100*	15243	103.8	146.9 LPW
VNT-M 144*	21531	153.5	140.3 LPW
VNT-M 200*	28469	215.9	131.8 LPW

*Type V Optics 5000K. For more photometric information see page 3.

FEATURES
- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density.
- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Field serviceable luminaire utilizing Lumileds LED technology.
- Controls ready luminaire for independent operation or remote management.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

CONSTRUCTION
- Housing: One-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental durability.
- Powder coat finish in bronze, white or custom colors (consult factory).

MOUNTING
- Integral arm with key hole slot facilitates quick and easy installation.
- Nut plate eliminates loose hardware in the pole and reduces installation labor.

OPTICS
- Precision molded optics for superior uniformity, minimal light trespass and maximum pole spacing.
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II, Type III, Type IV and Type V. Types II, III, and IV available rotated right or left 90°, factory installed.
- Best in class Osram LEDs with 3000K, 4000K and 5000K CCT (min 70 CRI).
- Zero uplight (U0) is night sky friendly, reduces wasted light.
- Lumen Maintenance: >100,000hrs L70 @ 25°C (see page 3 for details).

ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Surge Protection: 20kA standard.
- NEMA twist-lock receptacle available as an option.
- NOTE: Photocontrol or shorting cap required for operation (not included).
- Dimming: 0-10v dimmable driver available as an option.
- Passive Infrared (PIR) Photo/Motion Sensor option available.

WARRANTY
- 10 year limited warranty.

VNTLED-MEDIUM 190905 www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com
All information is believed to be accurate at the time of publication. Please contact customer service or visit www.xtralight.com for the most updated product specifications. XtraLight reserves the right to change specifications without notice.
1

XtraLight LED Lighting Solutions

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

VIENTO LED WALL PACK

VNTW 3500 - 11000L

APPLICATIONS
- Building Facades
- Entry Ways
- Sidewalks
- Security Lighting
- Accent Lighting
- General Exterior Lighting

APPROVALS
- ETL listed. Complies with UL1598 and CSA 22.2
- Suitable for Wet Locations.
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: http://www.xtralight.com/dlc or www.designlights.org/qpl

PRODUCT PERFORMANCE (TYPE 2S OPTICS SHOWN)

MODEL	CCT	WATTS	LUMENS	EFFICACY
3500L	4000K	27.6	3798	137.7
5500L	4000K	55.26	6490	117.4
8000L	4000K	79.0	9166	116.1
11000L	4000K	92.72	10071	108.6

FEATURES
- Uniform light distribution, ideal for building facades, entry ways, sidewalks and general security or accent lighting.
- LED provides a significant energy savings over HID.
- Custom colors are available (consult factory).
- Designed for ease of installation.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)

OPTICS
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II Short, Type II Medium, Type III Medium and Type IV Short.
- Best in class Lumileds LEDs with 3000K (min 80 CRI), 4000K, and 5000K CCT (min 70 CRI).
- Lumen Maintenance: >100,000hrs L70 @ 25°C.
- Precision molded optics for superior uniformity, minimal light trespass and maximum spacing.
- Zero uplight (U0) is night sky friendly, reduces wasted light.

WARRANTY
- Backed by XtraLight's industry leading 10 year warranty.

CONSTRUCTION
- Housing: Two-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- Housing and back box are protected with a thermoset TGIC-polyester powder coat finish.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Silicone gasket is included to prevent leakage and provide weather-tight protection.
- All fasteners are stainless steel.

ELECTRICAL
- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photo/Motion Sensor optional.
- Emergency battery backup option (EM) is available for some models; CEM suited for cold weather, has external test button and LED indicator light to notify when the heater is on.
- 20kA surge protection standard.

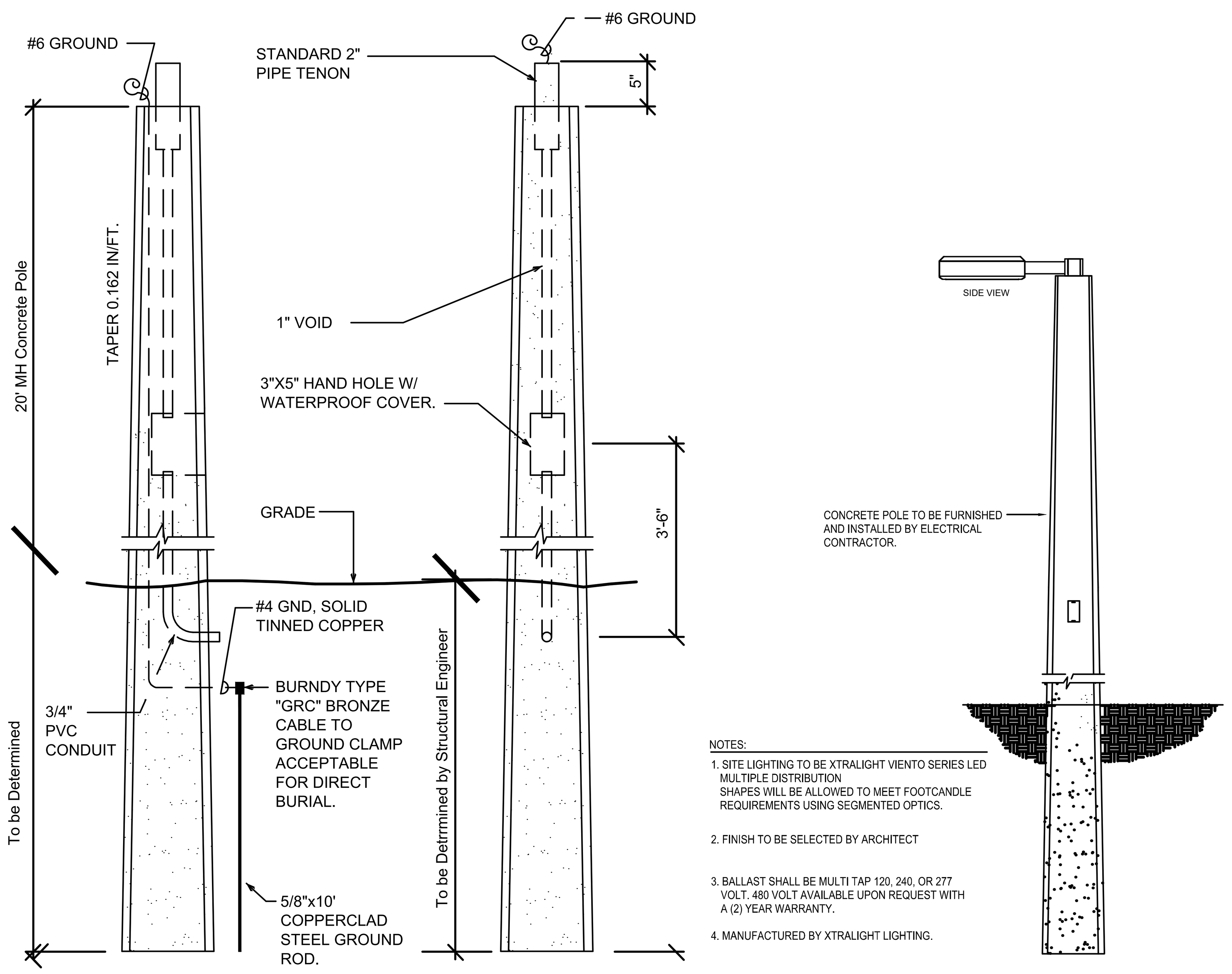
ORDER LOGIC — SAMPLE CATALOG NUMBER: VNTW-8000L-40K-DIM-2M-BZ

MODEL	CCT	DRIVER	OPTICS	FINISH	CONTROLS & OPTIONS
3500L 5500L 8000L 11000L	30K 3000K 40K 4000K 50K 5000K	DIM Dimmable 120-277V 48D Dimmable 347-480V	2S Type II Short 2M Type II Medium 3M Type III Medium 4S Type IV Short	WH White BZ Bronze	EM [1,2] Emergency Battery Back-Up CEM [2] Cold Weather Emergency Battery Back-Up FSP2 Programmable Occupancy Sensor, 8'H/40'D FSP3 Programmable Occupancy Sensor, 20'H/40'D PC Photocell, Button, 120-277V

1. EM not available with 11000L. Maximum operating temperature with EM for 3500L (40°C/104°F), 5500L (35°C/95°F), 8000L (30°C/86°F).
2. Minimum temperature for EM (0°C/32°F).
3. Minimum temperature for CEM (-20°C/-4°F).

VNTW-3500.11000L 190905 www.xtralight.com • (800) 678-6960 • customerservice@xtralight.com
All information is believed to be accurate at the time of publication. Please contact customer service or visit www.xtralight.com for the most updated product specifications. XtraLight reserves the right to change specifications without notice.

Light Pole Details:



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE WITH FIXTURE AS SPECIFIED WILL MEET CURRENT WIND LOAD CRITERIA. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

NOTES:
1. SITE LIGHTING TO BE XTRALIGHT VIENTO SERIES LED MULTIPLE DISTRIBUTION SHAPES WILL BE ALLOWED TO MEET FOOTCANDLE REQUIREMENTS USING SEGMENTED OPTICS.
2. FINISH TO BE SELECTED BY ARCHITECT
3. BALLAST SHALL BE MULTI TAP 120, 240, OR 277 VOLT. 480 VOLT AVAILABLE UPON REQUEST WITH A (2) YEAR WARRANTY.
4. MANUFACTURED BY XTRALIGHT LIGHTING.

Light Pole Detail — Scale: 1/8"=1'-0" — 1 / PH-1

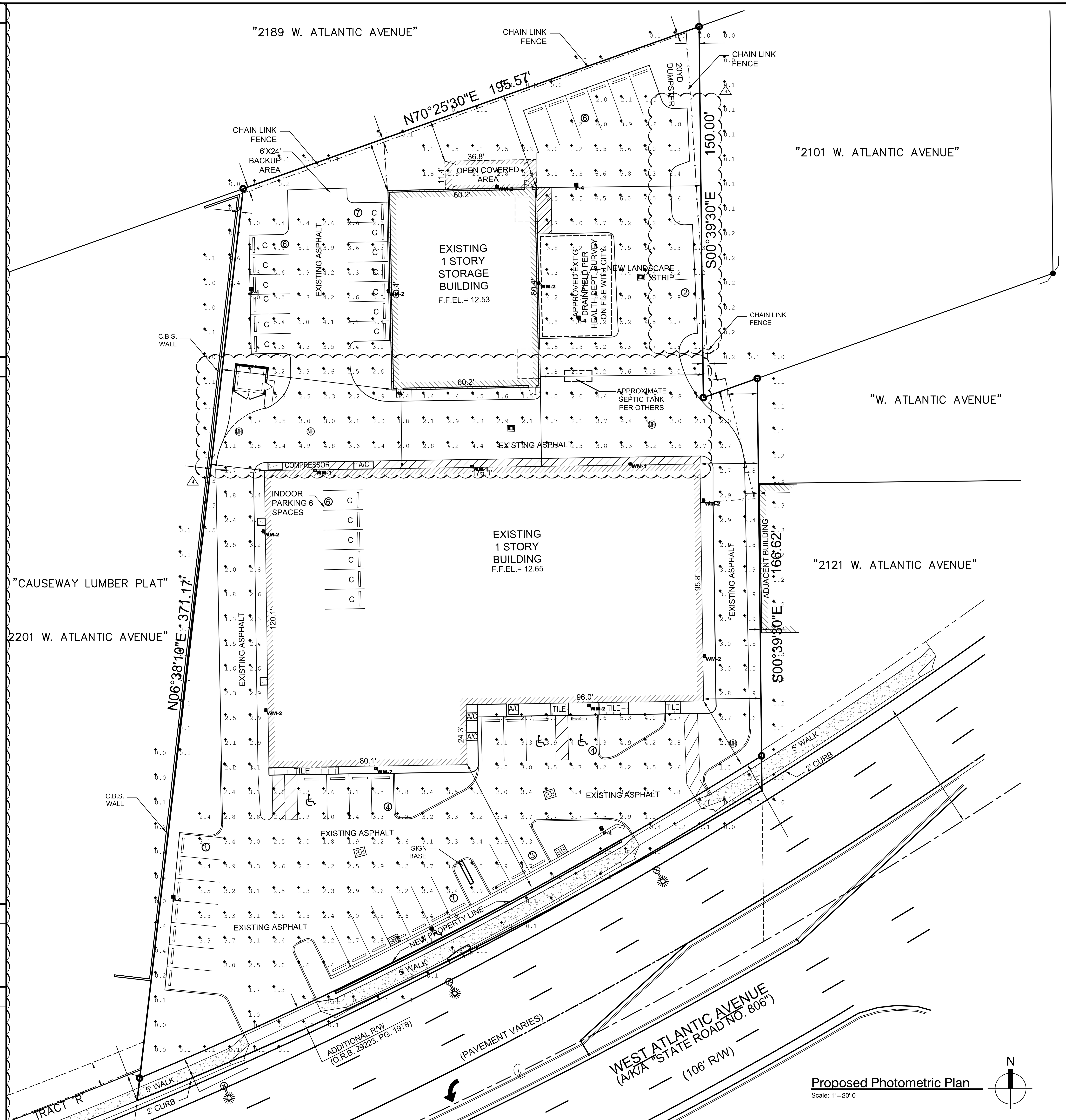
Xtralight 'Viento' & Pole Assembly — Scale: 1/8"=1'-0" — 2 / PH-1

Photometric Calculations:

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Asphalt	Illuminance	Fc	2.61	5.3	1.0	2.61	5.30
Parking 1	Illuminance	Fc	3.42	7.5	1.0	3.42	7.50
Property	Illuminance	Fc	0.20	4.6	0.0	N.A.	N.A.

Photometric Schedule:

Luminaire Schedule							
Symbol	**Label**	**Qty**	**LLF**	**Description**	**Lum. Watts**	**Lum. Lumens**	**Tag**
	P-4	6	0.900	Xtralight # VNTLEDM022004SNDIM510XXBLHOHS	218.3	15013	20' MH Concrete Pole
	WM-1	3	0.900	Xtralight # VNTW-8000L-40K-DIM-4S-BZ	79.6	8498	Wall Mtd. Full Cut-off
	WM-2	9	0.900	Xtralight # VNTW-5500L-40K-DIM-2M-BZ	55.7	5942	Wall Mtd. - Full Cut-off



Proposed Photometric Plan
Scale: 1"=20'-0"

SEAL:
Steven L. Cohen and Associates, P.A.
License: 6819 - Corp: AA26001642
Signature:

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STEVEN L. COHEN AND ASSOCIATES, P.A.
ARCHITECTS - INTERIOR DESIGNERS
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BOCA RATON, FLORIDA 33431
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ARCH REG. NO. 6819 CORP. NO. AA26001642

EUROSTONE/GERMAN AUTO WORLD
SITE DEVELOPMENT
2165 W. ATLANTIC AVE.
DELRAY BEACH FLORIDA 33445

Revisions:

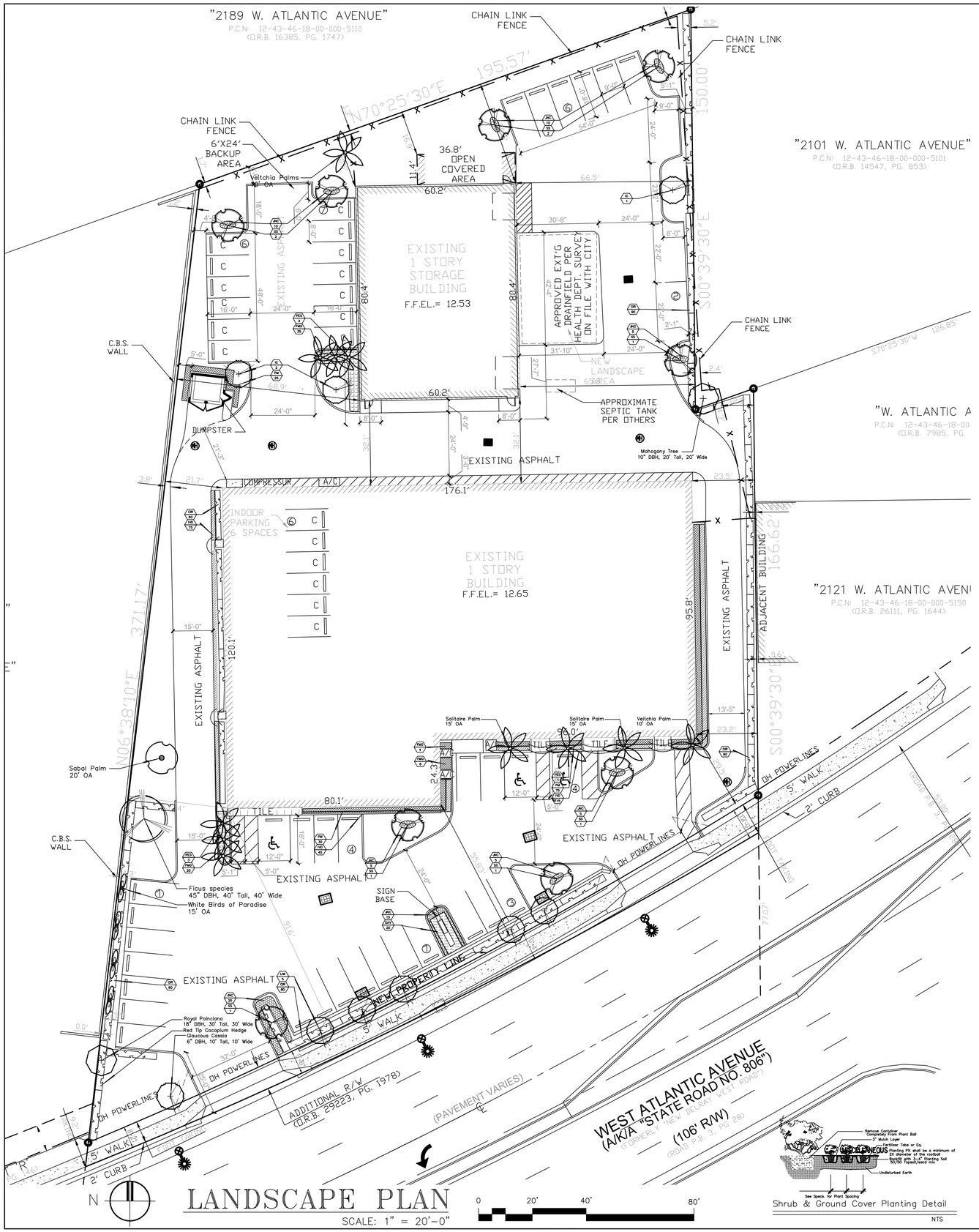
No:	Date:	Description:
1	05.04.18	TAC REVIEW
2	10.21.19	TAC REVIEW
3	02.03.20	TAC REVIEW
4	05.14.20	TAC REVIEW

Date:	11.11.13
Project Number:	12518
Principal:	SLC
Project Manager:	SDY
Drawn by:	RL

Drawing Name: PHOTOMETRIC PLAN

Drawing No: **PH-1**

Total Sheets: # — Issue Date: 10.29.2018



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0 20' 40' 80'

Shrub & Ground Cover Planting Detail

NTS

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotophrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

All existing palms to be trimmed and cleaned.

PROPOSED PLANT LIST

TREES / PALMS

Code		Drought	QTY.	Botanical Name / Common Name	Specifications	Salt Tolerance	Light Requirements
IC	(N)	V	3	Ilex cassine / Dahoon Holly	B&B Field Grown, 8' CT, 6' Straight Trunk, 7' Spread Canopy, 16' OA	Very Tolerant	Full Sun
LIW		V	5	Lagerstroemia indica / Crape Myrtle	B&B Field Grown, 8' CT, 4' Straight Trunk, 12' OA	Very Tolerant	Full Sun
PES		V	7	Ptychosperma elegans / Solitaire Palm	B&B Field Grown, 8' CT, 16' OA	Very Tolerant	Full Sun
SS		V	9	Senna surratensis / Glaucous Cassia	B&B Field Grown, 12' OA	Very Tolerant	Part Sun to Full Sun

ACCENTS / SHRUBS / GROUND COVERS

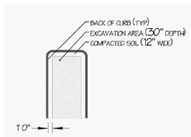
CIR	(N)	V	380	Chrysobalanus icaco / Red Tip Cocoplum	3 Gal., 24" OA, 2' OC	Very Tolerant	Part Sun to Full Sun
FMG		V	65	Ficus macrocarpa / Green Island Ficus	3 Gal., 24" OA, 2' OC	Very Tolerant	Part Sun to Full Sun
JNC	(N)	V	80	Juniperus conferta / Shore Juniper	3 Gal., 24" OA, 2' OC	Very Tolerant	Full Sun
IVD	(N)	V	235	Ilex vomitoria / Dwarf Schellings Ilex	3 Gal., 24" OA, 2' OC	Very Tolerant	Part Sun to Full Sun
PM		V	130	Podocarpus macrophyllus / Podocarpus	3 Gal., 36" OA, 24" OC	Very Tolerant	Part Sun to Full Sun
SAV		V	20	Schefflera arboricola 'variegta' / Trinette	3 Gal., 24" OA, 24" OC	Very Tolerant	Part Sun to Full Sun

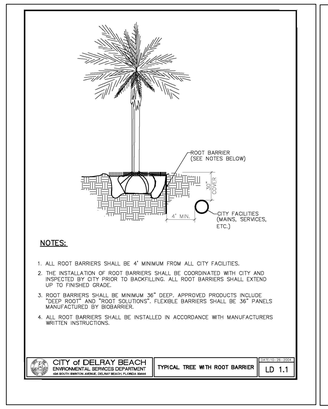
MISCELLANEOUS

SOD	M	St Augustine Sod	Solid application - no gaps between seams

(N) Florida Native Plant Species
V Low Drought Tolerance
M Moderate Drought Tolerance
L Very Drought Tolerant

Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of 30 inches below existing grade, except for a 12-inch buffer from the inside of curb or pavement (see diagram below). A suitable planting soil mixture of 50/50, 60/40 (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the 30-inch depth has been met. [Amd. Ord. 6-12 2/21/12]

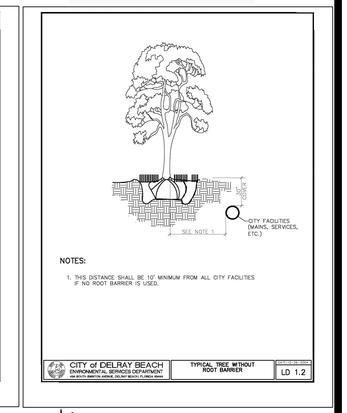




NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

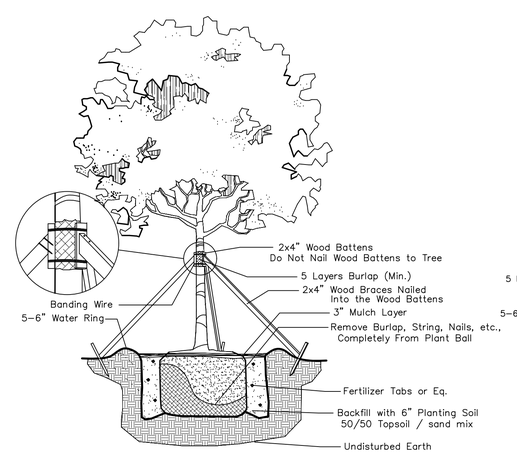
CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL TREE WITH ROOT BARRIER
LD 1.1



NOTES:

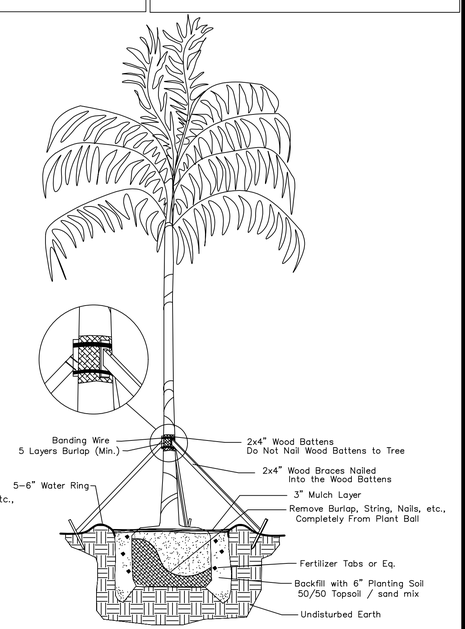
1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

CITY of DELRAY BEACH
ENVIRONMENTAL SERVICES DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL TREE WITHOUT ROOT BARRIER
LD 1.2



Large Tree Planting Detail

NTS



Palm Planting Detail

Not to Scale

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92 Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN

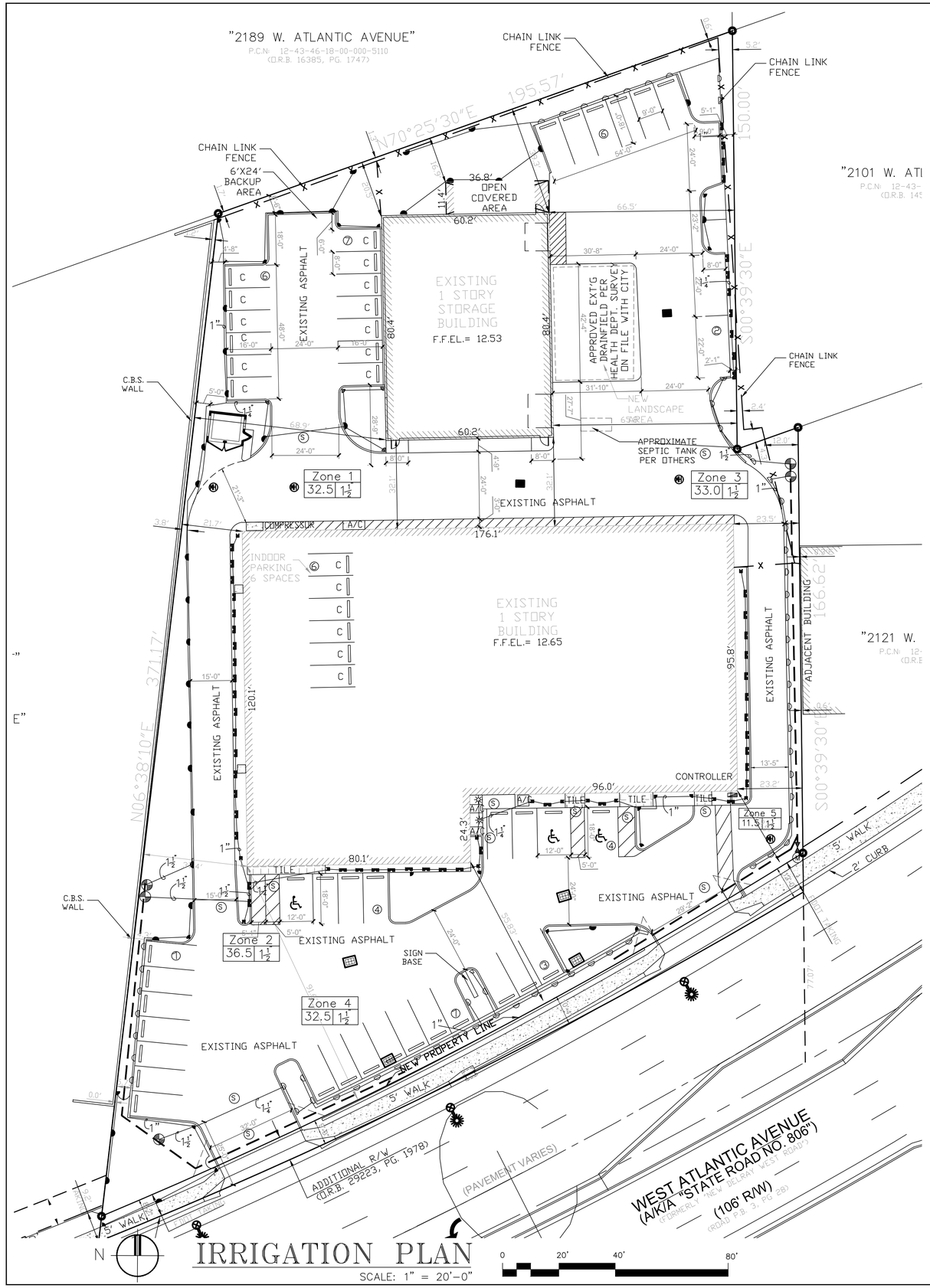
PROJECT : EUROSTONE TILE/GERMAN AUTO
2165 WEST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA

CLIENT : STEVEN L COHEN AND ASSOCIATES

SEAL

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO.	19-102
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	01-14-19
DWG. NO.	LP-1
SHT. NO.	1 of 1
REVISIONS :	
02-17-20	
06-15-20	
07-22-20	



IRRIGATION PLAN

SCALE: 1" = 20'-0"

IRRIGATION NOTES:

Piping:

Main Lines: PVC SDR 26, Class 160 Solvent Weld.

Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21.
200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.

All end of the line unmarked pipe = 1 in. (min.).

Sleeves and suction Line: PVC, SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run in conduit where no Main line runs.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.

The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.

IRRIGATION LEGEND:

MAIN LINE -
1-1/2" Feed From City Water Source

LATERAL ZONE LINES - SDR PVC as noted

ZONE BOUNDARIES

BACK FLOW: See Point of Connection Detail.

CONTROLLER - Toro Custom Command Series
Electric 6 station controller #CC-P-6 mounted on Southeast corner of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES -
Toro 252 Series

EXISTING WATER METER -
1" or per City Code.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP SPRAY -
Toro 570 Series MPR Spray Nozzles as Required.
NOTE - All of the below may not be used

15' Series -	12' Series -	10' Series -	8' Series -
15-Q-PC - 1/4'	12-Q-PC - 1/4'	10-Q-PC - 1/4'	8-Q-PC - 1/4'
15-T-PC - 1/3'	12-T-PC - 1/3'	10-T-PC - 1/3'	8-T-PC - 1/3'
15-H-PC - 1/2'	12-H-PC - 1/2'	10-H-PC - 1/2'	8-H-PC - 1/2'
15-TT-PC - 2/3'	12-TT-PC - 2/3'	10-TT-PC - 2/3'	8-TT-PC - 2/3'
15-TQ-PC - 3/4'	12-TQ-PC - 3/4'	10-TQ-PC - 3/4'	8-TQ-PC - 3/4'
15-F-PC - Full	12-F-PC - Full	10-F-PC - Full	8-F-PC - Full

4S-SST-PC 4 x 18'

4-EST-PC 4 x 15'

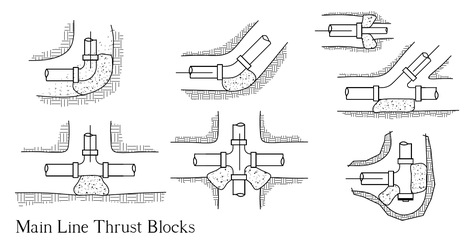
4-CST-PC 4 x 30'

6" POP-UP FLOOD BUBBLER -
Toro 570 Series MPR Pressure Compensating Nozzles as Required.

SYSTEM DESIGN OPERATING PRESSURE =
Between 35 and 40 psi.

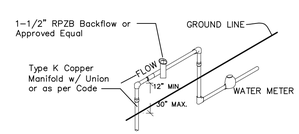
Zone 2 | 37.6 | 1 1/2
Zone Number
Valve Size
GPM per Zone

4" POP-UP ROTOR -
Hunter PGM Rotor W/
Appropriate Nozzle as Required



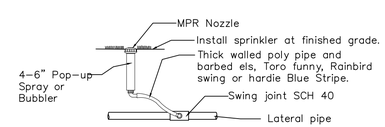
Main Line Thrust Blocks

NTS



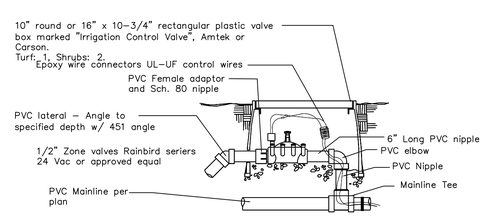
Point of Connection

NTS



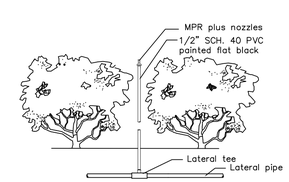
4 or 6" Pop-up Spray / Bubbler Detail

NTS



Zone Valve Detail

NTS



Shrub Riser Spray Detail

NTS

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Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
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Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : IRRIGATION PLAN

PROJECT : EUROSTONE TILE/GERMAN AUTO
2165 WEST ATLANTIC AVENUE
DELRAY BEACH, FLORIDA

CLIENT : STEVEN L COHEN AND ASSOCIATES

SEAL

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO.	19-102
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	01-14-19
DWG. NO.	LI-1
SHT. NO.	1 of 1

REVISIONS :
02-17-20
06-15-20
07-22-20