CITY OF LAKE WORTH
1900 2nd Ave N · Lake Worth, Florida 33461 · Phone: 561-586-1687

Agenda
Regular Meeting
City of Lake Worth
Planning & Zoning Board
City Hall Commission Room
7 North Dixie Hwy; Lake Worth, FL

WEDNESDAY, JUNE 01, 2016 6:00 PM

1. Roll Call and Recording of Absences:

2. **Pledge of Allegiance**

3. Additions/Deletions/Reordering and Approval of the Agenda:

4. Approval of Minutes:

   A. April 6, 2016 Meeting Minutes

   B. May 4, 2016 Meeting Minutes

5. Cases:

   A. Swearing in of Staff and Applicants:

   B. Proof of Publication:

   C. Withdrawals/Postponements:

   D. Consent:

   E. Public Hearings:

      1. Board Disclosure

      2. Cases:

         a. PZB 16-00300003 and 16-01300002 for Consideration of a recommendation for a Small Scale Future Land Use Map Amendment from the Palm Beach County Land Use designation of Commerial High Intensity/8 dwelling units per acre and Commerical Low Intensity/8 dwelling units per acre to a City of Lake Worth Future Land Use designation of Mixed Use West (MU-W); and Consideration of a

recommendation for a Zoning Map Amendment from the Palm Beach County Multi Family Residential (RH)/Commercial Zoning District to the city of Lake Worth mixed Use-West (MU-W) Zoning District.

F. Unfinished Business:

1. PZB 16-01400001 and PZB 16-00500001 Consideration of a request for a Major Site Plan and Conditional Land Use permit to allow the construction of eight (8) townhomes in a Mixed Use development with associated retail and services. The applicant is also requesting consideration of a Sustainable Bonus application for a 3rd story.

G. New Business:

1. PZB 15-01400004 and 16-00500012 Consideration of a request for a Major Site Plan and Conditional Use approval to allow for a proposed single story financial institution with drive through facilities totaling +/- 3,691 square feet on a +/- 0.62 acre site in the Downtown (DT) zoning district. PCN# 38-43-44-21-15-512-0010.

2. PZB 16-01400005 and PZB 16-00500006 Consideration of a Major Site Plan and Conditional Use applications to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Worth Landfill site.

3. PZB 16-00000001 Consideration of a request to permit three (3) murals at 101 North B Street.

4. PZB 16-00500014 Consideration of a Conditional Land Use application from CWS Restaurant to operate a bar with live entertainment.

6. Planning Issues:

7. Public Comments (3 minute limit):

8. Departmental Reports:

9. Board Member Comments:

10. Adjournment:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

NOTE: ALL CITY BOARDS ARE AUTHORIZED TO CONVERT ANY PUBLICLY NOTICED MEETING INTO A WORKSHOP SESSION WHEN A QUORUM IS NOT REACHED. THE DECISION TO CONVERT THE MEETING INTO A WORKSHOP SESSION SHALL BE DETERMINED BY THE CHAIR OR THE CHAIR'S DESIGNEE,

WHO IS PRESENT AT THE MEETING. NO OFFICIAL ACTION SHALL BE TAKEN AT THE WORKSHOP SESSION, AND THE MEMBERS PRESENT SHOULD LIMIT THEIR DISCUSSION TO THE ITEMS ON THE AGENDA FOR THE PUBLICLY NOTICED MEETING. (Sec. 2-12 Lake Worth Code of Ordinances)

Note: One or more members of any Board, Authority or Commission may attend and speak at any meeting of another City Board, Authority or Commission.

All project-related back-up materials, including full plan sets, are available for review by the public in the Planning, Zoning and Historic Preservation Division located at 1900 2nd Avenue North.

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Regular Meeting
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WEDNESDAY, APRIL 06, 2016 6:00 PM

1. Roll Call and Recording of Absences:
   The regular meeting of the Planning and Zoning Board was called to order at 6:01 pm by Chairman Rice.
   Present were: Chairman Greg Rice, Mark Humm, Elise LaTorre, Anthony Marotta, Dustin Zacks, and Cindee Brown.
   Also present: Curt Thompson, Community Planner; Maxime Ducoste, Assistant Director Planning and Preservation; Carolyn Ansay, Board Attorney; Sherie Coale, Board Secretary.

2. **Pledge of Allegiance**
   Led by: Veteran of the Korean War

3. Additions/Deletions/Reordering and Approval of the Agenda:
   Addition of election of Vice-Chair; Board Attorney recommends proceed to elect.
   Motion: Anthony Marotta nominated by C. Brown seconded by M. Humm
   Vote: Ayes all unanimous
4. Approval of Minutes:

   A. December 2015 Joint Workshop Minutes
      Motion to approve: M. Humm seconded by A. Marotta
      Vote: Ayes all unanimous

   B. February 2016 Regular Meeting Minutes
      Motion to approve: M. Humm seconded by A. Marotta
      Vote: Ayes all unanimous
5. Cases:

   A. Swearing in of Staff and Applicants:
      Applicants and staff were sworn in by the Board Secretary
   B. Proof of Publication:
      Motion to accept: M. Humm seconded by A. Marotta
      Vote: Ayes all unanimous
   C. Withdrawals/Postponements: None

   D. Consent:

1. PZB Project #13-00100002 Consideration of an amendment to the Conditions of Approval for the approved "Village II at Lake Osborne" project located at 2430 Lake Worth Road and 2269 2nd Avenue N. The site 4.71 acres in area and is currently under construction.
   Staff: Maxime Ducoste, Assistant Director presents the amendment to the previously approved Conditions of Approval. Palm Tran no longer requires dedication of a ten (10) foot easement. The applicant would not be able to acquire their Certificate of Occupancy with this condition. The property will provide the bus shelter on their property with insurances to protect their own interests.
   Motion: To approve, M. Humm seconded by C. Brown.
   Vote: Ayes all, unanimous

E. Public Hearings:

1. Board Disclosure: G. Rice mentions that he spoke with a concerned citizen with regard to Item 1.

2. Cases:

F. Unfinished Business: None

G. New Business:

1. PZB/HRPB Project# 16-02900002 for Consideration of a request by Stateside Partners LLC for a text amendment to Chapter 23, Land Development Regulations and Permitted Use Table, of the Lake Worth Code of Ordinances to allow drive through facilities as conditional use within the Downtown(DT) zoning district.

   Staff: Curt Thompson presents the project and delineates the affected areas, specifically west of Dixie Highway.
   Board: Inquiry regarding site plan and staff responds this is a text amendment at this point in time.
   Board: M. Humm has questions regarding light shining from any drive through establishment into residential areas.
   E. LaTorre questioned whether there is continued discussion regarding the narrowing of Dixie Hwy..
   Applicant: Joe Iravani agent for the owner - CRA is also in support of project. Right now it is vacant land and it will be an improvement.
   Public Comment: CRA Joan Oliva- 124 North H was bought with Neighborhood Stabilization money. There are only two (2) options for the land; build affordable housing or enter into agreement with a developer to add more jobs.
   M. Humm states he knows Mr. Weinstein, from Stateside Capital, but has not discussed this issue with him.
   A. Marotta- clarifies that drive through restaurants downtown are excluded. Clarification, that section regarding drive through COUS criteria was included into the new language, the section was modeled from other, The LDR's do not include the conditional use criteria.
   G. Rice asks how the determination is made between drive through restaurants vs takeout with regard to our Code.

Motion: D. Zacks 2nd by M. Humm
Vote: Ayes all, unanimous

2. PZB Project #15-01400008 for a Major Site Plan Amendment to allow the construction of an approximately 136,680 square foot mixed use development consisting of +/- 101 (104) rental units. (PCN# 38-43-44-20-01-097-0020; 38-43-44-20-01-097-0010; 38-43-44-20-01-096-0020).
Staff: Curt Thompson presented differences in the original approved plans vs the modification presented with this request.
Applicant: Larry Zabik introduced many of the veteran groups here as well as having served himself. The discussion included the addition of a site in Palm Springs to the west of the canal site in Lake Worth. The applicant re-examined, then revised the plans to make it more affordable, for example reducing the square footage. Stated the proposed is typical Florida construction, CBS and Spanish tile roof, architecturally pleasing and economical. Florida Energy Efficient code compliant. The rooftop equipment is hidden from view in a "mechanical pit". Palm Springs site blends well with this site, they are complementary.

Motion: E. LaTorre 2nd by C. Brown
Chair asks if parcels will be unified in title, Staff indicates yes.
M. Humm asks if signage has been approved.
Vote: Ayes, all unanimous.

3. PZB Project Number 16-00500004 for a Conditional Use application from Acceleration Academies to operate an alternative option for students that have already dropped out of the traditional classroom in Palm Beach County. The proposed use will occur within the existing commercial/office building located at the 811 Lucerne Avenue, (PCN# 38-43-44-21-15-507-0030) within the Downtown (DT) district.

Staff: Curt Thompson presented an overview of the procedural operation of the project.

Applicant: Kim Lundy explained that "wraparound services" in addition to teaching, are provided to the students. They have access to life coaches, career coaches, and counseling.

*Board member Dustin Zacks leaves the dais at 7:19 pm

Board: E. LaTorre asks about what the students are doing, do they have criminal records. Asks about graduation rate, currently at 50%. C. Brown asks how the site was determined.
Applicant: K. Lundy indicates the client conducts site searches by clusters of dropouts to determine where to best locate the site. It is near public transportation. The students have a variety of reasons for not having completed the traditional venue for education such as working and/or taking care of family. Upon graduation students earn a Palm Beach County School District Diploma. Virtual and Skype instruction is available for students.
Board: C. Brown is concerned about people crossing Lucerne from the parking to the site. G. Rice states that there is a crosswalk nearby.

Applicant: K. Lundy stated there are around 25 students at a time. Ryan Graves, Director of Logistics stated the site is a central location for the southern and western areas of Lake Worth, which was indicated by the cluster search. Students range from 16-21 years of age and are currently enrolled. They do not accept students who were expelled. Since Accelerated Academies partners with PBC School district, the admissions requirements are the same as for any public school regarding Code of Conduct, funding is also through PBC School District.
Board: E. LaTorre asks why Dept of Criminal Justice was consulted**.** Mr. Graves stated they contact many resources and this Dept aided in determining the location. G. Rice asks if this is the first in Palm Beach County. Applicant indicates yes and they have been working for approximately one year for this arrangement with the School District.

Motion: C. Brown seconded by M. Humm.
Vote: ayes 4/1 nay: E. LaTorre

4. PZB Project # 16-00500002 for a Conditional Use application to allow for a residential and commercial custom cabinetry and furniture manufacturing company within a /-9250 square foot building on a +/- 14,976 square foot site within the Artisanal Industrial (AI-POC) Zoning District. (PCN 38-43-44-21-15-123-0172).

   Staff: Curt Thompson presented an overview of the business currently being conducted at the location. When the applicant applied for a business license, staff recognized it required a conditional use permit. The building buffers the residential area to the west from the railroad as is typical in many cities.
   Applicant: Sonny Sammy; with agent Jonathan Baretto. This business moved from Delray after their previous site was sold. This building was purchased.
   M. Ducoste explains this was "missed" as it was a business tax application and they did not consult Planning and Zoning prior to signing a lease. Upon review at staff level it was discovered a conditional use would be required.
   Motion: E. LaTorre 2nd by A. Marotta.
   Vote: Ayes all, unanimous.

6. Planning Issues: None

7. Public Comments (3 minute limit): None

8. Departmental Reports: M. Ducoste mentions the addition of staff. In particular the associate planners have aided in reducing backlogs and increased the expediency of reviews. Anticipated in the near future are Wyndham fka Holiday Inn resubmittal and an applicant for outdoor storage.

9. Board Member Comments: G. Rice inquires about fence height for the SW corner of 10th Avenue North at E street a chain link fence. Asks about progress of Charter School. Assistant Director reminds everyone to check out the development of construction on Boutwell Road progress. GSG is projected to move forward soon.

   Board Vice-Chair Dean Sherwin sadly has passed away. The Board would like to thank his family for sharing him with us, a great resident and a great guy, he will certainly be missed. His service and accomplishment deserves mention at the upcoming Volunteer Breakfast.

Asks about timeframe for the position to be filled again. Not known at this time. Architectural background required for this seat.

A. Marotta mentions that the process is moving smooth and quick as experienced for a personal item review.

G. Rice mentions that popular comments have been heard that vinyl fencing is not allowed. Negative aspects to the product appearance over time and not sustainable.

10. Adjournment: 7:50 pm
    Motion: M. Humm, 2nd A. Marotta
    Vote: Ayes, all unanimous

Attest: _____
Greg Rice, Chairman

Submitted By: _____
Sherie Coale, Board Secretary

Minutes Approved: _____
Date

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WEDNESDAY, MAY 04, 2016 6:03 PM

1. Roll Call and Recording of Absences:
   Present were: Mark Humm, Chairman Greg Rice, Vice-Chair Anthony Marotta, Cindee Brown, Dustin Zacks.
   Also present were: Carolyn Ansay, Board Attorney; Curt Thompson, Senior Community Planner; Maxime Ducoste, Assistant Director Planning Zoning Historic Preservation; William Waters, Director for Community Sustainability; Board Secretary, Sherie Coale.
   Absent: Elise LaTorre

2. **Pledge of Allegiance**
   M. Humm led the pledge.
3. Additions/Deletions/Reordering and Approval of the Agenda:
   M. Ducoste mentions corrections to project numbers.

   The following item was heard out of order. Chairman Rice inquired as to whether there were any objections to moving this item forward on the agenda. No objections were raised. The resident wishes to be heard earlier in order to attend another meeting (Cultural Arts Council), scheduled at 6:30 PM.

   Public Comment:
   Mary Lindsey 327 Columbia Drive College Park- RE: Courtyards of Lake Worth. Expresses concerns regarding access from Columbia Drive to Spillway Park being closed off by the adjacent development. Questions how an entity can disregard the conditions of approval, specifically, condition #3 of the approval originally granted April 7, 2005 stating the "Egress/ Ingress to Spillway Park to be open to the public, dawn to dusk, as approved by the City Attorney". Ms. Lindsey enters into the record a letter issued by Community Sustainability dated May 23, 2011 reiterating the conditions have not been modified since the original approval. Would like to know what "teeth" the Board actually has to enforce the conditions when the applicant chooses to ignore the conditions.

4. Approval of Minutes:

   A. Meeting Minutes

      1. April 6, 2016 Minutes RM – continued until June Meeting.

5. Cases:

A. Swearing in of Staff and Applicants:
Board Secretary administered oath.

B. Proof of Publication:
Provided in the meeting packet.

C. Withdrawals/Postponements:
None

D. Consent:
None

E. Public Hearings:

1. Board Disclosure
No disclosures
D. Zacks states that Fun Depot is on the agenda but will not be influencing his decision.

2. Cases:

F. Unfinished Business:
None

G. New Business:

1. PZB Project # 16-01500002 Consideration of a request for a Parking lot variance.
Staff: M. Ducoste presents the case, provides that at the time the building was constructed it was in compliance, with a re-write of the code it became non-compliant. The applicant currently has a court order requiring the site to include a handicap space. This change of parking configuration will lead to a deficiency of parking spaces but simultaneously will meet the ADA requirement thus fulfilling a different section of the code. Client did not create this hardship and staff recommends approval as the request has met the criteria for the granting of the variance.
Board: No Comments or questions.
Public Comment: None
Motion: M. Humm to approve the request C. Brown 2nd**.**
Vote: Ayes, all unanimous

2. PZB Project # 16-01400002 + 16-00500008- Consideration of a request for a Major Site Plan Amendment for renovation of an existing recreational building and site improvements and a Conditional Use for a +/- 26, 148 square foot new construction for bowling alleys and miniature golf. PCN# 38-43-44-20-01-031-0010 and 38-43-44-20-01-031-0020.

Staff Comments: C. Thompson presented an overview of the request and case. Mentions provided parking and abandonment of street. Staff recommends approval. The applicant will be adding additional landscaping along west property line. Changing out derelict chain link fence and the revitalization of currently deficient landscaping.

Board Comments: G. Rice asks about lot coverage and lighting. Staff believes it is prudent to condition the project so that lighting does not interfere with the Mobile Home Park. Asks about food stands.
Applicant Comments: Agent, Robert Kuoppala, for the owner states it is a family owned business and closing time will be about 11-12 pm. The lumen level at the south property line will be @ .3. Possibility of soft music only.
Board asks about traffic analysis and zoning reference. Staff indicates that is an error and traffic is vested, a portion of 10th Avenue North was granted an exemption by Palm Beach County, they do not anticipate an intensification of traffic. The noise ordinance states that 65 decibels is the maximum allowable at the property line.
Public Comment: None
Motion: D. Zacks, Major Site Plan, with the added condition that lighting in the miniature golf area shall not spill over the property line, A. Marotta 2nd**.**
Vote: Ayes all; unanimous
Motion: D. Zacks for the Conditional Use subject to conditions as stated in previous motion. C. Brown 2nd
Vote: Ayes all; unanimous

3. PZB Project #16-01400001, PZB 16-00500001 & PZB 16-0100003 Consideration of a request for a Major Site Plan, Conditional Use application and to construct eight (8) townhomes and +/- 1,993 square feet of associated retail space. Variances are also requested from the minimum front setback, the location of property frontage and additional setback above the second story requirements. 6:45 pm
Staff: C. Thompson provided a synopsis of the variances along with clarification from the Assistant Director Maxime Ducoste.. The second variance request is in regard to a tree. The tree in question is a Swietania Mahogany. Other options to mitigate the tree would be relocation, payment into the tree fund. Staff provides that since the lot is vacant, the variances should be denied. As such the site plan, conditional use become a moot point as the variances are required with the current site plan configuration.

Applicant: Rick Gonzalez, REG Architects, the tree is not an issue, however the denial of the variance requesting a change from code for 3rd floor variance is a problem, believes the square footage for living is necessary and the denial of the variance from the 3rd floor setback requirement will not work.
Applicant: Darrin Engel indicates the tree is an endangered species of mahogany in South Florida. He has met with the city forester David McGrew and Landscape Architect Wayne Villavasa. The preference is to maintain it in Luna Park. The plan calls for mitigation of a sable and black olives. Power point presentation gives perspectives of site with remaining trees. 7:12 pm
Elements from the comprehensive plan are discussed as it relates to encouraging development. Applicant states the request is not for increased intensity. 2,200 square foot livable space is the minimal desirable/feasible. The variance from the 3rd story setback request is a minimal request. Applicant addresses the variance criteria. 7:30 pm

Staff: M. Ducoste reminds Board that the project meets the intent of the comprehensive plan. The project can be designed to meet the code and comp plan.
It is a vacant lot and if re-designed there is no need for the two variances. The criteria of hardship cannot be demonstrated since the lot is vacant. Setbacks can be met with redesign. Can be designed to achieve a reasonable use of the land. Applicant has purposefully chosen to design the project that are in conflict with the city's sustainable bonus incentive. External criteria such as cost of building/economics is not part of the criteria. Can be a slippery slope, we must be careful in reviewing variances.

7:40pm

William Waters - the reason for the donation to the CRA, as presented by the applicant, premise #4 and #2 are incorrect. City did request the 8 foot setback and is not adverse to 3-story buildings. An example of that is not presented as it is not appropriate to show someone else's work. Intent of the code has been misrepresented. As an author of the code, the intent is fully known.
G. Rice asks if it is a matter of terminology, townhouse as opposed to live/work units?
William Waters clarifies the townhouse requires conditional use. This is the marriage of 3 different sections of the code. Explains the sustainable bonus program.
Several developments were mentioned and they were vested under the old code.
G. Rice believes that additional setback gives less of a retail feel, but also understands the desire to get rid of a boxy feel to the streetscape.
CRA Director Joan Oliva states the original concept was for eleven (11) condo units and did not have a commercial element. Indicates this is trying to fill a void in Palm Beach County for affordable housing and build the best product within the budget.
C. Brown asks why they don't just build back the 8 feet.
Applicant: Michael Pecar sees it as a 16 foot setback. Since there is a work studio on lower level and garage, $200 K price and believes a 2,000 foot square foot unit.
Rick Gonzales states there should not be a concern about setting a precedent with granting of the variances as the conditions to the project are unique, that no other project like this will be will be brought forward/proposed on the major thoroughfares.
G. Rice is not crazy about the 16 feet setback, asks about cantilever on back. Michael Pecar states that would cause an increase in impervious site coverage.
C. Brown is in favor of saving the tree.
A. Marotta asks about square footage of units 2,000-2,200 square feet-response: 640 1st floor ½ studio and ½ garage, A/c space is @ 1600 square feet. Conflicting statements: Why we should be concerned this will never happen again when you have presented examples of what has already been built as a justification for why this project should be allowed to proceed as presented.
A. Marotta- should not approve as it is in conflict and can be designed otherwise.
Michael Pecar: product is being built to sell, yes there are other ways to design it economics do.
William Waters-shift entire building back 10-18 feet would be an acceptable change. Because sidewalk is narrow, it would allow a straight up design if it were pushed back to 18 feet. It allows for a more pedestrian feeling and better for the green space trees.
G. Rice feels the difference between live/work and townhomes are different. William Waters states it makes no difference with the commercial component.
Discussion of sidewalk width.

Public Comment: 8:12 pm
Fred Schmid 1106 Lucerne is concerned about access through his property/alleyway on the north side of project.
Applicant: Michael Pecar adds that the commercial parking is on the street, the alley is only for access by the residents. A count of on street spaces indicates there are eleven (11).

8:20 pm
Public Comment:
Chip Gutherie: CRA Board member and resident of City. Aesthetics are great as one travels west, additional setback eliminates the condo canyon feel. Sites various places throughout the city similar in height. Talks about potential uses.
Ashley Nardone 1202 Lucerne Ave: Art Lofts Resident- inspired by the trees, keep the trees and do not lose the square footage.
Louise Noakes 1202B: Art Lofts Resident: concurs with previous speaker. 8:24 pm
Andre Lambracas: also lives there

Board: A. Marotta asks why the commercial space was added.
Michael Pecar: It is a component of a mixed use development and an attraction to the area.
Tax benefit for up to 10 years but would prefer 30 years.
What is the alternative for the tree? Mitigation? William Waters states root pruning and deep fertilization, example given is the Banyan downtown West Palm Beach and is very successful. A. Marotta then questions if it is of the opinion of staff the variance for the 2 foot for the tree is unnecessary. William Waters concurs. G. Rice states a mahogany is different from a Banyan, William Waters clarifies the root systems are different and mahogany will actually fare better.
D. Zacks does not feel if variances are denied the applicant will not be denied all reasonable use of the land thus failing to meet that criteria.
G. Rice-redevelopment, housing development are community benefits, safe communities in the areas west of town. Staff agrees, simply that it does not meet code. The appropriate method would be to change code through a text amendment.
Asks about a text amendment and William Waters states @ 120 days encompassing both Boards then on to City Commission for final approvals. Board discusses this possibility. Board could direct staff to proceed with Code amendment, depending on how Board votes on project.
Could vote on 1 variance, table all others and continue to a date uncertain.
C. Ansay continuances to 6 months plus one month will keep noticing alive.
Michael Pecar speaks to CRA funding having deadlines. CRA would have to go back to the CRA board, end of year funds will expire.

Variance
Motion: A. Marotta- PZB 1601500003 variance from the Design Guidelines for Major Thorough fares and Section 23.3-13 (Mixed-Use East) as based upon the findings of fact during the quasi-judicial hearings.
2nd M. Humm
Vote: Ayes all unanimous

Motion: A. Marotta -Move for an extension of up to 6 months for PZB 16-01500004 and PZB 16-01500005.
C.Brown 2nd
Public Comment: Once the text amendment catches up to the variance, the variance will not be necessary.
C.Ansay- cannot base it upon future possible existing conditions that may or may not be approved through the text amendment.
Vote: Ayes all unanimous
Motion: M. Humm moves to direct staff to investigate the feasibility and applicability of a text amendment affecting the setbacks of the Sustainable Bonus Incentive Program.
C. Brown 2nd.
Vote: Ayes all unanimous
Motion: A. Marotta moves to continue PZB 16-01400001 and PZB 16-00500001 for up to 6 months.
C. Brown 2nd
Vote: Ayes all unanimous

6. Planning Issues:
   William Waters provides a progress update with several items including the May 17 change to the LDR's before the City Commission, upcoming EAR reports, and planned workshops.
   Other items under review at this time include the Holiday Inn at 10th Ave North and Boutwell Road and the Solar Farm proposed at the City Landfill site. Investigation was conducted regarding the height of a fence in question on 10th Avenue North and it was determined the height was allowed as it is within the Mixed-Use East zoning district.
   Brian Shields was introduced to the Board brings a wealth of site plan review experience. Mention was made of the enclave agreement being fulfilled with Palm Beach County leading to the annexation, land use and rezoning changes to areas generally west and north of Boutwell Road and 10th Avenue North. In budget season, 2014 Building Code and Flood Plain Management amendments approved at previous City Commission meeting.

7. Public Comments (3 minute limit):

8. Departmental Reports:
   Director William Waters has been with the City of Lake Worth for 5 years now.
9. Board Member Comments:
   D. Zacks thanks staff for clear and succinct presentation.
10. Adjournment: 9:02 pm Motioned by A. Marotta 2nd by M. Humm.

Attest: _____
Greg Rice, Chairman

Submitted By: _____
Sherie Coale, Board Secretary

Minutes Approved: _____
Date

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   Also present were: Carolyn Ansay, Board Attorney; Curt Thompson, Senior Community Planner; Maxime Ducoste, Assistant Director Planning Zoning Historic Preservation; William Waters, Director for Community Sustainability; Board Secretary, Sherie Coale.
   Absent: Elise LaTorre

2. **Pledge of Allegiance**
   M. Humm led the pledge.
3. Additions/Deletions/Reordering and Approval of the Agenda:
   M. Ducoste mentions corrections to project numbers.

   The following item was heard out of order. Chairman Rice inquired as to whether there were any objections to moving this item forward on the agenda. No objections were raised. The resident wishes to be heard earlier in order to attend another meeting (Cultural Arts Council), scheduled at 6:30 PM.

   Public Comment:
   Mary Lindsey 327 Columbia Drive College Park- RE: Courtyards of Lake Worth. Expresses concerns regarding access from Columbia Drive to Spillway Park being closed off by the adjacent development. Questions how an entity can disregard the conditions of approval, specifically, condition #3 of the approval originally granted April 7, 2005 stating the "Egress/ Ingress to Spillway Park to be open to the public, dawn to dusk, as approved by the City Attorney". Ms. Lindsey enters into the record a letter issued by Community Sustainability dated May 23, 2011 reiterating the conditions have not been modified since the original approval. Would like to know what "teeth" the Board actually has to enforce the conditions when the applicant chooses to ignore the conditions.

4. Approval of Minutes:

   A. Meeting Minutes

      1. April 6, 2016 Minutes RM – continued until June Meeting.

5. Cases:

A. Swearing in of Staff and Applicants:
Board Secretary administered oath.

B. Proof of Publication:
Provided in the meeting packet.

C. Withdrawals/Postponements:
None

D. Consent:
None

E. Public Hearings:

1. Board Disclosure
No disclosures
D. Zacks states that Fun Depot is on the agenda but will not be influencing his decision.

2. Cases:

F. Unfinished Business:
None

G. New Business:

1. PZB Project # 16-01500002 Consideration of a request for a Parking lot variance.
Staff: M. Ducoste presents the case, provides that at the time the building was constructed it was in compliance, with a re-write of the code it became non-compliant. The applicant currently has a court order requiring the site to include a handicap space. This change of parking configuration will lead to a deficiency of parking spaces but simultaneously will meet the ADA requirement thus fulfilling a different section of the code. Client did not create this hardship and staff recommends approval as the request has met the criteria for the granting of the variance.
Board: No Comments or questions.
Public Comment: None
Motion: M. Humm to approve the request C. Brown 2nd**.**
Vote: Ayes, all unanimous

2. PZB Project # 16-01400002 + 16-00500008- Consideration of a request for a Major Site Plan Amendment for renovation of an existing recreational building and site improvements and a Conditional Use for a +/- 26, 148 square foot new construction for bowling alleys and miniature golf. PCN# 38-43-44-20-01-031-0010 and 38-43-44-20-01-031-0020.

Staff Comments: C. Thompson presented an overview of the request and case. Mentions provided parking and abandonment of street. Staff recommends approval. The applicant will be adding additional landscaping along west property line. Changing out derelict chain link fence and the revitalization of currently deficient landscaping.

Board Comments: G. Rice asks about lot coverage and lighting. Staff believes it is prudent to condition the project so that lighting does not interfere with the Mobile Home Park. Asks about food stands.
Applicant Comments: Agent, Robert Kuoppala, for the owner states it is a family owned business and closing time will be about 11-12 pm. The lumen level at the south property line will be @ .3. Possibility of soft music only.
Board asks about traffic analysis and zoning reference. Staff indicates that is an error and traffic is vested, a portion of 10th Avenue North was granted an exemption by Palm Beach County, they do not anticipate an intensification of traffic. The noise ordinance states that 65 decibels is the maximum allowable at the property line.
Public Comment: None
Motion: D. Zacks, Major Site Plan, with the added condition that lighting in the miniature golf area shall not spill over the property line, A. Marotta 2nd**.**
Vote: Ayes all; unanimous
Motion: D. Zacks for the Conditional Use subject to conditions as stated in previous motion. C. Brown 2nd
Vote: Ayes all; unanimous

3. PZB Project #16-01400001, PZB 16-00500001 & PZB 16-0100003 Consideration of a request for a Major Site Plan, Conditional Use application and to construct eight (8) townhomes and +/- 1,993 square feet of associated retail space. Variances are also requested from the minimum front setback, the location of property frontage and additional setback above the second story requirements. 6:45 pm
Staff: C. Thompson provided a synopsis of the variances along with clarification from the Assistant Director Maxime Ducoste.. The second variance request is in regard to a tree. The tree in question is a Swietania Mahogany. Other options to mitigate the tree would be relocation, payment into the tree fund. Staff provides that since the lot is vacant, the variances should be denied. As such the site plan, conditional use become a moot point as the variances are required with the current site plan configuration.

Applicant: Rick Gonzalez, REG Architects, the tree is not an issue, however the denial of the variance requesting a change from code for 3rd floor variance is a problem, believes the square footage for living is necessary and the denial of the variance from the 3rd floor setback requirement will not work.
Applicant: Darrin Engel indicates the tree is an endangered species of mahogany in South Florida. He has met with the city forester David McGrew and Landscape Architect Wayne Villavasa. The preference is to maintain it in Luna Park. The plan calls for mitigation of a sable and black olives. Power point presentation gives perspectives of site with remaining trees. 7:12 pm
Elements from the comprehensive plan are discussed as it relates to encouraging development. Applicant states the request is not for increased intensity. 2,200 square foot livable space is the minimal desirable/feasible. The variance from the 3rd story setback request is a minimal request. Applicant addresses the variance criteria. 7:30 pm

Staff: M. Ducoste reminds Board that the project meets the intent of the comprehensive plan. The project can be designed to meet the code and comp plan.
It is a vacant lot and if re-designed there is no need for the two variances. The criteria of hardship cannot be demonstrated since the lot is vacant. Setbacks can be met with redesign. Can be designed to achieve a reasonable use of the land. Applicant has purposefully chosen to design the project that are in conflict with the city's sustainable bonus incentive. External criteria such as cost of building/economics is not part of the criteria. Can be a slippery slope, we must be careful in reviewing variances.

7:40pm

William Waters - the reason for the donation to the CRA, as presented by the applicant, premise #4 and #2 are incorrect. City did request the 8 foot setback and is not adverse to 3-story buildings. An example of that is not presented as it is not appropriate to show someone else's work. Intent of the code has been misrepresented. As an author of the code, the intent is fully known.
G. Rice asks if it is a matter of terminology, townhouse as opposed to live/work units?
William Waters clarifies the townhouse requires conditional use. This is the marriage of 3 different sections of the code. Explains the sustainable bonus program.
Several developments were mentioned and they were vested under the old code.
G. Rice believes that additional setback gives less of a retail feel, but also understands the desire to get rid of a boxy feel to the streetscape.
CRA Director Joan Oliva states the original concept was for eleven (11) condo units and did not have a commercial element. Indicates this is trying to fill a void in Palm Beach County for affordable housing and build the best product within the budget.
C. Brown asks why they don't just build back the 8 feet.
Applicant: Michael Pecar sees it as a 16 foot setback. Since there is a work studio on lower level and garage, $200 K price and believes a 2,000 foot square foot unit.
Rick Gonzales states there should not be a concern about setting a precedent with granting of the variances as the conditions to the project are unique, that no other project like this will be will be brought forward/proposed on the major thoroughfares.
G. Rice is not crazy about the 16 feet setback, asks about cantilever on back. Michael Pecar states that would cause an increase in impervious site coverage.
C. Brown is in favor of saving the tree.
A. Marotta asks about square footage of units 2,000-2,200 square feet-response: 640 1st floor ½ studio and ½ garage, A/c space is @ 1600 square feet. Conflicting statements: Why we should be concerned this will never happen again when you have presented examples of what has already been built as a justification for why this project should be allowed to proceed as presented.
A. Marotta- should not approve as it is in conflict and can be designed otherwise.
Michael Pecar: product is being built to sell, yes there are other ways to design it economics do.
William Waters-shift entire building back 10-18 feet would be an acceptable change. Because sidewalk is narrow, it would allow a straight up design if it were pushed back to 18 feet. It allows for a more pedestrian feeling and better for the green space trees.
G. Rice feels the difference between live/work and townhomes are different. William Waters states it makes no difference with the commercial component.
Discussion of sidewalk width.

Public Comment: 8:12 pm
Fred Schmid 1106 Lucerne is concerned about access through his property/alleyway on the north side of project.
Applicant: Michael Pecar adds that the commercial parking is on the street, the alley is only for access by the residents. A count of on street spaces indicates there are eleven (11).

8:20 pm
Public Comment:
Chip Gutherie: CRA Board member and resident of City. Aesthetics are great as one travels west, additional setback eliminates the condo canyon feel. Sites various places throughout the city similar in height. Talks about potential uses.
Ashley Nardone 1202 Lucerne Ave: Art Lofts Resident- inspired by the trees, keep the trees and do not lose the square footage.
Louise Noakes 1202B: Art Lofts Resident: concurs with previous speaker. 8:24 pm
Andre Lambracas: also lives there

Board: A. Marotta asks why the commercial space was added.
Michael Pecar: It is a component of a mixed use development and an attraction to the area.
Tax benefit for up to 10 years but would prefer 30 years.
What is the alternative for the tree? Mitigation? William Waters states root pruning and deep fertilization, example given is the Banyan downtown West Palm Beach and is very successful. A. Marotta then questions if it is of the opinion of staff the variance for the 2 foot for the tree is unnecessary. William Waters concurs. G. Rice states a mahogany is different from a Banyan, William Waters clarifies the root systems are different and mahogany will actually fare better.
D. Zacks does not feel if variances are denied the applicant will not be denied all reasonable use of the land thus failing to meet that criteria.
G. Rice-redevelopment, housing development are community benefits, safe communities in the areas west of town. Staff agrees, simply that it does not meet code. The appropriate method would be to change code through a text amendment.
Asks about a text amendment and William Waters states @ 120 days encompassing both Boards then on to City Commission for final approvals. Board discusses this possibility. Board could direct staff to proceed with Code amendment, depending on how Board votes on project.
Could vote on 1 variance, table all others and continue to a date uncertain.
C. Ansay continuances to 6 months plus one month will keep noticing alive.
Michael Pecar speaks to CRA funding having deadlines. CRA would have to go back to the CRA board, end of year funds will expire.

Variance
Motion: A. Marotta- PZB 1601500003 variance from the Design Guidelines for Major Thorough fares and Section 23.3-13 (Mixed-Use East) as based upon the findings of fact during the quasi-judicial hearings.
2nd M. Humm
Vote: Ayes all unanimous

Motion: A. Marotta -Move for an extension of up to 6 months for PZB 16-01500004 and PZB 16-01500005.
C.Brown 2nd
Public Comment: Once the text amendment catches up to the variance, the variance will not be necessary.
C.Ansay- cannot base it upon future possible existing conditions that may or may not be approved through the text amendment.
Vote: Ayes all unanimous
Motion: M. Humm moves to direct staff to investigate the feasibility and applicability of a text amendment affecting the setbacks of the Sustainable Bonus Incentive Program.
C. Brown 2nd.
Vote: Ayes all unanimous
Motion: A. Marotta moves to continue PZB 16-01400001 and PZB 16-00500001 for up to 6 months.
C. Brown 2nd
Vote: Ayes all unanimous

6. Planning Issues:
   William Waters provides a progress update with several items including the May 17 change to the LDR's before the City Commission, upcoming EAR reports, and planned workshops.
   Other items under review at this time include the Holiday Inn at 10th Ave North and Boutwell Road and the Solar Farm proposed at the City Landfill site. Investigation was conducted regarding the height of a fence in question on 10th Avenue North and it was determined the height was allowed as it is within the Mixed-Use East zoning district.
   Brian Shields was introduced to the Board brings a wealth of site plan review experience. Mention was made of the enclave agreement being fulfilled with Palm Beach County leading to the annexation, land use and rezoning changes to areas generally west and north of Boutwell Road and 10th Avenue North. In budget season, 2014 Building Code and Flood Plain Management amendments approved at previous City Commission meeting.

7. Public Comments (3 minute limit):

8. Departmental Reports:
   Director William Waters has been with the City of Lake Worth for 5 years now.
9. Board Member Comments:
   D. Zacks thanks staff for clear and succinct presentation.
10. Adjournment: 9:02 pm Motioned by A. Marotta 2nd by M. Humm.

Attest: _____
Greg Rice, Chairman

Submitted By: _____
Sherie Coale, Board Secretary

Minutes Approved: _____
Date

Legal Notice No. 30271

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016 to consider a request by Mr. Mark Rickards, Agent, for the following:

PZB Project #15-01400004 Major Site Plan and PZB 16-00500012 Conditional Use permit to allow for a proposed single story financial institution with a drive through totaling +/- 3,691 square feet on a +/- 0.62 acre site within the Downtown (DT) Zoning District, pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.4-13 of the Land Development Regulations (LDRs).

The subject property is located at 200 Lake Avenue.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2 nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586- 1687.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561- 586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
May 19, 2016

Legal Notice No. 30273

PLEASE TAKE NOTICE that the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016 to consider a request by Joe Naroditsky, Applicant, for the following:

PZB-16-01400005 & PZB 16-00500008: A request for a Major Site Plan and Conditional Use application to install a 2.018 MW DC Photovoltaic Solar System on the Lake Worth landfill site using a non-penetrating ground-mounted ballasted support structure on a +/- 5.31 acre site pursuant to Sections 23.2-29, 23.2-30, 23.2-31 and 23.2-32 of the Land Development Regulations.

The subject property is located 1699 Wingfield Street.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2 nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586- 1687.

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Publish: The Lake Worth Herald
May 19, 2016

Legal Notice No. 30275

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016 to consider a request by Steve Johnson, Owner, for the following:

PZB Project PZB-16-00000001 which includes a request for a Mural to be placed on 2 walls and a portion of the wooden fence parallel to Lucerne Avenue within the Mixed Use-East (MU-E) Zoning District, pursuant to Section 23.5-1 of the Land Development Regulations (LDRs).

The subject property is located at 101 North B Street.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2 nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586- 1687.

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Publish: The Lake Worth Herald
May 19, 2016

Legal Notice No. 30274

PLEASE TAKE NOTICE that the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016 to consider a four-part request by Neighborhood Renaissance Inc., for the following:

a) PZB Project# 16-01400001, Major Site Plan to construct eight (8) townhomes pursuant to Section 23.2-30, 23.2-31, 23.2-32 of the LDRs.

b) PZB Project# 16-00500001, Conditional Land Use to allow for a Mixed-Use development consisting of retail and residential uses and services within the Mixed-Use East (MU-E) Zoning District, pursuant to Section 23.2-29 and Section 23.4-13 of the Land Development Regulations (LDRs); and,

c) Request for a Sustainable Bonus allowance for two 3-story structures.

The subject property is a +/- .46-acre- site, located at 110 North F Street.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2 nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687.

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In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
May 19, 2016

Legal Notice No. 30276

NOTICE OF SMALL SCALE COMPREHENSIVE PLAN AMENDMENT AND FUTURE LAND USE MAP AMENDMENT CHANGES

PLEASE TAKE NOTICE that the Lake Worth, Florida, Planning and Zoning Board will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016, to consider recommendation to the City Commission of the following Ordinances:

- ORDINANCE NO. 2016-XX OF THE CITY COMMISSION OF LAKE WORTH, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY PROVIDING A SMALL SCALE AMENDMENT TO THE FUTURE LAND USE MAP TO ADD CERTAIN PROPERTIES MORE FULLY DESCRIBED IN EXHIBIT A FROM A COUNTY LANDUSEDESIGNATIONOF COMMERCIAL HIGHINTENSITY/8 D.U. PER ACRE AND COMMERCIAL LOW INTENSITY/8 D.U. PER ACRES TO A CITY OF LAKE WORTH DESIGNATION OF MIXED USE WEST (MU-W); AMENDING THE PREVIOUSLY ADOPTED FUTURE LAND USE MAP; PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

- ORDINANCE NO. 2016-XX OF THE CITY COMMISSION OF LAKE WORTH, FLORIDA, CHANGING THE ZONING OF THE PROPERTY DESCRIBED IN EXHIBIT A FROM COUNTY ZONING OF RH/COMMERCIAL TO CITY OF LAKE WORTH ZONING OF MIXED USE WEST (MU-W); PROVIDING THAT CONFLICTING ORDINANCES ARE REPEALED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586-1687.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, forsuch purpose, he orshe may need to ensure that a verbatim record of the proceedingsis made, which record includes the testimony and evidence upon which the appeal isto be based. (FS 286.0105).

In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no latert than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
May 19, 2016

Legal Notice No. 30291

PLEASE TAKE NOTICE the Planning & Zoning Board City of Lake Worth, Florida, will hold a public hearing in the City Commission Room, in said City at or after 6:00 PM on June 1, 2016 to consider a request by Mr. Jeff John, owner, for the following:

PZB Project 16-00500014 for a Conditional Use Permit to allow for a bar with live entertainment within the Downtown (DT) Zoning District, pursuant to Section 23.2-29 of the Land Development Regulations (LDRs).

The subject property is located at 522 Lucerne Avenue; PCN# 38-43-44-21-15-024-0290.

The Public Hearing will be conducted at the above stated time or as soon thereafter as possible.

Written responses can be sent to the Lake Worth Planning & Zoning Board at 1900 2nd Avenue N, Lake Worth, FL 33461 and must arrive before the hearing date to be included in the formal record. You also have the opportunity to attend the meeting to provide oral testimony.

For additional information on the above issues, please visit the City of Lake Worth Division of Planning, Zoning and Historic Preservation located at 1900 Second Ave. North, Lake Worth, Florida 33461 or contact City Staff at 561-586- 1687.

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

In accordance with the provisions of the American with Disabilities Act (ADA) this document may be requested in an alternative format. Persons in need of special accommodation to participate in this proceeding are entitled to the provision of certain assistance. Please call 561-586-1673 no later than five (5) days before the hearing if this assistance is required.

Publish: The Lake Worth Herald
May 26, 2016

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Department for Community Sustainability
Planning & Zoning
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1687

DATE: May 17, 2016

TO: Members of the Planning & Zoning Board

FROM: Maxime Ducoste, Assistant Director for Planning and Preservation
Curt Thompson, Senior Community Planner

SUBJECT: **PZB Project Numbers 16-00300003 and 16-01300002,** Consideration of:

- A recommendation to the Planning & Zoning Board on a request for a **Small Scale Future Land Use Map Amendment** from the Palm Beach County Land Use designation of Commercial High Intensity/8 dwelling units per acre and Commercial Low Intensity/8 dwelling units per acre to a City of Lake Worth Future Land Use designation of Mixed Use West (MU-W);

- A recommendation to the Planning & Zoning Board on a request for a **Zoning Map Amendment** from the Palm Beach County Multi Family Residential (RH)/Commercial Zoning District to the City of Lake Worth Mixed Use – West (MU – W) Zoning District.

P&ZB Meeting Date: June 1, 2016

BACKGROUND/ PROPOSAL:

The City of Lake Worth adopted an inter-local agreement on April 5, 2016 for the annexation of an enclave consisting of 14 parcels totaling 8.19 acres, identified in Exhibit A of the Inter-local Agreement. This enclave is within the Municipal Service Area as defined by the Inter-local Service Boundary Agreement (ISBA) adopted by the City of Lake Worth and the Board of County Commissioners on October 6, 2015. Per Chapter 171, Part II, F.S, the ISBA establishes the planning, service delivery, and boundary adjustments and identified this area as Zone 8 of the Municipal Service Area. This enclave Inter-local Agreement provides for the annexation of the right-of-way segments identified in Exhibit B. There are no right-of-way segments for which ownership and maintenance will be transferred as shown in Exhibit C. The City has provided written notice to all owners of real property located within the enclave, as shown at the end of this staff report. The annexation has been processed through the County's review departments, including Fire Rescue, Engineering, Planning Zoning and Building, Environmental Resources Management, Parks and Recreation, Water Utilities, County Attorney, Property and Real Estate Management, Sheriff's Office and the Office of Financial Management and Budget and no issues were identified on the annexation.

Florida Statutes: Chapter 171 of the Florida Statutes establishes the annexation procedures for adjusting the boundaries of municipalities, determining when annexations may take place so as to ensure sound urban development, ensure the efficient provision of urban services to areas that become urban in character, and ensure that areas are not annexed unless municipal services can be provided to those areas. The Florida Statutes allows annexation of enclaves less than 10 acres through an Inter-local Agreement between the annexing municipality

and the County. The Statutes also allows for Inter-local Service Boundary Agreements to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and Increase political transparency and accountability.

Lake Worth Study: Per recommendations of the 2005 Lake Worth Annexation study, adopted by the City of Lake Worth and accepted by the Board of County Commissioners, the City and the County agreed to explore and initiate inter-local agreements for enclave annexations. The Board of County Commissioners directed County Planning staff to participate with the City to develop agreements for the unincorporated land within the City's Future Annexation Area.

ANALYSIS:

The table provided in this staff report indicates that each parcel meets the criteria definition of an enclave, pursuant to the Definitions Section of Chapter 171.031 of the Florida Statutes. A description is included to indicate that the enclave is (a) bounded and surrounded on all sides by the City of Lake Worth, or (b) bounded and surrounded on one or more sides by the City of lake Worth and on one or more sides by a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the City. A map created by County staff of the area is also included in this staff report. The boundary lines are drawn according to the legal description of the City. The enclaves depicted on the map show the municipal boundaries either surrounding the enclave or depicting the vehicular traffic to the unincorporated area only through the City. The annexation of Boutwell Road from its northern terminus to 10th Avenue North and the annexation of 10th Avenue North from I-95 to Boutwell Road occurred on June 28,2007 through an Inter-local Agreement between the City of lake Worth (Ord. 2007-50) and Palm Beach County (R-2007-1047).

The proposed Future Land Use designation of Mixed Use West (MU-W) is appropriate for the site and is consistent with adjacent properties along 10th Avenue North located within the City.

The proposed zoning designation of Mixed Use - West (MU-W) is appropriate for the site and is consistent with surrounding properties which front 10th Avenue North within the City. The MU-W District allows for low and moderate intensity commercial uses including administrative and professional offices, medical offices, retail-type business services, low-intensity financial institutions, low-intensity convenience sales, personal services, and eating and drinking establishments.

->Section 23.2-36: Rezoning of Land and Future Land Use Map (FLUM) amendments:

An amendment to the official zoning map processed with the FLUM amendment shall be reviewed based on the following factors:

a. Consistency. Whether the proposed FLUM amendment would be consistent with the purpose and intent of the applicable Comprehensive Plan policies, Redevelopment Plans, and Land Development Regulations. Approvals of a request to rezone to a planned zoning district may include limitations or requirements imposed on the master plan in order to maintain such consistency.

   Staff Response: While no formal site plan has been submitted as part of the land use change and rezoning, the surrounding area within the City Limits has a designation of Mixed Use West, and the proposed land use amendment would be consistent with the area and parcels in proximity to the site.

b. Land Use Pattern. Whether the proposed FLUM amendment would be contrary to the established land use pattern, or would create an isolated land use classification unrelated to adjacent and nearby classifications, or would constitute a grant of special privilege to an individual property owner as contrasted with the protection of the public welfare. This factor is not intended to exclude FLUM amendments that would result in more desirable and sustainable growth for the community.

Staff Response: The proposed Future Land Use Map amendment rezone would not be contrary to the established land use pattern. The area surrounding the subject properties will be compatible to the existing land use and zoning because that area currently has a Mixed Use West Land Use and zoning designation. No special land use or zoning designation has been requested, and the approval of the Future Land Use Map amendment would not grant any special privilege or create an isolated land use classification. The larger area has been the subject of a long term concerted effort between the County and City as a joint planning area, and is consistent with the approved Inter-local Service Boundary Agreement (ISBA).

c. Sustainability. Whether the proposed FLUM amendment would support the integration of a mix of land uses consistent with smart growth or sustainability initiatives, with an emphasis on 1) complementary land uses; 2) access to alternative modes of transportation; and 3) interconnectivity within the project and between adjacent properties.

Staff Response: The proposed FLUM amendment and rezoning would be the same as the existing land use and zoning that currently exist for the surrounding properties.

d. Availability of Public Services/Infrastructure. Requests for rezoning to planned zoning districts shall be subject to review pursuant to Section 23.5-2.

Staff Response: The subject properties currently receive water, sewer and public service/ infrastructure support from the City of Lake Worth.

e. Compatibility. The application shall consider the following compatibility factor: Whether the proposed FLUM amendment would be compatible with the current and future use of adjacent and nearby properties, or would negatively affect the property values of adjacent and nearby properties.

Staff Response: The proposed FLUM is compatibility with the future uses of the surrounding properties, and will not negatively affect the property values of the adjacent properties.

f. Economic Development Impact Determination for Conventional Zoning Districts. For FLUM amendments involving rezoning to a conventional zoning district, the review shall consider whether the proposal would further the City's Economic Development Program, and also determine whether the proposal would: 1) Represent a potential decrease in the possible intensity of development, given the uses permitted in the proposed land use category; and 2) Represent a potential decrease in the number of uses with high probable economic development benefits.

Staff Response: The proposed land use and zoning designations would further the City's Economic Development Program.

g. Commercial and Industrial Land Supply. The review shall consider whether the proposed FLUM amendment would reduce the amount of land available for commercial/industrial development. If such determination is made, the approval can be recommended under the following conditions:

1) The size, shape, and/or location of the property makes it unsuitable for commercial/industrial development; or

(2) The proposed FLUM amendment provides substantiated evidence of satisfying at least four of the Direct Economic Development Benefits listed in subparagraph "g" above; and

(3) The proposed FLUM amendment would result in comparable or higher employment numbers, building size and valuation than the potential of existing land use designation.

Staff Response: The proposed FLUM amendment and rezoning does not reduce the amount of land available for commercial development, and industrial use is not permitted for the properties under the current Land Development Regulations.

CONSEQUENT ACTION:

The Planning and Zoning Board's recommendations will be forwarded to the City Commission for consideration at the next available regularly scheduled meeting.

STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Board approve the following:

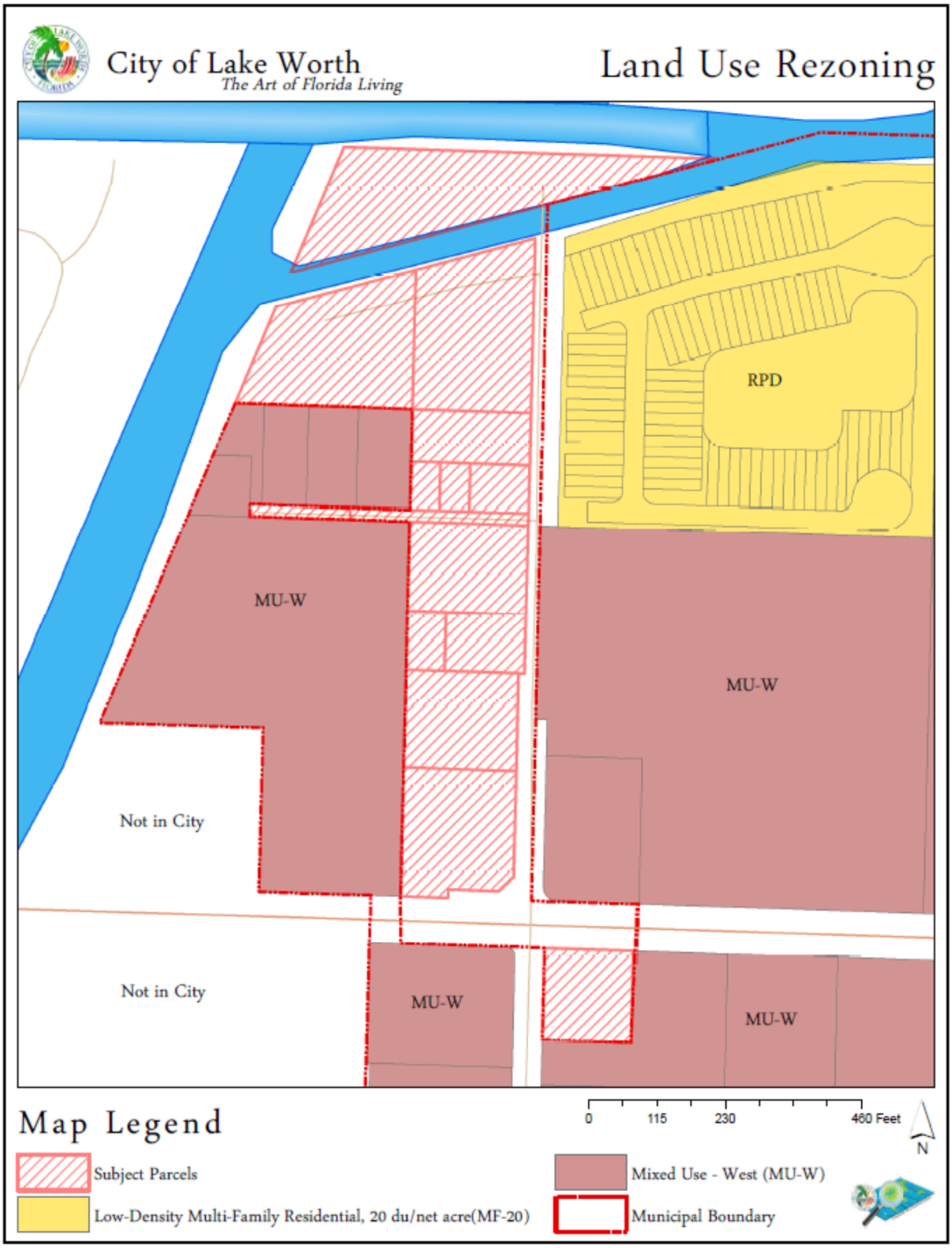
- Approval of the Small Scale Future Land Use Map Amendment to assign a Future Land Use designation of Mixed Use West (MU-W);
- Approval of the Zoning Map Amendment to assign an initial zoning of Mixed Use – West (MU - W) District.

POTENTIAL MOTIONS:

I MOVE THAT THE BOARD FORWARD TO THE CITY COMMISSION A RECOMMENDATION TO APPROVE/DISAPPROVE P&ZB Case No. 16-00300002 a Small Scale Future Land Use Map (FLUM) change from the County land use designation of Commercial High Intensity and Commercial Low Intensity/8 dwelling units per acre (CH/8 and CL/8) to the City of Lake Worth land use designation of Mixed Use West (MU-W).

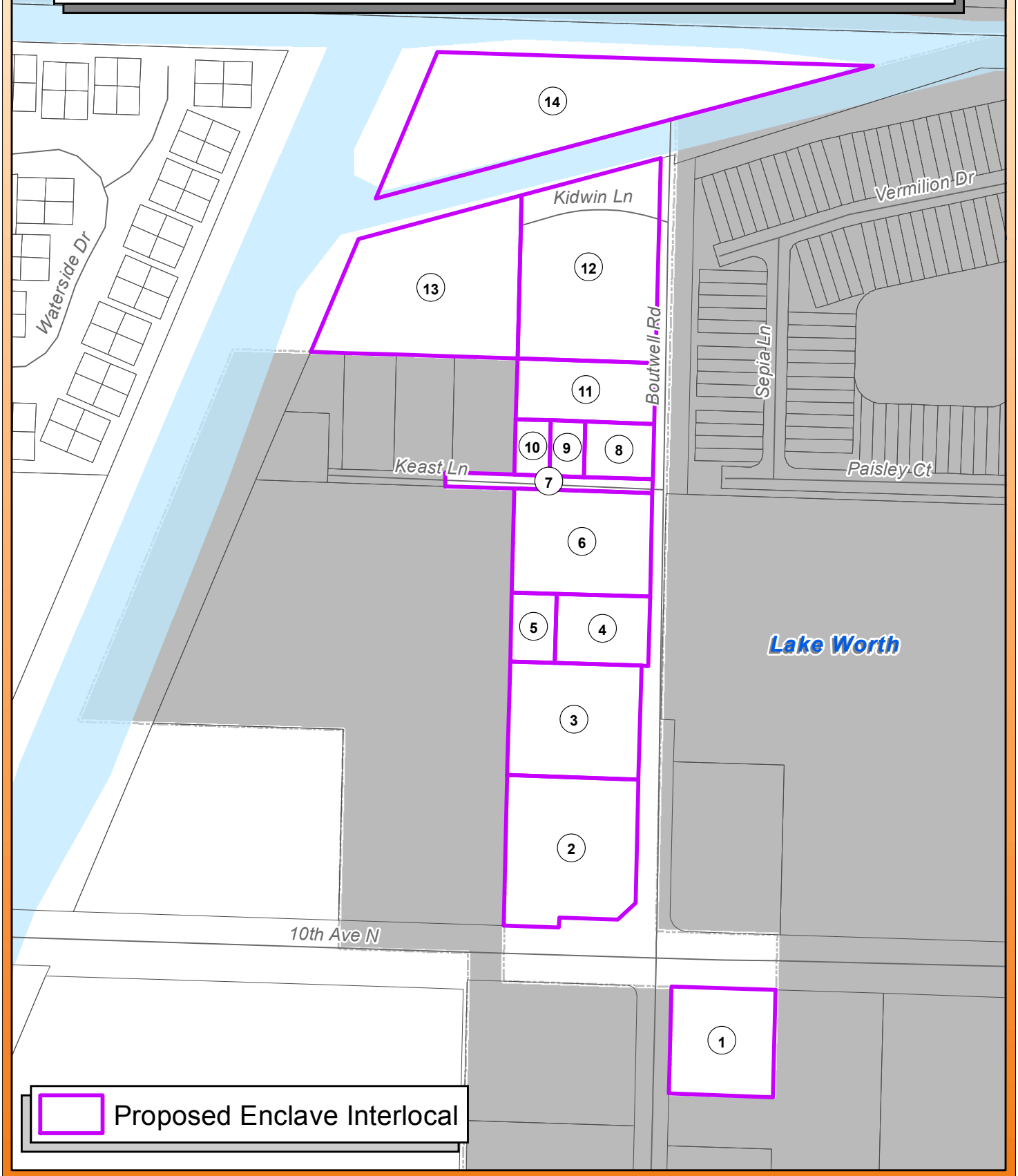
I MOVE THAT THE BOARD FORWARD TO THE CITY COMMISSION A RECOMMENDATION TO APPROVE/DISAPPROVE P&ZB Case No. 16-01300002: Zoning Map Amendment from a Palm Beach County Zoning Designation of Residential High Intensity (RH)/Commercial to a City Zoning Designation of Mixed Use – West (MU-W).

LOCATION MAP



Lake Worth Park of Commerce

Interlocal Service Boundary Agreement Area



Revision Date: 7/26/2013
Contact: Dale Whitfield.
Filename: N:/Div/LWPOC/2013/

Note: Map is not official, for presentations purposes only.

0 100 200 300 Feet

N W E S

Planning, Zoning & Building
2300 N Jog Rd
West Palm Beach, FL 33411
Phone (561) 233-5300

PALM BEACH COUNTY FLORIDA

MAP ID	PARID	SITE_ADDR_	WNER_NAM	WNER_NA_	ACRES	ASSESSED_V
1	00434420010330040	2172 10TH A	10TH AVENUE REALTY LLC		0.53	$ 632,602
2	00434420010270040	2201 10TH A	LUTZ PETROLEUM EQUIP I		0.91	$ 1,121,298
3	00434420010270020	3185 BOUTW	GRAND SLAM TWO LLC		0.72	$ 646,914
4	00434420010270010	3145 BOUTW	SUNRISE DETOXIFICATION		0.31	$ 54,000
5	00434420010270050	3161 BOUTW	PRAESUM HEALTHCARE SE		0.15	$ 26,000
6	00434420010270030	3141 BOUTW	POWELL CHRISTOPHER		0.69	$ 74,400
7	00434420010040020	KEAST LN	BARKER K R TR		0.14	$ -
8	00434420010040090	3113 BOUTW	GARCIA ABEL		0.18	$ 38,216
9	00434420010040100	2219 KEAST L	ROMANO JEF	ROMANO LYI	0.09	$ 50,283
10	00434420010040110	2221 KEAST L	WEBB DEREK	WEBB DAWN	0.09	$ 67,032
11	00434420010040050	3097 BOUTW	ROMANO RO	ROMANO LYI	0.40	$ 77,740
12	00434420010040070	3058 BOUTW	ROMANO LYNNETTE A		1.22	$ 146,248
13	00434420010040040	2240 KIDWIN	FOGEL MICHAEL N EST		1.20	$ 188,579
14	00434420010030020	3015 BOUTW	SMITH PATRI	SMITH MAUF	1.55	$ 149,126
Total					**8.19**	**3,272,438.00**

PBC FLU	PBC Zoning	PADDR1	PADDR2	PADDR3	SALE_DATE	PRICE
CH/8	CN	PO BOX 970850		COCONUT CF	1/18/2008	$ 720,000
CH/8	CG	2351 N POWERLINE RD		POMPANO B	7/19/2012	$ 850,000
CH/8	CN	3185 BOUTWELL RD		LAKE WORTH	6/3/2003	$ 440,000
CH/8	CN	2328 10TH AVE N STE 302		LAKE WORTH	12/5/2013	$ 140,000
CH/8	CN	2328 10TTH AVE N STE 302		LAKE WORTH	5/16/2013	$ 90,500
HR/8	RH	1465 CHAPPAREL WAY		WELLINGTON	6/3/2005	$ 180,000
HR/8	RH	2310 KEAST LN		LAKE WORTH	4/1/1955	$ 100
HR/8	RH	3113 BOUTWELL RD		LAKE WORTH	10/30/2014	$ 10
HR/8	RH	2219 KEAST LN		LAKE WORTH	11/28/2012	$ 53,500
HR/8	RH	14 INLET CAY DR		BOYNTON BE	1/3/2014	$ 10
HR/8	RH	3097 BOUTWELL RD		LAKE WORTH	12/2/2011	$ 35,000
HR/8	RS	824 N LAKESIDE DR		LAKE WORTH	12/10/2013	$ 159,139
HR/8	RS	1500 LUCERNE AVE APT 70		LAKE WORTH	12/1/1994	$ 120,000
HR/8	AR	1144 CUMBERMEADE RD		FORT LEE NJ	3/30/2013	$ 10
					543,412.00	**2,788,269.00**

TOTAL_MARK	MKT_NOT_CA	TOTAL_VALU	TOTAL_TAXA	HMSTD_FLG	LAND_MARKE
$ 632,602	$ 632,602	$ 632,602	$ 632,602	N	$ 368,280
$ 1,121,298	$ 1,121,298	$ 1,121,298	$ 1,121,298	N	$ 848,957
$ 778,443	$ 778,443	$ 778,443	$ 646,914	N	$ 124,968
$ 54,000	$ 54,000	$ 54,000	$ 54,000	N	$ 54,000
$ 26,000	$ 26,000	$ 26,000	$ 26,000	N	$ 26,000
$ 74,400	$ 74,400	$ 74,400	$ 74,400	N	$ 55,545
$ -	$ -	$ -	$ -	N	$ -
$ 38,216	$ 38,216	$ 38,216	$ 38,216	N	$ 19,550
$ 55,328	$ 27,664	$ 27,664	$ 26,239	Y	$ 13,800
$ 67,032	$ 67,032	$ 67,032	$ 67,032	N	$ 13,800
$ 85,635	$ 42,818	$ 52,740	$ 52,740	Y	$ 46,000
$ 150,715	$ 150,715	$ 150,715	$ 146,248	N	$ 74,865
$ 188,579	$ 188,579	$ 188,579	$ 188,579	N	$ 90,045
$ 149,126	$ 149,126	$ 149,126	$ 149,126	N	$ 149,126
3,421,374.00	**3,350,893.00**	**3,360,815.00**	**3,223,394.00**		**1,884,936.00**

IMPRV_MRKT	PROPERTY_U
$ 264,322	SERVICE STATION
$ 272,341	SERVICE STATION
$ 653,475	OFFICE ONE STORY
$ -	VACANT COMMERCIAL
$ -	VACANT COMMERCIAL
$ 18,855	SINGLE FAMILY
$ -	RESIDENTIAL COMMON AREA/ELEMENT
$ 18,666	SINGLE FAMILY
$ 41,528	SINGLE FAMILY
$ 53,232	SINGLE FAMILY
$ 39,635	SINGLE FAMILY
$ 75,850	SINGLE FAMILY
$ 98,534	SINGLE FAMILY
$ -	VACANT
1,536,438.00	

Agenda Item #: 4D-1

SV/MM 7-0

R-2016-0587

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 5/3/2016 [ ] **Consent** [X] **Regular**
[ ] **Workshop** [ ] **Public Hearing**

Department: **Planning, Zoning & Building Department**

Submitted By: **Planning Division**

Submitted For: **Planning Division**

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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: An Interlocal Agreement with the City of Lake Worth providing for the annexation of an enclave, generally located on the northwest and southeast corners of 10th Avenue North and Boutwell Road.

Summary: The City of Lake Worth adopted an interlocal agreement on April 5, 2016 for the annexation of an enclave consisting of 14 parcels totaling 8.19 acres, identified in Exhibit A of the Interlocal Agreement. This enclave is within the Municipal Service Area as defined by the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Lake Worth and the Board of County Commissioners on October 6, 2015. Per Chapter 171, Part II, F.S, the ISBA establishes the planning, service delivery, and boundary adjustments and identified this area as Zone 8 of the Municipal Service Area. This enclave Interlocal Agreement provides for the annexation of the right-of-way segments identified in Exhibit B. There are no right-of-way segments for which ownership and maintenance will be transferred, as shown in Exhibit C. The City has provided written notice to all owners of real property located within the enclave. The annexation has been processed through the County's review departments, including Fire Rescue, Engineering, Planning Zoning and Building, Environmental Resources Management, Parks and Recreation, Water Utilities, County Attorney, Property and Real Estate Management, Sheriff's Office and the Office of Financial Management and Budget and no issues were identified on the annexation. The proposed annexation meets the requirements of Chapter 171, F.S., as well as the requirements of the adopted ISBA, and is consistent with the Intergovernmental Coordination Element of the County's Comprehensive Plan. District 3 (RPB)

Background and Policy Issues: Based on the terms of the ISBA entered with the County on October 6, 2015, the City of Lake Worth has identified an enclave as eligible for annexation and located within the Municipal Service Area outlined in the ISBA. The Comprehensive Plan includes policies and objectives to adopt implementation strategies which support municipal efforts to secure boundary changes and that maintain cost-effective service delivery and assist in the elimination of enclaves, pockets and finger-like areas. The proposed annexation is located within the City's Future Annexation Area; and is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which encourages the elimination of enclaves.

Attachments:
1. Interlocal Agreement with Exhibits A, B and C of the Interlocal Agreement
2. County Staff Report and Map

==========

Recommended By: Rebecca V. Caldwell — 4/5/16
Executive Director — **Date**

Approved By: — 4/15/16
Assistant County Administrator — **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	___	___	___	___	___
Operating Costs	___	___	___	___	___
External Revenues	___	___	___	___	___
Program Income (County)	___	___	___	___	___
In-Kind Match (County)	___	___	___	___	___
NET FISCAL IMPACT	___	___	___	___	___
# ADDITIONAL FTE POSITIONS (Cumulative)	___	___	___	___	___

Is Item Included In Current Budget? Yes _____ No _____

Budget Account No.: Fund _____ Agency _____ Org. _____ Object

Reporting Category

B. Recommended Sources of Funds/Summary of Fiscal Impact: There is no anticipated fiscal impact associated with this annexation. Palm Beach County Fire Rescue provides fire protection and emergency medical services to the City of Lake Worth, if annexed citizens would continue to receive service from the same station.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

OFMB

Contract Dev. and Control 4/13/16

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

PLANNING DIVISION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS HEARING
MAY 3, 2016

I. General Data

Agenda Name:	**Interlocal Agreement with the City of Lake Worth - Boutwell Rd Enclave**
Project Manager:	Patricia Behn, Principal Planner
Recommendation:	Staff recommends *approval* of the Interlocal Agreement

II. Item Summary

Summary: The item before the Board is to consider approval of an Interlocal Agreement that would annex an unincorporated enclave located on the northwest and southeast corners of Tenth Avenue North and Boutwell Road.

III. Current Request

Summary: The City of Lake Worth adopted an interlocal agreement on April 5, 2016 for the annexation of an enclave consisting of 14 parcels totaling 8.19 acres, identified in Exhibit A of the Interlocal Agreement. This enclave is within the Municipal Service Area as defined by the Interlocal Service Boundary Agreement (ISBA) adopted by the City of Lake Worth and the Board of County Commissioners on October 6, 2015. Per Chapter 171, Part II, F.S, the ISBA establishes the planning, service delivery, and boundary adjustments and identified this area as Zone 8 of the Municipal Service Area. This enclave Interlocal Agreement provides for the annexation of the right-of-way segments identified in Exhibit B. There are no right-of-way segments for which ownership and maintenance will be transferred as shown in Exhibit C. The City has provided written notice to all owners of real property located within the enclave, as shown at the end of this staff report. The annexation has been processed through the County's review departments, including Fire Rescue, Engineering, Planning Zoning and Building, Environmental Resources Management, Parks and Recreation, Water Utilities, County Attorney, Property and Real Estate Management, Sheriff's Office and the Office of Financial Management and Budget and no issues were identified on the annexation.

IV. Background

Florida Statutes: Chapter 171 of the Florida Statutes establishes the annexation procedures for adjusting the boundaries of municipalities, determining when annexations may take place so as to ensure sound urban development, ensure the efficient provision of urban services to areas that become urban in character, and ensure that areas are not annexed unless municipal services can be provided to those areas. The Florida Statutes allows annexation of enclaves

less than 10 acres through an Interlocal Agreement between the annexing municipality and the County. The Statutes also allows for Interlocal Service Boundary Agreements to promote sensible boundaries that reduce the costs of local governments, avoid duplicating local services, and increase political transparency and accountability.

County Policy: The Comprehensive Plan includes policies and objectives to adopt implementation strategies which support municipal efforts to secure boundary changes and that maintain cost-effective service delivery and assist in the elimination of enclaves, pockets and finger-like areas. It is County policy to support and enter into interlocal agreement for the annexation of enclaves that are consistent with goals, objectives and policies of the County's Comprehensive Plan. The proposed annexation is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which encourages the elimination of enclaves.

Lake Worth Study: Per recommendations of the 2005 Lake Worth Annexation study, adopted by the City of Lake Worth and accepted by the Board of County Commissioners, the City and the County agreed to explore and initiate interlocal agreements for enclave annexations. The Board of County Commissioners directed staff to participate with the City to develop agreements for the unincorporated land within the City's Future Annexation Area.

V. Data and Analysis

The table provided in this staff report indicates that each parcel meets the criteria definition of an enclave, pursuant to the Definitions Section of Chapter 171.031 of the Florida Statutes. A description is included to indicate that the enclave is (a) bounded and surrounded on all sides by the City of Lake Worth, or (b) bounded and surrounded on one or more sides by the City of Lake Worth and on one or more sides by a natural or manmade obstacle that allow*s the passage of vehicular traffic to the unincorporated area only through the City.*

A map created by County staff of the area is also included in this staff report. The boundary lines are drawn according to the legal description of the City. The enclaves depicted on the map show the municipal boundaries either surrounding the enclave or depicting the vehicular traffic to the unincorporated area only through the City. The annexation of Boutwell Road from its northern terminus to 10th Avenue North and the annexation of 10th Avenue North from I-95 to Boutwell Road occurred on June 28, 2007 through an Interlocal Agreement between the City of Lake Worth (Ord. 2007-50) and Palm Beach County (R-2007-1047).

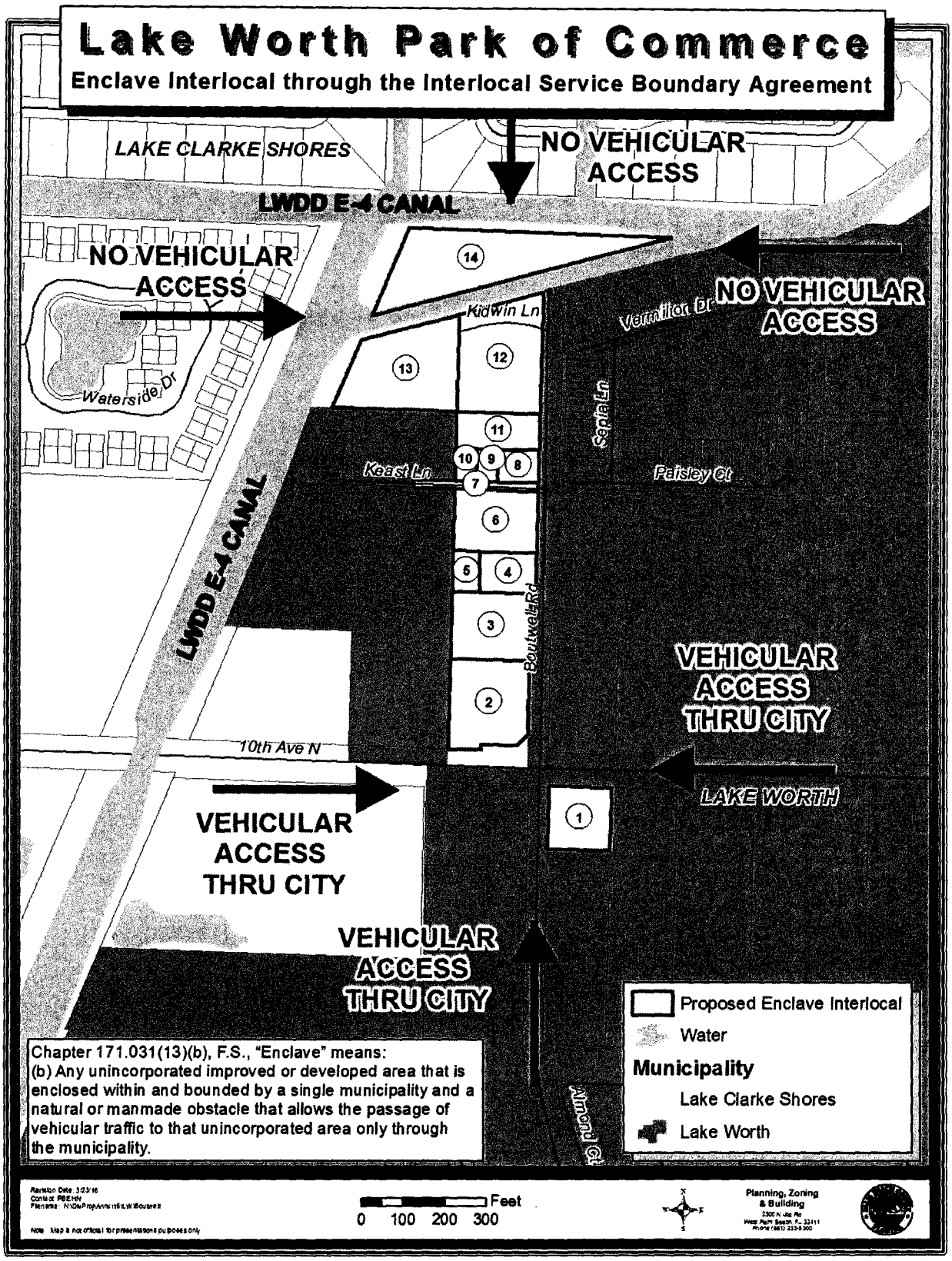
VI. Staff Assessment

The proposed annexation meets the requirements of Chapter 171, F.S., and is consistent with the Intergovernmental Coordination Element of the County's Comprehensive Plan. County staff recommends ***approval*** of the Interlocal Agreement.

T:\Planning\Intergovernmental\Annexations\2016 Fiscal Year\BCC Agenda Items\LW Boutwell Rd Enclave\Staff Report attachement 3.docx

Enclave Identification

Map ID	PCN	Address	Acres	Enclave Characteristic
1	00434420010330040	2172 10TH AVE N	0.53	The area proposed to be annexed is currently bounded and surrounded on the west, south and east sides by the City of Lake Worth, on the north side by a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the City, therefore the area meets the characteristics of an enclave per Chapter 171.031(13)(b), F.S.
2	00434420010270040	2201 10TH AVE N	0.91	
3	00434420010270020	3185 BOUTWELL RD	0.72	
4	00434420010270010	3145 BOUTWELL RD	0.31	
5	00434420010270050	3161 BOUTWELL RD	0.15	
6	00434420010270030	3141 BOUTWELL RD	0.69	
7	00434420010040020	KEAST LN	0.14	
8	00434420010040090	3113 BOUTWELL RD	0.18	
9	00434420010040100	2219 KEAST LN	0.09	
10	00434420010040110	2221 KEAST LN	0.09	
11	00434420010040050	3097 BOUTWELL RD	0.40	
12	00434420010040070	3058 BOUTWELL RD	1.22	
13	00434420010040040	2240 KIDWIN LN	1.20	
14	00434420010030020	3015 BOUTWELL RD	1.55	


Lake Worth Park of Commerce
Enclave Interlocal through the Interlocal Service Boundary Agreement
LAKE CLARKE SHORES
NO VEHICULAR ACCESS
LWDD E-4 CANAL
NO VEHICULAR ACCESS
NO VEHICULAR ACCESS
Waterside Dr
Kidwin Ln
Vermilion Dr
Santa Ln
Keast Ln
Paisley Ct
LWDD E-4 CANAL
Boutwell Rd
VEHICULAR ACCESS THRU CITY
10th Ave N
LAKE WORTH
VEHICULAR ACCESS THRU CITY
VEHICULAR ACCESS THRU CITY
Almond Ct
14
13
12
11
10
9
8
7
6
5
4
3
2
1
Chapter 171.031(13)(b), F.S., "Enclave" means:
(b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.
Proposed Enclave Interlocal
Water
Municipality
Lake Clarke Shores
Lake Worth
Feet
0 100 200 300
Planning, Zoning & Building

Sample Written Notice to Property Owners

Lake Worth, Florida. The Art of Florida Living.℠

Community Sustainability
Administrative Division
1900 2nd Avenue North
Lake Worth, FL 33461
561.586.1644

10TH AVENUE REALTY LLC
PO BOX 970850
COCONUT CREEK FL 33097 0850

RE: 2172 10TH AVE N
00434420010330040

Dear 10TH AVENUE REALTY LLC

The subject property is within the area currently being considered for annexation through an Interlocal Agreement between the City of Lake Worth and Palm Beach County. Chapter 171.046 Florida Statutes recognizes the use of Interlocal Agreements as a means to eliminate enclaves. Elimination of enclaves provides for more efficient delivery of services to area.

The Agreement will be heard by the City of Lake Worth City Commission during a public hearing scheduled to take place on April 5, 2016 at 6:00 p.m., or soon thereafter. The meeting will take place in the Commission Chambers located at 7 North Dixie Highway, Lake Worth, FL 33460.

Following adoption by the City of Lake Worth, the agreement will be forwarded to Palm Beach County for a public hearing before the Board of County Commissioners. For further information on the County's hearing, please contact Patricia Behn at (561) 233-5300.

Please refer to the enclosed *Benefits of Annexation* brochure for more information.

If you have questions, please do not hesitate to contact me at (561) 586-1634.

Sincerely,

William Waters, AIA, NCARB, LEED AP BD+C, SEED, ID
Director for Community Sustainability
City of Lake Worth, Florida

INTERLOCAL AGREEMENT

R2016 0587

THIS INTERLOCAL AGREEMENT is made on this ____ day of MAY 0 3 2016, 2016 between the CITY OF LAKE WORTH, a municipal corporation located in Palm Beach County, Florida, hereinafter referred to as "CITY," and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", each entity constituting a "public agency" as defined in Part 1, Chapter 163, Florida Statutes (2015).

WHEREAS, Section 163.01, Florida Statutes (2015), known as the "Florida Interlocal Cooperation Act of 1969," as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the "Florida Interlocal Cooperation Act of 1969" permits public agencies as defined herein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, Section 163.3171(3), F.S., authorizes municipalities and counties to jointly enter into agreements to exercise the powers granted to the county and the municipalities pursuant to Chapter 163, Part II, the Local Government Planning and Land Development Regulation Act; after each government conducts a public hearing with due public notice; and

WHEREAS, Chapter 171, Part II, F.S., as amended, establishes the Interlocal Service Boundary Agreement process as a flexible, joint planning option for counties and municipalities to cooperatively adjust municipal boundaries while planning for service delivery and land use changes; and

WHEREAS, the Board of County Commissioners entered into an Interlocal Service Boundary Agreement with the City of Lake Worth by Ordinance 2015-037; and

WHEREAS, it has been determined by the City and by the County that the parcels to be annexed via this interlocal Agreement meet the requirements set out in the Interlocal Service Boundary Agreement adopted in 2015 and requirements set out in Section 171.046, Florida Statutes (2015), as such enclaves are developed or are improved, are ten (10) acres or less in size, and are completely surrounded by the City or are surrounded by the City and a natural manmade obstacle that allows passage of vehicular traffic to the enclaves only through the City; and

WHEREAS, the County and the City agree that the parcels to be annexed via this Interlocal Agreement is subject to the Land Use Atlas of the Palm Beach County Comprehensive Plan and County zoning and subdivision regulations until the City adopts a

comprehensive plan amendment to include the parcels to be annexed in the comprehensive plan.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of the Agreement is to allow annexation by the City of Lake Worth of certain unincorporated enclaves which are identified in Exhibit "A" attached hereto and made a part hereof:

Section 2. Definitions

The following definition shall apply to this Agreement:

1. The term "enclave" shall be defined as set forth in Section 171.031(13) (a) and (b), Florida Statutes (2015).

2. "Act" means Part 1 of Chapter 163, Florida Statutes (2015).

3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.

Section 3. Annexation

The unincorporated enclaves identified in Exhibit "A", which is attached hereto and made a part hereof, are hereby annexed into and are included in the corporate boundaries of the City of Lake Worth.

Section 4. Annexation of Rights-of-Way

Palm Beach County hereby consents to the annexation of the right-of-way segments identified in Exhibit "B" into the corporate boundaries of the City of Lake Worth.

Section 5. Transfer of Ownership and Maintenance Responsibility of Rights-of-Way identified in Exhibit "C"

Approval of this interlocal agreement by both parties constitutes mutual agreement by the City and County pursuant to Section 335.0415, Florida Statutes (2015), to the transfer of the responsibility for ownership, operation and maintenance of the right-of-way segments identified in Exhibit "C" from the County to the City. Such transfer shall occur upon the effective date of the annexation of the right-of-way segments identified in Exhibit "C".

Section 6. Effective Date

This agreement shall take effect upon execution by both parties.

Section 7. Filing

Upon execution by both parties, a certified copy of this agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 8. Notification

The City hereby acknowledges that is has provided written notice to all owners of real property located in the enclaves identified in Exhibit "A" whose names and addresses are known by reference to the latest published ad valorem tax records of the Palm Beach County Property Appraiser. The written notice described the purpose of the Interlocal Agreement and stated the date, time, and place of the meeting of the City Council of the City of Lake Worth where this Interlocal Agreement is to be considered for adoption. The written notice also indicated the name and telephone number of the Palm Beach County staff person to contact regarding the date, time and place when the Board of County Commissioners is to consider the adoption of this Interlocal Agreement.

Section 9. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 10. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 11. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the parties, concerning the subject, and supersedes all other negotiations, representation, or agreements, either written or oral, relating this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

remainder of page intentionally left blank

IN WITNESS WHEREOF, the parties hereto have affixed their signatures on the day and year first above written.

ATTEST:

CITY OF LAKE WORTH
By City Commission

By: _____
Pamela J. Lopez, City Clerk

By: _____
Pam Triolo, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____ FOR
Glen Torcivia, City Attorney

R2016 0587 MAY 0 3 2016

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock
Clerk & Comptroller

By: _____
Deputy Clerk

By: _____
Mary Lou Berger, Mayor

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Robert Banks, Chief Land Use
County Attorney

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Rebecca D. Caldwell, Executive Director
Planning, Zoning & Building

Exhibit A
Parcel within Enclave

Map ID	PCN	Address	Owner	Acres	Assessed Value	PBC Land Use	PBC Zoning	Proposed Land Use	Proposed Zoning
1	00434420010330040	2172 10TH AVE N	10TH AVENUE REALTY LLC	0.53	$632,602	CH/8	CN		
2	00434420010270040	2201 10TH AVE N	LUTZ PETROLEUM EQUIP INSTALLATIONS INC	0.91	$1,121,298	CH/8	CG		
3	00434420010270020	3185 BOUTWELL RD	GRAND SLAM TWO LLC	0.72	$646,914	CH/8	CN		
4	00434420010270010	3145 BOUTWELL RD	SUNRISE DETOXIFICATION CENTER LLC	0.31	$ 54,000	CH/8	CN		
5	00434420010270050	3161 BOUTWELL RD	PRAESUM HEALTHCARE SERVICES	0.15	$ 26,000	CH/8	CN		
6	00434420010270030	3141 BOUTWELL RD	POWELL CHRISTOPHER	0.69	$ 74,400	HR/8	RH		
7	00434420010040020	KEAST LN	BARKER K R TR	0.14	$ -	HR/8	RH		
8	00434420010040090	3113 BOUTWELL RD	GARCIA ABEL	0.18	$ 38,216	HR/8	RH		
9	00434420010040100	2219 KEAST LN	ROMANO JEREMIAH &	0.09	$ 50,283	HR/8	RH		
10	00434420010040110	2221 KEAST LN	WEBB DEREK &	0.09	$ 67,032	HR/8	RH		
11	00434420010040050	3097 BOUTWELL RD	ROMANO RODNEY ZACHARIAH &	0.40	$ 77,740	HR/8	RH		
12	00434420010040070	3058 BOUTWELL RD	ROMANO LYNNETTE A	1.22	$146,248	HR/8	RS		
13	00434420010040040	2240 KIDWIN LN	FOGEL MICHAEL N EST	1.20	$188,579	HR/8	RS		
14	00434420010030020	3015 BOUTWELL RD	SMITH PATRICIA K &	1.55	$149,126	HR/8	AR		

Lake Worth Park of Commerce

Interlocal Service Boundary Agreement Area

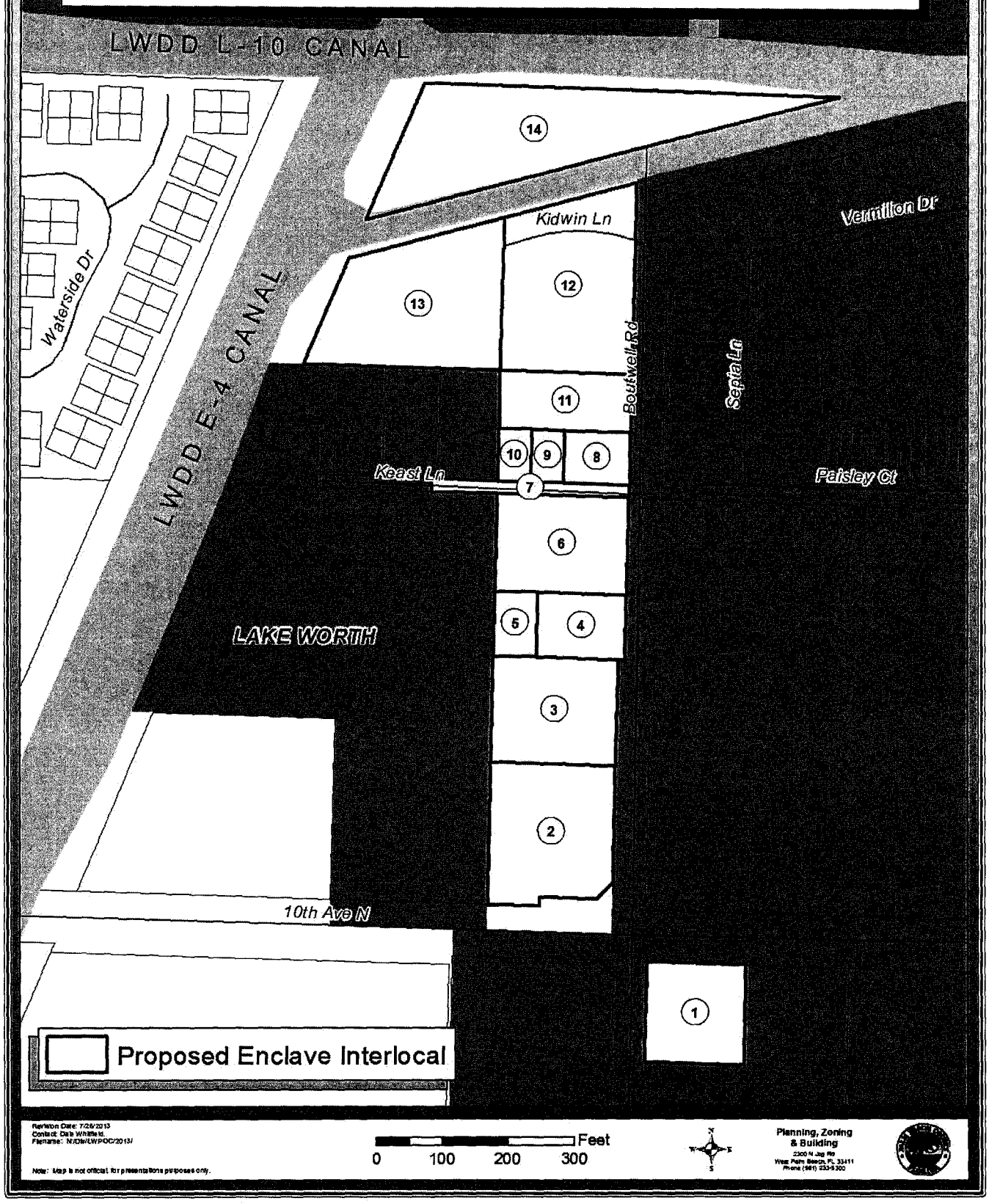


Exhibit B
Right-of-Way Segments To Be Annexed

Rights-of-Way	Segment
Keast Ln	Entire segment from Boutwell Road, west to dead end
Kidwin Ln	Entire segment from Boutwell Road, west to dead end
10th Avenue North	From the West line of the East 220' of Tract 27 of Model Land Co. Subdivision easterly to the West right-of-way for Boutwell Road

Exhibit C
Right-of-Way Segments Operated and Maintained by the County For which ownership and maintenance will be transferred to the City

Rights-of-Way	Segment
None	**None**

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, SHARON R. BOCK, Clerk and Comptroller, certify this to be a true and correct copy of the original filed in my office on _____
dated at West Palm Beach, Florida _____
By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
MAY 03 2016
PALM BEACH COUNTY, FLORIDA

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City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461· Phone: 561-586-1687

MEMORANDUM DATE: May 19, 2016

AGENDA DATE: June 1, 2016

TO: Chair and Members of the Planning and Zoning Board

FROM: Curt Thompson, Community Planner
Maxime Ducoste, Assistant Director for Community Sustainability

RE:

a) SUBJECT: Consideration of a request for a Major Site Plan **PZB Project# 16-01400001**, Major Site Plan to construct eight (8) townhomes pursuant to Section 23.2-30, 23.2-31, 23.2-32 of the LDRs;

b) **PZB Project# 16-00500001**, Conditional Land Use to allow for a Mixed-Use development consisting of retail and residential uses and services within the Mixed-Use East (MU-E) Zoning District, pursuant to Section 23.2-29 and Section 23.4-13 of the Land Development Regulations (LDRs).

Land Use/Zoning:
The site is located at 110 North F Street, with a Mixed Use – East (MU-E) zoning designation and a Mixed Use East (MU-E) Future Land Use Map designation.

SYNOPSIS:

Applicant	Darrin Engel and Michael Pecar representing Neighborhood Renaissance	
General Location	110 North F Street	
Zoning	Mixed Use East (MU-E)	
Existing Land Use	Vacant	
Future Land Use Designation	Mixed Use – East	
Applicable Municipal Code Sections	23.2-26; 23.2-29, 23.2-30, 23.2-31, 23.2-32; 23.4-13	
	Required	**Proposed/Existing**
Lot Area	6,500 square feet	20,933 square feet
Lot Width	25 feet	154.95 feet

Building Height	Comprehensive Plan: Maximum 45' (Third story and above allowed with the provision of Community Benefits)	Zoning Code: Maximum 30' (not to exceed two stories) plus 5 feet (max 3 stories) with Sustainable Bonus Incentive Program	35 feet (30 + 5) (This includes 5 feet for the sustainable bonus)
Setbacks	**Required**		**Provided**
Front (Lucerne)	10 feet minimum, maximum 22 feet		18 feet
Side (F Street)	10 feet minimum, maximum 22 feet		10 feet
Side (interior)	0		0 feet
Rear (Alley)	10		13
Bonus Height and Stories	5 feet		5 feet
Living Area	Not Applicable		Not Applicable
Accessory Structure Limitations	Not Applicable		Not Applicable
Impermeable Surface Total	65% maximum		63.95%
Maximum Building Coverage	55%		35%
Floor Area Ratio	.90		.87
Parking	17		22 parking spaces for cars, plus 4 motorcycle spaces and 16 bike rack spaces for bicycles.
Board Action Required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;		
Staff Recommendation	Staff recommends approval of the requested Conditional Land Use and Major Site Plan, with conditions, to allow for the construction of 8 townhomes (+/-16,176 square feet) with a +/- 2,000 square foot commercial building.		
	Name and Title		**Initials**
Project Planner	Curt Thompson, Community Planner		CT
Approved by	Maxime Ducoste, Assistant Director for Planning and Preservation		MD

Project/Property Description:

The applicant, Darrin Engel and Michael Pecar representing Neighborhood Renaissance, are seeking approval for a Major Site Plan, Conditional Use Permit to allow for a Mixed-Use Development consisting of retail/commercial uses, residential uses (construct eight (8) townhomes) and accessory services within the Mixed-Use East (MU-E) Zoning District.

Neighborhood Renaissance, Inc., ("Applicant"), has entered into a contract with the Lake Worth Community Development Agency ("CRA") to purchase the property located at 110 North F Street ("Property"). The applicant wants to construct eight (8) live work townhouse residences (16, 176 square feet) for working artists that will be sold to households earning less than 120% of the area median income which is considered affordable housing. In addition, the contract/agreement contemplates construction of additional community/commercial space on the subject property.

The site plan was reviewed by the Site Plan Review Team (SPRT) at their regular meeting on March 14, 2016. The SPRT recommended a number of conditions of approval, which have been included for the Board's reference.

On the May 4th, 2016 Planning and Zoning meeting, the Board reviewed the proposed development plan, which included three variance requests for mimimum front setback, not to exceed 22 feet; variance from the location of the front of the property; and a variance for additional height and stories setback. In that same meeting, the Board denied two of the three variances, but granted the variance related tot the location of the lot frontage, therefore allowing the front of the property to along Lucerne Ave. As a consequence of the denial of two variances, the Major Site Plan and Conditional Use Permit was deferred to a date certain to allow the applicant to revised the proposal or proceed with a zoning text amendment.

The following analysis includes a discussion about the specific site improvements the applicant is proposing followed by an analysis that addresses each of the two (2) part request outlined in the project description. In addition, following the conditional use review requested by the applicant.

Public Support/Opposition

Staff has not received any letters of support or opposition

Consistency with the Comprehensive Plan:

The applicant's proposal to construct a Mixed-Use Development consisting of retail/commercial uses, residential uses (construct eight (8) townhomes) and accessory services within the Mixed-Use East (MU-E) Zoning District at the subject property is consistent with the following Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 1.1.3.4.:** Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multifamily residential and compatible office, service and commercial retail uses.

  The project site has a Future Land Use Designation of Mixed Use-East. The Mixed Use-East zoning designation, which is the zoning of the project site, is geared toward the commercial gateways and thoroughfares that are adjacent to the central commercial core of the city. The intent of MU-E district is to encourage the establishment and expansion of a broad range of office, commercial, hotel/motel and medium-density multiple-family residential development as well as to facilitate redevelopment within these areas that achieves a mix of residential and professional office land uses.

- **Policy 1.3.9.1:** The City shall further discourage urban sprawl by:

1. Continuously promoting compact developments within the mixed use, high density residential and TOD areas while providing adequate public services for each development in the most cost effective manner possible; and,

The applicant is proposing a compact development in the Mixed Use-East land use category. Existing public services, including potable water, sewer, fire and police services, are adequate to serve the project. The compact nature shall be consistent with the Mixed Use-East future land use designation and this policy.

It is evident through consistency with the identified objectives and policies that the project is consistent with the adopted Comprehensive Plan.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Response: The proposed use will be in harmony with the intent of the Mixed Use – East (MU-E) Zoning District to construct 8 townhomes, a commercial building at the corner of Lucerne Avenue and North F Street and associated site improvements.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Medium Density Residential (MDR)	SF-TF-14	Single Family Home
South	Public	PROS	Shuffle Board Courts
East	MU-E	MU-E	Shopping Center
West	MU-E	MU-E	Residential – Urban Artist Lofts

The majority of existing uses are a mixture of residential and commercial/retail in nature. As such, the proposed mixed use project (townhomes and commercial building) shall be in harmony with the existing mix of commercial and residential uses in the immediate area.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: The proposed mixed use project will be compatible with the Future Land Use designation (Mixed Use-East) and may stimulate investment and development of the surrounding area. The proposed mixed use will not result in substantially less public benefit or greater harm than would result from a use permitted by right

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Response: The proposed townhomes and commercial building will not result in a more intensive development than that approved by the Future Land Use Element of the Comprehensive Plan. Rather, the mixed use nature shall be compatible with the planning goals, objectives and policies of the Future Land Use Element as identified above under Consistency with the Comprehensive Plan.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Response: The proposed mixed use project will not generate traffic volumes or movements, which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The 8 townhomes and the 2,000 square foot commercial building will replace the former County Health department offices of about 5,850 square feet. The residential component includes a work space that the applicant expects many of the occupants will work at home thus, reducing traffic impacts.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Response: The proposed conditional use will not result in a significantly greater amount of through traffic on local streets. Traffic accessing the site is anticipated to come from the proposed entrance/exit onto an existing alley along the north side of the property.

3. The proposed conditional use will not produce significant air pollution emissions.

Staff Response: The proposed mixed use does not include any operational features that would produce significant air pollution emissions.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: the proposed mixed use project will not require either extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The proposed conditional use will be served by existing utilities such that neither extension nor enlargement is necessary as a result of the project.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The proposed conditional use is not anticipated to place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: The mixed use project is not anticipated to generate significant noise.

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Response: The proposed lighting plan for the project is anticipated to be in compliance with Section 23.4-3. Please refer to Sheet ES - 1 in the site plan, for additional details

Section 23.2-31: Site Design Qualitative Standards

1. Harmonious and efficient organization.

Staff Response: All of the required elements of the site plan have been harmoniously and efficiently organized in relation to topography, and the size and type of parcel. The site will be developed as to not impede the normal and orderly development or improvement of surrounding property. The proposed development of the project site will have no negative impacts on the surrounding properties and/or uses. The criterion has been met.

2. Preservation of natural conditions.

Staff Response: The project site is currently vacant. There are of eleven (11) existing mature trees on the site, six (6) of the trees will be preserved as best as possible. Any trees removed will be mitigated pursuant to Article 6 of the Land Development Regulations.

3. Screening and buffering.

Staff Response: The applicant is proposing landscaping and buffering which will meet the requirements of the LDRs. The landscape plan is attached for the board's review as depicted in sheet ES-1.

4. Enhancement of residential privacy.

Staff Response: This project shall provide and protect residential privacy.

5. Emergency access.

Staff Response: Emergency access to the site is provided along the alleyway located along the north side of the property. The criterion has been met.

6. Access to public ways.

Staff Response: Access to public rights-of-way to the project is being provided via one existing driveway located along north side of the property via the existing alleyway. The criterion has been met.

7. Pedestrian circulation.

Staff Response: There is an existing concrete sidewalk along Lucerne Avenue and North F Street. The criterion has been met.

8. Design of ingress and egress drives.

Staff Response: The site will utilize one existing entrance/exit along an alleyway at the north side of the site. The criterion has been met.

9. Coordination of on-site circulation with off-site circulation.

Staff Response: The existing on-site circulation has been designed in a manner to coordinate with the proposed parking area for the property. The criterion has been met.

10. Design of on-site public right-of-way.

Staff Response: There are no on-site public streets or rights-of-ways associated with the project site. The criterion is not applicable

11. Off-street parking, loading and vehicular circulation areas.

Staff Response: Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property. This criterion has been satisfied.

12. Refuse and service areas.

Staff Response: The residents and commercial tenants will be using carts and will be responsible for setting their carts on collection days. They will also be responsible for returning them to their garages or commercial spaces. The criterion has been met.

13. Protection of property values.

Staff Response: The site is currently vacant. The site plan is arranged to enhance the frontage of along Lucerne and North F Street. The redeveloped of this site is expected to serve as a catalyst for investment along Lucerne Avenue and North F Street areas. The redeveloped site should have a positive effect on property values in the immediate area. The criterion has been met.

14. Transitional development.

Staff Response: Due to the mixed use nature of the surrounding area, the proposed project and redevelopment will be in harmony with the uses in the vicinity.

15. Consideration of future development.

Staff Response: The vicinity in which the project site is located is in various stages of re-development. The applicant is undertaking the redevelopment of the site that will result in a viable mixed use residential and commercial development. The type of compact urban development proposed by the applicant is consistent with the Future Land Use Element of the Comprehensive Plan. The redeveloped site is expected to serve as a catalyst for investment in the Mixed Use – East area. The criterion has been met.

d) Buildings, generally.

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

   Staff Response: The residential buildings will be design to be compatible with the existing commercial/retail uses in the MU-E zoning district. Meets criterion.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

Staff Response: Meets criterion.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

   Staff Response: The building facades shall be designed to meet this criterion.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.

   Staff Response: The proposed mixed use project is to be designed to meet this criterion.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

   Staff Response: Meets criterion.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.

   Staff Response: The proposed use is not designed for advertising purposes, the intent is to provide additional affordable residential uses and commercial uses for the enhancement of the City.
   Meets criterion.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

   Staff Response: The project as proposed meets this criterion.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

   Staff Response: All building surfaces, walls and roofs are proposed to be compatible and in harmony with the surrounding vicinity. Meets criterion.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

Staff Response: No such design(s) have been proposed for this development.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

    Staff Response: Meets criterion.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

    Staff Response: No such design(s) have been proposed for this development. Meets criterion.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

    Staff Response: Meets criterion.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

    Staff Response: No advertising has been proposed by this applicant. Meets criterion.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

    Staff Response: The proposal has been designed to meet this criterion.

l) Community appearance criteria. The general requirements outlined in this section are minimum aesthetic standards for all site developments, buildings, structures, or alterations within the corporate limits of the city, except single-family residences. However, additions to existing buildings and sites shall be subject to review by the development review official for a determination regarding submission to the planning and zoning board or historic resources preservation board for review. All site development, structures, buildings or alterations to site development, structures or buildings shall demonstrate proper design concepts, express honest design construction, be appropriate to surroundings, and meet the following community appearance criteria:

1. The plan for the proposed structure or project 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.

Staff Response: Criterion met.

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Response: The materials to be used on the exterior will be durable. The structure will be built of block clad in stucco and tile. The railings and shade structures shall consist of either coasted aluminum or steel. Criterion met

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Response: The proposed project is designed to be in harmony with the local built environment. Criterion met.

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable

Staff Response: Criterion met.

Townhouse Standards

(1) Front setback shall be ten (10) feet along North F Street and eighteen (18) along Lucerne Avenue with an open porch permitted in a minimum of five (5) Feet of setback;

Staff Response: Meets Criterion.

(2) Distance between townhouse structures shall be twenty (20) feet; however, distance between double-stacked townhouse structures shall be thirty (30) feet;

Staff Response: The distance between the structures shall be about 32 feet. Meets criterion.

(3) Rear setback shall be twenty (20) feet with ten (10) feet for accessory structures;

Staff Response: Meets criterion.

(4) Townhouse structures shall not exceed one hundred twenty (120) feet in overall length or six (6) Units;

Staff Response: Meets Criterion.

(5) The maximum number of attached townhouse units within a townhouse building fronting on Federal Highway shall be four (4) units, unless a planned development district is approved;

Staff Response: This project does not front Federal Highway. Criterion does not apply

(6) No front door access from alleys when abutting single family residential use or district.

Staff Response: Meets criterion.

Sustainable Bonus Incentive Program

The maximum allowable building height for the MU-East district is 30 feet. However, the proposed site plan and architectural plans indicate 35' for the height of the two proposed townhome buildings. In order to be allowed to increase the height of the building, the applicant has applied for the Sustainable Bonus Incentive Program, which

allows an increase in height beyond two stories or an increase in floor area ratio (FAR) provided the applicant has additional improvements elsewhere on site that go above and beyond what is required by code. In addition, in order to benefit from the Sustainable Bonus Incentive, it requires that all stories above the second story, both the front façade and rear façade must be setback and additional distance beyond the minimum. In this instance, the front façade for the third story and above must have a front setback of height (8) to twelve (12) feet in addition to the minimum, which the revised development proposal complies with this requirement. As indicated on the Sustainable Bonus Incentive Program Application included with this submittal, the applicant is required to determine the total value of the required improvements and provide a description of the proposed improvements and the valuation of the same.

According to Section B of the Sustainable Bonus Application, Based on a value multiplier of $5.00 per square foot, the total value of required improvements is $26,665.

Multiply the Bonus Area by the Value Multiplier to determine the value of required improvements.

5,333 square feet (to add a Third Floor) x $5.00/SF of Bonus Area= $26,665

In addition, according to Section C of the Sustainable Bonus Application, the applicant is proposing the following community benefit:

On-Site Features & Improvements:
1. The project will be designed to achieve either Florida Green Building Council or ICC 700 National Green Building Standard certification: $13,333, which will require a performance bond in this amount.
2. Construction value of the addition of Luna Park Plaza open for use by the public and residents by moving the commercial building north by 14 feet and preserving 3 mature trees. Size of the plaza shall be 860 square feet, $21,500
3. Inclusion of 12 bike racks to encourage visits by non-motorized vehicles: $2,400
4. Six existing mature trees have been preserved in the site layout plan, $2,120. This feature cannot receive bonus credit because these trees would have to be replaced in kind and number when they are removed.
Total Value of Community Benefit $ 37,233

Site Plan Review Team

The project was reviewed by the Site Plan Review Team on March 14, 2016.

Conclusion:

The analysis has shown that the required findings can be made with respect to the Conditional Land Use and, Major Site Plan requests. The use as proposed is in harmony with the underlying zoning district and surrounding areas, subject to compliance with staff proposed conditions of approval.

CONSEQUENT ACTION:

The Planning & Zoning Board's decision on the Conditional Land Use and Major Site Plan will be final. The staff recommends that the Planning and Zoning Board approve the Major Site Plan and Conditional Use to allow for the construction of 8 townhomes with a +/- 2,000 square foot commercial building.

STAFF RECOMMENDATION:

Staff recommends the following on the Major Site Plan and Conditional Land Use requests:

Staff recommends that the Planning and Zoning Board **APPROVE** **PZB Project# 16-01400001**, Major Site Plan to allow for the construction of eight (8) townhomes with a +/- 2,000 commercial building pursuant to Section 23.2-30, 23.2-31, 23.2-32 of the LDRs. The site currently has a Mixed Use – East (MU-E) zoning district, with a Future Land Use designation of Mixed Use – East (MU-E).

Staff recommends that the Planning & Zoning Board **APPROVE** **PZB Project# 16-00500001**, Conditional Land Use to allow for the construction of eight (8) townhomes with a +/- 2,000 square foot commercial building. The site currently has a Mixed Use – East (MU-E) zoning district, with a Future Land Use designation of Mixed Use – East (MU-E). This motion is pursuant to Section 23.2-29 and Section 23.4-13 of the Land Development Regulations (LDRs).

POTENTIAL MOTION:

Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 16-01400001: I MOVE TO APPROVE/DENY PZB PROJECT **Project # 16-01400001**, Major Site Plan to construct eight (8) townhomes pursuant to Section 23.2-30, 23.2-31, 23.2-32 of the LDRs. The site currently has a Mixed Use – East (MU-E) zoning district, with a Future Land Use designation of Mixed Use – East (MU-E).

"PZB PROJECT NUMBER 16-00500001: I MOVE TO APPROVE/DENY PZB PROJECT **Project # 16-00500001**, Conditional Land Use to allow for the construction of 8 townhomes with a +/- 2,000 square foot commercial building. The site currently has a Mixed Use – East (MU-E) zoning district, with a Future Land Use designation of Mixed Use – East (MU-E). This motion is pursuant to Section 23.2-29 and Section 23.4-13 of the Land Development Regulations (LDRs);

LOCATION MAP

Attachments:

A. Conditions of Approval
B. Proposed Plans
   - Survey
   - Site Plan
   - Architectural Plans
   - Photometric Plan
   - Landscape Plan
   - Preliminary Civil Plans

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
PZB CASE No. 16-01400001 and PZB CASE No. 16-00500001

Date of Preparation:	May 19, 2016
P&ZB Meeting Date:	May 1, 2016
Applicant:	West Village Art Flats
Location:	110 N F Street

CONDITIONS OF APPROVAL
PZB CASE No. 16-01400001

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Conditional Use Permit approval to allow for the construction of a eight (8) townhomes and a +/- 2,000 square foot commercial building on a +/- 20,933 square foot parcel within the Mixed Use-East (MU-E) zoning district at 110 North F Street.

5. This use must operate in compliance with all state and local laws that govern this use.

6. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Additional Conditions of Approval:

Planning and Zoning

1. Prior to the issuance of a building permit, the applicant shall provide for adequate emergency vehicle access to the site.
2. Prior to the issuance of a building permit, the landscape plan shall be consistent with the revised site plan.

Public Services:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Services Construction Standards and Policy and Procedure Manual.

2. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.

3. Prior to the issuance of a building permit, the applicant shall contact the Lake Worth Drainage (LWDD) District's Engineering Department and obtain any required permit(s), if necessary, and furnish to the City.

Prior to the issuance of a building permit, the applicant shall contact the South Florida Water Management District's (SFWMD) Engineering Department and obtain any required permit(s), if necessary.

4. Prior to issuance of a certificate of occupancy, the applicant shall remove and construct a new 5-foot wide sidewalk along the east side of North F Street from the southwest property corner to the northwest property corner in compliance with the Public Service Department's specifications and Policy and Procedure Manual.

5. Prior to issuance of a certificate of occupancy, the applicant shall remove and construct new Type F curb and gutter along the east side of North F Street from the southwest property corner to the northwest property corner in compliance with the Public Services Department's specifications.

6. Prior to issuance of a certificate of occupancy, the applicant shall construct a 1" mill and overlay along the eastern half of North F Street from the southwest property corner to the northwest property corner , from the centerline of the roadway to the east curb line in compliance with the Public Services Department's specifications.

7. Prior to issuance of a Certificate of Occupancy, (should the construction of off-site improvements not be feasible due to timing, future City planning, etc.) the applicant shall make a contribution to the City's Construction Fund for the associated costs of those improvements to the associated right of way.

8. Prior to the issuance of a building permit, provide a signage and striping plan that illustrates the striping pattern necessary for vehicles entering and exiting the property.
9. Prior to issuance of a certificate of occupancy, construct off-site signage and striping improvements per the approved plan and in accordance with the construction standards of the Public Services Dept.

10. Prior to the issuance of a certificate of occupancy, alleyway improvements consisting of a 1" mill and overlay at the alleyway approach at North F Street to the northeast property corner shall be constructed in accordance with the construction standards of the Public Services Dept.

11. Prior to the issuance of a building permit, the Applicant shall contact and meet with a representative from the Public Services Refuse and Recycling Division to confirm refuse enclosure location, accessibility and demand on property and that it is compatible with the requirements of the Department of Public Services. Refuse Division contact number is 561-533-7344.

12. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.

13. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices. Prior to the issuance of a Certificate of Occupancy, the applicant shall fine grade and sod all disturbed areas with Bahia sod.

14. Prior to the issuance of a Certificate of Occupancy, the applicant shall broom sweep all areas of the affected right of way and remove of all silt and debris collected as a result of construction activity.

Utilities – Electric

None

UTILITIES-WATER & SEWER

Prior to Building Permit application, the Preliminary Engineering Plans shall be amended as follows:

1. Fire department connections must be within 100 feet of a fire hydrant.

2. Provide a 15 foot utility easement around the proposed watermains and gravity sewer, except between proposed buildings "A" and "B" where 10 foot easement will be acceptable, and a 5 foot utility easement around proposed fire hydrants.

3. Provide fireflow calculations based on a recent hydrant test.

4. Provide cross-section on each property line and grading to indicate site will maintain the runoff from a 3 year - 1 day storm event. Perimeter swales may be required.

5. Provide geotechnical report on the determination of the hydraulic conductivity "K" value.

6. Prior to building permit issuance, reserved capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

Palm Beach County Fire Department

Prior to the issuance of a building permit, the applicant shall satisfy the Water Supply for Fire-Flow Requirement.

Building Division

Prior to the issuance of a building permit, the applicant shall comply with all Building Division regulations of the City of Lake Worth as it relates to this development.

CONDITIONS OF APPROVAL
PZB CASE No. 16-00500001

Conditional Land Use

1. The proposed Luna Park Plaza shall remain open to the public and remain clear and clean of any trash or debris.

2. Any activities associated with the operation of the Luna Park Plaza shall emit no more than 65 (db) decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site.

Approved by:

_____
Maxime Ducoste
Assistant Director for Planning and Preservation

REG ARCHITECTS, INC.

ARCHITECTURE * INTERIOR DESIGN * PLANNING

To:	Maxime Ducoste, City of Lake Worth P&Z Curt Thompson, City of Lake Worth P&Z	From:	Darrin Engel
Via:	E-MAIL	Pages:	1
Phone:		Date:	May 19, 2016
RE:	**West Village Art Lofts**	CC:	Michael Pecar, Neighborhood Renaissance Joan Oliva, Lake Worth CRA Rick Gonzalez, REG

☐ URGENT X FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

Resubmittal for Removal of Setback Variance Requests PZB Project #16-01400001

The following is a list of revisions to the drawing sheets as a result of removing the setback variance requests PZB #16-01500004 and PZB #16-01500005.

1. Retail building "B" has been moved south to the 22'-0" maximum commercial setback, this will remove the request for the variance from the 22' setback – PZB 16-01500004.
   a. Luna Park's north-south dimension has been decreased accordingly.
   b. The space between town house building "A" and retail building "B" has increased accordingly.
   c. The walkways and park plaza have been moved accordingly.
   d. Landscaping will be adjusted and shall comply with the City's landscaping requirements.
2. Town house building "C" has been moved north an additional 8'-0" for a total setback of 18'-0" along Lucerne Ave. This will remove the request for the variance from the 8' to 12' setback for the 3rd floor – PZB 16-01500005. And satisfies the zoning requirement for additional 8' to 10' setback for major thoroughfare requirements.
   a. The front yards of town house building "C" in the north-south direction have been increased accordingly.
   b. The "shared park / garden" has been decreased in the north-south direction accordingly.
   c. The length of the driveway / parking spaces and access drive has not been decreased.
   d. The walkways have been moved accordingly.
   e. Landscaping will be adjusted and shall comply with the City's landscaping requirements.
3. Impervious area has been modified to accommodate setback revisions, impervious remains at 64%, impervious area increased 7 s.f. Building elevations have been adjusted for the setback revisions.

We appreciate your consideration and efforts for rescheduling the project to be placed on the June 1st Planning and Zoning Board Meeting.

Sincerely,

Darrin Engel

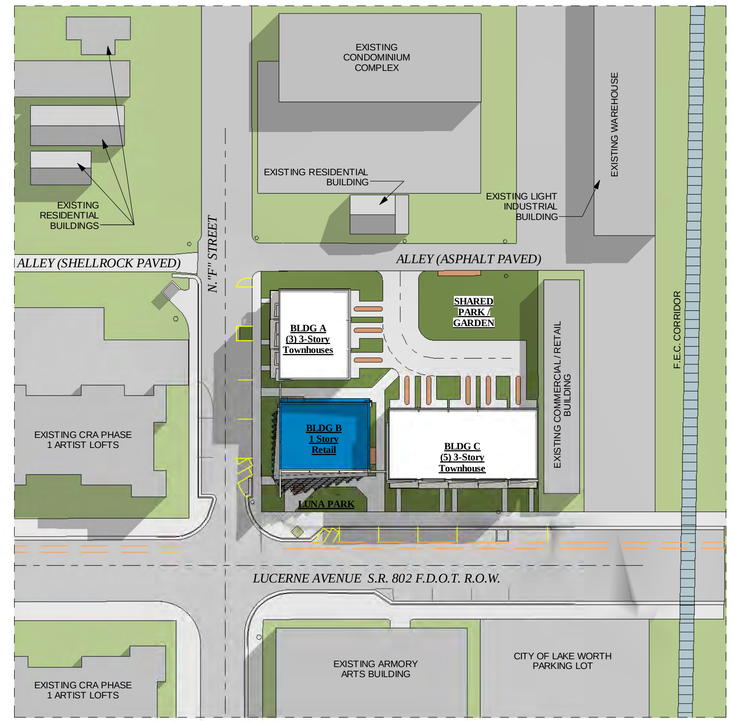
300 Clematis Street, 3rd Floor, West Palm Beach, FL 33401
Phone: (561) 659-2383 • Fax: (561) 659-5546
www.regarchitects.com AA 0002447
EST. 1988

West Village Art Lofts

110 North "F" Street
Lake Worth, FL 33460

A VIEW FROM LUCERNE AVENUE AND "F" STREET LOOKING NORTH EAST

A VIEW FROM ON LUCERNE AVENUE BY FEC R.R. TRACKS LOOKING NORTH WEST



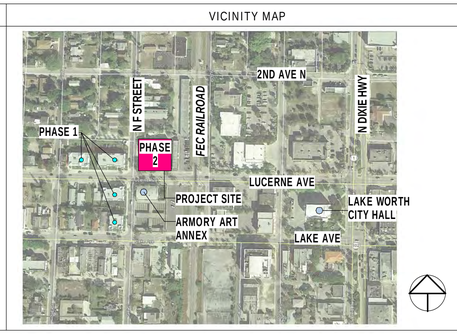
1 **00 - Site Plan - Vicinity**
1" = 40'-0"

LOCATION MAP

DESIGN DEVELOPMENT

03-15-2016

VICINITY MAP



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REG ARCHITECTS - INTERIORS - PLANNERS, INC.
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Phone: 561-659-2383 / Fax: 561-659-5546

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OMN&J
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Lake Worth, FL 33460
Phone: 561 370-3300 / Fax: 561 370-3294

GREEN / LEED CONSULTING
TBD
X
X
X
Phone: 561 000-0000 / Fax: 561 000-0000

SHEET INDEX - SITE PLAN REVIEW

Sheet Number	Sheet Name
A-Cover Sheet	
CVR	Cover Sheet - SPR
B-Civil	
1 of 8	Paving, Grading, & Drainage Plan
2 of 8	Paving, Grading, & Drainage Details
3 of 8	Paving, Grading, & Drainage Details
4 of 8	Water & Wastewater Plan
5 of 8	Sanitary Sewer Details
6 of 8	Ssanitary Sewer Details
7 of 8	Water Details
8 of 8	Water Details
C-Landscape Design	
L-1	Landscape Plan
L-2	Planting Details
L-3	Planting Specifications
E-Architectural	
A-0.01	Site Plan
A-0.01Ex	Site Plan Existing Conditions
A-0.10	Overall Plan - Retail & Studio Level
A-0.20	Overall Plan - Living Level
A-0.30	Overall Plan - Sleeping Level
A-0.40	Overall Plan - Roof Plan
A-3.00	Building Elevations
A-3.01	Building Elevations
A-3.02	Elevations - Color and Shade
A-3.03	Building Materials & Colors
G-Electrical	
ES-1	Site Lighting

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West Village Art Lofts

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NO.	DATE	DESCRIPTION
2	05-11-16	Setback Revision

DATE	03-15-2016
DESIGNER	----
DRAWN	RM
CHECKED	DE/REG
REG #	15035

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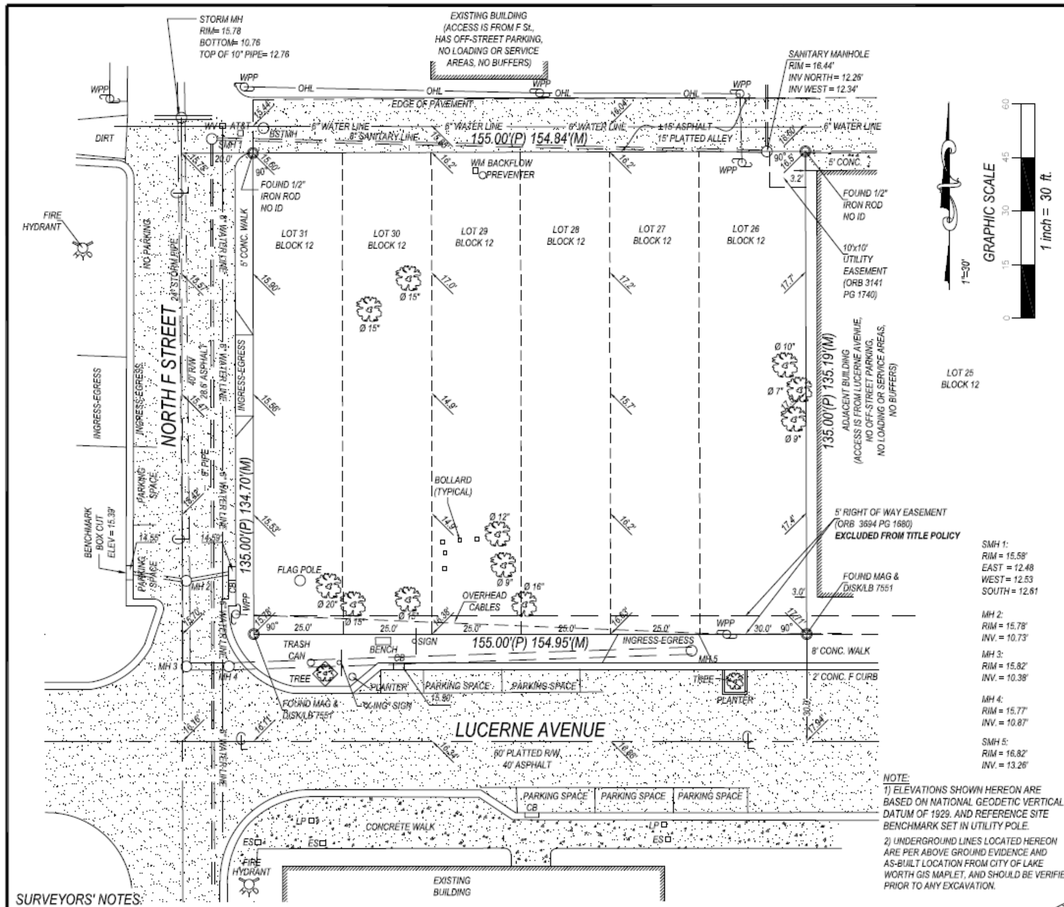
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

Cover Sheet - SPR

DESIGN DEVELOPMENT

CVR



NOTE:
1) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. AND REFERENCE SITE BENCHMARK SET IN UTILITY POLE.
2) UNDERGROUND LINES LOCATED HEREON ARE PER ABOVE GROUND EVIDENCE AND AS-BUILT LOCATION FROM CITY OF LAKE WORTH GIS MAPLET, AND SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION.

LOCATION MAP
NTS

PROPERTY ADDRESS:
110 NORTH F STREET
LAKE WORTH, FL 33460

FLOOD ZONE: "C"
Panel No: 120213 0002 C
Date: SEPTEMBER 30, 1982

CERTIFIED TO:
CITY OF LAKE WORTH

LEGAL DESCRIPTION:
PER VESTING DEED IN ORB 27554 PG 0905 AND AS SHOWN ON PROPERTY APPRAISER'S WEBSITE: LOTS 26-31, INCLUSIVE, BLOCK 12, THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
NOTE:
TITLE POLICY COMMITMENT, REVIEWED HEREON, EXCLUDES SOUTHERLY FIVE FEET OF ABOVE DESCRIPTION.

TITLE POLICY COMMITMENT REVIEW:
THIS OFFICE HAS REVIEWED FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, ISSUED BY MATHISON WHITTLES, LLP. ORDER NUMBER: 5478751; CUSTOMER REFERENCE:9242C; EFFECTIVE DATE: SEPTEMBER 16TH, 2015; AND ALL PLOTTABLE SURVEY MATTERS ARE DEPICTED.
SCHEDULE B2 EXCEPTIONS:
1-6. STANDARD EXCEPTIONS. NOT SURVEY MATTERS. NOT DEPICTED.
7. MINERAL RIGHTS. NOT A SURVEY MATTER. NOT DEPICTED.
8. MINERAL RIGHTS. NOT A SURVEY MATTER. NOT DEPICTED.
9. EASEMENT TO SOUTHER BELL. IN ORB 3141 PG 1740. DEPICTED IN NORTHEAST CORNER OF PROPERTY.
10. RIGHT OF WAY EASEMENT IN ORB 3694 PG 1680. DEPICTED ALONG SOUTH OF PROPERTY.
11. FLORIDA LEAGUE OF CITIES OBLIGATIONS IN ORB 5035, PG 1141 & ORB 5988 PG 915. NOT A SURVEY MATTER. NOT DEPICTED.
12. UNRECORDED RESOLUTION 47-89. CREATES DEVELOPMENT AGENCY. NOT A SURVEY MATTER. NOT DEPICTED.
13. SUPPORT OF GATEWAY LOAN FINANCING IN ORB 25680 PG 1830.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY this survey meets Minimum Technical Standards pursuant to Section 472.027, Florida Statutes.
2. The survey map and report and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Underground or obscured improvements were not located.
4. Dimensions are record and field unless otherwise noted.
5. Stated dimensions take precedence over scaled dimensions.
6. This firm's Certificate of Authorization Number is LB 6788.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
8. Survey subject to reservations, restrictions, easements and rights-of-way of record. (This survey has been completed in the absence of a title insurance policy).
9. Location map is gleaned from online mapping sites and and is only approximate.

ABBREVIATIONS

℄	CENTERLINE	WF	WOOD FENCE
R/W	RIGHT-OF-WAY	CONC	CONCRETE
SEC	SECTION	FD	FOUND
TWP	TOWNSHIP	COV	COVERED
CB	CATCH BASIN	WM	WATER METER
LP	LIGHT POLE	CBS	CONCRETE BLOCK STRUCTURE
WPP	WOOD POWER POLE	POB	POINT OF BEGINNING
RGE	RANGE	POC	POINT OF COMMENCEMENT
UNREC	UNRECORDED		
CLF	CHAIN LINK FENCE		

SIGNED:
GINO FULANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5044

GINO FULANO CERTIFICATE NO. 5044 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE: 10-27-15

JOB#	PURPOSE	FIELD	DRAFT	DATE
14090792	REV + ELEV	JPM	CD	10-27-15
	REV		CD	10-12-15
	UPDATE	P/B	CD	09-28-15
	BOUNDARY SURVEY	DL	CD	09-15-14

BOUNDARY SURVEY

PM SURVEYING
LICENSED BUSINESS No. 6788
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094
Please visit us on the web @ www.pmsurveying.net

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SURVEY BY OTHERS

NO.	DATE	DESCRIPTION

DATE	03-15-2016
DESIGNER	Designer
DRAWN	PM Survey
CHECKED	PM Survey
REG #	15035

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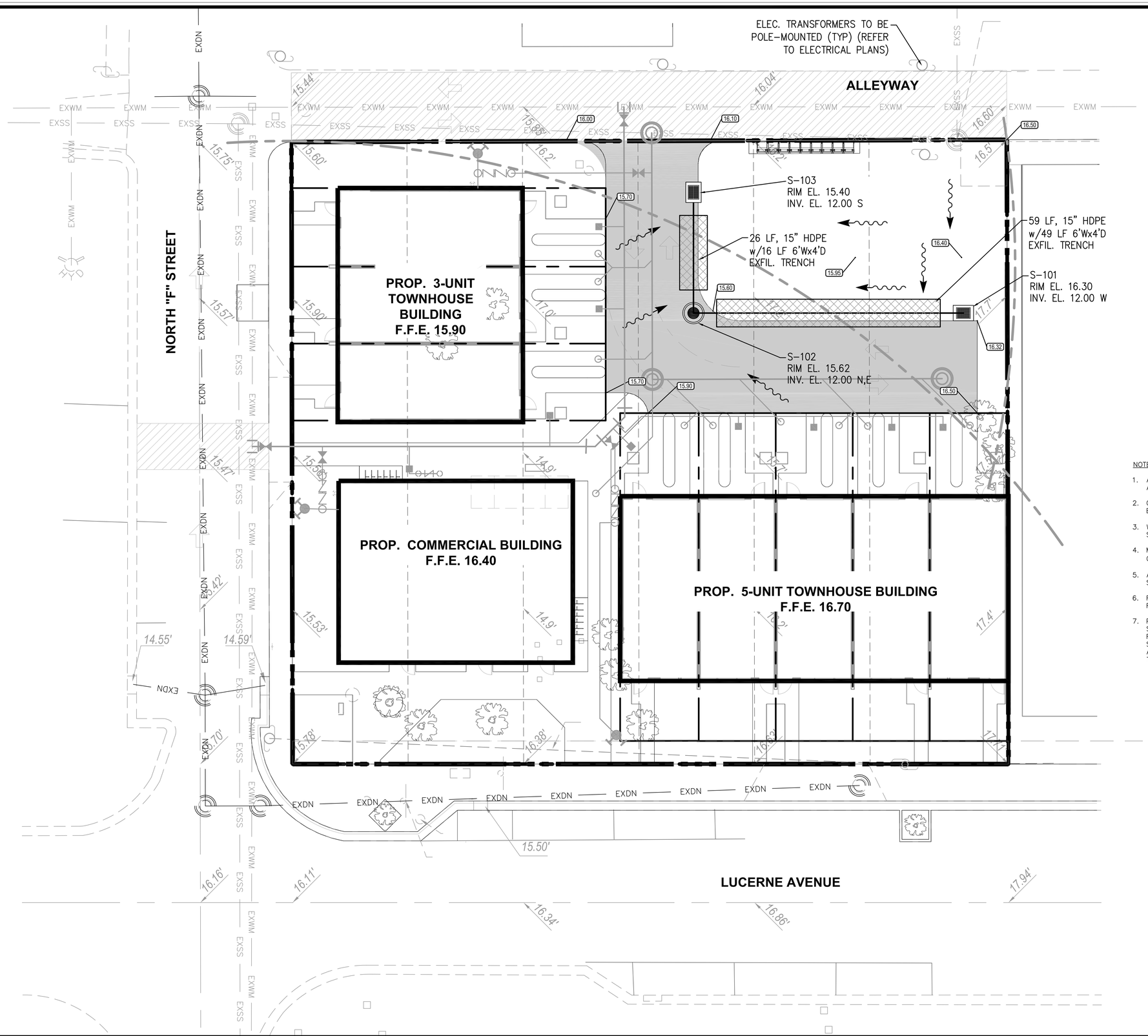
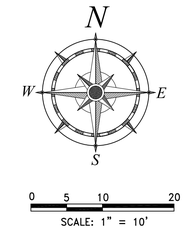
Existing Conditions Survey

DESIGN DEVELOPMENT
A-0.0





LEGEND

- PROP. SIGN
- SURFACE FLOW ARROW
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PAVEMENT RESTORATION
- PROPOSED ELEVATION (20.60)
- EXIST. ELEVATION (19.5)

NOTES:

1. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
2. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
3. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
4. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
5. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
6. REFER TO SITE PLAN PREPARED BY REG ARCHITECTS FOR ADDITIONAL SITE REQUIREMENTS.
7. PRIOR TO FINAL WALKTHROUGH, CONTRACTOR SHALL ENSURE THAT ENTIRE SURROUNDING OFF-SITE INFRASTRUCTURE ELEMENTS, INCLUSIVE OF THE ROADWAY, SIDEWALK, CURBING, STORMWATER SYSTEM PIPING AND STRUCTURES, VALVE BOXES, MANHOLES, LANDSCAPING, STRIPING, SIGNAGE, AND OTHER IMPROVEMENTS, ARE IN THE SAME OR BETTER CONDITION THAN THEY WERE PRIOR TO CONSTRUCTION OF THIS PROJECT.

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2010 FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 304. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
1655 Palm Beach Lakes Blvd, Ste. 712
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com

SEAL

3/17/16
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

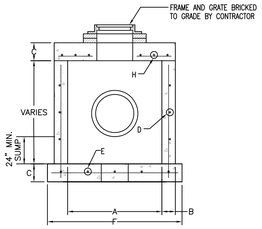
PROJECT #:16-007
DRAWING #:

NO.	DATE	REVISIONS
2	5/17/16	REV PER NEW SITE PLAN
1	3/17/16	REV PER SPRC COMMENTS

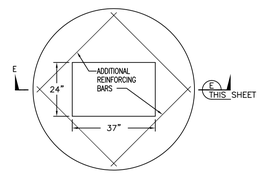
PAVING, GRADING, & DRAINAGE PLAN
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

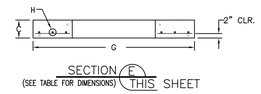
SHEET
01
OF 8



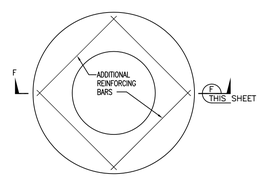
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



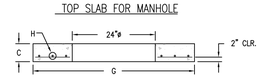
TOP SLAB FOR CATCH BASIN



SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR MANHOLE



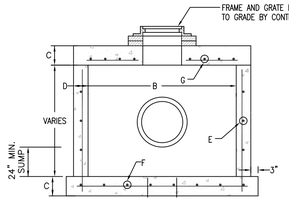
SECTION F THIS SHEET
(SEE TABLE FOR DIMENSIONS)

A	B	C	D	E* C.C.E.W.	F	G	H* C.C.E.W.
3'-6"ø	4"	8"	ASTM C-478	#4 @ 12"	4'-8"ø	4'-2"ø	#4 @ 6"
3'-6"ø	6"	8"	ASTM C-478	#4 @ 12"	5'-0"ø	4'-6"ø	#4 @ 6"
4'ø	6"	8"	ASTM C-478	#4 @ 12"	6'-0"ø	5'-0"ø	#4 @ 6"
4'ø	8"	8"	ASTM C-478	#4 @ 12"	6'-4"ø	5'-4"ø	#4 @ 6"
5'-0"ø	8"	8"	ASTM C-478	#5 @ 12"	7'-4"ø	6'-4"ø	#5 @ 8"
6'-0"ø	6"	8"	ASTM C-478	#5 @ 6"	8'-0"ø	7'-0"ø	#5 @ 6"
6'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	8'-4"ø	7'-4"ø	#5 @ 6"
7'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	9'-4"ø	8'-4"ø	#5 @ 6"
8'-0"ø	10"	10"	ASTM C-478	#5 @ 6"	10'-8"ø	9'-8"ø	#6 @ 6"
10-0"ø	12"	12"	ASTM C-478	#5 @ 6"	12'-0" SQ.	12'-0"ø	#6 @ 6"

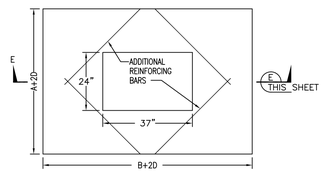
INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

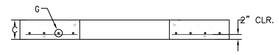
CIRCULAR CATCH BASIN (ON-SITE)



CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR CATCH BASIN



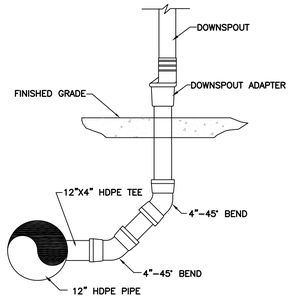
SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)

A	B	C	D	E*	F*	G*
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 6"	#7 @ 6"
3'-0"	4'-6"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
3'-6"	8'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
4'-0"	8'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
5'-0"	7'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
6'-0"	8'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
6'-0"	12'-0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"

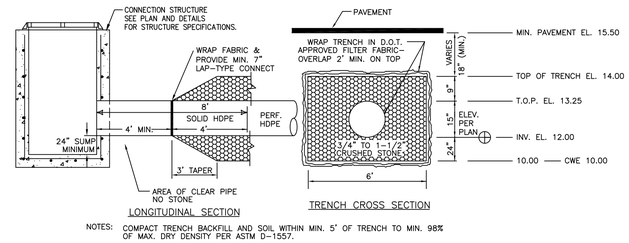
INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS
MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

RECTANGULAR CATCH BASIN (ON-SITE)



TYPICAL DOWNSPOUT CONNECTION
NTS



NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.

STORM WATER MANAGEMENT CALCULATIONS

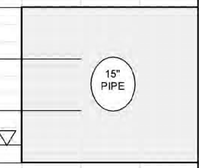
Project Name: WEST VILLAGE LOFTS
Project #: MMA #16-007
Engineer: TNM
Date: 02/09/16
Revised: 05/17/16

EXFILTRATION TRENCH DESIGN (CITY L.O.S. 2.6" RAINFALL)

(Project Area = 0.48 Acres)

Minimum Ground Elevation = 15.50
Rim Elevation = 15.50
Trench Top Elevation = 14.00

Pipe Overt Elevation = 13.25
Pipe Invert Elevation = 12.00
CWE (Per SFWMD ERP) = 10.00
Trench Bottom Elevation = 10.00



Standard Formula

$L = V/(K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

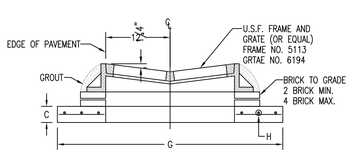
<=== INPUT ONLY IN GRAY CELLS

V	Volume Treated (acre-in) (3 Yr - Hr Vol.)	1.25	(CITY LOS: 0.48 AC x 2.6")
W	Trench Width (feet)	6	
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	2.08E-03	
H_2	Depth to Water Table (feet)	5.50	<=== H_2 can extend no lower than the CWE
Du	Non Saturated Trench Depth (feet)	4.00	
Ds	Saturated Trench Depth (feet)	0.00	
L	**Length of Trench Required**	**10**	

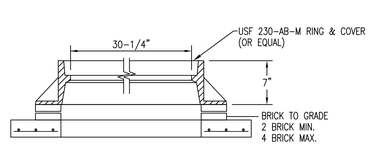
$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$

<=== INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	65
W	Trench Width (feet)	6.00
K	Hydraulic Conductivity (cfs/ft^2-ft.head)	2.08E-03
H_2	Depth to Water Table (feet)	5.50
Du	Non Saturated Trench Depth (feet)	4.00
Ds	Saturated Trench Depth (feet)	0.00
V	**Volume Treated (acre-in)**	**8.46**
	Volume Treated (acre-ft)	**0.71**



VALLEY GUTTER TOP (TYPE 'C-V' INLET)
GRATE ELEVATION AS SHOWN ON PLANS = EDGE OF PAVEMENT ELEVATION



ON-SITE MANHOLE FRAME & COVER
NTS

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SEAL
3/17/16
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

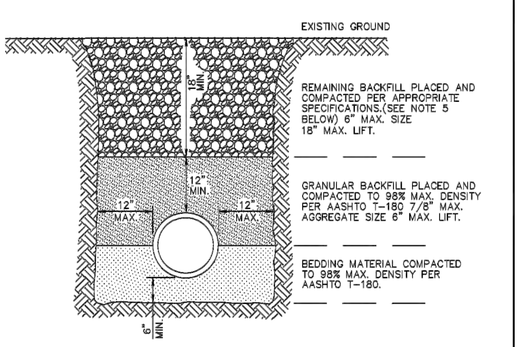
PROJECT #:16-007
DRAWING #:

NO. | DATE | REVISIONS

PAVING, GRADING, & DRAINAGE DETAILS
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

SHEET
02
OF 8



NOTES:

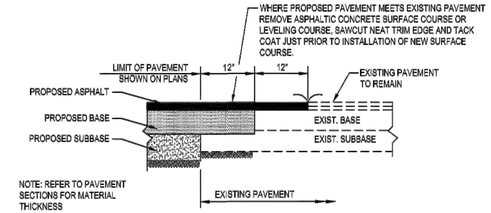
1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" -7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE.(AASHTO T-180)
6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | TYPICAL BACKFILL DETAIL | DETAIL NO. 22

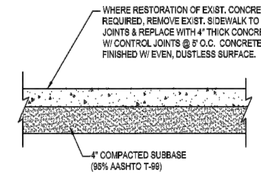
GENERAL NOTES

1. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND "SUNSHINE STATE ONE CALL OF FLORIDA, INC." TO LOCATE ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION AND RESETTING UTILITIES TO NEW GRADE AND SLOPE WITHIN THE LIMITS OF CONSTRUCTION.
2. SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT, THE FLORIDA UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, AND ALL APPLICABLE O.S.H.A. REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS WHEN WORKING IN THE VICINITY OF OVERHEAD ELECTRIC LINES.
3. MAINTENANCE OF TRAFFIC. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC (MOT) PLANS, PREPARED BY A WORK SITE TRAFFIC SUPERVISOR AS CERTIFIED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION, PRIOR TO COMMENCING CONSTRUCTION WITHIN CITY OF LAKE WORTH RIGHT-OF-WAY.
4. ACCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES.
5. WARRANTY. ALL WORK, MATERIALS, OR EQUIPMENT SHALL BE WARRANTED FOR A MINIMUM OF ONE YEAR, FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH, AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP. ALL WORK FOUND TO BE DEFECTIVE WILL BE REPLACED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY OF LAKE WORTH.
6. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF SEVEN (7) COPIES (OR MORE, IF REQUIRED) OF SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE ENGINEER OF RECORD OR THE CITY OF LAKE WORTH. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. SHOP DRAWINGS SHALL BE SUBJECT TO THE FOLLOWING:
   A. BY SUBMITTAL OF ANY SHOP DRAWING OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACT REQUIREMENTS.
   B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER OF RECORD OR THE CITY OF LAKE WORTH SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.
   D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING THE SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES.
   E. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.
7. FIELD REVIEWS. THE CONTRACTOR SHALL PROVIDE NOTIFICATION, 48 HOURS (MIN.), PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL NECESSARY EQUIPMENT, LABOR, AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY OF LAKE WORTH AND THE ENGINEER OF RECORD.
13. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TESTING TO ENSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED FOR ALL SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL, BACKFILL, & ALL OTHER AREAS WHERE COMPACTION REQUIREMENTS ARE SPECIFIED. ALL TEST RESULTS SHALL BE SIGNED & SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER AND COPIES SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE CITY OF LAKE WORTH.
14. PERMITS. THE CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION PRIOR TO RECEIPT OF ALL APPLICABLE PERMITS AND APPROVALS INCLUDING AN APPROVED MAINTENANCE OF TRAFFIC PLAN. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REQUIREMENTS OF THE PERMITS AND AGENCY APPROVALS.
15. EROSION CONTROL. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH FDOT INDICES 102, 103 AND 106, THE FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (IF APPLICABLE), AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). FILTER FABRIC, HAY BALES, OR ROCK BAGS SHALL BE INSTALLED IN EACH INLET THROUGHOUT THE CONSTRUCTION PERIOD. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL CONSTRUCTED AT ALL UNSTABILIZED CONSTRUCTION ACCESS POINTS, PER FDOT INDEX NO. 106.
16. STORM DRAINAGE. ALL STORM DRAINAGE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT STANDARD INDEX NO. 280. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL GRATES SHALL BE SECURED TO THE STRUCTURES WITH AN EYEBOLT AND CHAIN. ALL STORM DRAINAGE SHALL BE FREE OF SILT AND SEDIMENT AT THE TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
17. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR CONSTRUCTION. NO WATER FROM DEWATERING MEASURES SHALL BE DISCHARGED OFF-SITE. ALL DISCHARGE SHALL BE CONTAINED IN ON-SITE SEDIMENT BASINS.
18. SIDEWALKS. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE REQUIREMENTS OF THE FLORIDA BUILDING CODE. ALL WALKWAYS CROSSING VEHICULAR AREAS SHALL HAVE A DETECTABLE WARNING SURFACE (TRUNCATED DOMES) IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 304 AND THE FLORIDA BUILDING CODE, CHAPTER 11 - ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL SIDEWALKS SHALL BE BROOM FINISHED WITH AN EVEN, DUSTLESS SURFACE AND SHALL BE FREE OF CRACKS AT TIME OF FINAL ACCEPTANCE BY THE CITY OF LAKE WORTH.
19. PAVEMENT. WHERE FULL-DEPTH PAVEMENT REPLACEMENT IS SPECIFIED, EXISTING BASEROCK MAY NOT BE REUSED, HOWEVER IT MAY BE UTILIZED AS SUBGRADE STABILIZATION MATERIAL. ALL SUBGRADE SHALL BE FREE OF MUCK, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH, OR ANY OTHER UNSUITABLE MATERIALS. BASEROCK AND ASPHALT SHALL BE PLACED IN MULTIPLE LIFTS AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. FINAL LIFT OF ASPHALT SHALL PROVIDE A UNIFORM FINISH AND SHALL BE PLACED TO CORRECT MINOR IMPERFECTIONS IN THE FIRST LIFT AND TO PROVIDE POSITIVE DRAINAGE FOR THE ROADWAY.
20. SIGNING AND PAVEMENT MARKING. ALL PAVEMENT MARKINGS WITHIN CITY OF LAKE WORTH RIGHT-OF-WAY SHALL BE THERMOPLASTIC. THERMOPLASTIC SHALL NOT BE INSTALLED ON PAVEMENT UNTIL A MINIMUM OF FIVE CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED. BLUE/BLUE REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE INSTALLED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | GENERAL NOTES | DETAIL NO. 01

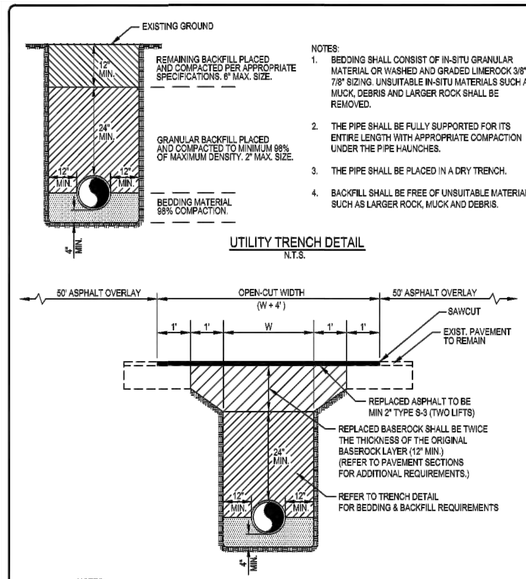


PAVEMENT RESTORATION DETAIL



CONCRETE SIDEWALK RESTORATION DETAIL
N.T.S.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | PAVEMENT AND SIDEWALK RESTORATION | DETAIL NO. 19



NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.

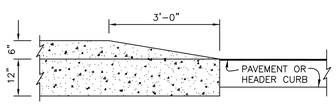
UTILITY TRENCH DETAIL
N.T.S.

NOTES:

1. PAVEMENT OVERLAY MAY BE REQUIRED IN OPEN-CUT AREAS AT THE DISCRETION OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE TRENCH SAFETY REGULATIONS.
3. FINISHED SURFACE SHALL HAVE SMOOTH FINISH & SHALL MATCH FLUSH TO SURROUNDING PAVEMENT.
4. ASPHALT OVERLAY SHALL EXTEND A MINIMUM OF 50' BEYOND THE LIMITS OF THE OPEN CUT.

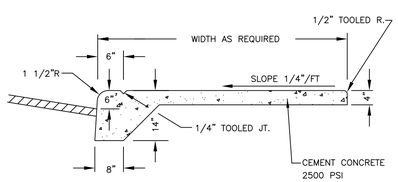
PAVEMENT OPEN-CUT DETAIL
N.T.S.

CITY OF LAKE WORTH PUBLIC SERVICES DEPARTMENT | UTILITY TRENCH AND PAVEMENT OPEN-CUT | DETAIL NO. 21



NOTE:
WHEN CURB TRANSITIONS ARE ADJACENT TO SIDEWALK THE TRANSITION MUST BE 12:1

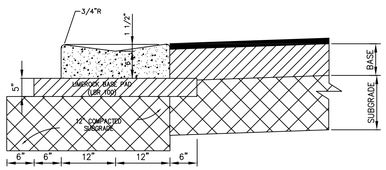
TRANSITION CURB TAPER DETAIL
N.T.S.



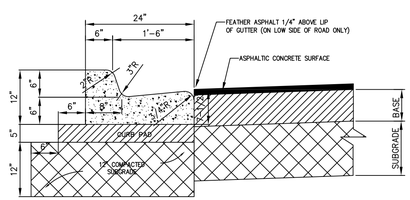
NOTES:

1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

MONOLITHIC CURB AND SIDEWALK SECTION
N.T.S.

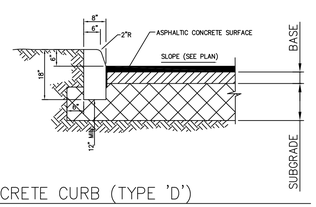


VALLEY GUTTER — REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
SCALE: NONE



NOTE :
WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7 1/2".

TYPE "F" CURB & GUTTER
SCALE: NONE



CONCRETE CURB (TYPE 'D')
SCALE: NONE

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	5.5" THICK (3,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 30)
ALTERNATE PAVEMENT (ON-SITE)	1.5" THICK S-III A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
SIDEWALKS	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		

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SEAL
3/17/16
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

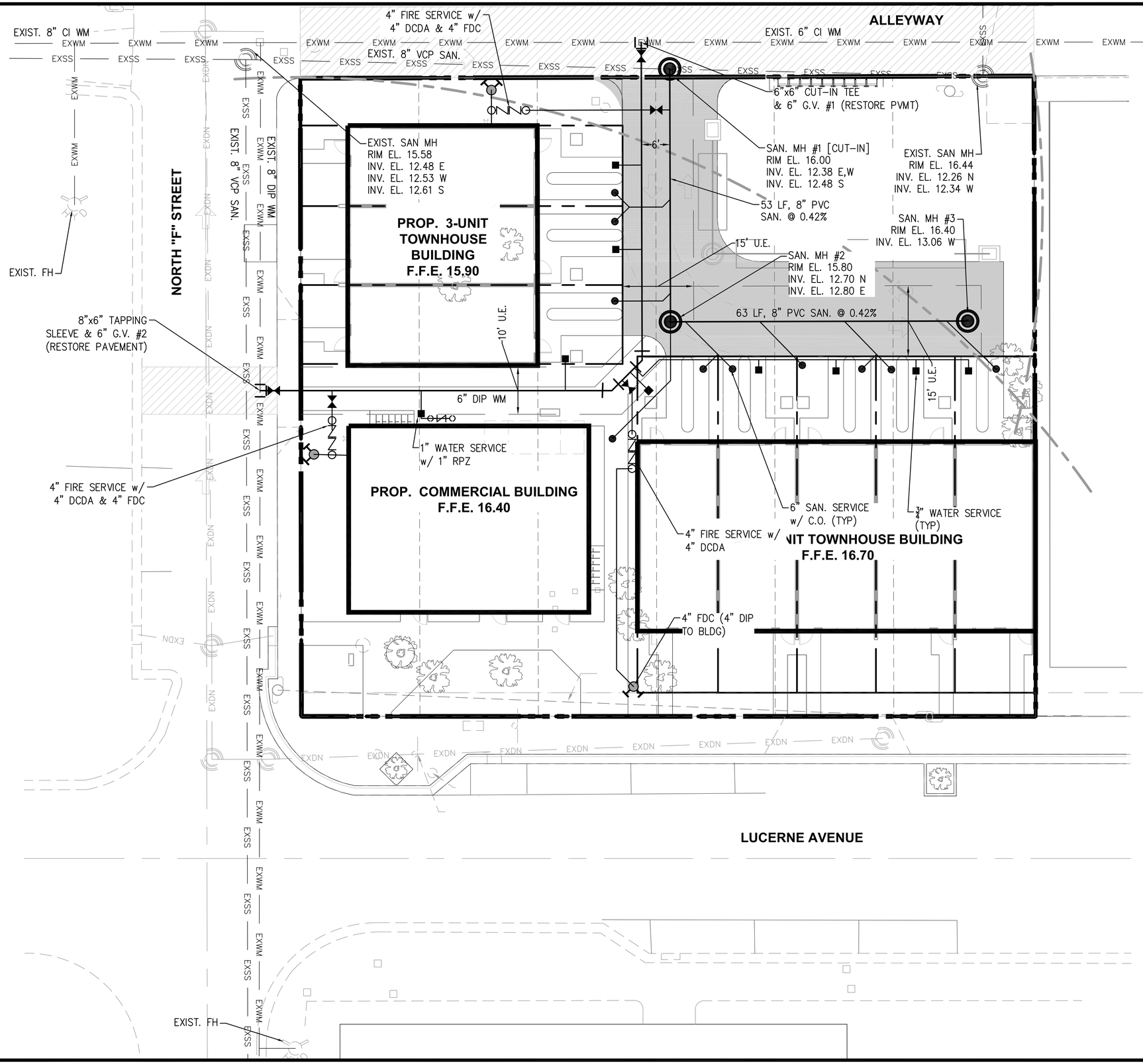
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:16-007
DRAWING #:

NO.	DATE	REVISIONS

PAVING, GRADING, & DRAINAGE DETAILS
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

SHEET 03 OF 8



LEGEND

- EASEMENT LINE
- EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG
- EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.
- PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.
- PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND SEWER LATERAL w/CLEANOUT
- CONCRETE
- MILL & RESURFACE EXIST. PAVEMENT
- ASPHALT PAVEMENT
- UTILITY CONFLICT
- U.E. UTILITY EASEMENT

NOTES:

1. ALL WATER & SEWER FACILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH CITY OF LAKE WORTH UTILITIES DEPARTMENT STANDARDS, LATEST EDITION.
2. UTILITY LOCATIONS SHOWN BASED ON INFORMATION PROVIDED BY CLW PUBLIC SERVICES & UTILITIES DEPARTMENTS. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES, AND MUST CALL 811 AT LEAST 48 HRS PRIOR TO EXCAVATION.
3. ALL UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.

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SEAL

3/17/16
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

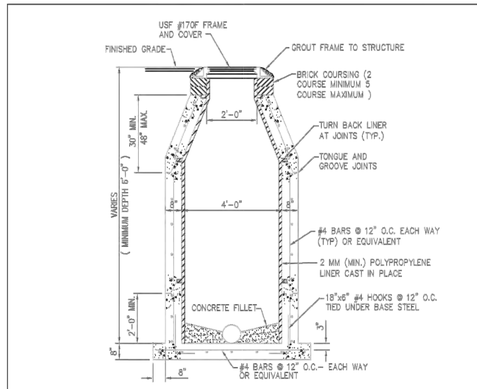
PROJECT #:16-007
DRAWING #:

NO.	DATE	REVISIONS
2	5/17/16	REV PER NEW SITE PLAN
1	3/17/16	REV PER SPRC COMMENTS

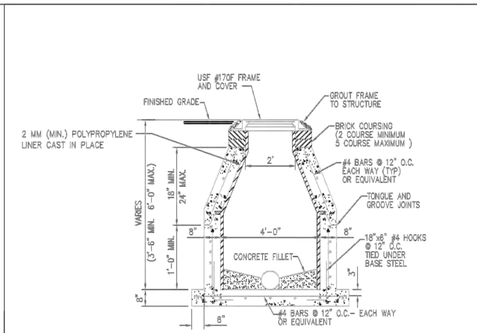
WATER & WASTEWATER PLAN
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

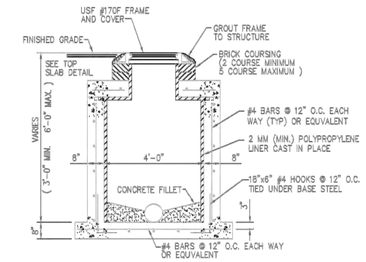
SHEET
04
OF 8



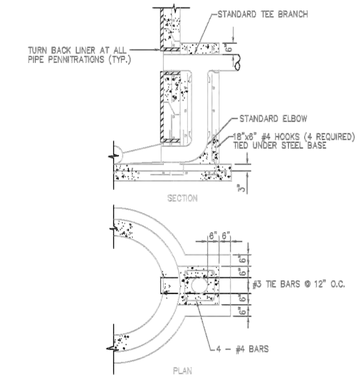
STANDARD MANHOLE 1



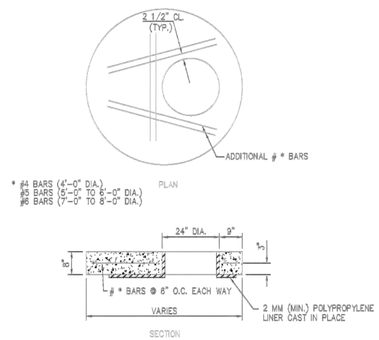
SHALLOW MANHOLE 2



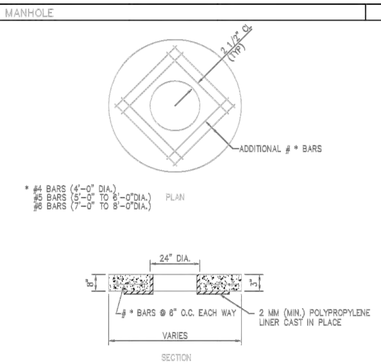
SHALLOW MANHOLE 3



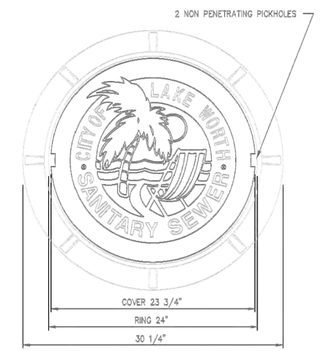
DROP CONNECTION 4



FLAT TOP SLAB 5



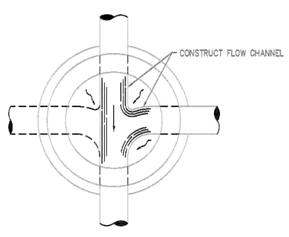
FLAT TOP SLAB 6



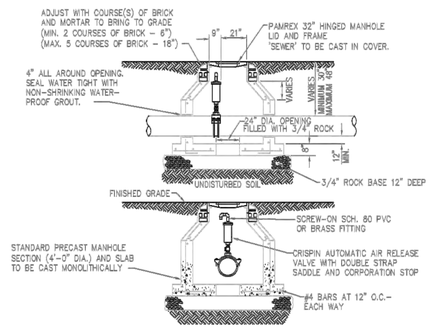
USF 170 RING & EU COVER 7

NOTE: CITY TO DESIGNATE WHICH MANHOLE RING & COVER TO USE BASED ON LOCATION.

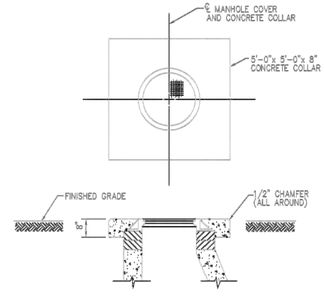
USF 750 RING & NH COVER 8



MANHOLE BOTTOM FOR TWO OR MORE INFLUENT LINES 9



AIR RELEASE VALVE MANHOLE 10



CONCRETE COLLAR (REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT) 11

1. REINFORCING STEEL ON ALL CONCRETE STRUCTURES SHALL HAVE A MINIMUM COVER OF 3 INCHES.
2. BRICK COURSING ON MANHOLES SHALL BE PLASTERED WITH 1/2 INCH CEMENT MORTAR ON THE INSIDE AND OUTSIDE FACES.
3.
4. THE DISTANCES AND CONTROLS SHOWN ON THE DRAWINGS REFER TO THE CENTERLINE OF THE MANHOLES.
5. COAT EXTERIOR AND INTERIOR SURFACES OF MANHOLES WITH KOPPERS 300–M OR EQUAL APPROVED BY THE ENGINEER. PROVIDE A MINIMUM DRY FILM THICKNESS OF 16 MILS. APPLY IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INTERIOR COATING SHALL BE FIELD APPLIED AFTER FINAL LAMPING AND REVIEW BY THE ENGINEER.
6. STEPS ARE REQUIRED IN MANHOLES GREATER THAN 3 FEET IN DEPTH. STEPS SHALL BE SPACED 16 INCHES ON CENTER AND SHALL BE POLYPROPYLENE PLASTIC COATED NO.3 AS MANUFACTURED BY MA INDUSTRIES, INC. OR EQUAL APPROVED BY THE ENGINEER.
7. PVC FORCE MAIN PIPE SHALL BE WRAPPED WITH WIRE FOR LOCATING PURPOSES. A 14 GAUGE, THIN INSULATED, SOLID COPPER WIRE SHALL BE LAID IN THE PIPE TRENCH CONTINUOUS FROM VALVE BOX TO VALVE BOX. WIRE SHALL BE WRAPPED TWO TIMES AROUND EACH JOINT OF PIPE AND EXTENDED INSIDE EACH VALVE BOX TO ENABLE LOCATION DEVICES TO BE ATTACHED WITHOUT DIGGING UP THE VALVE BOX . WIRE CONNECTIONS SHALL BE MADE WITH COMMERCIAL CONNECTORS AND SEALED AGAINST MOISTURE WITH SCOTCH E–Z SEAL NO.2200 ELECTRICAL INSULATING PAD WITH VINYL BACKING.
8. DROP CONNECTIONS ON MANHOLES ARE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED 2 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
9. CAST IRON MANHOLE COVERS SHALL HAVE THE WORD 'SANITARY' CAST IN THEM IN RAISED LETTERS.

GENERAL NOTES 12

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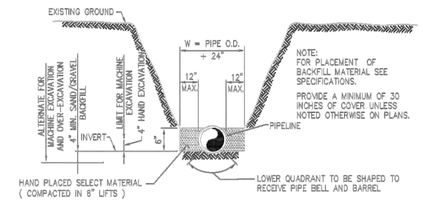
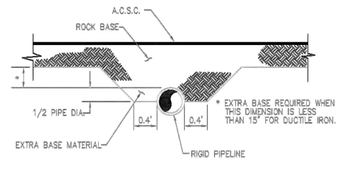
SANITARY SEWER DETAILS
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

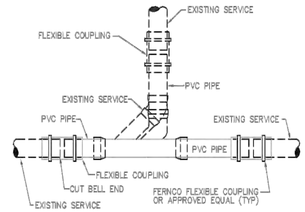
SHEET
05
OF 8



TRENCHING 1



EXTRA BASE MATERIAL FOR SHALLOW PIPES IN ROADWAYS 2



PIPE SECTION REPLACEMENT 3

MARKER STAKE 4

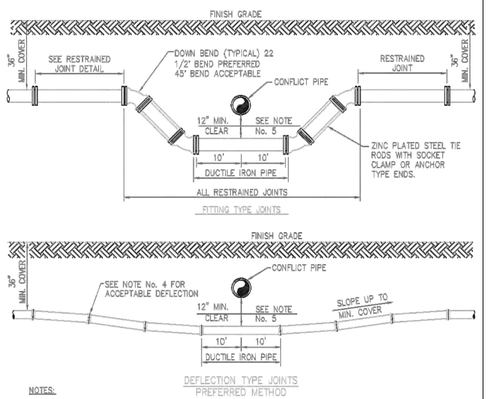
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 2-810, F.A.C.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
3. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
4. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCEMAINS, AND RECLAIMED WATER PIPELINES.

1. NEW OR RELOCATED UNDERGROUND WATERMAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES ABOVE, OR AT LEAST TWELVE INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
3. AT THE UTILITY CROSSING DESCRIBED IN PARAGRAPH 1 AND 2 ABOVE, ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATERMAIN JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATERMAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWER, STORM SEWERS, STORMWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER III 62-610, F.A.C.

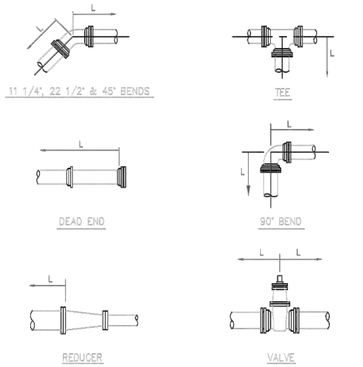
WATER AND SEWER SEPARATION CRITERIA 5



NOTES:

1. THERE SHALL BE, IN ALL CASES, A MINIMUM OF 12" SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH MEGALUGS AND TIE RODS BETWEEN OFFSET FITTINGS. THRUST BLOCKS SHALL ONLY BE USED WITH THE APPROVAL OF THE ENGINEER.
4. THE DEFLECTION TYPE CROSSING IS PREFERRED. SEE SPECIFICATIONS AND MANUFACTURER'S SUBMITTAL FOR MAXIMUM DEFLECTION ALLOWED.
5. A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWERS SHALL BE MAINTAINED. WHERE THIS IS NOT POSSIBLE WATER MAIN SHALL BE D.I.P. WITH NO LESS THAN 6" SEPARATION.

PRESSURE PIPE CONFLICT 8



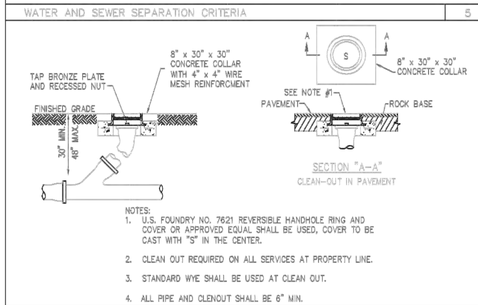
NOTES:

1. LENGTH 'L' IS IN FEET.
2. RESTRAINED LENGTHS ARE BASED ON THE FOLLOWING:
   .A. 150 PSI TEST PRESSURE
   .B. MIN. 30" COVER.
   .C. PVC – PIPE SIZES 4" – 12". DI – PIPE SIZES 4" – 48". (PVC / DI)
   .D. SANDY SOIL.
   .E. SAFETY FACTOR OF 1.5.
3. LENGTH 'L' SHOWN IN THE TABLE TO BE RESTRAINED IN THE DIRECTION OF THE ARROWS.

RESTRAINED PIPE JOINTS 7

FITTING TYPE		PIPE SIZE 4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
90° HORIZ. BEND		17	25	33	40	48	42	44	49	53	61	71	80	89	98
45° HORIZ. BEND		7	10	13	15	18	16	18	20	22	25	29	33	37	40
22.5° HORIZ. BEND		2	3	3	4	5	8	9	10	10	12	14	16	18	19
11.25° HORIZ. BEND		1	1	2	2	3	4	4	5	5	6	7	8	9	10
45° VERT. OFFSET	UPPER BEND	10	15	20	25	30	36	40	44	48	55	67	77	86	95
	LOWER BEND	5	7	9	11	13	12	14	15	17	19	23	26	29	32
22.5° VERT. OFFSET	UPPER BEND	5	8	10	13	16	17	19	21	23	27	32	37	41	46
	LOWER BEND	2	3	4	5	6	6	7	7	8	9	11	13	14	15
11.25° VERT. OFFSET	UPPER BEND	3	5	6	8	10	9	10	11	12	13	16	18	21	23
	LOWER BEND	1	2	2	3	3	3	3	4	4	5	5	6	7	8
DEAD END AND INLINE VALVE		45	65	85	104	124	86	97	107	117	138	162	186	208	229
TEE (BRANCH RESTRAINT)	4"x	21	31	41	51	61	–	–	–	–	–	–	–	–	–
	6"x	–	15	21	27	33	1	1	1	1	1	1	–	–	–
	8"x	–	–	10	14	18	23	17	12	5	1	1	1	–	–
	10"x	–	–	–	7	9	14	40	35	31	26	17	1	1	–
	12"x	–	–	–	–	5	8	55	52	48	44	36	23	8	1
	14"x	–	–	–	–	–	69	66	63	59	53	41	29	15	1
	16"x	–	–	–	–	–	–	79	76	74	68	58	47	35	23
	18"x	–	–	–	–	–	–	–	89	86	81	73	63	53	42
	20"x	–	–	–	–	–	–	–	–	99	94	86	78	69	59
	24"x	–	–	–	–	–	–	–	–	–	117	111	104	97	88
	30"x	–	–	–	–	–	–	–	–	–	–	143	137	132	125
	36"x	–	–	–	–	–	–	–	–	–	–	–	167	162	157
	42"x	–	–	–	–	–	–	–	–	–	–	–	–	188	184
	48"x	–	–	–	–	–	–	–	–	–	–	–	–	–	209
REDUCER (LARGER PIPE RESTRAINT)	6"x	13	–	–	–	–	–	–	–	–	–	–	–	–	–
	8"x	31	41	–	–	–	–	–	–	–	–	–	–	–	–
	10"x	51	61	71	–	–	–	–	–	–	–	–	–	–	–
	12"x	71	81	91	101	–	–	–	–	–	–	–	–	–	–
	14"x	–	69	56	54	22	–	–	–	–	–	–	–	–	–
	16"x	–	82	71	59	41	22	–	–	–	–	–	–	–	–
	18"x	–	–	84	82	58	41	22	–	–	–	–	–	–	–
	20"x	–	–	–	95	73	58	41	22	–	–	–	–	–	–
	24"x	–	–	–	–	100	88	74	58	41	–	–	–	–	–
	30"x	–	–	–	–	134	129	114	102	88	57	–	–	–	–
	36"x	–	–	–	–	–	–	–	–	127	102	56	–	–	–
	42"x	–	–	–	–	–	–	–	–	159	138	101	54	–	–
	48"x	–	–	–	–	–	–	–	–	–	138	99	53	–	–

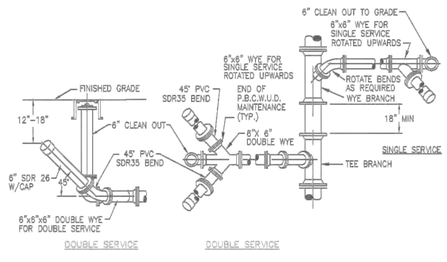
MECHANICAL THRUST RESTRAINT – MINIMUM PIPE LENGTHS 8



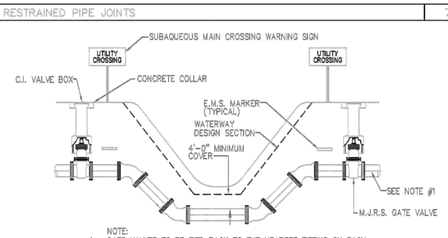
NOTES:

1. U.S. FOUNDRY NO. 7621 REVERSIBLE HANDHOLE RING AND COVER OR APPROVED EQUAL SHALL BE USED, COVER TO BE CAST WITH "S" IN THE CENTER.
2. CLEAN OUT REQUIRED ON ALL SERVICES AT PROPERTY LINE.
3. STANDARD WYE SHALL BE USED AT CLEAN OUT.
4. ALL PIPE AND CLENOUT SHALL BE 6" MIN.

CLEAN OUT 9



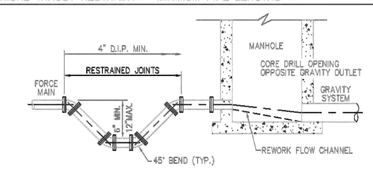
TYPICAL WASTEWATER SERVICE CONNECTION 10



NOTE:

1. GATE VALVES TO BE TIED BACK TO THE NEAREST FITTING ON EACH SIDE. ALL TIE RODS AND BOLTS SHALL BE COATED WITH KOPPERS 300-M OR APPROVED EQUAL.
2. FITTINGS SHALL BE RESTRAINED WITH MEGALUGS AND TIE RODS BETWEEN OFFSET FITTINGS. THRUST BLOCKS SHALL ONLY BE USED WITH THE APPROVAL OF THE ENGINEER.

SUBAQUEOUS CROSSING 11



NOTES:

1. INVERT LEVEL OF FORCE MAIN AT POINT OF ENTRY SHALL BE 6" ABOVE INVERT OF MANHOLE.

FORCE MAIN ENTERING MANHOLE 12

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SEAL

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TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:16-007
DRAWING #:

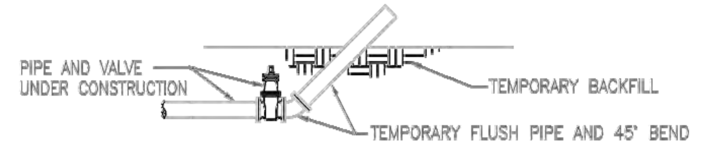
REVISIONS

NO. DATE

SANITARY SEWER DETAILS
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

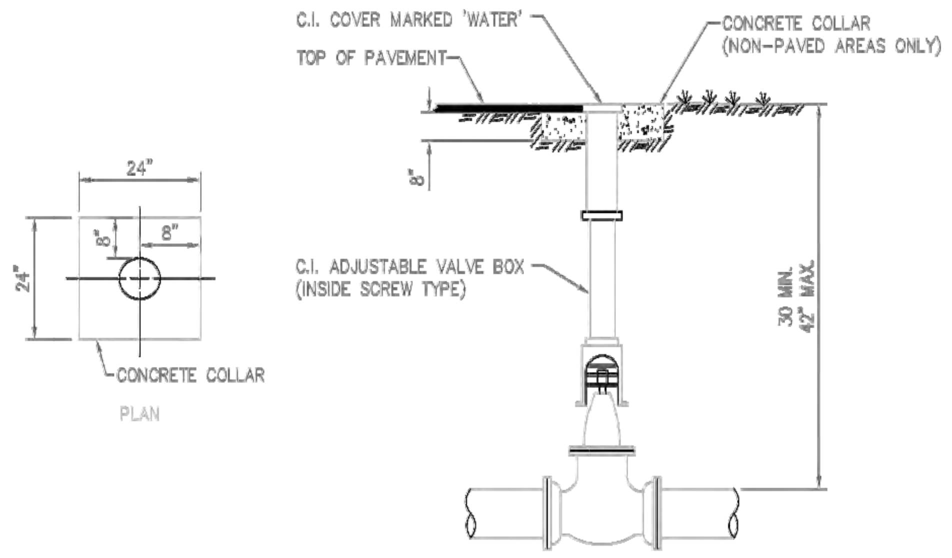
SHEET
06
OF 8



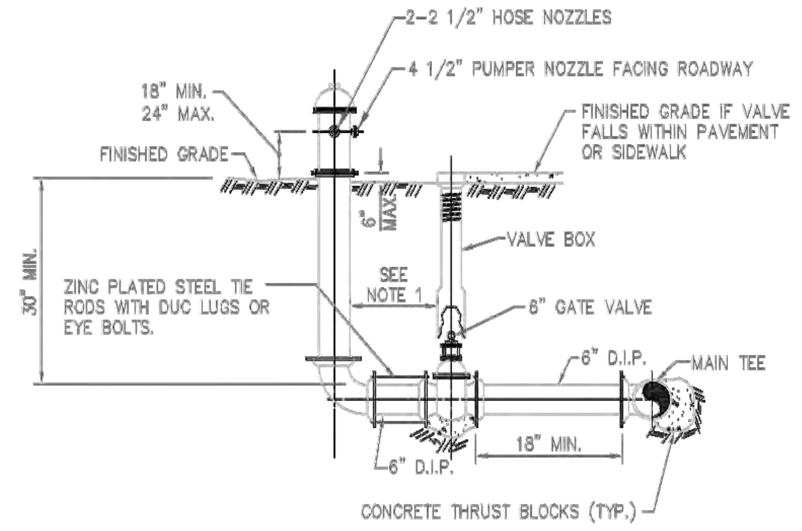
NOTES:

1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE PIGGED. CANNON FLUSHING MAY BE USED IN ADDITION TO PIGGING ONLY WITH THE APPROVAL OF THE ENGINEER. CANNON FLUSHING SHALL ACHIEVE A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE, FITTINGS, ETC.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE ENGINEER OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED UTILITY PERSONNEL.
6. PIGGING AND FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE ENGINEER.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY PIGGED AND FLUSHED, THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.

PIGGING AND CANNON FLUSHING 1

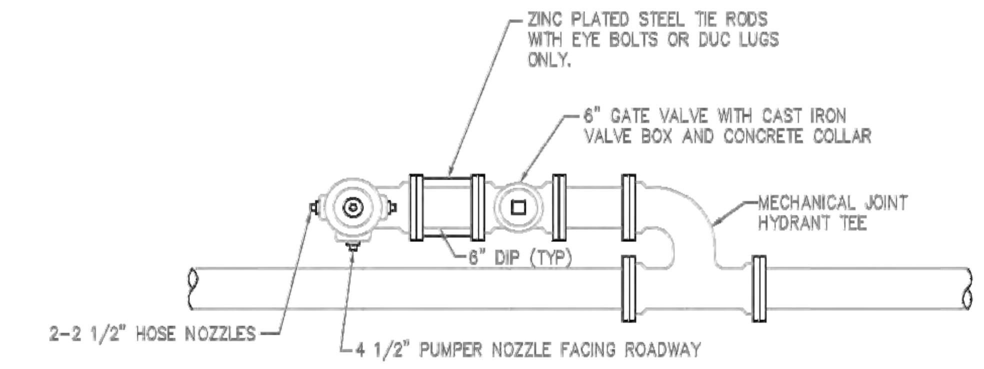


VALVE SETTING 2



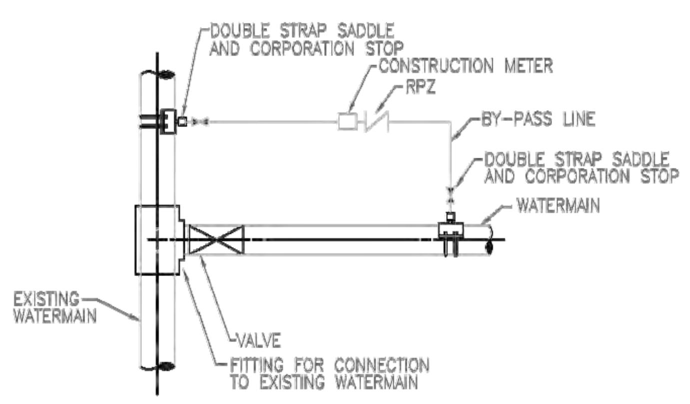
NOTE:
1. ON RUNS LONGER THAN 80' ANOTHER VALVE IS REQUIRED.
2. MEGALUGS REQUIRED ON ALL JOINTS.

FIRE HYDRANT INSTALLATION 3



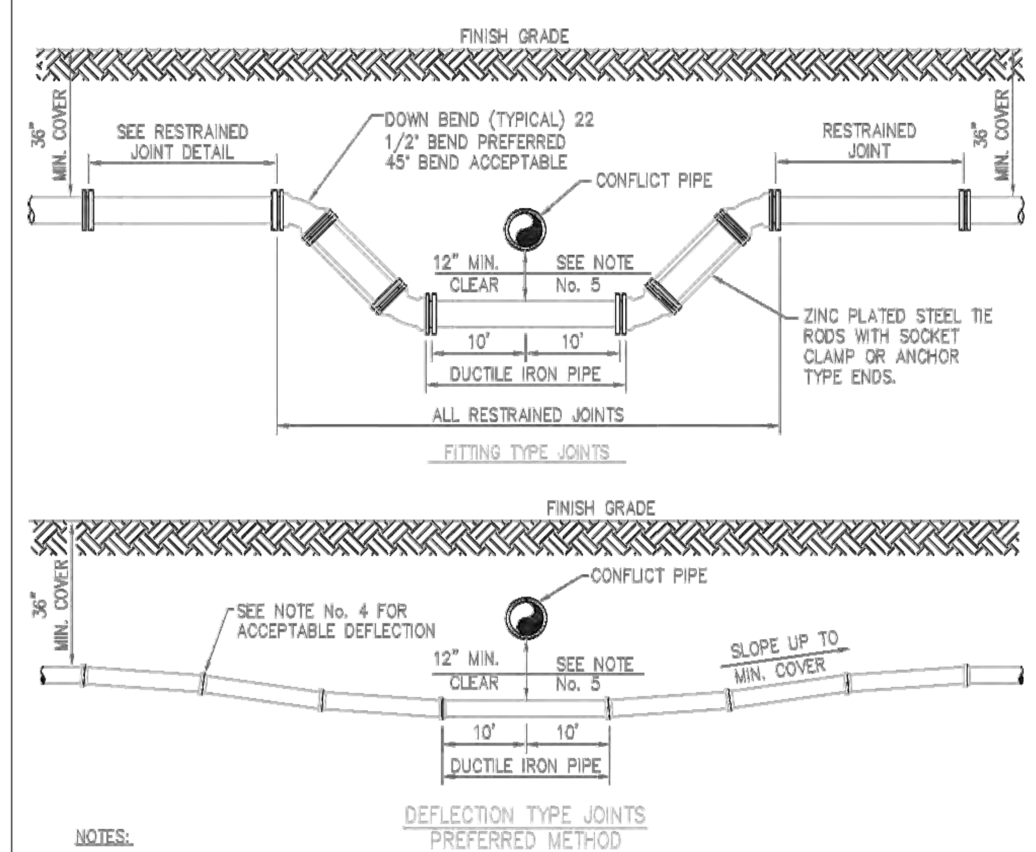
NOTE:
MEGALUGS REQUIRED ON ALL JOINTS.

FIRE HYDRANT INSTALLATION PARALLEL TO WATERMAIN 4



1. PERFORM PRESSURE AND LEAKAGE TEST ON TAPPING SLEEVE AND TAPPING VALVE (WHEN USED) PRIOR TO MAKING TAP.
2. ALL WATER FOR FLUSHING, PRESSURE AND LEAKAGE TESTS, AND BACTERIOLOGICAL CLEARANCE MUST BE FROM THE "BY-PASS" LINE WITH CHECK VALVE IN PLACE.
3. DURING ALL PRESSURE AND LEAKAGE TESTS, BOTH CORPORATION STOPS ON THE "BY-PASS" LINE MUST BE CLOSED.
4. THE UTILITY COMPANY SUPPLYING THE WATER SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING. ONLY THE UTILITY COMPANY SHALL OPERATE THE VALVES.
5. DOUBLE STRAP SADDLES ARE NOT REQUIRED WHEN CONNECTING TO DUCTILE IRON PIPE.
6. CONNECT PRESSURE TEST PUMP TO SERVICE LINE OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED UNLESS NEITHER A SERVICE LINE OR BLOWOFF ARE PRESENT IN THE TEST SECTION.
7. WATERMAIN VALVES CANNOT BE OPENED UNTIL THE ENTIRE SYSTEM HAS BEEN CLEARED BY THE GOVERNING PERMITTING AGENCY.
8. REMOVE THE "BY-PASS" LINE AFTER THE MAIN HAS BEEN CLEARED. PLUG CORPORATION STOP WITH THREADED BRASS PLUG.
9. INSTALL ADJUSTABLE CAST IRON VALVE BOX ON THE VALVE.

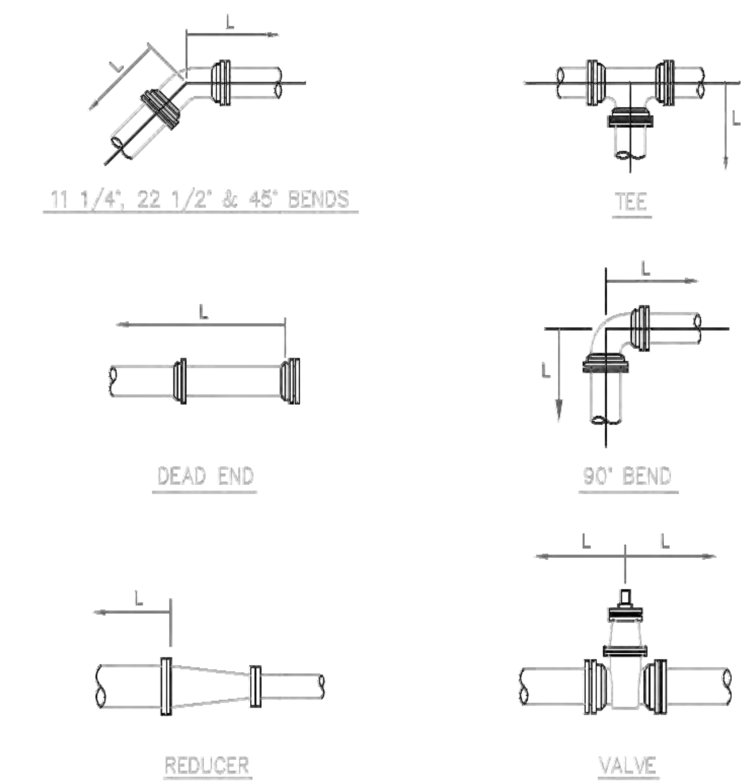
DOUBLE VALVE CONNECTION 5



NOTES:

1. THERE SHALL BE, IN ALL CASES, A MINIMUM OF 12" SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH MEGALUGS AND TIE RODS BETWEEN OFFSET FITTINGS. THRUST BLOCKS SHALL ONLY BE USED WITH THE APPROVAL OF THE ENGINEER.
4. THE DEFLECTION TYPE CROSSING IS PREFERRED. SEE SPECIFICATIONS AND MANUFACTURER'S SUBMITTAL FOR MAXIMUM DEFLECTION ALLOWED.
5. A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWERS SHALL BE MAINTAINED. WHERE THIS IS NOT POSSIBLE WATER MAIN SHALL BE D.I.P. WITH NO LESS THAN 6" SEPARATION.

PRESSURE PIPE CONFLICT 6



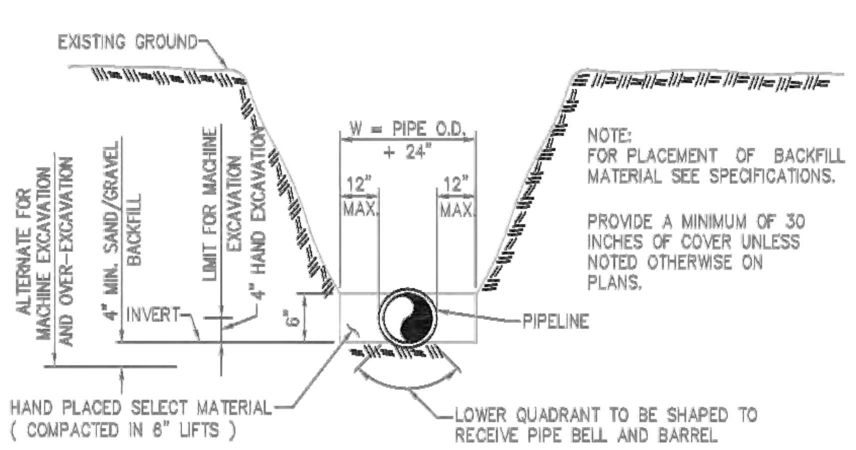
NOTES:

1. LENGTH 'L' IS IN FEET.
2. RESTRAINED LENGTHS ARE BASED ON THE FOLLOWING:
   - .A. 150 PSI TEST PRESSURE
   - .B. MIN. 30" COVER.
   - .C. PVC – PIPE SIZES 4" – 12". PVC/DI
     DI – PIPE SIZES 4" – 48".
   - .D. SANDY SOIL.
   - .E. SAFETY FACTOR OF 1.5.
3. LENGTH 'L' SHOWN IN THE TABLE TO BE RESTRAINED IN THE DIRECTION OF THE ARROWS.

RESTRAINED PIPE JOINTS 7

FITTING TYPE		PIPE SIZE													
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"	36"	42"	48"
90° HORIZ. BEND		17/14	24/20	31/25	36/30	42/35	40	44	49	53	61	71	80	89	98
45° HORIZ. BEND		7/6	10/8	13/11	15/12	18/15	16	18	20	22	25	29	33	37	40
22.5° HORIZ. BEND		3/3	5/4	6/5	7/6	8/7	8	9	10	10	12	14	16	18	19
11.25° HORIZ. BEND		2/1	2/2	3/3	4/3	4/3	4	4	5	5	6	7	8	9	10
45° VERT. OFFSET	UPPER BEND	19/12	27/17	35/22	42/27	50/32	36	40	44	48	55	67	77	86	95
	LOWER BEND	5/4	7/6	9/8	11/9	13/11	12	14	15	17	19	23	28	29	32
22.5° VERT. OFFSET	UPPER BEND	9/6	13/8	17/11	20/13	24/15	17	19	21	23	27	32	37	41	46
	LOWER BEND	2/2	3/3	4/4	5/4	6/5	6	7	7	8	9	11	13	14	15
11.25° VERT. OFFSET	UPPER BEND	5/3	6/4	8/5	10/6	12/7	9	10	11	12	13	16	18	21	23
	LOWER BEND	1/1	2/1	2/2	3/2	3/3	3	3	4	4	5	5	6	7	8
DEAD END AND INLINE VALVE		46/30	85/42	85/54	02/65	20/76	86	97	107	117	136	162	186	208	229
TEE (BRANCH RESTRAINT)	4"x	21/13	8/5	1/1	1/1	1/1	–	–	–	–	–	–	–	–	–
	6"x	–	39/25	30/19	20/13	10/7	1	1	1	1	1	1	–	–	–
	8"x	–	–	59/37	51/32	44/28	23	17	12	6	1	1	1	–	–
	10"x	–	–	–	75/47	69/44	40	35	31	26	17	1	1	–	–
	12"x	–	–	–	–	93/59	55	52	48	44	36	23	8	1	1
	14"x	–	–	–	–	–	69	66	63	59	53	41	29	15	1
	16"x	–	–	–	–	–	–	79	76	74	68	58	47	35	23
	18"x	–	–	–	–	–	–	–	89	86	81	73	63	53	42
	20"x	–	–	–	–	–	–	–	–	99	94	86	78	69	59
	24"x	–	–	–	–	–	–	–	–	–	117	111	104	97	88
	30"x	–	–	–	–	–	–	–	–	–	–	143	137	132	125
	36"x	–	–	–	–	–	–	–	–	–	–	–	167	162	157
	42"x	–	–	–	–	–	–	–	–	–	–	–	–	188	184
	48"x	–	–	–	–	–	–	–	–	–	–	–	–	–	209
REDUCER (LARGER PIPE RESTRAINT)	6"x	34/21	–	–	–	–	–	–	–	–	–	–	–	–	–
	8"x	61/39	34/23	–	–	–	–	–	–	–	–	–	–	–	–
	10"x	83/53	63/40	34/22	–	–	–	–	–	–	–	–	–	–	–
	12"x	104/68	87/55	64/40	59/37	–	–	–	–	–	–	–	–	–	–
	14"x	–	89	56	54	22	–	–	–	–	–	–	–	–	–
	16"x	–	82	71	69	41	22	–	–	–	–	–	–	–	–
	18"x	–	–	84	82	58	41	22	–	–	–	–	–	–	–
	20"x	–	–	–	95	73	58	41	22	–	–	–	–	–	–
	24"x	–	–	–	–	100	88	74	58	41	–	–	–	–	–
	30"x	–	–	–	–	134	125	114	102	88	57	–	–	–	–
	36"x	–	–	–	–	–	–	–	–	127	102	56	–	–	–
	42"x	–	–	–	–	–	–	–	–	159	138	101	54	–	–
	48"x	–	–	–	–	–	–	–	–	–	–	138	99	53	–

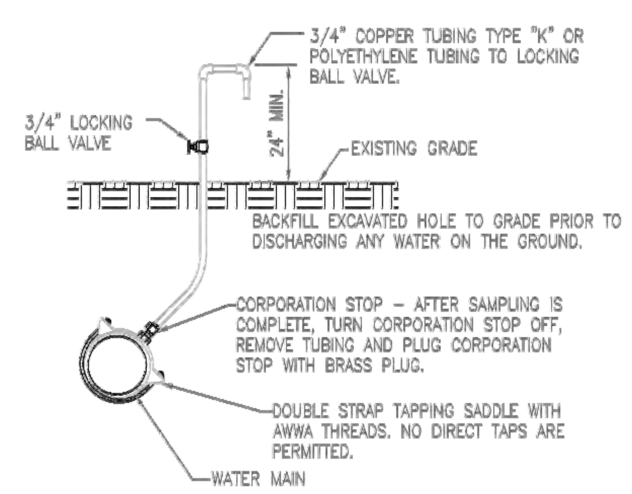
MECHANICAL THRUST RESTRAINT – MINIMUM PIPE LENGTHS 8



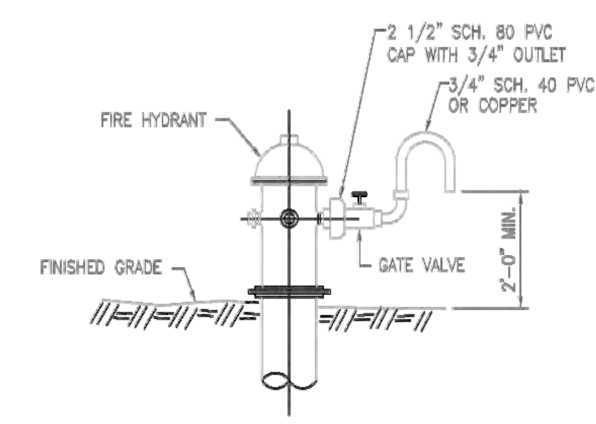
NOTE:
FOR PLACEMENT OF BACKFILL MATERIAL SEE SPECIFICATIONS.

PROVIDE A MINIMUM OF 30 INCHES OF COVER UNLESS NOTED OTHERWISE ON PLANS.

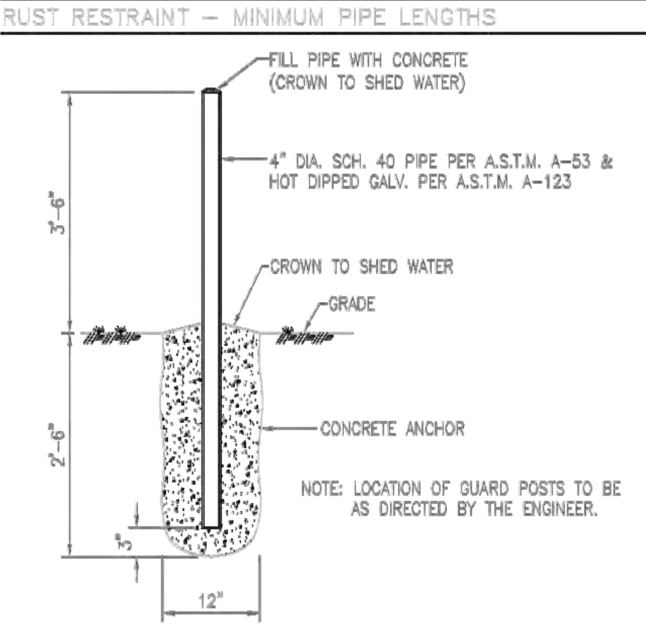
TRENCHING 9



SAMPLING POINT 10



SAMPLE POINT ON FIRE HYDRANT 11



NOTE: LOCATION OF GUARD POSTS TO BE AS DIRECTED BY THE ENGINEER.

GUARD POST 12

DATE: Aug 13, 2008 – 7:39am X:\Drawing Files\Standards\Standard Details – Water 02.dwg

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
1655 Palm Beach Lakes Blvd, Ste. 712
West Palm Beach, FL 33401
P: 561.689.9500
F: 561.689.8080
www.mcleodmccarthy.com

SEAL

3/17/16

TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:16-007
DRAWING #:

REVISIONS

NO.	DATE	REVISIONS

WATER DETAILS

WEST VILLAGE ARTIST LOFTS

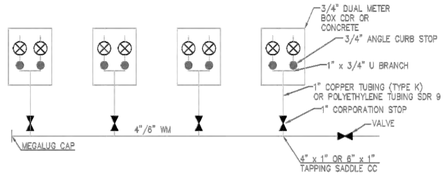
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

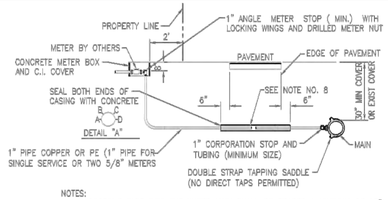
SHEET
07
OF 8

TAPPING SADDLE 1" – JCM 402-CC
MULLERS PARTS MATERIAL OR A. Y. McDONALD ONLY

	MULLER	A. Y. McDONALD
CORPORATION STOP	H-15008	XXX
CURB STOP	B-25170	XXX
ANGLE CURB STOP	H-14285	XXX
METER COUPLING – 3/4" OR 1"	H-10890	XXX
U-BRANCH CONNECTION – 1x 3/4"x 6 1/2"	H-15385	XXX



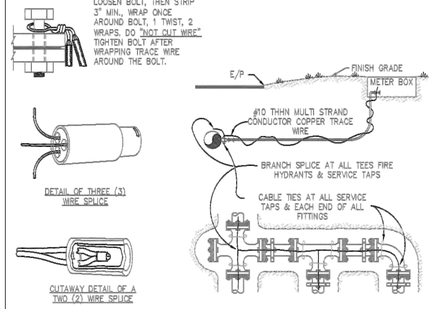
MULTIPLE WATER SERVICES | 1



NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18". OFFSET AND AT 45° FROM THE CENTERLINE (ON MAINS WITH GREATER THAN 30" OF COVER. SEE DETAIL 'A').
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE..
3. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS. POLYETHYLENE TUBING SHALL BE SDR 9, COPPER SIZE TUBING.
4. ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL.
5. COPPER SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO ANGLE METER STOP WITH NO FITTINGS IN BETWEEN.
6. TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE CC THREADS.
7. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
8. GALVANIZED CASING REQUIRED FOR JACK AND BORE IN MOST CASES, SCHEDULE 40 PVC MAY BE USED WITH THE APPROVAL OF THE ENGINEER . CASING SHOULD EXTEND SIX (6) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS
   A. 1" SERVICE USE 2" CASING
   B. 2" SERVICE USE 4" CASING
9. METER BOX TO BE SET TWO FEET BEHIND PROPERTY LINE AND TWO FEET INSIDE SIDE PROPERTY LINE ON EITHER SIDE OF PROPERTY.
10. PIPING LAYOUT SHOWN IS TYPICAL FOR 2" SERVICE.

WATER SERVICE FOR 1" OR 2" PIPE | 2

TO PUT CONTINUOUS TRACE WIRE UNDER BOLT, FIRST LOOSEN BOLT, THEN STRIP 3" MIN., WRAP ONCE AROUND BOLT, 1 TWIST, 2 WRAPS. DO "NOT CUT WIRE" TIGHTEN BOLT AFTER WRAPPING TRACE WIRE AROUND THE BOLT.



NOTES:
1. TRACE WIRE IS REQUIRED ON ALL NON METALLIC PIPE.
2. INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3. CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.
4. WIRE SPLICE CONNECTORS SHALL BE DRY-CON DIRECT BURY LUG BY KING INNOVATIONS, DS-500 DRI-SPLICE BY SPEARS OR DIRECT BURY PRODUCTS BY 3M

TRACE WIRE | 3

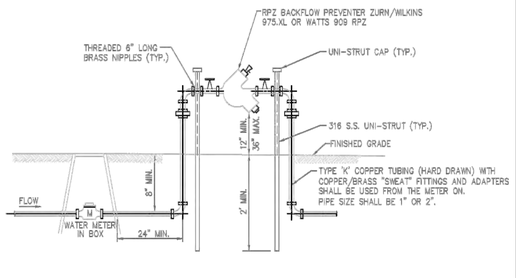
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

1. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 2-810, F.A.C.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
3. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATERMAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
4. NEW OR RELOCATED UNDERGROUND WATERMAINS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM AS DEFINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATERMAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCEMAINS, AND RECLAIMED WATER PIPELINES.

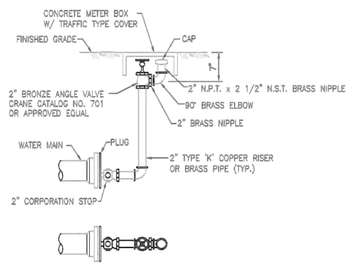
1. NEW OR RELOCATED UNDERGROUND WATERMAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST SIX INCHES, AND PREFERABLY TWELVE INCHES ABOVE, OR AT LEAST TWELVE INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATERMAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPE LINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATERMAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATERMAIN ABOVE THE OTHER PIPELINE.
3. AT THE UTILITY CROSSING DESCRIBED IN PARAGRAPH 1 AND 2 ABOVE, ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATERMAIN JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATERMAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWER, STORM SEWERS, STORMWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCEMAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER III 62-610, F.A.C.

WATER AND SEWER SEPARATION CRITERIA | 4



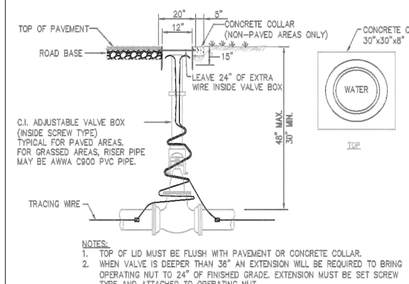
NOTE:
PROVIDE GUARD SHACK STEEL ENCLOSURE WITH GREEN VINYL COATING FOR PROTECTION.

BACKFLOW PREVENTION DEVICE – 3/4" TO 2" | 5



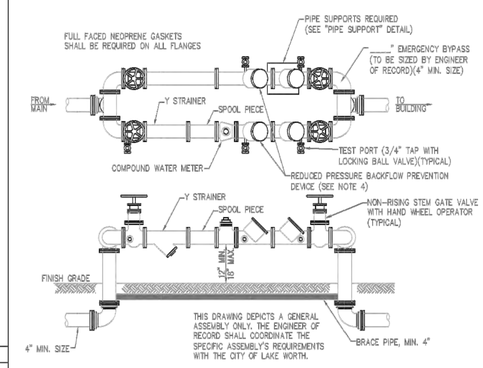
NOTES:
1. GALVANIZED PIPING AND FITTINGS SHALL NOT BE USED ON TEMPORARY OR PERMANENT BLOWOFFS.
2. MEGALUG RESTRAINED JOINTS REQUIRED ON WATERMAIN.

2" TERMINAL BLOWOFF | 6



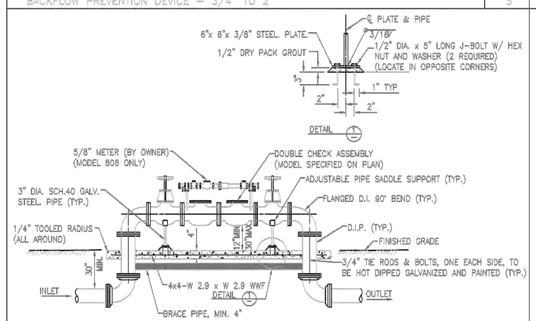
NOTES:
1. TOP OF LID MUST BE FLUSH WITH PAVEMENT OR CONCRETE COLLAR.
2. WHEN VALVE IS DEEPER THAN 36" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT TO 24" OF FINISHED GRADE. EXTENSION MUST BE SET SCREW TYPE AND ATTACHED TO OPERATING NUT.
3. OUTSIDE BOX SHALL BE UNITED STATES FOUNDRY NO. 7630 WITH TYPE FD LID. LID SHALL BE CAST WITH THE WORDS: "WATER" OR "RAW WATER".
4. USE NYLON CABLE TIES TO SECURE TRACE WIRE TO OUTSIDE OF VALVE EXTENSION AND CABLE TIE BEHIND EACH BELL.
5. SEE NOTES ON DETAIL NO. 3, THIS SHEET.

VALVE SETTING | 7

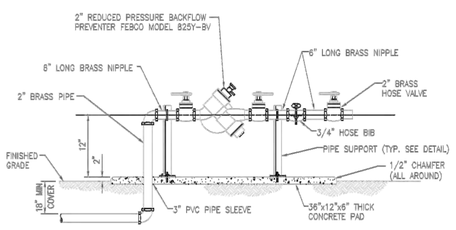


NOTES:
1. MECHANICAL JOINT FITTINGS SHALL BE REQUIRED UNDERGROUND AND FLANGED FITTINGS FOR ABOVE GROUND USE, NO UNIFLANGES PERMITTED.
2. PAINT THE ABOVE GROUND ASSEMBLY IN ACCORDANCE WITH CONSTRUCTION STANDARD, AFTER MANUFACTURERS RECOMMENDED SURFACE PREP IS COMPLETED. DO NOT PAINT OVER NAME/SERIAL PLATE, STAINLESS STEEL OR BRASS FITTINGS.
3. PROTECTIVE PIPE STANCHIONS ARE REQUIRED.
4. APPROVED REDUCED PRESSURE BACKFLOW PREVENTER WITH SILICONE RUBBER SEAL RINGS OR DISKS:
   A. WILKENS MODEL 375 S, 4" TO 10"
   B. AMES MODEL 4000 SSSR, 4" TO 10"
   C. AMES MODEL 4000 SESR, 4" TO 10"
   D. AMES MODEL 4000 SSI, 4" TO 10"
5. 3" METER REQUIRES 4" BACKFLOW ASSEMBLY AND PIPING.
6. ALL TEST PORTS SHALL BE PLUGGED WITH BRASS PLUGS.
7. PROVIDE SPOOL PIECES DIRECTLY IN FRONT OF METER. MINIMUM LENGTH TO BE THREE PIPE DIAMETERS.
8. METER TO BE SUPPLIED BY CONTRACTOR. MODEL NUMBER TO BE DETERMINED BY CITY.

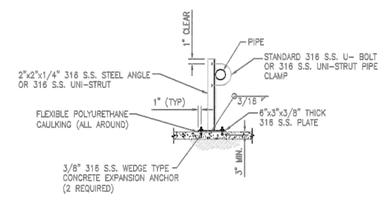
3" AND LARGER METER INSTALLATION AND BACKFLOW ASSEMBLY | 12



DOUBLE CHECK VALVE ASSEMBLY | 9



BACKFLOW PREVENTER WITH HOSE BIB | 10



PIPE SUPPORT | 11

DATE: Feb 28, 2014 – 2:07pm S:\Standards\Water-Sewer Standards\Standard Details – Water 03.dwg

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
1655 Palm Beach Lakes Blvd, Ste. 712
West Palm Beach, FL 33401
P: 561.689.9500
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SEAL
3/17/16
TODD N. MCLEOD, P.E.
FL LICENSE NO. 69188 | FL CA NO. 30535

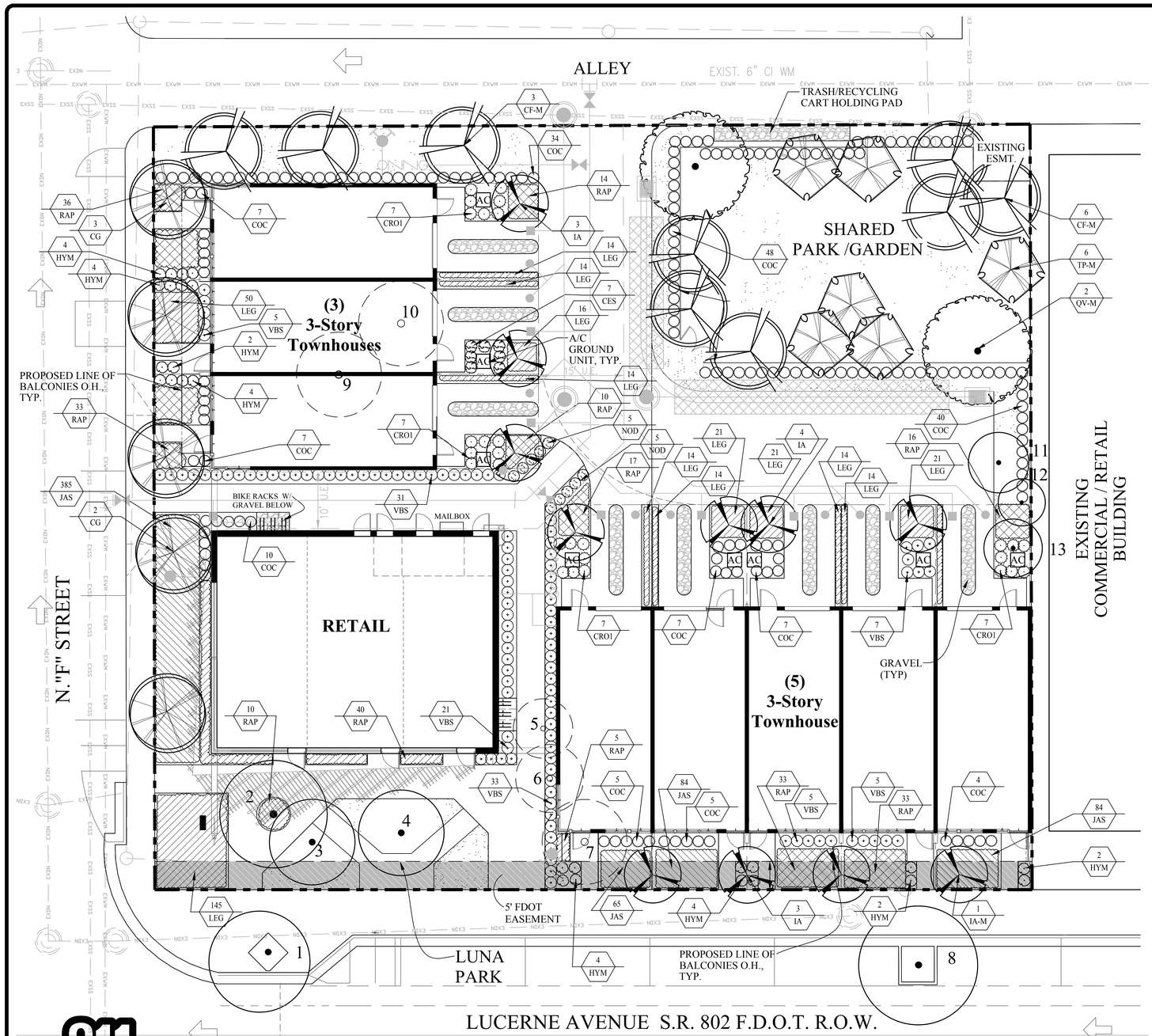
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:16-007
DRAWING #:

NO.	DATE	REVISIONS

WATER DETAILS
WEST VILLAGE ARTIST LOFTS
110 N. "F" STREET
CITY OF LAKE WORTH, FLORIDA

SCALE: AS SHOWN
DATE: 2/8/16

SHEET
08
OF 8



Existing Vegetation Inventory

NO.	BOTANICAL NAME	COMMON NAME	SIZE	ACTION
1	QUERCUS VIRGINIANA	OAK	XXX	PRESERVE
2	SWIETENIA MAHAGONI	MAHOGANY	20" CAL	PRESERVE
3	SWIETENIA MAHAGONI	MAHOGANY	15" CAL	PRESERVE
4	SWIETENIA MAHAGONI	MAHOGANY	15" CAL	PRESERVE
5	SABAL PALMETTO	SABAL PALM	12" CAL	TO BE REMOVED
6	QUERCUS VIRGINIANA	OAK	9" CAL	TO BE REMOVED
7	SWEITENIA MAHOGANY	MAHOGANY	16" CAL	TO BE REMOVED
8	QUERCUS VIRGINIANA	OAK	6" CAL	PRESERVE
9	BUCIDA BUCERAS	BLACK OLVE	15" CAL	TO BE REMOVED
10	BUCIDA BUCERAS	BLACK OLVE	15" CAL	TO BE REMOVED
11	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10" CAL	PRESERVE
12	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7" CAL	PRESERVE
13	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	9" CAL	PRESERVE

Plant and Materials List

	SYM	ITEM	SPECIFICATION	QTY
M ◇	CF-M	CASSIA FISTULA GOLDEN SHOWER	12' HT. X 6' SPR., 3" CAL. D.B.H., 5' C.T., FULL BRANCHING PATTERNS	9
◇ *	CG	CORDIA SEBESTENA ORANGE GEIGER TREE	12' HT. X 6' SPR.,3" CAL. @4.5' 5' C.T., SPECIMEN	5
◇ *	IA	ILEX X ATTENTUATA 'EAST PALATKA' EAST PALATKA HOLLY	12' HT. X 6' SPR., 5' C.T., 3" D.B.H. SINGLE TRUNK (9 FEMALE-1 MALE)	10
M ◇ *	IA-M	ILEX X ATTENTUATA 'EAST PALATKA' EAST PALATKA HOLLY	12' HT. X 6' SPR., 5' C.T., 3" D.B.H. SINGLE TRUNK (9 FEMALE-1 MALE)	1
M ◇ *	QV-M	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	12' HT. X 6' SPR., 3" DBH., 5' C.T. MATCHED	2
M ◇	TP-M	TABEBUIA HETEROPHYLLA PINK TRUMPET TREE	12' HT. X 6' SPR., 3" CAL. D.B.H. 5 C.T., SPECIMEN	6
◇ *	CES	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	3 GAL., 24" HT. X 24" SPR., FULL TO BASE, 24" O.C.	7
◇ *	COC	CHRYSOBALANUS ICACO 'RED TIP' RED TIP COCOPLUM	3 GAL., 24" HT. X 24" SPR., FULL TO BASE, 24" O.C.	174
◇	CRO1	CODIAEUM VAR. 'PETRA' PETRA CROTON	3 GAL., 24" HT. X 24" SPR., FULL TO BASE, 24" O.C.	28
◇ *	HYM	HYMENOCALLIS LATIFOLIA SPIDER LILY	3 GAL., 24" HT. X 24" SPR., FULL PLANTS, 24" O.C.	26
◇	JAS	TRACHELOSPERMUM ASIAT. 'MINIMA' DWARF CONFEDERATE JASMINE	1 GAL., 6" HT. X 10" SPR., 12" O.C.	618
◇	LEG	LIRIOPE MUSCARI 'EVERGREEN GIANT' EVERGREEN GIANT LIRIOPE	1 GAL., 10 BIBS PER POT MIN. 12-14" HT., 15" O.C., FULL	372
◇	NOD	NERIUM OLEANDER 'PETITE SALMON' DWARF SALMON OLEANDER	3 GAL., 15" HT. X 15" SPR., FULL TO BASE, 24" O.C.	10
◇	RAP	RAPHIOLEPIS INDICA INDIAN HAWTHORN	3 GAL., 14" HT. X 14" SPR., FULL TO BASE, 18" O.C.	247
◇	VBS	VIBURNUM SUSPENSUM SANDANKWA VIBURNUM	3 GAL., 24" HT. X 24" SPR., FULL TO BASE, 24" O.C.	107
	FERT	FERTILIZER TAB & GRANULAR	PER PLANTING SPECIFICATIONS	TBD
	MUL3	MULCH	SHREDDED EUCALYPTUS 3" DEEP	TBD
	SOD	PASPALUM NOTATUM BAHIA SOD	FRESH SOLID SOD	TBD
	SOIL	PLANTING SOIL	PER PLANTING SPECIFICATIONS	TBD

* FLORIDA NATIVE SPECIES
◇ MODERATELY DROUGHT TOLERANT SPECIES
M MITIGATED TREES AT 3" D.B.H.

Landscape Tabulation

TOTAL SITE ACRES:			.4649 ACRES
SQUARE FEET SITE AREA:			20,933 SF
PROPOSED USE			RETAIL AND TOWNHOUSE
	EXISTING	FUTURE LAND USE	PROPOSED
LAND USE DESIGNATION	P (PUBLIC)	P (PUBLIC)	MU-E MIXED -USE (EAST)
ADJACENT LAND USE DESIGNATION	ADJACENT TO: MU-E: Mixed-Use-East (Southwest, East, & West) MDR: Medium Density Residential (North) AMU: Artisan Mixed-Use (Northeast) PROS: Public Recreation & Open Space (South)		

	REQUIRED	PROPOSED
STREET TREE REQUIREMENTS IN MU-E DISTRICT	1 TREE/25' L.F.=11 T	12 TREES
NORTH F STREET (134.72' FRONTAGE)	5 TREES	5 TREES
LUCERNE AVENUE (154.95' FRONTAGE)	6 TREES	6 TREES (INCL. EX. TREES #2,3,4) & 3 PROPOSED TREES)
NATIVE STREET TREES	50% MIN. 5 TREES	11 TREES
MITIGATED TREES	18 TREES 3" D.B.H.	18 TREES @ 3" D.B.H.

MINIMUM TREE & SHRUB SIZES TO MEET MINIMUM LANDSCAPE REQUIREMENTS

TREES - 12' HT. X 6' SPR. 4' CLEAR TRUNK 3" CAL. @ 4.5' HT.
PALMS - 12' HT. 6' G.W. @ TIME OF PLANTING
HEDGES - 24" HT. @ TIME OF PLANTING

NOTES:
1. FLORIDA FRIENDLY LANDSCAPING PRINCIPLES SHALL BE UTILIZED IN LANDSCAPE & IRRIGATION DESIGN, INSTALLATION, AND MAINTENANCE.
2. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, AND EQUIPPED WITH A RAIN SWITCH, TO PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS TO BE MAINTAINED.

811

These plans are based on tree survey rec'd. via e-mail from REG, site plan from REG rec'd via e-mail on 3/14/16, and MMA civil plan dated 2/8/16.

TREE SYMBOL LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

0 5' 10' 20' 30'
GRAPHIC SCALE

LANDSCAPE PLAN

Wayne Villavaso Landscape Architecture, Incorporated

Land Planning
Landscape Architecture

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West Palm Beach, Florida 33401

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Reg. FL., N.C., N.Y.

REGISTERED LANDSCAPE ARCHITECT WAYNE VILLAVASO LA 694 STATE OF FLORIDA

3/14/16

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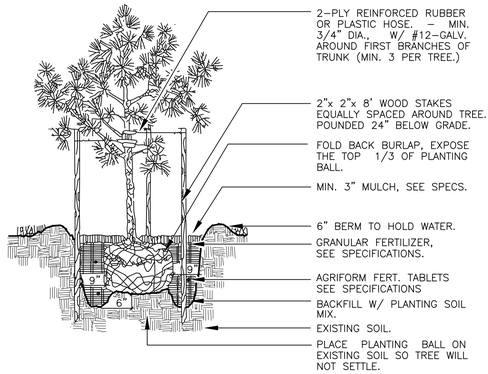
WEST VILLAGE ART LOFTS
110 North "F" Street
Lake Worth, FL 33460

REVISIONS

3/14/16 REG/LW

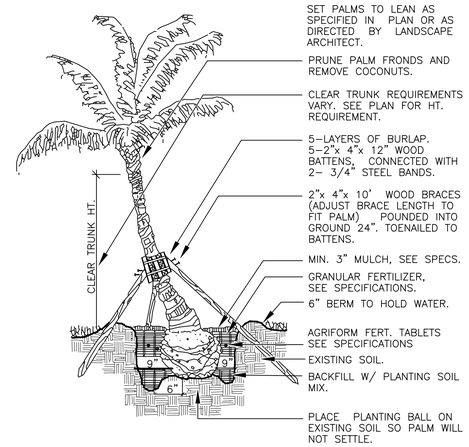
DESIGNED BY:	WEV
DRAWN BY:	WEV
CHECKED BY:	WEV
DATE:	3/9/16
SCALE:	AS SHOWN
CAD FILE:	
SHEET	L1
JOB NO.	21533

WEST VILLAGE ART LOFTS



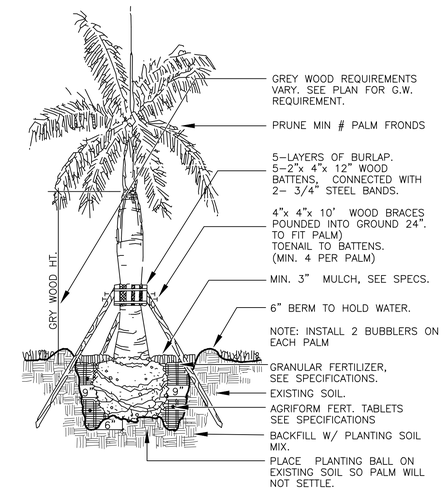
PINE TREE PLANTING DETAIL TYPICAL

NOT TO SCALE



COCONUT PALM PLANTING DETAIL TYPICAL

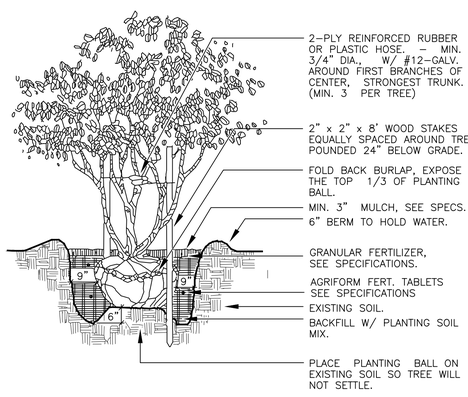
NOT TO SCALE



ROYAL PALM PLANTING DETAIL TYPICAL

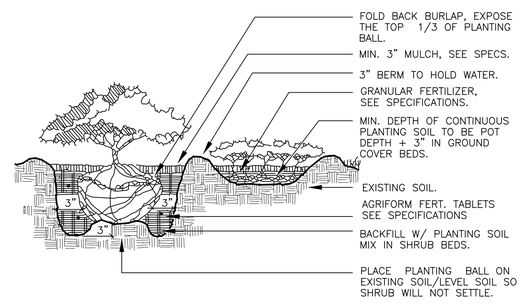
NOT TO SCALE

PLANTING DETAILS



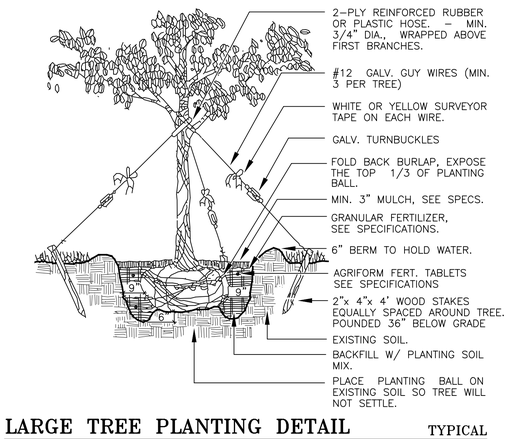
MULTI–TRUNK TREE PLANTING DETAIL

TYPICAL NOT TO SCALE



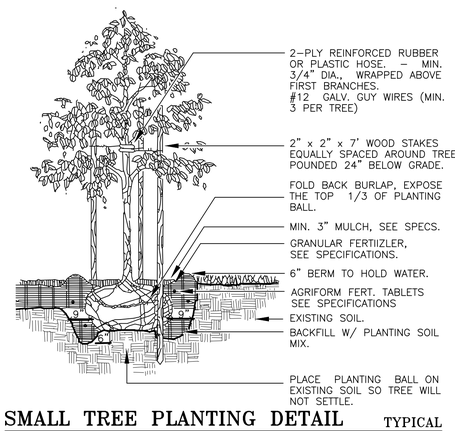
SHRUB & GROUNDCOVER PLANTING DETAIL

TYPICAL NOT TO SCALE



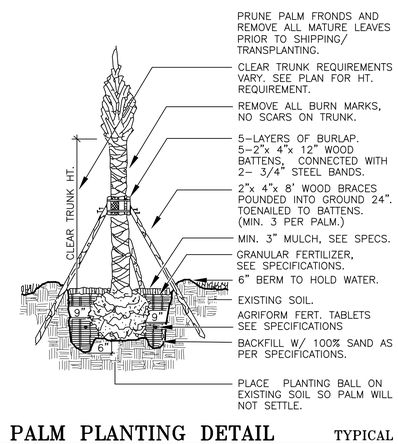
LARGE TREE PLANTING DETAIL TYPICAL

2.5" CAL. TO 4.5" CAL. NOT TO SCALE



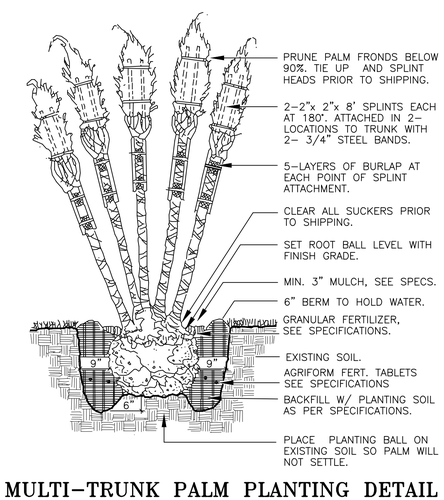
SMALL TREE PLANTING DETAIL TYPICAL

UP TO 2.5" CAL. NOT TO SCALE



SABAL PALM PLANTING DETAIL TYPICAL

NOT TO SCALE



MULTI–TRUNK PALM PLANTING DETAIL

TYPICAL NOT TO SCALE

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3/14/16

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WEST VILLAGE ART LOFTS
110 North "F" Street
Lake Worth, FL 33460

REVISIONS

DESIGNED BY:	WEV
DRAWN BY:	WEV
CHECKED BY:	WEV
DATE:	2/12/2016
SCALE:	AS SHOWN
CAD FILE:	
SHEET	L2
JOB NO.	21533

WEST VILLAGE ART LOFTS

SECTION 02490

LANDSCAPE AND SOD

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

A. The work includes furnishing all plants, materials, equipment, and labor necessary for the procurement and installation of plant and materials indicated on the drawing(s); and / or in the specifications.

1.2 RELATED SECTIONS

A. Section 02110 – Site Clearing

B. Section 02200 – Earthwork

C. Section 02810 – Exterior Irrigation Work

1.4 QUALITY ASSURANCE

A. The landscape contractor is to be regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery. The landscape contractor shall carry any necessary insurance and protect the Owner against all liabilities claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract and all of his workers shall be covered by Workmen's Compensation Insurance.

B. The landscape contractor and irrigation contractor must coordinate scheduling and layout prior to commencement of material installation. If necessary, the landscape contractor and irrigation contractor may agree to minor adjustments in sprinkler layout, head type or quantity, in response to specific plant needs. The landscape architect must be notified 48 hours prior to commencing field changes in order to review and approve of any such changes.

PART 2 – PRODUCTS

2.1 PLANT MATERIAL

A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:

C W = clear wood	G = gallon	G W = grey wood
SPR = spread	C T = clear trunk	O A = overall height
O C = on center	HT = height	D = diameter

B. Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting. Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nursery Stock. In all cases, plant materials shall be Florida Grade No. 1 or better (as defined by the February, 1998 edition of Grades and Standards). Plants that meet the requirements specified, but do not have normal balance of heights and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation. All trees to have a single main leader, unless specified otherwise.

C. Quantities: All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. If a discrepancy occurs between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to the submittal of bid.

D. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submittal of conclusive proof that any plant is not obtainable in the type and size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Sabal Palms:

1. Hurricane cut: All Sabal Palms, if designated on plant list to be hurricane cut, shall be dug and have all fronds removed as standard to good horticultural practices, within 24 hours or transporting to site or transplanting on site.

2: Sabal Palms with fronds: All Sabal Palms, if designated on plant list to be installed with fronds, shall have the palm head trimmed up and have a minimum of seven (7) fronds per head. See specification 3.2,E.

2.2 COMMERCIAL FERTILIZER

A. Commercial granular fertilizer shall be from LESCO ph.(561) 848–7122 as follows: 12–2–14 for ornamental trees, palms, shrubs and groundcover. Fertilizer will contain nitrogen, phosphoric acid and potash available plant food by weight. At least 70% percent of the nitrogen in the fertilizer shall be slow-release. Fertilizer shall be delivered to the site unopened in original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable. Fertilizer shall be applied at the rate of 3 1/2 to 7 pounds per 1,000 sq. ft. to planting beds. Use a rotary spreader, chest spreader, or hand application method to apply the fertilizer. For new plantings, the fertilizer should be applied to the top of the soil around the plants after planting and before mulch is layed. For trees and larger shrubs, apply one pound of fertilizer per inch of trunk diameter. Spread evenly on the ground around the plant from the outer edge of the leaves inward to the trunk, or 1 to 1 1/2 pounds of fertilizer per 100 sq. ft. of ornamental bed area. Apply the fertilizer to dry foliage and water in soon after application. Wash or brush off walks and painted surfaces following application to avoid discoloration.

B. Planting tablets shall be tightly compressed, long lasting, slow release Agriform fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5% by weight and having an analysis of 20–10–5, respectively.

2.3 PEAT

A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weights, on any oven-dried basin. Peat shall be delivered to the site in a workable condition free from lumps.

2.4 PLANTING SOIL

A. Planting soil shall be 1/3 clean sand, 1/3 peat, 1/3 topsoil (by volume). Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Soil shall be delivered in a loose friable condition and applied in accordance with the Planting Specifications.

2.5 MULCH

A. Fibrous Mulch: All mulch material shall be a fibrous, non-floating, shredded Grade 'A' Eucalyptus mulch or as per plant and materials list on plans if listed differently, installed 3" deep (prior to compacting), and moistened at installation to prevent wind dispersement.

B. Mulches shall not contain sticks larger that 1/2 inch in diameter or 3" long, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.

2.6 WATER

A. Water for planting will be available at the site and will be provided by the Owner. Landscape Contractor shall not assume that the irrigation system will be operational at the time of planting. It is the responsibility of the Landscape Contractor to provide all the required water necessary to maintain the plant material in a healthy growing condition. The watering may include deep watering of trees and the watering of shrub and ground cover areas. Any plant materials that die or that are not in a healthy growing condition due to lack of water shall be replaced at no addition cost to the Owner.

B. If water is not available on site, the Landscape Contractor will coordinate with the owner to determine who will provide the water. The Landscape Contractor will apply the water to all planting areas using a water truck. (Note: Landscape Contractor shall comply with all State, County & Municipal codes for traffic safety, etc.) It is the responsibility of the Landscape Contractor to apply all the required water necessary to maintain the plant material in a healthy growing condition. The watering includes deep watering of trees, palms, shrubs, ground covers and sod. Any plant material that die or that are not in a healthy growing condition due to lack of water shall be replaced at no additional cost to Owner. Minimum watering schedule for the first year by watering truck is: three(3) times per week for months 1 & 2, two(2) times per week for month 3 through month 12. NOTE: Contractor is to observe all code restrictions, if applicable, pertaining to watering of new plantings and advise the Owner/Landscape Architect of any concerns for the plant material in advance.

PART 3 – EXECUTION

3.1 PROTECTION OF PLANTS:

A. Root Protection:

1. Balled and Burlapped Plants: Plants designated "B & B" (balled and burlap) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass to fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with natural burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlap.

2. Container Grown Plants: Plants grown in containers will be accepted as "B & B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

B. Protection During Transporting: All plant material shall be protected from possible bark injury on breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying, or damage to plants.

C. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch, or other protection from drying by wind and/or sun exposure. All plants shall be watered as necessary until planted. Plant storage period shall not exceed forty-eight (48) hours.

D. Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling, except for "Hurricane Cut" Sabal Palms, if specified.

E. Clear trunk shall be as specified after the minimum of fronds have been removed. Clear trunk shall be measured from the top of root ball to where the mature trunk joins the immature or green portions of the trunk. All palms shall have a sufficient ball size for rapid growth and acclimation. All palm trunks shall straight and true unless otherwise specified, and be free of damage and scars. Sabal Palms shall have no burn marks on trunks. Sabal Palm designated to have fronds at installation shall be tied with a biodegradable twine to be left in place until the tree is well established at which time the Contractor is to remove the twine if necessary.

F. Protection During Planting: Trees and palms moved by chain, strap, winch, or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Trees and palms with damaged or girdled trunks will be rejected and will be replaced as per specified prior to final acceptance by the Owner/Landscape Architect.

3.2 PLANTING OPERATIONS

A. Layout: Location for plants and outline of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.

B. Soil Preparation: Apply two (2) applications of an approved pre-planting environmentally safe systemic herbicide. Soil used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 33 % peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. All planting areas shall be treated with an approved pre-emergent environmentally safe herbicide, according to the manufacturer's specifications. All chemicals used are subject to safe environmental applications based on industry standards by licensed professionals using all safety precautions recommended.

C. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall extend to the required subgrades as specified hereunder. The minimum depth of plant pits specified below shall be measured from the finish grade. Mass planting beds shall be stripped of all vegetation prior to planting. Use acceptable excess excavated topsoil to form 6" height 3' diameter watering berms around plants; use 25% of the excavated material and mix with topsoil for Backfill. Remove all excess material to dump site as directed by Owner. If an on site dump area has not been designated by the Owner, remove excess material off-site. Excavated material in excess of the 6" temporary water berm above is not to mounded around the base of each plant. The 6" water berm material is to be removed from site and the resulting area is to be mulched/sodded as required after the transplant acclimation period is complete to form a 3' diameter circular mulch ring centered around the base of the plant.

D. Balled and Burlapped Plants: After final pit preparation, loosen burlap wrapping and fold burlap down exposing the top 1/3 of the root ball, leaving the ball unbroken. Remove excessive amount of burlap to eliminate voids which may be caused upon decomposition. Remove all twine, rope, wire, etc., at the base of trunk upon installation to prevent the choking or girdling of the root system as the plant matures.

E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom and compacted to avoid air pockets at the bottom of root balls and container shall be removed carefully to prevent damage to plant or root system. Plants with circular root systems will not be accepted and will be replaced by Contractor prior to final acceptance.

F. Testing for Drainage: Test fill all tree pits with water before planting to assure proper drainage percolation is available. Pits which are found not to be adequately draining shall be excavated to a depth sufficient for drainage and backfilling with gravel or crushed rock. No allowances will be made for lost plants due to improper drainage.

G. Pit Sizes: Minimum diameter (width) and depth of planting pits for balled and burlapped, and container grown plants, shall be as follows:

1. Diameter – Trees & Palms: 18"–24" greater than diameter of ball or spread of roots.

2. Diameter – Shrubs: 8"–12" greater than diameter of ball or spread of roots.

3. Depth – Trees and Palms: The center of each pit shall be dug to the depth of the root ball. The root ball shall sit tilled to existing subgrade.* The perimeter of each pit shall be 6" greater than depth of ball to provide 6" of planting soil backfill to enhance downward growth of roots. Also see 3.2 I & 3.2 J.

* (If subgrade soils at the bottom of each pit are detrimental to plant growth, each pit is to be dug 6" deeper than root balls and the root ball is to sit on 6" of properly compacted specified planting soil mix to prevent settling.)

4. Depth – Shrubs: The center of each pit shall be dug to the depth of the root ball. The root ball shall sit on tilled existing subgrade.* The perimeter of each pit shall be 4" greater in depth than the root ball to provide 4" of planting soil backfill to enhance downward root growth.* Also see 4.I.

5. Depth – Vine Ground covers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus three (3) inches.

H. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with planting soil at the following minimum rates:

One-quarter cubic yard per one (1) tree
One cubic yard per twenty-five (25) – 7G (lerio cans / equal)
One cubic yard per fifty (50) – 3G shrubs
One cubic yard per one hundred (100) – 1G (ground covers, etc.)

I. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on existing tilled subgrade soil* to such depths that the finished grade level of the plant shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls and the burlap shall be folded down to expose the top 1/3 of ball. Platforms, wire, and surplus binding from top and sides of the balls, shall be removed. All broken or frayed roots shall be cut off cleanly. Planting Soil mix (1/3 clean sand, 1/3 peat, 1/3 topsoil) shall be placed and compacted thoroughly, avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in the level of the finished grade allowing for three inches (3") of mulch after the granular fertilizer has been applied. All air pockets will be removed by alternately watering and adding soil as required. Form a shallow saucer around each plant by placing a berm of soil along the edge of the plant pit. This berm shall be six inches (6") high for all trees and three inches (3") high for all shrubs.

J. Setting Palms: All palms shall be planted in pits, centered, and set on existing tilled subgrade soil* to such depths that the finished grade level of the palm is the same as it was grown. They shall be planted upright (unless specified to lean), and faced to give the best appearance or relationship to adjacent structures or views. All broken or frayed roots shall be cut off cleanly. Except for Sabal Palms which are to be backfilled with sand, thoroughly washed in during planting operations, all palms shall be backfilled with planting soil mix of 1/3 clean sand, 1/3 peat, 1/3 topsoil, placed and compacted thoroughly, avoiding injury and shall be settled by watering. After settling, additional planting soil shall be used to fill in to finished grade allowing three inches (3") for mulch to be applied after granular fertilizer has been applied. A shallow saucer shall be formed around each palm by placing a berm of soil along the edge of each planting pit. This berm is to be a minimum of six (6") inches high.

K. Fertilizing: When setting trees, palms and shrubs placed in each plant hole with Agriform Planting Tablets, 20–10–5 formula, 21 gram, according to the following:

Tablets application:
1 gallon container plant ....1 tablet
2 – 3 gallon container plant ....2 tablets
7 –15 gallon container plant.................................4 tablets
B & B Shrubs and Trees.....................................1 tablet for every 20" around circumference of root ball above middle of ball.

Granular application: Application of granular fertilizer by LESCO will be as per LESCO application rate specifications.

Correct Placement of Tablets: Position the plant in the hole and backfill no higher than halfway up the root ball. Place the recommended number of tablets evenly spaced around the perimeter of, and immediately adjacent to, the root ball at the depth which is between the middle and the bottom of the root ball. Complete backfilling as described above under setting trees, palms and shrubs.

L. Pruning: Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual species with as much height and spread as is practical. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Head back" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped. Paint all cuts 1/2" in diameter and larger with approved waterproof antiseptic tree paint and remove trimmings from site. Trees and palms incorrectly pruned will be rejected.

M. Guying and Staking:

1. Guy all large trees 1" to 4 1/2" in caliper in three (3) directions with double strands of No. 12 galvanized wire attached to approved wood braces equally spaced and driven below grade per details. When securing wires to trees, cover all wires which may come in contact with any part of tree with new 2-ply reinforced rubber or plastic hose of 3/4" in diameter or greater. Place guys not less than 1/3 of the heights of tree above finished grade and above first substantial branches. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced.

2. Guy all SMALL TREES (less then 2 1/2" in caliper) as indicated above and stake with three (3) – 2" x 2" x 7' wood braces, equally spaced, 18" to 24" from trunk, pounded 24" below grade.

3. Guy all MEDIUM TREES (2 1/2" to 4 1/2" in caliper) as addressed above and stake with 3–2" x 4" x 8' wood braces, equally spaced around tree, pounded 36" below grade. Each guy wire shall angle from tree at a 45' angles to horizontal. Keep guys tight until project completion by the use of a galv. steel turnbuckle placed midway between trunk and ground. Each wire shall have a yellow or white surveyor's tape located just above the turnbuckle. Each wood braced to have a 1/2" notch and the guy wire wrapped around the brace 3 times at the notch to prevent slipping.

N. In staking palms and large broadleaf trees (4 3/4" caliper and up) no nails or other fasteners will directly penetrate the trunks. Wood 2 x 4 battens, 12 inches (12") long, separated by a minimum of five (5) layers of burlap can be attached to the trunk of the palms/trees with metal banding. Stakes can only be nailed to the wooden battens. Stakes are to be sized according to to the size, weight, and exposure of the tree/palm with a minimum of 2 x 4's up to 6 x 6's or greater members as required. Stakes are to be removed by the Contractor when appropriate after maintenance period is complete subject species, root formation, and the Contractor's acceptance of the stability of tree/palm. All trees and palms which lean or fall during the guarantee period will be straightened and properly reset at no charge to the Owner.

O. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a three inch (3") depth, with the mulch as specied in the plant and materials list or as per these specifications. Prevent wind displacement of mulch by thoroughly wetting the mulch down.

P. Excess Excavated Soil: Excess excavated soil shall be disposed of off site by the Contractor at no additional expense to the Owner. If the excavated soil is clean and free of debris, it may be used for other on site earthwork if needed, unless specified otherwise. See 2.B.

3.3 SOD and SEED (When Applicable)

A. Soil: The Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a compacted depth of one inch (1") to all areas receiving sod. (The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil on the site.) Payment for this item will be determined by a square foot in place measurement of the installed sod area after sod installation is complete, multiplied by the specified depth of one inch (1"), to determine cubic yards of soil used.

B. Grades: It shall be the responsibility of the Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Landscape Architect, prior to the application of sod. If supplemental topsoil is to be spread, no sod shall be laid until the depth of this soil has been approved.

C. The sod shall be as called for on the Landscape Drawings. Sod shall be of firm tough texture having a compact growth of grass with good root development, and shall contain only the species of grasses specified, and no weeds or any other objectionable vegetation. The soil embedded in the sod shall be 2" of good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mover, with the final mowing not more than seven (7) days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid by the Contractor with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner in straight lines or smooth radii as per plans to the edge of all paving, buildings, trees, palms, shrubs, etc. and bed areas or mulch rings. Sod installation, if subcontracted, is to be supervised by the Contractor to insure proper laying and proper bed lines per plans. Improper sod installations will be removed and relaid as necessary. Sod is to be "cut-in" to match the elevation of adjacent areas to develop a finished appearance and to avoid unevenness or tripping hazards. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in at no additional cost to the Owner.

F. Seed (if applicable)

1. Landscape Contractor shall remove all rocks larger than one inch (1") in dia. and all vegetation from the areas to be seeded, scarify the area, then apply 10–10–10 fertilizer at a rate of 500 lbs. per acre.

2. Application: Argentine Bahia grass seed shall be applied at a rate of 80 lbs. per acre, mixed with common Hulled Bermuda Seed – 20 lbs. per acre, and 30 lbs. per acre of suitable cover crop (millet seed or winter rye seed) depending upon the season of installation.

3. Roll immediately after seeding with a minimum 500-pound roller avoiding damage to site utilities and improvements by surveying and marking them as necessary. Then apply straw mulch at a rate of 2.5 tons per acre.

4. Apply approved fertilizer at the rate of 150 pounds per acre, 45 days after seeding.

3.4 CLEAN UP

A. Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site.

3.5 MAINTENANCE

A. Maintenance shall begin immediately after each plant is planted and shall continue during installation and until all planting has passed final inspection and acceptance. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright positions and restoration of the planting sauces and any other necessary operations. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. All trees shall be deep watered for a period of 90 days after planting. Saucer berms shall be removed on all plant material 30 days after acceptance, except for all replacement materials.

C. In the event of the threat of serious damage resulting from insects or disease prior to final acceptance, the plants shall be treated by preventative or remedial measures approved for good horticultural practice at no additional cost to the Owner.

D. The Contractor shall furnish the Owner with a written and detailed description for the care and maintenance of all plant material at the time of final inspection. The Owner agrees to execute the instructions for such care and maintenance.

3.6 INSPECTION AND ACCEPTANCE

A. Inspection: Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance: After inspection, the Contractor will be notified by the Owner and/or Landscape Architect of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

3.7 GUARANTEE AND REPLACEMENT

A. Guarantee: The Contractor, as part of this Contract, shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of one (1) year from the time of completion and acceptance. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. Where vandalism is agreed by the Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the one (1) year guarantee after final acceptance.

B. Sod shall be guaranteed for a two month period dating from final acceptance and any lawn care which becomes necessary during the completion period will be the responsibility of the Owner to ensure a vigorous stand of grass.

3.8 TREE PROTECTION (When Applicable)

A. Protection and care of existing trees, palms, shrubs, and ground cover to remain, to include all aspects of protection, fertilization and watering.

B. Tree, palms, shrubs, and ground cover to remain are designated on the drawings or as directed by the Landscape Architect.

C. Snow fence detail, when included in plans, will be installed prior to beginning construction activity on project site as part of base bid for contract.

3.9 TREE RELOCATION (When Applicable)

A. Prepare and relocate trees and palms designated for relocation to include all aspects of preparation, protection, fertilization and watering.

1. Trees and palms to be relocated on site are designated on the drawings or as directed by the Landscape Architect.

2. Diameter used herein shall mean diameter measured at breast high (DBH) of dicot or a conifer tree as measured four and one half feet (4 1/2) above ground. The diameter of a monocot is measured at one foot (1') above ground.

3. All dicot trees, specifically Quercus Virginiana (Native Florida Live Oaks), shall be root pruned between 90–120 days before being relocated.

4. All monocot trees shall be dug with a vermeer or similar type tree spade equipment and moved to its permanent location in one move. Monocots shall be watered before the move, installed with a complete watering system and maintained under full irrigation for a period adequate to establish the tree.

5. Plans are not complete for bid or construction unless accompanied by written letter/plan format C.S.I landscape specifications.

B. Tree Preparation

1. Excavate the total circumference of the root zone with a minimum eighty (80") inch diameter ball, cut to a depth of not less than thirty (30") depth and one foot wide, to get all roots that are necessary to the support of the tree in relocation. The cut trench shall be backfilled with loose friable soil (1/3, 1/3, 1/3 mix) – and Eucalytus mulch (unless otherwise specified in plant and materials list on plans) and should be placed under constant watering until the time of the move. The tree shall be watered before the move, installed with a complete watering system and maintained under full irrigation for a sufficient period of time adequate to establish the tree.

2. At the time of root pruning, the oak trees shall also have their canopies selectively trimmed out to form a well shaped tree with a broad spread and a high canopy. Thin out all interior branches and cut the perimeter branches back to the (1") one inch diameter limb size. The intent is to reduce the foliar mass but keep plenty of small limbs and branches so that the new growth will emerge in the spring that the root system can support. Cut no limbs larger than 1" diameter except interior branches to be removed.

3. Six months after the tree is established in its new location, remove stakes, bands, and battons unless they are still needed for bracing tree.

4. Coordinate the orientation of trees before they are set and as they are being set to avoid conflict with branch structure of trees adjacent to either the other trees, the building walls and any other overhead or underground utilities.

5. Excavate holes in scale with root ball of tree as it is dug so tree will be set to grow at the same grade as it was originally growing.

C. Watering

1. This contract includes the responsibility to provide a constant supply of water to the tree to be relocated, from the day they are root pruned, throughout the holding period, to the new locations when they are moved, and for the final locations shown on plans. Coordinate with the irrigation installer and the Contractor to utilize the existing water source(s) and the new irrigation water meter(s), so no period of the time occurs that water is not always available to the trees to avoid stress or loss of trees.

2. While hand watering, keep all upper branches moistened. Continue any selective pruning that may be needed to adjust to the new planting locations.

3. Maintain supplementary hand watering throughout all phases of construction.

4. Form and maintain tree well for water retention in the root zone.

D. Staking

1. Brace with 2 x 4, 4 x 4, or 6 x 6 wooden stakes depending on the tree size or at the landscape contractor's discretion after root pruning in place and after tree relocation. The landscape contractor is fully responsible to reset trees at no additional cost if required. All work, care, and follow up is to be included in base bid.

2. Burlap, battons and bands shall be used to protect bark from damage while rigging to lift trees by crane. No nails in trees.

E. Utilities

1. The installing contractor shall be responsible to coordinate with all construction plans and schedules, and all appropriate utility location service companies in the project area and the local agencies to provide locations for all overhead and underground utilities.

F. Mulching

1. The installing contractor shall be responsible to coordinate with all construction plans and provide mulch to minimum 3" depth and incorporate the tree(s) with the rest of the new plantings.

2. Root hormones, fungicide and similar chemicals may be applied at the contractor's discretion.

G. Soil

1. Backfill the trees with a 1/3, 1/3, 1/3 mix of planting soil. Construct a tree well unless curbing or planter areas provide necessary well requirements.

H. Fertilization

1. Fertilize tree with agriform tablets outside the root zone to encourage root growth.

I. Guarantee

1. Equivalent replacement. A tree (or trees) which due to its classification (based on the table of tree evaluation established by the International Society of Arboriculture) in the case of dicot or conifer condition size, and location, its determined by the city/county/state Landscape Architect/Urban Forester to be the equivalent to the tree (or trees) which it replaces. In making this determination, the city/county/state Landscape Architect/Urban Forester shall be guided by the standards established by the International Society of Arboriculture.
2. Equivalent value is an amount of money, which reflects the cost of replacing a dicot or conifer tree, determined by multiplying the cross sectional diameter of the tree (measured in square inches) by the values (based on the cost of obtaining an equivalent replacement according to the classifications of tree as listed in the table of tree evaluation established by the International Society of Arboriculture.
3. Any tree or palm that dies or is deemed in unacceptable condition for one (1) year following relocation shall be removed by the Contractor including root ball, and backfilling of pit, at no cost to the Owner and the tree will be replaced with a new tree or palm of the same size and species, and installed to meet these specifications.
4. Acknowledging the nature of tree and palm relocation, the Contractor shall not be responsible for survival of trees and palms if it is deemed by the Landscape Architect or Owner that all possible measures have been taken by the Contractor to insure the tree(s) survivability. If, however, it is deemed by the Landscape Architect or Owner that the tree or palm mortality is a product of negligence by the Contractor or failure to follow these specifications, the Contractor shall provide and install at no additional cost to the Owner a tree or palm of same size and species.

END OF SECTION 02490

PLANTING SPECIFICATIONS

Wayne Villavaso Landscape Architecture, Incorporated

Land Planning
Landscape Architecture

268 Flamingo Drive
West Palm Beach,
Florida 33401

PH. (561) 820-1566
FX. (561) 833-6707

Reg. FL., N.C., N.Y.

REGISTERED LANDSCAPE ARCHITECT
WAYNE VILLAVASO
LA 694
STATE OF FLORIDA

3/14/16

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WEST VILLAGE ART LOFTS
110 North "F" Street
Lake Worth, FL 33460

REVISIONS

DESIGNED BY:	WEV
DRAWN BY:	WEV
CHECKED BY:	WEV
DATE:	2/12/2016
SCALE:	AS SHOWN
CAD FILE:	
SHEET	L3
JOB NO.	21533

SITE PLAN LEGEND

- EXISTING BUILDING
- EASEMENT
- BROAD LEAF TREE AND/OR LARGE SHRUB
- PALM TREE
- PROPERTY LINE - OVERALL
- PROPERTY LINE - TOWNHOUSE / RETAIL
- OVERHEAD LINES
- ZONING SETBACK (TOWNHOUSE EXCLUDED)
- ZONING SETBACK FOR TOWNHOUSES
- T.H. TOWNHOUSE
- P.L. PROPERTY LINE
- PROPOSED BUILDING - TOWNHOUSE
- PROPOSED BUILDING - RETAIL
- MECHANICAL
- MAILBOX
- FIRE DEPARTMENT CONNECTION - SEE CIVIL

NOTE: VERIFY ALL CONDITIONS WITH SURVEY AND EXISTING SITE, ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY - SEE CIVIL DRAWINGS FOR PROPOSED WORK

- PROPOSED FENCING
- PARKING STRIPE
- BIKE LANE STRIPE

Impervious/Pervious Schedule (Automatic Generation from Model)

Count	Name	Projected Area	Comments
1	Impervious Concrete	3600 SF	Concrete Parking & Vehicle Circulation
1	Impervious Concrete	1951 SF	Concrete Walkways
1	Pervious Landscape Exposed	7509 SF	Pervious Landscaping Open to Sky Above
1	Pervious Stone	464 SF	Pervious Stone Paving

SITE DATA

LW P&Z PROJECT NUMBER	**16-01400001**
NAME OF PROJECT	**WEST VILLAGE ART LOFTS**
PROPOSED USE	**MIXED - RETAIL AND TOWNHOUSE**
ADJACENT ZONING DESIGNATIONS	ADJACENT TO: **MU-E: Mixed-Use-East** (South West, East & West) **MDR: Medium Density Residential** (North) **AMU: Artisan Mixed-Use** (North East) **PROS: Public Recreation & Open Space** (South)
MUNICIPALITY (AHJ - ALL BUT FIRE): FIRE DEPARTMENT (AHJ - FIRE ONLY):	**CITY OF LAKE WORTH** **PALM BEACH COUNTY**
APPLICABLE PLANNING AREA(S): PROPERTY CONTROL NUMBERS:	**CORE AREA PARKING DISTRICT** **38-43-44-21-15-012-0260**
APPLICABLE OVERLAY(S):	**MAJOR THOROUGHFARE**
TOTAL SITE ACRES: SQUARE FEET SITE AREA:	**.4649 ACRES** **20,933 SF**
SUSTAINABILITY CERT. PROG.:	**NATIONAL GREEN BLDNG. STANDARD (NGBS)**

ZONING & FLU	EXISTING	PROPOSED
HISTORIC - DESIGNATION TYPE	N/A	N/A
ZONING	P (PUBLIC)	MU-E (MIXED USE)
FUTURE LAND USE DESIGNATION	P (PUBLIC)	MU-E (MIXED USE)
LOT	MIN. REQ.	PROPOSED
LOT AREA	6500 S.F.	20,933 S.F.
LOT WIDTH	25'	155'

*Lot widths are applied after variance to change primary street to Lucerne Ave.

HEIGHT	MAX. HGT./STORIES	PROP. HGT./STORIES
BUILDING HEIGHT - T.H. - FEET	30' (35' w/Sust.Bon.)	35'
BUILDING HEIGHT - T.H. - STORIES	2 (3 w/Sust.Bonus)	3
BUILDING HEIGHT - RETAIL - FEET	30' (35' w/Sust.Bon.)	22'
BUILDING HEIGHT - RTL. - STORIES	2 (3 w/Sust.Bonus)	1
BUILDING HEIGHT - ACCESSORY	N/A	N/A
BUILDING SETBACKS:	MIN./MAX.	PROPOSED
FRONT - LUCERNE*	10'/22'	22'
FRONT - TOWN HOUSE*	10'	10'(F)/18'(LUCERNE)
SIDE STREET - N. "F" St.*	10'	10'
SIDE - EAST P.L.*	ZERO LOT LINE	0'
REAR - ALLEY*	10% (13.5')***	71.5' Rtl./85' T.H.
REAR - AT F ST. TOWN HOUSES***	10'	10'***

*Building setbacks are applied after variance to change primary street to Lucerne Ave.
**~~Additional setback requested to allow for existing tree in Luna Park~~
***10'-0" setback requested to utilize 10' side setback requirement for Town Houses

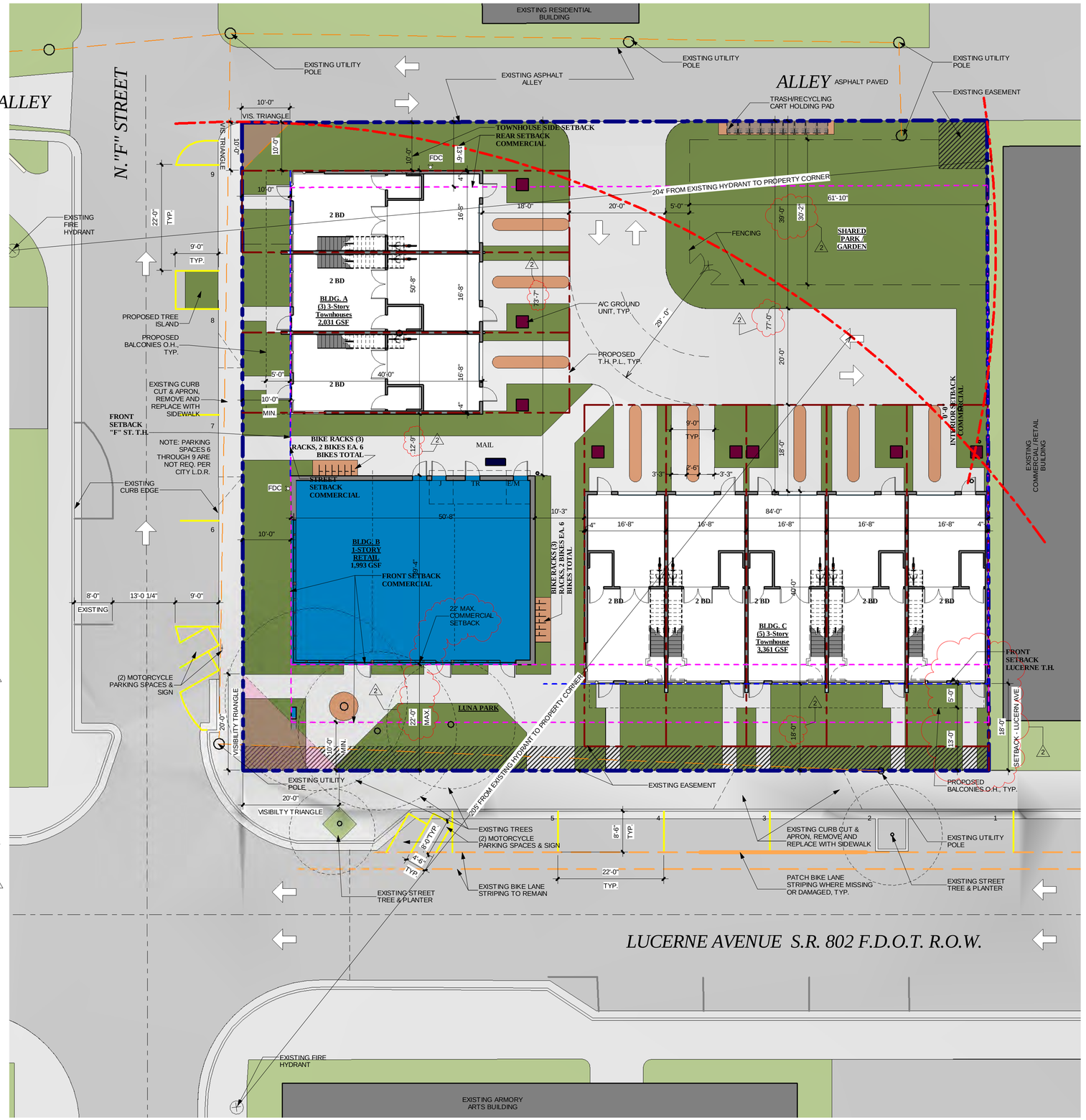
DENSITY	MAX. AC./SITE	PROPOSED
RESIDENTIAL UNIT DENSITY/ACRE	30/14	8
UNIT LIVING AREA - UNDER AIR	MIN.	PROPOSED
PROP. LIVING AREA/UNIT - PRIM.	1450 S.F./UNIT	1630 GSF/UNIT
PROP. LIVING AREA/UNIT - ACCESS.	N/A	N/A
IMPERMEABLE SURFACE	MAX.	PROPOSED
WALKWAYS/PAVING		5551 S.F.
BUILDING		7385 S.F.
BALCONIES		457 S.F.
COMBINED TOTAL		13,393 S.F.
AS A %	65%	64%
BUILT COVERAGE	MAX.	PROPOSED
LOT COVERAGE BUILDING	55%	35%
WALL HEIGHT	MIN.	PROPOSED
WALL HGT. @ PROP. SIDE SETBACK	30' (35' w/Sust.Bon.)	35'
F.A.R.	MAX.	PROPOSED
F.A.R.	.9 (1.4 w/Sust.Bon.)	.87
PROPOSED USES (AFTER REZONING)	ALLOWED	
RESIDENTIAL TOWN HOUSES	AS COND. USE (AFTER REZONING)	
LOW INTENSITY RETAIL	BY RIGHT (AFTER REZONING)	

TOTAL GROSS BUILDING AREA
RETAIL **1,993 S.F.**
TOWNHOUSE **16,176 S.F.**
TOTAL **18,169 S.F.** *(18,169 SF/ 20,933 SF= .87)*

PARKING DATA - SHARED PARKING IS AVAILABLE - 25% REDUCTION

PROPOSED PARKING - Core Area Parking Requirements per LDR Sec 23.4-10
ON STREET SPACES: **9** SPACES — FOR RETAIL USE
OFF STREET PARKING: **8** SPACES — TOWNHOUSES, DEDICATED
GARAGE: **8** SPACES — TOWNHOUSES, DEDICATED

		REQUIRED	PROPOSED
RETAIL	1 SP / 500 SF Gross Floor Area	**3 SPACES (4 less 25%)**	**6 SP. LUCERNE 5 SP. "F" ST.**
RESIDENTIAL - T.H. (2 BDRM.)	MIN. 1.75 SP / UNIT	**14 SPACES**	**16 SPACES**
MOTORCYCLE PARKING	-----	**0 SPACES**	**4 SPACES**
BIKE PARKING (EXTERIOR)	-----	**0 SPACES**	**12 SPACES**



1 **00 - Site Plan**
3/32" = 1'-0"

REG
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EST. 1988
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Lake Worth CRA
29 South J Street, Unit 1
Lake Worth, FL 33460

Neighborhood Renaissance
Diverse Communities - Strong Economies
Neighborhood Renaissance, Inc.
510 24th St., Suite A
West Palm Beach, FL 33407

West Village Art Lofts

110 North "F" Street
Lake Worth, FL 33460

NO.	DATE	DESCRIPTION
1	03-14-16	Site Plan Rev. Mtg.
2	05-11-16	Setback Revision

DATE	03-15-2016
DESIGNER	DE/REG
DRAWN	DE/RM
CHECKED	DE/REG
REG #	15035

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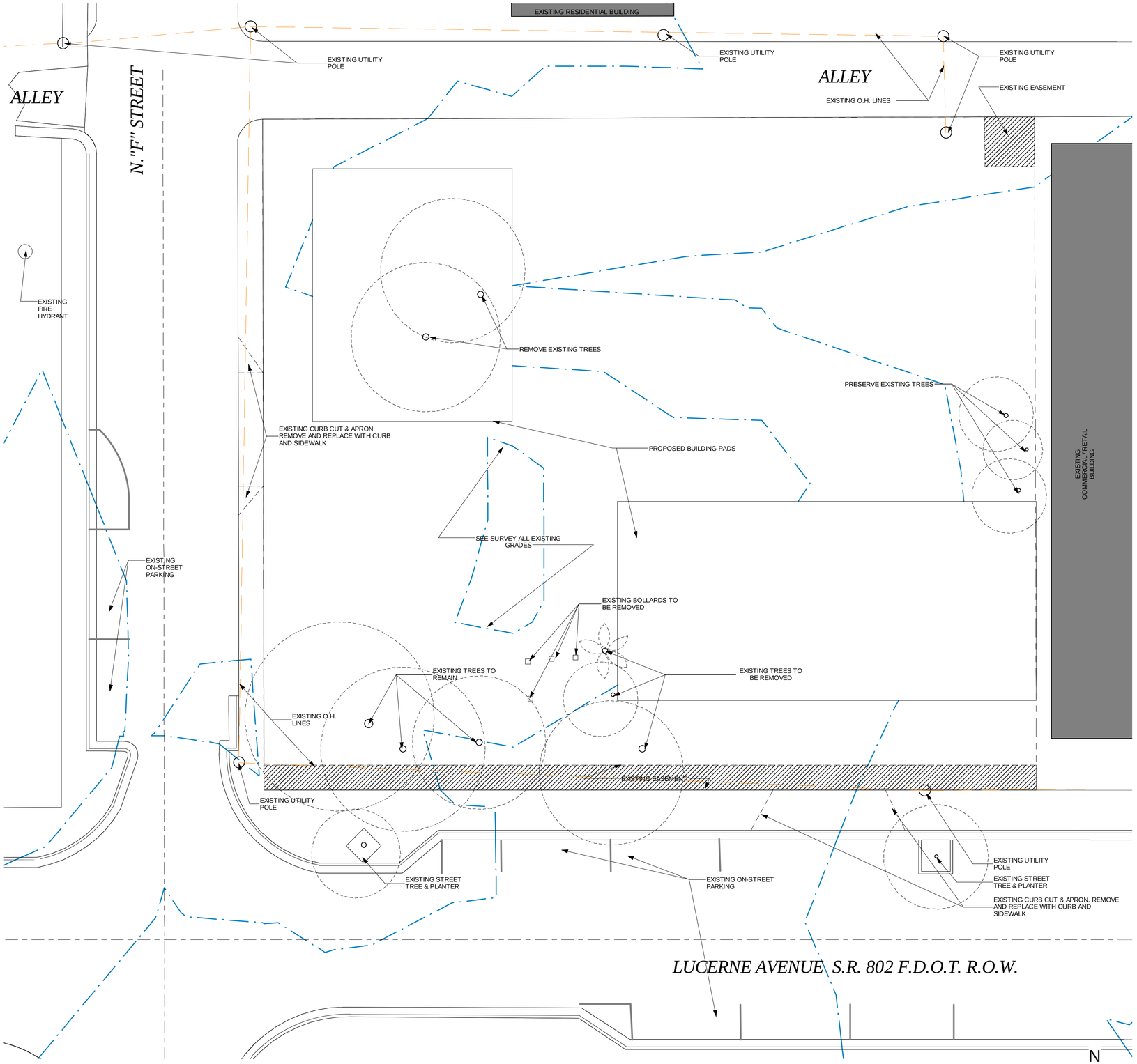
OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

Site Plan

DESIGN DEVELOPMENT
A-0.01



1 **Site Plan - Existing / Demolition**
1" = 10'-0"

SITE PLAN LEGEND

- EXISTING BUILDING
- EASEMENT
- BROAD LEAF TREE AND/OR LARGE SHRUB
- PALM TREE
- PROPERTY LINE - OVERALL
- PROPERTY LINE - TOWNHOUSE / RETAIL
- OVERHEAD LINES
- ZONING SETBACK (TOWNHOUSE EXCLUDED)
- ZONING SETBACK FOR TOWNHOUSES

T.H. TOWNHOUSE
P.L. PROPERTY LINE
PROPOSED BUILDING - TOWNHOUSE
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MECHANICAL
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NOTE: VERIFY ALL CONDITIONS WITH SURVEY AND EXISTING SITE, ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY - SEE CIVIL DRAWINGS FOR PROPOSED WORK

- PROPOSED FENCING
- PARKING STRIPE
- BIKE LANE STRIPE

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·INTERIORS
·PLANNERS
INCORPORATED

EST. 1988

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LAKE WORTH CRA

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29 South J Street, Unit 1
Lake Worth, FL 33460

Neighborhood Renaissance
Diverse Communities - Strong Economies

Neighborhood Renaissance, Inc.
510 24th St., Suite A
West Palm Beach, FL 33407

West Village Art Lofts

110 North "F" Street
Lake Worth, FL 33460

NO.	DATE	DESCRIPTION

DATE	03-15-2016
DESIGNER	---
DRAWN	DE
CHECKED	REG
REG #	15035

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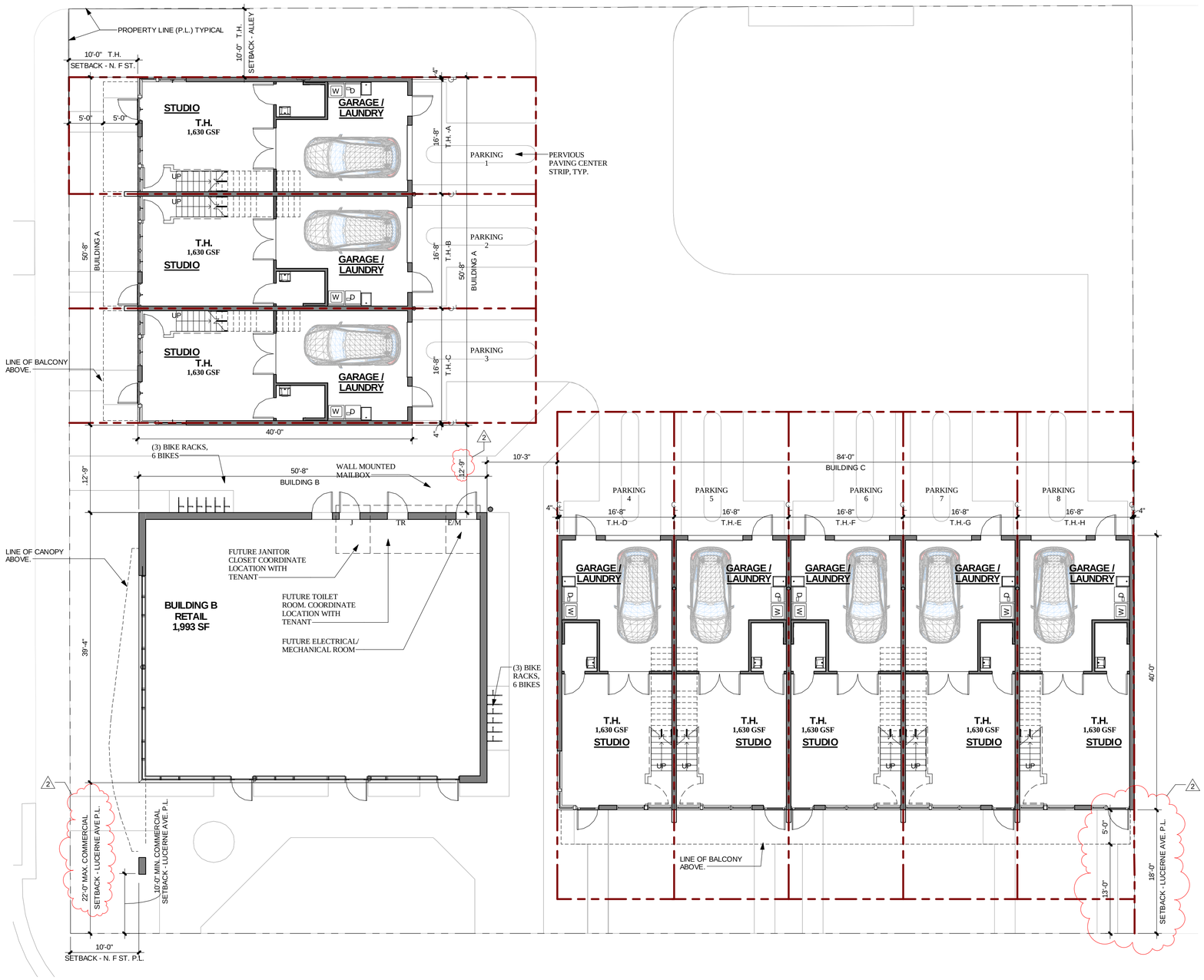
Site Plan Existing Conditions

DESIGN DEVELOPMENT

A-0.01Ex

FLOOR PLAN LEGEND

EASEMENT	WALL ASSEMBLY
BROAD LEAF TREE AND/OR LARGE SHRUB	WOOD FLOORING
PROPERTY LINE	TILE FLOORING
T.H. TOWNHOUSE	RAIN CONDUCTOR
P.L. PROPERTY LINE	SLOPE 1/4" / 12"
MECHANICAL	REQUIRED ADA ACCESS FLOOR SPACE
MAILBOX	



1 **10 - Overall Plan - Retail & Studio Level**
1/8" = 1'-0"

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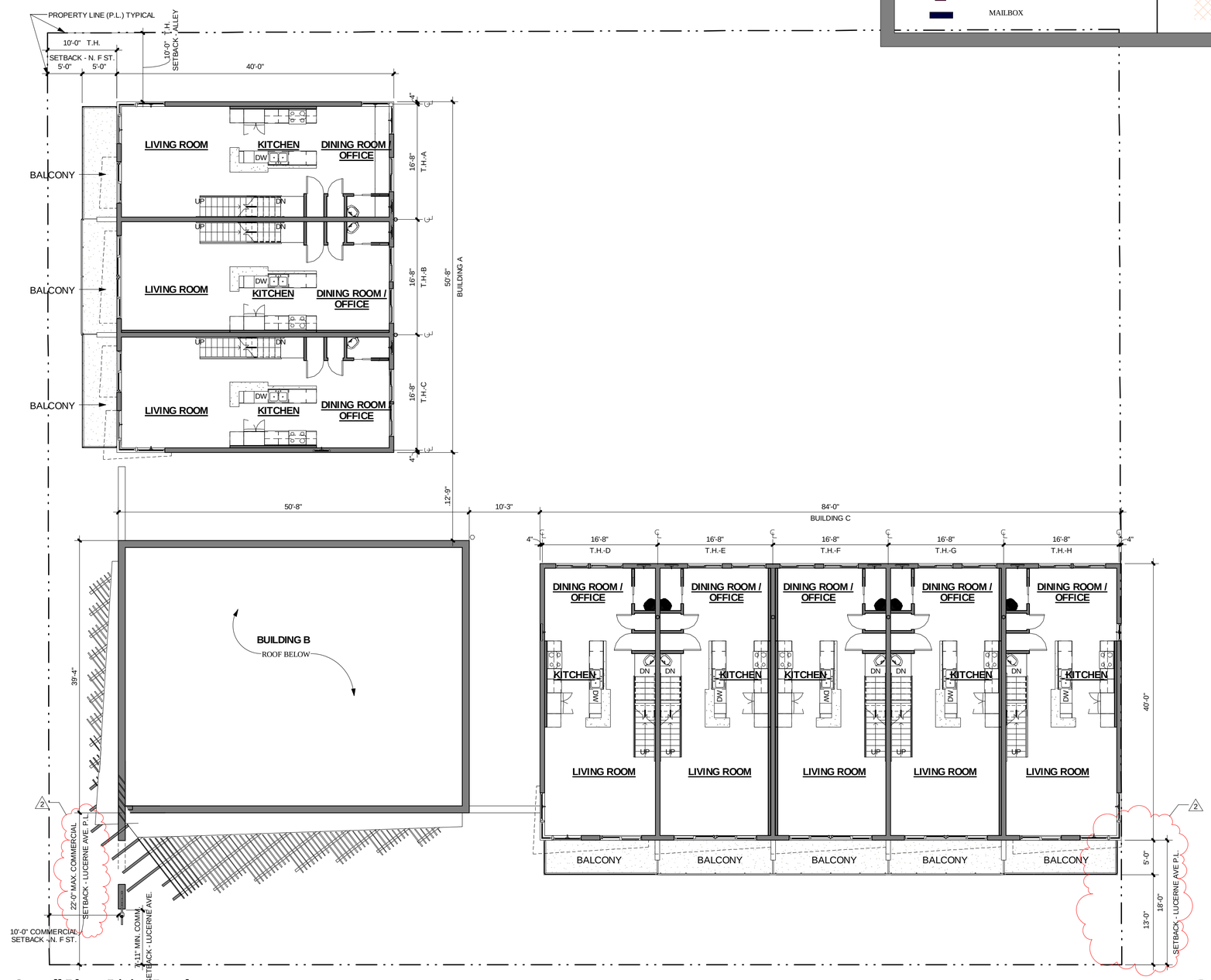
Overall Plan - Retail & Studio Level

DESIGN DEVELOPMENT

A-0.10

FLOOR PLAN LEGEND

	EASEMENT
	BROAD LEAF TREE AND/OR LARGE SHRUB
	PROPERTY LINE
T.H.	TOWNHOUSE
P.L.	PROPERTY LINE
	MECHANICAL
	MAILBOX
	WALL ASSEMBLY
	WOOD FLOORING
	TILE FLOORING
	RAIN CONDUCTOR
SLOPE 1/4" / 12"	
	REQUIRED ADA ACCESS FLOOR SPACE



1 **20 - Overall Plan - Living Level**
1/8" = 1'-0"

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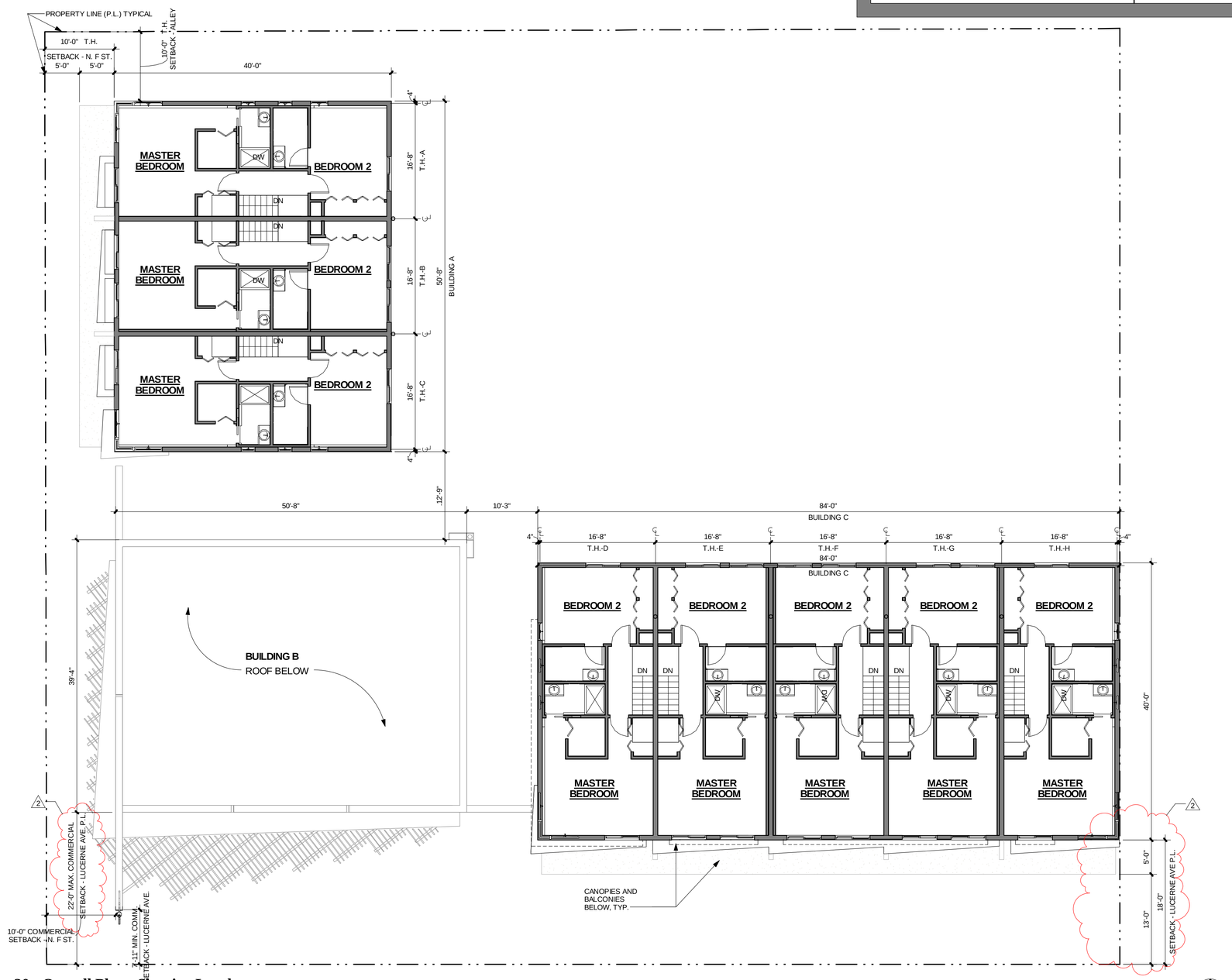
Overall Plan - Living Level

DESIGN DEVELOPMENT

A-0.20

FLOOR PLAN LEGEND

	EASEMENT
	BROAD LEAF TREE AND/OR LARGE SHRUB
	PROPERTY LINE
T.H.	TOWNHOUSE
P.L.	PROPERTY LINE
	MECHANICAL
	MAILBOX
	WALL ASSEMBLY
	WOOD FLOORING
	TILE FLOORING
	RAIN CONDUCTOR
SLOPE 1/4" / 12"	
	REQUIRED ADA ACCESS FLOOR SPACE



1 **30 - Overall Plan - Sleeping Level**
1/8" = 1'-0"

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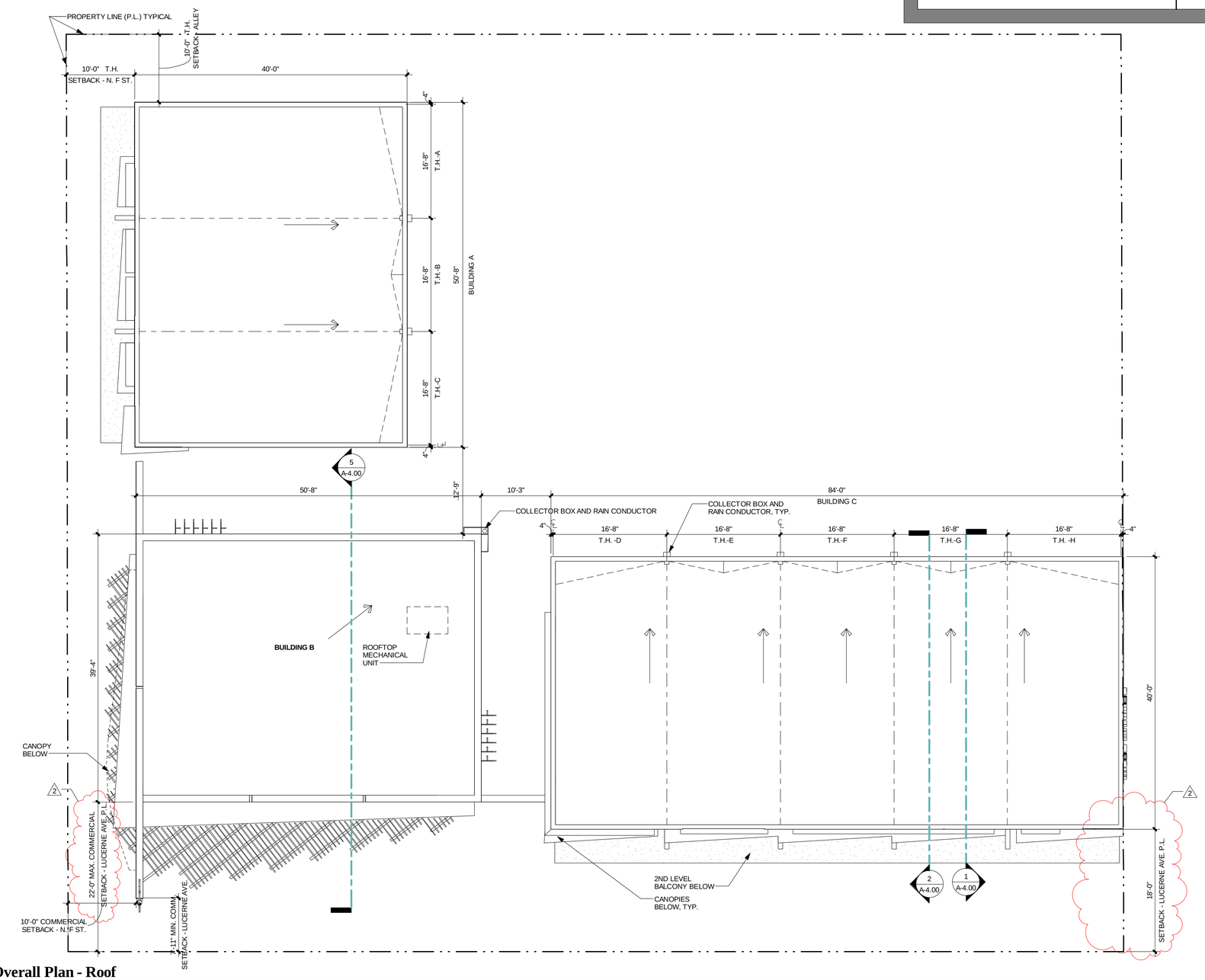
Overall Plan - Sleeping Level

DESIGN DEVELOPMENT

A-0.30

FLOOR PLAN LEGEND

	EASEMENT
	BROAD LEAF TREE AND/OR LARGE SHRUB
	PROPERTY LINE
T.H.	TOWNHOUSE
P.L.	PROPERTY LINE
	MECHANICAL
	MAILBOX
	WALL ASSEMBLY
	WOOD FLOORING
	TILE FLOORING
	RAIN CONDUCTOR
SLOPE 1/4" / 12"	
	REQUIRED ADA ACCESS FLOOR SPACE



1 **40 - Overall Plan - Roof**
1/8" = 1'-0"

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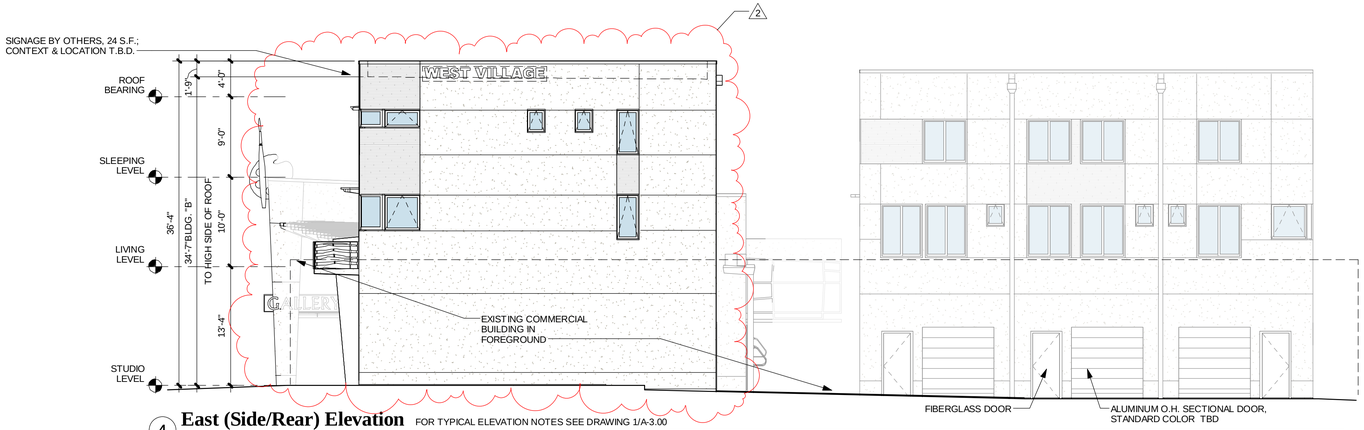
Overall Plan - Roof Plan

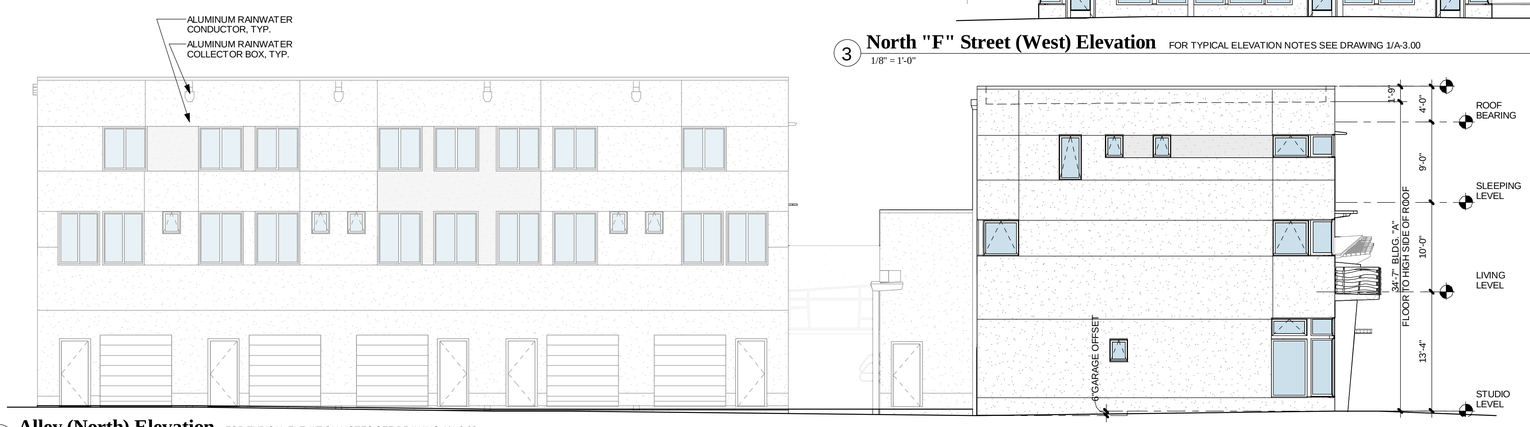
DESIGN DEVELOPMENT

A-0.40

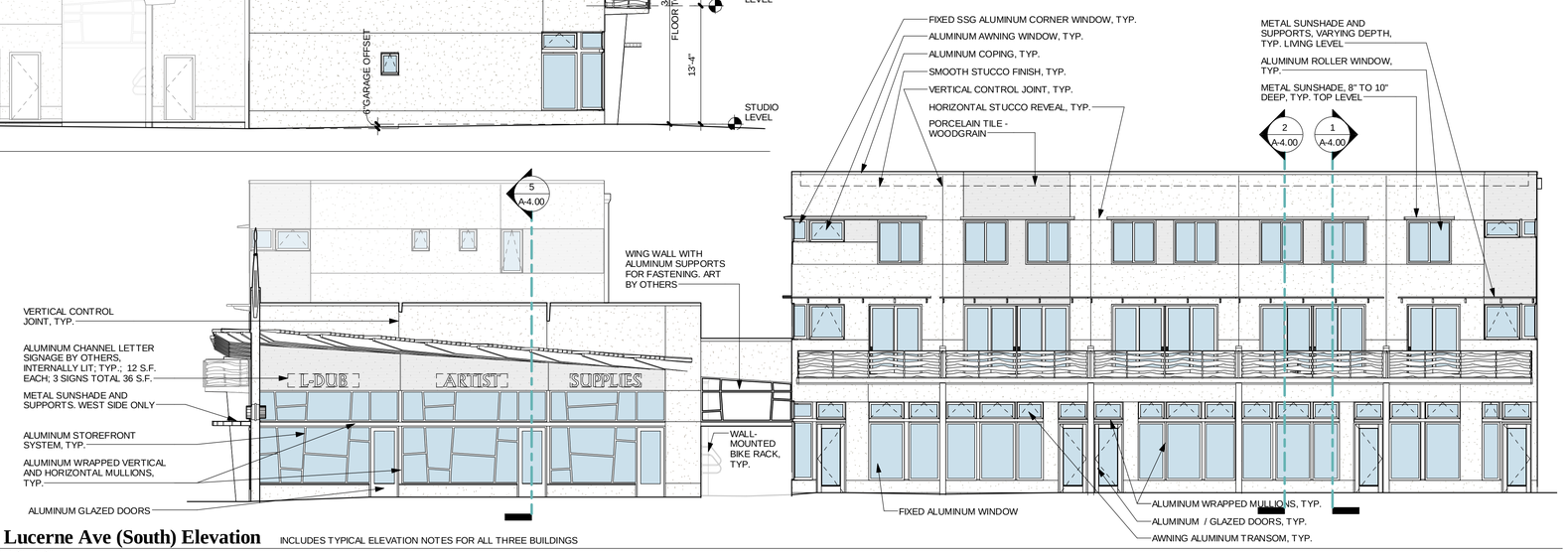


4 **East (Side/Rear) Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"

3 **North "F" Street (West) Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"



2 **Alley (North) Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"



1 **Lucerne Ave (South) Elevation** INCLUDES TYPICAL ELEVATION NOTES FOR ALL THREE BUILDINGS
1/8" = 1'-0"

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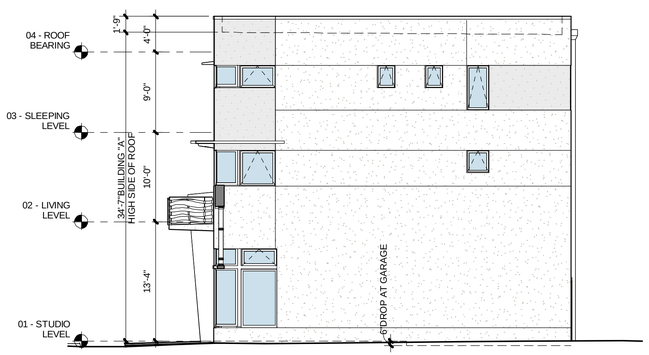
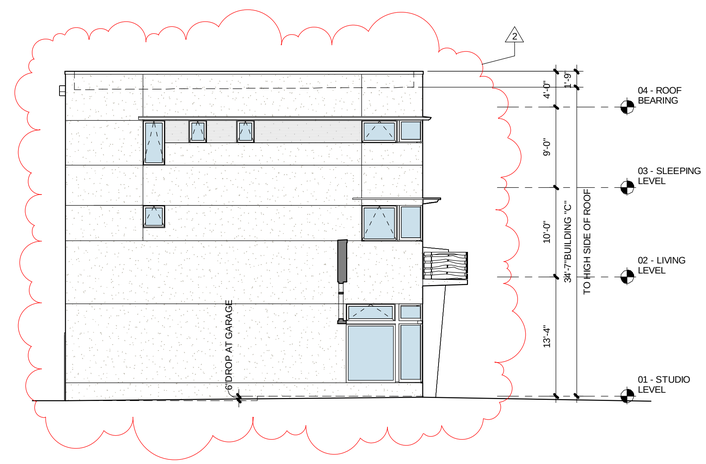
Building Elevations

DESIGN DEVELOPMENT

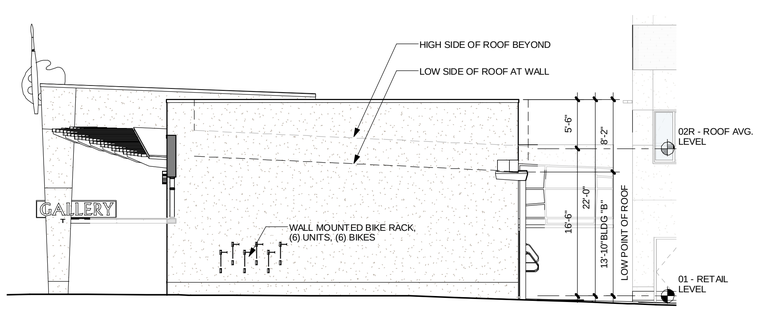
A-3.00



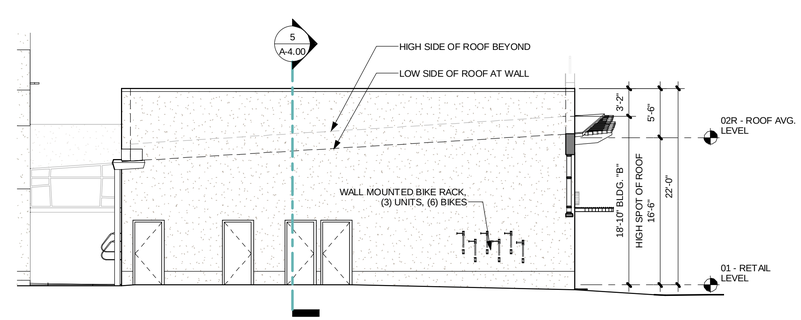
4 **Building "A" South Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"



3 **Building "C" West Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"



2 **Building "B" East Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"



1 **Building "B" North Elevation** FOR TYPICAL ELEVATION NOTES SEE DRAWING 1/A-3.00
1/8" = 1'-0"

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Building Elevations

DESIGN DEVELOPMENT

A-3.01

4 **East (Side/Rear) Elevation - Shade & Shadow** Shadow Study: June 21st at 8:00 a.m.
1/8" = 1'-0"

3 **North "F" Street (West) Elev. - Shade & Shadow** Shadow Study: June 1st at 4:00 p.m.
1/8" = 1'-0"

2 **Alley (North) Elevation - Shade & Shadow** Shadow Study: June 21st at 8:00 a.m.
1/8" = 1'-0"

1 **Lucerne Ave (South) Elevation - Shade & Shadow** Shadow Study: June 21st at 1:00 p.m.
1/8" = 1'-0"

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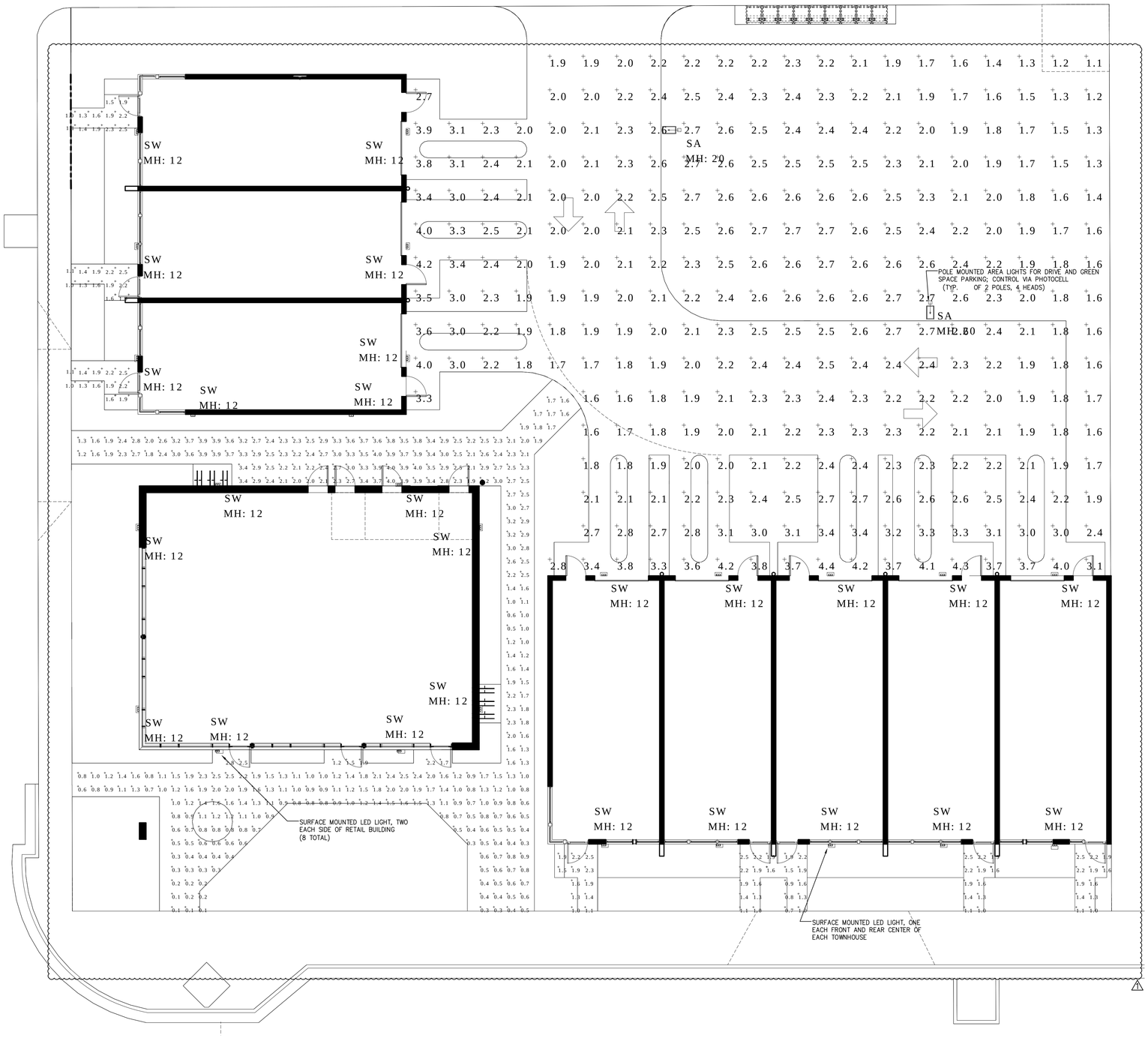
Elevations - Color and Shade

DESIGN DEVELOPMENT

A-3.02



PROPOSED SITE LIGHTING PLAN

SCALE: 1/8" = 1'-0"

N

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Manufacturer	Description	Lum. Lumens	LLF	Lum. Watts
	2	SA	SINGLE	Lithonia Lighting	DSX0 LED 40C 1000 40K T5W MVOLT MH: 20' POLE MOUNT A.F.G.	15739	0.855	138
	26	SW	SINGLE	Lithonia Lighting	OLWX1 LED 13W 40K DDB MH: 12' WALL MOUNT A.F.F.	1261	0.855	14

Calculation Summary

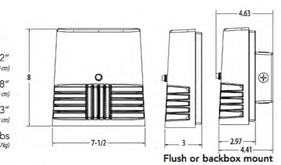
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK AROUND RETAIL STORE	Illuminance	Fc	1.75	4.0	0.1	17.50	40.00
ROAD	Illuminance	Fc	2.13	2.7	1.6	1.33	1.69
SHARED PARK-GARDEN	Illuminance	Fc	2.16	2.7	1.1	1.96	2.45
TOWNHOUSE ENTRIES	Illuminance	Fc	2.82	4.4	1.7	1.66	2.59

LIGHT TYPE "SW"

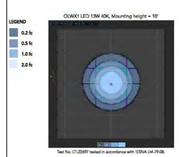
OLWX1 LED
LED Wall Luminaire

Specifications

Width:	7-1/2" (19 cm)
Height:	8" (20.3 cm)
Depth:	3" (7.6 cm)
Weight:	5 lbs (2.2 kg)



Flush or backbox mount



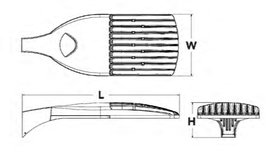
FIXTURE TYPE: SURFACE MTD
LAMP TYPE: 13W LED, 4000K COLOR
MOUNTING HT: 10'-0" A.F.G.

LIGHT TYPE "SA"

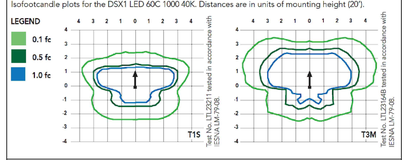
D-Series Size 1
LED Area Luminaire

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FIXTURE TYPE: POLE MTD. AREA LIGHT
LAMP TYPE: 68W 40 LED, 4000K COLOR
MOUNTING HT: 20'-0" A.F.G.

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2 So t J Street Unit 1
La e Wort L 3346

SITE PLAN REVIEW

1	3/14/16	SITE PLAN REV. MTG.

DATE: 2016-02-09

DESIGNER

DRAWN

CHECKED

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CONSULTING ENGINEERS
ENGINEERING FOR TODAY'S BUILT ENVIRONMENT

1106B NORTH G STREET
LAKE WORTH, FL 33460

(561) 370-3300 phone
www.ellisgritter.com

BEN ELLIS, PE
LICENSED ENGINEER #67568
STATE OF FLORIDA
CERT. OF AUTH. #33408

DATE
PROJECT NUMBER-16004

ELECTRICAL CONCEPTUAL SITE LIGHTING PLAN

ES-1

DISTRICT FOUR (4)
AMENDMENT TO HIGHWAY BEAUTIFICATION AND MAINTENANCE
MEMORANDUM OF AGREEMENT
DSF-MAINTENANCE

This is an Amendment to the Agreement made and entered into on **August 18, 997**, by and between the State of Florida Department of Transportation hereinafter called the"**Department**" and the **City of lake Worth**, a political subdivision of the State of Florida, hereinafter called the "**Agency**".

WITNESSETH

WHEREAS, the parties entered into the Agreement for the purpose of providing funding for a landscape project and identify the **AGENCY'S** responsibility for the future maintenance on **State Road 802** from **A Street** to **Golfview** and

WHEREAS, the parties desire to increase the project limits to allow for additional landscaping and maintenance responsibilities:

NOW THEREFORE, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. Attachment "A", as contained in the **August 18, 1997** Agreement reflecting the project location is hereby amended by the Attachment"A" attached hereto and incorporated herein.

2. Attachment "C" as contained in the **August 18, 1997** Agreement reflecting the project cost is hereby amended by the Attachment "C" attached hereto and incorporated herein.

3. Except as modified by this amendment, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have cause these presents to be executed this 7/23 **,2001.**

City of Lake Worth

By: Rodney G. Romano, Mayor

State of Florida
Department of Transportation

District Secretary

APPROVED AS TO FORM AND CORRECTNESS:

BY: Larry Lans
CITY ATTORNEY

Legal Approval

(SEAL)
ATTEST Barbara L.
DEPUTY CITY CLERK
7-24-01

SECTIONNO.	93180
FIN NO.(s):	40968715801
	23001045412
COUNTY:	Palm Beach
S.R. NO.:	802
CONTRACT NO.:	AI 629

EXHIBIT "A"

PROJECT LOCATION

Lake Worth medians from Detroit Street east to the start of Roundabout – 1650 meters west of A Street

SECTION NO: 93180
FIN NO.(s): 40968715801
23001045412
COUNTY: Palm Beach
S.R. NO.: 802
CONTRACT NO.: AI 629

ATTACHMENT C
(GENERAL)

PROJECT COST

This Exhibit forms an integral part of the Highway Beautification Grant Agreement between the State of Florida, Department of Transportation and the AGENCY.

Dated _____

I. PROJECT COST: $56,488

FIN # 40868715801	
Palm Beach MPO Grant	**28,244.00**
FIN # 23001045412	
Additional DOT Participation	**28,244.00**
TOTAL	**$56,488.00**

DISTRICT FOUR (4)
HIGHWAY BEAUTIFICATION GRANT AND
MAINTENANCE MEMORANDUM OF AGREEMENT
DSF-MAINTENANCE

THIS AGREEMENT, made and entered into this 18 day of August 1997 by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, a component agency of the State of Florida, hereinafter called the **"DEPARTMENT"** and the **City of Lake Worth** , a political subdivision of the State of Florida, existing under the Laws of Florida, hereinafter called the **"AGENCY"**.

W I T N E S S E T H:

WHEREAS,as part of the continual updating of the State of Florida Highway System, the Department, for the purpose of safety, protection of the investment and other reasons, has constructed and does maintain various lane highway facilities as described in Exhibit "A" attached hereto and incorporated by reference herein, within the corporate limits of the **AGENCY**; and

WHEREAS, the **AGENCY** is of the opinion that said highway facilities that contain landscape medians and areas outside the travel way to the right of way line, excluding sidewalk, shall be maintained by periodic trimming, cutting, mowing, fertilizing, litter pick-up and necessary replanting; and

WHEREAS,the parties hereto mutually recognize the need for entering into an Agreement designating and setting forth the responsibilities of each party; and

WHEREAS, the **AGENCY** by Resolution No.49-97 dated 8/12 , 1997 , attached hereto and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so;

NOW THEREFORE, for and in consideration of the mutual benefits to flow each to the other, the parties covenant and agree as follows:

1. The **DEPARTMENT** hereby agrees to install or cause to be installed landscaping, hardscaping (brick pavers)and decorative lighting on the highway facilities as specified in plans and specifications hereinafter referred to as the Project; and incorporated herein as Exhibit "B"

2. The **AGENCY**, agrees to maintain the landscaping within the medians and areas outside the travel way to the right of way line, excluding sidewalk, by periodic trimming, cutting, mowing, fertilizing, litter pickup and necessary replanting, following the Department's landscape safety and plant care guidelines. The **AGENCY's** responsibility for maintenance shall include all landscape/turfed areas and areas covered with interlocking pavers or similar type surfacing (hardscape) within the median and areas outside the travel way to the right of

way line, excluding sidewalk, on Department of Transportation right-of- way within the limits of the Project. Such maintenance to be provided by the **AGENCY** is specifically set out as follows:

To maintain, which means the proper watering and fertilization of all plants and keeping them as free as practicable from disease and harmful insects; to properly mulch the plant beds; to keep the premises free of weeds; to mow and/or cut the grass to a proper length; to properly prune all plants which includes (1) removing dead or diseased parts of plants, or (2) pruning such parts thereof which present a visual hazard for those using the roadway. To maintain also means removing or replacing dead or diseased plants in their entirety, or removing or replacing those that fall below original project standards. All plants removed for whatever reason shall be replaced by plants of the same size and grade as specified in the original plans and specifications. To maintain also means to keep the hardscape areas free from weeds and replacement of any areas becoming in disrepair so as to cause a safety hazard. To maintain also means to keep litter removed from the median and areas outside the travel way of the right of way line, excluding sidewalk. Plants shall be those items which would be scientifically classified as plants and include but are not limited to trees, grass, or shrubs.

The above named functions to be performed by the **AGENCY,** shall be subject to periodic inspections by the Department. Such inspection findings will be shared with the **AGENCY** and shall be the basis of all decisions regarding, repayment, reworking or agreement termination. The **AGENCY** shall not change or deviate from said plans without written approval of the Department.

3. If at any time after the **AGENCY** has assumed the landscaping installation and/or maintenance responsibility above-mentioned, it shall come to the attention of the Department's District Secretary that the limits or a part thereof is not properly maintained pursuant to the terms of this Agreement, said District Secretary may at his option issue a written notice that a deficiency or deficiencies exist(s), by sending a certified letter to the of **AGENCY,** to place said **AGENCY** on notice thereof. Thereafter the **AGENCY** shall have a period of thirty (30) calendar days within which to correct the cited deficiencies. If said deficiencies are not corrected within this time period, the Department may at its option, proceed as follows:

   (a) Maintain the landscaping or a part thereof, with Department or contractor's personnel and invoice the **AGENCY** for expenses incurred, or

   (b) Terminate the Agreement in accordance with Paragraph 6 of this Agreement and remove, by Department or contractor's personnel, all of the landscaping installed under this Agreement or any preceding agreements except as to trees and palms and charge the **AGENCY** the reasonable cost of such removal.

4. It is understood between the parties hereto that the landscaping covered by this Agreement may be removed, relocated or adjusted at any time in the future as determined to be necessary

by the Department in order that the adjacent state road be widened, altered or otherwise changed to meet with future criteria or planning of the Department. The **AGENCY** shall be given sixty (60) calendar days notice to remove said landscaping after which time the Department may remove same.

5. The Department agrees to enter into a contract for the installation of the improvements for an amount not to exceed $ **22,000,000.00** as defined in Attachment "C" and attached proposed schedule

The Department's participation in the project cost, as described in Attachment "C" is limited to only those items which are directly related to this project. The agencies landscape architect or designee shall assist the Department in final inspection and provide written acceptance of the Project.

6. The **AGENCY** agrees to reimburse the Department all monies expended for the project, should the landscaped area fail to be maintained in accordance with the terms and conditions of this Agreement.

7. This Agreement may be terminated under any one of the following conditions:

   (a) By the Department, if the **AGENCY** fails to perform its duties under Paragraph 3, following ten (10) days written notice.

   (b) By the Department, for refusal by the **AGENCY** to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by the **AGENCY** in conjunction with this Agreement.

8. The term of this Agreement commences upon execution.

9. To the extent permitted by law, the **AGENCY** shall indemnify and hold harmless the Department, its officers and employees from all suits, actions, claims and liability arising out of the **AGENCY's** negligent performance of the work under this agreement, or due to the failure of the **AGENCY** to construct or maintain the Project in conformance with the standards described in Section 2 of this Agreement.

10. The **AGENCY** may construct additional landscaping within the limits of the rights-of-ways identified as a result of this document, subject to the following conditions:

    (a) Plans for any new landscaping shall be subject to approval by the Department. The **AGENCY** shall not change or deviate from said plans without written approval by the Department.

    (b) All landscaping shall be developed and implemented in accordance with appropriate

state safety and road design standards;

(c) The **AGENCY** agrees to comply with the requirements of this Agreement with regard to any additional landscaping installed;

(d) No change will be made in the payment terms established under item number five (5) of this Agreement due to any increase in cost to the Department resulting from the installation of landscaping added under this item.

11. This writing embodies the entire agreement and understanding between the parties hereto and there are no other agreements and understanding, oral or written, with reference to the subject matter hereof that are not merged herein and superseded hereby.

12. The Department, during any fiscal year, shall not expend money, incur and liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The Department shall require a statement from the Comptroller of the Department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the Department which are for an amount in excess of $25,000.00 and which have a term for a period of more than 1 year.

13. The Department's District Secretary shall decide all questions, difficulties and disputes of any nature whatsoever that may arise under or by reason of this Agreement, the prosecution or fulfillment of the service hereunder and the character, quality, amount and value thereof; and his decision upon all claims, questions and disputes shall be final and conclusive upon the parties hereto.

14. This Agreement may not be assigned or transferred by the **AGENCY** in whole or part without the consent of the Department.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. In the event of a conflict between any portion of the contract and Florida law, the laws of Florida shall prevail.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be

executed the day and year first above written.

AGENCY

By: _____
Mayor

Attest: _____ (SEAL)
Acting City Clerk

_____ 8/7/97
Approval as to Form Date

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____
District Secretary

Attest: _____ (SEAL)
Executive Secretary

_____
Approval as to Form Date

JOB NO.: Various(see below)
WPI NO.(s): Various(see below)
COUNTY: Palm Beach
S.R. NO.: Various(see below)

EXHIBIT "A"

PROJECT LOCATION

1. 93180-3502	WPI#4118779	- Lake/Lucerne Ave- Resurface roadway, install decorative lighting, landscaping and brick pavers in sidewalk, stripe bike lane, install drainage
	WPI#4118831	Goes along with WPI#4118779
	WPI#4218251	Goes along with WPI#4118779
2. 93050-3503	WPI#4118803	Dixie Hwy- Resurface roadway, construct median modifications, install landscaping and brick pavers in sidewalk, install decorative lighting, construct new signals
3. 93020-3502 93020-3503	WPI#4118673 WPI#4118750	Federal Hwy-Reconstruct roadway, install decorative lighting, landscaping with brick pavers, construct drainage, install new signals
4. 93050-3513 93050-3518 93050-3509	WPI#4118132 WPI#4118469 WPI#4118048	Dixie Hwy- Reconstruct roadway, install decorative lighting, landscaping, install new signals, construct drainage
5. 93180-3506	WPI#4118832	Lake/Lucerne Ave- Resurface roadway, install decorative lighting, landscaping with brick pavers in sidewalk, stripe for bike path
6. 93180-3520	WPI#4118840	A Street Roundabout- Reconstruct intersection with roundabout design, install decorative lighting and landscaping
7. 99004-3136	WPI#4119110	Landscaping from A Street west to Detroit St.

JOB NO.: Various see page 6
WPI NO.(s): Various see page 6
COUNTY: Palm Beach
S.R. NO.: Various see page 6

EXHIBIT "B"

The Department agrees to install the Project with a contractor in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans.

JOB NO.:	**Various see page 6**
WPI NO.(s):	**Various see page 6**
COUNTY:	**Palm Beach**
S.R. NO.:	**Various see page 6**

ATTACHMENT "C"
(GENERAL)

PROJECT COST

This Exhibit forms an integral part of the Highway Beautification Grant Agreement between the State of Florida, Department of Transportation and the AGENCY.

Dated **8/18/97**

I. **PROJECT COST**: $ **22,000,000**

The City of Lake Worth's responsibility for maintenance of the landscaping and brick pavers will not commence until the projects have been individually completed and accepted by the City and the Department

C:\WPDOC\ADMIN\DSF.MAI(rev.7/6/95)

Steve Fischer
VP - Market Director of Construction
New Build Development – Southeast Region
Path of Travel Program – Northeast/Southeast Region

11/27/15

RE: 200 Lake Ave - Lake Worth, FL Chase Relocation (Proposed)

To whom it may concern:

I am writing to clarify the trash removal policy of JP Morgan Chase for our Retail Locations. The majority of our trash is Secure, in which a document shredding company is engaged to carefully remove the waste by secure shredding. The very little waste that is generated by a branch (typically break room waste) is removed during the normal maintenance of the branch by a third party vendor and the trash is taken with them. It is due to the small volume of non-secure waste that we typically design all branches without a dumpster or dumpster enclosure. If you have any questions, please contact me. Thank you for your time and understanding.

Sincerely,

Stephen Fischer
VP – Market Direct of Construction, Southeast

Steve Fischer • 970 Denmeade Walk, Marietta, GA 30064

Telephone: 770 910 5495

Steve.D.Fischer@Chase.com

Chase Lake Ave Branch

200 Lake Ave, Lake Worth Florida

Project Narrative

May 9, 2016

kimley-horn.com | 1690 South Congress Avenue, Suite 100, Delray Beach, FL 33445 | 561 330 2345

Project Information

This subject site is generally located at the northeast corner of North O Street and Lake Avenue. This parcel's Palm Beach County Property Appraiser PCN is 38-43-44-21-15-512-0010. The parcel's zoning designation is DT, Downtown District and the future land use, downtown mixed use DMU, is consistent with the comprehensive plan.

Note that the property appraiser's tax folio number includes a multi-story building on the east he entire block, bounded on the east by Palmway, on the south by Lake Avenue, the north by Lucerne Avenue and the West by 'O' Street. This block can be understood as two parts separated by a platted 10' alley, the east half, which includes a multi-story building (11,899 square feet) and associated parking which is not included in the application. The applicant is proposing to convert the existing Financial Institution/office purely to an office use, no modification or additional square footage is proposed for the eastern half of the project. The western half currently supports a detached three lane drive-thru. The applicant will demolish the existing drive through lane canopy and construct a new 3,691 square foot Financial Institution. Part of this redevelopment includes the closing of an egress point onto Lake Avenue, which will be improved to match the adjacent paver brick sidewalk. Note that on August 18th, 1997 The City of Lake Worth agreed to a maintenance agreement with FDOT for Lake and Lucerne Avenue (copy attached).

The applicant is requesting the following:

- Site Plan Approval
- Conditional Use Permit Approval

Compliance with the Conditional Use Permit Standards in Section 23.2.-29

D**.) General Findings relating to harmony with LDRS and protection of public interest.** Prior to approving any conditional use permit, the decision making authority shall find based on competent and substantial evidence that:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.
   The proposed drive through is an efficient replacement of the existing use, and is in harmony with the more compact bank layout as proposed. The area has a mix of uses including multi family, small retail, and hotel uses which is compatible with the proposed use.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.
   Currently existing at the proposed development is a three lane ATM drive-thru. The proposed two lane drive-thru ATM is in harmony with the existing uses in the immediate area where located and will not adversely affect the surrounding uses. The area has a mix of uses including multi family, small retail, and hotel uses which is compatible with the proposed use.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the site for some use permitted by right or some other conditional use permitted on the site.
   The issuance of the Conditional Use Permit for the accompanying drive through use will free up half of the square block currently occupied by a multi story bank and multi lane drive through; the more compact and efficient land use will allow the eastern half of the project to redevelop at a later date.

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.
   The proposed redevelopment is a reduction in traffic from the existing developed block; and is in harmony with the future land use element as currently adopted.

E.) **Specific findings for all conditional uses**. Prior to approving any conditional use, the decision making authority shall find that:

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level or service provided on any street to a level lower than would result from a development permitted by right.
   This proposed two lane ATM drive-thru will result in a reduction of trips from the current project (multi story bank and multi lane drive through).

2. The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right
   This proposed conditional use will not produce air pollution emissions. The proposed two lane ATM drive-thru is a reduction in lanes from the existing condition.

3. The proposed conditional use will be located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.
   This proposal has received preliminary approval from FDOT, and concurrency from Palm Beach County Traffic. No negative impacts or enlargements of existing public utilities are triggered by this development.

4. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alternation of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.
   The proposed development does not trigger additional public cost relative to drainage, water and sewer utilities, or other utilities that serve the site.

5. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.
   The proposed conditional use will not have a negative impact on municipal police or fires services; it is important to note that the aspect of the project which is subject to the conditional use is the drive through itself, the bank building is permitted by right.
6. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any purposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.
   The proposed two land ATM drive-thru will not generate a substantial amount of noise that will negatively impact the adjacent uses
7. The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of the allowed in section 23.4-40, Exterior Lighting.

Please see the submitted photometric plan displaying that this two lane ATM drive-thru does not create a substantial amount of glare that would negatively impact the residential property to the north.

G.) **Additional requirements.** Prior to approving any conditional use permit, the decision making authority shall ensure that the following requirements have been met:

1. Any and all outstanding code enforcement fees and fines related to the project site have paid to the city.
   There are no outstanding code enforcement fees and fines related to this project site.
2. Any previously imposed conditions of approval for the use at the site have been met, if applicable, unless request for amendment of conditions is part of the current conditional use permit application.
   There are no known conditions of approval for the existing project.

Compliance with the Site Design Qualitative Standards in Section 23.3-31

1. **Harmonious and efficient organization.** All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs.
   This site adheres to all LDRS and fits the urban character of the neighborhood.
2. **Preservation of Natural conditions.** The natural (refer to landscape code, Article 6 of these LDRS) landscape shall be preserved in its natural state to the greatest degree possible, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site.
   Landscape design is based on-site discussion regarding trees to be removed, street tree infill and other design considerations.

3. **Screening and buffering.** Fences, walls or vegetative screening shall be provided where needed and practical to protect residents and user from undesirable views, lighting noise, odors or other adverse off-site effects, and to protect residents and users of off-site development from on-site adverse effects. This section may be interpreted to required screening and buffering in addition to that specifically required by other section of these LDRs, but not less.

   This development will provide adequate site lighting, landscaping, and other design criteria that will meet LDR requirements and be pleasing to the eye. No fences are proposed.

4. **Enhancement of residential privacy**. The site plan shall provide reasonable, visual and acoustical privacy for all dwelling units located therein and adjacent thereto. Fences, walks, barrier sand vegetation shall be arranged for the protection and enhancement of property and to enhance the privacy of the occupants.

   This is a commercial development, and the proposed landscaping and site improvements will be an enhancement to the surrounding properties.

5. **Emergency access**. Structures and other site features shall be so arranged as to permit emergency vehicle access by some practical means to all sides of all buildings.

   Due to the fact that this subject site is located in the Downtown District of Lake Worth, this site is bordered by Lucerne Avenue that is a one way that directs traffic west, Lake Avenue is a one way that direct traffic east, North O Street and N Palmway allow for traffic to move North and South. This site has adequate access for all emergency and maintenance vehicles. No fire access is proposed within the interior of the site, there are sufficient public rights of way in proximity to all sides of the building.

6. **Access to public ways**. All buildings, dwellings units and other facilities shall have safe and convenient access to a public street, walkway or other area dedicated to common use; curb cuts close to railroad crossings shall be avoided.

   As mentioned before, this subject site is located in the Downtown District and due to the Downtown District Land Development Regulations, it promotes public walkability. This building is located five feet from the property line, adjacent to the street with two accessible entry points.

7. **Pedestrian.** There shall be provided a pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system.

   Existing sidewalks encompass the subject site providing pedestrian circulation adequate for ADA compliance as well as the safe and orderly pedestrian movement from parked vehicles and pedestrian access from the public right of way.

8. **Design of ingress and egress.** The location, size and numbers of ingress and egress drives to the site will be arranged to minimize the negative impacts on public and private ways and on adjacent private property. Merging and turnout lanes traffic dividers shall be provided where they would significantly improve safety for vehicles and pedestrians.

   This site currently has two 24' ingress and egress drives. One (egress only) is located on Lake Avenue and the other (ingress only) is located on Lucerne Avenue. Due to this development, an existing egress point onto Lake Avenue will be closed and sidewalk will be constructed to match existing paver bricks. This will minimize negative impacts and improve safety for both vehicles and pedestrians. Existing access from the platted 10' alley will be maintained.

9. **Coordination of the on-site circulation with offsite circulation**. The arrangement of public or common ways for vehicular and pedestrian circulation shall be coordinated with the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Minor streets shall not be connected to major streets in such a way as to facilitate improper utilization.

   Offsite circulations currently exists. To enhance the safety of circulation an egress point has been closed on Lake Avenue. A sidewalk will be built in place and will match existing sidewalk paver bricks.

10. **Design of on-site public right-of-way.** On-site public street and right-of-way shall be designed for maximum efficiency. They shall occupy no more land than is required to provide access, no shall they unnecessarily fragment development into small blocks. Large developments containing extensive public right-of-way shall have said rights-of-way arranged in a hierarchy with local streets providing direct access to parcels and other streets providing no or limited direct access to parcels.

    No on site public right of way is a part of this petition.

11. **Off-street parking, loading and vehicular circulation areas.** Off-street parking, loading and vehicular circulation areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

    Off-street parking is located to be screened by a landscape buffer of hedge material and street trees that provides an adequate screen from adjacent property without creating a safety concern (CPTED). The on-site circulation includes customer parking and a two lane drive through (ATM machines) for customer use.

12. **Refuse and service areas**. Refuse and service areas shall be located, designed and screened to minimize the impact of noise, glare and odor on adjacent property.

    This financial institution will utilize two types of waste removal. The first type of service is a trash enclosure and bin that is located on-site. The second type of service is used for security reasons, the bank disposes of its trash (largely private paperwork that requires shredding or other form of handling) through a private service.

13. **Protection of property values.** The elements of the site plan shall be arranged so as to have minimum negative impact on the property values of adjoining property.

    This development will not have a negative impact on the surrounding properties' value. The development is architecturally pleasing and has met all design criteria to increase visual appearance.

14. **Transitional development**. Where the property being developed is located on the edge of the zoning district, the site plan shall be designed to provide for a harmonious transition between districts. Building exteriors shall complement other buildings in the vicinity in size, scale, mass, bulk, rhythm of openings and character. Consideration shall be given to a harmonious transition in height and designed style so that the change in zoning districts is not accentuated. Additional consideration shall be given to complementary setbacks between the existing and proposed development

    The subject site is not at the edge of a zoning district.

15. **Consideration of future development.** In findings whether or not the above standards are met, the review authority shall consider likely future development as well as existing development.

    The applicant has asked for consideration of the existing and future operations of the subject property in reference to solid waste/dumpster provision. A future location for an enclosed dumpster is shown on the site plan which can be utilized if the proposed use of financial institution were to change.

Compliance with Community Appearance Criteria Section 23.3-32(I)

1. The plan for the proposed structure or project 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. *The proposed bank branch has incorporated extensive architectural improvements to the façade (glazing, articulation, height) as well as the floor plan layout (re positioning of interior spaces to allow for increased street side glazing and transparency) in response to preliminary comments from City staff. The proposed building easily fits within the intent of a beautiful, tasteful and high quality City aesthetic.*

2. The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. *As referenced above the proposed structure's design and appearance will be high quality and relates to the pedestrian orientation of Lake Avenue.*

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the City, and the criteria set forth herein. *The proposed structure is in harmony with the existing built environmental surrounding the project. While the land development code provides for potential incentives to height and density with the incorporation of sustainable design elements, this maximum development intensity is not a requirement of redevelopment. The proposed project has complied with all other aspects of the land development code and comprehensive plan.*

4. The proposed structure or project is in compliance with this section and 23.2-29, as applicable. *As described in the above paragraphs, this project is in compliance with the City of Lake Worth Land Development Code, 'Site Design Qualitative Standards', and 'Community Appearance Criteria.'*

Thank you for your consideration of the proposed request; please feel free to contact me at 561-404-7244 or via email at mark.rickards@kimley-horn.com should you have any questions or concerns.

Sincerely,

Mark Rickards, AICP

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com

Palm Beach County Board of County Commissioners

Mary Lou Berger, Mayor

Hal R. Valeche, Vice Mayor

Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

May 6, 2016

Mr. William Waters, AIA, LEED AP, NCARB
Community Development Director
City of Lake Worth
1900 2nd Avenue North
Lake Worth, FL 33461

RE: Chase Bank
Project #: 151003
Traffic Performance Standards Review

Dear William:

The Palm Beach County Traffic Division has reviewed the **Chase Bank** traffic impact evaluation prepared by Kimley-Horn & Associates, Inc., revised April 29, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	City of Lake Worth
Location:	North side of Lake Avenue, west of North Palmway
PCN #:	38-43-44-21-15-512-0010
Access:	Left-in/left-out driveway connections on Lake Avenue, North Palmway & Lucerne Avenue and left-in only on Lake Avenue
Existing Uses:	11,899 SF Drive-In Bank
Proposed Uses:	3,691 SF Drive-in Bank and 11,899 SF Office Building
New Daily Trips:	-410
New Peak Hour Trips:	-21 (-1/-20) AM; -89 (-50/-39) PM
Build-out:	December 31, 2019

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and therefore meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email at QYuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY:DS:saf
ec: Addressee
Christopher W. Heggen, P.E. – Kimley-Horn & Associates, Inc.
Dominique Simeus, E.I. – Project Coordinator II, Traffic Division
Steve Bohovsky - Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461
Phone: 561-586-1687

DATE: June 1, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 15-01400004 and 16-00500012:** Request by Mark Rickards, AICP, Kimley-Horn, for consideration of a Major Site Plan and Conditional Land Use to allow construction of a Single Story financial commercial office building with drive through facilities totaling +/- 3,691 square feet and the associated site improvements on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue (PCN: 38-43-44-21-15-512-0010), located in the Downtown Zoning District (DT). This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

Meeting Date: June 1, 2016

SYNOPSIS:

Applicant	Mr. Mark Rickards, AICP representing the Applicant	
General Location	200 Lake Avenue	
Zoning	Downtown (DT)	
Existing Land Use	Three Land Drive Through Facility	
Future Land Use Designation	Downtown Mixed Use (DMU)	
Applicable Municipal Code Sections	23.2-29, 23.2-30, 23.2-31, 23.2-32	
	Required	**Proposed/Existing**
Lot Area	6,500 square feet	27,000 square feet

Lot Width	25 feet on Lake and Lucerne Avenue; 50 feet in general		135 feet
Building Height	Comprehensive Plan: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program	Zoning Code: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program	24 feet
Setbacks	**Required**		**Provided**
Front (Lake Avenue)	10 feet minimum, 22 feet maximum		5 feet
Side (North O Street)	10 feet		10 feet
Side (Alleyway)	10 feet		33 feet
Rear (Lucerne Avenue)	5 feet		151 feet
Bonus Height and Stories	Not Applicable		Not Applicable
Living Area	Not Applicable		Not Applicable
Accessory Structure Limitations	Not Applicable		Not Applicable
Impermeable Surface Total	80% maximum		37% (+/-9,983 sq. ft.)
Maximum Building Coverage	60%		14% (+/- 3,691 sq. ft.)
Floor Area Ratio	1.1		0.137
Parking	1 per 300 square feet (13 spaces)		27 spaces provided
Board Action Required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;		

Staff Recommendation	Staff recommends approval of the requested Conditional Land Use and Major Site Plan, with conditions, to allow for the construction of a Single Story financial commercial office building with drive through facilities totaling +/- 3,691 square feet and the associated site improvements on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue	
	Name and Title	**Initials**
Project Planner	Curt Thompson, Senior Community Planner	CT
Approved by	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

Project/Property Description:

The applicant is proposing to convert the existing Financial Institution/office purely to an office use, no modification or additional square footage is proposed for the eastern half of the project. The western half currently supports a detached three lane drive-through facility. The applicant will demolish the existing drive through lane canopy and construct a new 3,691 square foot Financial Institution with drive through facilities. Part of this redevelopment includes the closing of an egress point onto Lake Avenue, which will be improved to match the adjacent paver brick sidewalk.

The site plan was reviewed by the Site Plan Review Team (SPRT) at their regular meeting on November 9, 2015. The SPRT recommended a number of conditions of approval, which have been included for the Board's reference.

The following analysis includes a discussion about the specific site improvements the applicant is proposing followed by an analysis that addresses each of the two (2) part request outlined in the project description.

ANALYSIS:

As mentioned above, the applicant is proposing to construction of a Single Story financial commercial office building totaling +/- 3,691 square feet with drive through facilities on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue (PCN: 38-43-44-21-15-512-0010), located in the Downtown Zoning District (DT).

Public Support/Opposition

Staff has not received any letters of support or opposition

Consistency with the Comprehensive Plan:

The applicant's proposal to construction of a Single Story commercial financial office building totaling +/- 3,691 square feet with drive through facilities on a +/- .62 acre parcel (27,000 square feet) located at

200 Lake Avenue. The subject site is consistent with the following Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 1.1.3.6:** Redevelopment opportunities will be maximized through use of mixed land use designations that permit a flexible mix of multifamily residential and compatible office uses.

  The project site has a Future Land Use Designation of Downtown Mixed Use (DMU). The Downtown (DT) zoning designation, which is the zoning of the project site, is intended to "encourage through incentives the use of innovative land planning and development techniques to create more desirable and attractive development in the City". The Downtown Mixed Use Land Use designation is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial within the traditional downtown core of the City. The implementing zoning districts are **DT,** MU-E, MF-20 and MF-30.

- **Policy 1.2.2.:** Locational Strategy for the Downtown Mixed Use

  The Downtown Mixed Use land use category is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services.

The applicant is proposing a compact development in the Downtown Mixed Use land use category. Existing public services, including potable water, sewer, fire and police services, are adequate to serve the project. The compact nature shall be consistent with the Downtown Mixed Use future land use designation and this policy.

It is evident through consistency with the identified objectives and policies that the project is consistent with the adopted Comprehensive Plan.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Response: The proposed use will be in harmony with the intent of the Downtown Mixed Use Zoning District to construction of a Single Story financial commercial financial office building totaling +/- 3,691 square feet and the associated site improvements.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Downtown Mixed Use (DMU)	Downtown (DT)	Residential Condominiums
South	Downtown Mixed Use (DMU)	Downtown (DT)	Residential Uses
East	Downtown Mixed Use (DMU)	Downtown (DT)	Offices
West	Downtown Mixed Use (DMU)	Downtown (DT)	Financial Institution

The majority of existing uses are commercial and multi-family residential in nature. Therefore, the proposed use shall be in harmony with the existing mix of commercial uses in the immediate area.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: The proposed use will be compatible with the Future Land Use designation (Downtown Mixed Use) and may stimulate development of the surrounding area. The proposed use will not result in substantially less public benefit or greater harm than would result from a use permitted by right

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Response: The proposed financial use will not result in a more intensive development than that approved by the Future Land Use Element of the Comprehensive Plan. Rather, the commercial nature of the use shall be compatible with the planning goals, objectives and policies of the Future Land Use Element as identified above under Consistency with the Comprehensive Plan.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Response: The proposed financial institution will not generate traffic volumes or movements, which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The applicant has provided a Traffic Impact Analysis letter prepared by Palm Beach County's Traffic Division. Based on the County's review, the proposed development does not have a significant peak hour traffic impact as defined in the Palm Beach County Traffic

Performance Standards (TPS) on the roadway network and therefore meets the Traffic Performance Standards of Palm Beach County.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Response: The proposed conditional use will not result in a significantly greater amount of through traffic on local streets. Traffic accessing the site is anticipated to come from Lucerne Avenue along the north side of the site and through the existing alleyway to the west of the site from Lake Avenue.

3. The proposed conditional use will not produce significant air pollution emissions.

Staff Response: The proposed financial institution does not include any operational features that would produce significant air pollution emissions.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: the proposed use will not require neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The proposed conditional use will be served by existing utilities such that neither extension nor enlargement is necessary as a result of the project.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The proposed conditional use is not anticipated to place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: The proposed expansion is not anticipated to generate significant noise.

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Response: The proposed lighting plan for the project is anticipated to be in compliance with Section 23.4-3, which requires that lighting not impact residential properties by more than one (1) foot-candle. Please see the attached plan for additional details

Section 23.2-31: Site Design Qualitative Standards

1. Harmonious and efficient organization.

Staff Response: All elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The site shall be developed so as to not impede the normal and orderly development or improvement of surrounding property for uses permitted in these LDRs. The criterion has been met.

2. Preservation of natural conditions.

Staff Response: The natural (refer to landscape code, Article 6 of these LDRS) landscape shall be preserved in its natural state to the greatest degree possible, insofar as practical, by minimizing tree and soil removal and by such other site planning approaches as are appropriate. Terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. This criterion has been met.

3. Screening and buffering.

Staff Response: The applicant is proposing landscaping and buffering which will meet the requirements of the LDRs. The landscape plan is attached for the board's review as depicted in sheet L 1.00 and L 1.01.

4. Enhancement of residential privacy.

Staff Response: This project does not involved residential privacy.

5. Emergency access.

Staff Response: Due to the fact that this subject site is located in the Downtown District of Lake Worth, this site is bordered by Lucerne Avenue that is a one way that directs traffic west, Lake Avenue is a one way that direct traffic east, North O Street and N Palmway allow for traffic to move North and South. This site has adequate access for all emergency and maintenance vehicles. No fire access is proposed within the interior of the site, there are sufficient public rights of way in proximity to all sides of the building. The criterion has been met.

6. Access to public ways.

Staff Response: Access to public rights-of-way to the project is being provided via Lucerne Avenue and an existing 24 foot wide alleyway to the east of the site. The criterion has been met.

7. Pedestrian circulation.

Staff Response: Existing sidewalks encompass the subject site providing pedestrian circulation adequate for ADA compliance as well as the safe and orderly pedestrian movement from parked vehicles and pedestrian access from the public right of way. This criterion has been met.

8. Design of ingress and egress drives.

Staff Response: This site currently has two 24' ingress and egress drives. One (egress only) is located on Lake Avenue and the other (ingress only) is located on Lucerne Avenue. Due to this development, an existing egress point onto Lake Avenue will be closed and sidewalk will be constructed to match existing paver bricks. Customers will access the site from Lake Avenue using a two way alleyway for ingress and egress. This will minimize negative impacts and improve safety for both vehicles and pedestrians. Existing access from the platted 10' alley will be maintained. The criterion has been met.

9. Coordination of on-site circulation with off-site circulation.

Staff Response: Off-site circulations currently exists. To enhance the safety of circulation an egress point has been closed on Lake Avenue. A sidewalk will be built in place and will match existing sidewalk paver bricks. The criterion has been met.

10. Design of on-site public right-of-way.

Staff Response: There are no on-site public streets or rights-of-ways associated with the project site. The criterion is not applicable

11. Off-street parking, loading and vehicular circulation areas.

Staff Response: Off-street parking will be screened by a landscape buffer of hedge material and street trees that provides an adequate screen from adjacent property without creating a safety concern (CPTED). The on-site circulation includes customer parking and a two lane drive through (ATM machines) for customer use.

12. Refuse and service areas.

Staff Response: This financial institution will not utilize a trash enclosure and bin. A future space has been provided if the use of the building changes. For security reasons, the bank disposes of its trash (largely private paperwork that requires shredding or other form of handling) through a private service. The full planting palette is depicted on the proposed landscape plan. The criterion has been met.

13. Protection of property values.

Staff Response: This development will not have a negative impact on the surrounding properties' value. The development is architecturally pleasing and has met all design criteria to increase visual appearance. The redeveloped site should have a positive effect on property values in the immediate area. The criterion has been met.

14. Transitional development.

Staff Response: The subject site is not at the edge of a zoning district

15. Consideration of future development.

Staff Response: The applicant has asked for consideration of the existing and future operations of the subject property in reference to solid waste/dumpster provision. A future location for an enclosed dumpster is shown on the site plan which can be utilized if the proposed use of the financial institution were to change. The type of compact urban development proposed by the applicant is consistent with the Future Land Use Element of the Comprehensive Plan. The redeveloped site is expected to serve as a catalyst for investment in Downtown Lake Worth. The criterion has been met.

d) Buildings, generally.

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

   Staff Response: The proposed commercial building will be design to be compatible with the existing commercial/retail uses in the DT zoning district. Meets criterion.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

   Staff Response: Meets criterion.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

   Staff Response: The building facades shall be designed to meet this criterion.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.

   Staff Response: The proposed structure shall be designed to meet this criterion.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

   Staff Response: Meets criterion.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.

   Staff Response: The proposed use is not designed for advertising purposes, the intent is to provide a financial service for the residents of Lake Worth and Palm Beach County. Meets criterion.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

   Staff Response: The project as proposed meets this criterion.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

   Staff Response: All building surfaces, walls and roofs are proposed to be compatible and in harmony with the surrounding vicinity. Meets criterion.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

   Staff Response: This proposal does not involve a retail or wholesale activity.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

Staff Response: Meets criterion.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

    Staff Response: No such design(s) have been proposed for this development. Meets criterion.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

    Staff Response: Meets criterion.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

    Staff Response: No such advertising has been proposed by this applicant. Meets criterion.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

    Staff Response: The proposal has been designed to meet this criterion.

Section 23.4-13 (14) Drive Through Facilities:

Visibility: The facility, including the stacking lanes must not be visible from public rights-of-way.

Staff Response: The facility and the vehicular stacking area is be screened with adequate landscaping along North O Street and Lucerne Avenue to provide the necessary buffering needed to screen this use from adjacent properties. The drive through area is proposed to be located along the northern portion of the site, and is separated by a +/- 10 foot wide landscape buffer between the principal building and the drive through facilities.

Separation: Each drive-through lane will be separated from circulation routes necessary for ingress or egress from the property or access to any parking space.

Staff Response: As mentioned above, the entire drive through area is separated from the principal building and its parking area by a landscaped buffer located at the northern portion of the subject site.

Drive-through facilities shall be 100 feet from any residential zoning district.

Staff Response: The proposed drive through facilities is proposed be at least 100 feet from any residential zoning district.

Marking. Each drive-through lane shall be striped, marked, or otherwise distinctly delineated in a manner acceptable to the city.

Staff Response: Each drive through lane will be striped, marked as required by the LDRs. Criterion has been met.

Queuing and stacking. The queuing or vehicle stacking capacity of a drive-through facility shall be at least 100 feet. The minimum distance shall be measured from the centerline of the window closest to the edge of right-of-way from which access is provided. The stacking capacity may be increased based upon individual circumstances as determined by the city.

Staff Response: Criterion has been met.

Drive-through facilities shall not be allowed on any building facade that directly fronts on a public or private right-of-way. On eligible building facades (sides and/or rear) the following design standards are required where windows for drive-through facilities are proposed:

All principal and accessory structures related to the drive-through facilities shall be 100 feet from any residential zoning district.

Staff Response: This criterion has been met.

The building facade is proposed to have windows that occupy no less than 25% of the facade and that are located at the pedestrian level. A maximum of 10% of this 25% may be non-transparent windows.

Staff Response: The proposed building facade shall meet this criterion.

The building facade will be modulated and divided into smaller identifiable pieces to articulate the plane of the facade.

Staff Response: This criterion shall be met.

The building facade shall have at least one offset having a roof.

Staff Response: This criterion shall be met.

Additional landscaping for the screening of drive-through facilities is required in accordance with Article 6, Section 23.6-1 Landscape Regulations.

Staff Response: This criterion has been met through the landscape plan (please see sheet L 100).

Roofing. Roofs constructed as part of a drive-through facilities shall be consistent with the architectural style, materials, and colors of the principal structure.

Staff Response: The proposed structures as proposed will meet this criterion.

Noise. Any drive-up or drive-through speaker system shall emit no more than 65 (dB) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the real property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Staff Response: This criterion shall be met.

Conclusion:

The analysis has shown that the required findings can be made with respect to the Major Site Plan and Conditional Land Use requests. The use as proposed is in harmony with the underlying zoning district and surrounding areas, subject to compliance with staff's proposed conditions of approval.

CONSEQUENT ACTION:

The Planning & Zoning Board's decision on the Major Site Plan and Conditional Land Use will be final. The staff recommends that the Planning and Zoning Board approve the Major Site Plan and Conditional Use to allow construction of a Single Story financial commercial building with a drive through totaling +/- 3,691 square feet and the associated site improvements on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue, in the Downtown Zoning District (DT). This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.4-13 of the LDRs.

STAFF RECOMMENDATION:

Staff recommends the following on the various requests:

Staff recommends that the Planning & Zoning Board **APPROVE** the Major Site Plan to allow construction of a Single Story financial commercial office building with drive through facilities totaling +/- 3,691 square feet and the associated site improvements on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue located in the Downtown Zoning District (DT). This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

Staff also recommends that the Planning & Zoning Board **APPROVE** a Conditional Land Use to allow construction of a Single Story financial commercial office building with drive through facilities totaling +/- 3,691 square feet and the associated site improvements on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue, located in the Downtown Zoning District (DT). This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.4-13 of the LDRs.

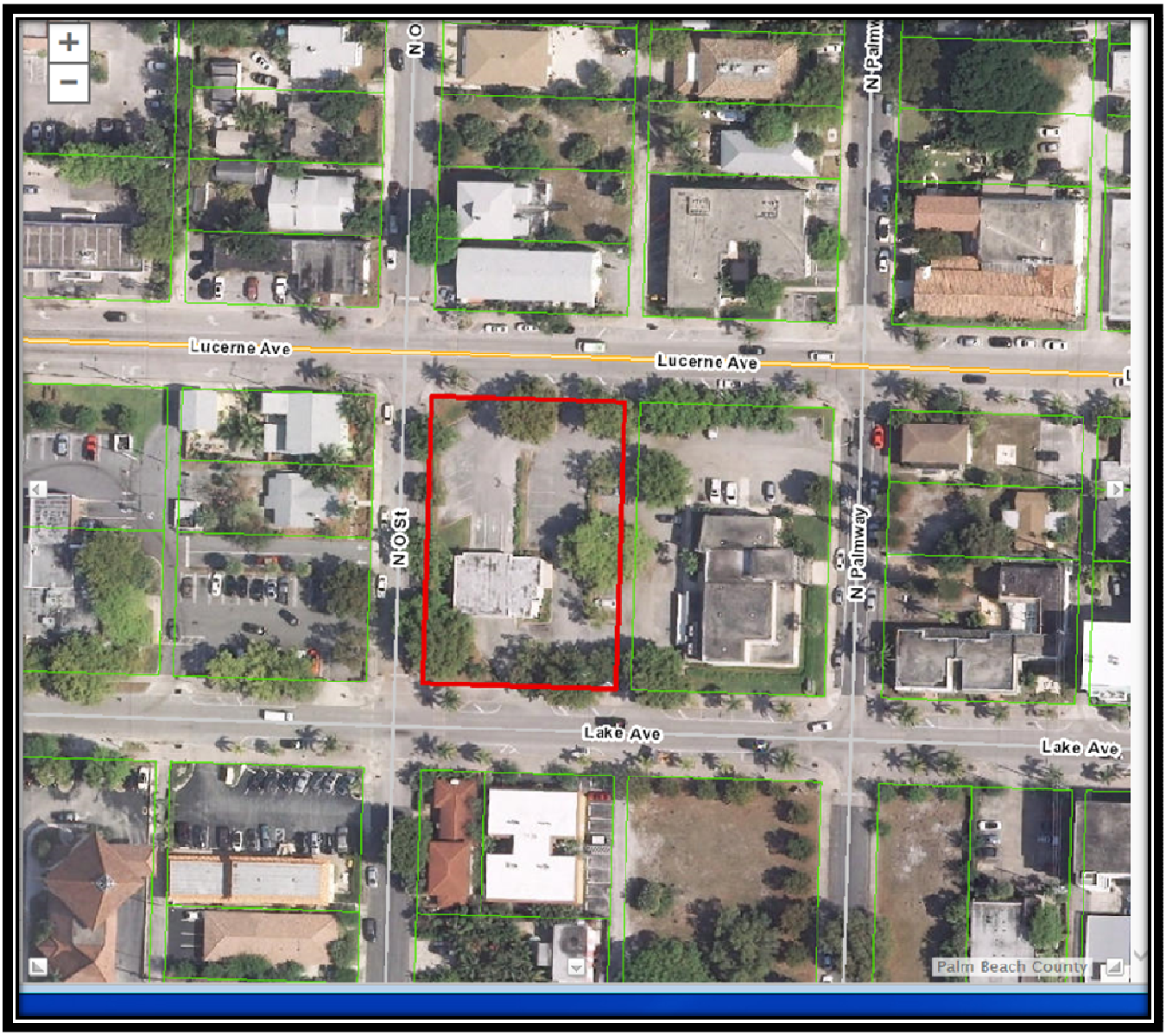
POTENTIAL MOTION:

Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 15-01400004: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 15-01400004: A **Major Site Plan** to allow construction of a Single Story commercial financial office building totaling +/- 3,691 square feet with drive through facilities on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue, located in the Downtown Zoning District (DT).

"PZB PROJECT NUMBER 16-00500012: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 16-00500012: A **Conditional Land Use** to allow construction of a Single Story commercial financial office building totaling +/- 3,691 square feet with drive through facilities on a +/- .62 acre parcel (27,000 square feet) located at 200 Lake Avenue, located in the Downtown Zoning District (DT).

LOCATION MAP



Attachments:

A. Conditions of Approval
B. Proposed Plans
    - Survey
    - Site Plan
    - Architectural Plans
    - Photometric Plan
    - Landscape Plan
    - Preliminary Paving, Graving and Drainage Plans
    - Traffic Statement

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
PZB CASE No. 14-01400004 & 16-00500012

Date of Preparation:	**May 23, 2016**
P&ZB Meeting Date:	**June 1, 2016**
Applicant:	**Chase Bank**
Location:	**200 Lake Avenue**

CONDITIONS OF APPROVAL
PZB CASE No. 14-01400004 & 16-00500012

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Major Site Plan and Conditional Use Permit approval to allow for a proposed single story financial institution with drive through facilities totaling +/- 3,691 square feet on a +/- 0.62 acre site within the Downtown (DT) Zoning District, pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 and 23.4-13 of the Land Development Regulations (LDRs). This use must operate in compliance with all state and local laws that govern this use.

5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Additional Conditions of Approval:

Planning and Zoning

1. The applicant shall provide an easement of parking access along the alleyway prior to the issuance of a Certificate of Occupancy.

2. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.

3. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.

4. All fully operated activities shall occur within the building and within the site's property lines.

5. Upon submittal of a building permit, the applicant shall submit a revised site plan indicating the location of the principal building along Lake Avenue to be 10 feet from the front property line as required by the Land Development Regulations, Section 23.3-14.

Public Services:

6. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable standards including but not limited to the Florida Department of Transportation (FDOT), Manual on Uniform Traffic Control Devices (MUTCD), and City of Lake Worth Public Services Construction Standards and Policy and Procedure Manual.

7. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied under jurisdiction of the Department of Public Services.

8. Prior to issuance of a certificate of occupancy, the applicant shall re-stripe the off-site parking stalls with thermoplastic paint along North O Street in compliance with the Public Services Department's specifications.

9. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.

10. Prior to the issuance of a building permit, the applicant shall submit an Erosion Control plan and indicate the BMP's and NPDES compliance practices.

Electric Utilities

11. Developer must provide a load calculation and voltage requirements prior to obtaining a building permit.

Water Utilities

The building department Engineering Submittal shall include the following:

1. All final engineering plans. At a minimum, label all pipes, meters, valves and fittings (size, material, slope), and all structure rim and invert elevations.

2. Fire Flow calculations based on recent flow test.

3. Signed and Sealed Drainage Calculations including Statement regarding Floodplain Management.

4. Any storm water permits from LWDD and SFWMD, if applicable.

5. All applicable City of Lake Worth details.

6. Address Traffic Performance Standards, including outside agencies review, if applicable.

7. Prior to building permit issuance, reserved capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

CONDITIONS OF APPROVAL
PZB CASE No. 16-00500012

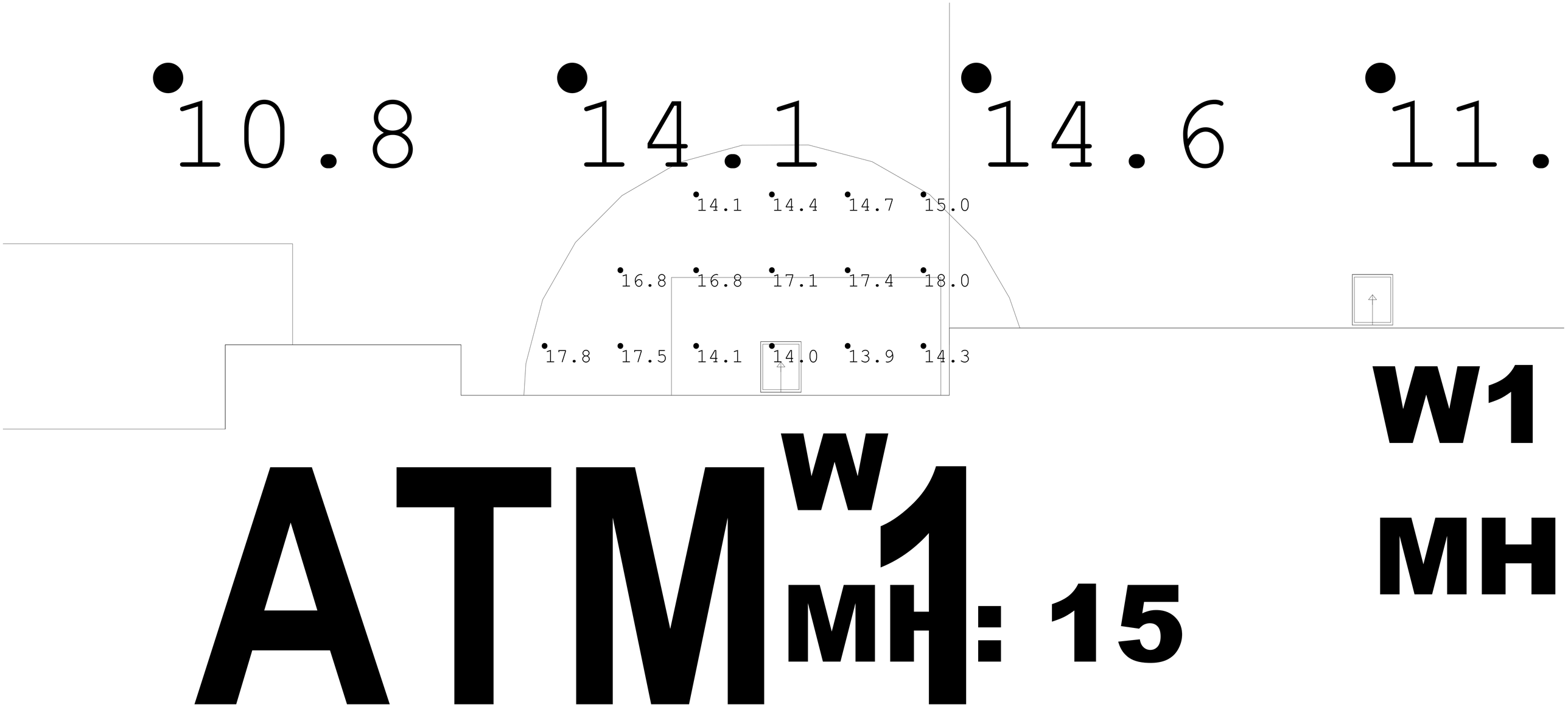
Conditional Land Use

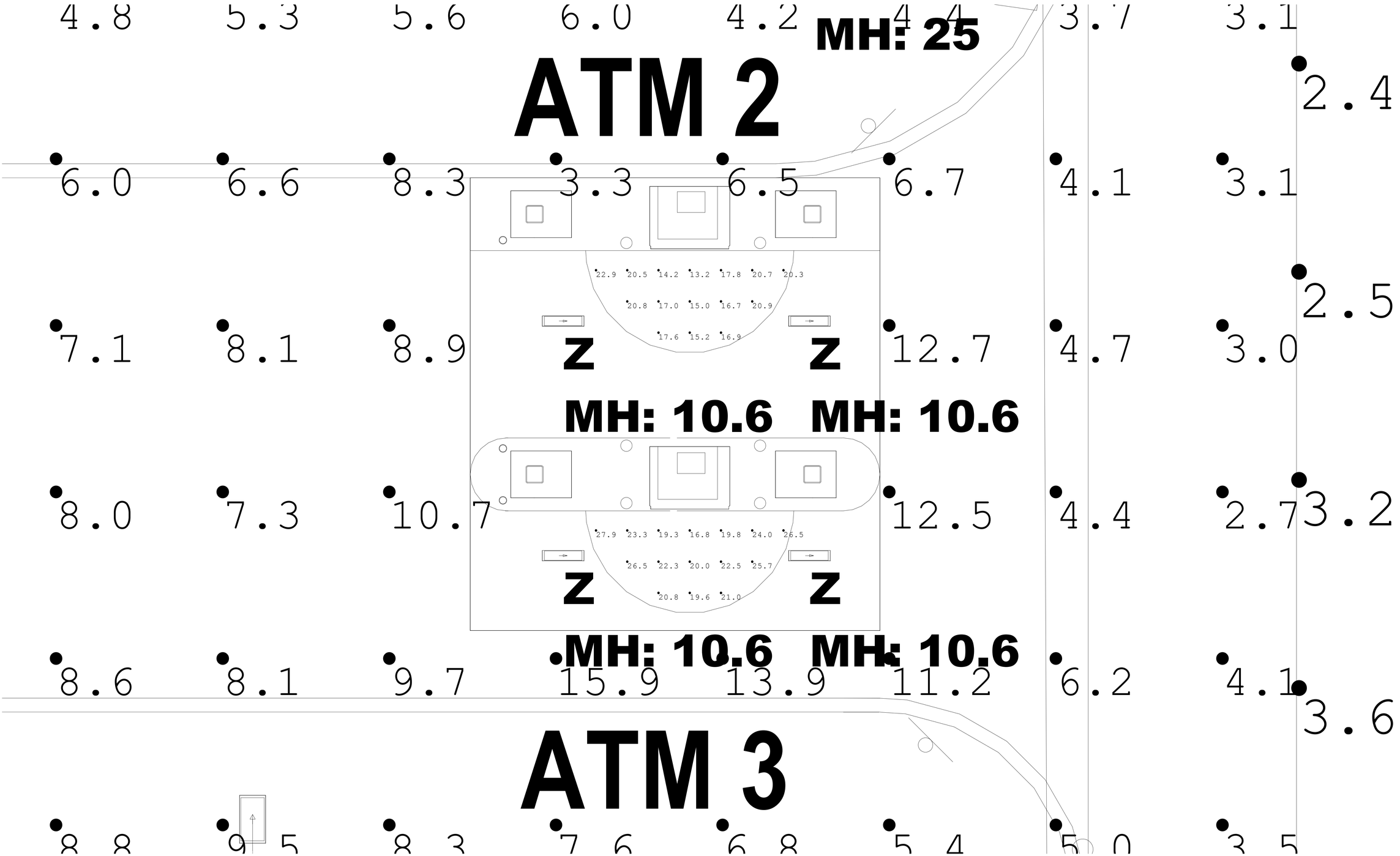
1. The subject site shall remain clear and clean of any trash or debris when the business has closed for the day.

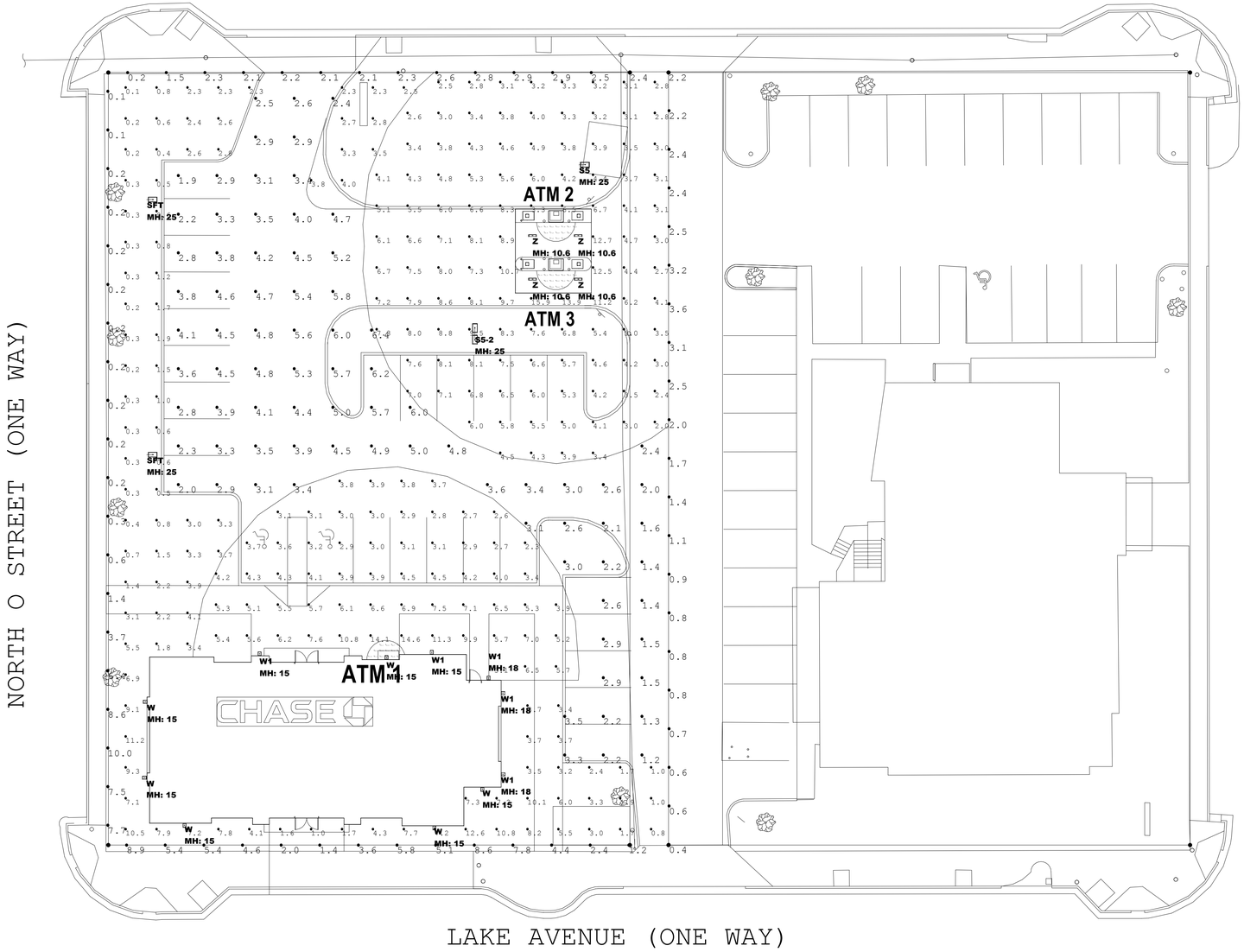
2. Any activities associated with the operation of the business shall emit no more than 65 (db) decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site.

Approved by:

_____
Maxime Ducoste
Assistant Director for Planning and Preservation

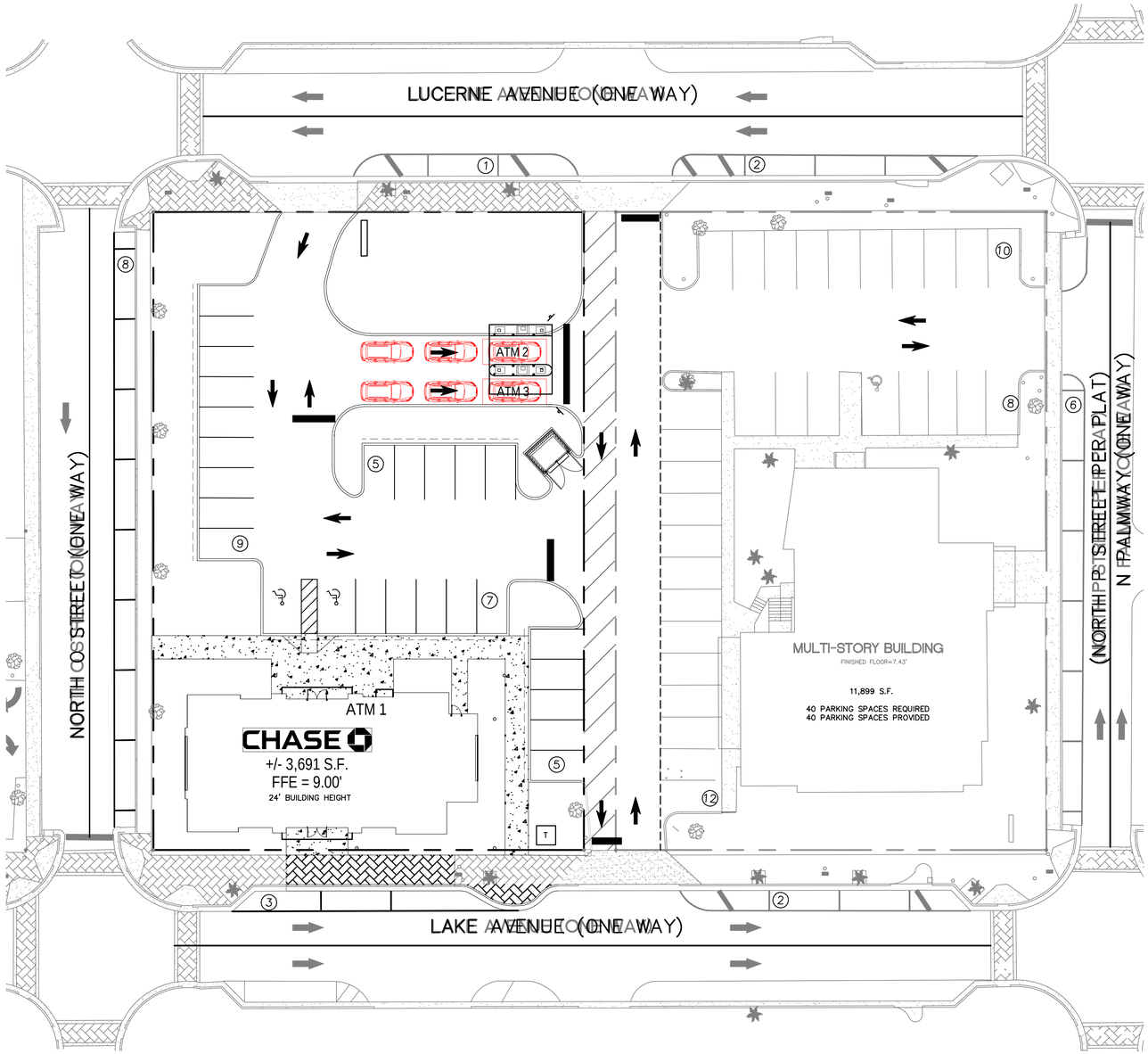

10.8
14.1
14.6
11.
14.1 14.4 14.7 15.0
16.8 16.8 17.1 17.4 18.0
17.8 17.5 14.1 14.0 13.9 14.3
W1
MH
ATM W1 MH: 15

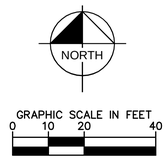

4.8 5.3 5.6 6.0 4.2 4.4 3.7 3.1
MH: 25
ATM 2
2.4
6.0 6.6 8.3 3.3 6.5 6.7 4.1 3.1
22.9 20.5 14.2 13.2 17.8 20.7 20.3
20.8 17.0 15.0 16.7 20.9
17.6 15.2 16.9
2.5
7.1 8.1 8.9 12.7 4.7 3.0
Z
Z
MH: 10.6
MH: 10.6
8.0 7.3 10.7 12.5 4.4 2.7 3.2
27.9 23.3 19.3 16.8 19.8 24.0 26.5
26.5 22.3 20.0 22.5 25.7
20.8 19.6 21.0
Z
Z
MH: 10.6
MH: 10.6
8.6 8.1 9.7 15.9 13.9 11.2 6.2 4.1
3.6
ATM 3
8.8 9.5 8.3 7.6 6.8 5.4 5.0 3.5



Luminaire Schedule								
Symbol	**Qty**	**Label**	**Arrangement**	**[MANUFAC]**	**Description**	**Lum. Lumens**	**LLF**	**Lum. Watts**
	1	S5	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-VSQ-M-80LED-1050mA-NW	24955	0.860	266.1
	1	S5-2	BACK-BACK	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-VSQ-M-80LED-1050mA-NW	24955	0.860	266.1
	2	SFT	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-FT-80LED-1050mA-NW-HS	16796	0.860	260
	6	W	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-II-FR-20PLED-1050mA-NW	5952	0.860	66.7
	5	W1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-IV-20PLED-1050mA-NW	5797	0.860	66.7
	4	Z	SINGLE	Lithonia Lighting	DMW2 3000LM ND AFL MVOLT 40K 80CRI	3518	0.860	27.85

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
ATM1 Area	Illuminance	Fc	5.07	14.6	2.3	2.20	6.35
ATM1 Face	Illuminance	Fc	15.73	18.0	13.9	1.13	1.29
ATM2 and 3 Area	Illuminance	Fc	5.59	15.9	2.0	2.80	7.95
ATM2 Face	Illuminance	Fc	17.98	22.9	13.2	1.36	1.73
ATM3 Face	Illuminance	Fc	22.40	27.9	16.8	1.33	1.66
Misc Areas	Illuminance	Fc	3.15	12.6	0.1	31.50	126.00
Parking	Illuminance	Fc	3.55	6.4	1.2	2.96	5.33
Property Line	Illuminance	Fc	2.63	10.0	0.1	26.30	100.00





Parking Breakdown	
Chase Bank	
Required Parking @ 1 Space / 300 SF	**12**
Provided on-site parking	**27**
Provided street parking	**12**
TOTAL	**39**
2 Story Office Building	
Required Parking @ 1 Space / 300 SF, But No Less Than 0.8 Space Per Employee	**40**
Provided on-site parking	**30**
Provided street Parking	**10**
TOTAL	**40**

No.	REVISIONS	DATE	BY

Kimley»Horn
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1690 S CONGRESS AVE, SUITE 100, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MICHAEL D. SPRUCE, P.E.
FLORIDA LICENSE NUMBER
52776
DATE: ____

KHA PROJECT 043409138
DATE OCTOBER 2015
SCALE AS SHOWN
DESIGNED BY MDM
DRAWN BY JRF
CHECKED BY MDS

PARKING EXHIBIT

CHASE BANK 200 LAKE AVE
PREPARED FOR
BDG ARCHITECTS, LLP
LAKE WORTH FLORIDA

SHEET NUMBER
C-100/A

Plotted By:Engel, Alex Sheet Set:CHASE BANK 200 LAKE AVE Layout:C-100 SITE PLAN January 09, 2016 01:18:07pm K:\BCD_Civil\043409138 - BDG Chase 200 Lake Ave\CADD\Work\Parking Exhibit.dwg
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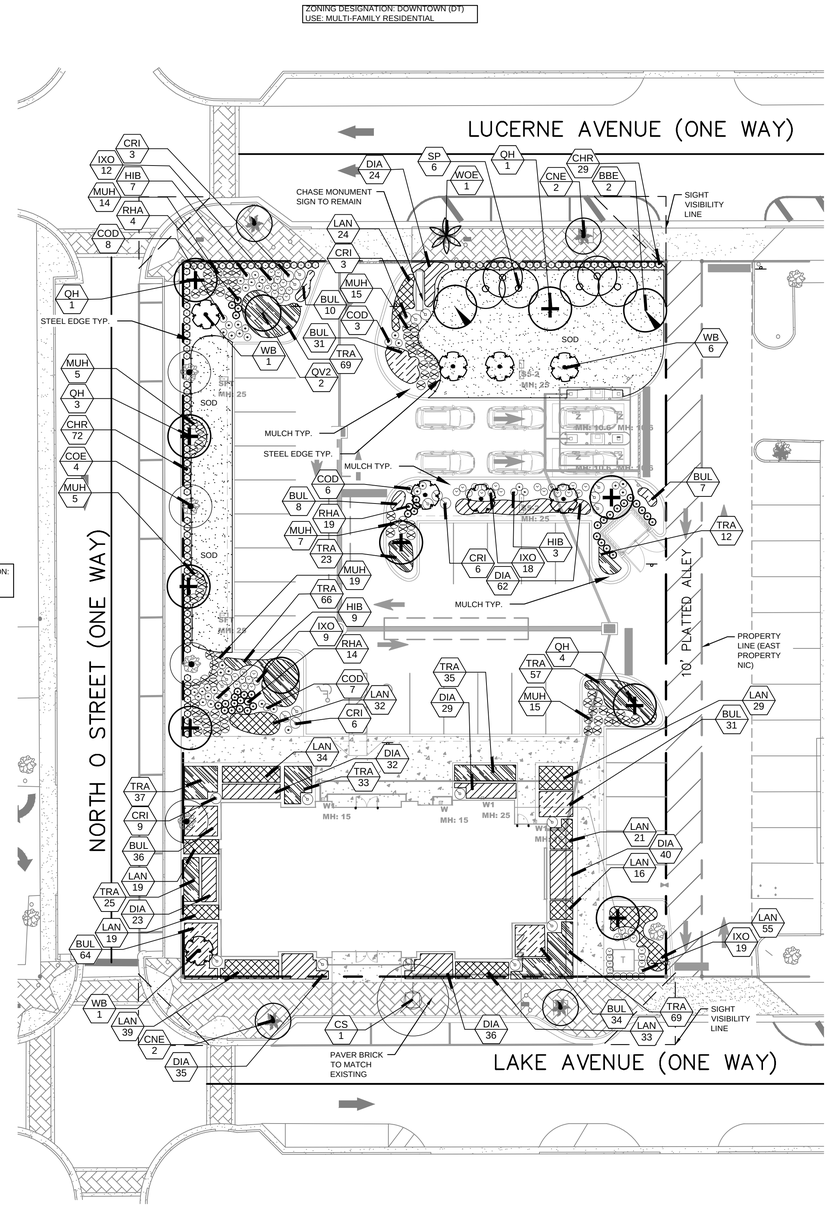

Contractor Lease Note

1. Mini 5 foot tree set at root ball Utilities 5 feet around fire hydrant D root land ing.

Landscape Note

1. Plant list quantities are provided for convenience. In the event of a quantity discrepancy, the drawing shall take precedence.
2. All planting shall in l de 3" layer of Florida Mulch over a weed seal.
3. All landscape area irrigated with an automatic irrigation system.
4. All landscaping shall be installed according to local and regional practices and all Florida No. 1 or better as defined in "Grades and Standards for Nursery Plants" and Florida Department of Agriculture and Consumer Services.
5. Notify Landscape Architect 2-44 hours prior to installation for review.
6. Existing landscape to be at least damaged not needed for removal and left in place to be evaluated to existing condition.
7. All in a live otherwise noted on the to be removed.
8. all existing trees to be pruned leaned-down a certified arborist.

Irrigation Note

1. Multi-stated landscape area shall be watered with an underground irrigation system designed to provide one hundred 100 percent coverage on a daily basis and maintained in good working order.
2. Equipment shall be installed and maintained to prevent low-lying areas from ponding and provide drainage.
3. Irrigation zones divided according to similar landscape locations grouped together based on similar irrigation rate and soil characteristics.
4. No direct radiation onto adjacent building roadways and driveways.
   Systems shall dispense no more than:
   A. One inch of water per week for high volume irrigation areas;
   B. One-half inch of water per week for medium volume irrigation areas;
   C. One-quarter inch of water per week for low volume irrigation
5. All irrigation including drip and spray heads to be overspray rotors to prevent over-irrigation. General location of irrigation shall indicated on the plan and be contractor to determine exact location in field or plan later and avoidance of utility conflicts.

ZONING DESIGNATION: DOWNTOWN (DT)
USE: OFFICE BUILDING

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QH	9	Quercus virginiana `High Rise` / High Rise Live Oak	4" cal, 16` ht, 6`spr	Full, Straight, Single leader
	QV2	2	Quercus virginiana `High Rise` / High Rise Live Oak	6" cal, 18` ht, 6` spr	Specimen with branching character (6" reqired for mitigation < 18")

EXISTING TREES TO REMAIN	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BBE	2	Bucida buceras / Black Olive	Existing	EXISTING TO REMAIN
	CNE	4	Cocos nucifera / Coconut Palm	Existing	EXISITING TO REMAIN
	COE	4	Chrysophyllum oliviforme / Satinleaf	Existing	EXISTING TO REMAIN
	WOE	1	Wodyetia bifurcata / Foxtail Palm	Existing	EXISTING TO REMAIN

PALM TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	SP	6	Sabal palmetto / Palmetto	FG 6` CT. min. 12` OA min.	Smooth, Straight
	WB	8	Wodyetia bifurcata / Foxtail Palm	FG 6` CT. min. 12` OA min.	Straight

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CS	1	Cordia sebestena / Orange Geiger Tree	2.5" cal. 10` ht. 4` spr	Full, Straight, Single leader

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CHR	101	Chrysobalanus icaco / Cocoplum	30" ht, 24" spr, 24" oc	Full
	COD	24	Codiaeum variegatum `Norma` / Croton	24" ht, 18" spr, 36" oc	Full
	CRI	27	Crinum augustum `Queen Emma` / `Queen Emma` Crinum	24" ht, 18" spr, 36" oc	Full, 3 head min.
	HIB	19	Hibiscus coccineus / Scarlet Hibiscus	24" ht, 18" spr, 36" oc	Full
	IXO	58	Ixora coccinea `Nora Grant` / Nora Grant Ixora	24" ht, 18" spr, 24" oc	Full
	MUH	80	Muhlenbergia capillaris / Gulf Muhleygrass	24" ht, 18" spr, 24" oc	Full
	RHA	37	Rhaphiolepis indica / Indian Hawthorn	18" ht, 18" spr, 24" oc	Full

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	BUL	221	Bulbine frutescens `Hallmark` / Stalked Bulbine	12" ht, 12" spr, 18"oc	18" o.c.	
	DIA	281	Dianella tasmanica / Flax Lily	12" ht, 12" spr, 18"oc	18" o.c.	
	LAN	321	Lantana camara / Lantana	12" ht, 12" spr, 18"oc	18" o.c.	
	TRA	426	Trachelospermum asiaticum / Dwarf Confederate Jasmine	12" ht, 12" spr, 18" oc	18" o.c.	

MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Bermuda Grass / Cynodon dactylon	Solid, sand, filled joints, 100% weed, pest, and disease free
	MULCH	TBD	Hardwood	Shredded, 3" depth minimum, trees within sod areas shall receive 4' diameter mulch ring

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

TREE #	SPECIES	SIZE (IN)	STATUS	MITIGATION (IN)	REPLACEMENT (DBH) REQUIRED
1	Black Olive	11	REMOVED	11	3
2	Black Olive	35	REMOVED	35	6
3	Black Olive	10	REMOVED	10	3
4	Black Olive	12	REMOVED	12	3
5	Black Olive	21	REMOVED	21	6
6	Black Olive	17	REMOVED	17	3
7	PALM	N/A	REMOVED	N/A	Similar Species
8	PALM	N/A	REMOVED	N/A	Similar Species
9	PALM	N/A	REMOVED	N/A	Similar Species
10	PALM	N/A	REMOVED	N/A	Similar Species
11	PALM	N/A	REMOVED	N/A	Similar Species
12	PALM	N/A	REMOVED	N/A	Similar Species
			Total (in.)	106	2 - 6" Trees required
			Proposed(in.)	15	
			Tree Fund(in.)	91	

NOTE: 12 EXISTING TREES TO BE REMOVED
15" OF MITIGATION PROVIDED BY EXTRA INCHES FROM REQUIRED TREES
91" TO BE PAID INTO TREE CANOPY RESTORATION FUND

LANDSCAPE WORTH LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER ALONG STREET	REQUIRED	PROPOSED
WIDTH: 10 FT 1 TREE PER 20 LF NORTH: 113 LF / 20 = 6 TREES WEST: 200 LF / 20 = 10 TREES 3' SCREEN	NORTH: 6 TREES WEST: 10 TREES 3' SCREEN: YES	NORTH: 6 TREES (2 EX, 2 PROP, 6 PALMS) WEST: 10 TREES (4 EX, 6 PROP.) 3' SCREEN: YES
INTERIOR LANDSCAPE MIN. 20% PARKING AREA 11,466 SF X 20% = 2,293.2 SF 1 TREE PER 100 SF OF REQUIRED PARKING SPACES: 27 SPACES 1 TREE OR 3 PALMS PER 10 SPACES 27 SPACES / 10 = 2.7 TREES ISLANDS: MIN. 75 SF (PLACED 1:10 RATIO) 1 TREE PER ISLAND	2,293.2 SF 3 TREES 1 TREE PER ISLAND: YES	2,333 SF 3 TREES 1 TREE PER ISLAND: YES
50% NATIVE SPECIES	YES	YES
TOTAL	19 TREES	19 TREES*

NOTE: *EXISITING TREES USED IN TOTAL REQUIREMENT
2 ADDITIONAL CANOPY TREES, 6 ADDITIONAL PALMS, 1 ADDITIONAL ORNAMENTAL TREE
11 EXISTING TREES TO REMAIN ON SITE.
PLAN SUBJECT TO FDOT REVIEW. TREES TO BE REMOVED/RELOCATED AS NEEDED.

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
LEAH M. CAMPBELL, PLA
FLORIDA LICENSE NUMBER 66667166
DATE: 1/12/2016

KHA PROJECT 043409138
DATE 1/12/2016
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY LMC

LANDSCAPE PLAN

CHASE BANK 200 LAKE AVE

PREPARED FOR
BDG ARCHITECTS, LLP

MUNICIPALITY FLORIDA

SHEET NUMBER
L1.00

Plotted By:Huckins, London Sheet Set:Chase Bank Lake - LA Layout:L1.00 LANDSCAPE PLAN January 12, 2016 08:47:47am K:\FRI_LA\043409138 - Chase Bank Lake Blvd FL\CAD\PlanSheets\L1.00 LANDSCAPE PLAN.dwg
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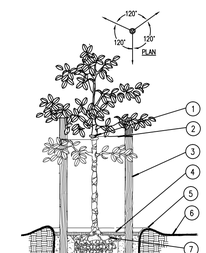
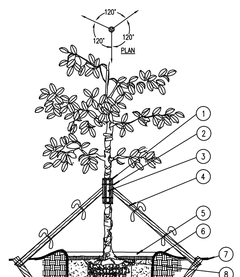


1. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE.
2. #10 GAUGE WIRE (NOTE FOR MULTI-TRUCK TREES, GUY TO STRONGEST TRUNK AT CENTER).
3. THREE 2" X 8' LODGE POLES SPACE EVENLY AROUND TREE.
4. 3" MINIMUM OF LAYER OF MULCH AS SPECIFIED ON PLANT SCHEDULE STARTING 3" FROM TRUNK.
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
8. B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
9. PREPARED PLANTING SOIL AS SPECIFIED.
10. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT

A Small Tree Planting Detail
SECTION (Less Than 14') NTS

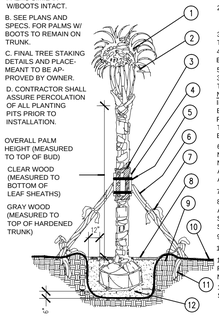


1. 5 LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2" X 4" X 18" WOOD BATTONS
4. 3-2" X 8' LODGE POLES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
5. 3" MINIMUM DEPTH OF MULCH AS SPECIFIED ON PLANT SCHEDULE. STARTING 3" FROM TRUNK.
6. SOIL BERM TO HOLD WATER.
7. FINISHED GRADE (SEE GRADING PLAN)
8. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE
9. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
11. PREPARED PLANTING SOIL AS SPECIFIED.
12. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. "TREE SAVER" ANCHORING SYSTEM MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

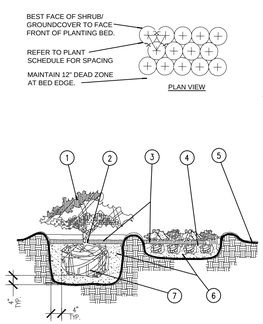
B Large Tree Planting Detail
SECTION (14' or Larger) NTS

NOTES:
A. WASHINGTONIA PALMS SIMILAR W/BOOTS INTACT.
B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



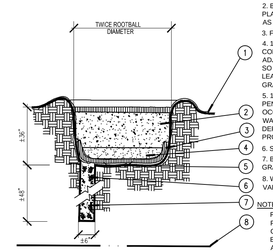
1. MINIMUM OF NINE (9) GOOD PALM FRONDS.
2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT".
3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
4. FIVE 2" X 4" X 18" WOOD BATTENS.
5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
6. 3-2" X 4" x 8' LODGE POLES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.
7. PROVIDE FLAGGING
8. 3" MINIMUM OF MULCH AS SPECIFIED ON PLANT SCHEDULE STARTING 3" FROM TRUNK.
9. BERM SOIL TO HOLD WATER
10. FINISH GRADE
11. 2" X 4" X 24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES
12. PREPARED PLANTING SOIL AS SPECIFIED

C Palm Planting Detail
SECTION NTS



NOTES:
1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 3" MINIMUM OF MULCH AS SPECIFIED ON PLANT SCHEDULE
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

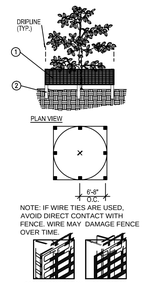
D Shrub / Groundcover Planting Detail
SECTION NTS



1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH
4. 12"CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. 18"/9" O AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. SLOPE BOTTOM TO DRAIN
7. BACKFILL WITH 1/2" - 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:
FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.
REFER TO SECTION O, NOTE 3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

E Poor Drainage Condition Detail
SECTION NTS



1. ORANGE COLOR PLASTIC UTILITY BARRIER BY CONWED PLASTICS. CALL R.H. MOORE & ASSOCIATES: 800-330-2333.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS (AVAILABLE FROM CONWED PLASTICS) ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' - 8'.
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

F Tree/Shrub Protector
Barrier Detail N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL AND SAND

TOPSOIL FOR USE IN PREPARING SOIL FOR BACKFILLING PLANT PITS SHALL BE THIRTY PERCENT (30%) MUCK AND SEVENTY PERCENT (70%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

SAND SHALL BE COARSE, CLEAN, WELL DRAINING NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ONSITE UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

G. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORA-MULCH," EUCALYPTUS MULCH, PINE STRAW, OR CYPRESS) AND GRADE.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES WERE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

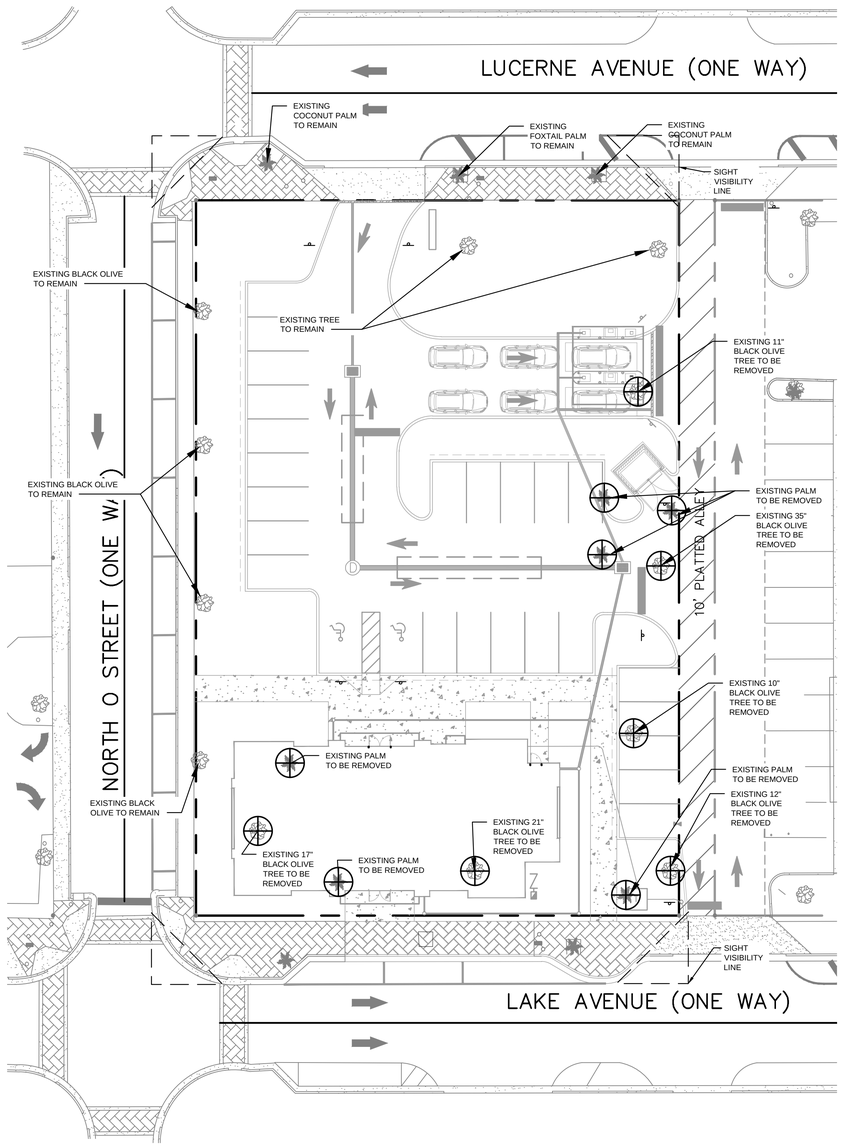
12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

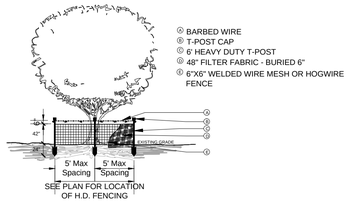
15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREA



TREE #	SPECIES	SIZE (IN)	STATUS	MITIGATION (IN)	REPLACEMENT (DBH) REQUIRED
1	Black Olive	11	REMOVED	11	3
2	Black Olive	35	REMOVED	35	6
3	Black Olive	10	REMOVED	10	3
4	Black Olive	12	REMOVED	12	3
5	Black Olive	21	REMOVED	21	6
6	Black Olive	17	REMOVED	17	3
7	PALM	N/A	REMOVED	N/A	Similar Species
8	PALM	N/A	REMOVED	N/A	Similar Species
9	PALM	N/A	REMOVED	N/A	Similar Species
10	PALM	N/A	REMOVED	N/A	Similar Species
11	PALM	N/A	REMOVED	N/A	Similar Species
12	PALM	N/A	REMOVED	N/A	Similar Species
			Total (in.)	106	2 - 6" Trees required
			Proposed(in.)	15	
			Tree Fund(in.)	91	

NOTE: 12 EXISTING TREES TO BE REMOVED
15" OF MITIGATION PROVIDED BY EXTRA INCHES FROM REQUIRED TREES
91" TO BE PAID INTO TREE CANOPY RESTORATION FUND



TREE PROTECTION DETAIL
SECTION N.T.S.

NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT , CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

NOTE:
SUBJECT TO FDOT REVIEW. TREES TO BE REMOVED/RELOCATED AS NEEDED

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

EXISTING TREES TO BE REMOVED

No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
LEAH M. CAMPBELL, PLA
FLORIDA LICENSE NUMBER 6667166
DATE: 1/12/2016

KHA PROJECT 043409138
DATE 1/12/2016
SCALE AS SHOWN
DESIGNED BY LRH
DRAWN BY LRH
CHECKED BY LMC

TREE DISPOSITION PLAN

CHASE BANK 200 LAKE AVE
PREPARED FOR
BDG ARCHITECTS, LLP
MUNICIPALITY FLORIDA

SHEET NUMBER
L1.02

Plotted By:Huckins, London Sheet Set:Chase Bank Lake – LA Layout:L1.02 TREE DISPOSITION PLAN January 12, 2016 08:48:43am K:\FRI_LA\043409138 – Chase Bank Lake\Plansheets\L1.02 TREE DISPOSITION PLAN.dwg
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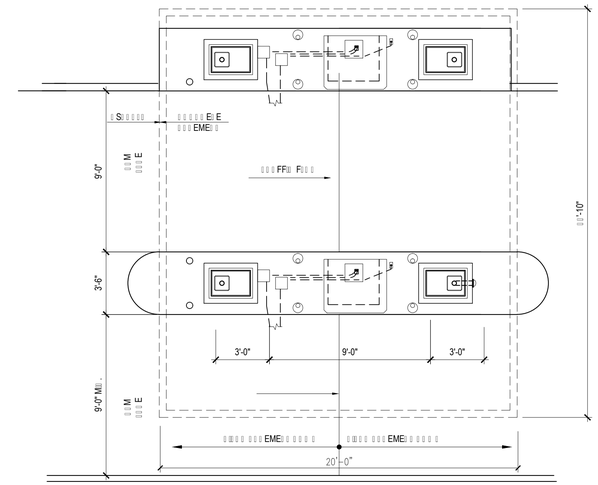
KEYNOTES

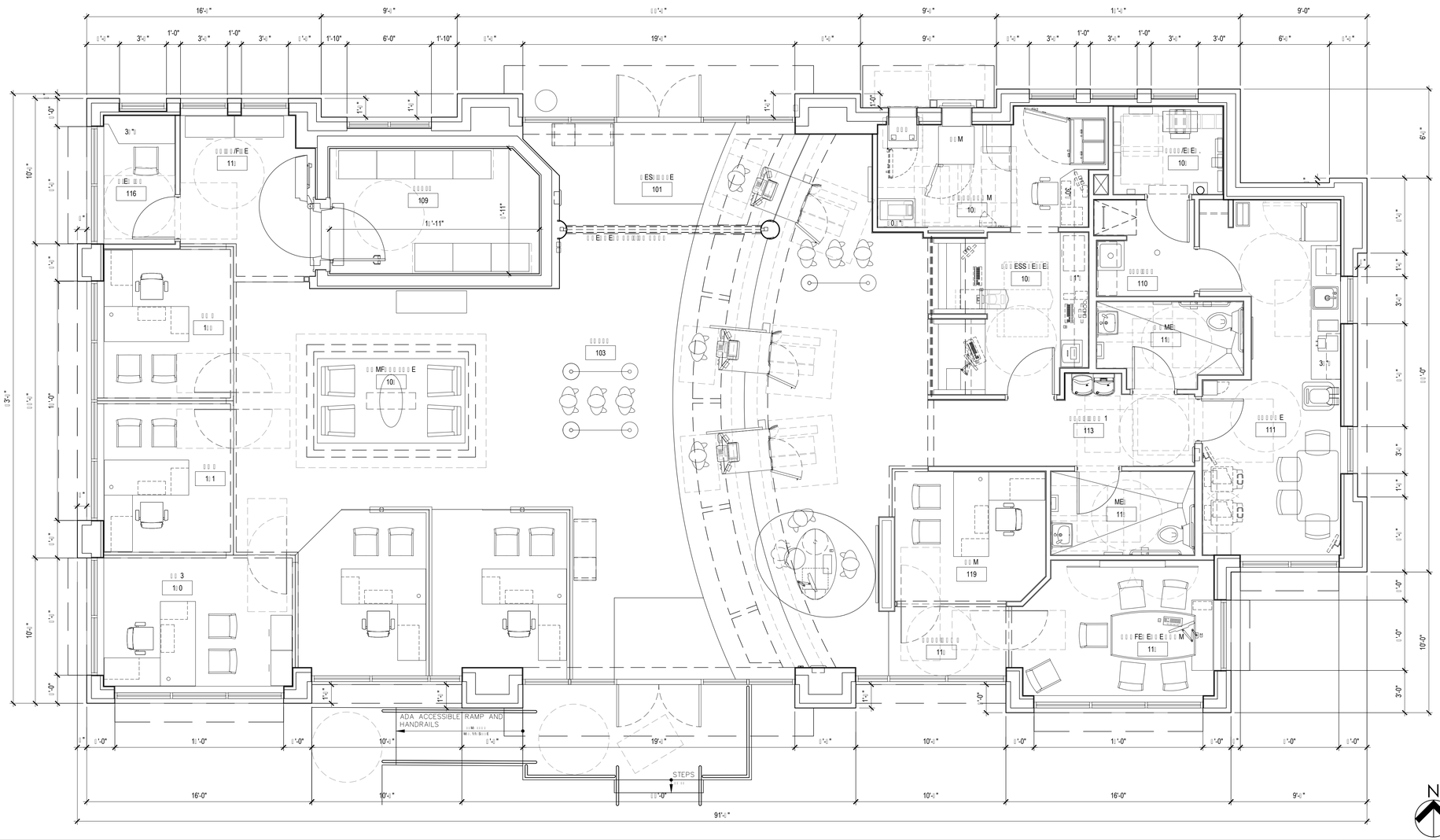
-1	STRUCTURAL COLUMN: SEE DETAILS AND STRUCTURAL DRAWINGS
-	ROOF ACCESS LADDER & SCUTTLE: REFER TO ROOF PLAN AND DETAIL AS NOTED
-3	PROPOSED LOCATION OF UTILITY METER AND MANUAL TRANSFER SWITCH. SEE ELECTRICAL.
-	SOFFIT / BULKHEAD: 5/8" GYP. BD. WITH METAL EDGE BEADS OVER FRAMING AS REQD.- REFER TO SECTIONS, DETAILS AND INTERIOR ELEVATIONS
-	SYSTEMS FURNITURE: PROVIDED AND INSTALLED BY JLL'S FURNITURE VENDOR- COORD. ELEC., DATA AND SECURITY CONNECTIONS AND TERMINATIONS
-6	FLOOR MATERIAL TRANSITION: REFER TO DETAILS SHEET A1.2
-	WINDOW AWNING: PROVIDED AND INSTALLED BY JLL'S SIGNAGE VENDOR- REFER TO EXTERIOR ELEVATIONS
-	CUSTOM SHOP-FABRICATED BUILT-IN MILLWORK: REFER TO INTERIOR ELEVATIONS- SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO ARCHITECT FOR APPROVAL
-9	ADJUSTABLE SHELVES: REFER TO INTERIOR ELEVATIONS- PROVIDE BLOCKING AS REQUIRED
-10	SUPPORTED CONCRETE STOOP: ACCESSIBILITY-COMPLIANT CONTINUOUS PAVING TO PUBLIC R.O.W. REQD. FROM ALL EXITS
-11	EQUIPMENT: REFER TO EQUIPMENT INSTALLATION MANUAL- COORDINATE WITH JLL'S EQUIPMENT INSTALLER- PROVIDE ELECTRICAL, DATA AND SECURITY ROUGH-IN WORK AS REQUIRED- FRAME WALL OPENING AND PREPARE FLOOR SUBSTRATE AS REQUIRED. PROVIDE BLOCKING IN WALL AS REQUIRED
-1	EXTEND WALLS TO UNDERSIDE OF ROOF STRUCTURE
-13	SEMI-RECESSED FIRE EXTINGUISHER CABINET
-1	KNOX BOX: MOUNTED FLUSH WITH SURROUNDING WALL SURFACE. VERIFY LOCATION WITH LOCAL MUNICIPALITY TO ENSURE COMPLIANCE. PAINT TO BLEND WITH SURROUNDING WALL FINISH
-1	ENTRANCE CANOPY : SEE DETAILS
-16	EXTERIOR ARCHITECTURAL LIGHTING: REFER TO ELECTRICAL DRAWINGS
-1	INTERNAL RAINWATER LEADERS: SEE PLUMBING
-1	POWER/DATA FLOOR BOX: REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE LOCATIONS WITH STRUCTURAL DRAWINGS
-19	PROVIDE VERTICAL CONDUIT STUB-UPS FOR eATM CONNECTIONS, IN-LINE PARALLEL TO eATM EQUIPMENT. SEE ELECTRICAL DRAWINGS. DIMENSIONS TO CENTER OF STUB-UPS.
0	AUTOMATIC DOOR OPERATOR: LOCATE CARD READER AND PUSH PAD AT WALL FOR SINGLE DOOR INGRESS TO VESTIBULE - PROVIDE WEATHER RING TO ENSURE WEATHER-TIGHT INSTALLATION
1	SIGNAGE: "DOOR TO REMAIN OPEN DURING OPERATING HOURS"
	AUTOMATIC DOOR OPERATOR PUSH PLATE
3	TACTILE ADA SIGNAGE, SEE SHEET A5.2
	TACTILE EXIT DOOR SIGNAGE, SEE SHEET A5.2
	TUBE STEEL SUPPORT COLUMN IN LOWER PARTITION BELOW GLASS. SEE DETAILS
6	BATTERY BACK-UP FOR OVERHEAD COILING DOOR, MOUNTED ABOVE CEILING. SEE ELECTRICAL
	ASC MOTORIZED ROLL DOWN SCRIM, SEE DETAILS
	SIDEWALK TO REMAIN
9	ADA DIRECTIONAL DOOR SIGNAGE
-30	KEY PADS. SEE ELECTRICAL AND SECURITY PLANS.
-31	FULL HEIGHT GLASS PARTITION AT OFFICE. SEE INTERIOR ELEVATIONS AND DETAILS
-3	MODULAR CONCRETE VAULT: PROVIDED AND INSTALLED BY JLL'S BANK EQUIPMENT VENDOR. SEE VENDOR DRAWINGS.
-33	OFFICE PARTITION: LOW WALL WITH GLASS ABOVE. SEE INTERIOR ELEVATIONS AND DETAILS
-3	OVERHEAD COILING DOOR SWITCHES. INSTALL AT 3'-4" AFF TO BOTTOM OF SWITCH

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS GIVEN ON THE CONSTRUCTION DOCUMENTS AND REPORT ANY ERRORS OR INCONSISTENCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
3. WRAP AND FINISH END OF WALLS W/ GWB, CORNER BEADS, TAPE, SAND & PAINT AS SCHEDULED.
4. ALL WALLS TO BE WJ UNLESS NOTED OTHERWISE.
5. ALL DOORS TO BE LOCATED 3" FROM FACE OF FINISH OF ADJACENT WALL TO FACE OF FRAME UNLESS NOTED OTHERWISE. PROVIDE 18" CLEAR AT LATCH ON PULL SIDE OF DOORS, 12" CLEAR AT LATCH ON PUSH (TYP. UNLESS NOTED OTHERWISE).
6. PROVIDE BLOCKING AND BACKING AT 2'-0" AFF AND 8'-0" AFF IN WALLS AND PARTITIONS FOR ALL CASEWORK AND ACCESSORIES. COORDINATE WITH FIXTURE SHOP DRAWINGS.
7. SECURITY CAMERA TO BE COORDINATED WITH SECURITY CONTRACTOR.
8. SEE SHEET A5.3 FOR INTERIOR GLASS PARTITION DETAILS.



DRIVE UP CANOPY PLAN — SCALE 1/4" = 1'-0" — 2



FLOOR PLAN — SCALE 1/4" = 1'-0" — 1

N

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SEAL

Architect of Record:
Gregg A. Holdsworth, AIA LEED AP
Florida Registration
License No. AR0017669

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

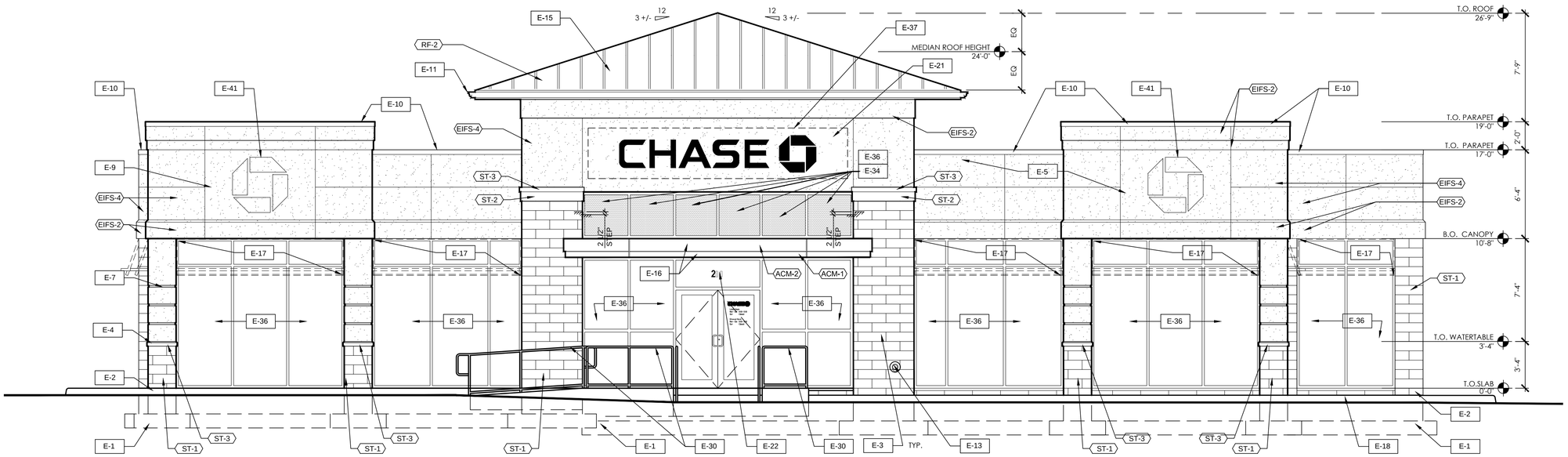
JOB #:	13318
DATE:	12-21-2015
DRAWN BY:	JL
CHECKED BY:	GS

SHEET TITLE

FLOOR PLAN

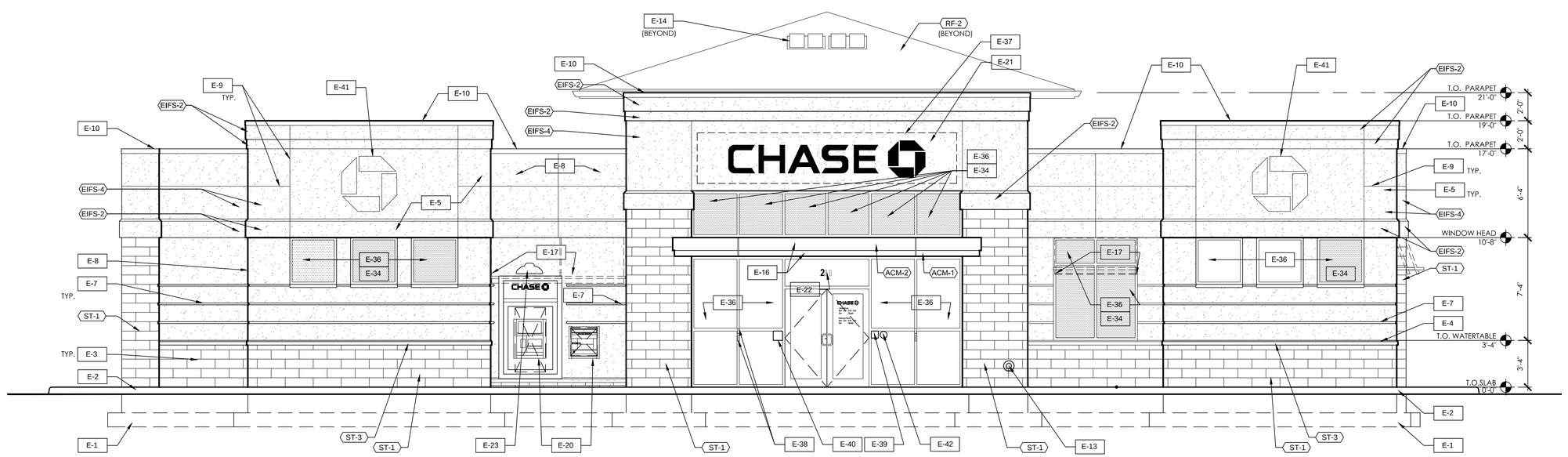
SHEET NUMBER

A1.0



BUILDING ELEVATION - SOUTH | SCALE 1/4"=1'-0" | 2

SEE A3.3 FOR KEYNOTES



BUILDING ELEVATION - NORTH | SCALE 1/4"=1'-0" | 1

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Florida Registration
License No. AR0017669

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

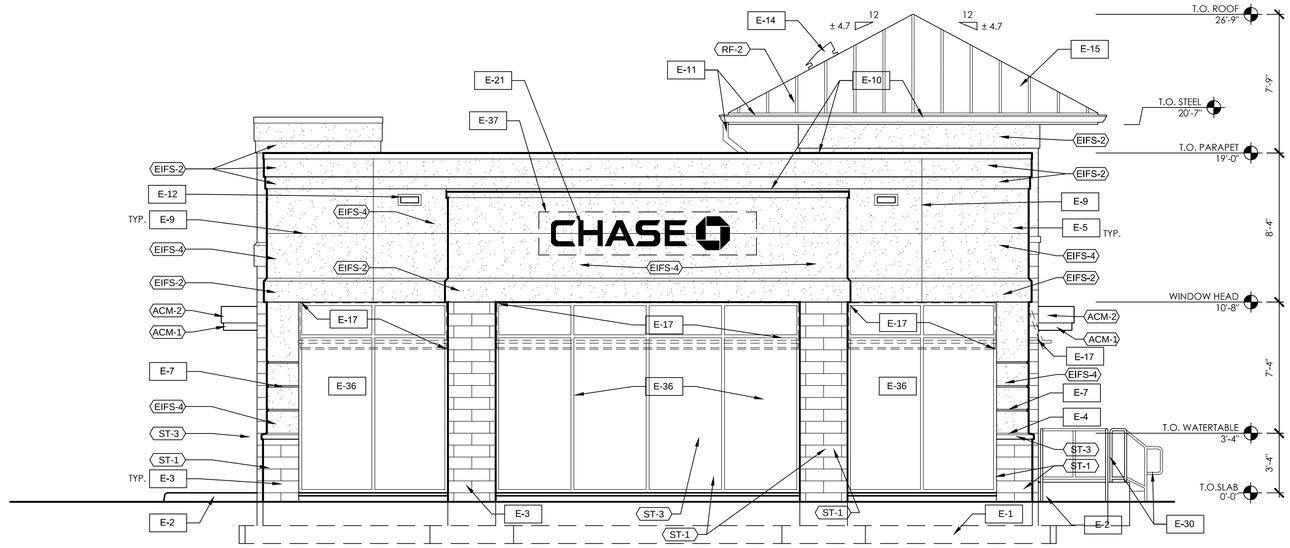
JOB #:	13318
DATE:	12-21-2015
DRAWN BY:	JL
CHECKED BY:	GS

SHEET TITLE

EXTERIOR ELEVATIONS

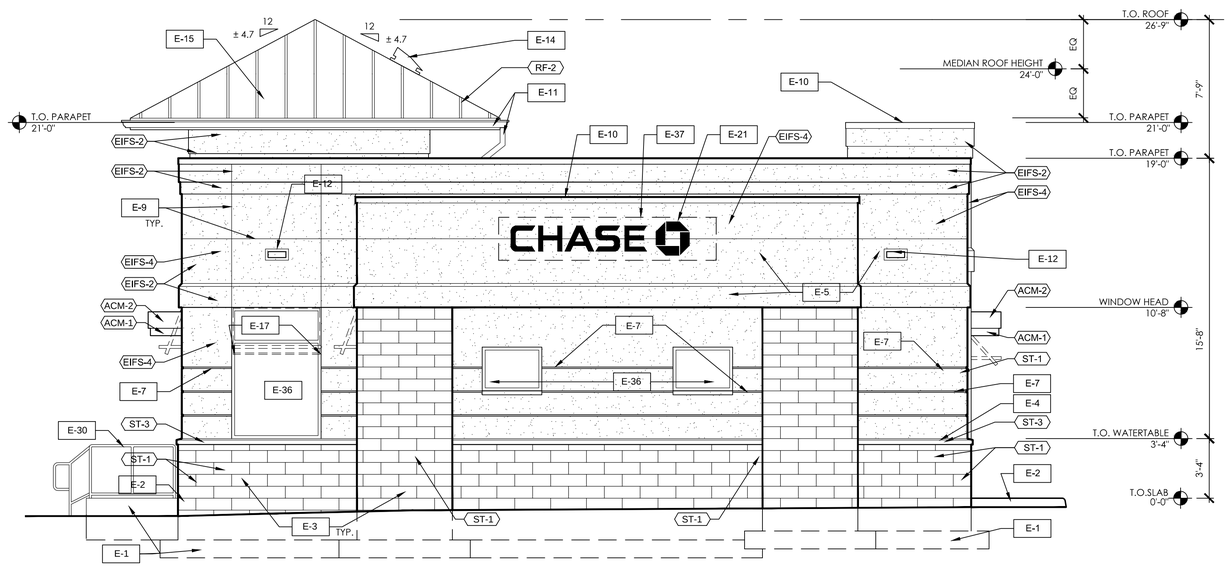
SHEET NUMBER

A3.1



BUILDING ELEVATION - EAST | SCALE 1/4" = 1'-0" | 2

SEE A3.3 FOR KEYNOTES



BUILDING ELEVATION - WEST | SCALE 1/4" = 1'-0" | 1

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License No. AR0017669

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK

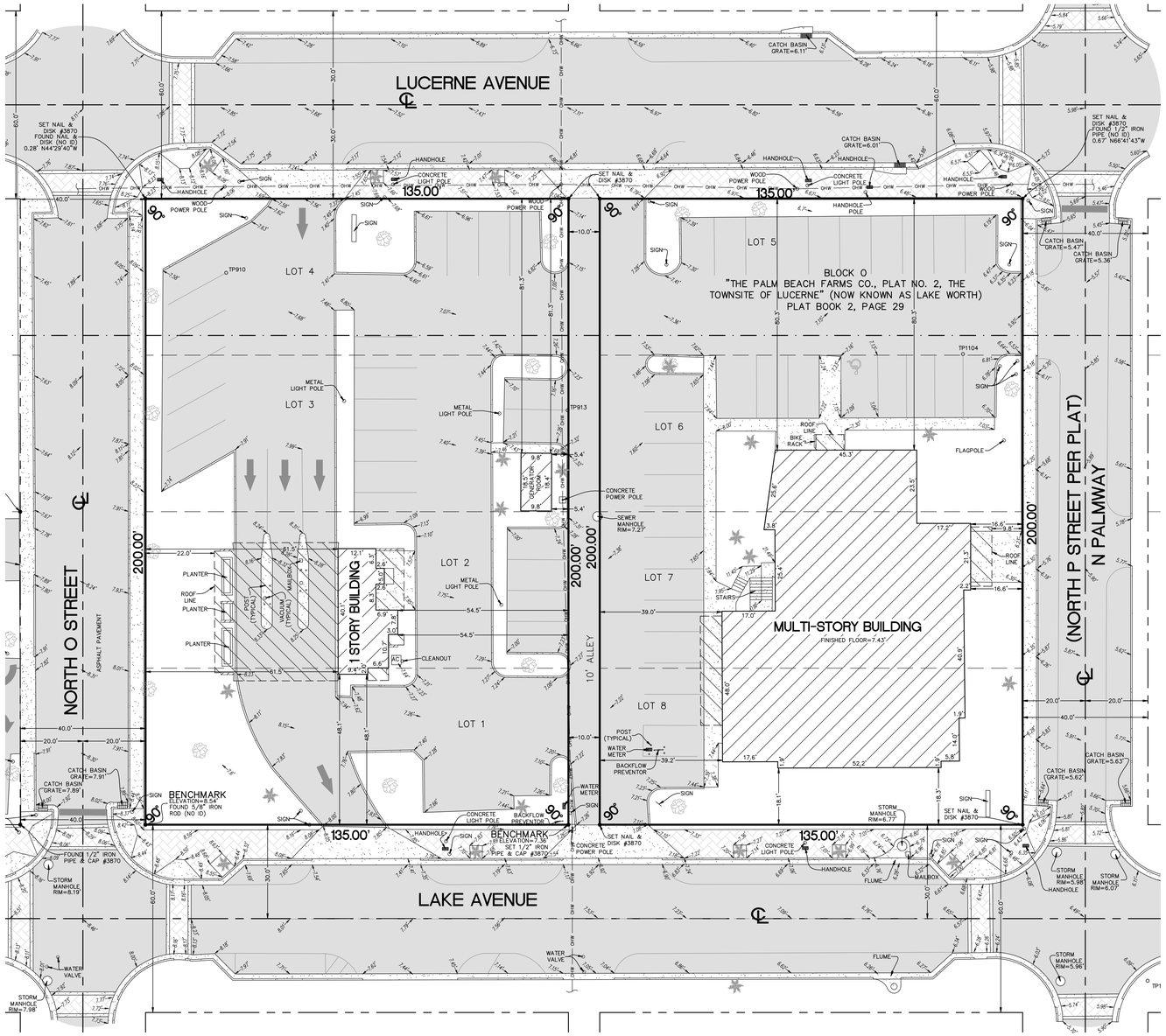
JOB #:	13318
DATE:	12-21-2015
DRAWN BY:	JL
CHECKED BY:	GS

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.2



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	BRICK PAVERS
10.00'	ELEVATION
— OHW —	OVERHEAD WIRES
—U—	UNDERGROUND GAS LINE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	UNIDENTIFIED TREE
	PALM TREE
	OAK TREE
AC	AIR CONDITIONER SLAB

LEGAL DESCRIPTION: (TITLE COMMITMENT)

PARCEL 1:

LOTS 5, 6, 7 AND 8 IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOT 3 IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

THE EAST 55 FEET OF LOT 1 AND 2 IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 4:

LOT 4 IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

PARCEL 5:

THE WEST 80 FEET OF LOT 1 AND 2 IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION: (SURVEYOR)

LOTS 1 THROUGH 8, INCLUSIVE, IN BLOCK O, IN THE TOWNSITE OF LUCERNE NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 2, RECORDED IN PLAT BOOK NO. 2, PAGES 29 TO 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA.

NOTES:

1) THIS SITE CONTAINS 54,000 SQUARE FEET (1.2397 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK K 402; ELEVATION: 15.699 FEET.
3) FLOOD ZONE: B; BASE FLOOD ELEVATION: NONE; PANEL #120213 0002C; MAP DATE: 9/30/82.
4) THIS SITE LIES IN SECTIONS 22 AND 27, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
7) THIS SITE CONTAINS 52 TOTAL PARKING SPACES (51 REGULAR & 1 HANDICAPPED).
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 4466757, WITH AN EFFECTIVE DATE OF JULY 5, 2013 AT 8:00 A.M.
THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4 AND 5 – STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 6: RIGHTS IN PLAT BOOK 2, PAGES 29 TO 40, AFFECT THIS SITE BUT ARE NOT PLOTTABLE.

CERTIFICATION:

TO KIMLEY-HORN AND ASSOCIATES, INC.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; HOLLAND & KNIGHT, LLP; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a) OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

_____
☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

0' 20' 40' 60'
GRAPHIC SCALE
1"=20'

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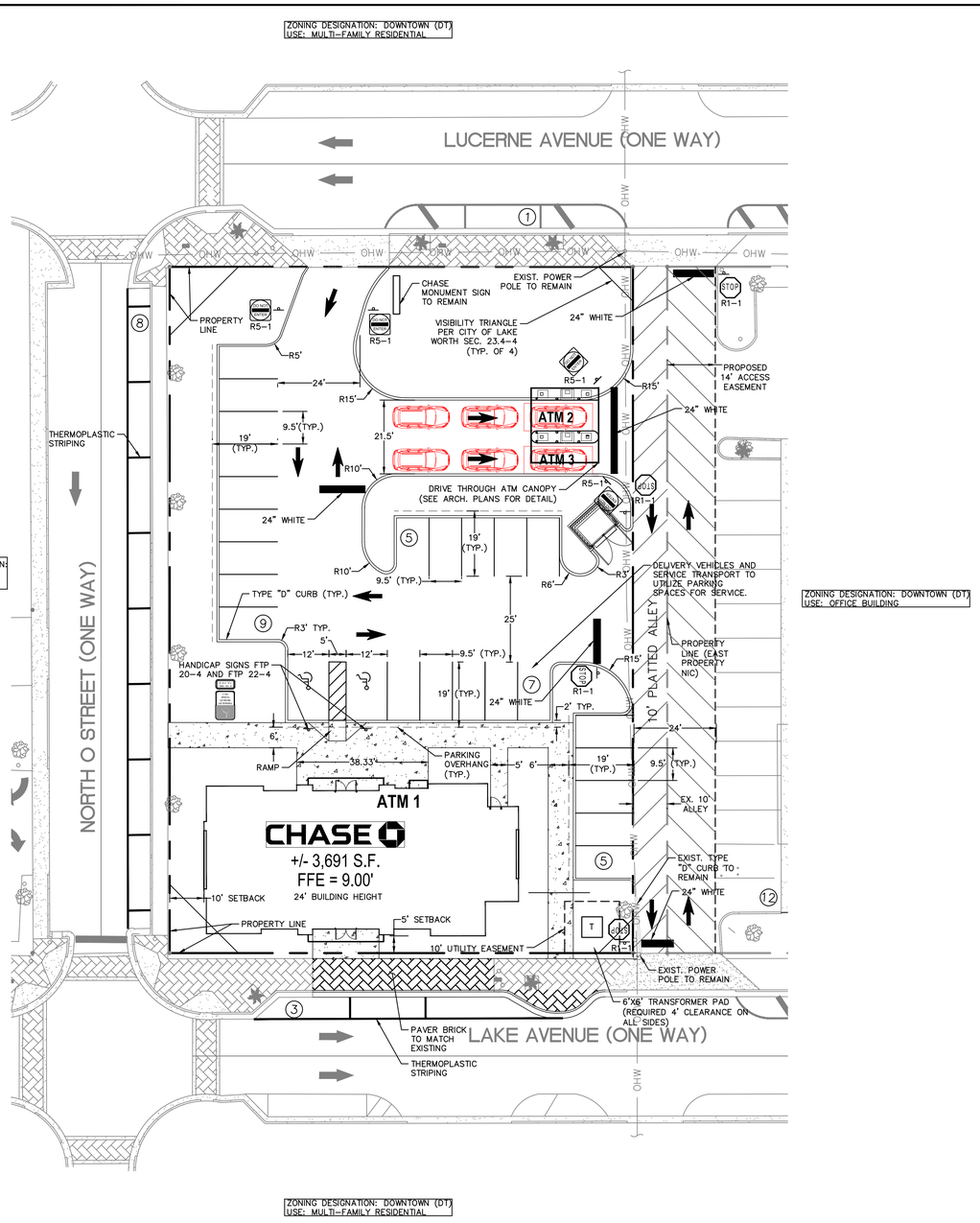
NO.	REVISIONS	BY
5		
4		
3		
2		
1		

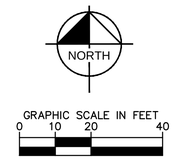
CHASE BANK SITE
200 LAKE AVENUE
LAKE WORTH, PALM BEACH COUNTY, FLORIDA
33460

BOUNDARY, TOPOGRAPHIC & ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 20'	FILE: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 8/14/13	ORDER NO.: 56559





SITE DATA TABLE		
ZONING AND FLU		
ZONING DISTRICT		DOWNTOWN (DT)
FUTURE LAND USE		DOWNTOWN MIXED USE (DMU)
EXISTING & PROPOSED USE		FINANCIAL INSTITUTION
DEVELOPMENT STANDARD		PROVIDED
LOT SIZE (ACREAGE AND SF)		0.62 AC/ 27,000 SF
LOT WIDTH (FRONTAGE)		135'-0"
BUILDING HEIGHT	PRIMARY (MAX.)	24'-0"
SETBACKS	FRONT (NORTH-LAKE AVE)	5'-0"
	REAR (SOUTH-LUCERNE AVE)	151'-0"
	SIDE (WEST-O STREET)	10'-0"
IMPERVIOUS SURFACE COVERAGE		
	BUILDING	3,691 SF
	SIDEWALK	1,859 SF
	PAVING	11,467 SF
PERVIOUS SURFACE COVERAGE		9,983 SF
BUILDING COVERAGE		3,691 SF
FLOOR AREA RATIO (MAX.)	2.2 MAX.	0.137
PARKING		
REQUIRED PARKING @ 1 SPACE / 300 SF		12
PROVIDED PARKING		27

No.	REVISIONS	DATE	BY

Kimley»Horn

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1690 S CONGRESS AVE, SUITE 100, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
MICHAEL D. SPRUCE, P.E.
FLORIDA LICENSE NUMBER 52776
DATE: ____

KHA PROJECT 043409138
DATE JAN. 2016
SCALE AS SHOWN
DESIGNED BY MDM
DRAWN BY JRF
CHECKED BY MDS

SITE PLAN

CHASE BANK 200 LAKE AVE

PREPARED FOR
BDG ARCHITECTS, LLP

LAKE WORTH FLORIDA

SHEET NUMBER
C-100

Plotted By:Engel, Alex Sheet Set:CHASE BANK 200 LAKE AVE Layout:C-100 SITE PLAN January 12, 2016 08:24:48am K:\bcd_civil\043409138 - bdg chase 200 lake ave\CADD\plansheets\C100 SITE PLAN.dwg
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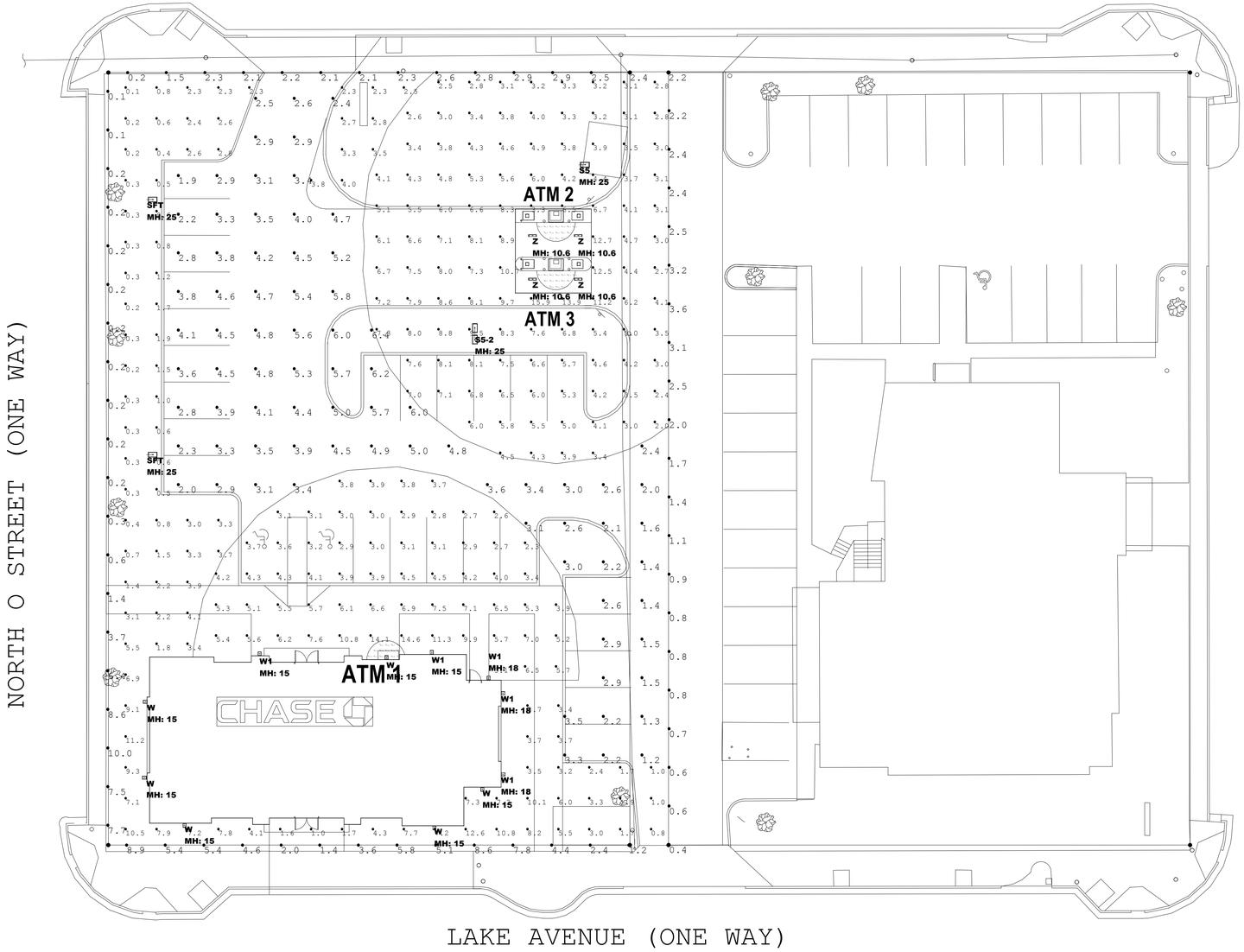

Luminaire Schedule								
Symbol	**Qty**	**Label**	**Arrangement**	**[MANUFAC]**	**Description**	**Lum. Lumens**	**LLF**	**Lum. Watts**
	1	S5	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-VSQ-M-80LED-1050mA-NW	24955	0.860	266.1
	1	S5-2	BACK-BACK	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-VSQ-M-80LED-1050mA-NW	24955	0.860	266.1
	2	SFT	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PLED-FT-80LED-1050mA-NW-HS	16796	0.860	260
	6	W	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-II-FR-20PLED-1050mA-NW	5952	0.860	66.7
	5	W1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-IV-20PLED-1050mA-NW	5797	0.860	66.7
	4	Z	SINGLE	Lithonia Lighting	DMW2 3000LM ND AFL MVOLT 40K 80CRI	3518	0.860	27.85

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
ATM1 Area	Illuminance	Fc	5.07	14.6	2.3	2.20	6.35
ATM1 Face	Illuminance	Fc	15.73	18.0	13.9	1.13	1.29
ATM2 and 3 Area	Illuminance	Fc	5.59	15.9	2.0	2.80	7.95
ATM2 Face	Illuminance	Fc	17.98	22.9	13.2	1.36	1.73
ATM3 Face	Illuminance	Fc	22.40	27.9	16.8	1.33	1.66
Misc Areas	Illuminance	Fc	3.15	12.6	0.1	31.50	126.00
Parking	Illuminance	Fc	3.55	6.4	1.2	2.96	5.33
Property Line	Illuminance	Fc	2.63	10.0	0.1	26.30	100.00

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City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North
Lake Worth · Florida 33461· Phone: 561-586-1687

DATE: May 19, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-01400005 and 16-00500006:** a request by Joe Naroditsky, Advanced Green Technologies (AGT), for consideration of a Major Site Plan and, Conditional Use to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street). The PCN is 38-43-44-33-00-000-1030, in the Public (P) zoning district with a Public (P) Land Use designation. This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

Meeting Date: June 1, 2016

SYNOPSIS:

Applicant	Mr. Joe Naroditsky
General Location	1699 Wingfield Street
Zoning	Public (P)
Existing Land Use	Landfill
Future Land Use Designation	Public – P
Applicable Municipal Code Sections	23.2-29, 23.2-30, 23.2-31, 23.2-32

	Required		Proposed/Existing
Lot Area	6,500 square feet		231,477 square feet
Lot Width	50 feet		587 feet
Building Height	Comprehensive Plan: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program	Zoning Code: Maximum 30' (not to exceed two stories) plus 15 feet (max 4 stories) with Sustainable Bonus Incentive Program	No building is proposed
Setbacks	**Required**		**Provided**
Front (North)	20 feet		124 feet
Side (East)	10 feet		180 feet
Side (West)	10 feet		1260 feet
Rear (South)	10 feet		209 feet
Bonus Height and Stories	Not Applicable		Not Applicable
Living Area	Not Applicable		Not Applicable
Accessory Structure Limitations	Not Applicable		Not Applicable
Impermeable Surface Total	65% maximum		11.26%
Maximum Building Coverage	NA		NA
Floor Area Ratio	NA		NA
Parking	NA		No on-site parking is necessary or needed.
Board Action Required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information;		

Staff Recommendation	Staff recommends approval of the requested Conditional Land Use and Major Site Plan, with conditions, to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street), pursuant to Sections 23.2-29, 23.2-30, 23.2-31, and 23.2-32 of the LDRs. The subject site is located at 1699 Wingfield Street. The site has a Public (P) zoning designation with a Future Land Use designation of Public (P).	
	Name and Title	**Initials**
Project Planner	Curt Thompson, Senior Community Planner	CT
Approved by	Maxime Ducoste, Assistant Director for Planning and Preservation	MD

Project/Property Description:

This application requests approval of a Major Site Plan and associated Conditional Land Use for a proposed solar array on a 5.31 acre site located at the southeast corner section of the Lake Worth Landfill with entrance located at the intersection of 15th Ave S and South E Street in the City of Lake Worth. The site is currently undeveloped and the proposed Public Use conforms to current Public Use status.

ANALYSIS:

The proposed solar array consists of 6,498 solar energy modules affixed to a ballasted, non-penetrating, ground-mounted support structure. The entire system measures approximately 231,477 square feet and is approximately 590 feet long x 410 feet wide and oriented on an east-west axis. By orienting the solar arrays within the site in rows with 9 feet in between each row, the applicant feels they have created ample room for service and landscaping vehicles and personnel to maneuver safely through the solar array.

All construction will be designed and performed to meet federal, state and local codes. The racking system will be designed to meet 170 mph wind loading tilted at 20 degrees with an Azimuth of approximately 180 degrees due south.

Access to the site will be available using the existing service roads for the landfill which are South E Street from the North and Washington Avenue from the East. Additional access to the solar array itself will be made available by the installation of a stabilized construction entrance as per City of Lake Worth Public Services Department, which will extend from the intersecting corner of South E Street and Washington Avenue within the landfill itself and is shown on the enclosed site plan.

Public Support/Opposition

Staff has not received any letters of support or opposition

Consistency with the Comprehensive Plan:

The applicant's proposal to a Major Site Plan and Conditional Land Use to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Worth Landfill site is consistent with the following Comprehensive Plan objectives and policies, which are outlined below:

- **Policy 6.1.5.1: Item 2 under "Create New Ordinances and Modify City Policies"**

The project site has a Future Land Use Designation of Public (P). The Public (P) zoning designation, which is the zoning of the project site, is intended to "Modify City policies to incorporate: energy saving measures, green building codes, **photovoltaic systems**, energy-efficient power plants, and green-wise transportation".

It is evident through consistency with the identified policy that the project is consistent with the adopted Comprehensive Plan.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

The project is in compliance with the general findings relating to harmony with the LDRs and protection of public interest, as follows:

1. The conditional use exactly as proposed at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Response: The conditional use indicated on the proposed site plan will be in harmony with the uses which are most likely to occur in the immediate area where located. The proposed conditional use is a public utility in nature and will be compatible to other uses located within the landfill. While the future land use of the surrounding areas are Single Family Residential and Medium Density Residential, the array is situated well within the boundaries of the landfill and thus is in harmony with potential future solar arrays or other public uses within the landfill itself.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: The existing uses in the surrounding area are as follows:

Direction	Future Land Use	Zoning District	Current Use/ Name of Development
North	Public (P)	Public (P)	Landfill
South	City of Lantana	City of Lantana	City of Lantana
East	Public (P)	Public (P)	Park
West	Public (P)	Public (P)	Landfill

The majority of existing uses are public (park/recreational) in nature. As such, the proposed solar system shall be in harmony with the existing public use in the immediate area.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: The proposed solar system will be compatible with the Future Land Use designation (Public) and may stimulate similar development of the landfill area. The proposed use will not result in substantially less public benefit or greater harm than would result from a use permitted by right. Further, the proposed solar farm system will help the City furthering its energy policy in providing competitive energy rate to its customers.

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Response: The proposed public use will not result in a more intensive development than that approved by the Future Land Use Element of the Comprehensive Plan. Rather, the public nature of this proposed use shall be compatible with the planning goals, objectives and policies of the Future Land Use Element as identified above under Consistency with the Comprehensive Plan.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Response: The proposed public use will not generate traffic volumes or movements, which will reduce the level of service provided on any street to a lower level than would result from a development permitted by right. The site will not be open to the public, access to the site shall be provided from Washington Avenue and South E Street for service and utility personnel.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Response: The proposed conditional use will not result in a significantly greater amount of through traffic on local streets. Access to the site shall be provided from Washington Avenue and South E Street for service and utility personnel.

3. The proposed conditional use will not produce significant air pollution emissions.

Staff Response: The proposed utility use will not include any operational features that would produce significant air pollution emissions.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: the proposed solar farm not will require extension nor enlargement nor any other alteration of that system in a manner resulting in a higher net public cost or earlier incursion of public cost than would result from development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The proposed conditional use will not require the use of existing utilities such that neither extension nor enlargement is necessary as a result of the project.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services.

Staff Response: The proposed conditional use is not anticipated to place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: The proposed solar farm is not anticipated to generate significant noise.

8. The proposed conditional use will not generate light or glare which encroaches onto any adjacent property in excess of that allowed in Section 23.4-3, Exterior lighting.

Staff Response: The proposed conditional uses will not generate light or glare which encroaches onto any residential property in excess of that allowed in 23.4-10 -Exterior Lighting.

Section 23.2-31: Site Design Qualitative Standards

1. Harmonious and efficient organization.

Staff Response: The proposed site plan is harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of adjoining property and the type and size of buildings. The proposed solar array will not disturb existing trees on site and will not penetrate the clay cap seal of the landfill. The site is oriented on an east-west axis as is practical for this size and type of plot.

2. Preservation of natural conditions.

Staff Response: Currently, the site is vacant and has very few existing trees, however the existing landscaping and trees located on site will be preserved. Since there will be no penetration on the surface of the landfill, terrain and vegetation shall not be disturbed in a manner likely to significantly increase either wind or water erosion within or adjacent to a development site. Existing natural detention areas and other means of natural vegetative filtration of storm water runoff shall be used to minimize ground and surface water pollution, particularly adjacent to major waterbodies. Additional Civil work is to be provided on the site by installing a geo-technical mat with a layer of crushed stone under the array. This work is determined to greatly eliminate weeds and grass from growing under the solar array.

3. Screening and buffering.

Staff Response: Existing site orientation, walls, and other buffers of the landfill already protect residents and users from undesirable views, lighting, noise, other adverse off-site effects and the solar array itself will be further set back far enough within the proposed site so as to not create additional disturbances or undesirable views to residents.

4. Enhancement of residential privacy.

Staff Response: As mentioned above, existing site orientation, walls, and other buffers of the landfill already protect residential privacy and construction efforts and the solar array itself will exist beyond a distance which would intrude upon residential privacy.

5. Emergency access.

Staff Response: Emergency access to the site shall be provided from the two existing access points along Washington Avenue and South E Street Large turning radii are already provided at the access points as well as throughout the site for ease of maneuvering.

6. Access to public ways.

Staff Response: While the site is not open to the public, access to the site shall be provided from Washington Avenue and South E Street only for service and utility personnel.

7. Pedestrian circulation.

Staff Response: No pedestrian circulation will be provided since the site is not open and accessible to the public.

8. Design of ingress and egress drives.

Staff Response: Existing Ingress and egress drives from Washington Avenue and South E Street will be used with the addition of a gravel road. This will allow for direct access to the solar array itself for landscaping and service personnel and is included in the attached proposed site plan and are designed to easily accommodate large vehicles as well as standard size vehicles.

9. Coordination of on-site circulation with off-site circulation.

Staff Response: No on-site circulation and off-site circulation is proposed for this solar array since there is no public access. Aforementioned access points will remain available.

10. Design of on-site public right-of-way.

Staff Response: No on-site public right-of-ways are proposed for this development

Off-street parking, loading and vehicular circulation areas.

Staff Response: No off-street parking is proposed for this site.

11. Refuse and service areas.

Staff Response: No refuse and service areas are proposed for this site.

12. Protection of property values.

Staff Response: The elements of the site plan are arranged so as to have minimum negative impact on property values of adjoining property. The proposed solar array will be setback sufficiently from existing property lines so as not to minimize impact on adjacent properties.

13. Transitional development.

Staff Response: The proposed site is located squarely within the sealed Lake Worth Landfill, an area designated as Public, while adjacent uses are single family and single-family two-family residential, the site itself will remain Public with restricted access limited only to service personnel.

14. Consideration of future development.

Staff Response: The proposed site plan is located within a larger area where more solar energy projects could potentially be developed. This project is consistent with those future plans.

d) Buildings, generally.

1. Buildings or structures which are part of a present or future group or complex shall have a unity of character and design. The relationship of forms of the use, texture and color of material shall be such as to create one (1) harmonious whole. When the area involved forms an integral part of, is immediately adjacent to, or otherwise clearly affects the future of any established section of the city, the design, scale and location of the site shall enhance rather than detract from the character, value and attractiveness of the surroundings. Harmonious does not mean or require that the buildings be the same.

   Staff Response: The proposed solar farm will not be enclosed by a building or building-like structure. Meets criterion.

2. Buildings or structures located along strips of land or on a single site, and not a part of a unified multi-building complex shall achieve as much visual harmony with the surroundings as is possible under the circumstances. If a building is built in an undeveloped area, three (3) primary requirements shall be met, including honest design construction, proper design concepts, and appropriateness to the city.

   Staff Response: No buildings or structures are proposed for this project. Meets criterion.

3. All façades visible to public or adjacent property shall be designed to create a harmonious whole. Materials shall express their function clearly and not appear foreign to the rest of the building.

   Staff Response: This project does not contain a building structure.

4. The concept of harmony shall not infer that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of scale, mass, bulk, proportion, height, orientation, site planning, landscaping, materials, rhythm of solids to voids and architectural components including but not limited to porches, roof types, fenestration, orientation and stylistic expression.

   Staff Response: This project does not contain a building structure.

5. Look-alike buildings shall not be allowed unless, in the opinion of the board, there is sufficient separation to preserve the aesthetic character of the present or evolving neighborhood. This is not to be construed to prohibit the duplication of floor plans and exterior treatment in a planned development where, in the opinion of the board, the aesthetics or the development depend upon, or are enhanced by the look-alike buildings and their relationship to each other.

   Staff Response: The site will not contain a building structure.

6. Buildings, which are of symbolic design for reasons of advertising, unless otherwise compatible with the criteria herein, will not be approved by the board. Symbols attached to the buildings will not be allowed unless they are secondary in appearance to the building and landscape and are an aesthetic asset to the building, project and neighborhood.

   Staff Response: The proposed use will not contain a building structure.

7. Exterior lighting may be used to illuminate a building and its grounds for safety purposes, but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner that is not compatible to the neighborhood or in a manner that draws considerably more attention to the building or grounds at night than in the day. Lighting following the form of the building or part of the building will not be allowed if, in the opinion of the board, the overall effect will be detrimental to the environment. All fixtures used in exterior lighting are to be selected for functional as well as aesthetic value.

   Staff Response: The project site does not contain a building structure.

8. Building surfaces, walls and roofs shall be compatible and in harmony with the neighborhood.

   Staff Response: The site does not contain a building structure.

9. "Take-out" or "pick-up" windows of retail or wholesale establishments shall not be located on a building façade that faces a public right-of-way, unless they are designed in such a manner as to constitute an aesthetic asset to the building and neighborhood.

   Staff Response: No such design(s) have been proposed for this development.

10. All exterior forms, attached to buildings, shall be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

    Staff Response: The site will not contain a building structure.

11. All telephones, vending machines, or any facility dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building, and where appropriate and feasible, should not be readily visible from off-premises.

    Staff Response: The site will not contain a building structure.

12. Buildings of a style or style-type foreign to south Florida or its climate will not be allowed. It is also to be understood that buildings which do not conform to the existing or to the evolving atmosphere of the city, even though possessing historical significance to south Florida, may not be approved.

    Staff Response: The site will not contain a building structure.

13. No advertising will be allowed on any exposed amenity or facility such as benches and trash containers.

    Staff Response: No advertising has been proposed by this applicant. Meets criterion.

14. Light spillage restriction. The applicant shall make adequate provision to ensure that light spillage onto adjacent residential properties is minimized.

    Staff Response: The site will not contain a building structure.

Site Plan Review Team

The project was reviewed by the Site Plan Review Team on March 14, 2016.

Conclusion:

The analysis has shown that the required findings can be made with respect to the Conditional Land Use and, Major Site Plan requests. The use as proposed is in harmony with the underlying zoning district and surrounding areas, subject to compliance with staff proposed conditions of approval.

CONSEQUENT ACTION:

The Planning & Zoning Board's decision on the Major Site Plan and Conditional Land Use will be final. The staff recommends that the Planning and Zoning Board approve the Major Site Plan and Conditional Use to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street). The PCN is 38-43-44-33-00-000-1030, in the Public (P) zoning district with a Public (P) Land Use designation. This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs.

STAFF RECOMMENDATION:

Staff recommends the following on the various requests:

Staff recommends that the Planning & Zoning Board **APPROVE** the **Site Plan and Conditional Land Use** to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street). The PCN is 38-43-44-33-00-000-1030, in the Public (P) zoning district with a Public (P) Land Use designation. This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs...

POTENTIAL MOTION:

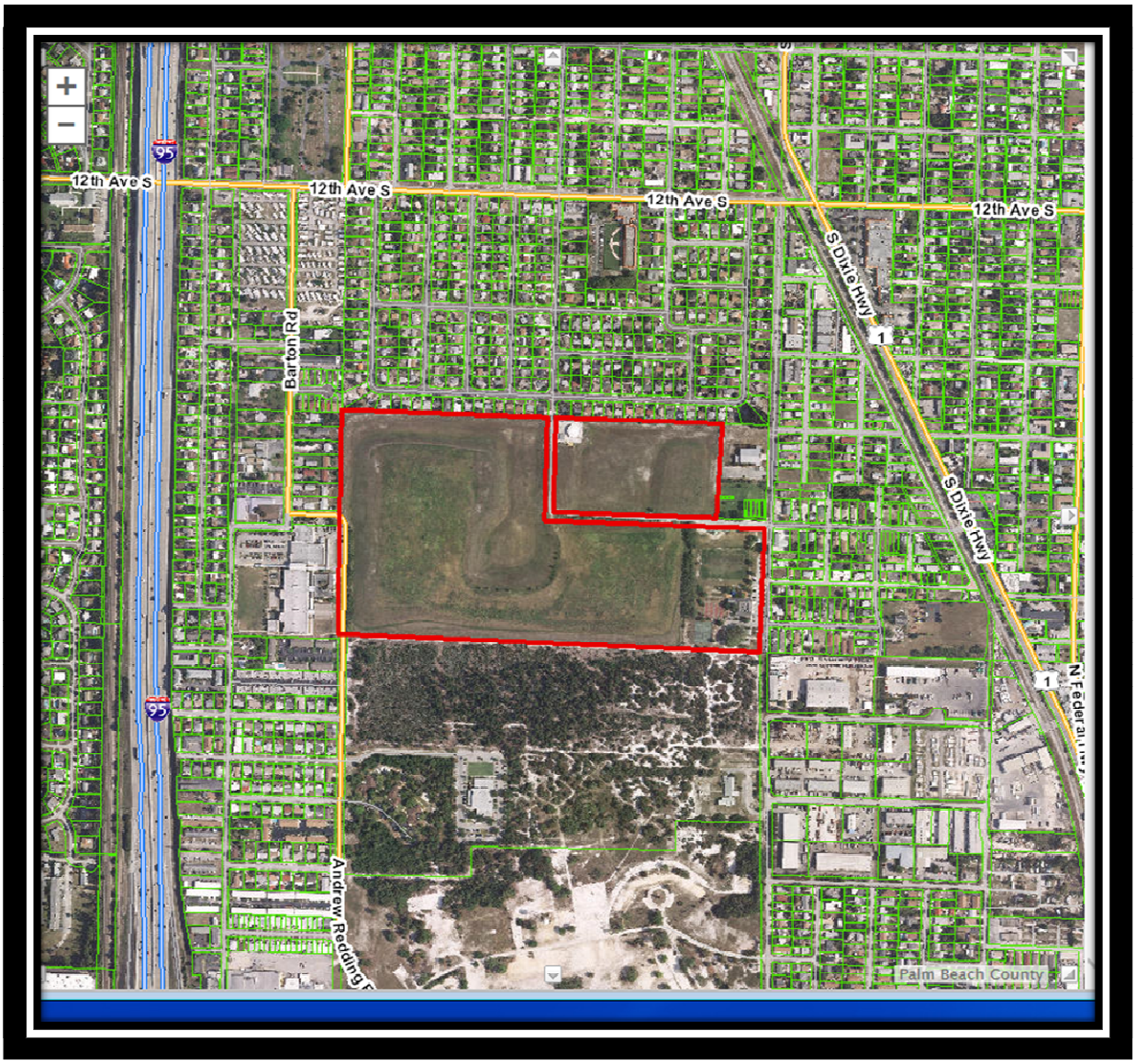
Should the Planning & Zoning Board concur with staff's recommendation the following motions are recommended:

"PZB PROJECT NUMBER 16-01400005: I MOVE TO APPROVE/DENY PZB PROJECT NUMBER 16-01400005: A Major Site Plan allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the

Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street). The site is located in the Public (P) zoning district with a Public (P) Land Use designation. This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs".

"PZB PROJECT NUMBER 16-00500006 a Conditional Use Permit to allow for the installation of a 2.01 Mega Watt DC Photovoltaic Solar System on the Lake Work Landfill site. The property is located at 1699 Wingfield Street on a 5.31 acre site at the southeast corner section of the Lake Worth Landfill (intersection of 15th Avenue South and South E Street). The site is located in the Public (P) zoning district with a Public (P) Land Use designation. This request is pursuant to Sections 23.2-29, 23.2-30, 23.2-31, 23.2-32 of the LDRs".

LOCATION MAP



Attachments:

A. Conditions of Approval
B. Proposed Plans
    a. Survey
    b. Site Plan

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
PZB CASE No. 16-01400005 & 16-00500006

Date of Preparation:	**May 23, 2016**
P&ZB Meeting Date:	**June 1, 2016**
Applicant:	**Solar Farm**
Location:	**1699 Wingfield Street**

CONDITIONS OF APPROVAL
PZB CASE No. 16-01400005 & 16-00500006

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Major Site Plan and Conditional Use Permit approval to install a 2.018 MW DC Photovoltaic Solar System on the Lake Worth landfill site using a non-penetrating ground-mounted ballasted support structure on a +/- 5.31 acre site pursuant to Sections 23.2-29, 23.2-30, 23.2-31 and 23.2-32 of the Land Development Regulations This use must operate in compliance with all state and local laws that govern this use.

5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Additional Conditions of Approval:

Planning and Zoning

1. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.

2. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.

3. All fully operated activities shall occur within the site's property lines.

4. The subject site shall remain clear and clean of any trash or debris when the business has closed for the day.

Public Services:

5. Prior to the issuance of a C.O., the applicant shall ensure the right of ways utilized for the construction activity are clean and free of debris. All concrete wash-out areas shall be clearly designated and contained. Broom sweeping the roadway shall be performed as often as necessary to keep the roadways and right of way clean and silt free.

6. Prior to the issuance of a building permit, a plan indicating the ingress and egress routes of construction equipment, materials and personnel shall be provided. Provide a map indicating route for all material deliveries, equipment mobilizations/demobilizations, and personnel daily commutes.

7. Prior to the issuance of a certificate of occupancy, the Applicant shall ensure the entire surrounding off-site infrastructure inclusive of the roadway, sidewalk, curbing, stormwater system piping and structures, valve boxes, manholes, landscaping, striping, signage, and other improvements are in the same condition as prior to construction.

8. Prior to the issuance of a C.O., all trench repairs in the existing access roadway shall be repaired in accordance with the Public Services standards and specifications.

9. Coordinate with the Public Services Department to provide an approved designated location for dumpster/waste receptacle(s), if necessary. The Public Service Department can be reached at 561-533-7334 or 561-586-1720.

Water Utilities:

The building department Engineering Submittal shall include the following:

1. All final engineering plans. At a minimum, label all pipes, meters, valves and fittings (size, material, slope), and all structure rim and invert elevations.
2. Fire Flow calculations based on recent flow test.
3. Signed and Sealed Drainage Calculations including Statement regarding Floodplain Management.
4. Any storm water permits from LWDD and SFWMD, if applicable.
5. All applicable City of Lake Worth details.
6. Address Traffic Performance Standards, including outside agencies review, if applicable.

7. Prior to building permit issuance, reserved capacity fees for water and sewer must be paid in full in accordance with the current City Ordinance.

CONDITIONS OF APPROVAL
PZB CASE No. 16-00500006

Conditional Land Use

1. The subject site shall remain clear and clean of any trash or debris when the business has closed for the day.

2. Any activities associated with the operation of the business shall emit no more than 65 (db) decibels and at no time be audible above daytime ambient noise levels beyond the real property lines of the site.

Approved by:

_____
Maxime Ducoste
Assistant Director for Planning and Preservation

TYPICAL ABBREVIATIONS

A	Area or Amperes
AAA	American Automobile Association
ABC	Asphalt Base Course
Abd.	Abandoned
ABS	Acrylonitrite–Butadiene–Styrene Pipe
AC, Ac.	Acre
Asph. Conc.	Asphaltic Concrete
Accel.	Acceleration
Act.	Actuated
ADA	The Americans With Disabilities Act
Adh.	Adhesive
Adj.	Adjust
ADT	Average Daily Traffic
AADT	Annual Average Daily Traffic
Agg.	Aggregate
AISC	American Institute Of Steel Construction
Alt.	Alternate
Al.	Aluminum
ANSI	American National Standards Institute
AOS	Apparent Opening Size
Appl.	Applied, Application
Approx.	Approximate
Artf.	Artificial
Asph.	Asphalt
Assem.	Assembly
Assn.	Association
Assoc.	Associate, Association
ASTM	American Society For Testing Materials
ATPB	Asphalt Treated Permeable Base
Attn.	Attention
Attnuatr.	Attenuator
Aux.	Auxiliary
Ave.	Avenue
AWG	American Wire Gauge
AWS	American Welding Society
Az.	Azimuth
B to B	Back to Back
Bd. or Bnd.	Bond or Bonded
BE	Buried Electric
Beg.	Begin
Bit.	Bituminous
Bk.	Back
BL, BLC	Base Line, Base Line Control
Bldg.	Building
Blkhd.	Bulkhead
Blvd.	Boulevard
BM	Bench Mark
Bndry.	Boundary
Bdr.	Border
Bot.	Bottom
BO	Basin Outlet
BOS	Beginning Of Survey
Br.	Bridge
Brg.	Bearing
Brkwy.	Breakaway
BT	Buried Telephone Cable or Duct
BW	Barbed Wire, Bottom Width or Both Ways
C/G	Curb And Gutter
CA	Coarse Aggregate
Cap.	Capacity
CAP	Corrugated Aluminum Pipe
Caps.	Capital Letters
CASP	Corrugated Aluminized Steel Pipe
CATV	Cable Television
CB	Catch Basin
CBC	Concrete Box Culvert
CBS	Concrete Box Structure
CC, C/C,	Center to Center, Crash Cushion
CCEW	Center to Center Each Way
CD	Cross Drain, Cross Direction (Geotextiles)
Cem.	Cemetery
CFS	Cubic Feet Per Second
CI	Cast Iron
CIP	Cast Iron Pipe
CIPL	Cast In Place
cir. or circ.	Circle or Circular
circ.	Circumference
Cl. or Clear	Clearance
CL,	Center Line
CM	Concrete Monument
CMB	Concrete Median Barrier
CMP	Corrugated Metal Pipe
CMPA	Corrugated Metal Pipe Arch
CO	Clean Out
Col.	Column
Conc.	Concrete
Const.	Construct or Construction
Cont.	Continuation
Contr.	Contractor
Coord.	Coordinate
Corr.	Corrugated
CP	Concrete Pipe
CPE	Corrugated Polyethylene Pipe
Crs. or Cse.	Course
CS	Curve To Spiral
CSP	Corrugated Steel Pipe
CT	Clear Trunk
CTPB	Cement Treated Permeable Base
Ctr.	Center
Culv.	Culvert
CY	Cubic Yard
D	Degree Of Curvature, Depth, Density, Distance, Diameter or Directional Distribution
DA	Deflection Angle
DBH	Diameter At Breast Height
Dbl.	Double
DCS	Degree Of Curvature (Spiral)
DD	Dry Density / Design Document
Deg.	Degree
Dept.	Department
Det.	Detour, Detection, Detectable
DGN or Dgn.	Design
DHV	Design Hourly Volume
DHW	Design High Water
Dia. or D	Diameter
Dim.	Dimension
Dist.	Distance
Disp.	Disposal
DOT	Department Of Transportation
DR	Design Review
Driv.	Driven
Drwy.	Driveway
DS	Design Speed
DSL	Design Service Life
Dwg.	Drawing
E	East or External Distance
e	Rate Of Superelevation
E to E	End to End
EA or Ea.	Each
EB	Eastbound
El. or Elev.	Elevation
Elec.	Electric
Ellip.	Elliptical
Engr.	Engineer
EOS	End Of Survey or Equivalent Opening Size
EOP	Edge Of Pavement
Eq.	Equation or Equal
Equip.	Equipment
Esmt.	Easement
Exist.	Existing
Exp.	Expansion
F or Final	Final Quantity
F & I	Furnish & Install
F to F	Face to Face
FA	Federal Aid or Fine Aggregate
FAC	Florida Administrative Code
FAP	Federal Aid Project
FC	Friction Course
FD	French Drain
Fdn.	Foundation
FFE	Finish Floor Elevation
Fed.	Federal
Fert.	Fertilizer
FES	Flared End Section
FETS	Flared End Terminal Section
FH	Fire Hydrant
FHWA	Federal Highway Administration

Fig.	Figure
Fin.	Finish
FIR	Found Iron Rod
FIP	Found Iron Pipe
Flex.	Flexible
FNC	Found Nail & Cap
FNL	Found Nail
FOC	Fiber Optics Cable
FPM or fpm	Feet Per Minute
FRP	Fiber Reinforced Pipe
FPS or fps	Feet Per Second
FR or Fr.	Frame
Frang.	Frangible
Freq.	Frequency
FS, F.S.	Far Side, Florida Statutes
Ft.	Foot or Feet
FTB	Floating Turbidity Barrier
Fut.	Future
Galv.	Galvanized
Ga.	Gauge or Gage
Ga. / Gal.	Gallon
GD	Gutter Drain
GIP	Galvanized Iron Pipe
GM	Gas Main
GP	Grade Point
Gr.	Grade, Guardrail or Grate
Gr. or Gro.	Gross
GRC	Galvanized Rigid Steel Conduit
Grd.	Ground
gross km	Gross Kilometer
Gr. Wt.	Gross Weight
Gttr.	Gutter
Gy	Gray
HAR	Highway Advisory Radio
HB	Hay Bales
HC	Horizontal Clearance
HD	High Density or Heavy Duty
HD or Hd.	Head
Hdwl.	Headwall
Hndrl	Handrail
Horiz.	Horizontal
HP	High Pressure or Horsepower
Hr.	Hour
HS	High Strength
HSHV	High Strength Horizontal Vertical
Ht.	Height
HW or H.W.	High Water or Hot Water
Hwy.	Highway
Hyd.	Hydrant or Hydraulic
ID	Inside Diameter or Identification
IMC	Intermediate Metal Conduit
Inc.	Incorporated or Including
Incl. or Inc.	Included
Ind.	Industry or Industrial
INV. or Inv.	Invert
IP	Iron Pipe
Install.	Installed
Isect.	Intersection
Isl.	Island
IR	Iron Rod
ITE	Institute Of Transportation Engineers
J	Joule
JB	Junction Box
Jct.	Junction
Jt.	Joint
K	Design Hour Factor or Kelvin
kg/m	Kilogram Per Meter
kg/m2	Kilogram Per Square Meter
kg/m3	Kilogram Per Cubic Meter
Kilo	One Thousand
Kip	1000 Pounds
kn	Knot
L	Length, Length Of Curve, Liter, Left
Lat.	Lateral or Latitude
Lb.	Pound
lb/sy	Pounds Per Square Yard
LBR	Limerock Bearing Ratio
LC	Long Chord
Lin.	Linear
lm	Lumen
Lmrk.	Limerock
LOS	Limit Of Clear Sight
Loc., LO	Location
Long.	Longitude
LS	Length Of Spiral
LT	Left Turn
Lt.	Left
Ltd.	Lighted or Limited
Lum.	Luminaire
L/W	Lightweight
Maint.	Maintenance
Matl.	Material
Max.	Maximum
Med.	Median
MES	Mitered End Section
Mfg.	Manufactured or Manufacturer
MH, M.H.	Manhole, Mounting Height
MHW	Mean High Water
Mi.	Mile
Mid.	Middle
Min.	Minimum or Minute
Misc.	Miscellaneous
MLW	Mean Low Water
Mobl.	Mobilization
Mod.	Modify or Modified
Mon.	Monument
MOT	Maintenance Of Traffic
MSL	Mean Sea Level
Mtd.	Mounted
MUTCD	Manual On Uniform Traffic Control Device
MUTS	Manual On Uniform Traffic Studies
N	North or Newton
NA or N/A	Not Available or Not Applicable
NAVD	National American Vertical Datum
NC	National Coarse or Normal Crown
NEMA	National Electrical Manufacturers Association
NGVD	National Geodetic Vertical Datum of 1929
NGS	National Geodetic Survey
NHS	National Highway System
NHW	Normal High Water
NIC	Not In Contract
NTS	Not To Scale
NW	Northwest
Opass	Overpass
O to O,	Out to Out
OA	Overall
O.B.G.	Optional Base Group
OC or O.C.	On Center
OD or O.D.	Outside Diameter
OE	Overhead Electric
OH,	Overhead
Opt.	Option, Optional or Optically
OT	Overhead Telephone
Oz.	Ounce
P	Passenger Car & Light Delivery Truck
Part.	Participation or Partition
Pavt.	Pavement
PC	Point Of Curvature
PE	Professional Engineer
Ped	Pedestrian or Pedestal
Pen.	Penetration
PG	Profile Grade
PGL	Profile Grade Line
pH	Measure Of Acidity or Alkalinity
PI	Point Of Intersection
PL or P L	Property Line or Plate
POB	Point of Beginning
POC	Point Of Commencement
POST	Point On Semi–Tangent
POT	Point On Tangent
PRC	Point Of Reverse Curvature
Prest.	Prestressed
Prob.	Probability
Prod.	Product, Production, Producer or Produced

Prog.	Program or Progression
Proj.	Project or Projection
PS & E	Plans, Specifications And Estimates
PT	Point Of Tangency or Pressure Treated
PVC	Polyvinyl Chloride
PRC	Point Of Reverse Curvature
Prcst.	Precast
Prest.	Prestressed
Proj.	Project or Projection
Q	Peak Discharge or Flow Volume
QPL	Qualified Products List
R	Right
R or Rad.	Radius
R or Rng.	Range
RC	Reverse Crown
RCP	Reinforced Concrete Pipe
RCPA	Reinforced Concrete Pipe Arch
Rd.	Road or Round
Rdsd.	Roadside
Rdwy.	Roadway
Rect.	Reticuline or Rectangular
Ref.	Reference
Reg.	Region, Regular, Registered or Regulation
Reinf.	Reinforced or Reinforcing
Reloc.	Relocated
Req.	Required
RPM	Raised Reflective Pavement Markers
r/s	Revolution Per Second
RR	Railroad
Rt.	Right
R/W, ROW	Right Of Way
S or s	Speed, South, Seimens, Or Second
SAN or San.	Sanitary
Sch.	Schedule
SCST	Sand–Clay Surface Treatment
SD	Side Drain, Storm Drain
SE	Southeast
Seq.	Sequential
Serv.	Service
SF	Silt Fence
Sht.	Sheet
Shldr.	Shoulder
SHW	Seasonal High Water
Spec.	Specification
Sq. Ft.,/S.F.	Square Foot
Sq. In.	Square Inch
Sq. Yd.,/S.Y.	Square Yard
SR or S.R.	State Road
SRD	State Road Department
SS	Sanitary Sewer
St. or ST.	Street
Sta.	Station
Std.	Standard
Stl.	Steel
Sub. or Subst.	Substitute
Subgr.	Subgrade
SUR or Sur.	Survey
Surf.	Surface
T	Tangent, Length Of Curve,
TBM	Temporary Bench Mark
TC	Tangent To Curve
TCB	Temporary Concrete Barrier
TCE	Temporary Construction Easement
TCP	Terra Cotta Pipe
TCZ	Traffic Control Zone
TDLC	Transportation Design For Livable Communities
Tel.	Telephone
Temp.	Temperature or Temporary
Thick.	Thickness
Tn.	Ton
Trans.	Transition, Transverse,
TS	Tangent To Spiral
TSC	Length Of Tangent (Spiral Curve)
TTC	Temporary Traffic Control
Typ.	Typical
Upass.	Underpass
UG	Underground
UL	Underwriters Laboratories
Ultd.	Unlimited
Unddr.	Underdrains
Undrdwy.	Underroadway
USC & GS	US Coast and Geodetic Survey
USGS	US Geological Survey
USPS	United States Postal Service
Util.	Utilities
V	Volt, Velocity, Volume or Hourly Volume
Var.	Varies, Variable or Variance
VC	Vertical Curve
VCP	Vitrified Clay Pipe
Vert.	Vertical
Vh	Verified Horizontal Location
Vol.	Volume
VP	Vertical Panel
VPD or Vpd.	Vehicles Per Day
VPH or Vph.	Vehicles Per Hour
VPHPL or Vphpl.	Vehicles Per Hour Per Lane
VRMS	Volts Root Mean Square
Vv	Verified Vertical Elevation
VW	Variable Width
W	Width, Wide, West or Watt
WB	Westbound
Wb.	Weber
WB40	Intermediate Semi Trailer
WB50	Large Semi Trailer
WB60	Tandem Semi Trailer
WM	Water Main
WT	Water Table Or Weight
WWF	Welded Wire Fabric
X	Coordinate Value (East–West Direction) or Extra
X Rd.	Cross Road
Xing.	Crossing
Xsec.	Cross Section
Y	Coordinate Value (North–South Direction)

GENERAL NOTES

CIVIL GENERAL NOTES:

1) ALL WORK SHALL BE PERFORMED IN A SAFE MANNER. ALL SAFETY RULES AND GUIDELINES OF O.S.H.A. SHALL BE PERFORMED. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR ANY INJURIES OF HIS EMPLOYEES, AND ANY DAMAGE TO PRIVATE PROPERTY OR PERSONS DURING THE COURSE OF THIS PROJECT. ALL COSTS ASSOCIATED WITH COMPLYING WITH O.S.H.A. REGULATIONS AND THE FLORIDA TRENCH SAFETY ACT (SEE NOTE 16) MUST BE INCLUDED IN THE CONTRACTOR'S PRICE FOR PERFORMING THE WORK.

2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE PRIOR TO PREPARING THE BID FOR THE PURPOSE OF FAMILIARIZING HIMSELF WITH WITH THE NATURE AND THE EXTENT OF THE WORK AND LOCAL CONDITIONS, EITHER SURFACE OR SUBSURFACE, WHICH MAY AFFECT THE WORK TO BE PERFORMED, AND THE EQUIPMENT, LABOR AND MATERIALS REQUIRED. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF COMPLETE PERFORMANCE UNDER THIS CONTRACT. THE CONTRACTOR IS URGED TO TAKE COLOR PHOTOGRAPHS ALONG THE ROUTE OF THIS PROJECT TO RECORD EXISTING CONDITIONS PRIOR TO CONSTRUCTION, AND TO AID IN RESOLVING POSSIBLE FUTURE COMPLAINTS THAT MAY OCCUR DUE TO CONSTRUCTION OF THE PROJECT.

3) ALL IMPROVEMENTS SHOWN ARE TO BE WARRANTED BY THE CONTRACTOR TO THE OWNER FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER.

4) THE CONTRACTOR SHALL COORDINATE THEIR CONSTRUCTION WITH ALL OTHER CONTRACTORS. IN THE EVENT OF ANY CONFLICT WHATSOEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.

5) "AS–BUILT" DRAWINGS – AS–BUILT DRAWINGS ARE REQUIRED TO BE PROVIDED AND SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT WITH A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA FOR THE PREPARATION, FIELD LOCATIONS, CERTIFICATION, AND SUBMITTAL OF "AS–BUILT" DRAWINGS.

6) "AS–BUILT" RECORD DATA AND INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE SUPPLIED TO GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC..

7) THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL SURVEY AND PROPERTY MONUMENTS. IF A MONUMENT IS DISTURBED, THE CONTRACTOR SHALL CONTRACT WITH THE SURVEYOR OF RECORD FOR REINSTALLATION OF THE MONUMENT.

8) ALL DEBRIS RESULTING FROM ALL ACTIVITIES SHALL BE DISPOSED OF OFF–SITE BY CONTRACTOR ON A WEEKLY BASIS.

9) ALL EXCESS UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR UNLESS DIRECTED OTHERWISE.

10) ALL EXISTING TREES TO REMAIN SHALL BE PRESERVED AND PROTECTED, EXCEPT FOR REMOVAL AS REQUIRED FOR CONSTRUCTION.

11) THE LOCATION OF ALL EXISTING UTILITIES, STRUCTURES, AND IMPROVEMENTS SHOWN ON THE DRAWINGS IS BASED ON LIMITED INFORMATION AND MAY NOT HAVE BEEN FIELD VERIFIED. THE LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL NOTIFY RESPECTIVE UTILITY OWNERS AND FIELD VERIFY LOCATIONS OF EXISTING UTILITIES AND OTHER IMPROVEMENTS PRIOR TO COMMENCING ANY CONSTRUCTION. IF THE LOCATIONS SHOWN ARE CONTRARY TO THE ACTUAL FIELD LOCATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF THE DISCREPANCY. THE DISCREPANCY SHOULD BE RESOLVED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS NEAR EXISTING UTILITIES AND IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR AND SHALL REPAIR OR PAY FOR ALL DAMAGE MADE TO EXISTING UTILITIES OR OTHER IMPROVEMENTS. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL GRADES, INVERTS, AND TYPE OF MATERIAL OF EXISTING UTILITIES TO WHICH HE SHALL CONNECT.

12) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS IF REQUIRED ON ALL MATERIALS, FOR REVIEW AND APPROVAL, PRIOR TO PURCHASE OR CONSTRUCTION OF ANY UTILITY PIPE OR STRUCTURE.

13) UNSUITABLE MATERIALS BENEATH WATER AND SEWER PIPE AND/OR STRUCTURES SHALL BE REMOVED AND REPLACED WITH SELECTED BACK FILL PROPERLY COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.

14) ALL WATER & SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OF CHAPTER 489 FLORIDA STATUTES.

15) CONTRACTOR SHALL PROVIDE SEDIMENT AND EROSION CONTROL DURING THE ENTIRE DURATION OF THE PROJECT. ALL JURISDICTIONAL WETLANDS SHALL BE PROTECTED FROM SEDIMENTATION AND EROSION AS WELL AS ENCROACHMENT OF ANY KIND. ANY WETLAND JURISDICTIONAL LINES ARE SHOWN ON THE PLANS FOR REFERENCE. CONTRACTOR SHALL MEET THE REQUIREMENTS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE U.S. ARMY CORPS OF ENGINEERS AS RELATED TO JURISDICTIONAL WETLANDS.

16) CONTRACTOR SHALL COMPLY WITH THE CURRENT FLORIDA TRENCH SAFETY ACT (90 96, LAWS OF FLORIDA) AND THE OSHA EXCAVATION SAFETY STANDARDS 29, CFR PART 1926.650 SUBPART P. WHERE TRENCH EXCAVATION EXCEEDS 5 FT IN DEPTH, SEE LAWS OF FLORIDA, CHAPTER 90–96.
   A) THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
   B) A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE.
   C) A TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.

17) CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN. A COPY OF THIS PLAN AND FORMS ARE INCLUDED IN THE SPECIFICATIONS.

S & E CONTROL NOTES

1) ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON–SITE INSPECTIONS.
2) LIMITS OF CLEARING SHALL NOT EXTEND BEYOND PROPERTY LINES.
3) SEDIMENT BARRIER (Sd1) SHALL CONSIST OF STAKED STRAW BALES AND OR FILTER FENCE.
4) SOIL EROSION WILL BE MONITORED DAILY AND GIVEN PARTICULAR ATTENTION AFTER RAINFALL.
5) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND–DISTURBING ACTIVITIES
6) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
7) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
8) 24 HOUR CONTACT FOR EROSION CONTROL:
   THE SITE CONTRACTOR SHALL BE THE CONTACT FOR
   24 HOUR EROSION CONTROL.
9) CONTRACTOR SHALL FILE AND RECEIVE A NOTICE OF INTENT (NOI) PERMIT AS PART OF THE NPDES (NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM).
10) THE NOI SHALL BE APPLIED FOR NOT LESS THAN 96 HOURS BEFORE CONSTRUCTION.
11) CONTRACTOR SHALL PROVIDE THE NOI TO OWNER AND ENGINEER UPON RECEIPT. SEE FDEP WEBSITE OR CALL 245–7522.

AS BUILT / RECORD DRAWINGS:

1) CONTRACTOR SHALL PROVIDE GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC. AS BUILT DRAWINGS OF FINISHED IMPROVEMENTS.
2) AS BUILT DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO:
   A) FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS
   B) DETAIL OF THE POND CONTROL STRUCTURE INCLUDING STRUCTURE TYPE, STRUCTURE SIZE, INVERT OF ALL PIPES, ORIFICES, WEIRS AND THE INVERT CONNECTIONS AT OFF–SITE CONVEYANCE SYSTEMS, GRATES AND SKIMMERS.
   C) DETAIL OF SAND FILTER CONSTRUCTION DETAILS SHOWING SIND FILTER CROSS SECTION, INVERTS AND SIZES OF UNDERDRAIN PIPES AT EACH CLEAN OUT, THE ELEVATION OF THE TOP OF EACH CLEANOUT, THICKNESS OF SAND AND GRAVEL.
   D) POND CONSTRUCTION DETAILS SHOWING THE POND TOPOGRAPHY, TOP OF THE POND BERM/WALL AND POND BOTTOM ELEVATIONS AND THE LOCATION OF SAND FILTERS.
   E) SHOW ENTIRE STORMWATER CONVEYANCE SYSTEM INCLUDING THE SIZE TYPE AND INVERT OF ALL PIPES, CHANNELS, ROOF DRAIN SYSTEMS, STRUCTURES, CURBING AND SPOT SHOT ELEVATIONS IN VEHICLE USE AREAS.
   F) SHOW ALL SIDEWALK AND VEHICLE USE AREAS.
   G) SHOW ALL TRAFFIC CONTROL DEVICES INCLUDING SIGNS, SIGNALS, PARKING STRIPPING AND PAVEMENT MARKINGS.
   H) SITE DATA TABLE TO INCLUDE IMPERVIOUS AREAS, URBAN FOREST AREAS, GREEN SPACE AREAS, AND NUMBER OF PARKING SPACES.
   I) POST CONSTRUCTION TREE SURVEY INCLUDING LOCATION, SIZE AND SPECIES OF ALL URBAN FOREST AND REPLANT TREES.
   J) DELINEATE CONSERVATION AND DRAINAGE EASEMENT BOUNDARIES AND LABEL WITH THE "OR" BOOK AND PAGE NUMBER.

GENERAL PROJECT NOTES:

1) UNLESS OTHERWISE INDICATED OR MODIFIED ON THE PLANS OR IN THE SPECIFICATIONS, THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2014 EDITION, SHALL BE THE GOVERNING SPECIFICATIONS FOR CONSTRUCTION MATERIAL AND SITE WORK.
2) WHERE REFERENCE IS MADE TO A STANDARD INDEX OR DETAIL, THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, SHALL BE USED AS IF A PART OF THIS PLAN.
3) THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
4) CONTRACTOR SHALL PROVIDE GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC. AS BUILT DRAWINGS OF FINISHED IMPROVEMENTS.
5) ALL UNDERGROUND UTILITIES SHALL BE FIELD LOCATED PRIOR TO THE BEGINNING OF CONSTRUCTION. CALL "ONE CALL" (1–800–432–4770)
6) CONTRACTOR SHALL MAINTAIN SUITABLE SEDIMENTATION AND EROSION STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
7) CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE TO DIRECT TRAFFIC AROUND CONSTRUCTION AREAS. ADEQUACY OF SIGNAGE SHALL BE APPROVED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF UNFORESEEN MATERIALS
8) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO TEMPORARY FENCING, UTILIZATION OF MACHINERY WITH BRAKES, WARNING SIGNAGE ETCETERA.
9) CONTRACTOR IS RESPONSIBLE TO COMPLETELY REMOVE ALL DEMOLISHED MATERIALS NOT BEING SALVAGED FROM SITE AND DISPOSE OF PROPERLY.
10) CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 1.00% ON ALL IMPROVEMENTS. IF PROPOSED SLOPE IS LESS THAN 1.00% CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY.
11) ALL DAMAGED DRIVEWAYS AND PAVING SHALL BE RESTORED TO ORIGINAL CONDITION PER FDOT STANDARDS.
12) ALL RESTORATION OF UNPAVED AREAS SHALL BE WITH SOD.
13) MAINTENANCE OF TRAFFIC SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS AS SPECIFIED IN STANDARD INDEX 600 THRU 666.
14) CONTRACTOR SHALL POST SIGN THAT STATES THE FOLLOWING: "THIS AREA IS A DESIGNATED CONSTRUCTION SITE, AND ANYONE WHO TRESPASSES ON THIS PROPERTY COMMITS A FELONY".
15) ADDITIONAL FILTER FENCES OR HAY BALES SHALL BE CONSTRUCTED AS NECESSARY, IN ADDITION TO THOSE SHOWN, TO PROTECT ADJACENT PROPERTY FROM SEDIMENTATION DURING CONSTRUCTION. ALL STOCKPILE AREAS SHALL BE SURROUNDED BY SILT FENCE. TEMPORARY BERMS SHALL BE CONSTRUCTED OR GRADING CONSTRUCTED AS NECESSARY TO DIRECT RUNOFF TO THE S.W.M.F. PRIOR TO INSTALLATION OF DRAINAGE PIPES.
16) IT'S THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE HANDICAP RAMPS AND ACCESSIBLE WALKWAYS BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGNATED DETAILS AND USE THE CURRENT FDOT INDEX THAT IS REFERENCED ON THE CONSTRUCTION PLANS. UPON LAYOUT OF PROPOSED RAMPS OR ACCESSIBLE WALKWAY IF THE CONTRACTOR IDENTIFIES A CONFLICT WITH THE REQUIRED STANDARDS IT WILL BE THE CONTRACTOR' RESPONSIBILITY NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO APPROPRIATE FIELD ADJUSTMENTS CAN BE PROVIDED. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER THEN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RECONSTRUCT THE RAMPS OR ACCESSIBLE WALKWAY AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH THE STANDARD DETAILS.

CONSTRUCTION SEQUENCE:

1) THE CONTRACTOR SHALL REQUEST AN ON–SITE PRE–CONSTRUCTION CONFERENCE WITH THE ENGINEER OF RECORD 72 HOURS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2) POST ALL APPLICABLE PERMIT PLACARDS. THE PERMIT PLACARDS SHALL NOT BE NAILED TO TREES.
3) FLAG OR STAKE THE PROPOSED LIMITS OF CLEARING.
4) CONSTRUCT TREE BARRICADES OR FENCES AROUND PROTECTED TREES IN THE VICINITY OF ANY VEHICULAR TRAFFIC.
5) CONSTRUCT SEDIMENTATION CONTROL DEVICES PER EROSION CONTROL PLAN.
6) THE INSPECTOR MUST APPROVE THE INSTALLATION OF EROSION CONTROLS AND STAKED LIMITS OF CONSTRUCTION PRIOR TO DISTURBANCE ACTIVITIES.
7) DESIGNATE VEHICULAR PATHWAYS WITHIN THE LIMITS OF THE SITE.
8) DESIGNATE EMPLOYEE PARKING AREAS, MATERIALS STORAGE AREAS, AND TOPSOIL STORAGE AREAS.
9) CONSTRUCT ALL IMPROVEMENTS AS INDICATED IN THE PLANS AND SPECIFICATIONS.
10) REMOVE ALL STOCKPILE FROM SITE, INSTALL LANDSCAPING. SOD ALL DISTURBED AREAS.
11) CONTRACTOR SHALL PROVIDE ARCHITECT AND GEORGE & ASSOCIATES AS–BUILT DRAWINGS OF ALL FINISHED IMPROVEMENTS INCLUDING STORMWATER AND LANDSCAPE IMPROVEMENTS. AS–BUILT DRAWINGS WILL BE SUBMITTED PRIOR TO FINAL CLOSEOUT.
12) FIELD INSPECTION AND CLEAN UP.

ADA COMPLIANCE NOTES:

1) CONTRACTOR AND OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR COMPLIANCE WITH THE 2010 FLORIDA ACCESSIBILITY CODE (WITH 2012 SUPPLEMENTS) FOR ALL SITE IMPROVEMENTS. IF INCORRECT AT THE FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH THE FOLLOWING:
2) PARKING SPACE(S) SHALL BE 12' WIDE WITH WHITE STRIPING OUTER LINE, BLUE STRIPING INNER LINES.
3) ACCESSIBLE PARKING SPACES SERVING A BUILDING SHALL BE LOCATED ON THE SHORTEST SAFELY ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
4) PARKING SPACE AND ACCESS AISLE SHALL BE LEVEL (NOT TO EXCEED 1:50 SLOPE IN ANY DIRECTION.
5) ACCESS AISLE(S) SHALL BE 5' WIDE WITH REQUIRED DIAGONAL STRIPING IN APPROVED BLUE MARKING PAINT.
6) CURB RAMP SLOPES IN COMPLIANCE WITH CODE (NOT TO EXCEED 1:12 SLOPE IN ANY DIRECTION).
7) CURB RAMPS SHALL NOT ENCROACH ACCESS AISLE.
8) APPROVED H/C SIGN AT PROPER MOUNTING HEIGHT (7' FROM GRADE TO BOTTOM OF SIGN).
9) SIGN INDICATING $250 FINE.
10) DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS.
11) IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING THAT IS 36 IN. WIDE, COMPLYING WITH §11–4.29.2.

Sheet List Table

Sheet Number	Sheet Title
C 002	Index Page
C 101	Existing Conditions
C 201	Erosion Control Plan
C 301	Site Plan
C 401	Drainage Plan
C 501	Erosion Control & Site Details
C 502	Geo Web Details

ROBERT D. GEORGE
No 51940
STATE OF
PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32309
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15–23.003, F.A.C.

Michael Freidin 5/25/2016 P:\Projects\16–5289\Drawings\Civil\C 002 Index page.dwg

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AGT

LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS

LAKE WORTH, FL

PROJ NO: 16–5289
DWG BY:
DATE: 5/25/16
CHK BY:
PRJ. MGR:
PRJ. ENGR: RDG

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ENGINEERS SEAL:

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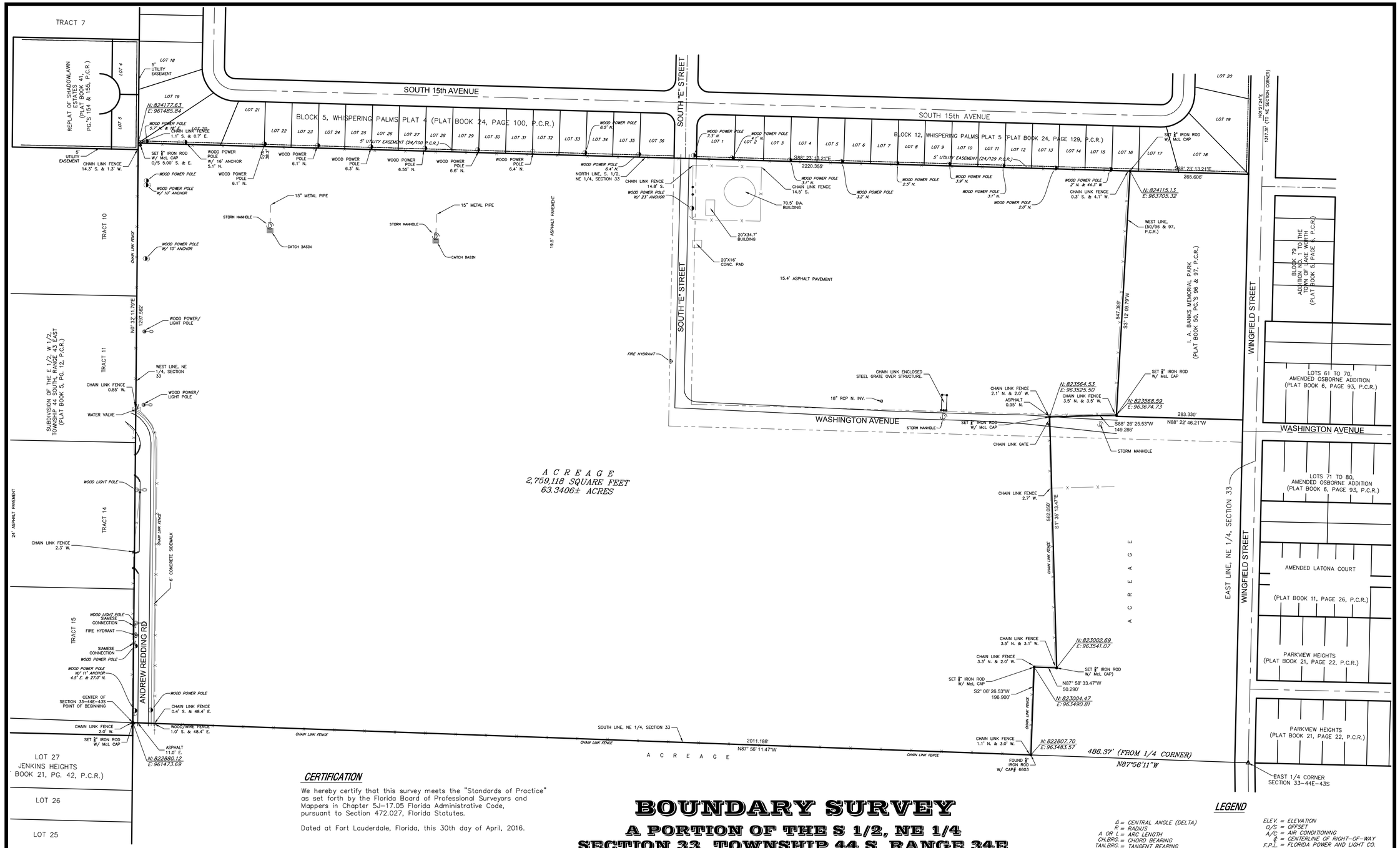
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

SHEET TITLE:
INDEX PAGE

SHEET:
C 002



A C R E A G E
2,759,118 SQUARE FEET
63.3406± ACRES

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J–17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 30th day of April, 2016.

TITLE NOTES

There are no other Easements, Road Reservations or Rights–of–Ways of record affecting this property per Owners and Encumbrances Report from Paramount Title Services, Inc., Serach No. 16–785–1, dated March 14, 2016 at 11:00 P.M.

1) Declaration per O.R. 7583, Page 1470, P.B.C.R. affects this property (Closure as a Land Fill).

NOTES:

1) This survey reflects all easements and rights–of–way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights–of–way of record by McLaughlin Engineering Company.
2) Underground improvements if any not located.
3) This drawing is not valid unless sealed with an embossed surveyors seal.
4) Boundary survey information does not infer Title or Ownership.
5) All iron rods 5/8", unless otherwise noted.
6) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
7) Bearings shown hereon refer to an assumed datum and assume the South line of the NE ¼ of Section 33 as North 87°56'11" West.
8) Boundary Survey Only. Interior improvements not located (NO ACCESS).

BOUNDARY SURVEY

A PORTION OF THE S 1/2, NE 1/4 SECTION 33, TOWNSHIP 44 S, RANGE 34E CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763–7611
FAX: (954) 763–7615

EXISTING CONDITIONS

SCALE:1" = 100'

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
A.L.P. = ALLUMINUM LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE
M.L.P. = METAL LIGHT POLE
W.L.P. = WOOD LIGHT POLE

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
℄ = CENTERLINE OF RIGHT–OF–WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT–OF–WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.P.P. = WOOD POWER POLE
WV = WATER VALVE

LEGAL DESCRIPTION:
A portion of the South one–half (S 1/2) of the Northeast one–quarter (NE 1/4) if Section 33, Township 44 South, Range 43 East, Palm Beach County, Florida, more full described as follows:

Beginning at the Center (Southwest corner of Northeast one–quarter (NE 1/4) of said Section 33; thence North 00°32'12" East, on the West line of the Northeast one–quarter (NE 1/4) of said Section 33, a distance of 1297.56 feet; thence South 88°23'13" East, on the North line of the South one–half (S 1/2) of the Northeast one–quarter (NE 1/4) of said Section 33, a distance of 2220.35 feet; thence South 03°12'10" West, on the West line of I. A. BANKS MEMORIAL PARK, according to the plat thereof, as recorded in Plat Book 50, Pages 86 and 97, of the public records of Palm Beach Country, Florida, a distance of 547.39 feet to a point 2.78 feet North of the Southwest corner of said plat; thence South 88°26'26" West, a distance of 149.29 feet; thence South 01°35'13" East, a distance of 562.05 feet; thence North 87°58'33" West, a distance of 50.29 feet; thence South 02°06'27" West, a distance of 196.90 feet; thence North 87°56'11" West, on the South line of the Northeast one–quarter (NE 1/4) of said Section 33, a distance of 2011.19 feet to the Point of Beginning.
Said lands situate, lying and being in the City of Lake Worth, Palm Beach County, Florida and containing 2,759,118 square feet or 63.3406 acres more or less.

Michael Freidin 5/24/2016 P:\Projects\16-5289\Drawings\Civil\C 101 Existing Conditions.dwg

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REVISIONS

NO.	DATE
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AGT
LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS
LAKE WORTH, FL

PROJ NO:	SITE PLAN SUBMITTAL
DWG BY:	
DATE:	5/25/16
CHK BY:	
PRJ. MGR:	
PRJ. ENGR:	RDG

George & Associates Consulting Engineers, Inc.
ROBERT D. GEORGE, P.E. No. 51940
LELA'ND A. SMITH, P.E. No. 50794
DOUG J. GUTHRIE, P.E. No. 64616
ENGINEERING BUSINESS No. 7879
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32303
PHONE 850.521.0344 FAX 850.521.0345

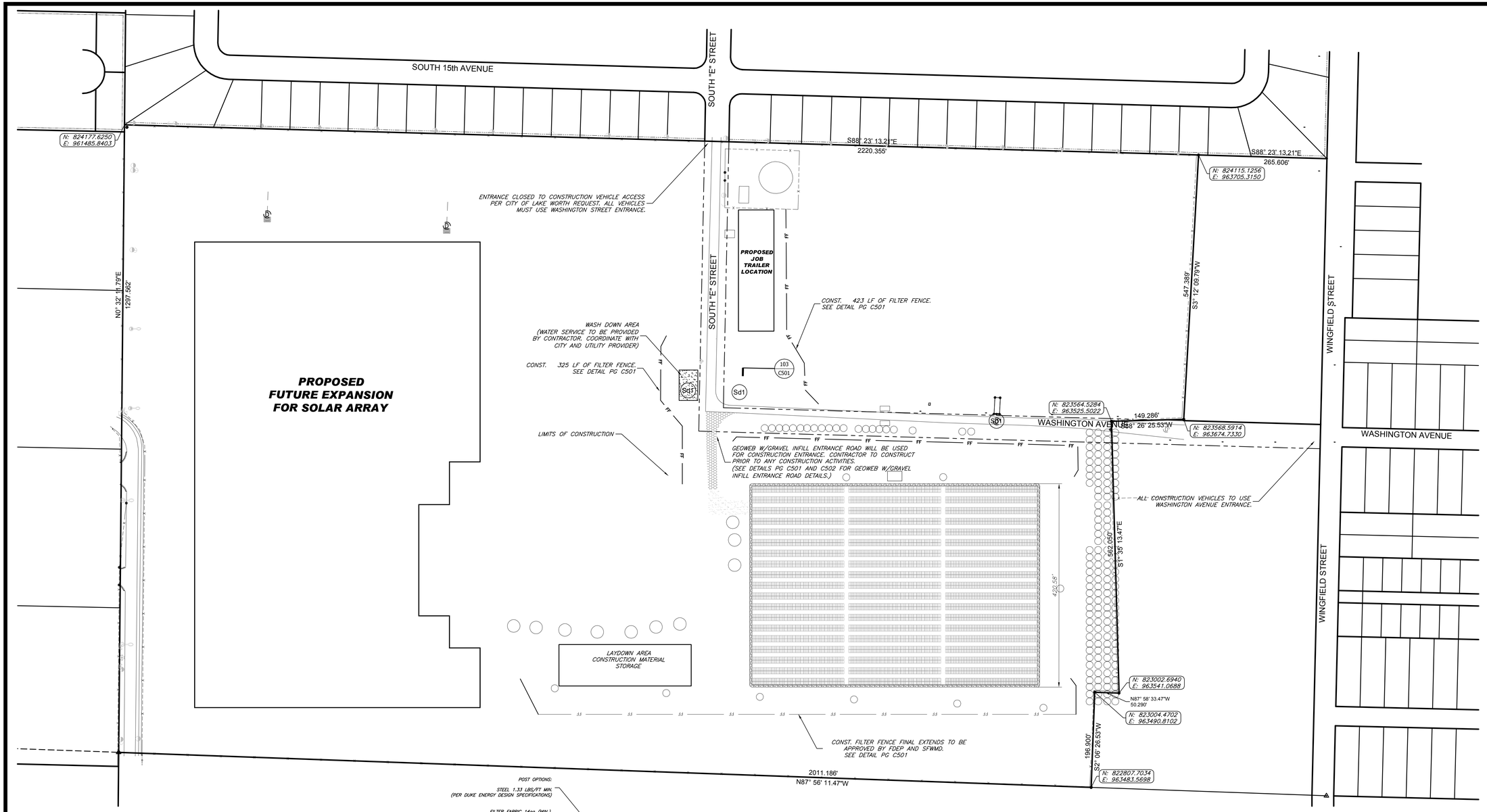
ENGINEERS SEAL:

Robert D. George
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

SHEET TITLE:
EXISTING CONDITIONS

SHEET:
C 101



FILTER FENCE NOTE:
CONTRACTOR TO ENSURE ALL BEST MANAGEMENT PRACTICES (BPMs) MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION AND LAND DISTURBING ACTIVITIES. ADDITIONAL SILT FENCE AND/OR SEDIMENT CONTROLS MAY BE REQUIRED TO MAINTAIN ALL BMPs PER FDEP, PALM BEACH COUNTY AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

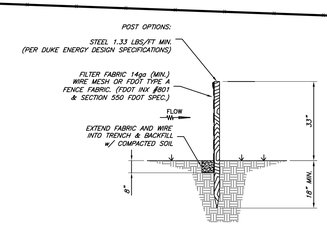
FILTER FENCE MAINTENANCE

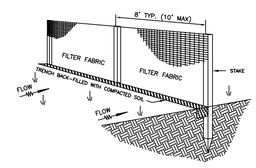
1. FILTER FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A FILTER FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FILTER FENCE STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FILTER FENCE.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE FILTER FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

—FF—FF—FF—FF—FF— DENOTES FILTER FENCE

FILTER FENCE NOTES

N.T.S. EC-008A





FILTER FENCE DETAILS

N.T.S. EC-006

LINETYPE LEGEND

—FF—FF—	FILTER FENCE
—TP—TP—	TREE PROTECTION
—LOC—LOC—	LIMIT OF CONSTRUCTION

SEDIMENTATION AND EROSION CONTROL NOTES

1. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL DESIGNS WILL CONFORM TO & ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE PUBLICATION ENTITLED "FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL". REFER TO HTTPS://WWW.DEP.STATE.FL.US/WATER/NONPOINT/DOCS/EROSION/EROSION-INSPECTORS-MANUAL.PDF
3. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON-SITE INSPECTIONS.
4. LIMITS OF CLEARING SHALL NOT EXTEND BEYOND PROPERTY LINES.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
6. CONTRACTOR SHALL MAINTAIN SUITABLE SEDIMENTATION AND EROSION MEASURES DURING ALL PHASES OF CONSTRUCTION AND SHALL COMPLY WITH THE SWPPP PREPARED FOR THIS PROJECT IN ACCORDANCE WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND/OR F.D.E.P.
7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
8. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF THE F.D.E.P. ENVIRONMENTAL INSPECTOR.

SEDIMENTATION and EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION	
Sd1	SEDIMENT BARRIER	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, STRAWBALES OR HAY, BRUSH, LOG POLES, GRAVEL OR SILT FENCE.
Dx2	DISTURBED AREA STABILIZATION WITH SEEDING ONLY	ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS. SEED VARIETY TO BE BAHIA PASTURE SPECIES PER SUBMITTALS. SPREAD RATE: 25-50 LBS PER ACRE. VERIFY WITH OWNER/CONTRACTOR
Dx4	DISTURBED AREA STABILIZATION WITH SODDING	ESTABLISHING A PERMANENT VEGETATIVE COVER USING SODS ON HIGHLY ERODIBLE OR CRITICALLY ERODED LANDS. SOD VARIETY TO BE BAHIA PASTURE SPECIES PER SUBMITTALS. SPREAD RATE 25-50 LBS PER ACRE.

ADDITIONAL NOTES:
1. SEE SHEET C501 FOR ADDITIONAL SEDIMENT AND EROSION CONTROL NOTES AND DETAILS.
2. CONTRACTOR TO ENSURE ANY DUST AND DEBRIS FROM CONSTRUCTION ACTIVITIES TO BE MINIMAL. IF NECESSARY, WATER TRUCKS OR OTHER METHODS SHALL BE USED TO CONTROL EXCESS DUST AND DEBRIS DURING CONSTRUCTION ACTIVITIES.
3. CITY/PUBLIC ROADS TO BE FREE OF DEBRIS AND AGGREGATE.

EROSION CONTROL PLAN

SCALE:1" = 100'

ROBERT D. GEORGE
No 51940
STATE OF
PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32309
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.003, F.A.C.

Michael Freidin 5/25/2016 P:\Projects\16-5289\Drawings\Civil\C 201 Erosion Control Plan.dwg

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AGT
LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS
LAKE WORTH, FL

PROJ NO:	SITE PLAN SUBMITTAL
DWG BY:	MAF/LR
DATE:	5/25/16
CHK BY:	RDG
PRJ. MGR:	
PRJ. ENGR:	RDG

George & Associates
Consulting Engineers, Inc.
ROBERT D. GEORGE, P.E. No. 51940
LELAND A. SMITH, P.E. No. 50794
DOUG J. GUTHRIE, P.E. No. 64616
ENGINEERING BUSINESS No. 7879
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TALLAHASSEE, FL 32303
PHONE (850)521-0344 FAX (850)521-0345

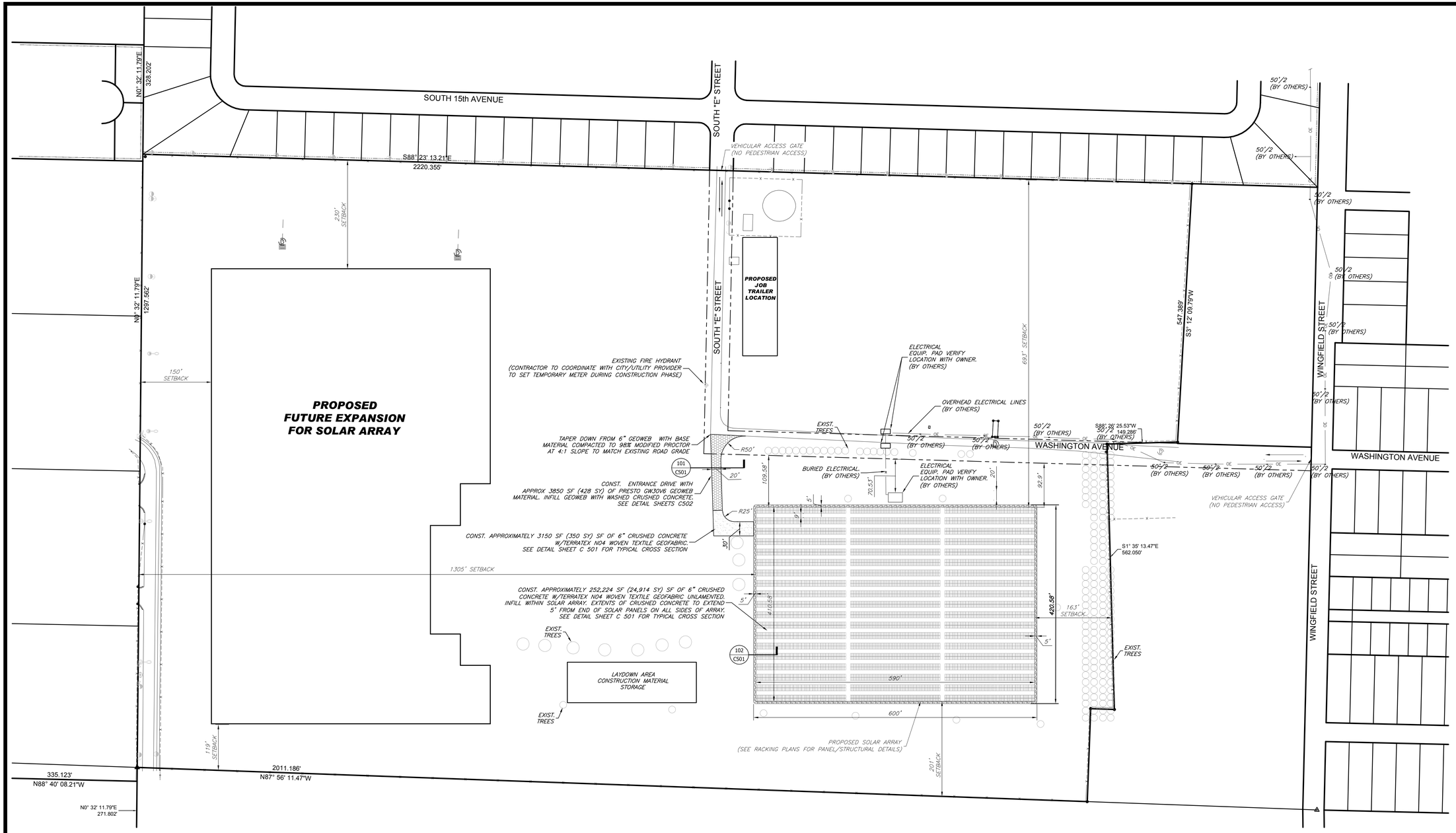
ENGINEERS SEAL:

Robert D. George
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

SHEET TITLE:
EROSION CONTROL PLAN

SHEET:
C 201



Development Standard		Required	Provided
Lot Size (Acreage and SF)		Min. - 6,500 SF/0.149 Acres	231,477 SF/5.31 Acres
Lot Width (Frontage)		Min. - 50 Feet	587.3 Feet
Building Height	Primary	N/A	N/A
	Accessory	N/A	N/A
Setbacks	Front (North)	20 feet	100 feet
	Rear (South)	10 feet	201 feet
	Side (East)	10 feet	135 feet
	Side (West)	10 feet	1332 feet
Living Area	Single-Family	N/A	N/A
	Multi-Family	N/A	N/A
Accessory Structure Limitation		N/A	N/A
Impermeable Space Coverage		65% Max	11.26%
Building Coverage		N/A	N/A
Maximum Wall Height at Setback		N/A	N/A
Floor Area Ratio Limitation		N/A	N/A

MOTES:

1. ALL PROPOSED UTILITY LOCATIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY.
2. PROPOSED SOLAR ARRAY DIMENSIONS MUST BE VERIFIED BY RACKING CONSULTANT AND CONTRACTOR.
3. CONTRACTOR TO COORDINATE WITH CITY AND UTILITY PROVIDER FOR TEMPORARY WATER AND ELECTRICAL CONNECTIONS.
4. ALL CONSTRUCTION VEHICLE ACCESS MUST BE FROM WASHINGTON AVENUE.
5. THIS SITE MAY CONTAIN EXISTING UTILITY LINES, UTILITY STRUCTURES AND MISCELLANEOUS UTILITY EQUIPMENT THAT MAY NOT HAVE BEEN SURVEYED AND IN CONFLICT WITH PROPOSED CONSTRUCTION.
6. ALL UTILITIES MUST REMAIN IN OPERATION THROUGHOUT CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
7. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S) AND CIVIL ENGINEER FOR ANY AND ALL UTILITIES THAT MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION ACTIVITIES.
8. WHERE EXISTING ITEMS SUCH AS ASPHALT, CONCRETE CURB AND GUTTER, ETC. ARE SHOWN TO BE REMOVED. THESE ITEMS S HALL BE SAWCUT.

ROBERT D. GEORGE
No 51940
STATE OF
PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32309
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.003, F.A.C.

SITE PLAN

SCALE: 1" = 100'

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AGT
LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS
LAKE WORTH, FL

PROJ NO:	SITE PLAN SUBMITTAL
DWG BY:	
DATE:	5/25/16
CHK BY:	
PRJ. MGR:	
PRJ. ENGR:	RDG

George & Associates
Consulting Engineers, Inc.
ROBERT D. GEORGE, P.E. No. 51940
LELAND A. SMITH, P.E. No. 50794
DOUG J. GUTHRIE, P.E. No. 64686
ENGINEERING BUSINESS No. 7879
1967 COMMONWEALTH LANE, SUITE 200
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PHONE 850.521.0344 FAX 850.521.0345

ENGINEERS SEAL:

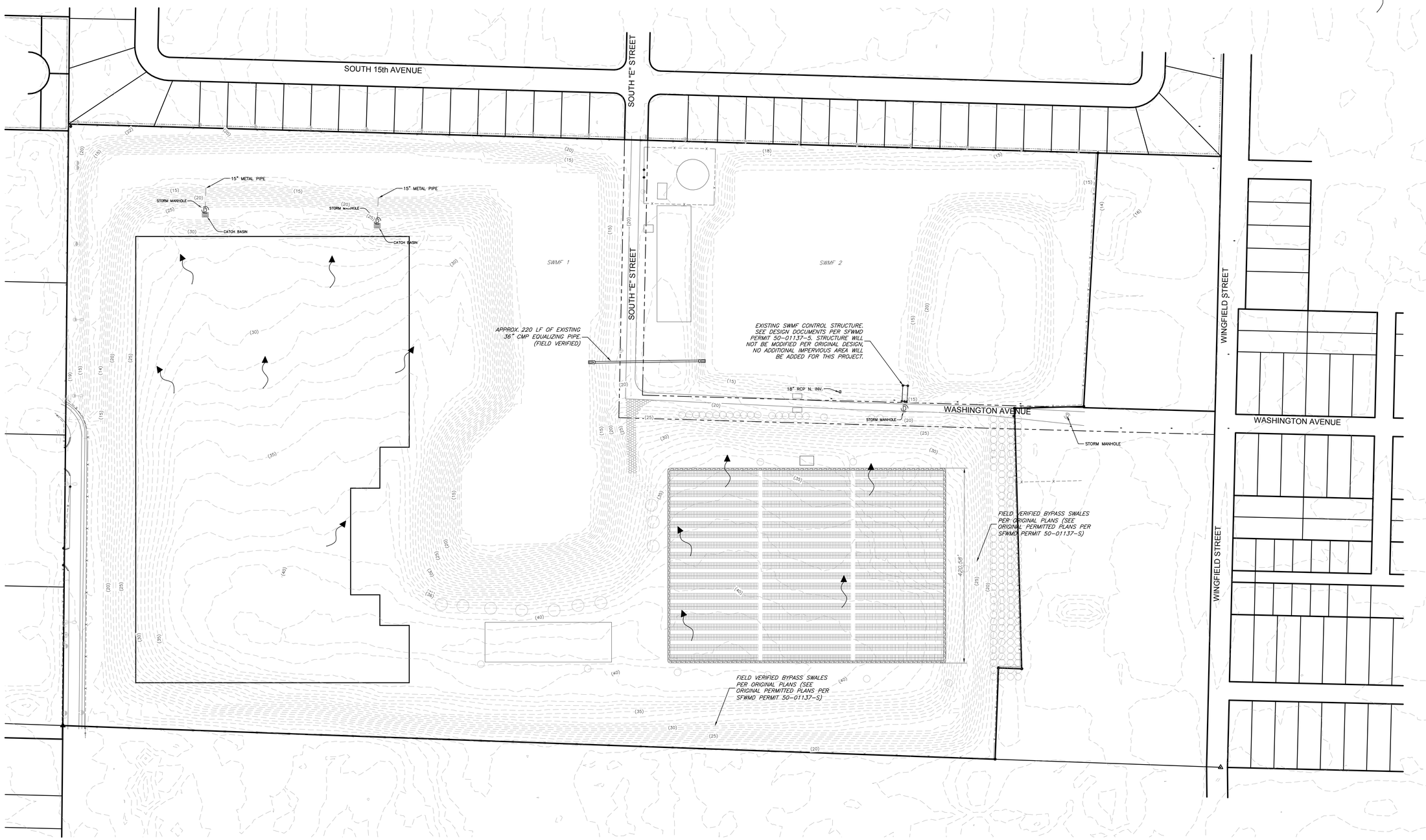
Robert D. George
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

SHEET TITLE:
SITE PLAN

SHEET:
C 301

Michael Freidin 5/25/2016 P:\Projects\16-5289\Drawings\Civil\C 301 Site Plan.dwg



NOTES:

1. GRADING WITHIN PV ARRAY AREAS WILL BE MINIMAL. ANY POTENTIAL PONDING AREAS WITHIN PV ARRAY AREA SHALL BE GRADED/FILLED WITH CRUSHED CONCRETE AGGREGATE TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT AND TOWARDS STORMWATER MANAGEMENT FACILITY VIA OVERLAND FLOW. THE EXISTING SITE HAS A CLAY LINER THAT WAS PERMITTED AS 100% IMPERVIOUS, THEREFORE THERE WILL BE NO CHANGES IN DRAINAGE PATTERS FOR THE PROPOSED PROJECT.
2. EXISTING CONTOURS AND ELEVATIONS SHOWN WERE PRODUCED FROM LIDAR DATA AND ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO VERIFY ANY ELEVATIONS.
3. THERE SHALL BE NO EXCAVATION/PENETRATIONS INTO AREAS WHERE CLAY LINER IS PRESENT. IF ANY PENETRATIONS ARE MADE, THEY MUST BE BACKFILLED WITH FDEP APPROVED GROUT OR CLAY MATERIAL.
4. SITE INSPECTION WAS CONDUCTED TO VERIFY STORMWATER MANAGEMENT FACILITIES WERE CONSTRUCTED PER SFWMD PERMIT 50-01137-S. FROM VISUAL INSPECTION, IT APPEARS ALL FACILITIES WERE CONSTRUCTED PER ORIGINAL DESIGN DOCUMENTS AND SYSTEM IS FUNCTIONING PROPERLY.
5. CONTRACTOR TO CLEAN OUT ALL STORMWATER STRUCTURES/PIPES AND MUST BE FREE OF DEBRIS, TRASH, SEDIMENT AND ANY OTHER FOREIGN ITEMS ONCE CONSTRUCTION COMPLETED.

DRAINAGE PLAN

SCALE: 1" = 100'

ROBERT D. GEORGE
No 51940
STATE OF
PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.003, F.A.C.

Michael Freidin 5/25/2016 P:\Projects\16-5289\Drawings\Civil\C 401 Grading Plan.dwg

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LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS

LAKE WORTH, FL

PROJ NO:	16-5289
DWG BY:	
DATE:	5/25/16
CHK BY:	
PRJ. MGR:	
PRJ. ENGR:	RDG

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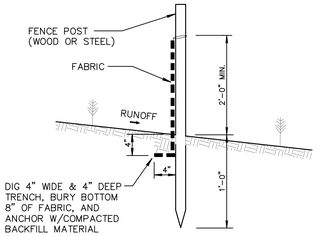
ENGINEERS SEAL:

Robert D. George
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

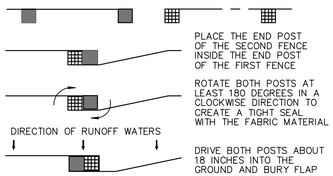
SHEET TITLE:
DRAINAGE PLAN

SHEET:
C 401



SILT FENCE SECTION

NOT TO SCALE

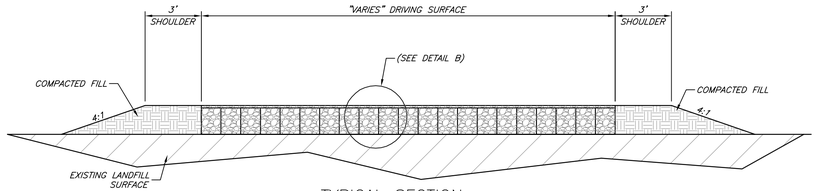


ATTACHING TWO SILT FENCES

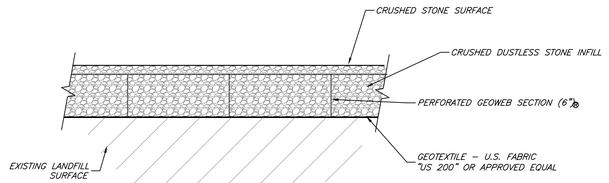
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL

SCALE: NTS



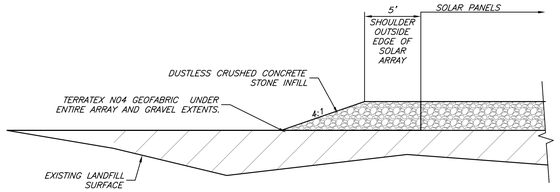
TYPICAL SECTION



DETAIL B

101 / C501 DETAIL B- TYPICAL DRIVING SURFACE DETAIL (entrance road)

SCALE: NTS



102 / C501 TYPICAL SOLAR ARRAY PERIMETER DETAIL

SCALE: NTS

CLEARING PHASE EROSION CONTROL

PRIOR TO THE LAND DISTURBING CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE – CONSTRUCTION MEETING WITH THE INSPECTOR FOR PALM BEACH COUNTY AND/OR CITY OF LAKE WORTH.

1) THE CONTRACTOR SHALL SUBMIT A SWPPP TO FDEP PRIOR TO BEGINNING ANY ACTIVITIES ON SITE. THE CONTRACTOR SHALL OBSERVE THE PROJECT SEQUENCE SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES.

2) THE OWNER AGREES TO PROVIDE AND MAINTAIN OFF–STREET PARKING TO THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.

3) NO STAGING AREAS, MATERIAL STORAGE, CONCRETE WASH OUT AREAS, OR DEBRIS BURN AND BURIAL HOLES SHALL BE LOCATED WITHIN 500 FEET OF DESIGNATED TREE PROTECTION AREAS.

4) A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON THE SITE AT ALL TIMES.

5) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND – DISTURBING ACTIVITIES.

6) PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

7) PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC ROAD.

THE FOLLOWING INITIAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.

1) THE CONSTRUCTION EXIT, CONSISTING OF A MINIMUM PAD SIZE OF 20 FEET BY 50 FEET WITH A MINIMUM OF 6 " THICK STONE, SHALL BE PLACED AS SHOWN ON THE PLAN. THE STONE SIZE SHOULD CONSIST OF COURSE AGGREGATE BETWEEN 1–1/2 " & 3–1/2 " IN DIAMETER AND OVERLAID ON A GEOTEXTILE UNDERLINER. THE GEOTEXTILE UNDERLINER SHALL MEET THE REQUIREMENTS OF AASHTO M288–96, SECTION 7.3 SEPARATION REQUIREMENTS.

2) IMMEDIATELY AFTER THE ESTABLISHMENT OF THE CONSTRUCTION EXIT/ENTRANCES, ALL PERIMETER EROSION CONTROL AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED AS SHOWN ON THE CLEARING PHASE OF THE EROSION CONTROL PLAN.

3) TYPE " C " SILT FENCE SHOULD BE INSTALLED AS SHOWN ON THE PLAN. THE SILT FENCE SHOULD BE PLACED IN ACCORDANCE WITH THE MANUAL FOR EROSION CONTROL IN FLORIDA. THE SILT FENCE SHOULD BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR THE PROJECT DESIGN PROFESSIONAL OF RECORD. SILT SHOULD BE REMOVED WHEN THE ACCUMULATION REACHES 2" HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHOULD BE INSPECTED DAILY FOR ANY FAILURES. ANY FAILURES OF SAID FENCE SHOULD BE REPAIRED IMMEDIATELY.

4) DITCH CHECKS SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS AS SHOWN ON THE PLAN.

5) TREE PROTECTION FENCING SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE ACTIVITY AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. THE TREE PROTECTION FENCING SHOULD BE INSPECTED DAILY. ANY FAILURES OF SAID FENCING SHOULD BE REPAIRED IMMEDIATELY.

6) AFTER INSTALLATION OF INITIAL EROSION CONTROL MEASURES THE SITE CONTRACTOR SHALL SCHEDULE AN INSPECTION BY THE PROJECT DESIGN PROFESSIONAL OR THE DESIGNEE BY PALM BEACH COUNTY AND/OR CITY OF LAKE WORTH. NO OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR UNTIL THE PROJECT DESIGN PROFESSIONAL OR THE DESIGNEE OF PALM BEACH COUNTY AND/OR CITY OF LAKE WORTH APPROVES THE INSTALLATION OF SAID EROSION CONTROL MEASURES.

7) IF UNFORESEEN CONDITIONS EXIST IN THE FIELD THAT WARRANT ADDITIONAL EROSION CONTROL MEASURES, THE CONTRACTOR MUST CONSTRUCT ANY ADDITIONAL EROSION CONTROL DEVICES DEEMED NECESSARY BY THE SITE INSPECTOR.

8) AFTER APPROVAL OF THE INITIAL EROSION CONTROL INSTALLATION, THE CONTRACTOR MAY PROCEED WITH THE CLEARING AND GRUBBING ACTIVITIES.

9) NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION BY THE OWNER.

10) ADDITIONAL SILT BARRIERS MUST BE PLACED AS SHOWN ON THE PLANS AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL TAKE PLACE UNTIL ALL SILT BARRIER INSTALLATION IS CONSTRUCTED AS SHOWN ON THE CLEARING PHASE EROSION CONTROL PLAN.

11) ALL SILT FENCE SHALL MEET THE REQUIREMENTS OF F.D.E.P AND SFWMD.

12) THE CONTRACTOR SHALL KEEP A RAIN GAUGE ON SITE AND KEEP A DETAILED LOG OF RAIN DEPTHS UNTIL THE SWMP HAS BEEN APPROVED BY F.D.E.P AND SFWMD.

13) MULCH OR TEMPORARY GRASS SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

14) ALL DISTURBED AREAS LEFT MULCHED FOR 30 DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION.

15) SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE BEEN DEVELOPED.

16) THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1–3 " OF STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE VEHICLE ONTO THE PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

17) CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

18) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

19) FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

SEDIMENTATION AND EROSION CONTROL NOTES

1. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

2. ALL DESIGNS WILL CONFORM TO & ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE PUBLICATION ENTITLED "FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL". REFER TO:
HTTPS://WWW.DEP.STATE.FL.US/WATER/NONPOINT/DOCS/EROSION/EROSION-INSPECTORS-MANUAL.PDF

3. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED BY ON–SITE INSPECTIONS.

4. LIMITS OF CLEARING SHALL NOT EXTEND BEYOND PROPERTY LINES.

5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND–DISTURBING ACTIVITIES.

6. CONTRACTOR SHALL MAINTAIN SUITABLE SEDIMENTATION AND EROSION MEASURES DURING ALL PHASES OF CONSTRUCTION AND SHALL COMPLY WITH THE SWPPP PREPARED FOR THIS PROJECT IN ACCORDANCE WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND/OR F.D.E.P.

7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.

8. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF THE F.D.E.P. ENVIRONMENTAL INSPECTOR.

GRADING PHASE EROSION CONTROL

DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN CAREFUL SCHEDULING AND PERFORMANCE TO INSURE THAT LAND STRIPPED OF ITS NATURAL COVER IS EXPOSED ONLY IN SMALL QUANTITIES AND THEREFORE LIMITED DURATIONS, BEFORE PERMANENT EROSION PROTECTION IS ESTABLISHED.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE GRADING PHASE OF CONSTRUCTION.

SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLETS AGAIN.

1) EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE ANY GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DESIGN PROFESSIONAL OR DESIGNEE OF OSCEOLA COUNTY IMMEDIATELY.

2) THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

3) CUT AND FILL SLOPES ARE NOT TO EXCEED "2H:1V".

4) INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL STORM STRUCTURES AS THEY ARE CONSTRUCTED. SEE PLAN VIEW FOR SPECIFIC TYPE AND SEPARATE DETAILS FOR ADDITIONAL INFORMATION ON THE TYPE OF INLET PROTECTION SPECIFIED.

5) AS GRADING PERMITS, THE TEMPORARY RETROFIT STRUCTURE SHALL BE PLACED ON THE POND OUTLET CONTROL STRUCTURE ALONG WITH THE FIRST FLUSH DEVICED. THE CONTRACTOR SHALL MAINTAIN THE RETROFIT UNTIL PERMANENT GROUND COVER IS ESTABLISHED TO ALL AREAS DRAINING TO THE POND. THE ROCK FILTER RING IS TO ALSO BE INSTALLED AS GRADING PERMITS. A POLE INDICATING THE SEDIMENT VOLUME CAPACITY HAS BEEN REACHED IS TO BE INSTALLED. WHEN THE SEDIMENT VOLUME CAPACITY HAS BEEN REACHED, SEDIMENT IS TO BE REMOVED IMMEDIATELY. SEE DETAILS FROM THE MANUAL OF EROSION AND SEDIMENT CONTROL IN FLORIDA FOR ADDITIONAL INFORMATION ON THE MAINTENANCE OF BOTH THE RETROFIT AND THE FILTER RING.

6) STORM DRAIN OUTLET PROTECTION SHALL BE PLACED AT ALL OUTLET HEADWALLS AS SOON AS THE HEADWALL IS CONSTRUCTED. SEE SEPARATE DETAILS FOR ADDITIONAL INFORMATION.

7) ALL DRAINAGE SWALES SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

8) ALL GRADED AREAS SHALL BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED.

9) MULCH OR TEMPORARY GRASS SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

10) ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING. SEED AND SOD VARIETIES SHALL MATCH EXISTING DOMINANT SPECIES ON SITE.

11) SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE DEVELOPED.

12) THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1–3 " OF STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE VEHICLE ONTO THE PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

13) CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

14) UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

FINAL PHASE EROSION CONTROL

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE FINAL PHASE OF CONSTRUCTION.

1) SEDIMENT SHALL NOT BE WASHED INTO INLETS. IT SHALL BE REMOVED FROM THE SEDIMENT TRAPS AND DISPOSED OF AND STABILIZED SO THAT IS WILL NOT ENTER THE INLETS AGAIN.

2) MULCH OR TEMPORARY GRASS SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF LAND DISTURBANCE.

3) ALL DISTURBED AREAS LEFT MULCHED AFTER 30 DAYS SHALL BE STABILIZED WITH TEMPORARY GRASSING.

4) THE CONTRACTOR SHALL MAINTAIN THE RETROFIT AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE CLEANED OUT WHEN IT REACHES THE DESIGNATED LEVELS FOR THAT PARTICULAR STRUCTURE.

5) AFTER CURBING, GRADED AGGREGATE BASE, AND PAVEMENT HAS BEEN INSTALLED, ALL INLET SEDIMENT TRAPS ON SINGLE AND DOUBLE WING CATCH BASINS ALONG WITH ANY CURB INLETS SHALL BE REMOVED AND REPLACED WITH CURB FILTER INLET PROTECTION.

6) ALL ROADWAY AND PARKING SHOULDERS SHOULD BE APPLIED WITH VEGETATIVE COVER AS SOON AS FINAL GRADE IS ACHIEVED BEHIND CURBS.

7) SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED AFTER EACH RAIN EVENT. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MUST BE INSTALLED IF NEW CHANNELS HAVE BEEN DEVELOPED.

8) THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOW OF MUD ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1–3 " OF STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM THE VEHICLE ONTO THE PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

9) CONTRACTOR SHALL INSPECT CONTROL MEASURES AT THE END OF EACH WORKING DAY TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.

10) THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES WHILE ROADWAY FRONTAGE IMPROVEMENTS ARE BEING MADE.

11) UPON COMPLETION OF THE PROJECT AND ACCEPTANCE BY OSCEOLA COUNTY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM.

12) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE AS DIRECTED BY THE ON SITE INSPECTOR OR THE CIVIL ENGINEER.

13) FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE APPROVED EROSION CONTROL PLANS.

14) UPON COMPLETION OF THE PROJECT AND RECEIPT OF CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND DISPOSE OF THEM UNLESS NOTED ON PLANS.

ROBERT D. GEORGE
No 51940
STATE OF
PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32303
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15–23.003, F.A.C.

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REVISIONS

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AGT

LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS

LAKE WORTH, FL

PROJ NO:	16–5289
DWG BY:	
DATE:	5/25/16
CHK BY:	
PRJ. MGR:	
PRJ. ENGR:	RDG

George & Associates
Consulting Engineers, Inc.
ROBERT D. GEORGE, P.E. No. 51940
LELAND A. SMITH, P.E. No. 50794
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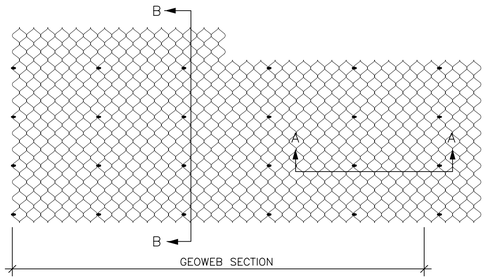
ENGINEERS SEAL:

Robert D. George
State of Florida P.E. # 51940

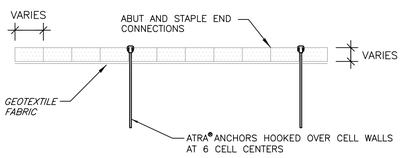
PROJECT PHASE:
SITE PLAN SUBMITTAL

SHEET TITLE:
EROSION CONTROL & SITE DETAILS

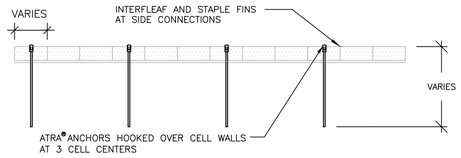
SHEET:
C 501



PLAN



SECTION A – A



SECTION B – B

TYPICAL ATRA® ANCHOR SYSTEM

N.T.S.

GEOWEB PRODUCT CODE FORMAT

GWTTVDWWLL + (MODIFICATIONS)

WHERE:
- TTV is the CELL TYPE and V (for variable) DESIGNATES THE V SERIES
- D is the CELL DEPTH is 6 inches
- WW is the full SECTION WIDTH in cells and is 08 for the GW30V
- LL is the SECTION LENGTH in cells. Section lengths available are 18, 21, 25, 29, 34 and 40 cells long. Other lengths are not available except for wall sections.

GEOWEB® MODIFICATIONS (APPEAR AFTER THE GWTTVDWWLL DESCRIPTION)

P	PERFORATED STRIP
S	SAND (TAN) COLOR STRIP(S)
S1	ONE SAND COLOR FACE WITH THE REMAINDER BLACK
SS	TOTAL SECTION CONSISTING OF SAND COLOR STRIPS
G	GREEN COLOR STRIP(S)
G1	ONE GREEN COLOR FACE WITH THE REMAINDER BLACK
GG	TOTAL SECTION CONSISTING OF GREEN COLOR STRIPS
BK	BLACK COLOR NON–PERFORATED STRIP USED ONLY PER 4th EXAMPLE
N	NOTCHED TO ACCOMMODATE THE ATRA®CLIP
T	TENDON HOLES
F	FLAT PACKED FOR SHIPPING

EXAMPLES

GW20V61029PT	6" DEPTH, 10 CELL WIDE BY 29 CELL LONG PERFORATED GW20 SECTION WITH TENDONS
GW20V61004PS1	6" DEPTH, 10 CELL WIDE BY 4 CELL LONG PERFORATED GW20 SECTION WITH A SINGLE (1) SAND COLOR FACE STRIP
GW40V40540	4" DEPTH, 5 CELL WIDE BY 40 CELL LONG GW40 SECTION
GW20V61008S1/P14/BK1	6" DEPTH, 10 CELL WIDE BY 8 CELL LONG GW20 SECTION WITH A SINGLE SAND–COLORED FACE STRIP, 14 INTERIOR PERFORATED STRIPS AND A SINGLE NON–PERFORATED BLACK STRIP

GEOWEB CELL SIZES

	CELL DEPTH mm (in) 150 (6)	NOMINAL CELL AREA cm² (in²)	DIMENSIONS AT RECOMMENDED CELL EXPANSION RANGE MINIMUM LENGTH cm (in)	MINIMUM WIDTH cm (in)	MAXIMUM LENGTH cm (in)	MAXIMUM WIDTH cm (in)
CELL LENGTH / CELL WIDTH GW30V		460 (71.3)	260 (10.25)	289 (11.39)	315 (12.39)	360 (13.77)

NOTE: ALL DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO MANUFACTURING TOLERANCES

GEOWEB® SECTION SIZES

GW30V – 8 CELLS WIDE (FOR SLOPE & CHANNEL PROTECTION, AND LOAD SUPPORT)

CELLS LONG	MINIMUM EXPANSION LENGTH ft	LENGTH m	LENGTH ft	LENGTH m	MAXIMUM EXPANSION LENGTH ft	LENGTH m	LENGTH ft	LENGTH m	NOMINAL AREA ft²	m²
18	15.4	4.7	9.2	2.8	18.6	5.7	7.6	2.3	143	13.3
21	18.0	5.5			21.7	6.6			167	15.5
25	21.4	6.5			25.8	7.9			198	18.4
29	24.8	7.6			30.0	9.1			230	21.4
34	29.1	8.9			35.1	10.7			270	25.0

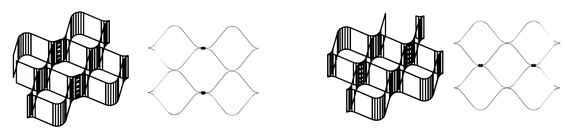


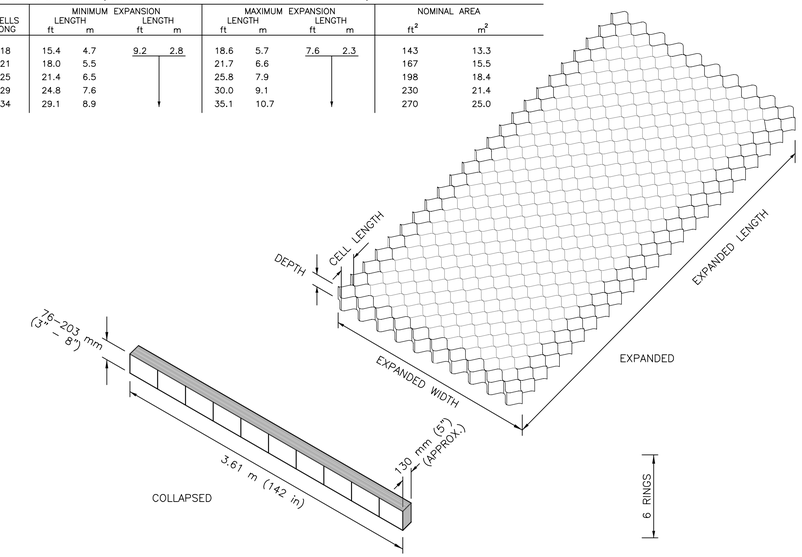
FIGURE A
SIDE CONNECTION DETAIL – INTERLEAFED

FIGURE B
END CONNECTION DETAIL – ABUTTED

STAPLED END CONNECTION DETAILS

N.T.S.

1. *EXCAVATE OR FILL THE SUBGRADE SOIL TO THE GRADES, ELEVATIONS AND DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS.*
2. *COMPACT THE TOP 300 mm (12 in) OF THE SUBGRADE SOIL TO A MINIMUM 98% OF STANDARD PROCTOR DRY DENSITY (SPDD).*
3. *VERIFY THAT THE SUBGRADE SOIL SATISFIES THE DESIGN STRENGTH REQUIREMENTS. IF UNACCEPTABLE SOILS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH ENGINEERED FILL AS DIRECTED BY THE PROJECT ENGINEER.*
4. *PLACE THE SPECIFIED GEOTEXTILE OVER THE SUBGRADE.*
5. *WHERE REQUIRED, PLACE AND COMPACT THE SPECIFIED SUBBASE MATERIAL TO A MINIMUM OF 98% SPDD.*
6. *EXPAND GEOWEB SECTIONS, DIMENSIONED ACCORDING TO THE CONSTRUCTION DRAWINGS, INTO POSITION USING STRETCHER FRAMES, TEMPORARY STAKES, OR OTHER SUITABLE METHOD TO TEMPORARILY HOLD IN PLACE. INTERLEAF OR OVERLAP ADJACENT SECTIONS ACCORDING TO WHICH SIDE WALL PROFILES ABUT. ENSURE THAT ALL ADJOINING CELLS ARE FULLY STAPLED.*
7. *PLACE THE SPECIFIED INFILL MATERIAL TO APPROXIMATELY 50 mm (2 in) ABOVE THE CELL WALLS. COMPACT THE INFILL MATERIAL TO A MINIMUM OF 95% SPDD.*
8. *PLACE AND COMPACT ADDITIONAL SURFACE MATERIAL AS REQUIRED BY BY DESIGN.*



STANDARD GEOWEB® SECTION DIMENSIONS

N.T.S.

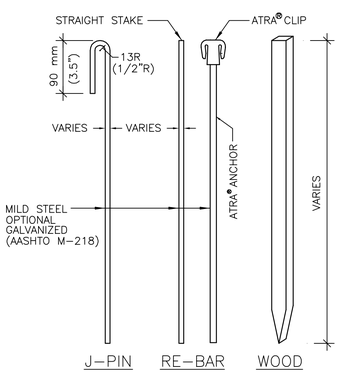
STEP 1 – POSITION STAKE NEXT TO 'UP–SLOPE' CELL WALL

STEP 2 – DRIVE STAKE INTO GROUND UNTIL FLUSH WITH THE TOP OF THE CELL WALLS

EXAMPLES

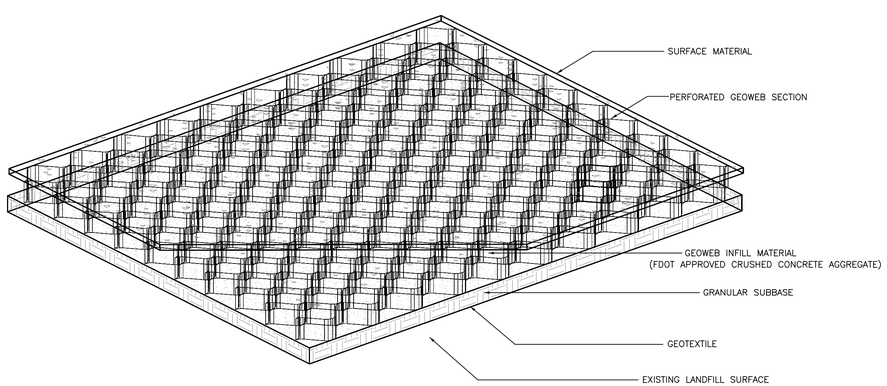
STAKE ANCHOR INSTALLATION

N.T.S.



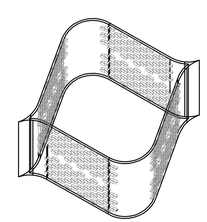
TYPICAL STAKE DETAILS

N.T.S.



ISOMETRIC - TYPICAL LOAD SUPPORT STRUCTURE

N.T.S.



ISOMETRIC VIEW PERFORATED CELL

N.T.S.

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PROFESSIONAL ENGINEER

GEORGE & ASSOCIATES CONSULTING ENGINEERS, INC.
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32309
CERTIFICATE OF AUTHORIZATION: 7879
ROBERT D. GEORGE, P.E. NO. 51940

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15–23.003, F.A.C.

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REVISIONS

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AGT

LAKE WORTH LANDFILL SOLAR FACILITY
100% CONSTRUCTION DOCUMENTS

LAKE WORTH, FL

PROJ NO:	16–5289
DWG BY:	
DATE:	5/25/16
CHK BY:	
PRJ. MGR:	
PRJ. ENGR:	RDG

George & Associates
Consulting Engineers, Inc.
ROBERT D. GEORGE, P.E. No. 51940
LELAND A. SMITH, P.E. No. 50794
DOUG J. GUTHRIE, P.E. No. 64616
ENGINEERING BUSINESS No. 7879
1967 COMMONWEALTH LANE, SUITE 200
TALLAHASSEE, FL 32303
PHONE 8505210344 FAX 8505210345

ENGINEERS SEAL:

Robert D. George
State of Florida P.E. # 51940

PROJECT PHASE:
SITE PLAN SUBMITTAL

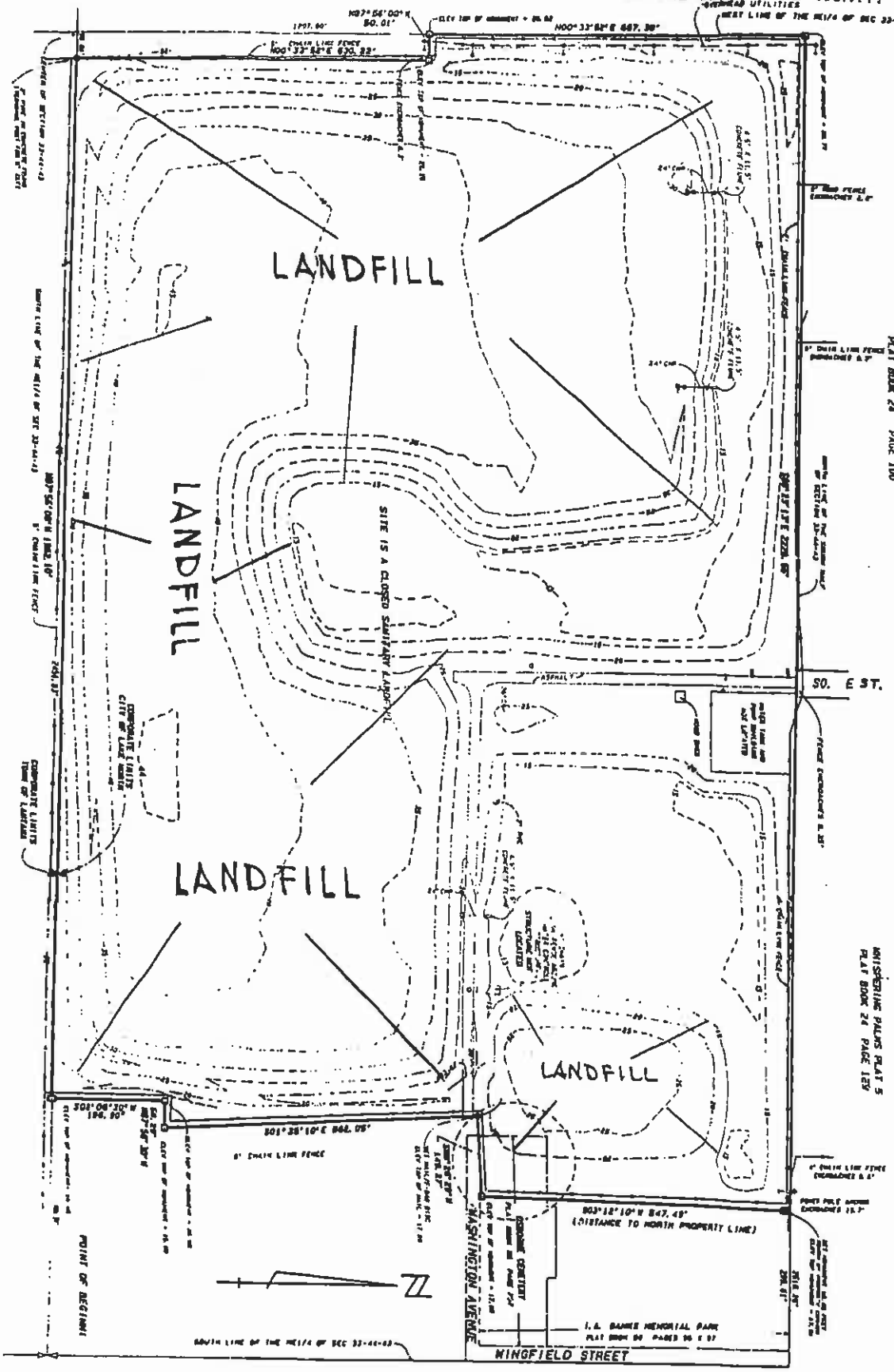
SHEET TITLE:
GEO WEB DETAILS

SHEET:
C 502

Michael Freidin 5/11/2016 P:\Projects\16–5289\Drawings\Civil\C 502 Geo Web Installation Details.dwg

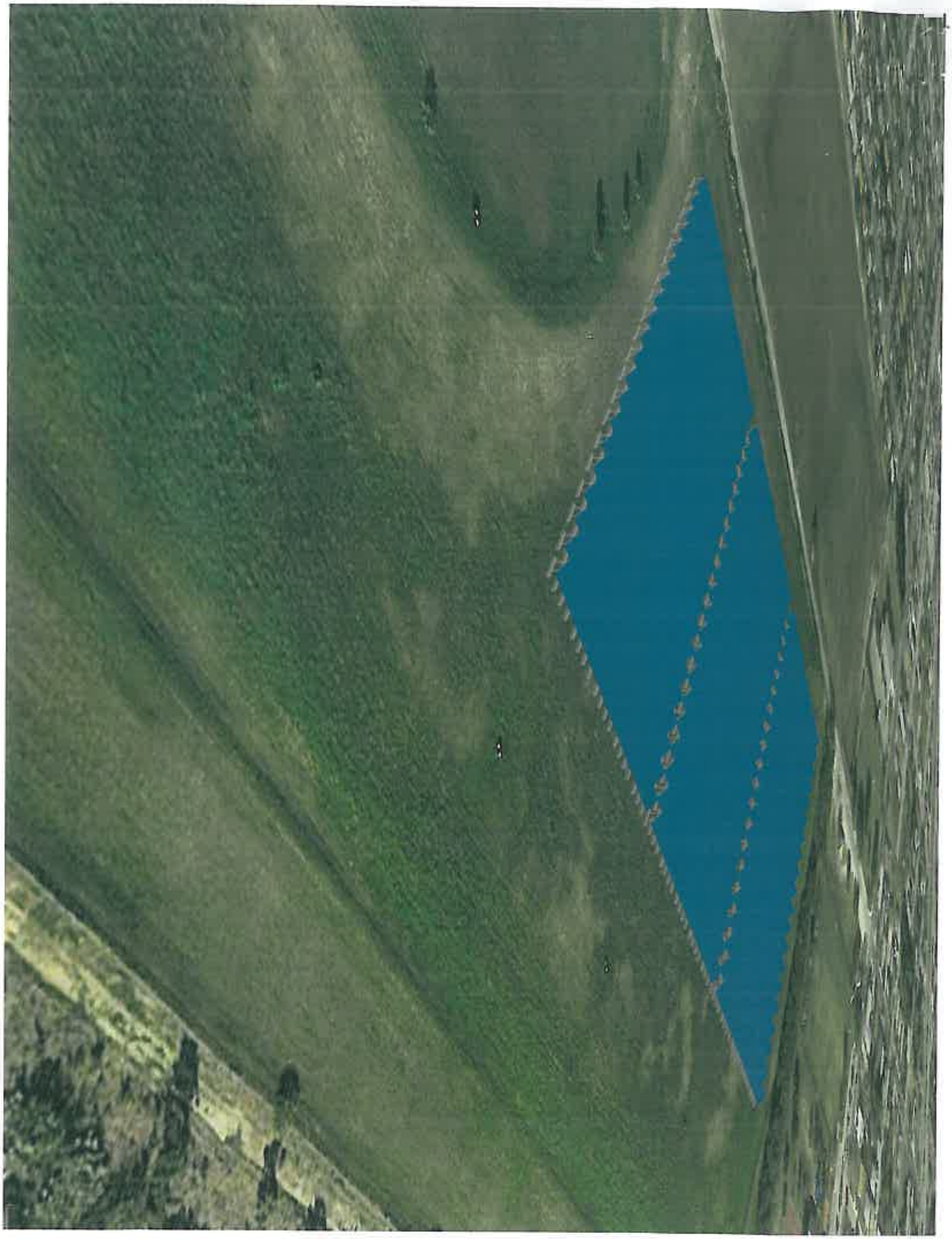
ORB 7583 Pg 1471
RECORD VERIFIED DOROTHY H WILKEN
CLERK OF THE COURT - PB COUNTY, FL

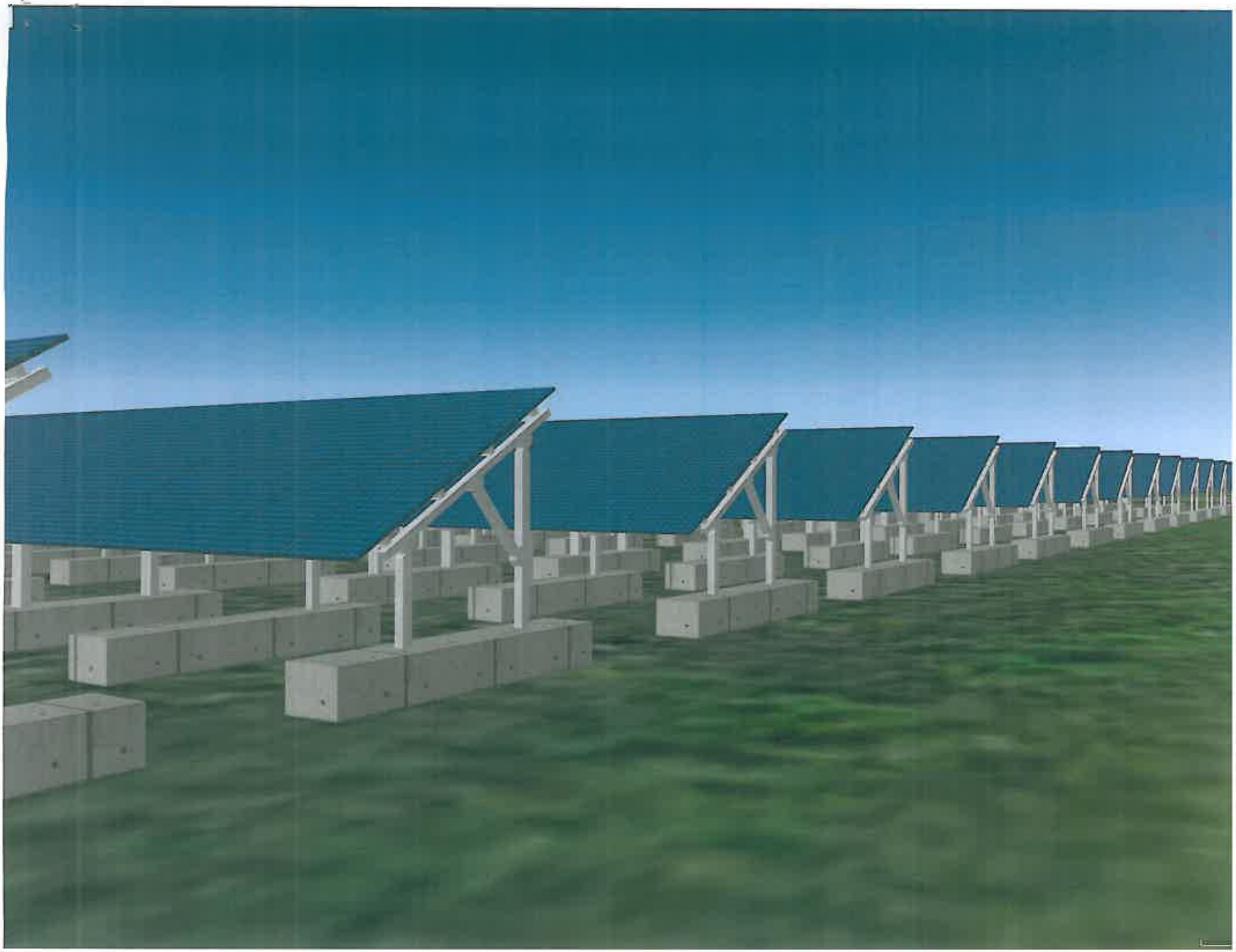
LAKE WORTH CLOSED, SW LANDFILL

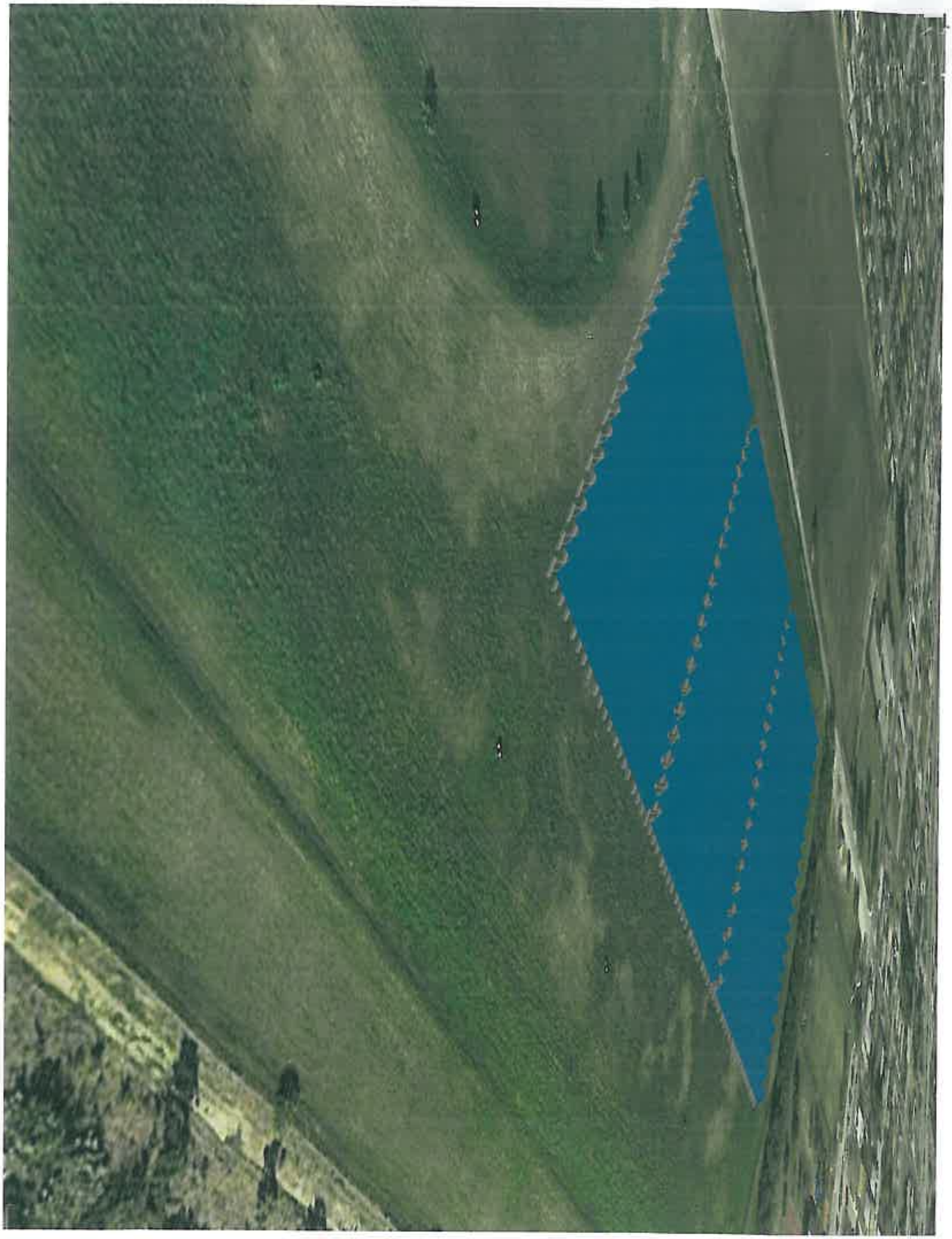


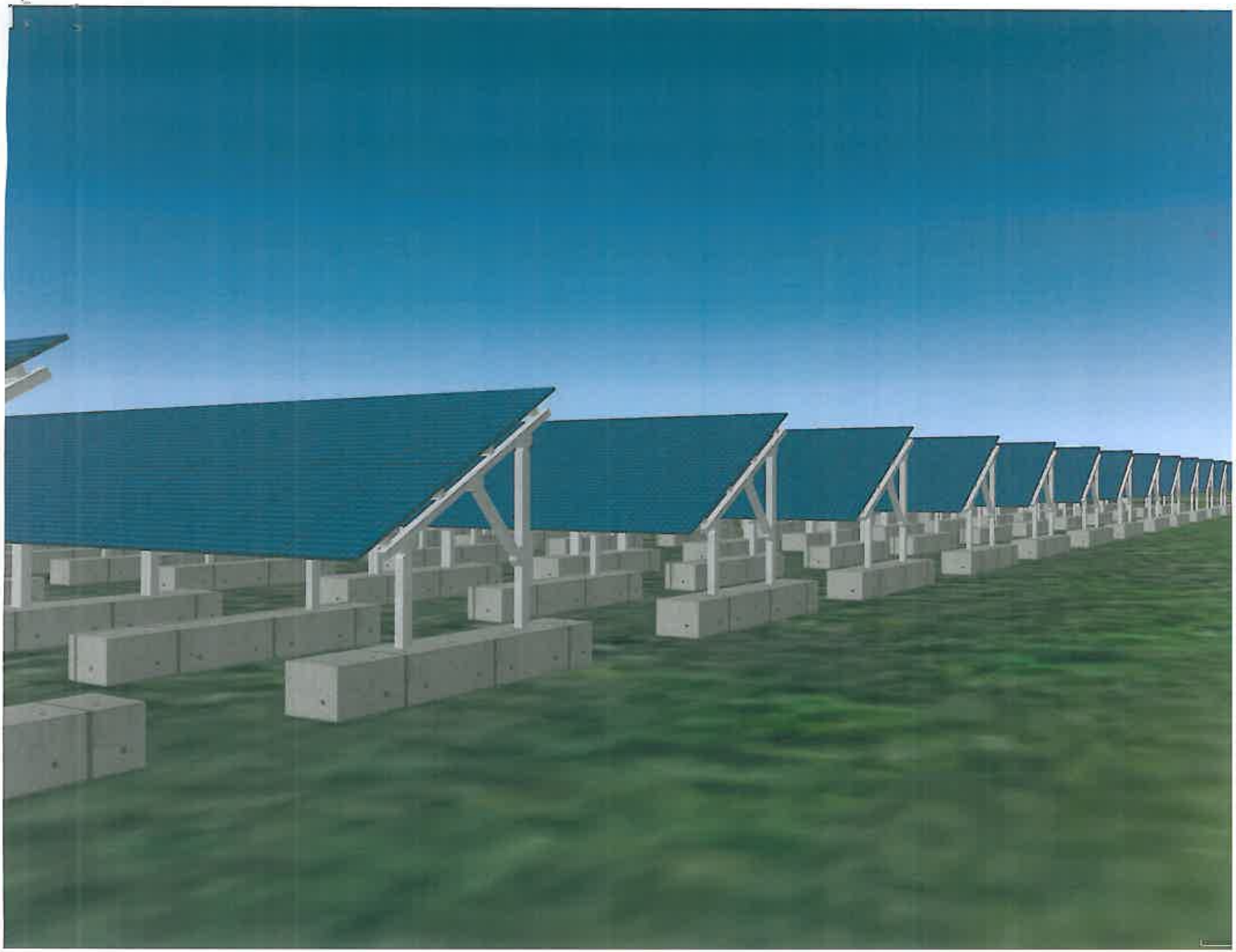
RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Exhibit "A"









Lake Worth, Florida. The Art of Florida Living.sm

City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461· Phone: 561-586-1687

DATE: May 20, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner
Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **P&ZB PR NO. 16-00000001**: Consideration of a request to permit three (3) murals at 101 North B Street.

Meeting Date: June 1, 2016

BACKGROUND

Mr. Steve Johnson (Applicant), in conjunction with Ms. Christy Lebiedzinski, of Delray Beach, Florida, proposes a mural project at 101 North B Street. 101 North B Street is located at the northwest corner of Lucerne Avenue and North B Street and is developed as a single family residence. The applicant In March 2016, had murals painted on the east side of his home facing B Street and on the South side abutting Lucerne Avenue.

The east side of his home has a sunset on the Atlantic Ocean and the South side facing Lucerne there is a painting of a tropical jungle. In addition, the applicant proposes to paint on his existing wooden fence along Lucerne Avenue a design with the words "City of Lake Worth, Where the Tropics Begin" (please see the attached illustrations. At the time the applicant was issued a notice of violation indicating that a permit was required for this mural. The applicant was unaware that a permit was required. When the applicant received this notice, he quickly filed an application for the murals.

The applicant has provided a general project description, a justification statement addressing the criteria, a rendering of each mural, and color samples for each mural, a diagram showing where the new proposed murals are painted on the building and artist statement and credentials for the murals.

ZONING CODE REGULATIONS

Murals are defined within Section 23.1-12 of the City of Lake Worth Land Development Regulations ("LDRs") as:

"Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window."

Section 23.5-1(e) 13 further outlines the requirements for where a mural may be placed on a building and how large it may be.

- Murals shall be permitted in commercial and industrial districts.
- Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.

- Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.

The mural regulations also require that the design of the murals must meet the requirements of Section 23.2-31(l), which defines community appearance standards and review criteria:

- The plan for the proposed structure or project 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.
- The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein. In the event that the planning board makes a recommendation to the city commission for changes herein, the city commission shall consider same and may either adopt by ordinance, adopt with modifications, or reject the recommendation.
- The proposed structure or project is in compliance with this section and 23.2-29, as applicable.

The specific terms used herein are referenced within the review procedures in the code section regarding murals.

ANALYSIS AND RECOMMENDATION

Staff has reviewed the documentation and materials provided applying the applicable guidelines and standards found in the City of Lake Worth Zoning Code and found that the majority of the application meets the threshold of approval for a mural.

101 North B Street is located within the MU-E, Mixed Use – East, zoning district and the murals are proposed for a location on the building which may be approved by the Board. Commercial messages are allowed to coexist with mural under the LDRs but need to conform to the signage limits set forth in the sign code. As proposed, the murals contain no commercial message inference.

The project may also be deemed consistent with the community appearance guidelines as outlined in the zoning code, subject to the agreement of the Board.

Staff recommends **APPROVAL** of the mural project with the following conditions:

1. A mural removal agreement shall be entered between the applicant and the City of Lake Worth. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County, prior to completion of the proposed mural.
2. The mural shall not contain any commercial messages of any kind.

CONSEQUENT ACTION

Approval of the mural application; approval with conditions; continue the hearing to a date certain to request additional information; or deny the mural application.

POTENTIAL MOTION

I MOVE TO APPROVE/DENY PZB PR NO. 16-00000001: Consideration of the proposed mural project for the building located at 101 North B Street with the conditions recommended by staff based upon the following criteria: the application meets/does not meet the intent of the City of Lake Worth Zoning Code regarding mural installation.

LOCATION MAP

Attachments:

1. **Mural Application**
2. **Justification Statement**
3. **Images and Placement Diagram**
4. **Artist Statements and Credentials**
5. **Mural Removal Agreement**
6. **Photograph – Proof of Sign Posting**

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
PZB CASE No. 15-0000002

Date of Preparation:	April 29, 2015
P&ZB Meeting Date:	May 6, 2015
Applicant:	Emily Theodossakos, Lake Worth CRA
Location:	1002 North Dixie Highway

DRAFT CONDITIONS OF APPROVAL
PZB CASE No. 15-00000002

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. This approval is pursuant to Sections 23.5-1 for the installation of a mural within the Mixed-Use Dixie East zoning district at 101 North B Street.

5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all issued permits.

Additional Conditions of Approval:

1. A mural removal agreement shall be entered between the applicant and the City of Lake Worth. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County, prior to completion of the proposed mural.

2. The proposed mural shall not contain any commercial message of any kind.

Artist Credentials

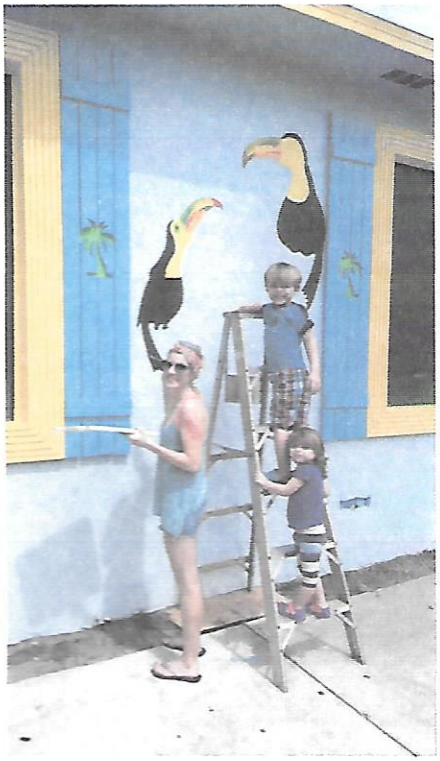
13

Christy Lebiedzinski age 29

FL resident for 2 years from NJ / Philly area. Born a self-taught artist, attended Burlington County college art and making the world a beautiful place is my passion. Planned to attend Art College before my two beautiful children came into my life.

Now I'm trying to one day have a mural/painting business of my own.

I currently live in Delray Beach in a single mother's community.

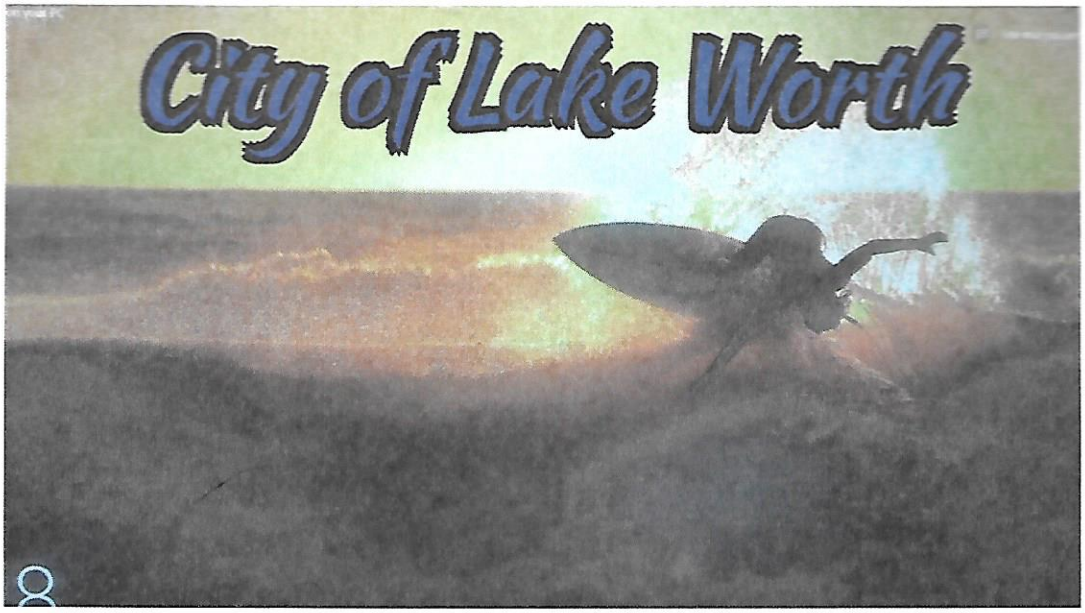


EAST SIDE - FACING B STREET

SUNSET WITH OCEAN

LUCERNE AVE - FACING SOUTH

TROPICAL JUNGLE



IDEA FOR FENCE

CITY OF LAKE WORTH – WHERE THE TROPICS BEGIN.

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City Of Lake Worth
Department for Community Sustainability
Planning, Zoning and Historic Preservation Division
1900 Second Avenue North · Lake Worth · Florida 33461· Phone: 561-586-1687

DATE: May 24, 2016

TO: Members of the Planning & Zoning Board

FROM: Curt Thompson, Senior Community Planner

Maxime Ducoste, Assistant Director for Planning and Preservation

SUBJECT: **PZB Project Number 16-00500014:** Consideration of a Conditional Land Use application from C.W.S. Restaurant to operate a bar with live entertainment. The proposed use will occur within the existing commercial located at the 522 Lucerne Avenue, (PCN# 38-43-44-21-15-024-0290) within the Downtown (DT) district.

Meeting Date: June 1, 2016

SYNOPSIS:

Applicant	C.W.S. (JEFF JOHN, AGENT)	
General location	522 Lucerne Avenue	
Zoning	DT; Downtown	
Existing land use	Commercial	
Future land use designation	Downtown Mixed Use (DMU)	
Applicable Municipal Code Sections	23.2-29, 23.3-6	
Board action required	Approve, Approve With Conditions, Deny the Request, Continue the request for additional information	
Staff Recommendation	Staff recommends approval of the Conditional Land Use subject to the attached conditions of approval	
	Name and Title	**Initials**

Project planner	Curt Thompson, Senior Community Planner	CT
Approved by	Maxime Ducoste, Planning and Preservation Manager	MD

PROPOSAL & ANALYSIS:

This is a 10,125 square foot lot (75 feet in width and 135 feet in depth, 0.232 acres) consisting of two, one story buildings. The principal building is located at the southwest corner of the site (1773.46 square feet in area). The principal building will house the restaurant with a bar area, with an estimated occupancy of 95 persons. The accessory building located at the northeast portion of the property (662.2 square feet in area) will be used for office purposes. The principal building was built in 1953 and the accessory building was built in 1935. The projected occupancy for the office building is estimated to be for seven (7) persons. The site also contains a parking area in the northwest portion of the site consisting of 12 parking spaces, two (2) of those spaces have been set-a-side for ADA accessible parking spaces. The existing parking area is accessed via a ten (10) foot wide alleyway adjacent to the site's north property line. The east and southeast portion of the site consist of an outdoor seating area. This outdoor area will have an outdoor bar, with outdoor seating. The estimated occupancy with be for 168 persons.

The City's Land Development Regulations ("LDRs") authorize the Planning & Zoning Board to grant a Conditional Use Permit subject to making two sets of findings detailed in Section 23.2-29(c) and (d). These include general and specific findings intended to ensure harmony of the proposed use both with the land development regulations as a whole as well as the surrounding existing uses.

The following analyzes the Applicant's request for a Conditional Land Use to establish an alternative option for students that have already dropped out of the traditional classroom in Palm Beach County, with a discussion about Property conditions and existing uses; operational characteristics of the proposed use; consistency of the proposed use with the comprehensive plan; and a narrative with respect to each of the required findings for a conditional land use.

Operational Characteristics:

The applicant has provided details concerning the operational characteristics of the business, as follows:

- Hours of operation: Monday through Friday 7:00 am to 1:00 am and on Saturday, 7:00 am to 2:00 am. For Sunday, the applicant is proposing 10:00 am to Midnight.

- There will be no outdoor storage.

Public Support/Opposition:

Staff has received no letters of support or letters of objection concerning the subject request.

Consistency with the Comprehensive Plan:

It is the opinion of Staff that the applicant's proposed use is consistent with the following components of the Comprehensive Plan:

1.1.3.6 Downtown Mixed Use:

The Downtown Mixed Use land use category is intended to provide for the establishment and expansion of a broad range of office, retail and commercial uses, including higher intensity commercial within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. All ground floor uses within the Downtown Mixed Use area shall be habitable. The implementing zoning districts are DT, MU-E, MF-20 and MF-30. Due to the commercial nature of this use, the addition of the live entertainment with the restaurant bar will be compatible with the Downtown Mixed Use (DMU) land use.

1.2.2.6 Locational Strategy for the Downtown Mixed Use Category:

The Downtown Mixed Use land use category is intended for mapping of areas considered to be the traditional downtown core. The area is primarily bounded on the north by 2nd Avenue North, the east by Golfview Road, the south by 1st Avenue South, and the west by H Street. This concentrated downtown core demonstrates a reasonably good potential for intensive use by office and retail establishments and shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promotes compact development, safe and pedestrian-friendly streets, and provides transportation choices. The applicant is proposing a mixture of food, beverages and live entertainment that will be compatible with locational strategy planned for the DMU category.

Section 23.2-29(d): General findings relating to harmony with LDRs and protection of public interest

1. The conditional use exactly as presented at the location where proposed will be in harmony with the uses which, under these LDRs and the future land use element, are most likely to occur in the immediate area where located.

Staff Response: The subject site is an ideal location in which to locate a restaurant and bar with live entertainment on one of the City's main streets (Lucerne Avenue). The site is located walking distance to other downtown retail uses and cultural venues in the City of Lake Worth which promotes this part of the City as an entertainment district. The proposed use shall be harmonious and compatible with the office, retail and commercial businesses which surround it. The proposed location therefore shall be in compliance with all applicable Land Development and meets the intent of the City's Comprehensive Plan and Future Land Use Element.

2. The conditional use exactly as proposed at the location where proposed will be in harmony with existing uses in the immediate area where located.

Staff Response: As outlined above, the proposed Conditional Use is compatible with the surrounding area, which already contains a mix of commercial, retail, cultural and entertainment facilities. The proposed use is in harmony with the surrounding area. The location at this site will further enhance the area by continuing to promote commercial activities in the area.

3. The conditional use exactly as proposed will not result in substantially less public benefit or greater harm than would result from use of the Property for some use permitted by right or some other conditional use permitted on the Property.

Staff Response: The Conditional Use request to allow a mixed use restaurant, bar and live entertainment venue to this location will not negatively impact the public benefit of cause harm and is an ideal location in which to allow this use. The area surrounding the subject site already has restaurants, bars and a variety of commercial and retail businesses that encourages a mixed –use future for the Downtown corridor. This use and subsequent development along Lucerne Avenue are compatible with the existing and future development in the surrounding area.

4. The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.

Staff Response: The Conditional Use request to allow a restaurant with a bar and live entertainment at the location will not result in a more intensive development in advance of the Future Land Use Element of the City's Comprehensive Plan. The scope of the mixed use at this site is strictly limited in size and the development will re-use the existing structure on the site and will enhance the area and further the objectives of the City.

Section 23.2-29(e): Specific standards for all conditional uses

1. The proposed conditional use will not generate traffic volumes or movements which will result in a significant adverse impact or reduce the level of service provided on any street to a level lower than would result from a development permitted by right.

Staff Response: The subject site is fully developed and the prior use involved a similar number of people when the site was used as a restaurant. The scope of the proposed use is limited to existing property. All of the patrons of this mixed use will use the existing on street and off-street parking areas in the downtown area. This scope of this use would not constitute a basis for the performance of a new traffic analysis.

2. The proposed conditional use will not result in a significantly greater amount of through traffic on local streets than would result from a development permitted by right and is appropriately located with respect to collector and arterial streets.

Staff Response: The subject location is fully developed and prior use involved a similar number of people. Given the size of the building and the site, the proposed use at the site will not create traffic on local streets at a significant level or create traffic on a local street greater than would result from a development permitted by right. A Collector and arterial street would not be affected.

3. The proposed conditional use will not produce significant air pollution emissions, or will appropriately mitigate anticipated emissions to a level compatible with that which would result from a development permitted by right.

Staff Response: The Conditional use as a mixed use restaurant, bar and live entertainment venue of limited scope will not produce air pollution or emission.

4. The proposed conditional use will be so located in relation to the thoroughfare system that neither extension nor enlargement nor any other alteration of that system in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The subject site is in close proximity to major thoroughfare systems near Dixie Highway and Lucerne Avenue. The location and surrounding parking areas are currently accessible from Lucerne Avenue. The granting of this conditional use will not result in a requirement to extend or enlarge or alter the thoroughfare system, or result in the incursion of public cost as compared with a development permitted by right.

5. The proposed conditional use will be so located in relation to water lines, sanitary sewers, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement nor any other alteration of such systems in a manner resulting in higher net public cost or earlier incursion of public cost than would result from development permitted by right.

Staff Response: The applicant is proposing to utilize an existing building, existing infrastructure, and due to the limited scope of this site, no adverse impact to infrastructure or public utilities will occur as a result of granting this conditional use.

6. The proposed conditional use will not place a demand on municipal police or fire protection service beyond the capacity of those services, except that the proposed facility may place a demand on municipal police or fire protection services which does not exceed that likely to result from a development permitted by right.

Staff Response: The granting of this conditional use shall not place a demand on municipal police or fire protection services beyond capacity. The location at this site is consistent with the development pattern of the area and will not have any adverse impact.

7. The proposed conditional use will not generate significant noise, or will appropriately mitigate anticipated noise to a level compatible with that which would result from a development permitted by right. Any proposed use must meet all the requirements and stipulations set forth in section 15.24, Noise control.

Staff Response: The granting of this conditional use application will not result in the creation of undesirable noise.

8. The proposed conditional use will not generate light or glare which encroaches onto any residential property in excess of that allowed in Section 23.4-10, Exterior lighting.

Staff Response: The proposed use does not involve any exterior, high intensity lighting, and will not create undesirable lighting impact on surrounding properties

Conclusion:

The analysis has shown that the required findings can be made with respect to the Conditional Land Use request. The Property has historically been utilized as a commercial property (restaurant), and the use as proposed shall be in harmony with the underlying zoning district and surrounding operating businesses.

CONSEQUENT ACTION:

The Planning and Zoning Board's decision will be final for the Conditional Land Use request. The Applicant may appeal the Board's decision on the Conditional Land Use request to the City Commission.

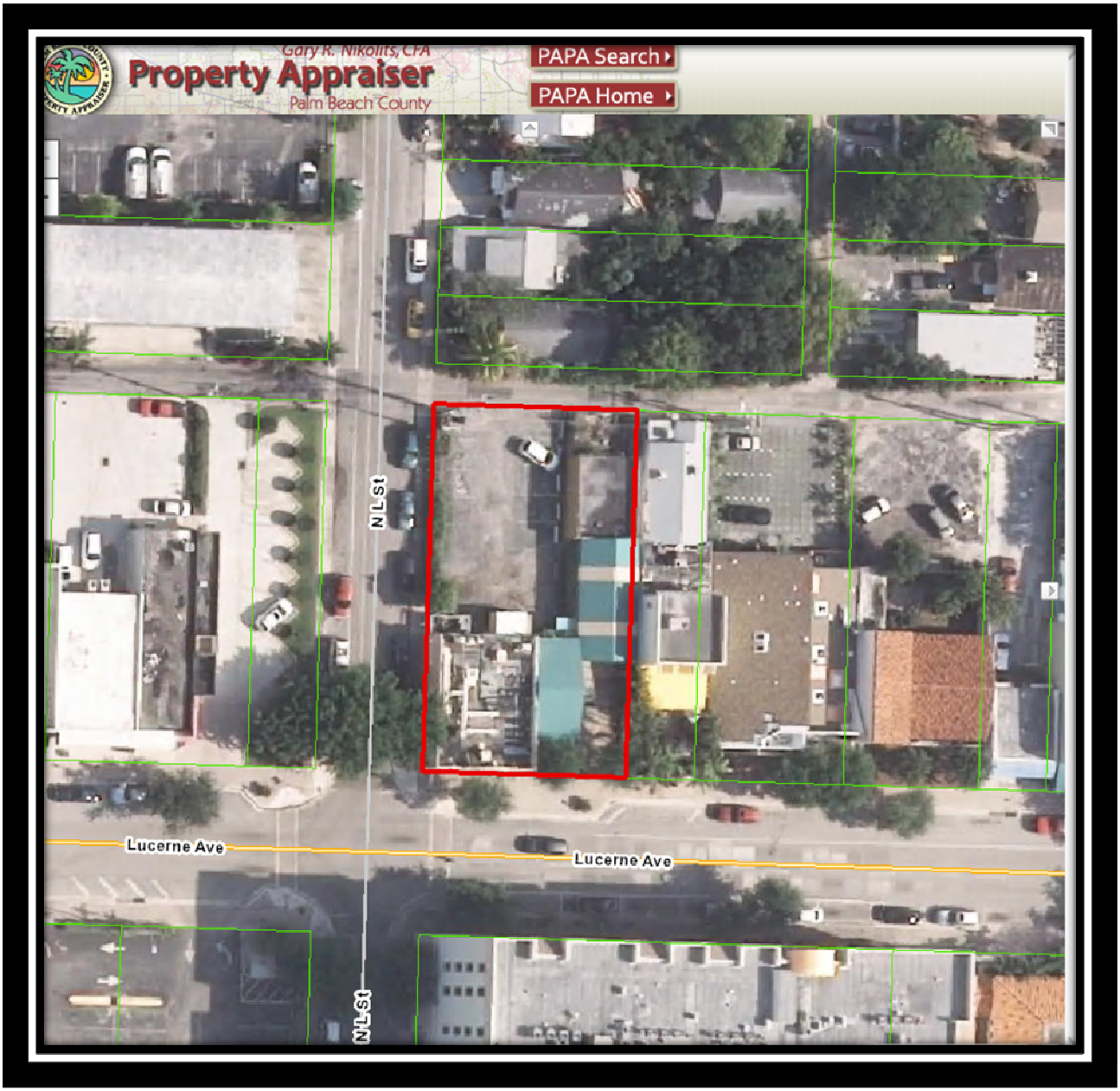
STAFF RECOMMENDATION:

Based on the findings outlined in the analysis, staff recommends that the Planning and Zoning Board approve the Conditional Land Use request to allow the applicant to operate a bar with live entertainment in conjunction with a restaurant. The proposed use will occur within the existing commercial building located at the 522 Lucerne Avenue, (PCN# 38-43-44-21-15-024-00290) within the Downtown (DT) district subject to the proposed Conditions of Approval.

POTENTIAL MOTION:

"I MOVE TO APPROVE/DENY/CONTINUE P&ZB Project No. 16-00500014: A request for a Conditional Land Use to establish a bar with live entertainment in conjunction with a restaurant at 522 Lucerne Avenue in the Downtown (DT) zoning district subject to the staff recommended Conditions of Approval."

LOCATION MAP



Attachments:

A. Conditions of Approval
B. Project Description
C. Conditional Use Statement
D. Floor Plans
E. Photos

DEPARTMENT FOR COMMUNITY SUSTAINABILITY
PLANNING, ZONING AND HISTORIC PRESERVATION DIVISION
CONDITIONS OF APPROVAL AND DEVELOPMENT INFORMATION FOR
PZB CASE No. 16-00500014

Date of Preparation:	**May 23, 2016**
P&ZB Meeting Date:	**June 1, 2016**
Applicant:	**CWS Lounge**
Location:	**522 Lucerne**

CONDITIONS OF APPROVAL
PZB CASE No. 16-00500014

Standard Conditions of Approval:

1. The issuance of any permits shall comply with all provisions of the Lake Worth Municipal Code and all other applicable Codes including but not limited to the Florida Building Code.

2. Unless construction has commenced pursuant to a building permit, or a time extension is granted in accordance with Code, this application shall expire one (1) year from Planning & Zoning Board Approval.

3. No Certificate of Occupancy shall be granted until all conditions of approval have been satisfied.

4. This approval is for a conditional land use pursuant to Sections 23.2-29 for a Conditional Use Permit approval to allow for a restaurant and bar with live entertainment within the Downtown (DT) Zoning District, within a +\- 1,748 square foot building and a +/- 2,734 square foot patio area on a +/- 10,125 square foot site within the Downtown (DT) Zoning District, at 522 Lucerne Avenue. This use must operate in compliance with all state and local laws that govern this use.

5. In the event of a legal challenge to this approval, the applicant shall be responsible for all costs to defend the action of the city in approving any and all permits related to this application. Should the applicant fail to enter into an agreement fund the costs of litigation, the city, at its discretion, may rescind this approval and revoke all permits issued.

Additional Conditions of Approval:

Planning and Zoning

1. No outdoor storage shall be permitted on the property without the request and approval of a separate conditional land use application.

2. All signage shall comply with the requirements of Section 23.5-1 Signs, and shall require approval of a building permit application before installation.

3. All fully operated activities shall occur within the site's property lines, within the existing structure

and within the patio area.

4. The subject site shall remain clear and clean of any trash or debris when the business has closed for the day.

5. Any activities associated with the operation of the business shall emit no more than sixty-five (65) dBA or dBC (whichever frequency is higher) between the hours of 11:00 p.m. and 8:00 a.m. Sunday through Thursday, a measured sound level not to exceed eighty-five (85) dBA or dBC (whichever frequency is higher) between the hours of 8:00 a.m. and 11:00 p.m. Sunday through Thursday; and a measures sound level which does not exceed sixty-five (65) dBA or dBC between the hours of 12:00 a.m. and 8:00 a.m. Friday through Saturday and a measured sound level that does not exceed eighty-five (85) dBA or dBC (whichever frequency is higher) between the hours of 8:00 a.m. and 12:00 a.m. Friday through Saturday. Noise shall be measured from the curb or property line closest to the source of noise with a 30-second reading. When a sound level meter is not available, noise that is plainly audible one hundred fifty (150) feet from the real property line of the source of the sound or noise shall be deemed a violation.

6. The hours of sale of alcoholic beverages of more than one (1) percent of alcohol by weight shall be from 12:00 a.m. (midnight) to 2:00 a.m., and 7:00 a.m. to 11:59 p.m., each day.

7. Coordinate with the Public Services Department to provide an approved designated location for dumpster/waste receptacle(s), if necessary. The Public Service Department can be reached at 561-533-7334 or 561-586-1720.

Approved by:

_____

Maxime Ducoste
Assistant Director for Planning and Preservation

My name is Jeff John, owner of C.W.S. Bar + Kitchen. We are extremely pleased and excited about being part of the Lake Worth Community. We believe in the vision of this city and the basis that it was founded on. Our goal is to complement the vision of the city and create a community gathering place that all residents and non-residents can enjoy. With that in mind we feel that we can bring more people here and expose them to the beautiful city of Lake Worth.

I would like to highlight some positive facts that C.W.S. will be bringing to town:

1. We are cleaning up an abandoned property that was sitting for several years on a main street of the city. Not only cleaning it up, but opening the doors with a beautiful unique buildout that will complement the vision of this great city. We are creating a multifaceted experience the city of Lake Worth will be proud of with local vendors, businesses and talent (our staff). We have built our company with a strong local community foundation.

2. C.W.S. will elevate the food and beverage experience in Lake Worth. Times are changing and evolving, as well as tastes and interests and C.W.S. plans to introduce that to the market. We plan to set a standard of operations and service to this town that can be modeled after, helping create the destination Lake Worth is becoming.

3. Most importantly, C.W.S. has created over forty plus jobs in the city of Lake Worth with various positions in the hospitality industry bringing the culinary, music and artistic communities together. As we evolve and grow in the community, so will the opportunities for more jobs and grow of the city as well.

4. We are 100% on board with the artistic community vision of Lake Worth. We plan to further this movement by engaging local artists and musicians with the culinary community to bring together new gatherings and festivals benefiting all involved.

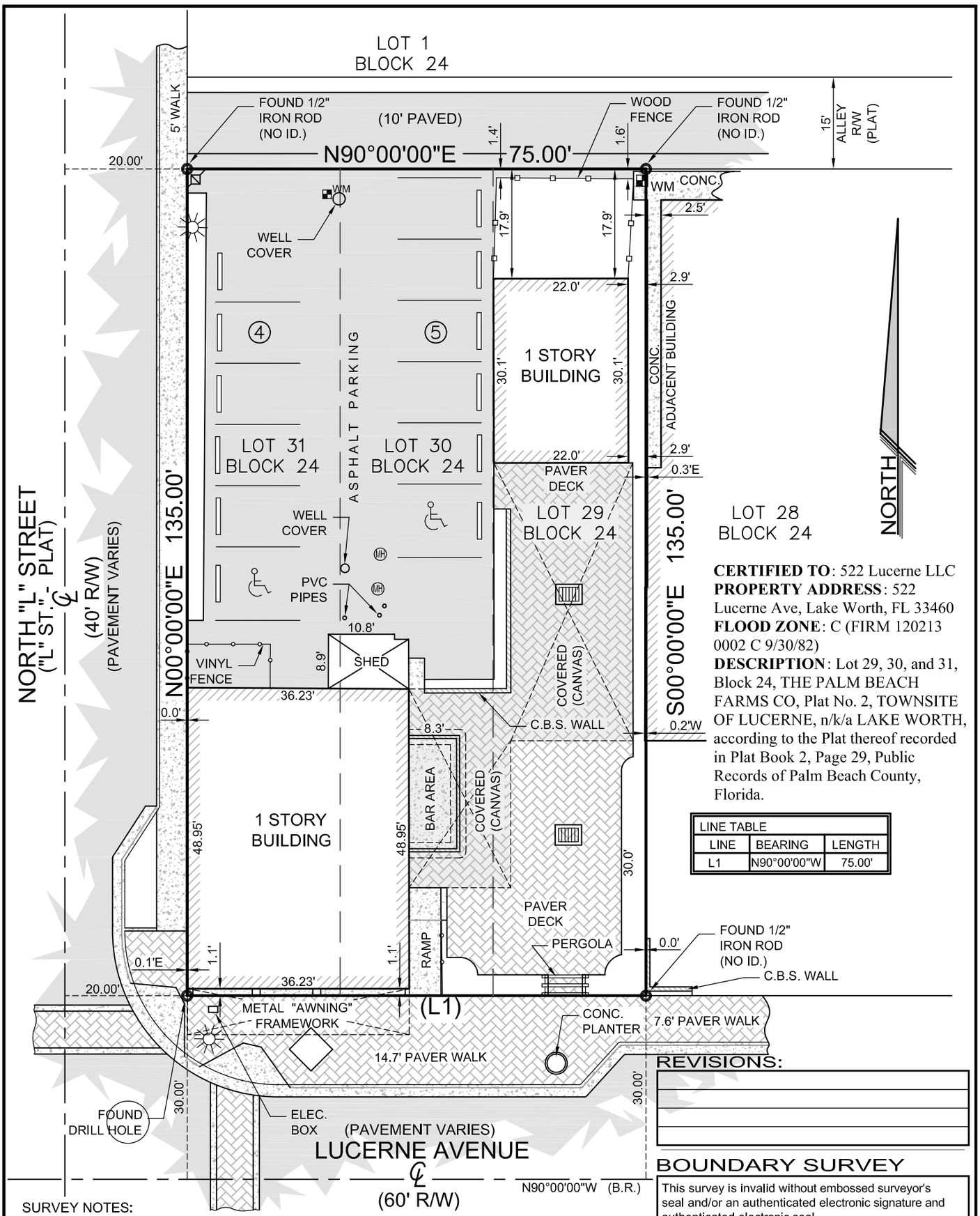
In Fort Lauderdale, 3J-Hospitality runs a 35,000 square foot facility that has been instrumental in creating multiple annual events (example: we own and operate the Mad Decent Block Party, a 13,000+ festival successfully for the past 5 years) based around fun, family, music and arts and we plan to do the same here in Lake Worth. We actively work in concert with the City of Fort Lauderdale, the FRLA, Downtown Himmarshee's business District, local and county Police & Fire Rescue, GFL Chamber of Commerce and other city municipalities.

We will be supporting our community through strategic partnerships with the Lake Worth business district, neighborhoods and not for profit organizations. We participated in this year's

Street Painting Festival and Pride Festival before we opened. We are currently joining our neighbors to plan the first annual Mango Festival on June 11th. We envision events like the Garlic Festival, Bacon & Bourbon Fest, 4th of July Party, Halloween/Day of the Dead, Themed Block Parties, NYE events all in our hometown community.

We have a very strong strategic philanthropy plan that allows us to actively support our local charities and really make a difference. Partners include Junior Achievement of South Florida (JA World Uncorked), Special Olympics of Broward (Jack's Joint), United Way of Broward, American Lung Association (Las Olas Wine & Food Festival), Broward Health Foundation (Glamathon), Winterfest Boat Parade, Riverwalk Fort Lauderdale and many more. To date we have helped raise over $5 million net dollars to allow these organizations to implement their programs.

In conclusion, C.W.S. wants to be viewed as an entity that is community based, supports our local residents and business neighbors with education, clean up, modernization & event support/creation. We will provide a fun and safe environment for our locals to enjoy, while bringing people to our town to enrich other businesses and retailers as well as the Lake Worth community.



CERTIFIED TO: 522 Lucerne LLC
PROPERTY ADDRESS: 522 Lucerne Ave, Lake Worth, FL 33460
FLOOD ZONE: C (FIRM 120213 0002 C 9/30/82)
DESCRIPTION: Lot 29, 30, and 31, Block 24, THE PALM BEACH FARMS CO, Plat No. 2, TOWNSITE OF LUCERNE, n/k/a LAKE WORTH, according to the Plat thereof recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"W	75.00'

REVISIONS:

BOUNDARY SURVEY

This survey is invalid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

SURVEY NOTES:
1.) Subject Lot Area = 10,125 Sq, Ft. or 0.232 Acres.
2.) Lands shown hereon were not abstracted by this office for easements, right-of-ways, or other instruments of record.
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firm's "Certificate of Authorization" number is "L.B.#6838".

LEGEND:

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

SCALE:	1" = 20'	REF:	S72/2
DRAWN BY:	PICARD	PREV. JOB NO'S.	
FIELD WK:	M.M. / B.M.	JOB NO.	Y150435
DATE:	05/12/2015	S - 47,539	

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

C.W.S. LOUNGE

RESTARAUNT / LOUNGE TENANT IMPROVEMENT

522 LUCERNE AVENUE

LAKE WORTH, FLORIDA

REVISIONS		
REF.	DATE	BY
2	4-20-16 FIELD REVISION	M.S.F.

Thomas M. Kelaher PE.
Florida P.E. # 40159
1108 S.E. 14 TERR.
Deerfield Beach, Fl. 33441
Phone ◦ (954) 360-9628
Fax ◦ (954) 360-0173

PROJECT DATA

CODE DATA:	
TENANT AREAS (GROSS):	
EXISTING (UNCHANGED) BUILDING "A"	1,748 (GROSS) SQ. FT.
EXISTING (UNCHANGED) BUILDING "B"	660 (GROSS) SQ. FT.
EXISTING (UNCHANGED) OUTDOOR PATIO AREA	2,734 (GROSS) SQ. FT.
TOTAL BUILDING AND PATIO AREA	5,142 (GROSS) SQ. FT.
BUSINESS TYPE	RESTARAUNT / BAR
FBC (EXISTING BUILDING) ALTERATION LEVEL	LEVEL 2
EXISTING BUILDING CONSTRUCTION TYPE	TYPE III UN-PROTECTED
2 OCCUPANCY CLASSIFICATION PER FBC 303.1	GROUP A-2
OCCUPANT LOAD BLDG "A"	
OCCUPANT LOAD – 643 SQ. FT. INDOOR CUSTOMER SERVICE AREA (NET) (7 SQ. FT. / PERSON PER TABLE 1004.1.1) OCCUPANT LOAD INCREASED PER FBC 1004.2	92 PERSONS
OCCUPANT LOAD – 578 SQ. FT. INDOOR BACK OF HOUSE AREA (GROSS) (200 SQ. FT. / PERSON PER TABLE 1004.1.1)	3 PERSONS
TOTAL BLDG "A" OCCUPANT LOAD	95 PERSONS
OCCUPANT LOAD BLDG "B"	
OCCUPANT LOAD – 660 SQ. FT. INDOOR OFFICE AREA (GROSS) (100 SQ. FT. / PERSON PER TABLE 1004.1.1)	7 PERSONS
TOTAL BLDG "B" OCCUPANT LOAD	46 PERSONS
OCCUPANT LOAD "OUTDOOR COURTYARD"	
OCCUPANT LOAD – 2508 SQ. FT. OUTDOOR CUSTOMER SERVICE AREA (NET) (15 SQ. FT. / PERSON PER TABLE 1004.1.1)	167 PERSONS
OCCUPANT LOAD – 120 SQ. FT. INDOOR BACK OF HOUSE AREA (GROSS) (200 SQ. FT. / PERSON PER TABLE 1004.1.1)	1 PERSONS
TOTAL OUTDOOR OCCUPANT LOAD	168 PERSONS
FURTHEST TRAVEL DISTANCE ALLOWED PER TABLE 1016.1	200'-0" (UN-SPRINKLED)
FURTHEST TRAVEL DISTANCE PROVIDED	97'-0" (COURTYARD)
2 TOTAL # OF EXITS REQUIRED (BLDG "A") PER TABLE 1021.2	2
TOTAL # OF EXITS PROVIDED (BLDG "A")	2

SCOPE OF WORK:

1. TENANT IMPROVEMENTS TO EXISTING RESTAURANT / BAR.

REFERENCED CODES:

2014 FLORIDA BUILDING CODE AND SUPPLEMENTS
2010 NATIONAL ELECTRIC CODE
2014 FLORIDA MECHANICAL CODE
2014 FLORIDA PLUMBING CODE
2014 FLORIDA FIRE PREVENTION CODE
AMERICANS WITH DISABILITIES ACT
ALL LOCAL ORDINANCES HAVING JURISDICTION.

LOCATION PLAN
N.T.S. NORTH

List Of Drawings

Cover Sheet TS-1
General Notes A1.0
Site Plan & General Notes A1.1
Demolition Plan A2.0
Construction Plan A2.1
Equipment Plan A2.2
Life Safety Plan A2.3
Reflected Ceiling Plan A2.4
Exterior Elevations A3.0
Wall Sections & Details A3.1

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACOU	ACOUSTICAL
APC	ACOUSTICAL PANEL CEILING
ADD	ADDENDUM
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL, ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
∠	ANGLE
ANOD	ANODIZED
ARCH	ARCHITECT (URAL)
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BRG	BEARING
BLDG.	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CLG	CEILING
CEM	CEMENT
CER	CERAMIC
CT	CERAMIC TILE
CIR	CIRCLE
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
CORR	CORRUGATED
CRS	COURSE (S)
CFM	CUBIC FEET PER MINUTE
CU.FT.	CUBIC FOOT
CYD	CUBIC YARD
DEMO	DEMOLISH DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA,	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWN SPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EA	EACH
E	EAST
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
ELEV	ELEVATION
EL	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXPJT, EJ	EXPANSION JOINT
EXT	EXTERIOR
FIN	FINISH (ED)
FFE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FL	FLOOR (ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FND	FOUNDATION
FR	FRAME (D), (ING)
FUR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GB	GRAB BAR
GWB	GYPSUM WALLBOARD
HDW	HARDWARE
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
H	HIGH
HM	HOLLOW METAL
HMF	HOLLOW METAL FRAME
HORZ	HORIZONTAL
HB	HOSE BIBB
HR	HOUR
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE (D) (ING)
INSUL	INSULATION
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LLV	LONG LEG VERTICAL
LLH	LONG LEG HORIZONTAL
LT	LIGHT
LVR	LOUVER
MH	MANHOLE
MFR	MANUFACTURE (ER)
MKBD	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC (AL)
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO, #	NUMBER
OC	ON CENTER (S)
OPG	OPENING
OPP	OPPOSITE
OA	OVERALL
OH	OVERHEAD
OZ	OUNCE
OD	OUTSIDE DIAMETER
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PKG	PARKING
PVMT	PAVEMENT
PLAS	PLASTIC
PLAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PREFAB	PREFABRICATE (D)
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS
RL	RAIL (ING)
RR	RAILROAD
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
RH	RIGHT HAND
R/W	RIGHT OF WAY
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SH	SHELF, SHELVING
SIM	SIMILAR
SLD	STUDENT LEARNING DISABILITIES
SC	SOLID CORE
S	SOUTH
STC	SOUND TRANSMITTANCE COEFFICIENT
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STREET
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
T/SL	TOP OF SLAB
T/ST	TOP OF STEEL
T/W	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
YD	YARD

C.W.S. LOUNGE
RESTAURANT / LOUNGE TENANT IMPROVEMENT
522 LUCERNE AVENUE
LAKE WORTH, FLORIDA

DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET
TS-1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

2. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, AND SHALL NOTIFY ARCHITECT OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS OR THE SPECIFICATIONS SHALL BE CORRECTED BY THE G.C. AT NO EXPENSE TO THE OWNER OR ARCHITECT.

3. THE GENERAL CONTRACTOR (GC) SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

4. IN CASE OF CONFLICT BETWEEN ARCHITECTS AND ARCHITECTS DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.

5. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY/TENANTS SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOURS BASIS TO BE COORDINATED WITH THE OWNER/LANDLORD.

6. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETING THEIR SCOPE OF WORK. THE ARCHITECT, AND GENERAL CONTRACTOR SHALL DISCUSS THE REMOVAL OF THESE UTILITIES. WHEN REMOVAL IS APPROVED BY THE ARCHITECT, THE GENERAL CONTRACTOR SHALL DISCONNECT THE SPECIFIED UTILITY, CUT BACK TO THE SOURCE (OR PERIMETER OF LEASE SPACE) AND CAP. ALL BUILDING PENETRATIONS RESULTING FROM THE REMOVAL SHALL BE SEALED WITH NEW CONSTRUCTION TO MATCH ADJACENT BUILDING FINISHES.

7. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

8. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE OF SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.

9. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.

10. WORK AREAS ARE TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE SECURITY.

11. THE G.C. SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. ICLUDING HEALTH DEPT.

12. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.),ONE NOTE ON ONE LOCATION ON THE DRAWING OR SPECS IS GOOD FOR ALL SUCH SIMILAR CONDITIONS ANYWHERE IN THE DRAWINGS

13. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO ARCHITECT FOR DISTRIBUTION (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION, REFER TO PROJECT MANUAL FOR SPECIFIC PROCEDURES.

14. THE G.C. SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND TO THE SATISFACTION OF LOCAL FIRE MARSHALL.

15. ALL WORK SHALL BE COORDINATED BY THE G.C. INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES, ETC.

16. THE SCOPE OF WORK AND ADJACENT AREA (INCLUDING "ACCESSIBLE PATH" AND LOBBY WHERE IT APPLIES TO THIS WORK) SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE G.C.

17. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS, IN THE CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS.

18. ACCESS PANELS, CLEANOUTS, AND THE LIKE SHALL BE MAINTAINED FOR EXISTING BUILDING SYSTEMS.

19. THE G.C. SHALL HAVE A FULL-TIME REPRESENTATIVE ON SITE AT ALL TIMES WHILE CONSTRUCTION ACTIVITIES ARE OCCURING ON SITE.

20. G.C TO VERIFY THAT EXISTING CONCRETE FLOORS ARE LEVEL, SMOOTH, AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATINS IN FLOOR LEVEL GREATER THAN 1/4" IN 10'-0" TO THE ARCHITECT, AND PATCH AND REPAIR FOR RECEIPT OF NEW FINISH.

21. G.C. SHALL INSPECT, TEST AND DISCONNECT UTILITY SERVICES AT MAIN SOURCE OR MAIN BRANCH. G.C. SHALL SECURELY CAP AND/OR VALVE-OFF UTILITY SERVICE BEHIND FINAL FINISHED SURFACES OF INTENDED CON-STRUCTION OR, ONLY WHEN NOTED, AT FINISHED FACE PRIOR TO DEMO-LITION OPERATIONS. UTILITY SERVICE SHALL BE DEFINED AS PLUMBING, HVAC, ELECTRICAL, AND FIRE PROTECTION SYSTEMS. G.C. SHALL INDICATE PERMANENTLY ABANDONED UTILITIES ON A RECORD SEPIA TO SERVE AS PART OF THE "AS BUILT" SET.

22. THE G.C. SHALL FORWARD COPIES OF ALL TRANSACTIONS (IE. THOSE LISTED IN NOTE #11.) TO THE ARCHITECT PRIOR TO COMMENCING WORK.

23. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.

24. THE G.C. SHALL INFORM ARCHITECT OF ANY EXISTING THRESHOLDS WITH ELEVATION VARIATIONS GREATER THAN 1/4".

25. THE G.C. SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS, AND OTHER EXISTING CONDITIONS PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBERS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO BEGINNING WORK.

26. THE G.C. SHALL BE RESPONSIBLE FOR PROVIDING AND BLOCKING AS REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.

27. THROUGHOUT THE DRAWINGS ARE ABBREVIATIONS WHICH ARE IN COMMON USE. THE LIST OF ABBREVIATINS PROVIDED IS NOT INTENDED TO BE COMPLETE OR REPRESENTATIVE OF CONDITIONS OR MATERIALS ACTUALLY USED ON THE PROJECT. THE ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.

28. DO NOT SCALE THE DRAWINGS.

29. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS AS WELL AS SHOP DRAWINGS BEFORE PROCEEDING WITH THE WORK.

30. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS THROUGH RATED PARTITIONS. FIRE DAMPER ASSEMBLIES INCLUDING SLEEVES AND INSTALLATION PROCEEDURES SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

31. ALL SINKS, LAVATORIES, TOILETS, ETC., ARE TO BE EQUIPPED WITH WATER FLOW RESTRICTING DEVICES TO LIMIT WATER FLOW TO PER CODE

32. SEE ELECTRICAL MECHANICAL DRAWING FOR ADDITONAL NOTES AND INFORMATION.

33. QUANTITY AND LOCATION OF THERMOSSTATS SHALL BE APPROVED BY ARCHITECT.

34. SUBMIT PROPOSED LOCATION FOR FIRE/LIFE SAFETY, SPRINKLER HEADS, SPEAKERS, AND ANY OTHER EQUIPMENT THAT IS VISIBLE TO THE ARCHITECT FOR REVIEW PRIOR TO LAY-OUT IN THE FIELD. OBTAIN BACKGROUNDS FROM EACH SUBCONTRACTOR AND SHOW THE RELATIONSHIP OF YOUR TRADE WITH ALL OTHER TRADES IN THE SUBMITTAL.

34. WOOD MATERIALS SHALL MEET APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED WOOD IN ACCORDANCE WITH LOCAL BUILDING CODES.

35. SEPARATE PLANS FOR ALL FIXED AND MOBILE FIRE PROTECTION EQUIPMENT (SUCH AS STANDPIPES, SPRINKLER SYSTEMS) AND FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH THE CODES. STANDPIPE SYSTEMS SHALL COMPLY WITH CODES.

36. THE CONSTRUCTION, REMODEL OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CODES.

37. ALL FIRE ALARM SYSTEMS SHALL BE INSTALLED IN COMPLIANCE WITH CODES.

ACCESSIBILITY NOTES

NOTE: FOLLOWING ARE FLORIDA ACCESSIBILITY GUIDELINES ONLY. LISTED ITEMS DO NOT REPLACE OR AMEND AND ARE FOR G.C. INFORMATION FEDERAL, STATE, OR LOCAL CODES.

1. ALL ACCESSIBLE DOORS TO HAVE A 24" CLR. HORIZONTAL OPEN SURFACE AREA AT THE STRIKE SIDE / PULLSIDE OF DOORS. ALL INTERIOR DOORS TO HAVE 18" CLEAR AT THE STRIKE SIDE/PULLSIDE OF DOORS. PROVIDE 12" CLR. HORIZONTAL CLEAR SURFACE ON THE PUSH SIDE/STRIKESIDE.

2. ALL EMERGENCY EXITING ALARMS AND SIGNAGE TO COMPLY WITH FEDERAL, STATE AND MUNICIPAL CODES FOR ACESSIBILITY.

3. GENERAL CONTRACTOR TO ALLOW FOR APPLIED FINISH DIMENSIONS IN ADDITION TO STANDARD ONSTRUCTION TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANACES PER DRAWINGS AND/OR ADA GUIDELINES.

4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2". WHEN THESE CHANGES DO OCCUR, THEY SHALL BE BEVELLED W/A SLOPE NO GREATER THAN 1:2, EXCEPT LEVEL CHANGES NOT EXCEEDING 1/4" VERTICAL.

5. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS, MEASURED WITH THE PUSH/PULL EFFORT APPLIED AT RIGHT ANGLES TO THE DOORS.

5. ALL FLOORS MUST MEET ADA OR FAC FRICTIONAL REQUIREMENTS

CEILING NOTES

1. LOCATIONS OF FIXTURES, REGISTERS, SWITCHES, ETC., SHALL BE AS SHOWN ON THESE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING CONSTRUCTION. REFER TO MECHANICAL, ELECTRICAL, AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.).

2. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, DUCTS STRUCTURAL ELEMENTS AND OTHER APPLICABLE ITEMS. NOTIFY ARCHITECT OF INADEQUATE CLEARANCES FOR CEILING LAYOUT.

3. ALL REGISTERS AND LIGHTING FIXTURES SHALL OCCUR WITH GRID LINES AND SPRINKLER HEADS, INCANDESCENT FIXUTRES, OR OTHER CEILING ELEEMTNS SHALL BE LOCATED ON THE CENTERLINE OF ACOUSTICAL UNITS, UNLESS OTHERWISE NOTED.

4. QUANTITY AND LOCATION OF THERMOSTATS SHALL BE DETERMINED BY HVAC ARCHITECT. REF. MECHANICAL DRAWINGS.

5. SUBMIT FIRE SPRINKLER LAYOUT FOR COORDINATION BY ARCHITECT/ ARCHITECT. PATTERN OF SPRINKLER LAYOUT SHALL COORDINATE WITH PATTERN OF LIGHTING LAYOUT AND OTHER CEILING COMPONENTS.

6. NO ACCESS PANELS ARE ALLOWED IN GYPSUM BOARD CEILINGS (IF ANY). ANY SERVICE/EQUIPMENT REQUIRING ACCESS SHOULD BE LOCATED IN AREAS WITH OPEN OR LAY-IN CEILINGS.

7. PROVIDE RECESSED SPRINKLER HEAD AND COVER PLATES AT GYPSUM BOARD CEILINGS (IF ANY). COVERPLATES ARE TO BE FACTORY FINSIHED TO BEST MATCH THE COLOR OF THE ADJACENT CEILING. PROVIDE SEMI-RECESSED SPRINKLER HEADS AND ESCUTCHEONS AT LAY-IN CEILING. ESCUTCHEONS COLOR TO BE WHITE.

8. UNLESS OTHERWISE NOTED, LOCATE LIGHT FIXTURES AND CONNECTIONS POINTS, FIRE/LIFE SAFELY DEVICES AND SPRINKLER HEADS IN THE CENTER OF CEILING TILES.

9. SUBMIT PROPOSED LOCATION FOR FIRE/LIFE SAFETY, SPRINKLER HEADS, SPEAKERS, AND ANY OTHER EQUIPMENT THAT IS VISIBLE TO THE ARCHITECT FOR REVIEW PRIOR TO LAY-OUT IN THE FIELD. OBTAIN BACKGROUNDS FROM EACH SUBCONTRACTOR AND SHOW THE RELATIONSHIP OF YOUR TRADE WITH ALL OTHER TRADES IN THE SUBMITTAL.

10. CHALK OUT THE LOCATIONS OF ALL CRITICAL & TYPICAL LIGHT FIXTURES SPRINKLER HEADS & FIRE/LIFE SAFETY DEVICES ONLY. VERIFY IN THE FIELD FOR REVIEW BY THE ARCHITECT. THE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATIONS UPON THIS REVIEW.

11. ARCHITECTS REFLECTED CEILING PLAN TAKES PRECEDENCE OVER ARCHITECTS PLANS FOR LOCATIONS OF LIGHTS, SWITCHES AND EXIT LIGHTS.

12. LOCATIONS OF LIGHT FIXTURES DICTATES FRAMING OF GYPSUM BOARD CEILINGS (IF ANY) AND NEEDS TO BE COORDINATED.

13. LOCATE CEILING MOUNTED HVAC DIFFUSERS AND GRILLS A MINIMUM OF 18" HORIZONTALLY AWAY FROM WALLS, SHELVING, FILES AND UPPER CABINET UNITS AS SHOWN ON PLANS.

14. PROVIDE RATED CONSTRUCTION AROUND ALL DUCTWORK AND TELEPHONE AND DATA CONDUIT THAT PENETRATS RATED CONSTRUCTION.

15. ORDER AND INSTALL ALL COVE AND STAGGERED STRIP LIGHTING (IF USED) TO PROVIDE EVEN LIGHT DISTRIBUTION WITHOUT DARK SPOTS.

16. SEE ARCHITECTING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

17. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND AL OTHER APPLICABLE ITEMS: INSTALL APPLICABLE NEW PLUMBING, MECHANICAL FANS, DUCTS, CONDUITS, AND OTHER RELATED AND APPURTENANT ITEMS SO AS NOT TO CONFLICT WITH ANY FIELD CONDITIONS.

18. IF CONFLICT SHOULD OCCUR FOR CEILING LAYOUTS BETWEEN MECHANICAL, ELECTRICAL, OR FIRE PROTECTION WORK, CONTACT ARCHITECT IMMEDIATELY FOR CLARIFICATION.

19. LOCATION OF LUMINAIRES AND OTHER ITEMS AS SPECIFIED ON REFLECTED CEILING PLAN AND RELATED DOCUMENTS, SHALL NOT BE CHANGED WITHOUT APPROVAL, IN WRITING, BY ARCHITECT

20. PROVIDE ADEQUATE CLEARANCES FOR FIXTURES, DUCTS, CEILINGS AND RELATED AND APPURTENANT ITEMS NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR SLAB.

21. INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELLED DEVICES THROUGHOUT, AS REQIORED.

22. SUBMIT GRILLES AND OTHER CEILING ELEMENTS TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

24. INSTALL INCANDESCENT LUMINAIRES AND OTHER FIXTURES ON CENTER OF CEILING TILE, UNLESS OTHERWISE NOTED.

26. INSTALL SPRINKLER HEADS SYMMETRICALLY AND HARMONIOUSLY IN ALIGNMENT WITH RESPECT TO LUMINAIRES AND OTHER CEILING FIXTURES, U.O.N.

PARTITION NOTES

1. CONTACTOR SHALL NOT SCALE DIMENSIONS. WRITTEN DIMENSIONS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN.

2. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM ARCHITECT.

3. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED: VERIFY DIMENSIONS AND ORIENTATIONS.

4. VERIFY PARTITION THICKNESS FOR INTERNAL INCLUSIONS. SUCH AS PLUMBING, AND CORRECT INSTALLATION OF PANELS, BOXES, ETC., WITH ARCHITECT.

5. NOT USED

6. ALL PARTITIONS ARE DIMENSIONED FINISHED-FACE-TO-FINISHED-FACE, UNLESS OTHERWISE NOTED ON PLANS.

7. CENTER PARTITIONS ON WINDOW MULLIONS WHEREVER PARTITIONS EXTEND TO PERIMETER WALLS.

8. ALL DIMENSIONS TO EXTERIOR STOREFRONT WALLS ARE TO INSIDE FACE OF WINDOW MULLION.

9. ALL HEIGHTS ARE DIMENSIONED FROM FINSIHED FLOOR, U.O.N.

10. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

11. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS U.O.N.

12. CONTRACTOR SHALL LAY OUT ALL WALL AND DOOR LOCATIONS FOR ARCHITECT'S REVIEW AND MALL APPROVAL PRIOR TO CONSTRUCTION

13. NOT USED.

14. UNLESS OTHERWISE NOTED DOORS HALL BE LOCATED THE MINIMUM DISTANCE FROM ADJACENT WALL TO ALLOW FOR 90 DEGREE SWING.

15. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ARCHITECT OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK.

16. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.

17. FILL AND/OR PATCH HOLES IN EXIST. COLUMNS, BEAMS, AND CEILINGS WHICH REMAIN EXPOSED. SAND SMOOTH READY FOR PAINT BY FUTURE TENANT.

18. FINISH ALL PARTITIONS TO RECIEVE FUTURE FINISH BY TENANT BY SEPERATE PERMIT.

19. NOT USED

20. CONTRACTOR TO COORDINATE HEIGHT, STUD SPACING AND BRACING OF ALL PARTITIONS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

21 DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, UNLESS OTHERWISE NOTED.

22 GRID LINES ARE SHOWN FOR VISUAL REFERENCE TO BASE BUILDING PLANS. CONTACT BASE BUILDING ARCHITECT FOR ORIGINAL PLANS AND VERIFY EXISTING CONSTRUCTION WITH ALL PLANS PRIOR TO PROCEEDING.

MATERIAL FLAME SPREAD RATING

GYPSUM

USG 5/8" TYPE X GYP. BD WITH 3-1/2" METAL STUDES: ASTM E-84 UNDER THE HILL-BURTON ACT. IT HAS A FLAME SPREADE RATE OF 15, FULE CONTRIBUTION OF 15, AND SMOKE DENSITY OF 0

ACOUSTICAL CEILINGS

RADAR CLIMAPLUS LAY-IN 2 X 4 PANELS. WHITE.
FLAME SPREAD RATING OF 25, FUEL CONTRIBUTION OF 45, AND SMOKE DENSITY OF 0.

CODE NOTES

1. ALL WORK SHALL CONFORM TO F.B.C. 2004 INCLUDING AMMENDMENTS. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATIONS OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS INCLUDING HEALTH DEPT.

2. ALL EXIT CORRIDORS SHALL BE 44" CLEAR MINIMUM.

3. PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE FIRE MARSHALL.

4. ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, NO DEADBOLTS, NO SLIDING BOLTS, ETC.

5. NOT USED.

6. ALL HAND ACTIVATED DOOR HARDWARE SHALL BE LEVER TYPE HARDWARE.

7. PRIMARY PATH OF EGRESS TRAVEL MUST COMPLY WITH ADA
   A) BOTTOM 10" OF NEW DOORS TO HAVE SMOOTH UNINTERRUPTED SURFACES
   B) CLOSERS TO BE ADJUSTED TO MAXIMUM 8 LBS. PULL ON EXTERIOR DOORS AND 5 LBS. ON INTERIOR DOORS.
   C) PATH OF TRAVEL SHALL BE CONTINUOUS COMMOM SURFACE NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL EXCEEDING 1/2"

8. FLOOR LEVEL EXIT SIGNS, EXIT MARKERS AND EXIT PATH MARKINGS SHALL BE PROVIDED PER CODE.

9. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER SPACES BY A WALL HAVING A FIRE – RESISTIVE RATING OF NOT LESS THAN ONE HOUR. THE SEPARATION WALL SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR ABOVE. CONNECTION OF WALL TO UNDERSIDE OF THE FLOOR MUST ALSO BE SMOKETIGHT.

10. NOT USED

11. DOORS WHEN FULLY OPENED SHALL NOT REDUCE THE REQUIRED WIDTH OF CORRIDORS BY MORE THAN 7". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE HALF. AS PER CODE

12. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH – PULL ACTIVATED BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION

13. WIDTHS AND HEIGHTS: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FEET IN WIDTH AND NOT LESS THAN 6 FEET 8 INCHES IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING 90deg. AND SHALL BE SO MOUNTED THAT THE CLEAR WITH OF THE EXIT IS NOT LESS THAN 32 INCHES.

14. FOR HINGED DOORS THE OPENING WITH SHALL BE MEASURED WITH THE DOOR POSITIONED AT A ANGLE OF 90deg. TO ITS CLOSED POSITION. AT LEAST ONE OF A PAIR OF DOORS SHALL MEET THIS OPENING WITH REQUIREMENT. REVOLVING DOORS SHALL NOT BE USED AS A REQUIRED ENTRANCE FOR THE PHYSICALLY HANDICAPPED.

15. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 POUNDS.

16. CONSTRUCTION: THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

17. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.

18. WHERE TURNSTILES ARE USED A DOOR OR GATE THAT IS ACCESSIBLE TO THE HANDICAPPED SHALL BE PROVIDED WITHIN 30 FEET.

19. PROVIDE A MINIMUM OF ONE 2A10BC CLASSIFICATION FIRE EXTINGUISHER WITHIN 75 FEET TRAVEL DISTANCE FOE EACH 6'000 sq FEET OR PORTION THEREOF ON EACH FLOOR

REVISIONS		
REF.	DATE	BY

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C.W.S. LOUNGE
RESTAURANT / LOUNGE TENANT IMPROVEMENT
522 LUCERNE AVENUE
LAKE WORTH, FLORIDA

DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET

A-1•0

SELECTIVE DEMOLITION

GENERAL

A. SECTION REQUIREMENTS

i. Unless otherwise indicated, demolision rights are to the building owner.

ii. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.

iii. Conduct demolition without disrupting Owner's occupation of the space.

EXECUTION

A. DEMOLITION

i. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.

ii. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.

iii. Employ a certified, licensed exterminator to treat building and to control rodents and vermin.

iv. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.

v. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.

vi. Protect building structure or interior from weather and water leakage and damage.

vii. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dustproof partitions at areas adjacent to other tenenats or common landlord areas. Cover and protect remaining furniture, furnishings, and equipment if present within work area.

viii. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.

ix. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials.

x. Remove all existing trip hazards. Remove all abandoned electrical, and mechanical, plumbing systems from site & building.

TERMITE CONTROL FOR CUTTING & PATCHING OF CONC. SLABS

GENERAL

A. SECTION REQUIREMENTS

i. Submit Product Data.

ii. Engage a licensed professional pest control operator to apply termite control solution.

iii. Use only termiticides that bear a federal registration number of the U.S. EPA.

PRODUCTS

A. TERMITICIDES

i. Provide a working solution in concentrations recommended by manufacturer.

CAST-IN-PLACE CONCRETE

GENERAL

A. SECTION REQUIREMENTS

i. Submit Product Data

ii. Comply with ASTM C 94; ACI 301, "Specifications for Structural Concrete for Buildings"; ACI 318, "Building Code Requirements for Structural Concrete"; and CRSI's "Manual of Standard Practice."

iii. Engage a qualified independent testing agency to test concrete mixes.

PRODUCTS

A. MATERIALS

i. Deformed Reinforcing Bars: ASTM A 615, Grade 60 (ASTM A 615M, Grade 420).

ii. Welded Steel Wire Fabric: ASTM A 185, flat sheets, not rolls. 6X6, #10/#10

iii. Portland Cement: ASTM C 150, Type 1.

iv. Fly Ash: ASTM C 618, Type F. Max. 20% of total of cement & fly ash.

v. Aggregates: ASTM C 33, Class 4S.

vi. Fiber Reinforcement: ASTM C 1116, Type III, ARCHITECTed polypropylene fibers.

vii. Air-Entraining Admixture: ASTM C 260.

viii. Chemical Admixtures: ASTM C 494

ix. Water Stops: Flat dumbbell or center-bulb type, of either rubber (CRD C 513) or PVC (CRD C 572).

x. Vapor Retarder: Clear 6-mil- (0.2-mm-) thick polyethylene.

xi. Liquid Membrane-Forming Curing Compound: ASTM C 309, clear, Type I, Class B, waterborne.

xii. Nonslip Aggregate: Factory-produced, rustproof, nonglazing, fused aluminum-oxide granules or crushed emery, unaffected by freezing, moisture, and cleaning materials.

xiii. Dry-Shake Color Hardener: Packaged, dry combination of materials consisting of portland cement, graded quartz aggregate, nonfading mineral-oxide coloring pigments, and plasticizing admixture. Color as selected by ARCHITECT.

B. MIXES

i. Proportion normal-weight concrete mixes to provide the following properties:

(1) Compressive Strength: 2500 psi (17.3 MPa) at 28 days.
(2) Slump Limit: 4 inches (100 mm) at point of placement.
(3) Water-Cement Ratio: 0.45 maximum at point of placement.

A. CONCRETING EXECUTION

i. Construct formwork and maintain tolerances and surface irregularities within ACI 117 limits of Class A for concrete exposed to view and Class C for other concrete surfaces.

ii. Set water stops where indicated to ensure joint watertightness.

iii. Place vapor retarder on prepared subgrade, with joints lapped 6 inches (150 mm) and sealed.

iv. Accurately position, support, and secure reinforcement.

v. Install construction, isolation, and control joints.

vi. Place concrete in a continuous operation and consolidate using mechanical vibrating equipment.

vii. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placing, and curing.

viii. Formed Surface Finish: Smooth-formed finish for concrete exposed to view, coated, or covered by waterproofing or other direct-applied material; rough-formed finish elsewhere.

ix. Unformed Slab Finishes: Scratch finish for surfaces to receive mortar setting beds. Float finish surfaces for interior steps and ramps and surfaces to receive waterproofing, roofing, or other direct-applied material. Troweled finish for floor surfaces and floors to receive floor coverings, paint, or other thin film-finish coatings. Trowel and fine broom finish for surfaces to receive thin-set tile. Nonslip broom finish to exterior concrete platforms, steps, and ramps.

x. Uniformly spread 25 lb/100 sq. ft. (1.5 kg/sq. m) of dampened nonslip aggregate over float-finished paving surface, tamp, and expose nonslip aggregate.

xi. Apply dry-shake color hardener to float finished surface, repeating float finishing to embed each application. Apply final trowel finish.

xii. Cure formed surfaces by moist curing until forms are removed.

xiii. Begin curing unformed concrete after finishing. Keep concrete continuously moist for at least 7 days.

xiv. Owner will engage a testing agency to perform tests and to submit test reports.

xv. Protect concrete from damage. Repair surface defects in concrete.

B. PANEL PRODUCTS

(1) Factory mark panels evidencing compliance with grade requirements.
(2) Panels with span ratings required by support spacing indicated.
(3) Combination Subfloor-Underlayment: APA-rated Sturd-I-Floor, Exposure 1.
(4) Subflooring: APA-rated sheathing, Exposure 1.
(5) Wall Sheathing: APA-rated Structural I sheathing, Exposure 1.
(6) Roof Sheathing: APA-rated Structural I sheathing, Exterior.
(7) Plywood Underlayment for Resilient Flooring: APA B-C Underlayment Exterior plywood panels with fully sanded face.
(8) Plywood Underlayment for Ceramic Tile: APA-rated, Underlayment grade, exterior plywood, 5/8 inch (15.9 mm) thick.
(9) Plywood Underlayment for Carpet: APA Underlayment Exposure 1 plywood panels with fully sanded face.

ii. Particleboard underlayment: ANSI A208.1, Grade PBU.

iii. Hardboard Underlayment: ANSI/AHA A135.4, Class 4 (Service), S1S; with back side sanded.

iv. Fiberboard Sheathing: ANSI/AHA A194.1, Type IV, Class 1, \ inch (13 mm) thick.

v. Gypsum Sheathing Board: ASTM C 79, water-resistant core.

vi. Glass-Fiber-Surfaced Gypsum Sheathing Board: ASTM C 79, water-resistant core, surfaced on face and back with glass-fiber mats with alkali-resistant coating.

vii. Extruded Cellular Polystyrene Sheathing: ASTM C 578, Type IV, with T & G or shiplap long edges.

viii. Polyisocyanurate Foam Sheathing: FS HH-I-1972/1, Class 1 or 2; with aluminum foil facings. Foam-plastic core and facings shall have flame spread of 25 or less, when tested individually.

F. MISCELLANEOUS PRODUCTS

i. Air-Infiltration Barrier: ASTM D 226, Type I, No. 15 asphalt felt, unperforated

ii. Fasteners: Size and type indicated. Where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners with a hot-dip zinc coating per ASTM A 153 or of Type 304 stainless steel.

(1) Power-Driven Fasteners: CABO NER-272.
(2) Bolts: Steel bolts complying with ASTM A 307, Grade A (ASTM F 568, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers.

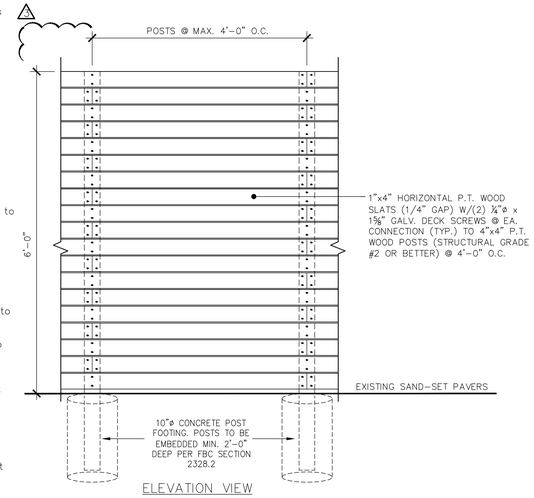
iii. Metal Framing Anchors: Hot-dip galvanized steel of structural capacity, type, and size indicated.

iv. Sill-Sealer: Glass-fiber insulation, 1-inch (25-mm) thick, compressible to 1/32 inch (0.8 mm).

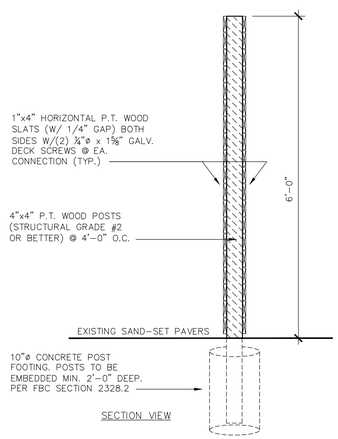
v. Adhesives for Field Gluing Panels to Framing: APA AFG-01.

GENERAL NOTES:

1. The general Contractor (GC) shall verify all existing conditions in the field prior to the bid & execution of any work. The G.C. shall carefully survay the existing job conditions to verify them.
2. The GC shall verify all dimensions in the field – on site dimensions take priority over all. Use survey to verifY.
3. Any discrepancies between the contract documents and existing conditions shall be reported to the Designer of Record prior to the GC's execution of any work.
4. All work shall conform to the code, County planning agency, in addition to all codes, (federal, state and local regulations).
5. The building shall comply with all current energy requirements and calculations.
6. All dimensions are from face of wall unless otherwise noted.
7. The GC shall ensure that existing work on the site is protected at all times. And shall replace and damaged work to the satisfaction of the owner.
8. Paint: all painted surfaces to receive 1 – primer coat, and 1– finish coat. Colors to be selected by the owner.
9. Accessory back-up plates: Install back-up plate gaskets behind all in wall-mounted accessories as required.
10. Weatherproofing shall be provided at all doors and windows that separate conditioned space from unconditioned space, or the building exterior. Infiltration shall not exceed .5 cu. Ft./min./sq.ft. with a pressure diff. Of 1.567 psi (wind load of 25 mph).
11. HVAC ducts shall be constructed, installed and insulated per the local mechanical code. All duct joints shall be airtight. Ducts in unconditioned space shall be insulated with min. 1" mineral fiber insulation. Duct insulation in installed within the building envelope shall have a flame spread not over 25 and smoke rating not over 100.
12. New thermostats shall be automatic, w/delay for efficiency night set-back with integral clock with integral clock with settings for 2-periods in 24 hours.



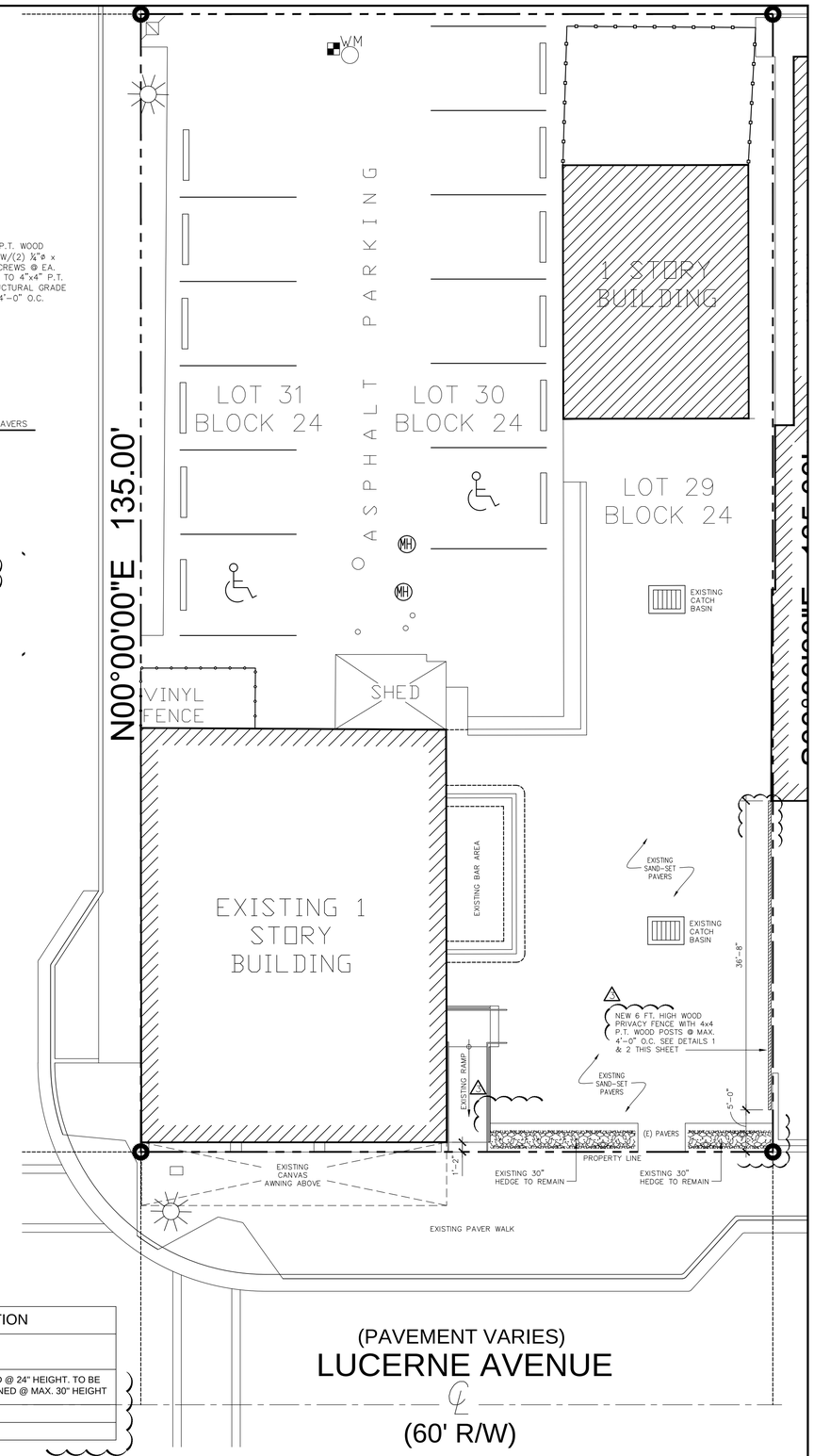
1 WOOD FENCE ELEVATION
N.T.S.



2 WOOD FENCE SECTION
N.T.S.

NEW LANDSCAPE TABULATION

MARK	TYPE	NEW / EXISTING	NOTES
A	RED TIP COCOPLUM 3 GAL. 24" HT. X 24" SPREAD	NEW SHRUBS	PLANTED @ 24" HEIGHT. TO BE MAINTAINED @ MAX. 30" HEIGHT



SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH

REVISIONS		
REF.	DATE	BY
1	9-9-15 PER BLDG DEPT	M.S.F.
2	12-8-15 FIELD REVISION	M.S.F.
3	3-29-16 PER BLDG DEPT	M.S.F.

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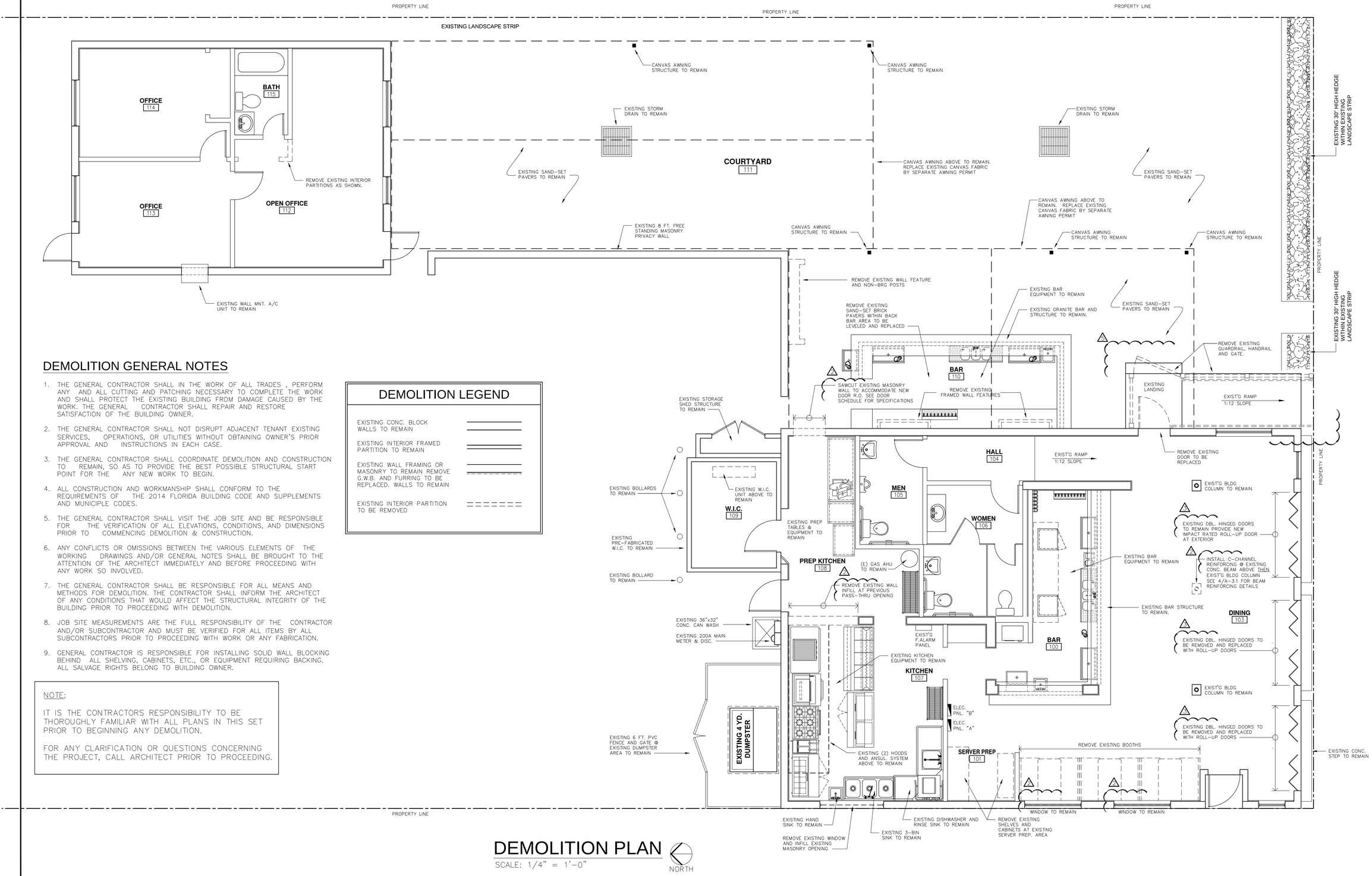
RESTAURANT / LOUNGE TENANT IMPROVEMENT
522 LUCERNE AVENUE
LAKE WORTH, FLORIDA

DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET
A-1•1



DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES , PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE BUILDING OWNER.
2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT ADJACENT TENANT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE ANY NEW WORK TO BEGIN.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 FLORIDA BUILDING CODE AND SUPPLEMENTS AND MUNICIPLE CODES.
5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
8. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE VERIFIED FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO PROCEEDING WITH WORK OR ANY FABRICATION.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING SOLID WALL BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.

DEMOLITION LEGEND

EXISTING CONC. BLOCK WALLS TO REMAIN	
EXISTING INTERIOR FRAMED PARTITION TO REMAIN	
EXISTING WALL FRAMING OR MASONRY TO REMAIN REMOVE G.W.B. AND FURRING TO BE REPLACED. WALLS TO REMAIN	
EXISTING INTERIOR PARTITION TO BE REMOVED	

NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ARCHITECT PRIOR TO PROCEEDING.

DEMOLITION PLAN

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

NORTH

REVISIONS		
REF.	DATE	BY
1	12-8-15 FIELD REVISION	M.S.F.
2	3-29-16 FIELD REVISION	M.S.F.
3	4-20-16 FIELD REVISION	M.S.F.

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C.W.S. LOUNGE
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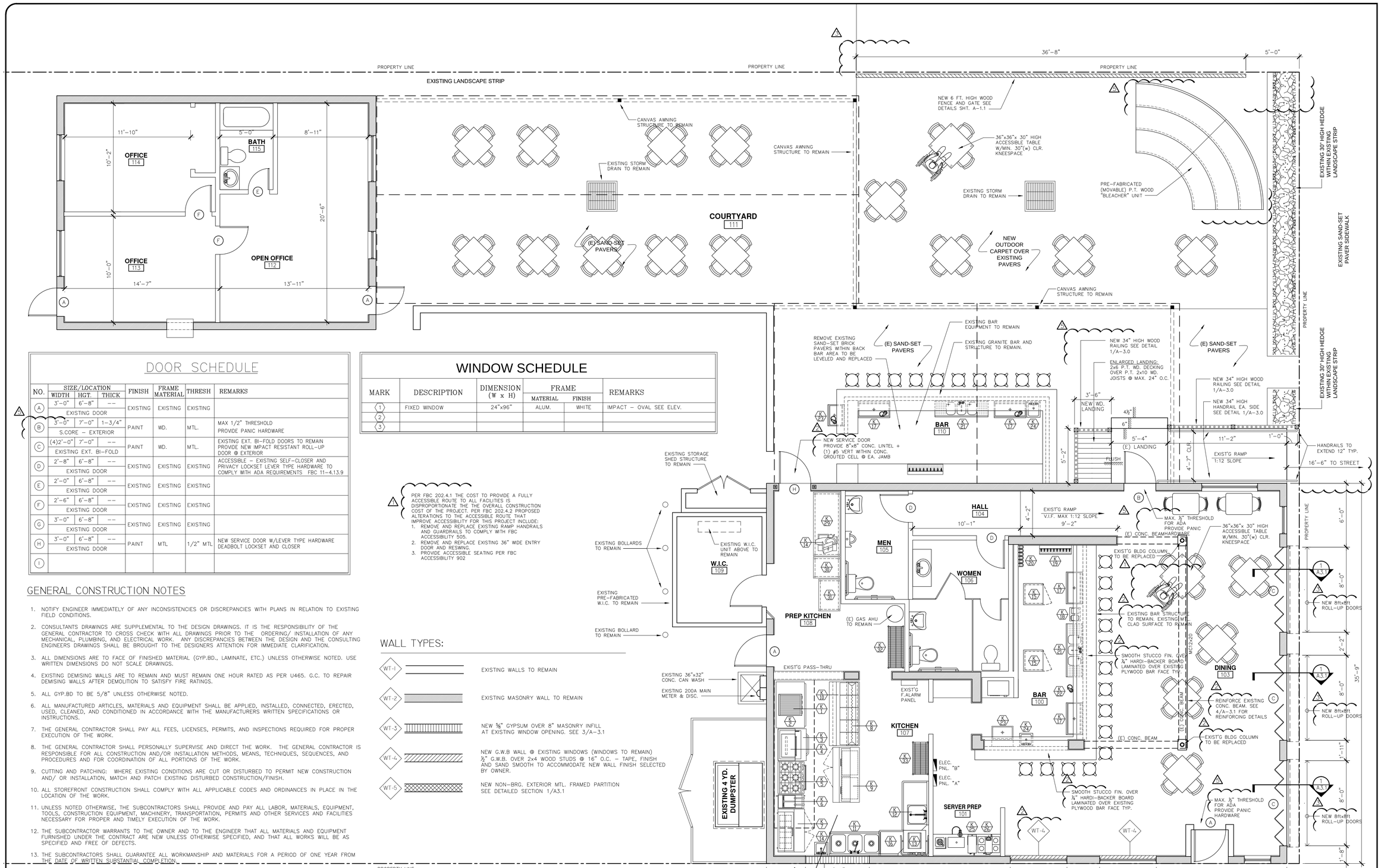
522 LUCERNE AVENUE
LAKE WORTH, FLORIDA

DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET

A-2.0



DOOR SCHEDULE

NO.	SIZE/LOCATION WIDTH	HGT.	THICK	FINISH	FRAME MATERIAL	THRESH	REMARKS
A	3'-0"	6'-8"	--	EXISTING	EXISTING	EXISTING	
	EXISTING DOOR						
B	3'-0"	7'-0"	1-3/4"	PAINT	WD.	MTL.	MAX 1/2" THRESHOLD PROVIDE PANIC HARDWARE
	S.CORE - EXTERIOR						
C	(4)2'-0"	7'-0"	--	PAINT	WD.	MTL.	EXISTING EXT. BI-FOLD DOORS TO REMAIN PROVIDE NEW IMPACT RESISTANT ROLL-UP DOOR @ EXTERIOR
	EXISTING EXT. BI-FOLD						
D	2'-8"	6'-8"	--	EXISTING	EXISTING	EXISTING	ACCESSIBLE - EXISTING SELF-CLOSER AND PRIVACY LOCKSET LEVER TYPE HARDWARE TO COMPLY WITH ADA REQUIREMENTS FBC 11-4.13.9
	EXISTING DOOR						
E	2'-0"	6'-8"	--	EXISTING	EXISTING	EXISTING	
	EXISTING DOOR						
F	2'-6"	6'-8"	--	EXISTING	EXISTING	EXISTING	
	EXISTING DOOR						
G	3'-0"	6'-8"	--	EXISTING	EXISTING	EXISTING	
	EXISTING DOOR						
H	3'-0"	6'-8"	--	PAINT	MTL	1/2" MTL	NEW SERVICE DOOR W/LEVER TYPE HARDWARE DEADBOLT LOCKSET AND CLOSER
	EXISTING DOOR						
I							

WINDOW SCHEDULE

MARK	DESCRIPTION	DIMENSION (W x H)	FRAME MATERIAL	FRAME FINISH	REMARKS
1	FIXED WINDOW	24"x96"	ALUM.	WHITE	IMPACT - OVAL SEE ELEV.
2					
3					

PER FBC 202.4.1 THE COST TO PROVIDE A FULLY ACCESSIBLE ROUTE TO ALL FACILITIES IS DISPROPORTIONATE THE THE OVERALL CONSTRUCTION COST OF THE PROJECT. PER FBC 202.4.2 PROPOSED ALTERATIONS TO THE ACCESSIBLE ROUTE THAT IMPROVE ACCESSIBILITY FOR THIS PROJECT INCLUDE:

1. REMOVE AND REPLACE EXISTING RAMP HANDRAILS AND GUARDRAILS TO COMPLY WITH FBC ACCESSIBILITY 505.
2. REMOVE AND REPLACE EXISTING 36" WIDE ENTRY DOOR AND RESWING.
3. PROVIDE ACCESSIBLE SEATING PER FBC ACCESSIBILITY 902

GENERAL CONSTRUCTION NOTES

1. NOTIFY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH PLANS IN RELATION TO EXISTING FIELD CONDITIONS.
2. CONSULTANTS DRAWINGS ARE SUPPLEMENTAL TO THE DESIGN DRAWINGS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CROSS CHECK WITH ALL DRAWINGS PRIOR TO THE ORDERING/ INSTALLATION OF ANY MECHANICAL, PLUMBING, AND ELECTRICAL WORK. ANY DISCREPANCIES BETWEEN THE DESIGN AND THE CONSULTING ENGINEERS DRAWINGS SHALL BE BROUGHT TO THE DESIGNERS ATTENTION FOR IMMEDIATE CLARIFICATION.
3. ALL DIMENSIONS ARE TO FACE OF FINISHED MATERIAL (GYP.BD., LAMINATE, ETC.) UNLESS OTHERWISE NOTED. USE WRITTEN DIMENSIONS DO NOT SCALE DRAWINGS.
4. EXISTING DEMISING WALLS ARE TO REMAIN AND MUST REMAIN ONE HOUR RATED AS PER U465. G.C. TO REPAIR DEMISING WALLS AFTER DEMOLITION TO SATISFY FIRE RATINGS.
5. ALL GYP.BD TO BE 5/8" UNLESS OTHERWISE NOTED.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS.
7. THE GENERAL CONTRACTOR SHALL PAY ALL FEES, LICENSES, PERMITS, AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.
8. THE GENERAL CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATION OF ALL PORTIONS OF THE WORK.
9. CUTTING AND PATCHING: WHERE EXISTING CONDITIONS ARE CUT OR DISTURBED TO PERMIT NEW CONSTRUCTION AND/ OR INSTALLATION, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION/FINISH.
10. ALL STOREFRONT CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK.
11. UNLESS NOTED OTHERWISE, THE SUBCONTRACTORS SHALL PROVIDE AND PAY ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, TRANSPORTATION, PERMITS AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE WORK.
12. THE SUBCONTRACTOR WARRANTS TO THE OWNER AND TO THE ENGINEER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORKS WILL BE AS SPECIFIED AND FREE OF DEFECTS.
13. THE SUBCONTRACTORS SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF WRITTEN SUBSTANTIAL COMPLETION.
14. ALL WORK SHALL BE EXECUTED IN A MANNER ACCEPTABLE TO THE LANDLORD.
15. ALL BLOCKING INSIDE WALLS TO BE FIRE RETARDANT TREATED OR NON COMBUSTIBLE.
16. ALL PIPING UNDER SLAB TO BE PROTECTED, INSULATED, AND/OR HEAT TAPED AS REQ'D. BY CODE.
17. ONE HOUR FIRE RATED CONSTRUCTION MUST BE MAINTAINED AT ALL DEMIZING PARTITIONS.

WALL TYPES:

- WT-1 — EXISTING WALLS TO REMAIN
- WT-2 — EXISTING MASONRY WALL TO REMAIN
- WT-3 — NEW ⅝" GYPSUM OVER 8" MASONRY INFILL AT EXISTING WINDOW OPENING. SEE 3/A-3.1
- WT-4 — NEW G.W.B WALL @ EXISTING WINDOWS (WINDOWS TO REMAIN) ½" G.W.B. OVER 2x4 WOOD STUDS @ 16" O.C. - TAPE, FINISH AND SAND SMOOTH TO ACCOMMODATE NEW WALL FINISH SELECTED BY OWNER.
- WT-5 — NEW NON-BRG. EXTERIOR MTL. FRAMED PARTITION SEE DETAILED SECTION 1/A3.1

KITCHEN & PREP FINISHES:
WALLS: EXISTING F.R.P OVER GYPSUM WALLBOARD FULL HEIGHT OF WALL
FLOOR: EXISTING CERAMIC TILE
BASE: EXISTING COVE BASE
CEILING: G.W.B.

CONSTRUCTION PLAN

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

NORTH

REVISIONS		
REF.	DATE	BY
1	9-9-15 PER BLDG DEPT	M.S.F.
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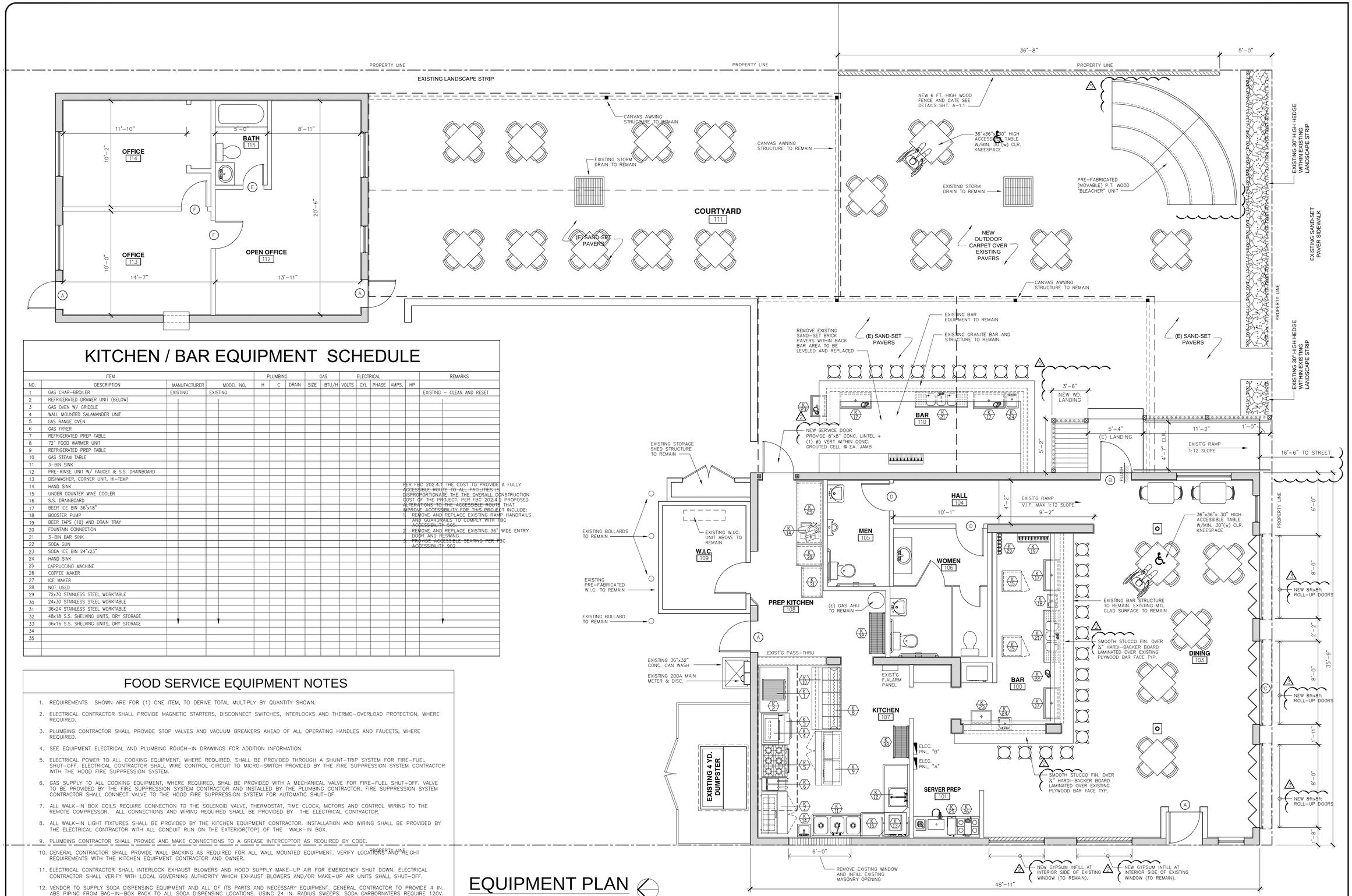
A-2.1



KITCHEN / BAR EQUIPMENT SCHEDULE

ITEM NO.	DESCRIPTION	MANUFACTURER	MODEL NO.	PLUMBING H	PLUMBING C	PLUMBING DRAIN	GAS SIZE	GAS BTU/H	ELECTRICAL VOLTS	ELECTRICAL CYL	ELECTRICAL PHASE	ELECTRICAL AMPS.	ELECTRICAL HP	REMARKS
1	GAS CHAR-BROILER	EXISTING	EXISTING											EXISTING – CLEAN AND RESET
2	REFRIGERATED DRAWER UNIT (BELOW)													
3	GAS OVEN W/ GRIDDLE													
4	WALL MOUNTED SALAMANDER UNIT													
5	GAS RANGE OVEN													
6	GAS FRYER													
7	REFRIGERATED PREP TABLE													
8	72" FOOD WARMER UNIT													
9	REFRIGERATED PREP TABLE													
10	GAS STEAM TABLE													
11	3-BIN SINK													
12	PRE-RINSE UNIT W/ FAUCET & S.S. DRAINBOARD													
13	DISHWASHER, CORNER UNIT, HI-TEMP													
14	HAND SINK													
15	UNDER COUNTER WINE COOLER													
16	S.S. DRAINBOARD													
17	BEER ICE BIN 36"x18"													
18	BOOSTER PUMP													
19	BEER TAPS (10) AND DRAIN TRAY													
20	FOUNTAIN CONNECTION													
21	3-BIN BAR SINK													
22	SODA GUN													
23	SODA ICE BIN 24"x23"													
24	HAND SINK													
25	CAPPUCCINO MACHINE													
26	COFFEE MAKER													
27	ICE MAKER													
28	NOT USED													
29	72x30 STAINLESS STEEL WORKTABLE													
30	24x30 STAINLESS STEEL WORKTABLE													
31	36x24 STAINLESS STEEL WORKTABLE													
32	48x18 S.S. SHELVING UNITS, DRY STORAGE													
33	36x16 S.S. SHELVING UNITS, DRY STORAGE													
34														
35														

PER FBC 202.4.1 THE COST TO PROVIDE A FULLY ACCESSIBLE ROUTE TO ALL FACILITIES IS DISPROPORTIONATE THE THE OVERALL CONSTRUCTION COST OF THE PROJECT. PER FBC 202.4.3 PROPOSED ALTERATIONS TO THE ACCESSIBLE ROUTE THAT IMPROVE ACCESSIBILITY FOR THIS PROJECT INCLUDE:

1. REMOVE AND REPLACE EXISTING RAMP HANDRAILS AND GUARDRAILS TO COMPLY WITH FBC ACCESSIBILITY 505.
2. REMOVE AND REPLACE EXISTING 36" WIDE ENTRY DOOR AND RESWING.
3. PROVIDE ACCESSIBLE SEATING PER FBC ACCESSIBILITY 902.

FOOD SERVICE EQUIPMENT NOTES

1. REQUIREMENTS SHOWN ARE FOR (1) ONE ITEM, TO DERIVE TOTAL MULTIPLY BY QUANTITY SHOWN.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE MAGNETIC STARTERS, DISCONNECT SWITCHES, INTERLOCKS AND THERMO-OVERLOAD PROTECTION, WHERE REQUIRED.
3. PLUMBING CONTRACTOR SHALL PROVIDE STOP VALVES AND VACUUM BREAKERS AHEAD OF ALL OPERATING HANDLES AND FAUCETS, WHERE REQUIRED.
4. SEE EQUIPMENT ELECTRICAL AND PLUMBING ROUGH-IN DRAWINGS FOR ADDITION INFORMATION.
5. ELECTRICAL POWER TO ALL COOKING EQUIPMENT, WHERE REQUIRED, SHALL BE PROVIDED THROUGH A SHUNT-TRIP SYSTEM FOR FIRE-FUEL SHUT-OFF. ELECTRICAL CONTRACTOR SHALL WIRE CONTROL CIRCUIT TO MICRO-SWITCH PROVIDED BY THE FIRE SUPPRESSION SYSTEM CONTRACTOR WITH THE HOOD FIRE SUPPRESSION SYSTEM.
6. GAS SUPPLY TO ALL COOKING EQUIPMENT, WHERE REQUIRED, SHAL BE PROVIDED WITH A MECHANICAL VALVE FOR FIRE-FUEL SHUT-OFF. VALVE TO BE PROVIDED BY THE FIRE SUPPRESSION SYSTEM CONTRACTOR AND INSTALLED BY THE PLUMBING CONTRACTOR. FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL CONNECT VALVE TO THE HOOD FIRE SUPPRESSION SYSTEM FOR AUTOMATIC SHUT-OF.
7. ALL WALK-IN BOX COILS REQUIRE CONNECTION TO THE SOLENOID VALVE, THERMOSTAT, TIME CLOCK, MOTORS AND CONTROL WIRING TO THE REMOTE COMPRESSOR. ALL CONNECTIONS AND WIRING REQUIRED SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
8. ALL WALK-IN LIGHT FIXTURES SHALL BE PROVIDED BY THE KITCHEN EQUIPMENT CONTRACTOR. INSTALLATION AND WIRING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR WITH ALL CONDUIT RUN ON THE EXTERIOR(TOP) OF THE WALK-IN BOX.
9. PLUMBING CONTRACTOR SHALL PROVIDE AND MAKE CONNECTIONS TO A GREASE INTERCEPTOR AS REQUIRED BY CODE.
10. GENERAL CONTRACTOR SHALL PROVIDE WALL BACKING AS REQUIRED FOR ALL WALL MOUNTED EQUIPMENT. VERIFY LOCATIONS AND HEIGHT REQUIREMENTS WITH THE KITCHEN EQUIPMENT CONTRACTOR AND OWNER.
11. ELECTRICAL CONTRACTOR SHALL INTERLOCK EXHAUST BLOWERS AND HOOD SUPPLY MAKE-UP AIR FOR EMERGENCY SHUT DOWN. ELECTRICAL CONTRACTOR SHALL VERIFY WITH LOCAL GOVERNING AUTHORITY WHICH EXHAUST BLOWERS AND/OR MAKE-UP AIR UNITS SHALL SHUT-OFF.
12. VENDOR TO SUPPLY SODA DISPENSING EQUIPMENT AND ALL OF ITS PARTS AND NECESSARY EQUIPMENT. GENERAL CONTRACTOR TO PROVIDE 4 IN. ABS PIPING FROM BAG-IN-BOX RACK TO ALL SODA DISPENSING LOCATIONS. USING 24 IN. RADIUS SWEEPS. SODA CARBORNATERS REQUIRE 120V. DUPLEX RECEPTACLE AND 3/8 IN. COLD WATER AT SODA CARBONATOR LOCATION. DISTANCE NOT TO EXCEED 30 FT. FROM SODA CARBONATOR TO SODA DISPENSING EQUIPMENT. DISTANCE FROM BAG-IN-BOX RACK TO SODA CARBONATORS SHOULD NOT EXCEED 250 FT. MULTIPLE SODA DISPENSERS MAY SHARE SAME SODA CARBONATOR IF WITHIN 30 FT. OF SODA CARBONATOR. PLUMBING CONTACTOR SHALL PROVIDE PRESSURE REDUCING VALVE AS REQUIRED BY CODE.
13. FOR DRAFT BEER DISPENSING EQUIPMENT, GENERAL CONTRACTOR SHALL PROVIDE 6 IN. ABS PIPING FROM POWER PAK LOCATION TO ALL DRAFT BEER DISPENSING LOCATIONS USING 24 IN RADIUS SWEEPS. FAILURE TO USE 6 IN. PIPING AND 24 IN. RADIUS SWEEPS MAY RESULT IN VOIDING THE USE OF THE DRAFT BEER SYSTEM. DRAFT BEER SYSTEMS ARE CUSTOM ORDERED AND ARE NON-RETURNABLE.

EQUIPMENT PLAN

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

NORTH

REVISIONS		
REF.	DATE	BY
1	9-9-15 PER BLDG DEPT	M.S.F.
2	12-8-15 FIELD REVISION	M.S.F.
3	3-29-16 FIELD REVISION	M.S.F.
4	4-20-16 FIELD REVISION	M.S.F.

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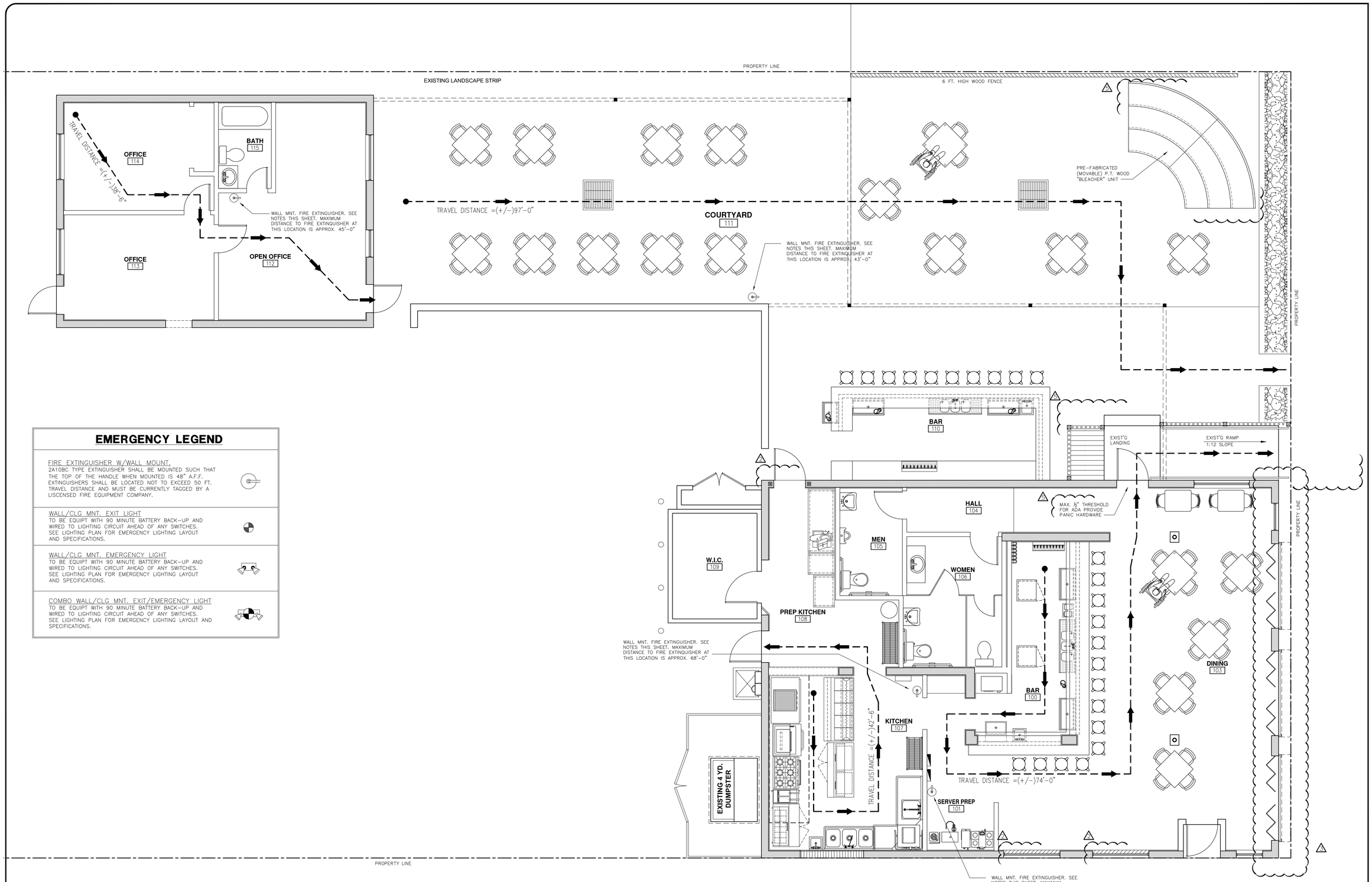
DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET

A-2.2



EMERGENCY LEGEND

FIRE EXTINGUISHER W/WALL MOUNT. 2A10BC TYPE EXTINGUISHER SHALL BE MOUNTED SUCH THAT THE TOP OF THE HANDLE WHEN MOUNTED IS 48" A.F.F. EXTINGUISHERS SHALL BE LOCATED NOT TO EXCEED 50 FT. TRAVEL DISTANCE AND MUST BE CURRENTLY TAGGED BY A LISCENSED FIRE EQUIPMENT COMPANY.	
WALL/CLG MNT. EXIT LIGHT TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.	
WALL/CLG MNT. EMERGENCY LIGHT TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.	
COMBO WALL/CLG MNT. EXIT/EMERGENCY LIGHT TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.	

LIFE SAFETY PLAN

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

NORTH

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2	3-29-16 FIELD REVISION	M.S.F.
3	4-20-16 FIELD REVISION	M.S.F.

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DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
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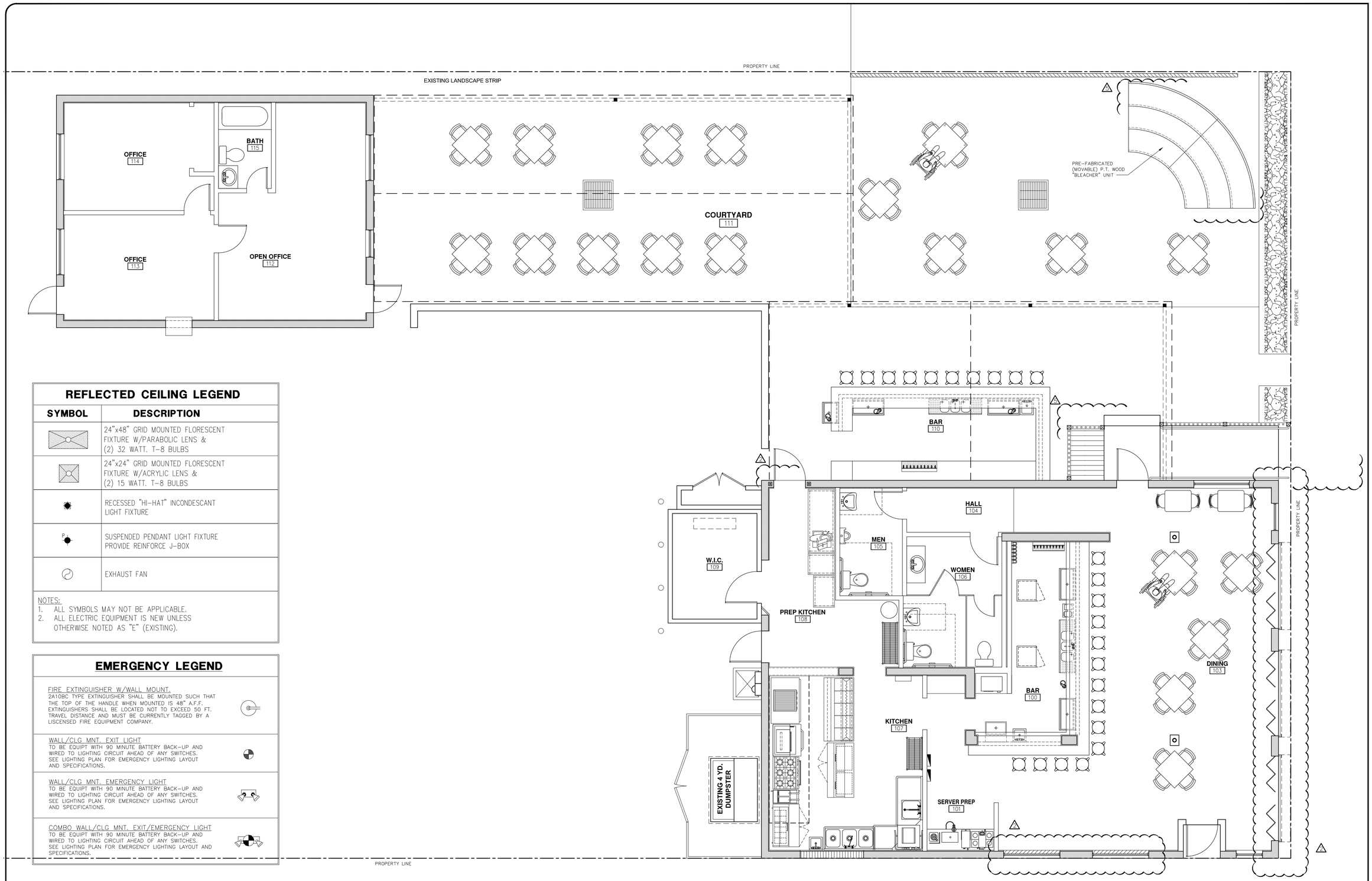
JOB NO.	15-1018

SHEET

A-2.3



REFLECTED CEILING LEGEND

SYMBOL	DESCRIPTION
	24"x48" GRID MOUNTED FLORESCENT FIXTURE W/PARABOLIC LENS & (2) 32 WATT. T-8 BULBS
	24"x24" GRID MOUNTED FLORESCENT FIXTURE W/ACRYLIC LENS & (2) 15 WATT. T-8 BULBS
	RECESSED "HI-HAT" INCONDESCANT LIGHT FIXTURE
P	SUSPENDED PENDANT LIGHT FIXTURE PROVIDE REINFORCE J-BOX
	EXHAUST FAN

NOTES:
1. ALL SYMBOLS MAY NOT BE APPLICABLE.
2. ALL ELECTRIC EQUIPMENT IS NEW UNLESS OTHERWISE NOTED AS "E" (EXISTING).

EMERGENCY LEGEND

FIRE EXTINGUISHER W/WALL MOUNT.
2A10BC TYPE EXTINGUISHER SHALL BE MOUNTED SUCH THAT THE TOP OF THE HANDLE WHEN MOUNTED IS 48" A.F.F. EXTINGUISHERS SHALL BE LOCATED NOT TO EXCEED 50 FT. TRAVEL DISTANCE AND MUST BE CURRENTLY TAGGED BY A LISCENSED FIRE EQUIPMENT COMPANY.

WALL/CLG MNT. EXIT LIGHT
TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.

WALL/CLG MNT. EMERGENCY LIGHT
TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.

COMBO WALL/CLG MNT. EXIT/EMERGENCY LIGHT
TO BE EQUIPT WITH 90 MINUTE BATTERY BACK-UP AND WIRED TO LIGHTING CIRCUIT AHEAD OF ANY SWITCHES. SEE LIGHTING PLAN FOR EMERGENCY LIGHTING LAYOUT AND SPECIFICATIONS.

REFLECTED CEILING PLAN

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

NORTH

REVISIONS		
REF.	DATE	BY
1	12-8-15 FIELD REVISION	M.S.F.

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DESIGN DWG	MSF
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ISSUE DATE	5-4-15
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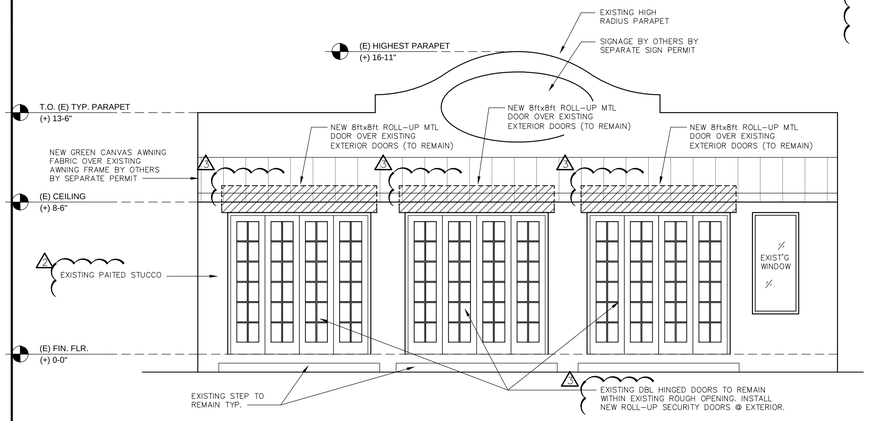
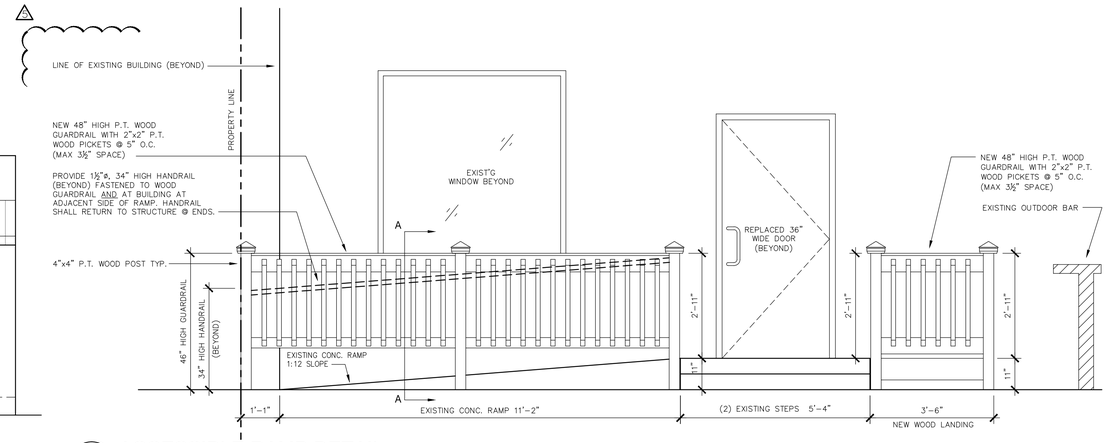
JOB NO.	15-1018

SHEET
A-2.4



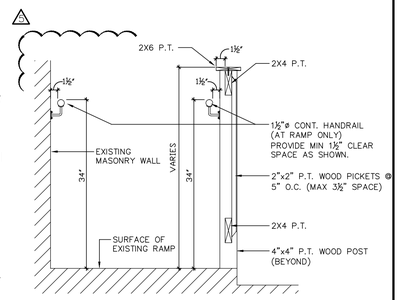
SOUTH (FRONT) ELEVATION

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



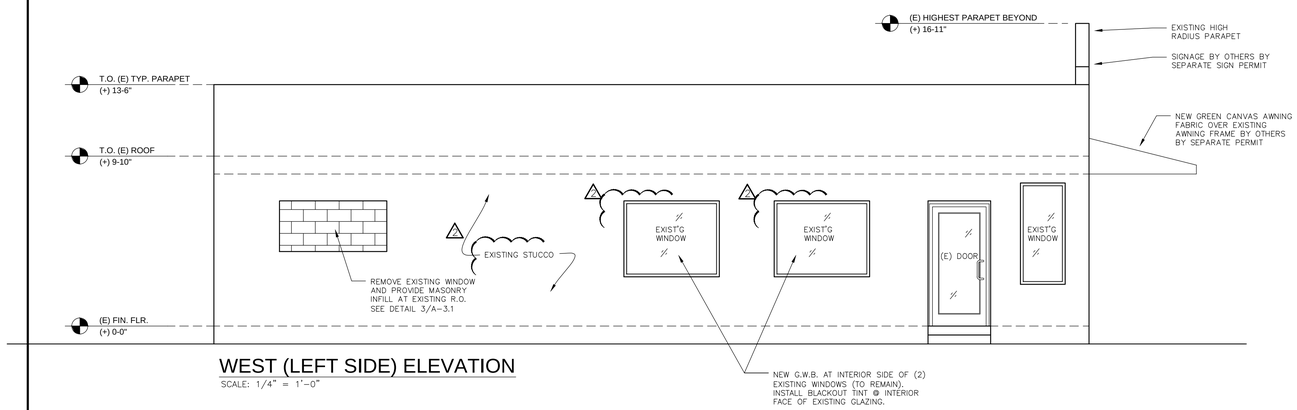
1 ACCESSIBLE RAMP DETAIL

SCALE: 1/2" = 1'-0"



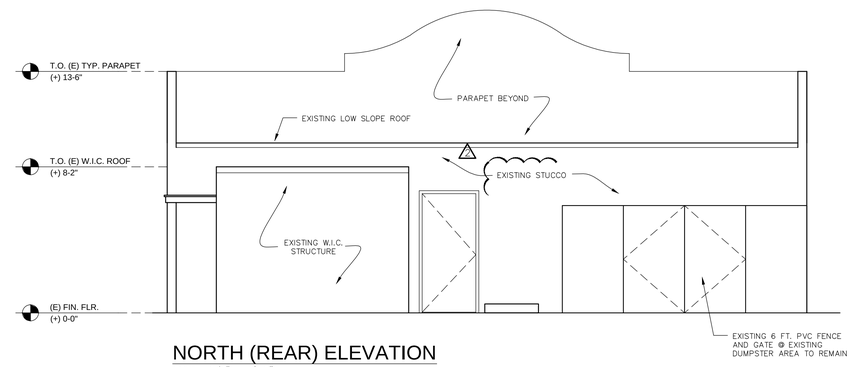
2 RAMP SECTION "A-A"

SCALE: N.T.S.



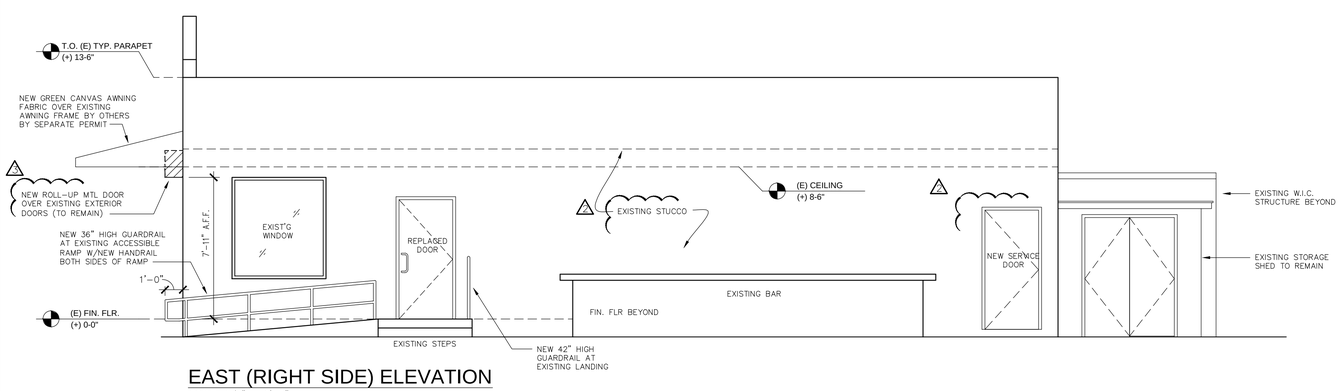
WEST (LEFT SIDE) ELEVATION

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



NORTH (REAR) ELEVATION

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



EAST (RIGHT SIDE) ELEVATION

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

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1	12-8-15 FIELD REVISION	M.S.F.
2	3-29-16 FIELD REVISION	M.S.F.
3	4-20-16 FIELD REVISION	M.S.F.

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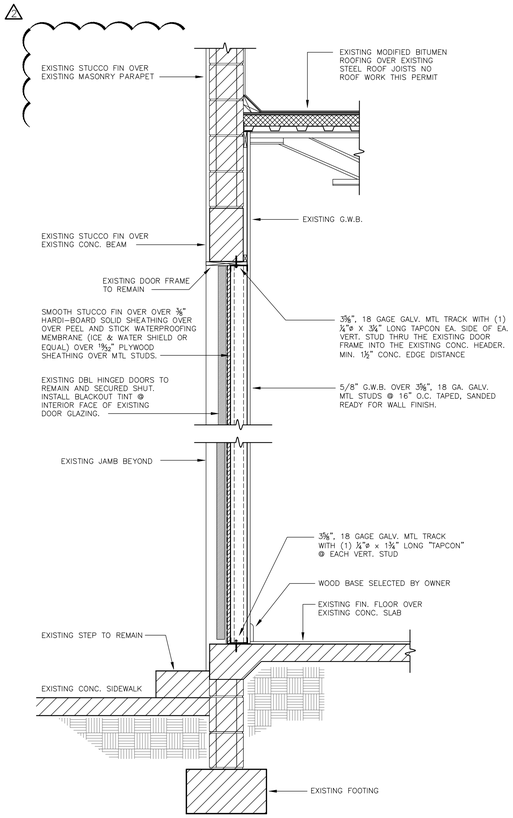
522 LUCERNE AVENUE
LAKE WORTH, FLORIDA

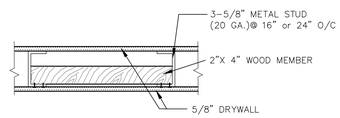
DESIGN	T.K.
DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET

A-3.0



1 EXTERIOR NON-BRG. PARTITION
WALL TYPE 4 SCALE: 3/4" = 1'-0"



BACKING NOTES

SUPPORT FOR PLUMBING FIXTURES & CABINETS: STUD WALL SUPPORTING PLUMBING FIXTURES & CABINETS SHALL BE CONSTRUCTED USING STEEL STUDS OF NOT LESS THAN 20ga W/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 in4. WALL SHALL BE CONNECTED TOP & BOTTOM TO PREVENT END ROTATION OR DISPLACEMENT. A HORIZ MEMBER SHALL BE SECURELY FASTENED TO NOT LESS THAN 2 STUDS FOR THE ATTACHMENT OF WALL HUNG FIXTURES. STEEL STUDS SHALL COMPLY WITH 2004 FBC SECTION 2510.5.1

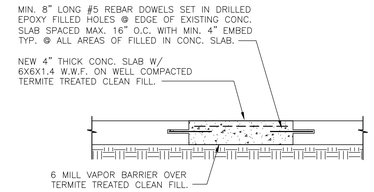
SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT, AS PER FBC 2510.5.1.2.

A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTCHEMENT OF EACH WALL HANG PLUMBING FIXTURE, AS PER FBC 2510.5.1.3.

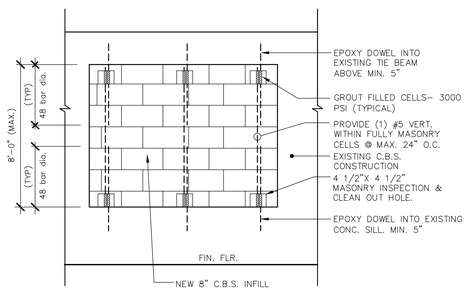
BACKING FOR TOILET PARTITIONS, GRAB BARS, AND ACCESSORIES: PROVIDE 2x BLOCKING INSDE PARTITIONS AS REQUIRED FOR ATTACHMENT OF ALL WALL HUNG ITEMS, (SEE ELEVATIONS FOR HEIGHTS).

ALL WOOD BLOCKING SHALL COMPLY WITH CURRENT FIRECODE.

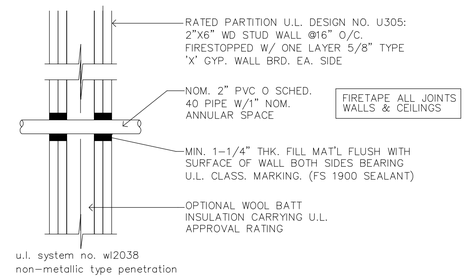
2 BACKING DETAIL
SCALE: N.T.S.



2.5 SLAB REPAIR PLAN
SCALE: N.T.S.

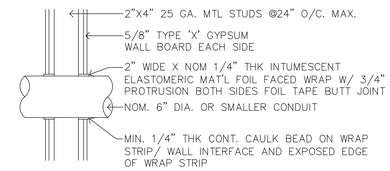


3 MASONRY INFILL @ REMOVED WINDOW
SCALE: N.T.S.



u.l. system no. wl2038
non-metallic type penetration

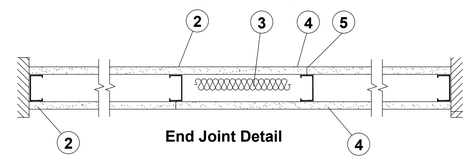
8 PENETRATION DETAIL
SCALE: N.T.S.



u.l. system no. wl1002
metallic type penetration

9 PENETRATION DETAIL
SCALE: N.T.S.

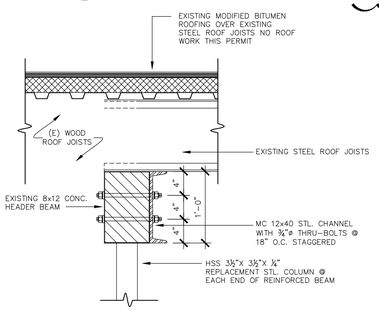
DESIGN NO. U465
Non Bearing Wall Rating - 1 Hr.



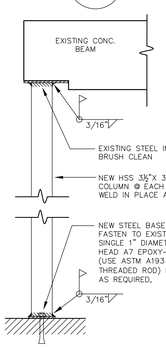
End Joint Detail

1. Floor and Ceiling Runners -- (not shown) -- Channel shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
2. Steel Studs -- Channel shaped, 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel spaced 24 in. OC max.
3. Batts and Blankets* -- (Optional) -- Mineral wool or glass fiber batts partially or completely filling stud cavity.
See Batts and Blankets (BZJZ) category for names of Classified companies.
3A. Fiber, Sprayed* -- As an alternate to Batts and Blankets (Item 3) -- Spray applied cellulose insulation material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft3.
U S GREENFIBER L L C -- Cocoon stabilized cellulose insulation.
3B. Fiber, Sprayed* -- As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC -- Cellulose Insulation
4. Gypsum Board* -- 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to item 6 (resilient channels) or 6A (furring channels), wallboard is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.
AMERICAN GYPSUM CO -- Types AG-C, AGX-C.
BEIJING NEW BUILDING MATERIALS CO LTD -- Type DBX-1.
BPB AMERICA INC
--Types 1, EGRG, ProRoc Type X, ProRoc Type C.
CANADIAN GYPSUM COMPANY -- Types AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
G-P GYPSUM CORP, SUB OF
GEORGIA-PACIFIC CORP -- Types 5, 9, C, DAP, DD, DA, DGG, DS, GPFS6.
LAFARGE NORTH AMERICA INC -- Types LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.
NATIONAL GYPSUM CO -- Types FSK-C, FSK-G, FSW-C, FSW-G, FSW.
NORGIPS A/S -- NORFIRE XA.
PABCO GYPSUM, DIV OF
PACIFIC COAST BUILDING PRODUCTS INC -- Type PG-C.
SIAM GYPSUM INDUSTRY CO LTD -- Type EX-1
STANDARD GYPSUM L L C -- Type SG-C.
TEMPLE-INLAND FOREST PRODUCTS CORP -- Type TG-C.
UNITED STATES GYPSUM CO -- Type AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
USG MEXICO S A DE C V -- Type AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
WESTROC INC -- Type Westroc Fi-Rok or Abuse-Resistant.

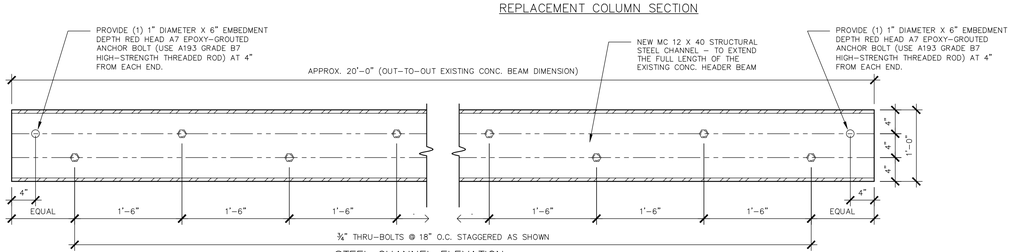
4A. Gypsum Board* -- (As alternate to Item 4) - Nom 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed. Panels attached to steel studs and floor runner with 1 in. long Type S steel screws spaced 8 in. OC when applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically.
CANADIAN GYPSUM **COMPANY** -- Types AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
UNITED STATES GYPSUM CO -- Types AR, C, FRX-G, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.
USG MEXICO S A DE C V -- Type AR, C, IP-AR, IP-X2, IPCAR, SCX, SHX, WRC or WRX.
4B. Gypsum Board* -- (As an alternate to Items 4 or 4A) -- Nom 3/4 in. thick, 4 ft wide, installed as described in Item 4A with screw length increased to 1-1/4 in.
CANADIAN GYPSUM COMPANY -- Types AR, IP-AR.
UNITED STATES GYPSUM CO -- Types AR, IP-AR.
USG MEXICO S A DE C V -- Types AR, IP-AR.
4C. Gypsum Board* -- (As an alternate to Items 4, 4A and 4B) -- 5/8 in. thick gypsum panels, installed as described in Item 4A with Type S-12 steel screws. The length and spacing of the screws as specified under Item 4A.
CANADIAN GYPSUM COMPANY -- Type FRX.
UNITED STATES GYPSUM CO -- Type FRX.
5. Joint Tape and Compound -- Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nominal 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
6. Resilient Channel -- (Optional-Not Shown) -- 25 MSG galv steel resilient channels spaced vertically max 24 in. OC, flange portion attached to each intersecting stud with 1/2 in. long type S-12 panhead steel screws. Not for use with Type FRX gypsum panels.
6A. Steel Framing Members (Not Shown)* -- As an alternate to Item 3, furring channels and resilient sound isolation clip as described below:
a. Furring Channels -- Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b.
b. Steel Framing Members* -- Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with 1-5/8 in. wafer or hex head Type S steel screw through the center grommet. Furring channels are friction fitted into clips.
PAC INTERNATIONAL INC -- Type RSIC-1.
*Bearing the UL Classification Mark



BEAM SECTION "A-A"

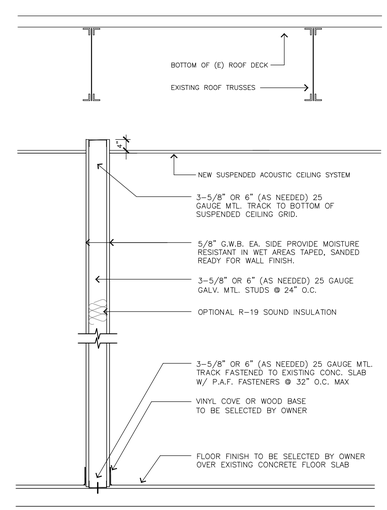


REPLACEMENT COLUMN SECTION



STEEL CHANNEL ELEVATION

4 CONC. BEAM REINFORCING DETAILS
SCALE: N.T.S.



5 INTERIOR NON-BRG. PARTITION
SCALE: N.T.S.

10 U465 1 HR. RATED WALL REPAIR DETAIL
SCALE: N.T.S.

REVISIONS		
REF.	DATE	BY
1	3-24-15 PER BLDG REVIEW	MSF
2	12-8-15 FIELD REVISION	M.S.F.

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DESIGN DWG	MSF
WORKING DWG	MSF
BID REVIEW	MSF
PERMIT REVIEW	T.K.
ISSUE DATE	5-4-15
SCALE	AS NOTED
JOB NO.	15-1018

SHEET
A-3•1