



VIRTUAL PUBLIC MEETING

PLANNING & ZONING BOARD

April 14, 2020

Village Hall – Council Chambers
226 Cypress Lane • Palm Springs, FL • 33461

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron Desantis on March 20, 2020, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

The meeting will be held at the Village of Palm Springs - Village Hall located at 226 Cypress Lane, Palm Springs, Florida. A physical access point open to the public will be made available. In keeping with the Centers for Disease (CDC) and the Florida Department of Health guidelines on social distancing, and limiting public gatherings to less than ten (10) persons, once a physical access point reaches capacity, another physical access point will be opened to the public.

The Village of Palm Springs will provide for public participation through Gotowebinar.com, a communication media technology (teleconference). Interested persons may attend by using the following information. Please join the meeting from your computer, tablet or smartphone.

First-time users will have to download the Gotowebinar application (App) by using the following link:

<https://support.goto.com/webinar/help/download>

- <https://attendee.gotowebinar.com/register/7332784189366118411>
- You can also dial in using your phone. United States: +1 (415) 930-5321 and Access Code: 395-169-889

After the meeting, the audio recording will be available by contacting the Deputy Village Clerk.

If any person has technical difficulties using Gotowebinar before or during the meeting, please call the Village of Palm Springs immediately at 561-965-4010 ext. 5085 to report the issue to a staff member.

The Village has developed new methods of ensuring public comment(s) for a virtual meeting.

- a. Email the Deputy Village Clerk at jworth@vpsfl.org up to 30-minutes before the start of the meeting. If timely received, the Deputy Clerk will present public comments into the record at the meeting. If you do not receive a response email from the Deputy Clerk, assume that it was not received and follow up with a phone call to Village Hall at 561-965-4010 ext. 5085.
- b. Persons may go to Village Hall to an available Physical Access Point and make public comment when the item is announced.
- c. If interested persons require more information, they may contact the Deputy Village Clerk at 226 Cypress Lane, Palm Springs, FL; Email: jworth@vpsfl.org or call the Deputy Village Clerk at (561) 965-4010 ext. 5085.

Agenda items that are quasi-judicial hearings for a virtual meeting may use the following procedure:

- a. Interested persons that sign in to the Gotowebinar will not be able to speak during the meeting; however, they may send an email to jworth@vpsfl.org on quasi-judicial items when the item is announced.
- b. Interested persons that wish to present additional information to the Planning and Zoning Board on quasi-judicial items may send an Email to jworth@vpsfl.org, or call Deputy Village Clerk, Jane Worth at 561-965-4010 ext. 5085.

Consistent with Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Council 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.

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, April 14, 2020
6:30 PM**

VIRTUAL MEETING: *First-time users will have to download the Gotowebinar application (App) by using the following link:*
<https://support.goto.com/webinar/help/download>

- <https://attendee.gotowebinar.com/register/7332784189366118411>
- You can also dial in using your phone. United States: +1 (415) 930-5321 and Access Code: 395-169-889

Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.

1. CALL TO ORDER

2. ROLL CALL

Board Members: Chairman - Johnnie Tieche, Vice Chairman - Richard Hughes, Ralph Lashells, James Mandigo, Kim Gehrman, Larry Saingilus

Staff: Village Attorney Brian Shutt, Planning, Zoning and Building Director Kim Glas-Castro, Planning, Zoning and Building Planner Iramis Cabrera, Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. **PUBLIC HEARING NOTE:** *CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY*

7. **QUASI JUDICIAL PUBLIC HEARINGS**

- 7.1 Planning & Zoning Board Order No. 2020-02 - Landscape Buffer Variances PSV20-03 & PSV20-04 - Penuel Evangelical Church - 3401 2nd Avenue North

(Quasi-Judicial)

[Planning & Zoning Board Order 2020-02.doc](#) [Staff Report](#)

[Project Narrative and Justification Statements](#)

[Site Plan, Landscape Plans, Architectural Plans and](#)

[Letters Color Site Plan](#)

[Aerial and Location Maps](#)

[Sec.34-602\(2\) Variances](#)

- 7.2 Resolution No. 2020-15 - Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) - Penuel Evangelical Church - 3401 2nd Avenue North

[Res No. 2020 -15 Site Plan Amendment \(SPR20-04\) and Special Exception \(PSSE20-01\) .doc](#)

[Staff Report](#)

[Project Narrative and Justification Statements](#)

[Site Plan, Landscape Plans, Architectural Plans and Letters](#)

[Color Site Plan](#)

[Legal Description](#)

[Aerial and Location Maps](#)

- 7.3 Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03) and Four (4) Waivers - 3922 Park Lane (*Quasi-Judicial*)

[Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922 Park Lane.doc](#)

[Exhibit "A" Staff Report](#)

[Project Narrative and Justification Statement](#)

[Site Plan, Landscape Plan, Architectural Plans, Civil Plans and](#)

[Letters Legal Description](#)

[Aerial Map and Location Map](#)

[Color Rendering](#)

7.4 Planning & Zoning Board Order No. 2020-03 - Lot Width Variance PSV20-05 - 3955

Edwards Avenue (**Quasi-Judicial**)

[Planning & Zoning Board Order 2020-03.doc](#)

[Staff Report](#)

[Application](#)

[Justification Narrative](#)

[Proposed Survey](#)

[Proposed Construction Plans](#)

[Aerial and Location Maps](#)

[Edwards Ave 50' Lot Width](#)

[Sec.34-602\(2\) Variances](#)

7.5 Planning & Zoning Board Order No. 2020-04 - Lot Width Variance PSV20-04 - 4083

Dale Road (**Quasi-Judicial**)

[Planning & Zoning Board Order 2020-04.doc](#)

[Staff Report](#)

[Application](#)

[Justification Narrative](#)

[Proposed Survey](#)

[Construction Plans](#)

[Aerial and Location Maps](#)

[Dale Rd 50' Lot Width](#)

[Sec.34-602\(2\) Variances](#)

7.6 Planning & Zoning Board Order No. 2020-05 - Setback Variance PSV20-07 & PSV20-08 - Red Rhino Leak Detection & Bayside Pool - 3945 Davis Road (**Quasi-Judicial**)

[Planning & Zoning Board Order 2020-05.doc](#)

[Staff Report](#)

[Variance Application](#)

[Project Narrative](#)

[Survey](#)

[Aerial and Location Map](#)

[Sec.34-602\(2\) Variances](#)

8. ACTIONS AND REPORTS

9. ADJOURNMENT

10. NEXT MEETING, TUESDAY, MAY 12, 2020 @ 6:30 PM

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Planning & Zoning Board Order No. 2020-02 - Landscape Buffer Variances PSV20-03 & PSV20-04 - Penuel Evangelical Church - 3401 2nd Avenue North (***Quasi-Judicial***)

SUMMARY: Mr. Kevin McGinley, agent for the applicant, Penuel Evangelical Church, is requesting two (2) variances in conjunction with the proposal for a Place of Worship on the 1.4-acre parcel located at the northeast corner of the intersection of Davis Road and 2nd Avenue North.

The site is currently developed with a 3,610 square foot commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated until present day.

As a separate agenda item, the applicant is requesting a site plan amendment and special exception use to permit the use of the property as a Place of Worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The applicant is requesting two (2) variances:

1. PSV20-03 - Request to allow a 7.8' landscape buffer (south side) [Provides relief from Section 34-162(b)(5) of Village Code that requires a 15' right-of-way buffer along 2nd Avenue North]
2. PSV20-04 - Request to allow a 9.9' landscape buffer (west side) [Provides relief from Section 34-162(b)(5) of Village Code that requires a 15' right-of-way buffer along Davis Road]

With the requested variances, landscape buffers (7.8' and 9.9' in width) will be provided within

the existing non-conforming buffer areas, providing enhancement to the visual appearance of the property while maintaining adequate vehicular circulation.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Planning & Zoning Board Order 2020-02.doc

Staff Report

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Site Plan

Aerial and Location Maps

Sec.34-602(2) Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-02
(SPR20-04 – PSSE20-01)
(PSV20-03 – PSV20-04)

Penuel Evangelical Church
3401 2nd Avenue North
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-20-058-0110

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board (“The Board”) on **April 14, 2020**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV20-03.
2. The above Applicant(s) is the owner of the property legally described as: **SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT OF TR 58 LYG N OF RD (LESS N 208.18 FT OF W 115 FT)**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-03 – Variance relief from Land Development Code Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
 - 2) PSV20-04 – Variance relief from Land Development Code Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

PZ&B Order 2020-02 – (PSV20-03 and PSV20-04)

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV20-03 and 20-04, meet the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 14th day of April, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

Penuel Evangelical Church, 3401 2nd Avenue North, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment with Two (2) Variances - Penuel Evangelical Church – 3401 2nd Avenue North

Application Summary			
Applicant / Petitioner	Penuel Evangelical Church	Submittal Date	11/1/2019
Reference Name	Penuel Evangelical Church	Case Number	SPR20-04, PSSE20-01
		Parcel Control No	PSV20-03, PSV20-04
Location	3401 2 nd Avenue North	Site Area	±1.13 acres
P&Z B Meeting	April 14, 2020	Council Meeting	May 14, 2020
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a place of worship.		
Number of Buildings	1 single structure (3,610 sf)		
Variances	<u>PLANNING AND ZONING BOARD CONSIDERATIONS:</u> PSV20-03 Requesting a Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North. PSV20-04 Requesting a Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	48 spaces Place of worship 1/4 seats @ 192 seats = 48 spaces	48	Yes
Site Characteristics			
Existing Use	Vacant building	Proposed Use	Place of worship
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Commercial vacant lot	Commercial	Commercial General (CG)
South	Restaurant/ Sport Bar & a PBC Fire Station	Commercial & Public Buildings and Facility	Commercial General (CG) & Governmental (G)
East	Residential single-family home	Medium Density Residential	Residential Multiple-Family (RM)
West	Commercial Vacant lot	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,610 sf commercial general building into a place of worship, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2003-24: Annexation

On November 13, 2003 the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Commercial General zoning district and Commercial Future Land Use designation. At the time of the annexation there was a veterinary clinic that ceased business on October 2014, since then the property has been vacated.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the new place of worship use the property is proposed to be revitalize and improvement to the exterior will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- **PSV20-03** Requesting Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
- **PSV20-04** Requesting Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

The applicant's full justification is hereto:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and Davis Road. This condition would exist whether the subject property is used for a place of worship.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The subject property was developed nearly 40 years ago and met all applicable development standards at the time, these special conditions do not result from actions of the applicant.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

The existing landscape buffer widths are presently unplanted for most part and do not conform the Village standards of the CG district. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation, thus, no special privilege will be conferred to the applicant by the grant of the variance.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing, thus constituting an undue hardship.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or granting of the variance to reduce buffer width.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

There are no detrimental effects to the public welfare associated with the proposed conversion of use or reduction in landscape buffer width being requested.

Staff does not object to the applicant's request, based on the applicant intent to provide a landscape buffer, within an existing non-conforming width, to the extent possible while maintaining adequate vehicular circulation.

IV. Neighborhood Compatibility

- 1) The proposed project is located within the Lake Worth District CRA area.
- 2) The property is a corner lot where it has access from both adjacent local roads (Davis Road and 2nd Avenue North).
- 3) South Congress Avenue is within 2000 feet to the east and Lake Worth Road is within 500 feet to the south.
- 4) Properties to the north, east and west are generally residential use.
- 5) The proposed place of worship is permitted as special exception use within the CG zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan and the Special Exception by the Village's Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) Proposed use meets the Traffic Performance Standards of Palm Beach County.
 - 5) A utility easement along 2nd Avenue North needs to be dedicated to the Village.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on March 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 10, 2020.
- Legal advertisement was published in the paper on April 2, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on November 1, 2019 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with 2 variances for the use of the property as a place of worship.
 1. Site Plan dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 2. Landscape Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 3. Architectural plans dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 4. Preliminary Engineering Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 5. Justification Statement and proposed use.
 6. Traffic Statement.
 7. Stormwater Calculations dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 8. Color Site Plan.

IX Recommendation

The 1.4 acres property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site is currently developed with a single building 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated and remains as such today.

The applicant is requesting a site plan amendment and special exception use to permit the use of the property as a place of worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the two Special Exception Uses and Site Plan Amendment subject to the following thirty-four (34) conditions below:

1. Build out date is December 31, 2021.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The worship sanctuary area shall be limited to 192 seats.
5. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
6. Proposed renovations to the monument signs shall be in compliance with the Village sign regulations, details shall be provided **at time of permitting**.
7. Details of the proposed opaque fence shall be provided to the Village **at time of permitting**.
8. Utility Easement over existing water main along 2nd Avenue North shall be executed, accepted by the Village Council and recorded prior to the issuance of the **Certificate of Occupancy**.
9. Access to the water meter and the backflow preventer shall be provided all the times, a cage around the backflow for security purposes is recommended, utility plans shall be approved by the Village **at time of permitting**.
10. No wall signs are proposed as part of this application.
11. All required improvements shall be completed, and a permanent life safety plan approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
12. Any proposed outdoor activities will necessitate subsequent approval from the Village.
13. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
14. No loitering on the grounds will be permitted.
15. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
16. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting**.
17. Any future wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.

21. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
22. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
23. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
24. All electric utilities shall be underground.
25. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO.**
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO.**
29. Photometrics must be certified by an engineer **prior to CO.**
30. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy.**
31. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
32. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
34. **At the time of CO,** the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**ADVANCED GLOBAL CONSULTING FIRM LLC
PENUEL EVANGELICAL CHURCH
PETITIONER'S STATEMENT-DESCRIPTION OF PROJECT
October 25, 2019**

Request

The Owner/Petitioner, Advanced Global Consulting Firm LLC, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception, variance and site plan approval to convert an existing commercial building to a 192-seat place of worship on property located at 3401 2nd Avenue North, Palm Springs, Florida.

Background

The 1.4-acre subject property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site presently supports a single-story 3,610 sq. ft. commercial building constructed in 1980. The subject property was annexed to the Village of Palm Springs in 2004 pursuant to Ordinance 2003-24. The building and site supported a veterinary clinic use for many years and was subsequently vacated when the current owner, Advanced Global Consulting Firm LLC, purchased it in 2017. The Petitioner's Request is to convert the existing building to a place of worship, including a 192-seat sanctuary, administrative offices, a meeting room, storage room, restrooms and small kitchen area. The site presently has access from Davis Road and 2nd Avenue North and proposed access is the same.

Code Provisions

The subject property is presently zoned CG (Commercial General, with a corresponding Commercial land use designation. Section 34-824 of the Village Code provides for churches and houses of worship as Special Exception uses in the CG District.

The subject property's size (1.4 acres) and configuration (320 ft. by 231 ft.) meet the CG District PDRs as does the 6% lot coverage (50% maximum allowed) and building height. All building setbacks were established in 1980 when the property was permitted and constructed through the Palm Beach County regulations in place at the time. The proposed site plan identifies two (2) deficiencies in terms of the required landscape buffers applicable to the district and use – one along 2nd Avenue South and one along Davis Road.

Proposed Improvements

The existing 3,610 sq. ft. building is proposed to be renovated to accommodate the change in use as depicted in the floor plans that accompany this request. Exterior site improvements (e.g. paving and striping of parking lot, landscaping, water management and drainage improvements, utility connection upgrades, revisions to driveways, etc.) are also proposed.



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

SPECIAL EXCEPTION STANDARDS PROPOSED USE AND STATEMENT OF USE JUSTIFICATION

Request

Applicant is requesting Village of Palm Springs to allow conversion of an existing commercial building to a church (house of worship) in the CG Zoning District, pursuant to Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of municipalities. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meets all applicable property development regulations (with the exception of minor deficiencies in landscape buffers as noted in the application and site plan) and all other provisions of the code specific to places of worship in the CG District.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from general commercial to church includes the utilization and conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass, height, setbacks, and traffic impacts remain unaffected or will decrease. The change in use will conform to existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter. No adverse impacts to the commercial corridor of 2nd Avenue North or the neighboring residential development to the north and east of the subject property are anticipated to be associated with the request.

Proposed Use and Statement of Use Justification

p. 2

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or Redevelopment of the area in which the special exception use is proposed to be developed.

Response: While there are several places of worship in the Village of Palm Springs, none are located along 2nd Avenue North or David Road in the vicinity of the subject property. Although the establishment of a church or place of worship in this location could hardly be deemed detrimental to the community, a concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the surrounding properties based on:

- a. The number of persons anticipated to be using, residing or working on the property as a result of the special exception use;**
- b. The degree of noise, odor, visual or other potential nuisance factors generated by the special exception uses, and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Response: The proposed church will be used primarily on weekends when services are held and 2-3 evenings per week for church-related meetings and functions. Administrative church offices will be open weekly and staffed by 2-3 church employees and volunteers. The church will operate in a manner consistent with the surrounding residential uses in terms of odors, noise or visual effects, which are anticipated to have less of an impact than the previous use (veterinary clinic). The traffic study that accompanies this request identifies the change in use as having and insignificant traffic impact which does not warrant any road improvements.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.**
- b. Do not adversely affect property values in the adjacent areas.**
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. Do not negatively impact adjacent natural systems or public facilities, including parks and open spaces.**
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycling parking.**

Proposed Use and Statement of Use Justification
p.3

Response: The proposed change in use will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change in the existing building and beneficial improvements to the parking area, landscaping and site access. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: October 25, 2019



ZONING & URBAN PLANNING
MARKET RESEARCH & ANALYSIS
ENVIRONMENTAL ASSESSMENTS

LAND RESEARCH MANAGEMENT, INC.
2240 PALM BEACH LAKES BLVD. • SUITE 103
WEST PALM BEACH, FLORIDA 33409
TEL: (561) 686-2481 • FAX: 681-1551

**Justification Statement
Penuel Evangelical Church
Variance Request**

Variance Overview

Variances are requested from Section 34-162, Village Code of Ordinances, related to landscape buffer widths along the two abutting roadways – Davis Road and 2nd Avenue North as indicated in the chart below. The two variances are being requested in order to accommodate required drive aisles for internal circulation and allow the conversion of the previously approved and constructed commercial building to a place of worship.

Variance Requests

EXHIBIT 1: VARIANCE CHART

Variance Request				
Item No.	Code Section	Required	Proposed	Variance
V1	Sec. 34-162	15-ft. wide buffer 2 nd Avenue North	7.8 ft.	7.2 ft.
V2	Sec.34 - 162	15 ft. wide buffer David Road	9.9 ft.	5.1 ft.

Variance Standards

a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.

Response: The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and David Road. This condition would exist whether or not the subject property is used for a place of worship.

b. That the special conditions and circumstances do not result from the actions of the applicant.

Response: The subject property was developed nearly 40 years ago and met all applicable development standards at the time. These special conditions do not result from actions of the applicant.

c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same land development district.

Response: The existing landscape buffer widths are presently unplanted for most park and do not conform to Village standards of the CG District. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation. Thus, no special privilege will be conferred to the Applicant by the grant of the variance.

d. That literal interpretation of the provision of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship.

Response: Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing building, thus constituting an undue hardship.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Response: The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

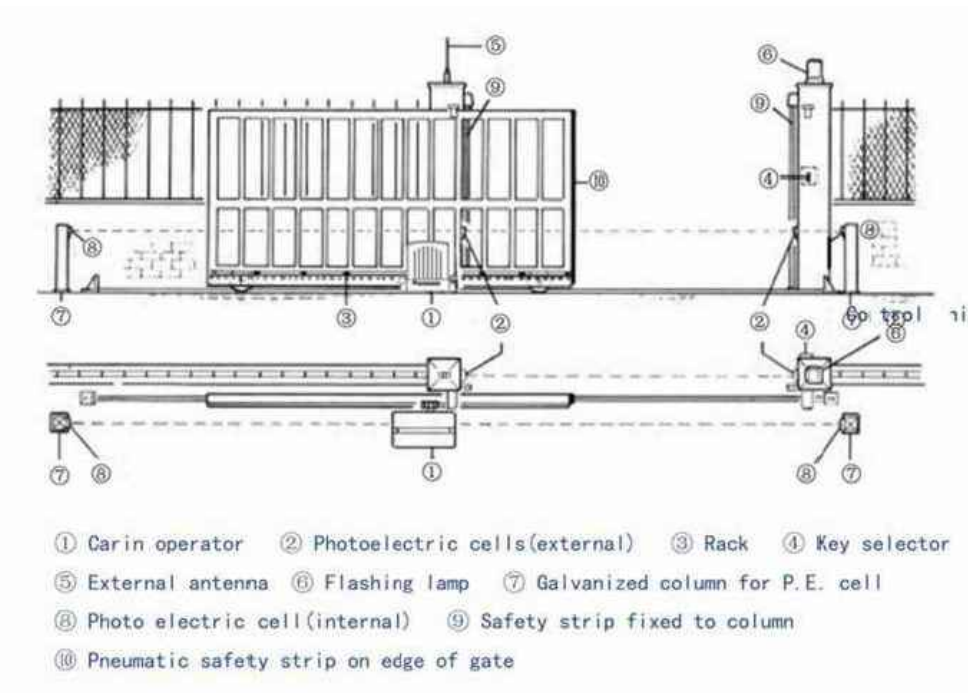
f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or the granting of the variances to reduce buffer width.

g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: There are no detrimental effects to the public welfare associated with the proposed conversion of use or the reduction in landscape buffer width being requested.

Submitted: October 25, 2019

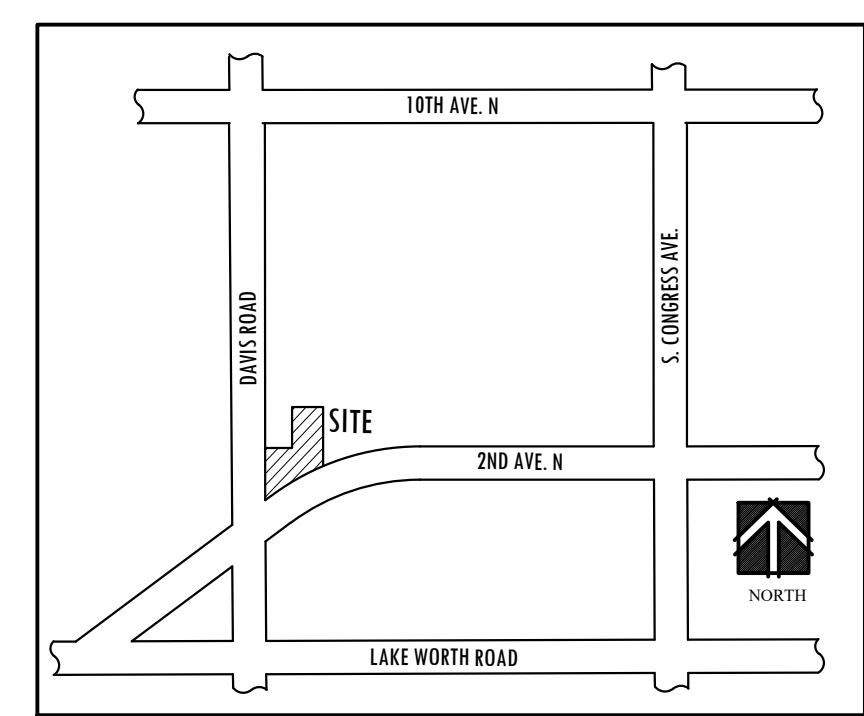


TYPICAL SLIDING GATE DETAIL



354 Cypress Drive, Suite 6, Tequesta, FL 33469
P(561) 222-9284 F(561) 348-9491

LOCATION MAP



PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS =	48 SPACES
PARKING PROVIDED:	48 SPACES

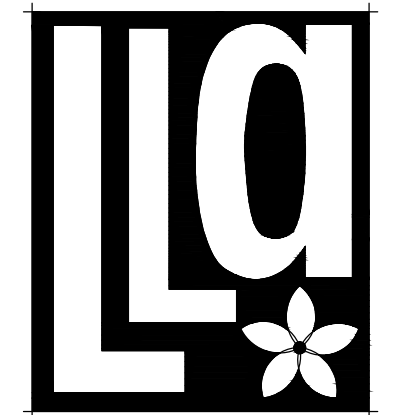
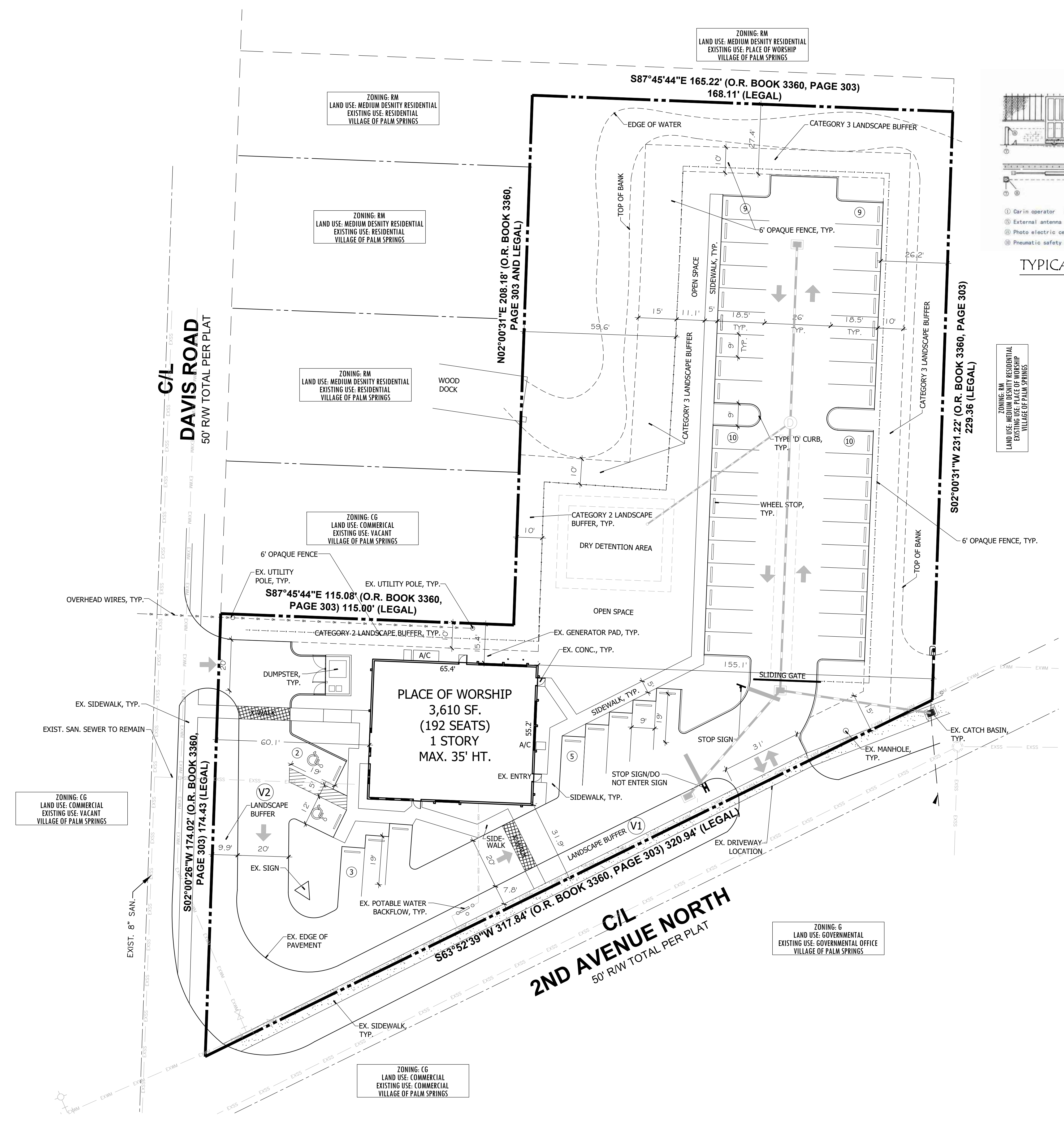
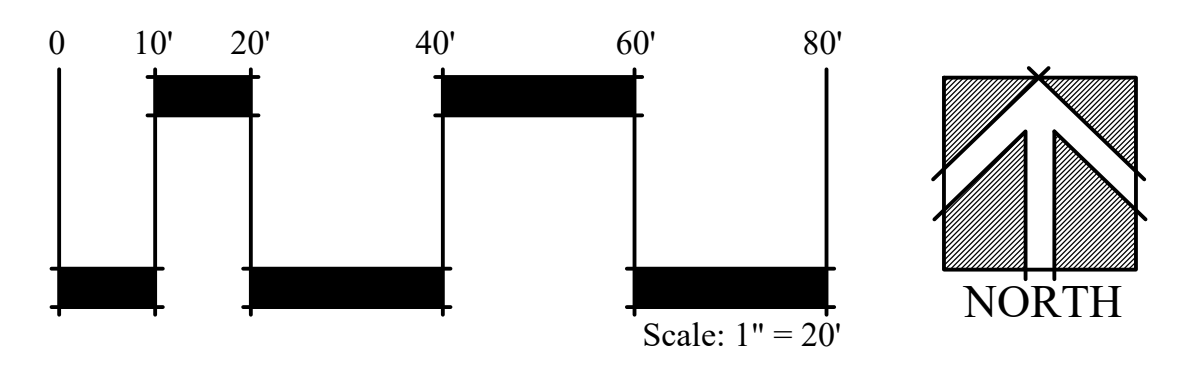
REQUIRED SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS	

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1 V2	SEC. 34-162 REQUIRED BUFFERS:			
	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY
Village of Palm Springs, Florida

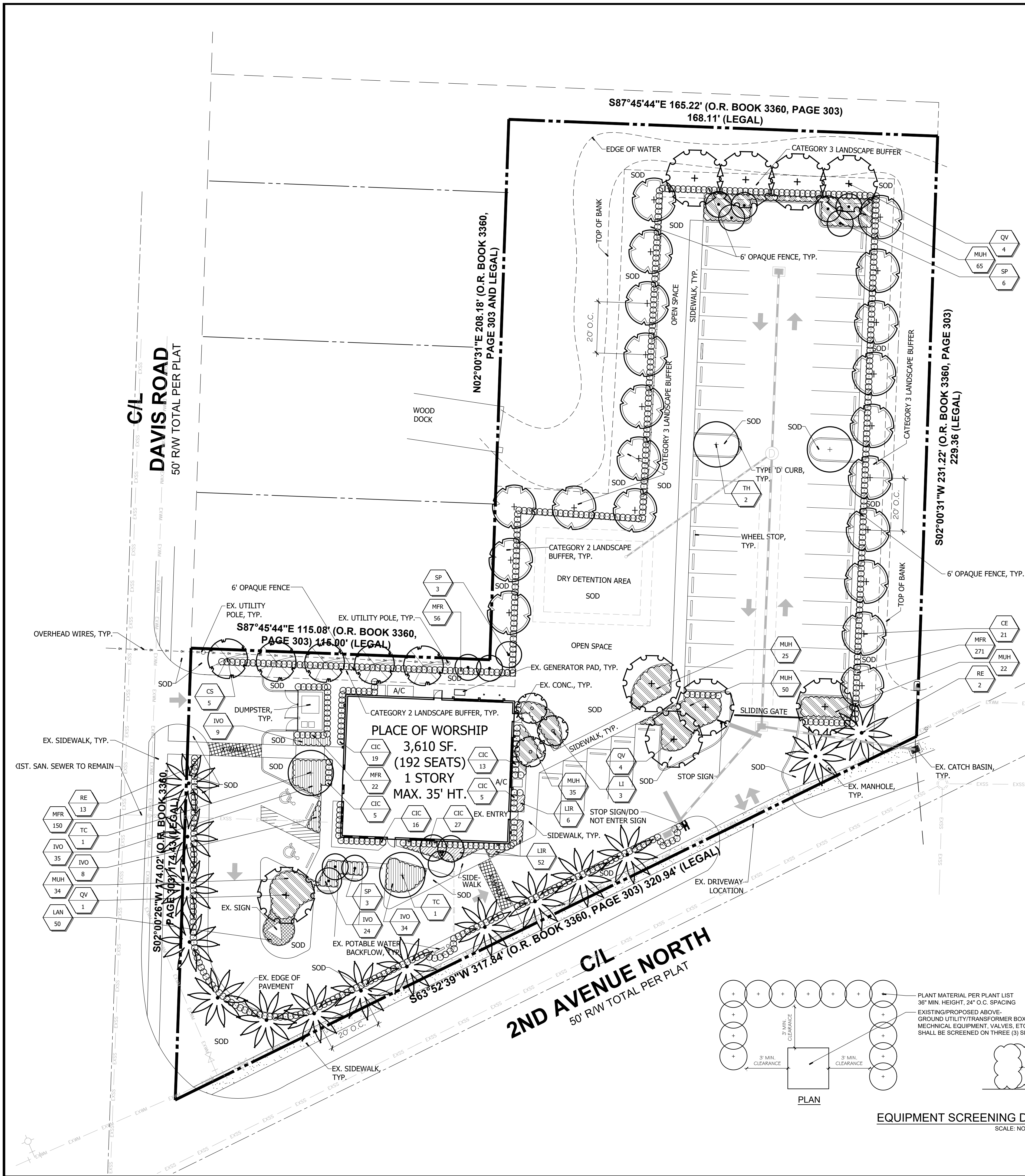
Project Name
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20
2/25/20

Sheet No.
SP-1



PLANT LIST

TREES/PALMS	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	9	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	SP	12	SABAL PALMETTO	CABBAGE PALM	10'-24" C.T., SLICK	--	HURRICANE CUT HEAD, STAGGER HTS., 2/3 CURVED CHARACTER TRUNKS
* V	CE	21	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	RE	15	ROYSTONIA ELATA	ROYAL PALM	8-10' G.W.	--	FULL & THICK, MATCHED HEIGHTS
* M	LI	3	LAGERSTROEMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE	12' HT.	5' MIN.	FULL & THICK, MULTI-TRUNK, 4" C.T.
* V	CS	5	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12' HT.	5' MIN.	FULL & THICK, 2" DBH
M	TH	2	TABERBUA HETEROPHYLLA	PINK TABERBUA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
M	TC	2	TABERBUA CARAIBA	YELLOW TABERBUA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING

SHRUBS & GROUNDCOVERS	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CIC	85	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" O.A.	18" MIN.	24"	FULL & THICK TO BASE
M	LIR	58	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 12" O.A.	12"	18"	FULL & THICK TO BASE
* V	IVO	75	ILEX VOMITORIA 'STOKES DWARF'	SHILLING'S DWARF HOLLY	#3, 12" MIN.	12"	24"	FULL & THICK TO BASE
* V	MUH	231	MUHLBERGIA CAPILLARIS	MUHLY GRASS	#3, 18" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	499	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	20"	24"	FULL & THICK TO BASE
* V	LAN	50	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	#1, FULL POT	14"	18"	FULL & THICK TO BASE

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

NATIVE VEGETATION CALCULATIONS
PERCENTAGE OF NATIVE TREES: 87.5%
PERCENTAGE OF NATIVE SHRUBS: 94.4%
TOTAL PERCENTAGE OF NATIVE VEGETATION: 93.9%

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

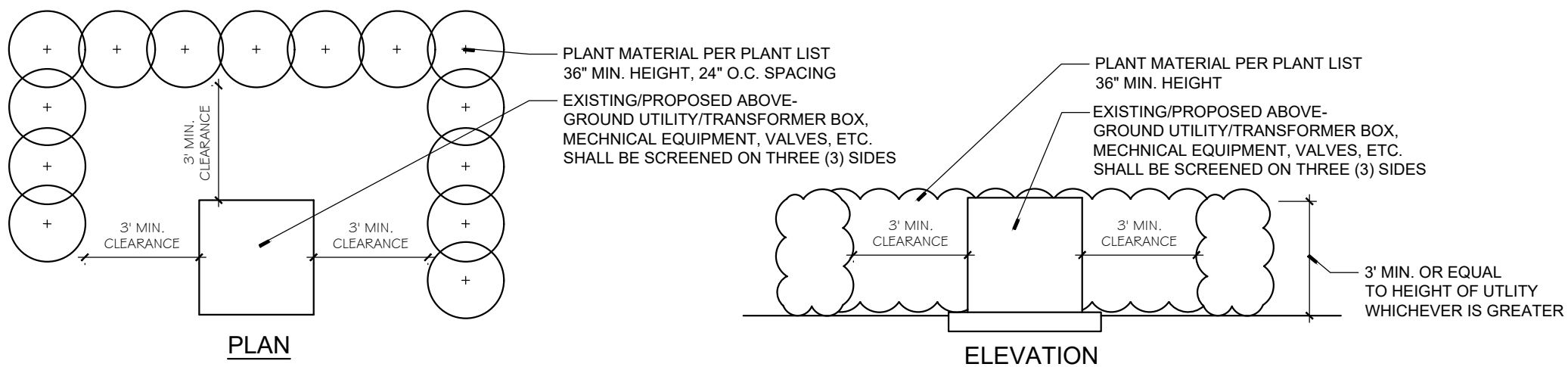
IRRIGATION WATER SOURCE: NON-POTABLE WELL

LANDSCAPE NOTES

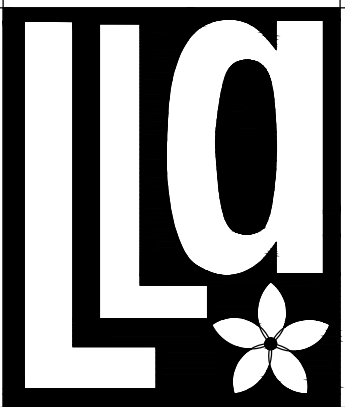
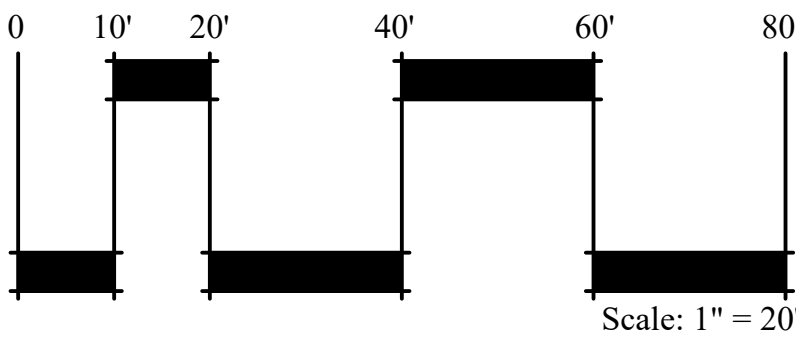
- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOTAPHRIUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 10" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4' DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

LANDSCAPE DATA:

INT. LANDSCAPE AREA REQ'D.: 960 S.F. (20 S.F./PARKING SPACE, 48 SPACES)
INT. LANDSCAPE AREA PROVIDED: 2,000 S.F. (EXCLUDES BUFFERS & DETENTION)



Landscape Plan



Litterick
Landscape
Architecture

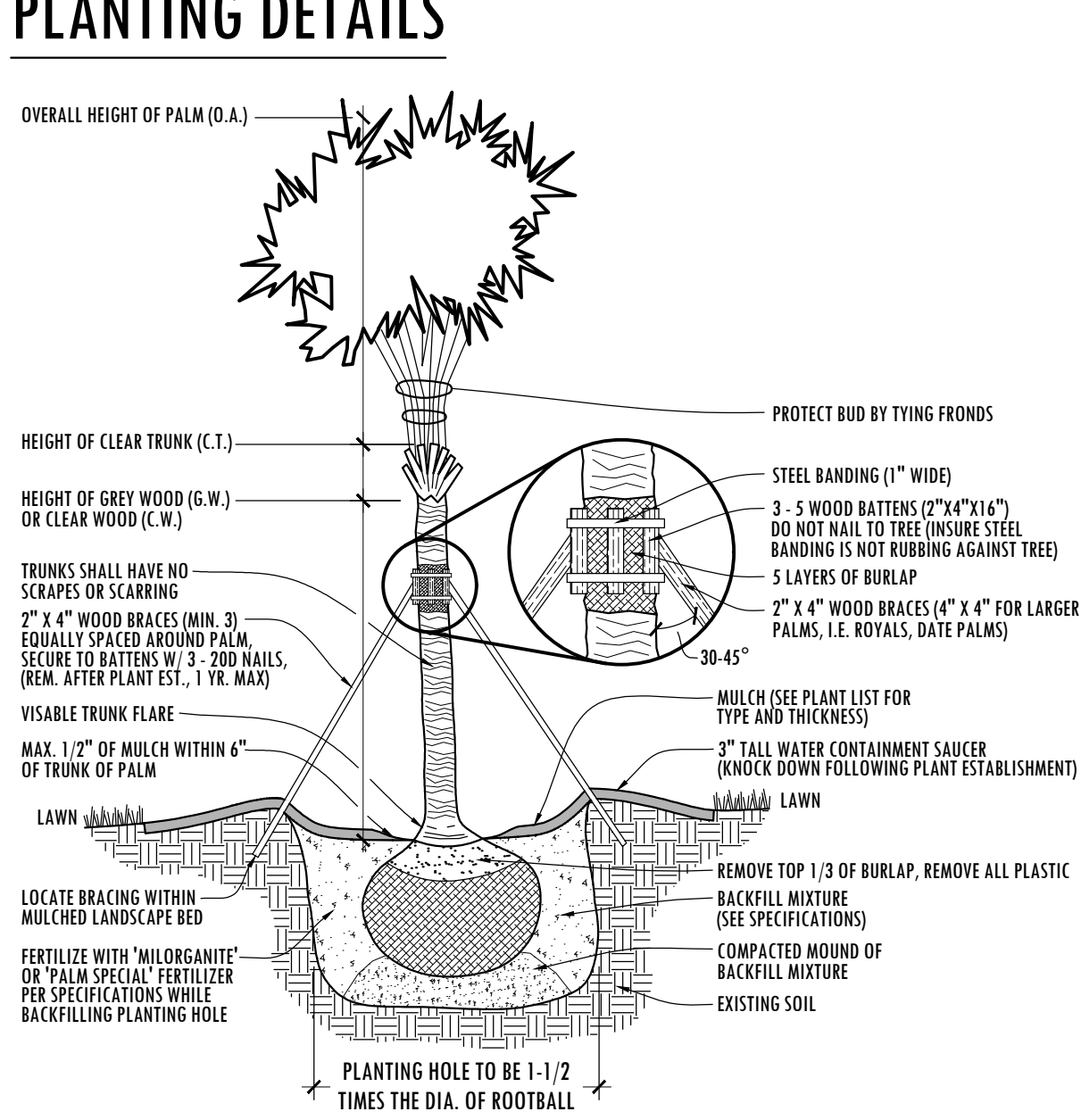
2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

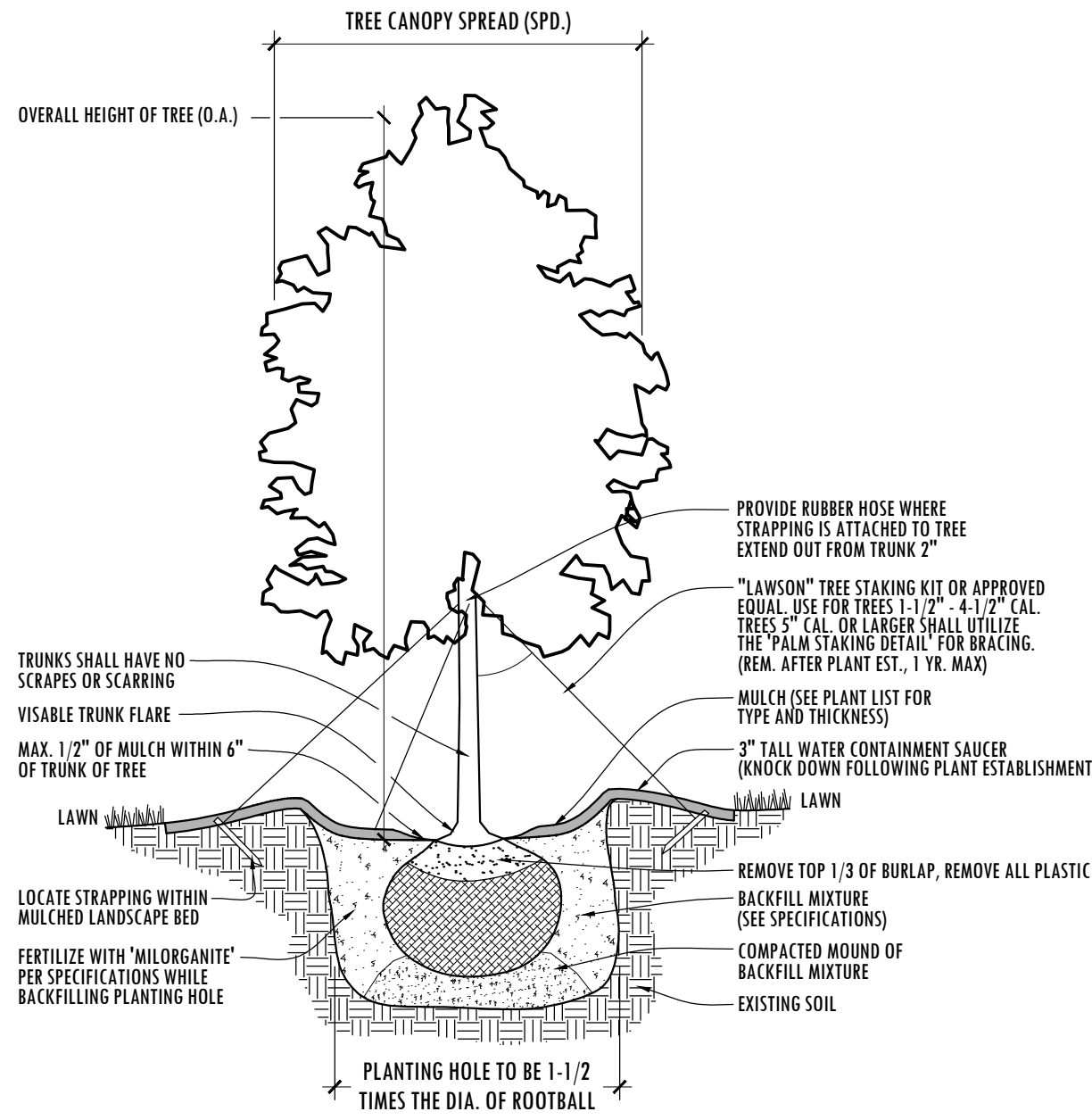
Village of Palm Springs, Florida

Project Name: _____
Landscape Architect of Record: _____
Scale: 1" = 20'-0"
Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: 10/23/19
Job no.: _____
Revisions: 1/27/20
2/25/20
Sheet No.: LP-1

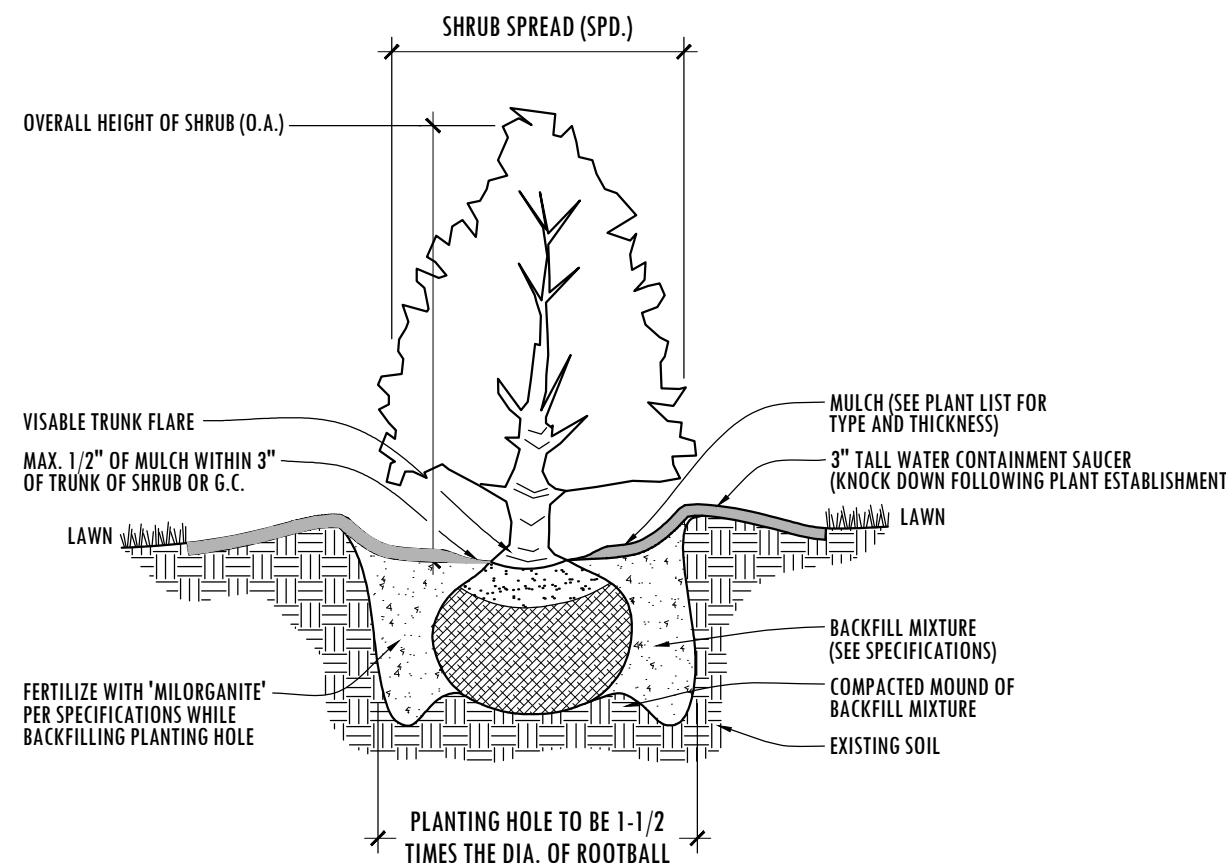
PLANTING DETAILS



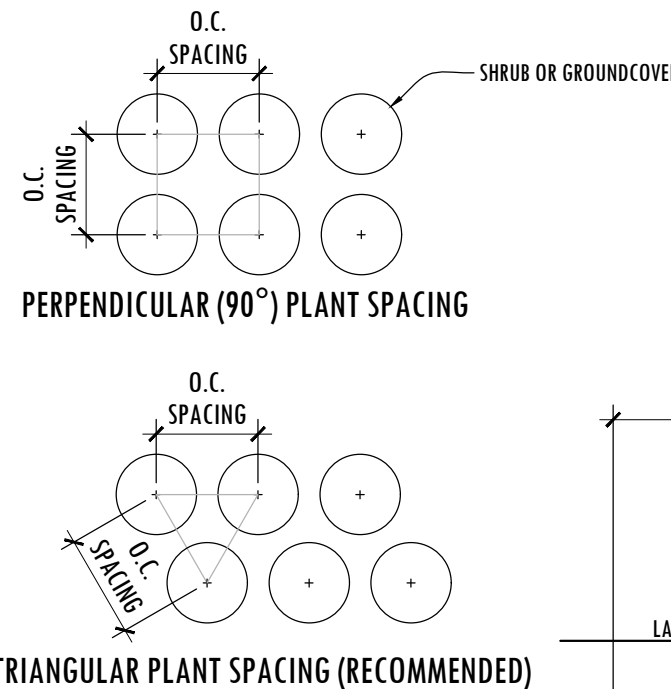
PALM PLANTING DETAIL



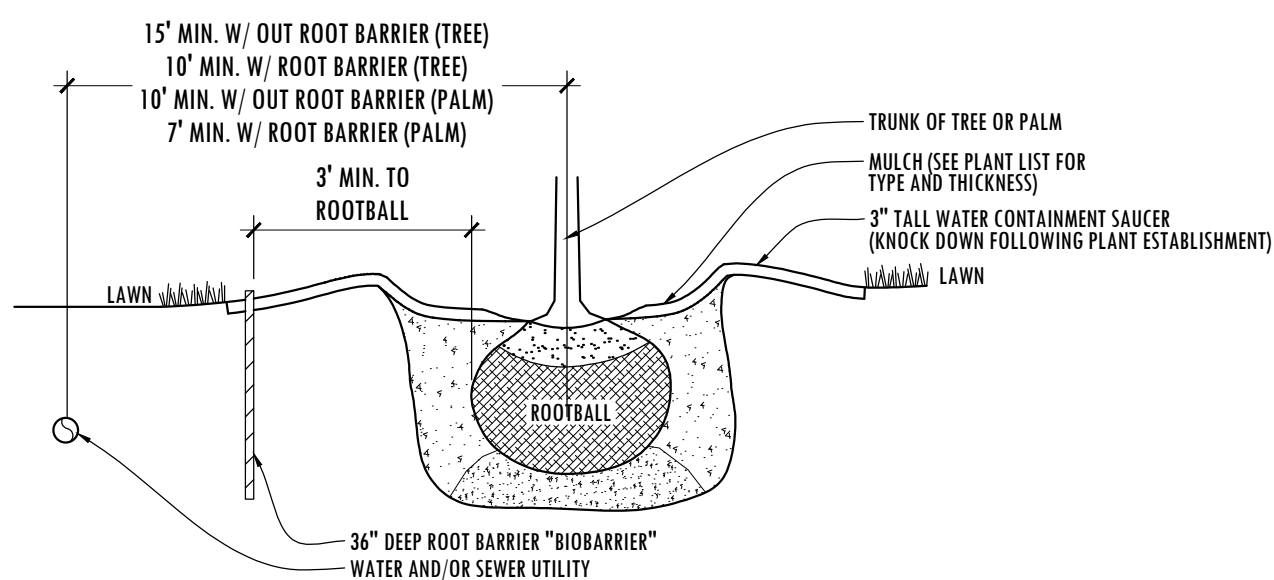
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST 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 PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

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 OF GOOD QUALITY AND BLS IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-ROUND.

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. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3\"/>

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF "MILORGANITE" ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:

FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:
- 8\"/>

SHRUBS:

FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:
- 4\"/>

PALM TREES:

FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL

PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. 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 FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

WATER

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 ANT 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 BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

4. EXECUTION

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT ROUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST 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.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6\"/>

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0\"/>

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3\"/>

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2\"/>

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE 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.

CLEAN UP

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

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.

INSPECTION & ACCEPTANCE

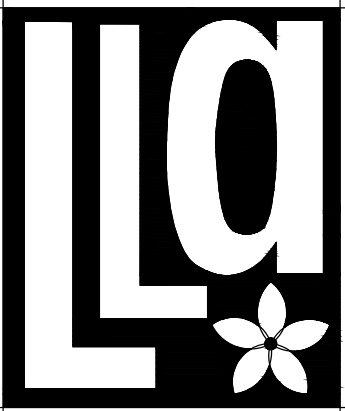
THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT UPON COMPLETION OF THE WORK TO REQUEST A FINAL INSPECTION OF THE INSTALLATION AND PLANT MATERIALS. THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WILL NOTIFY THE LANDSCAPE CONTRACTOR OF ANY DEFICIENCIES VIA A "PUNCH LIST" WHICH SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR. CONDITIONAL LANDSCAPE ACCEPTANCE OF ALL PLANT MATERIAL AND WORKMANSHIP WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT AFTER ALL "PUNCH LIST" ITEMS HAVE BEEN CORRECTED AND ANY PLANT REPLACEMENTS MADE. THIS ACCEPTANCE WILL BEGIN THE WARRANTY PERIOD. DEFICIENCIES NOTED AFTER THE CONDITIONAL LANDSCAPE ACCEPTANCE SHALL BE RECTIFIED DURING THE WARRANTY PERIOD AND PRIOR TO FINAL LANDSCAPE ACCEPTANCE.

GUARANTEE AND REPLACEMENT

ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: _____ 10/23/19
Job no. _____
Revisions: _____ 1/27/20
_____ 2/25/20

Sheet No.

LP-2

Landscape Specifications & Planting Details

A new tenant improvement

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461

TERMS OF USE & LICENSE AGREEMENT

Building Codes And Zoning Requirements
At the time of creation, these plans were designed to meet the requirements of a nationally recognized model building code in effect where these plans were produced. Because of the great differences in geography and climate throughout the United States each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. These plans may need to be modified and additional drawings and details may need to be added to comply with your local conditions, requirements, and a wide range of other matters. All of our plans can be adapted to the local building codes and requirements. It is the responsibility of the purchaser and/or builder of each plan to see that the structure is built in strict compliance with the governing municipal codes (city, county, state and federal). In addition to the building plans that you order, you will also need a site plan that shows where the house is going to be located on the lot. There are some areas of the country that have very strict engineering codes. If you are building in this type of area, it is possible that you will need to hire a local engineer to analyze the house and provide additional drawings and calculations that may be required by your building department.

Notice Duty Of Cooperation
Our firm assumes no liability for any home constructed from these plans. Only qualified Designers, Architects, Contractors or Structural Engineers should attempt to modify any portion of these plans. It is the sole responsibility of the purchaser to obtain any and all structural analysis, engineering and specifications that are required where the structure is to be built. Written dimensions on these drawings should have precedence over scaled dimensions: the contractor shall verify and be responsible for all dimensions and conditions on the job.

Architectural And Engineering Seals
Some cities and states are now requiring that a licensed architect or engineer review and "seal" these plans, or officially approve them prior to construction. In addition, you may need to obtain permits or inspections from your local governments before and in the course of construction. Prior to using these plans, we strongly advise that you consult a licensed architect or engineer, as well as consult with your local building official before applying for any permit or before starting any construction related to these plans. We authorize the use of these plans on the express condition that you strictly comply with all local building codes, zoning requirements and other applicable laws, regulations, ordinances and requirements.

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By the purchase of our plans, customers are granted a limited license to use the plans for the construction of only one home. It is strictly prohibited to reproduce, sell, modify, trace, redraw or reuse the plans or designs without the written permission from the copyright owner. This limited license also applies to all other reproducible media. All orders, once placed, are final. No refunds or exchanges will be granted.

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The Architect shall have the right to include representations of the Design of Project, including, but not limited to, photographs, plans, drawings, artistic renderings, digital images, and/or videotape, and/or such other similar demonstrative images of the exterior and interior of the subject project, among the Architect's promotional, marketing, advertising, and/or professional materials (collectively, "marketing materials"). The Architect's marketing materials shall not include any image and/or description of the Client's confidential or proprietary information and/or property.

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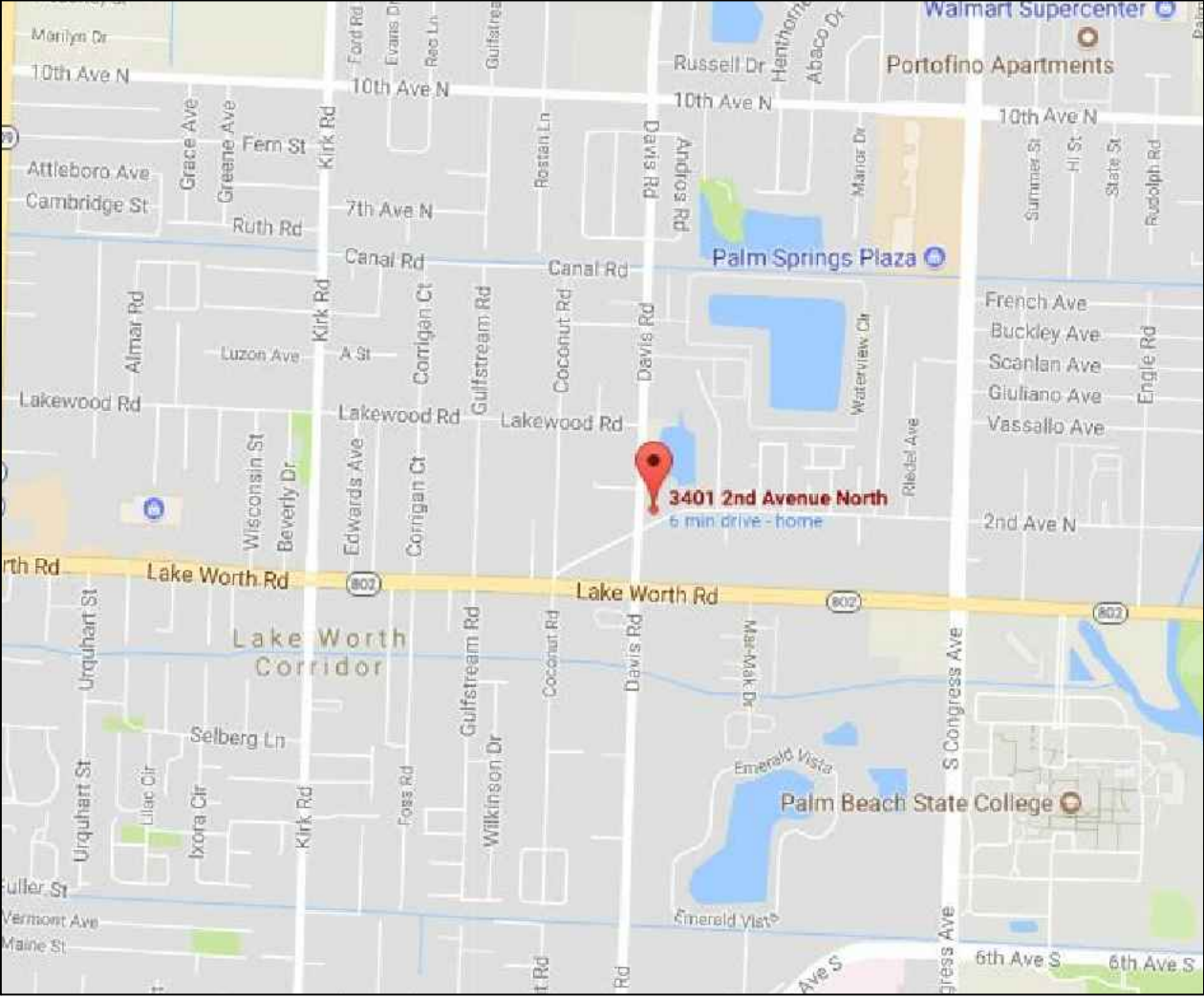
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Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party. The arbitration shall be conducted in Broward County, Florida, and judgment on the arbitration award may be entered into any court having jurisdiction thereof. Either you or we may seek any interim or preliminary relief from a court of competent jurisdiction in Broward County, Florida, necessary to protect the rights or property of you or us pending the completion of arbitration.

Miscellaneous
In the event that any provision of the User Agreement conflicts with the law under which the User Agreement is to be construed or if any provision is held invalid by a court with jurisdiction over the parties to the User Agreement, such provision will be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law, and the remainder of this User Agreement will remain in full force and effect. If either party fails to insist upon or enforce strict performance by the other party of any provision of the User Agreement, or to exercise any right under the User Agreement, such a failure will not be construed as a waiver or relinquishment to any extent of such party's right to assert or rely upon any such provision or right in that or any other instance. That is, all provisions and rights will remain in full force and effect.

VICINITY MAP



SATELLITE AERIAL



OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)	
A - Assembly		
B - Business		
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @7 SF/APP = BY SEATING =		370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @100 SF/APP =		2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @7 SF/APP =		20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @100 SF/APP =		1
TOTAL		192

SCOPE OF WORK

1. CHANGE OF USE FROM BUSSINES(ANIMAL HOSPITAL) TO ASSEMBLY(A-3)
2. NEW INTERIOR RENOVATION AS PER PLANS.
3. ELECTRICAL , MECHANICAL AND PLUMBING AS PER PLANS.

CODE RESEARCH

OCCUPANCY

A3 -Assembly

TYPE OF CONSTRUCTION

TYPE IIIB - NOT PROTECTED (UNSPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE
BASED ON A-3 ASSEMBLY OCCUPANCY
UNISEX

WATER CLOSET: 1 PER 150 FOR MALES AND 1 PER 75 FOR FEMALES
3 REQUIRED/ 3 PROVIDED

LAVATORIES: 1 PER 200
2 REQUIRED/ 2 PROVIDED

1 DRINKING FOUNTAIN PER TABLE 403.2 FBC - P

EGRESS WIDTH BUILDING 1

1 EXITS REQUIRED, 5 EXITS PROVIDED PER 1005.3.2
466 OCCUPANTS x 0.2" = 93.2" REQUIRED
180" PROVIDED

AREA CALCULATIONS

EXIST.TOTAL AREA		3,610 S.F.
NOTE: EXISTING ASSEMBLY AREA IS NOT BEING CHANGED IN SQUARE FOOTAGE OF SPACE.		
DESIGN WIND PRESSURES		
WINDOWS & DOORS	POS +42.9 P.S.F. NEG -57.3 P.S.F. WORST CASE ALL OPENINGS	
ROOF	FIELD ZONE ①	-42.8 PSF
	3' EDGE ZONE ②	-71.9 PSF
	3' x 3' CORNERS ③	-108.2 PSF

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2017 6TH EDITION WITH ALL AMENDMENTS, THE 2014 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION

SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT OF TR 58 LYG N OF RD (LESS N 208.18 FT OF W 115 FT)

MUNICIPALITY

PALM SPRINGS

Parcel Control Number:

70-43-44-19-20-058-0110

SUBDIVISION

SUB 19-44-43

LAND USE CODE

1900 - PROF OFFICES

ZONING CODE

**CG - Commercial General
(70-PALM SPRINGS)**

LOCATION ADDRESS

3401 2ND AVE N

CLASSIFICATION OF WORK

ALTERATION LEVEL 2

PROJECT TEAM

OWNER

ADVANCED GLOBAL CONSULTING FIRM LLC
3900 WOODLAKE BLVD STE 301E
LAKE WORTH FL 33463 3010

ARCHITECT

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BUILDING DEPARTMENT

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ZONING DEPARTMENT

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Palm Springs, Florida 33461
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SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES + SPECIFICATIONS
D-1	DEMOLITION PLAN AND NOTES
A-1	PROPOSED FLOOR PLAN
A-2	LIFE SAFETY PLAN
A-2.1	EXISTING ELEVATIONS
A-3	CONSTRUCTION DETAILS AND NOTES
E-1	ELECTRICAL PLAN + NOTES
M-1	MECHANICAL PLAN + NOTES
P-1	PLUMBING PLAN + NOTES

CONTRACTOR TO VERIFY ANY
CONDITION AND NOTIFY ALL
RESPONSIBLE PARTIES IF THERE
ARE ANY DISCREPANCIES. THE
ARCHITECT ASSUMES NO
RESPONSIBILITY.

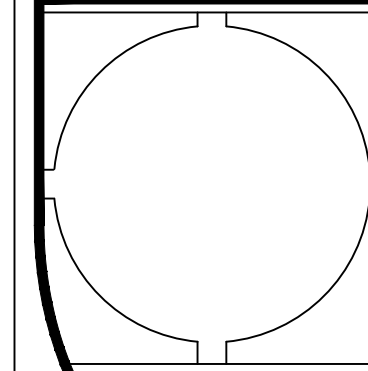
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ACCORDANCE WITH THE F.B.C. 2017
6TH EDITION WITH ALL AMENDMENTS,
THE 2014 N.E.C., THE ZONING
ORDINANCES IN THE CITY OF
JURISDICTION AND ALL APPLICABLE
CODES AND STANDARDS.



**THE CONSTRUCTION AND
ARCHITECTURE GROUP, INC.**

SANDRA PUERTA FL Lic. #: AA26002780 • AR 95385

6476 Kirsten Way, Lake Worth, FL 33467
Phone | 561.246.5498 Fax | 561.561.828.2645



DATE:
Jun. 11, 18

**BLDG. DEPT.
PLAN
REVISIONS:**



A new tenant improvement for:

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461
PCN: 70-43-44-19-20-058-0110

Cover and
Project
Information

MANAGED BY: NS
DRAWN BY: SP
REVIEWED BY: SP

SHEET:
CVR

TYPICAL GENERAL NOTES

SOME ITEMS DO NOT APPLY IF NOT PART OF THE SCOPE OF WORK

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING EFFECT AT THE TIME OF THE PROJECT. THIS INCLUDES THE LATEST EDITIONS OF THE PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS. THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETE AND THE SPACE CAN BE USED FOR WHAT IS INTENDED, EXCLUDING PUNCH LIST ITEMS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

COLUMNS

ALL WOOD AND/OR STEEL COLUMNS SHALL BE 1 HOUR FIRE RATED. TOP OF ISOLATED EXTERIOR AND PERIMETER COLUMN FOOTING PADS SHALL MATCH THE BOTTOM OF MONOLITHIC WALL FOOTING ELEVATIONS (MINIMUM 1'-4" BELOW TOP OF SLAB ELEVATION, OR AS DETAILLED ON THE PLANS.

DOORS & WINDOWS

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 sq.ft. in AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL. WINDOWS MARKED "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH A MARKED TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2. A DOOR RESPECTED IN PLAN CALLED "EMERGENCY EGRESS" SHALL BE DESIGNATED AS AN EXTERIOR DOOR NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS. DOOR TO HAVE A MIN. CLEAR OPENING OF 29", AND TO HAVE PASSED APPROVED IMPACT AND MISSILE TESTS.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 3 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOVABLE DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 600 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-POSSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z99.1. ALL WINDOWS (OPERABLE AND A FORCE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 151.1. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE; "DO NOT OPERATE EGRESS WITH DOORS CLOSED, CARBON MONOXIDE EMISSION."

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/C MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM. DRYWALL EACH SIDE.

BATHROOMS

BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS. TILE FINISH, SELECTED BY OWNER

MIRRORS / GLAZING

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 60" A.F.F. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOLLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

- FIREBOX, SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
- CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.
- PROVIDE 1/2"x1/2" FLUE LINING
- PROVIDE FIREBRICK INNER HEARTH & LINING
- MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING.
- PROVIDE CAST IRON DAMPER
- FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
- ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS SUPPORTING TRIMMER ARCHES AT FIREPLACES SHALL BE NOT LESS THAN TWENTY INCHES FROM THE FACE OF THE CHIMNEY BREAST. TRIMMERS SHALL BE NOT LESS SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
- WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK AROUND PROJECTING MORE THAN ONE AND ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING.
- PROVIDE A U.L. RATED AND APPROVED CHIMNEY CAP W/ INTEGRAL BUILT-IN SPARK ARRESTER AND RAIN CAP AND BASE FLASHING.

STRUCTURAL NOTES

CONCRETE THIS BUILDING DESIGNED PER: 2705.2(a) - ACI-530.1/92I ASCE 5-9/2/ TMS 402-92 2705.2(b) - ACI-530.1/92I ASCE 6-9/2/ TMS 402-92/ ASCE 7 THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT. VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D 1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, PREDOMINANTLY GRANULAR MATERIAL FREE OF DEBRIS AND ORGANIC MATERIAL. SLABS 2500 PSI FOUNDATIONS 2500 PSI COLUMNS & BEAMS 3000 PSI CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" MINIMUM CONCRETE COVER FOR POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS: SLAB ON-GRADE FOUNDATIONS / FOOTINGS BOTTOM 3" SIDES 2" SUSPENDED SLABS 1" COLUMNS & BEAMS 1 1/2" TO THE TIES MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90-667 SPECIFICATIONS, MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HATCH JOINTS AND WITH FACE SILL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL. ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECS A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE, AND RUST. ALL DOWELS, SLEEVES, CONDUITS, INSERTS, BLOCKOUTS, ANCHOR BOLTS AND DRAINS SHALL BE IN PLACE BEFORE CONCRETING. FOR OPENINGS AND SPECIAL FEATURES OMITTED ON THESE PLANS, SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: LAP REINFORCING STEEL 30 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 6"x 6"x 14/14 WELDED WIRE MESH, CENTERED IN CONCRETE DOUBLED 30" AT THE PERIMETER. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO THE ELEVATION OF THE BOTTOM OF THE SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL.

THE ENTIRE AREA PLUS AN ADDITIONAL THREE FOOT AT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM-D1557. IF FOOTINGS ARE EXCAVATED AFTER THE BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY COMPACTOR. EXISTING STRUCTURE SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD OR ASHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR, IN LIFTS NOT TO EXCEED 10" EACH. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED, PRIOR TO PLACEMENT OF STEEL, WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN THE FOOTING AREAS.

SOIL SHALL BE TREATED FOR TERMITES FOR A MIN. DISTANCE OF FOUR (4) FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES. CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RELIEVE ZIP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

STRUCTURAL-STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 136. SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE 325 HIGH STRENGTH BOLTS AT COLUMNS, TRUSS CONNECTIONS AND ALL OTHER CONNECTIONS. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES. TURN OF NUT METHOD WILL NOT BE ACCEPTED. BEAM TO BEAM CONNECTIONS SHALL BE BOLTED WITH STANDARD WASHERS UNDER NUTS. ALL BOLTS SHALL BE 3/4" DIAMETER U.O.N. PROVIDE 9/16" DIA. HOLES. 4'-0" O.C. MAX. FOR ALL WOOD BLOCKING ATTACHED TO STEEL. CUTS, HOLES, COPES, ETC., REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON STEEL SHOP DRAWINGS AND MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STEEL MEMBERS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. ALL LEVELING AND BEARING RATES, ANCHOR BOLTS (EXCEPT FOR WOOD), AND LOOSE UNITS SHALL BE FURNISHED BY STEEL CONTRACTOR. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATION PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RELIEVE ZIP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

CONCRETE

FOLLOW THE STANDARDS OF ACI-318, ACI-301 AND ACI-347. CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED ON THE PLANS. WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER THE TRUCK LEAVES THE PLANT. WITHOUT APPROVAL OF THE ENGINEER OR PLANT ENGINEER. PLANT CONTROL SHALL BE REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (UON). SLABS ON COMPACTED FILL = 3000 PSI STRUCTURAL SLABS = 4000 PSI FOUNDATIONS = 3000 PSI COLUMNS AND BEAMS = 4000 PSI (U.O.N.) CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6" MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS = 3" BEAMS = 1 1/2" SUSPENDED SLABS = 1" SLAB SHALL BE A MIN IMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6"x6"x 14/14 W.W.M.A. CENTERED IN CONCRETE AND DOUBLED AT PERIMETER. REINFORCEMENT SHALL COMPLY WITH ASTM A615 AND ASTM A185 FOR WELDED WIRE FABRIC. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STEEL WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN FOOTING AREAS. SLAB SHALL BE PLACED OVER ONE LAYER OF 6 MIL. VISQUEEN VAPOR BARRIER. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM.

REINFORCEMENT CLEARANCE CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS FOLLOWS, WHEREVER PRACTICAL, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. FORMED CONCRETE IN CONTACT WITH GROUND BEAMS AND COLUMNS SLABS FOOTINGS THE COLUMNS 1" 1 1/2" 2" FROM TOP, 3" BOTTOM/SIDES 1" TO TIES

POLYETHYLENE SHEET

POLYETHYLENE SHEET SHALL BE PLACED CONTINUOUSLY UNDER CONCRETE SLABS ON GROUND AND SHALL BE A MINIMUM OF 6 MIL THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12" AND CONTINUOUSLY TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH ON TO STEEL WALL, WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITHIN 2" AND SEALED WITH TAPE. SOIL SHALL BE TREATED FOR TERMITES FOR A DISTANCE OF FOUR FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES.

CALCULATIONS FOR VENTILATION:

BASED ON A .015 STATIC PRESSURE, 60 SQUARE INCHES FOR EACH CAR IN A DWELLING WILL PROVIDE THE NECESSARY 100 Cfm PER CAR IN A 10' X 10' X 8' ROOM. VELOCITY @ 7.5 mph = 7.5 x 5280 / 60 = 660 FPM, FREE CFM = 60/144 x 660 = 275 Cfm FREE FLOW.

CONCRETE SLABS ON GRADE:

ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 5 X 6 - W1.4 X W1.4 WELDED WIRE REBAR. REBAR SHALL BE 1932Z MINIMUM THICKNESS. "CDX" TYPE AND SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH FACE GRAB PERPENDICULAR TO THE SUPPORTS. CONNECT PLYWOOD DIAPHRAGM TO STRUCTURE WITH 10d GALV. NAILS, SPACED AT 6" O.C. MAX. AT SUPPORT EDGES AND AT 6" O.C. ALONG THE INTERMEDIATE SUPPORTS. GABLE ENDS NAIL SPACING SHALL BE 4" ON CENTERS MAXIMUM. STRUCTURAL WOOD: TO CONFORM TO RULES OF THE MANUFACTURERS ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED. (SEE SUPPLIER'S SPECIFICATIONS). TO BE AIR DRIED, WELL SEASONED AND GRADE MARKED AT MILL. TO BE NO. 2 SOUTHERN PINE, UTILITY GRADE DOUGLAS FIR OR WEST COAST HEMLOCK. ALL STRUCTURAL WOOD TO BE SURFACED FOUR (4) SIDES (S-4S) WITH A MINIMUM FIBER STRESS IN BENDING OF 1-200 P.S.I. AND A MAXIMUM MOISTURE CONTENT OF 19 PERCENT. ALL LUMBER AND PLYWOOD IN CONTACT WITH CONCRETE, STUCCO, MASONRY OR OTHER CEMENTITIOUS MATERIALS SHALL BE TREATED TO COMPLY WITH AWPA STANDARD LP-2. STORE ALL LUMBER ABOVE GRADE OR FLOOR. STACK TO ALLOW PROPER AIR CIRCULATION AND PROTECT FROM WETTING WITH SUITABLE COVER.

MASONRY

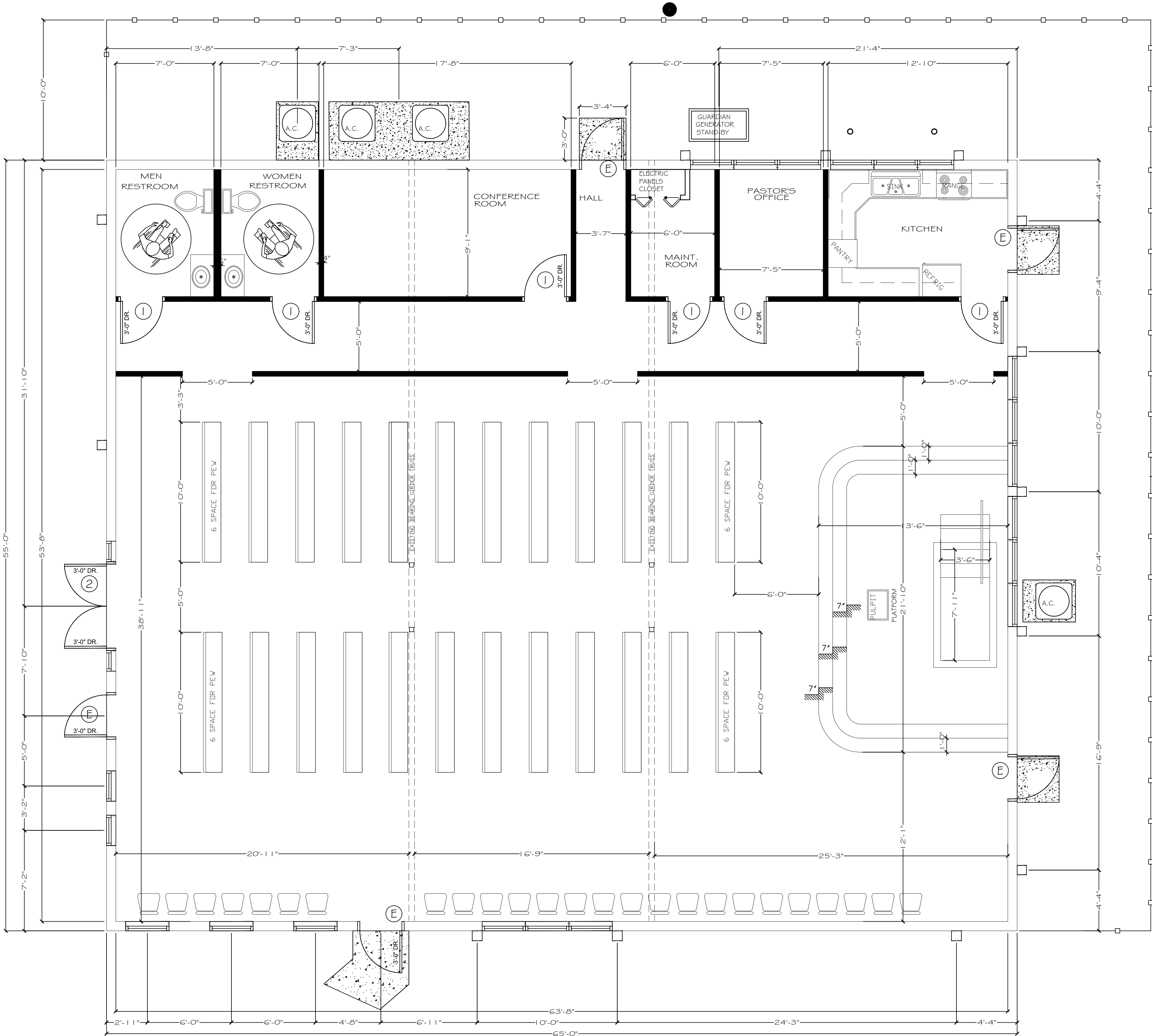
ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. THE 1500 PSI BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE IN FOR-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS IS TO COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM OF 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8 TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED IN ASTM C-270 HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH JOINT. CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. GROUT LIFT SHALL NOT EXCEED 4' ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECIFICATION A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE AND RUST. MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1.99/ASCE 6-99/ACI 602-99). AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THIS PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON". THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, FILL TWO ADJACENT WITH CONCRETE GROUT. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" - 11"

LIMITS AND SLIS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) STEEL BEAM OR L-IRMS REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS. UNLESS OTHERWISE NOTED. HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUAL)

WOOD TRUSS NOTES

LUMBER DESIGN LOADS : ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL = 11) + (1) = 36 PSF ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE. U.O.N. HATCHED WALLS INDICATE BEARING FRAME PARTITIONS AND SHALL HAVE 2 X STUDS AT 16" O/C WITH DOUBLE TOP PLATE. ALL EXTERIOR AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 1 6 GAUGE GALVANIZED METAL TIES ON A V FORM FROM BOTTOM TO TOP PLATE. STUDS SHALL BE INSTALLED AT TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED WELDED METAL TRUSS STRAPS. TYPICAL EACH BEAM, WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE. ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITION WITH APPROVED GALVANIZED METAL TRUSS STRAPS. TYPICAL EACH TRUSS, ALL WOOD TRUSSES BEARING ON CONCRETE THE BEAMS, TO HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE. AT EACH TRUSS TYPICAL TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED WELDED METAL TRUSS STRAPS. TYPICAL EACH BEAM, WHEN BEARING ON CONCRETE BEAM, EACH TRUSS MUST HAVE METAL TRUSS SEATS CAST INTO CONCRETE. ALL WOOD TRUSSES TO BE ANCHORED TO BEARING FRAME PARTITION WITH APPROVED GALVANIZED METAL TRUSS STRAPS. 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CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS
TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @ 7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @ 100 SF/APP =	2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @ 7 SF/APP =	20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @ 100 SF/APP =	1
TOTAL	192
TOTAL SQUARE FOOTAGE	3,610 SQ. FT.

SCOPE OF WORK

- CHANGE OF USE FROM BUSINESS (ANIMAL HOSPITALS) TO ASSEMBLY(A-2).
- NEW INTERIOR NON-BEARING WALLS
- NEW MECHANICAL, PLUMBING AND ELECTRICAL AS PER PLANS.

WALL PLAN LEGEND

WALL TYPE	WALL DESCRIPTION
EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
EXISTING INTERIOR WALL	EXISTING - NO CHANGE
IN FILL EXTERIOR WALL	IN FILL OPENING
NEW INTERIOR WALL	NEW WALLS AS PER DETAIL
NEW EXTERIOR CBS WALLS	NEW WALLS AS PER DETAIL
NEW EXTERIOR FRAME WALLS	NEW WOOD FRAMED WALLS AS PER DETAIL

NO ADDITIONAL SQ.FT. INTERIOR WORK ONLY

PAINTING EXIST. CEILING TILES IF NECESSARY

REMOVE & REPLACE CEILING TILES IF NECESSARY

NOTE:
CONTRACTOR TO VERIFY IN FIELD IF PANIC HARDWARE HAS BEEN PROVIDED ON ALL EGRESS DOORS AS PER 2017 FBC SECTION 1008.1.10.

NOTE:
ALL SINK AND DOOR HARDWARE TO BE LEVER TYPE.

NOTE:
ALL FINISHES TO BE SPECIFIED BY OWNER. ALL WALLS TO BE F.R.P. AND FLOOR TO BE TILE. OWNER TO SPECIFY COLOR AND MANUFACTURER. INSTALL ALL FINISHES ACCORDING TO FBC 2017.

GENERAL CONSTRUCTION NOTES

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTINGS UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
- INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
- COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2300 P.S.F.
- MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REIN. BARS: SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE 2" & UNFORMED CONC.: 3"
- REINFORCING STEEL TO BE GRADE 60.
- DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". TRAP
- TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REIN. BARS; REIN. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
- ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THIN" INSULATION.
- ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
- PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
- ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
- PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
- A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

NOTE:
NUMERICAL ADDRESS TO BE PROVIDED ON ALL EXTERIOR DOORS

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2017 FBC SECTION 501.2.

CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C 6TH EDITION (2017) EDITION, THE 2014 N.E.C., FLORIDA, FIRE PREVENTION CODE WITH LATEST SUPPLEMENTS. THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

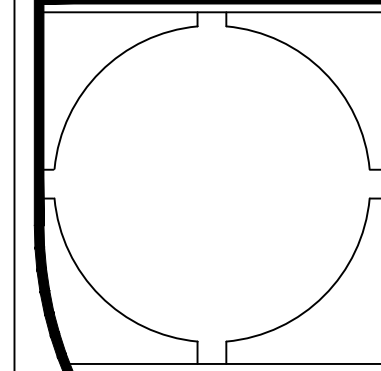
DOOR SCHEDULE

MARK	SIZE			MATERIAL	QTY	OPERATION	FRAME			NOTES IMPACT
	(R.O.)						WOOD	ALUMINUM	IRON	
	W	H	TH							
1	3'-0"	6'-8"	1 3/4"							
E										

WINDOW SCHEDULE

MARK	SIZE (R.O.)		TYPE	MATERIAL		OPERATION				NOTES	REMARKS	
	W	H		WOOD	ALUM.	WD/CLAD	VENTED					FIXED
							CUSTOM	H. ROLL	S. HUNG			
F	EXISTING TO REMAIN											

NOTE:
EXIST. MECHANICAL SYSTEM AND EXIST. LIGHTINGS TO REMAIN



DATE:
Jun. 11, 18

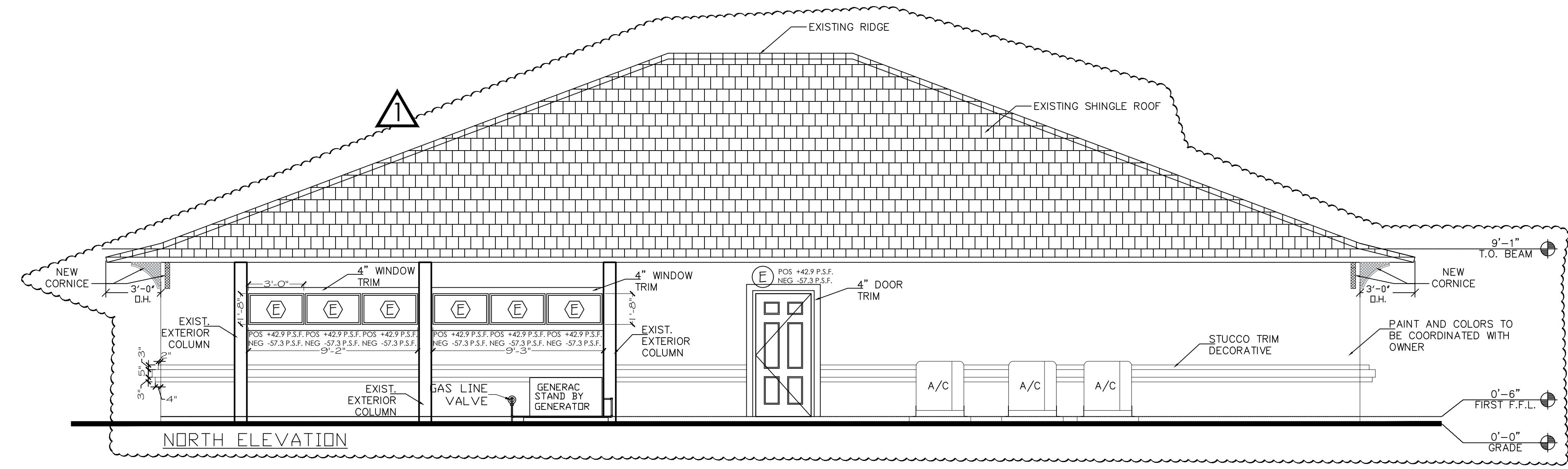
BLDG. DEPT.
PLAN
REVISIONS:

△	Jan. 17, 20
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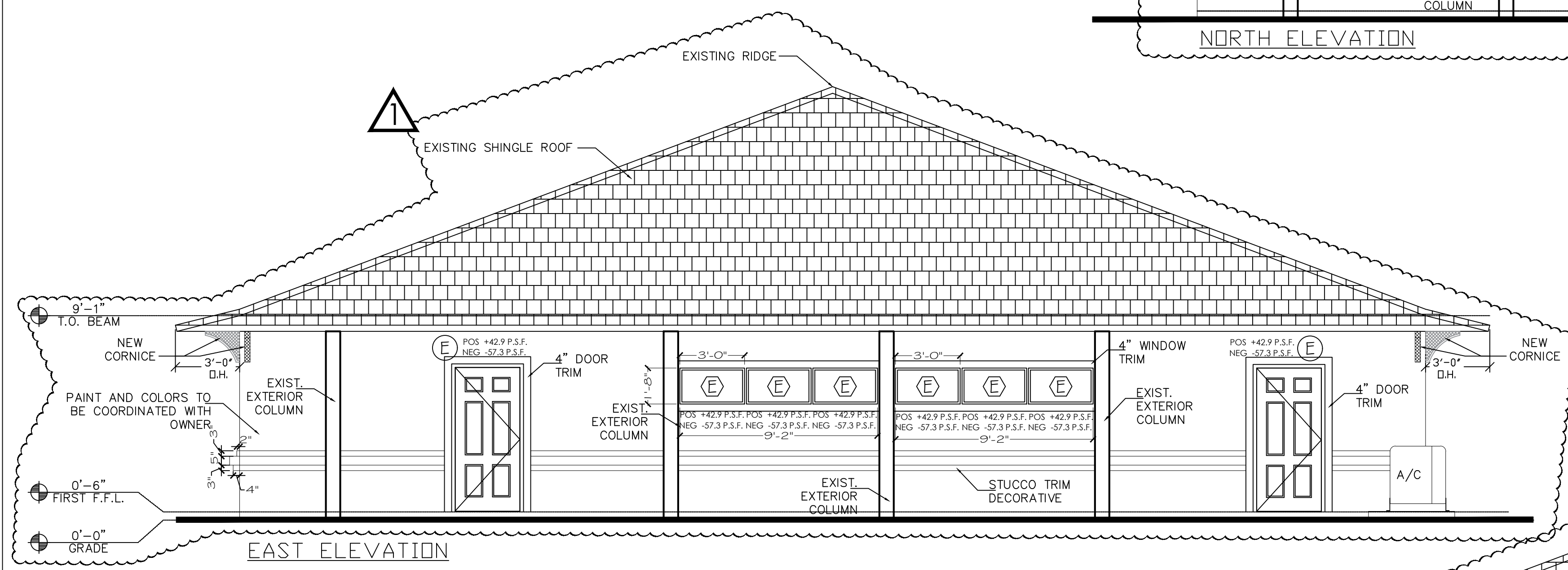
A new tenant improvement for:
Penuel Evangelical Church
3401 2nd Ave. N.
Palm Springs, FL 33461
PCN: 70-43-44-19-20-058-0110

Elevations
MANAGED BY: SP
DRAWN BY: NS
REVIEWED BY: SP

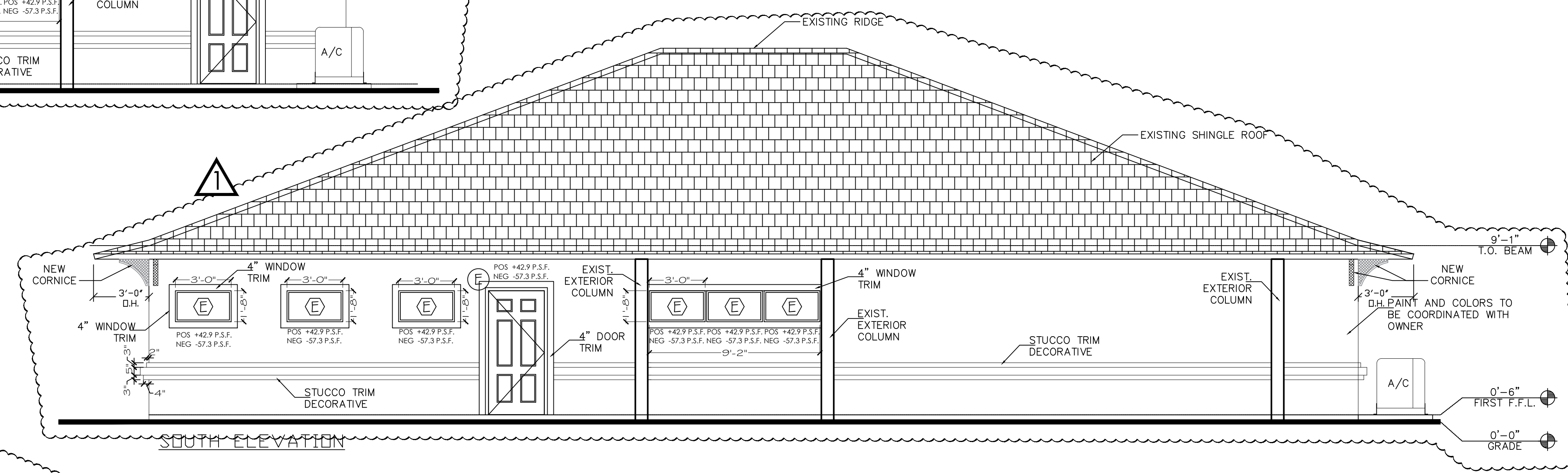
SHEET:
A-2.1



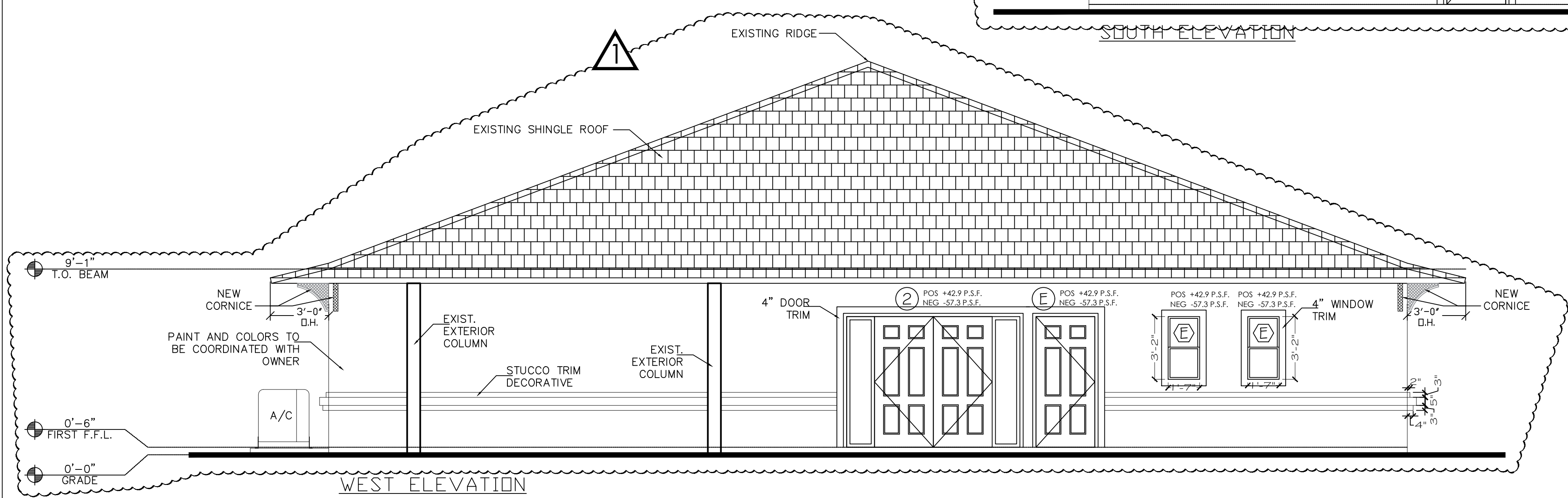
NORTH ELEVATION



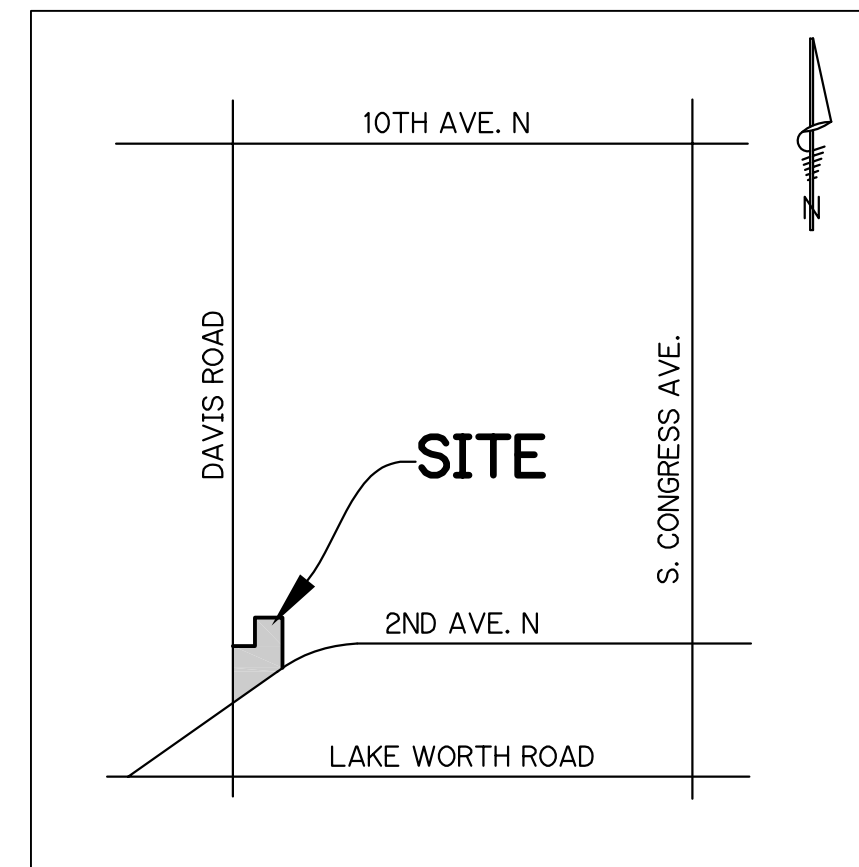
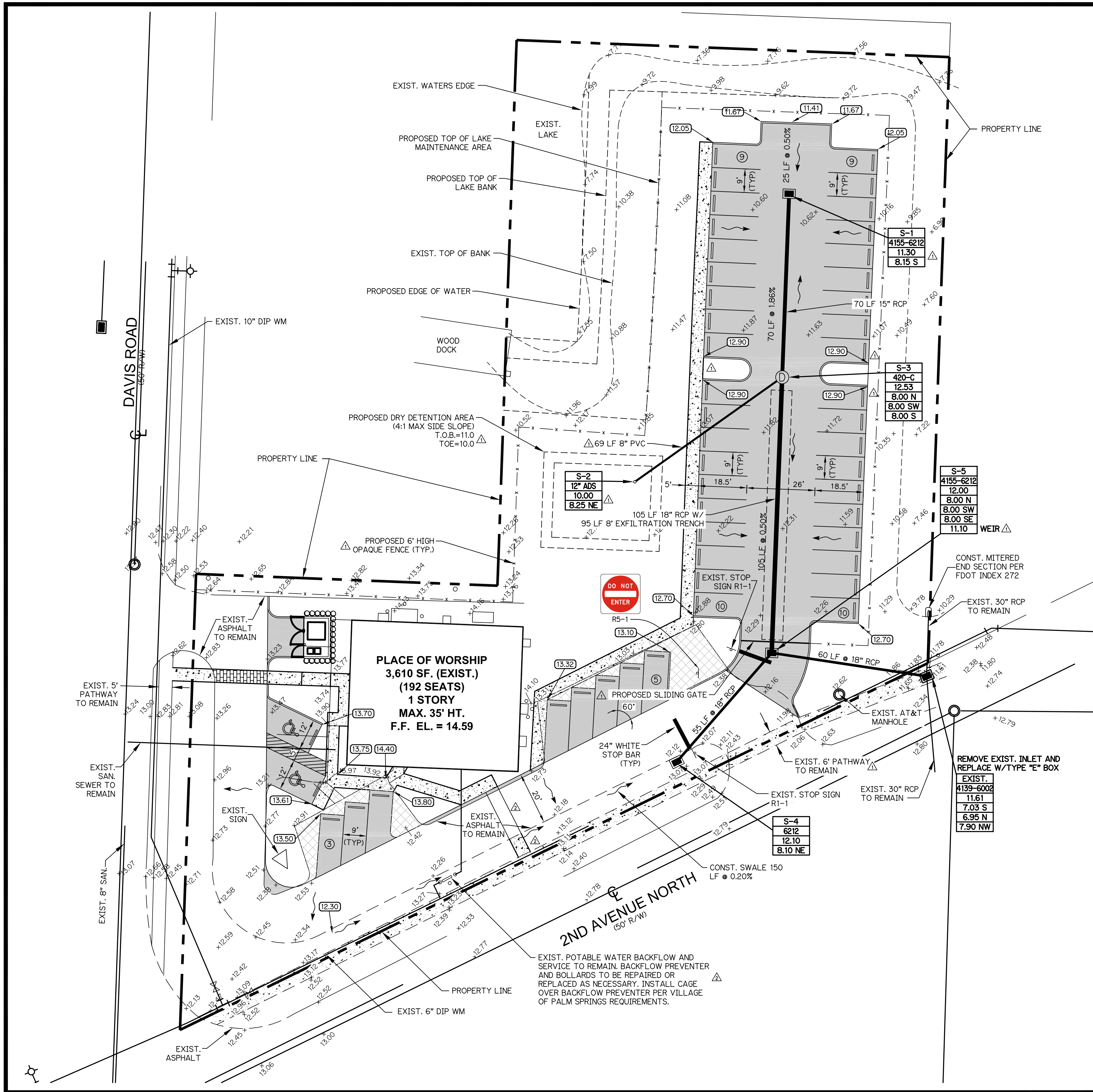
EAST ELEVATION



SOUTH ELEVATION

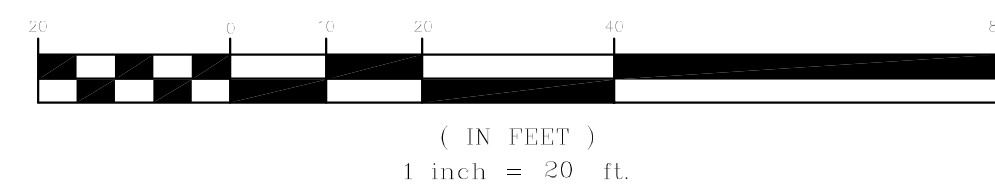


WEST ELEVATION



SEC. 19 TWP. 44 S. RGE. 43 E.
LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



LEGEND:

- PROPOSED GRADE
- FLOW ARROW
- STORM DRAINAGE STRUCTURE
- STORM DRAIN PIPE
- EXFILTRATION TRENCH
- EXISTING ELEVATION
- EXIST. FIRE HYDRANT
- EXIST. STORM DRAINAGE STRUCTURE
- EXIST. SANITARY MANHOLE
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL:(561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



SITE ENGINEERING PLAN
FOR

PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

DATE	CK	BY	REV.	PER	VPS	COMMENTS
02/25/20	RWL	SG	2	REV.	PER	VPS COMMENTS
02/05/20	RWL	SG	1	REV.	PER	VPS COMMENTS

EB 9889

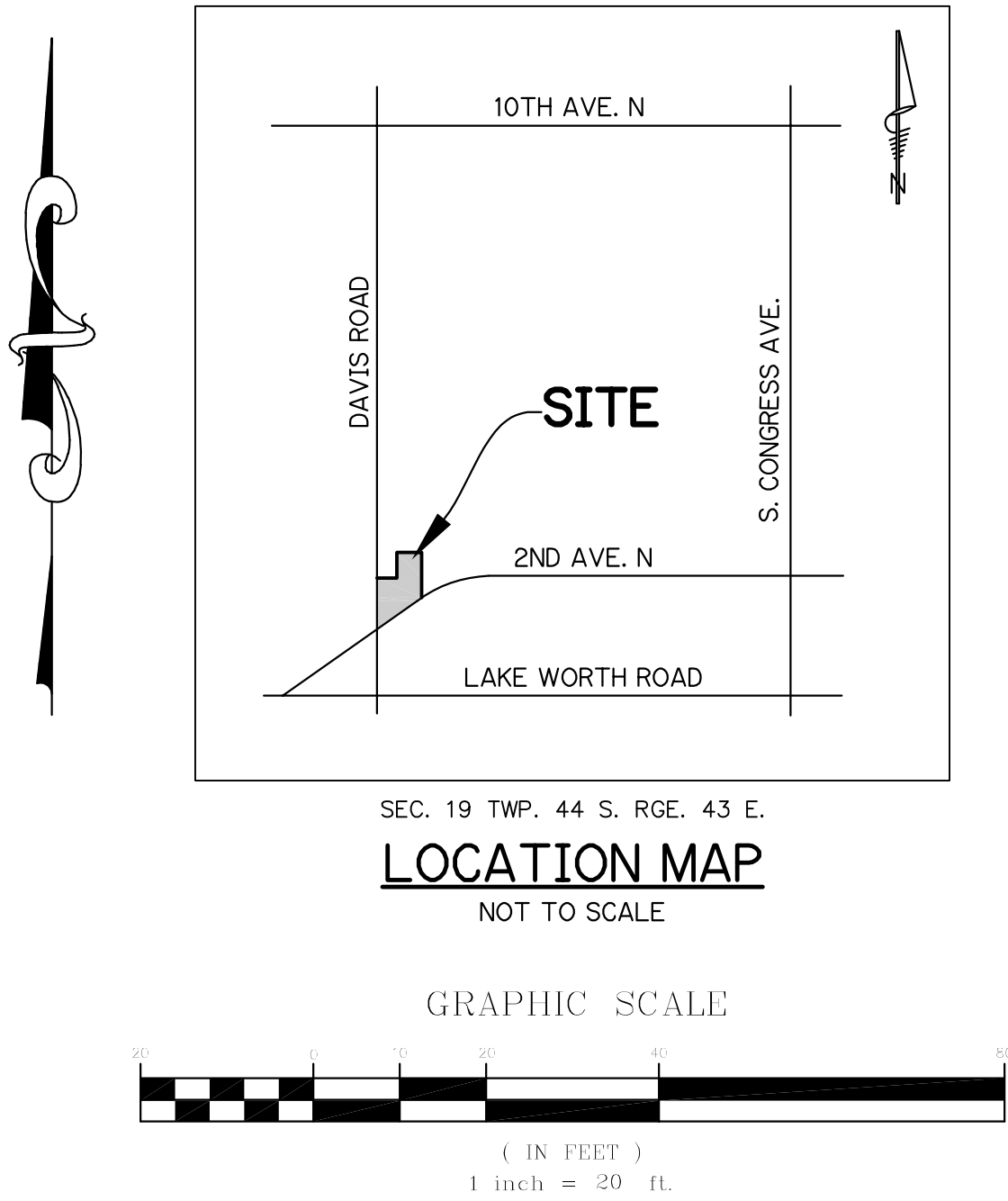
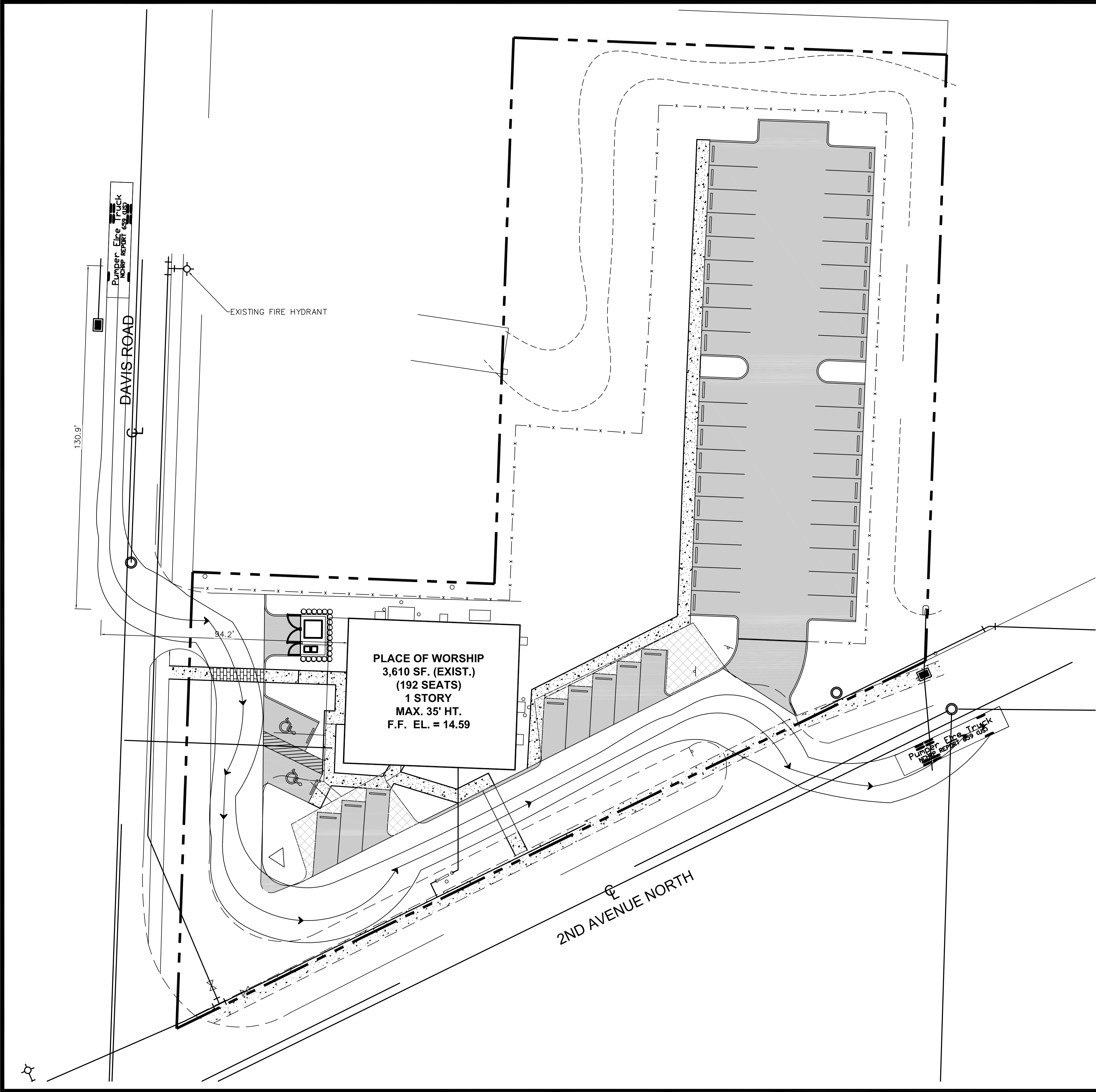
Last Devanport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'
DATE: 2/25/20
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-032 PE

SHEET 1 OF 2



LEGEND:

- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL: (561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



FIRE TRUCK PATH PLAN
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

REVISONS	DATE	BY	CK

EB 9889

LPI
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'
DATE: 2/25/20
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-032-PE

02/25/20 RONALD W. LAST, P.E. FLORIDA P.E. #38707	
17-032	PE
SHEET 2 OF 2	

PROPERTY ADDRESS:

3401 2ND AVNEUE, PALM SPRINGS, FLORIDA 33461

CERTIFIED TO: ADVANCED GLOBAL CONSULTING FIRM, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS / SYMBOLS:

A/C	= AIR CONDITIONING UNIT
ADJ	= ADJACENT
BCR	= BROWARD COUNTY RECORDS
BM	= BENCHMARK
CALC	= CALCULATED
CA	= CENTRAL ANGLE
C/L	= CENTERLINE
CB	= CATCH BASIN
CBS	= CONCRETE BLOCK WALL
CHATT	= CHATTAHOOCHEE
CONC	= CONCRETE
CM	= CONCRETE MONUMENT
COL	= COLUMN
D	= DEED
DE	= DRAINAGE EASEMENT
DS	= DRAINAGE STRUCTURE
ELEV.	= ELEVATION
EOW	= EDGE OF WATER
FD	= FOUND
FF	= FINISHED FLOOR
ID	= IDENTIFICATION
INV	= INVERT
IP	= IRON PIPE
IR	= IRON ROD
L	= LENGTH
LAE	= LIMITED ACCESS EASEMENT
LME	= LAKE MAINTENANCE EASEMENT
LP	= LIGHT POLE
M	= MEASURED
N/D	= NAIL AND DISC
N/G	= NATURAL GROUND
NR	= NON RADIAL
NTS	= NOT TO SCALE
OHC	= OVERHEAD CABLES
ORB	= OFFICIAL RECORD BOOK
P	= PLAT
PB	= PLAT BOOK
PBCR	= PALM BEACH COUNTY RECORDS
PC	= POINT OF CURVATURE
PCC	= POINT OF COMPOUND CURVATURE
PCP	= PERMANENT CONTROL POINT
PG	= PAGE
PI	= POINT OF INTERSECTION
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRC	= POINT OF REVERSE CURVATURE
PRM	= PERMANENT REFERENCE MONUMENT
PT	= POINT OF TANGENCY
R	= RADIUS
RGE	= RANGE
ROE	= ROOF OVERHANG EASEMENT
R/W	= RIGHT OF WAY
SEC	= SECTION
S/W	= SIDEWALK
TOB	= TOP OF BANK
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES	
— x —	METAL FENCE
— x —	METAL FENCE
— o —	WOOD FENCE
— // —	PLASTIC FENCE
— □ —	EASEMENT LINES
— —	CENTERLINE (C/L)

⊕	FIRE HYDRANT
⊗	WATER VALVE
⊕	UTILITY POLE
⊕	WATER METER

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.

REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE SEARCH REPORT DATED: JUNE 28, 2019; FUND FILE NUMBER: 754635

RESTRICTIONS/EASEMENTS:

ITEM 1- NOT PLOTTABLE

ITEM 2- PLOTTED

ITEM 3- NOT PLOTTABLE

ITEM 4- NOT PLOTTABLE

ITEM 5- 5' DRAINAGE EASEMENT ALONG EAST PROPERTY LINE

ITEM 6- 5' UTILITY EASEMENT ALONG THE NORTH 5' OF THE WEST 115.08' FEET

ITEM 7- NOT PLOTTABLE

ITEM 8- WOOD DECK ENCROACHES 2.0' INTO WEST PROPERTY LINE

ITEM 9-NOT PLOTTABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

1. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE. (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: GINO FURLANO
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

S02°00'26"W 174.02' (O.R. BOOK 3360, PAGE 303) 174.43 (LEGAL)

50' RW TOTAL PER PLAT
C/L
DAVIS ROAD

S87°45'44"E 115.08' (O.R. BOOK 3360, PAGE 303) 115.00' (LEGAL)

5' UTILITY EASEMENT
(AS PER OFFICIAL BOOK 3360, PAGE 303, P.B.C.P.R.)

S87°45'44"E 165.22' (O.R. BOOK 3360, PAGE 303) 168.11' (LEGAL)

N02°00'31"E 208.18' (O.R. BOOK 3360, PAGE 303 AND LEGAL)

S02°00'31"W 231.22' (O.R. BOOK 3360, PAGE 303) 229.36 (LEGAL)

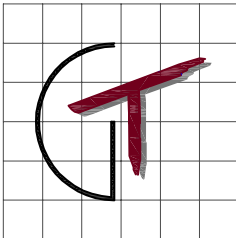
TRACT 57, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY PUBLIC RECORDS

SCALE: 1"=50'

TOTAL SQ. FOOTAGE OF LOT = 62,013 SQ. FEET
TOTAL SQ. FOOTAGE OF STRUCTURE = 3,610 SQ. FEET

JOB NO.: 67452

DATE:	DESCRIPTION:
01-11-2018	TOPO. SURVEY
10-24-2018	UPDATE SURVEY
09-24-2019	UPDATE BOUNDARY SURVEY WITH TITLE REPORT



GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com

June 7, 2019

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Penuel Evangelical Church - #PTC19-057

Dear Mr. Bari:

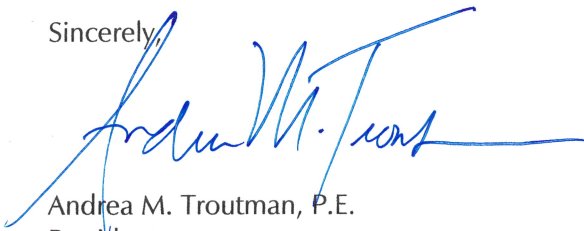
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed Project meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC). The site is located along 2nd Ave North east of Davis Road in the Village of Palm Springs. It is proposed to redevelop a vacant 3,610 SF building, which used to be a veterinary clinic, into a church. The buildout year is estimated to be 2021. The Property Control Number is 70-43-44-19-20-058-0110.

A trip generation analysis is provided on Attachment 1A for Daily, AM Peak Hour and PM Peak Hour. The highest peak hour trip generation is 2 PM peak hour trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. Attachment 1B provides the Sunday peak hour of generator trip generation for informational purposes. The project's two weekday peak hour trips have an insignificant impact (less than 1% of LOS D) on the surrounding roadway links. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

The site will continue to use the existing two driveway connections to Davis Road and 2nd Avenue North. Attachment 2 provides the projected driveway volumes at buildout. Auxiliary turn lanes are not required.

Your review and approval of this analysis is appreciated.

Sincerely,



Andrea M. Troutman, P.E.
President

Attachments

ec: Mr. Kevin McGinley

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M Troutman, P.E. on 6/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1A Penuel Evangelical Church Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Church	560	3,610 SF	6.95 /1000 SF	25	1	5.0%	24
TOTALS		3,610 SF		25	1		24

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.33 /1,000 SF (60/40)	1	-	1	- 5.0%	1	-	1
TOTALS		3,610 SF		1	-	1	-	1	-	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.49 /1,000 SF (45/55)	1	1	2	- 5.0%	1	1	2
TOTALS		3,610 SF		1	1	2	-	1	1	2

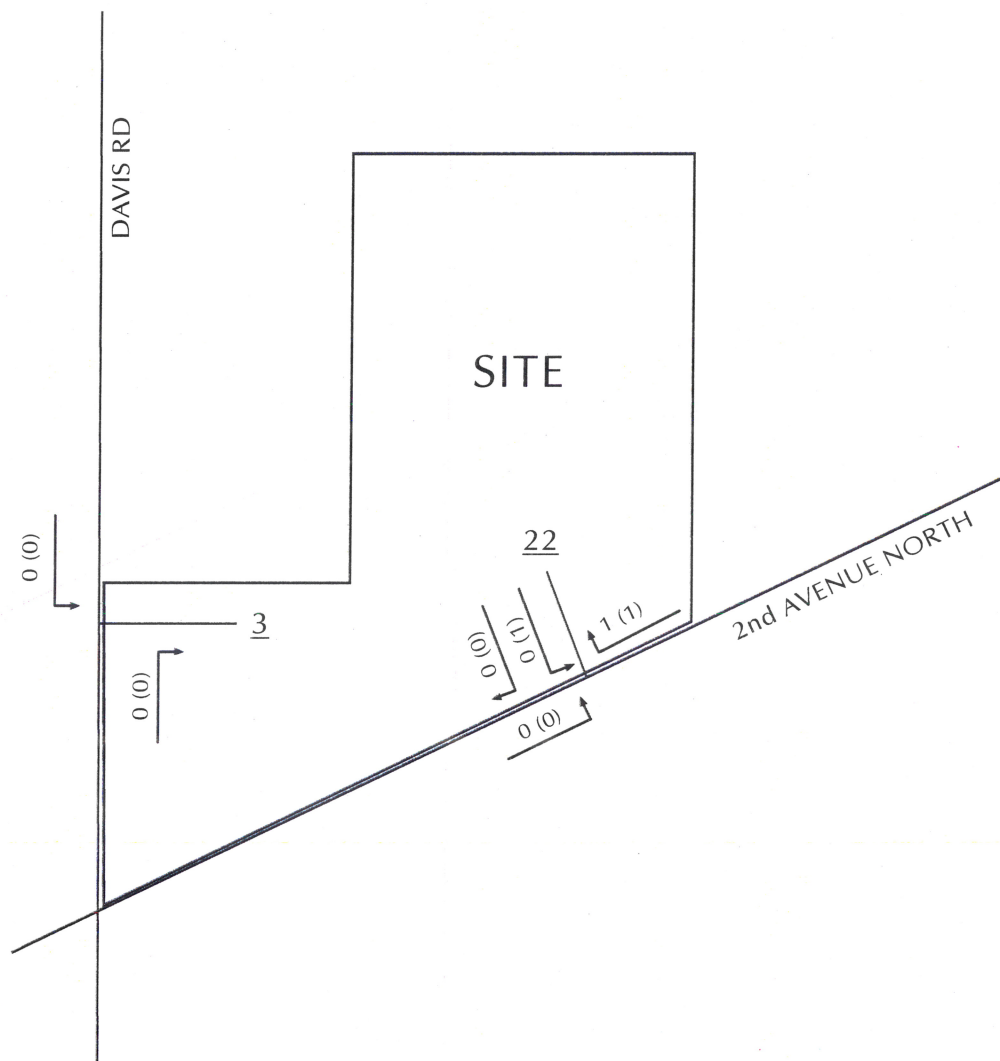
(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Attachment 1B
Penuel Evangelical Church
Trip Generation

WEEKEND PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Church	560	3,610 SF	9.99 /1,000 SF (48/52)	18	18	36	2	5%	17	17	34
TOTALS		3,610 SF		18	18	36	2		17	17	34

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



LEGEND

- 1 - AM PEAK HOUR
- (1) - PM PEAK HOUR
- 22 - ADT

6/7/19
19-057

PENUEL
EVANGELICAL CHURCH

ATTACHMENT 2
PROJECT DRIVEWAY VOLUMES

PTC



Last Devenport, Inc.

PROFESSIONAL CONSULTING SERVICES

Penuel Evangelical Church of Delray

3401 2nd Ave. N.
Palm Springs, FL 33461

SURFACE WATER MANAGEMENT CALCULATIONS

LDi Project No. 17-032

Rev. 2 – February 5, 2020

LAST DEVENPORT, INC. (E.B. # 9889)

Ronald W. Last, PE
FL Reg. No. 38707

Date

Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E
Vertical Datum: NGVD

Summary

Required Water Quality Storage Volume:	0.06	ac-ft	
Water Quality Storage Volume Stage:	10.13	NGVD	8.61 NAVD
Allowable Peak Discharge:	0.08	cfs	
Design Peak Discharge (With Minimum Bleeder):	1.00	cfs	
Control Elevation:	8.00	NGVD	6.49 NAVD

Minimum Design Elevations (Design Storm Event)

	Stage Elevation	Stage Elevation
Parking (5 Year, 1 Hour Storm Event)	10.35 NGVD	8.84 NAVD
Offsite Discharge (10 Year, 3 Day Storm Event)	11.10 NGVD	9.59 NAVD
Perimeter (25 Year, 3 Day Storm Event)	11.25 NGVD	9.74 NAVD
Finished Floor (100 Year, 3 Day Storm Event)	14.59 NGVD	13.08 NAVD

Flood Routing Elevations (Design Rainfall)

	Stage Elevation	Stage Elevation	Discharge	Runoff Volume
5 Year, 1 Hour Storm Event (3.2 inches)	10.35 NGVD	8.84 NAVD	0.85 cfs	0.14 ac-ft
10 Year, 3 Day Storm Event (10.5 inches)	11.10 NGVD	9.59 NAVD	1.00 cfs	0.77 ac-ft
25 Year, 3 Day Storm Event (12.5 inches)	11.25 NGVD	9.74 NAVD	1.58 cfs	0.95 ac-ft
100 Year, 3 Day Storm Event (16.0 inches)	13.21 NGVD	11.70 NAVD		1.27 ac-ft

Control Structure Information

Proposed Control Structure (S-5)

Weir Length:	3.00 ft.	
Weir Elevation:	11.10 NGVD	9.59 NAVD
Bleeder Type:	Inverted Triangle	
Bleeder Height:	0.50 ft.	
Bleeder Width:	0.50 ft.	
Bleeder Angle:	53.13 deg.	
Bleeder Invert Elevation:	8.00 NGVD	6.49 NAVD



Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Given**A. Post Development Area Acreage:**

- | | |
|---------------------|------|
| 1. Total | 1.40 |
| 2. Impervious | |
| a. Buildings (roof) | 0.08 |
| b. Pavement | 0.48 |
| 3. Lakes | 0.09 |
| 4. Pervious | 0.75 |

B. Proposed Minimum Elevations:

- | | | | |
|------------------------|------------|-----------|-----------|
| 1. Roads and Parking = | 11.30 NGVD | CONTROL = | 8.00 NGVD |
| 2. Floors = | 14.59 NGVD | | |

C. Design Storm Allowable Discharge:

- | | | | |
|----------------------------|-------------------------------|----------|----------|
| 1. Basin | SFWMD C-51 Basin Sub-Basin 33 | | |
| 2. Sub-Basin 33 Min. FFE = | 12.70 NGVD | | |
| 3. SFWMD Formula | 35 csm | = | 0.08 cfs |
| Allowable Discharge = | | 0.08 cfs | |

D. Water Level Elevations:

- | | |
|---|-----------|
| 1. Wet Season Water Table | 8.00 NGVD |
| 2. Receiving body water level will not affect discharge rates | |

Note: Proposed minimum parking grade {11.30 NGVD} is more than 2 ft. minimum above wet season water table or control elevation of 8.00 NGVD.

E. Rainfall Amounts:

- | | |
|---|-------------|
| 1. Parking (5 year - 1 hour) | 3.2 inches |
| <u>*5 year - 1 hour design event required per SFWMD when using exfiltration trench.</u> | |
| 2. Offsite Discharge (10 year - 3 day) | 10.5 inches |
| 3. Perimeter Design (25 year - 3 day) | 12.5 inches |
| 4. Floors (100 year - 3 day) | 16.0 inches |

II. Design Criteria

A. Site Water Quality:

1. Since this is a dry detention system whichever of the greater of a) or b) shall govern
 - a. The first inch of runoff over the entire site , or
 - b. The amount of 2.5 inches times the percentage of impervious area
2. The retention system will be designed to discharge at least 1/2 of the retention volume per day

B. Quantity:

1. The allowable peak discharge is 0.08 cfs
2. Floors are no lower than 14.59 NGVD
3. Roads and Parking are desired to be no lower than 11.30 NGVD

III. Computations

A. Site Water Quality:

1. Compute first inch of runoff from the developed project

$$= 1 \text{ in.} \times 1.40 \text{ ac.} \times 1/12 = 0.12 \text{ ac-ft}$$

0.12 ac-ft for first inch of runoff over the entire site
2. Compute 2.5 inches times the percentage of impervious area
 - a. Site Area for water quality pervious/impervious calculations only

$$= \text{Total Project area} - (\text{Lake} + \text{Roof})$$

$$= 1.40 - 0.17 = 1.23 \text{ acre}$$
 - b. Impervious Area for water quality pervious/impervious calculations only

$$= (\text{Site Area for water quality pervious/impervious}) - \text{Pervious}$$

$$= 1.23 - 0.75 = 0.48 \text{ acre}$$

0.48 acre of impervious area for water quality pervious/impervious
 - c. Percentage of Impervious for water quality:

$$= (\text{Impervious Area for water quality} / \text{Site Area for water quality}) \times 100\%$$

$$= 0.48 / 1.23 \times 100\%$$

$$= 39\% \text{ impervious}$$

d. For 2.5 inches times the percentage impervious:

$$= 2.5 \text{ in} \times 0.39$$

$$= 0.97 \text{ inches to be treated}$$

e. Compute volume required for water quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lakes})$$

$$= 0.97 \times 1.40 - 0.09 \times 1/12 \text{ in.}$$

$$= \underline{0.11} \text{ ac-ft required detention storage}$$

3. The greater of the first inch or 2.5" times the percentage impervious controls

$$\underline{0.12} > 0.11$$

Since the first inch of runoff from the developed project = 0.12 ac-ft is greater than 2.5 in. times the percentage of impervious, the first inch of runoff controls.

4. Because the system is 100% dry retention, a 50% reduction in retention volume is permitted.

$$\text{Total detained volume} = \boxed{0.06 \text{ ac-ft}} \text{ occurs at elevation } 10.13 \text{ NGVD}$$

B. SCS Curve Number

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

$$= \text{average site grade elevation} - \text{average water table elevation}$$

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

$$= \text{storage available} \times \text{pervious areas}$$

$$= 5.60 \times 0.56 = 3.13 \times 1/12 \text{ in.}$$

$$= 0.26 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

$$S = \text{available soil storage onsite/site area}$$

$$= 0.26 / 1.40 \times 12 \text{ in/ 1 ft}$$

$$= \underline{2.24} \text{ inches of site-wide moisture storage, S}$$

7. SCS Curve Number, CN

$$CN = 1000 / (S + 10)$$

$$= \frac{1000}{2.24 + 10}$$

$$= \underline{82} \text{ SCS Curve Number}$$

C. Project Surface Storage

1. Assumptions

- a. 0.00 Acres of Lake Maintenance Area stores linearly upward from elevation 10.0 to 11.0 NGVD
- b. 0.02 Acres of Dry Detention stores vertically upward from elevation 10.0 to 11.0 NGVD
- c. 0.01 Acres of Dry Detention stores linearly upward from elevation 10.0 to 11.0 NGVD
- d. 0.00 Acres of Lake Bank stores linearly upward from elevation 8.0 to 10.0 NGVD
- e. 0.09 Acres of Lake stores vertically upward from elevation 8.00 to 11.50 NGVD
- f. 0.16 Acres of Exist. Parking stores linearly upward from elevation 12.00 to 13.80 NGVD
- g. 0.05 Acres of Sidewalk stores linearly upward from elevation 12.05 to 14.40 NGVD
- h. 95 Linear Feet of Exfiltration Trench stores vertically upward from elevation 8.00 to 10.20 NGVD
- i. 0.27 Acres of Parking stores linearly upward from elevation 11.30 to 12.90 NGVD
- j. 0.52 Acres of Open Space stores linearly upward from elevation 9.5 to 14.4 NGVD

2. Stage-Storage Computations are shown on the attached flood routing calculations.

D. Control Structure

- 1. Values of stage vs. discharge are shown on the attached flood routing calculations.

IV. Confirm Storm Stages vs Design Elevations

A. Minimum Building Floor Elevation

- 1. The minimum finished floor elevation must be above the 100 Year - 3 Day flood elevation. Since the flood routing calculations indicate the 100 Year - 3 Day Storm Stage = 13.21 NGVD and the existing finished floor elevation is 14.59 NGVD, the criteria is met for the site.

The minimum floor elevation is acceptable.

A. Minimum Parking Lot Elevation

- 1. The minimum parking lot elevation must be above the 5 Year - 1 Hour rainfall event, which is 10.35 NGVD. Since the minimum proposed parking lot elevation is 11.30 NGVD, the criteria is met.

The minimum parking lot elevation is acceptable.

B. Allowable Peak Discharge

- 1. The allowable peak discharge per the SFWMD C-51 Basin Sub-Basin 33 of 35.0 csm = 0.08 cfs for the site area of 1.40 acres.

- 2. The minimum bleeder size per LWDD is a 6" x 6" Inverted Triangle bleeder. Per the attached computations, the max. discharge through the control structure bleeder is

1.00 CFS

The bleeder discharge controls

- 3. The minimum perimeter elevation is based on the 25 Year - 3 Day storm event, which is 11.25 NGVD. Since the flood routing calculations indicate the 25 Year - 3 Day storm stage = 11.25 NGVD, the proposed minimum perimeter elevation is sufficient.

The minimum perimeter berm elevation is acceptable.

Penuel Evangelical Church of Delray

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	DRY DETENTION	DRY DETENTION	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	TOTAL STORAGE
STORAGE TYPE =	VERTICAL	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	
BEGINNING STAGE =	10.00	10.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.02	0.01	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.01
10.00	0.00	0.00	0.00	0.00	0.03	0.00	0.01	0.04
11.00	0.02	0.01	0.00	0.00	0.03	0.00	0.12	0.18
12.00	0.05	0.02	0.00	0.00	0.03	0.04	0.33	0.47
13.00	0.07	0.03	0.05	0.01	0.03	0.24	0.65	1.08
14.00	0.10	0.05	0.18	0.04	0.03	0.50	1.08	1.98
15.00	0.12	0.06	0.34	0.09	0.03	0.77	1.59	3.00

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.

Project Name: Penuel Evangelical Church of Delray
 Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Given

$$V = [L (K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) * W * D_u)] / 2$$

Where:

V = Volume to be exfiltrated (ac-in)	0.36	0.030	= ac-ft
L = Length of Trench Required (Feet)	95		
W = Trench width (feet)	8.00		
K = Hydraulic conductivity (cfs/sf-ft head)	0.00008455		
H ₂ = Depth to water table (feet)	4.00		
D _u = Non-saturated depth(feet)	2.20		
D _s = Saturated trench depth (feet)	2.00		

k-1	k-2	k ave
0.0001293	0.0000398	0.00008455

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day
Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

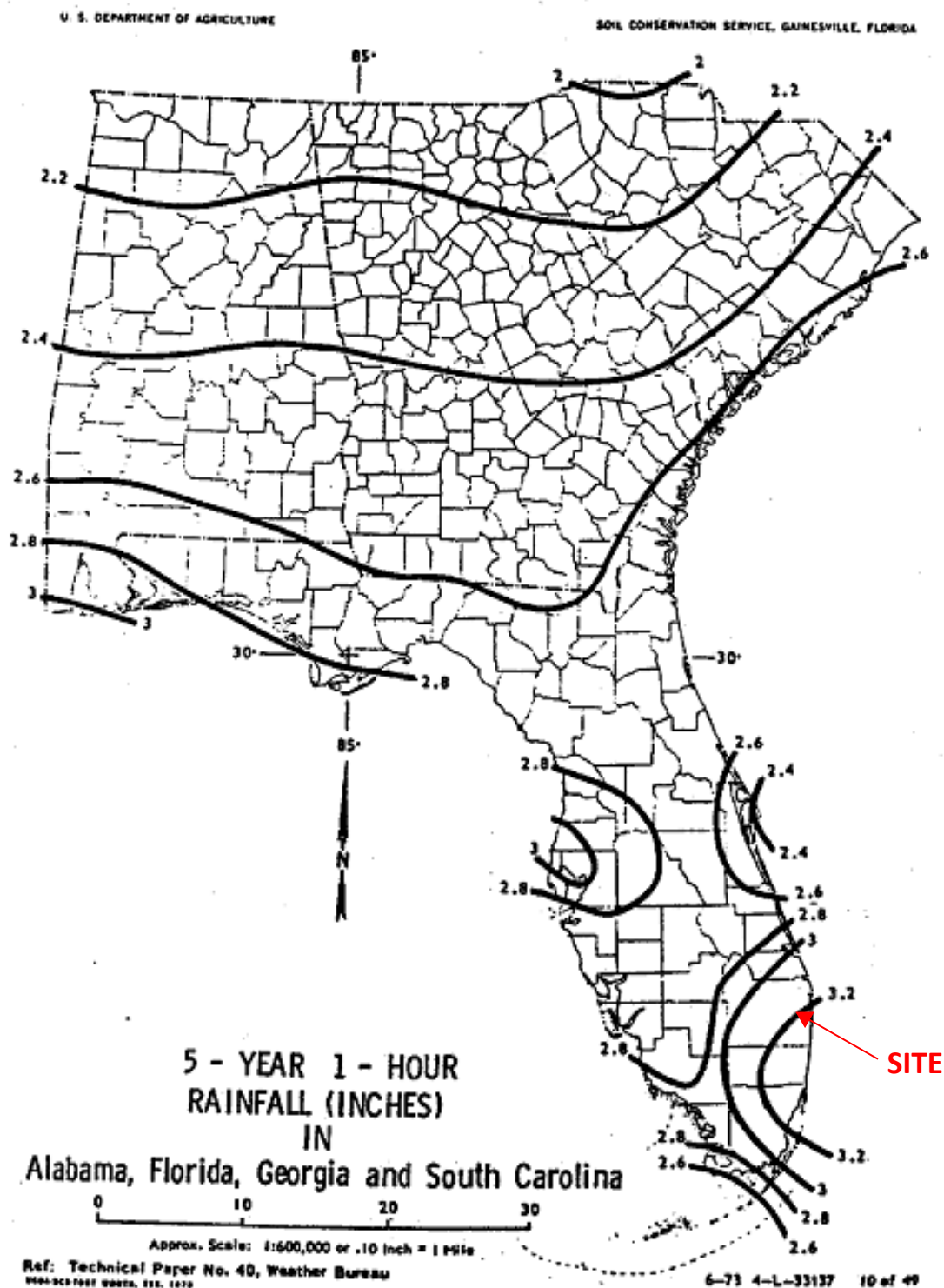


Figure C-1

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 08, 2020;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: FDOT - 1 hr

Design Frequency: 1 year

1 Day Rainfall: 3.2 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

User Specified Rainfall Distribution: FDOT - 1 hr

Time (hr)	Rainfall (percent)
0.00	0.00
0.10	0.02
0.20	0.08
0.30	0.20
0.40	0.41
0.50	0.63
0.60	0.81
0.70	0.92
0.80	0.98
0.90	1.00
1.00	1.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
0.20	0.26	0.00	0.00	0.00	8.00	8.00
0.40	1.31	0.94	0.28	0.00	8.55	8.00
0.60	2.58	3.40	0.72	0.02	9.77	8.00
0.80	3.15	2.77	0.83	0.03	10.22	8.00
1.00	3.20	1.00	0.85	0.04	10.35	8.00
1.20	3.20	0.31	0.85	0.06	10.32	8.00
1.40	3.20	0.10	0.83	0.07	10.25	8.00
1.60	3.20	0.03	0.81	0.09	10.16	8.00
1.80	3.20	0.01	0.79	0.10	10.07	8.00
2.00	3.20	0.00	0.75	0.11	9.89	8.00
2.20	3.20	0.00	0.65	0.12	9.51	8.00
2.40	3.20	0.00	0.55	0.13	9.17	8.00
2.60	3.20	0.00	0.39	0.14	8.75	8.00
2.80	3.20	0.00	0.09	0.14	8.35	8.00
3.00	3.20	0.00	0.04	0.14	8.25	8.00
3.20	3.20	0.00	0.02	0.14	8.20	8.00
3.40	3.20	0.00	0.01	0.14	8.17	8.00
3.60	3.20	0.00	0.01	0.14	8.15	8.00
3.80	3.20	0.00	0.01	0.14	8.13	8.00
4.00	3.20	0.00	0.01	0.14	8.12	8.00
4.20	3.20	0.00	0.01	0.14	8.11	8.00
4.40	3.20	0.00	0.00	0.14	8.10	8.00
4.60	3.20	0.00	0.00	0.14	8.10	8.00
4.80	3.20	0.00	0.00	0.14	8.09	8.00
5.00	3.20	0.00	0.00	0.14	8.09	8.00
5.20	3.20	0.00	0.00	0.14	8.08	8.00
5.40	3.20	0.00	0.00	0.14	8.08	8.00
5.60	3.20	0.00	0.00	0.14	8.07	8.00
5.80	3.20	0.00	0.00	0.14	8.07	8.00
6.00	3.20	0.00	0.00	0.14	8.07	8.00
6.20	3.20	0.00	0.00	0.14	8.07	8.00
6.40	3.20	0.00	0.00	0.14	8.06	8.00
6.60	3.20	0.00	0.00	0.14	8.06	8.00
6.80	3.20	0.00	0.00	0.14	8.06	8.00
7.00	3.20	0.00	0.00	0.14	8.06	8.00
7.20	3.20	0.00	0.00	0.14	8.06	8.00
7.40	3.20	0.00	0.00	0.14	8.06	8.00
7.60	3.20	0.00	0.00	0.14	8.05	8.00
7.80	3.20	0.00	0.00	0.14	8.05	8.00
8.00	3.20	0.00	0.00	0.14	8.05	8.00
8.20	3.20	0.00	0.00	0.14	8.05	8.00
8.40	3.20	0.00	0.00	0.14	8.05	8.00
8.60	3.20	0.00	0.00	0.14	8.05	8.00
8.80	3.20	0.00	0.00	0.14	8.05	8.00
9.00	3.20	0.00	0.00	0.14	8.05	8.00
9.20	3.20	0.00	0.00	0.14	8.05	8.00
9.40	3.20	0.00	0.00	0.14	8.04	8.00
9.60	3.20	0.00	0.00	0.14	8.04	8.00
9.80	3.20	0.00	0.00	0.14	8.04	8.00
10.00	3.20	0.00	0.00	0.14	8.04	8.00
10.20	3.20	0.00	0.00	0.14	8.04	8.00
10.40	3.20	0.00	0.00	0.14	8.04	8.00
10.60	3.20	0.00	0.00	0.14	8.04	8.00
10.80	3.20	0.00	0.00	0.14	8.04	8.00
11.00	3.20	0.00	0.00	0.14	8.04	8.00
11.20	3.20	0.00	0.00	0.14	8.04	8.00
11.40	3.20	0.00	0.00	0.14	8.04	8.00
11.60	3.20	0.00	0.00	0.14	8.04	8.00
11.80	3.20	0.00	0.00	0.14	8.04	8.00
12.00	3.20	0.00	0.00	0.14	8.04	8.00
12.20	3.20	0.00	0.00	0.14	8.04	8.00
12.40	3.20	0.00	0.00	0.14	8.03	8.00
12.60	3.20	0.00	0.00	0.14	8.03	8.00
12.80	3.20	0.00	0.00	0.14	8.03	8.00
13.00	3.20	0.00	0.00	0.14	8.03	8.00
13.20	3.20	0.00	0.00	0.14	8.03	8.00
13.40	3.20	0.00	0.00	0.14	8.03	8.00
13.60	3.20	0.00	0.00	0.14	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
13.80	3.20	0.00	0.00	0.14	8.03	8.00
14.00	3.20	0.00	0.00	0.14	8.03	8.00
14.20	3.20	0.00	0.00	0.14	8.03	8.00
14.40	3.20	0.00	0.00	0.14	8.03	8.00
14.60	3.20	0.00	0.00	0.14	8.03	8.00
14.80	3.20	0.00	0.00	0.14	8.03	8.00
15.00	3.20	0.00	0.00	0.14	8.03	8.00
15.20	3.20	0.00	0.00	0.14	8.03	8.00
15.40	3.20	0.00	0.00	0.14	8.03	8.00
15.60	3.20	0.00	0.00	0.14	8.03	8.00
15.80	3.20	0.00	0.00	0.14	8.03	8.00
16.00	3.20	0.00	0.00	0.14	8.03	8.00
16.20	3.20	0.00	0.00	0.14	8.03	8.00
16.40	3.20	0.00	0.00	0.14	8.03	8.00
16.60	3.20	0.00	0.00	0.14	8.03	8.00
16.80	3.20	0.00	0.00	0.14	8.03	8.00
17.00	3.20	0.00	0.00	0.14	8.03	8.00
17.20	3.20	0.00	0.00	0.14	8.03	8.00
17.40	3.20	0.00	0.00	0.14	8.03	8.00
17.60	3.20	0.00	0.00	0.14	8.03	8.00
17.80	3.20	0.00	0.00	0.14	8.03	8.00
18.00	3.20	0.00	0.00	0.14	8.03	8.00
18.20	3.20	0.00	0.00	0.14	8.03	8.00
18.40	3.20	0.00	0.00	0.14	8.03	8.00
18.60	3.20	0.00	0.00	0.14	8.03	8.00
18.80	3.20	0.00	0.00	0.14	8.02	8.00
19.00	3.20	0.00	0.00	0.14	8.02	8.00
19.20	3.20	0.00	0.00	0.14	8.02	8.00
19.40	3.20	0.00	0.00	0.14	8.02	8.00
19.60	3.20	0.00	0.00	0.14	8.02	8.00
19.80	3.20	0.00	0.00	0.14	8.02	8.00
20.00	3.20	0.00	0.00	0.14	8.02	8.00
20.20	3.20	0.00	0.00	0.14	8.02	8.00
20.40	3.20	0.00	0.00	0.14	8.02	8.00
20.60	3.20	0.00	0.00	0.14	8.02	8.00
20.80	3.20	0.00	0.00	0.14	8.02	8.00
21.00	3.20	0.00	0.00	0.14	8.02	8.00
21.20	3.20	0.00	0.00	0.14	8.02	8.00
21.40	3.20	0.00	0.00	0.14	8.02	8.00
21.60	3.20	0.00	0.00	0.14	8.02	8.00
21.80	3.20	0.00	0.00	0.14	8.02	8.00
22.00	3.20	0.00	0.00	0.14	8.02	8.00
22.20	3.20	0.00	0.00	0.14	8.02	8.00
22.40	3.20	0.00	0.00	0.14	8.02	8.00
22.60	3.20	0.00	0.00	0.14	8.02	8.00
22.80	3.20	0.00	0.00	0.14	8.02	8.00
23.00	3.20	0.00	0.00	0.14	8.02	8.00
23.20	3.20	0.00	0.00	0.14	8.02	8.00
23.40	3.20	0.00	0.00	0.14	8.02	8.00
23.60	3.20	0.00	0.00	0.14	8.02	8.00
23.80	3.20	0.00	0.00	0.14	8.02	8.00
24.00	3.20	0.00	0.00	0.14	8.02	8.00
24.20	3.20	0.00	0.00	0.14	8.02	8.00
24.40	3.20	0.00	0.00	0.14	8.02	8.00
24.60	3.20	0.00	0.00	0.14	8.02	8.00
24.80	3.20	0.00	0.00	0.14	8.02	8.00
25.00	3.20	0.00	0.00	0.14	8.02	8.00
25.20	3.20	0.00	0.00	0.14	8.02	8.00
25.40	3.20	0.00	0.00	0.14	8.02	8.00
25.60	3.20	0.00	0.00	0.14	8.02	8.00
25.80	3.20	0.00	0.00	0.14	8.02	8.00
26.00	3.20	0.00	0.00	0.14	8.02	8.00
26.20	3.20	0.00	0.00	0.14	8.02	8.00
26.40	3.20	0.00	0.00	0.14	8.02	8.00
26.60	3.20	0.00	0.00	0.14	8.02	8.00
26.80	3.20	0.00	0.00	0.14	8.02	8.00
27.00	3.20	0.00	0.00	0.14	8.02	8.00
27.20	3.20	0.00	0.00	0.14	8.02	8.00
27.40	3.20	0.00	0.00	0.14	8.02	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
27.60	3.20	0.00	0.00	0.14	8.02	8.00
27.80	3.20	0.00	0.00	0.14	8.02	8.00
28.00	3.20	0.00	0.00	0.14	8.02	8.00
28.20	3.20	0.00	0.00	0.14	8.02	8.00
28.40	3.20	0.00	0.00	0.14	8.02	8.00
28.60	3.20	0.00	0.00	0.14	8.02	8.00
28.80	3.20	0.00	0.00	0.14	8.02	8.00
29.00	3.20	0.00	0.00	0.14	8.02	8.00
29.20	3.20	0.00	0.00	0.14	8.02	8.00
29.40	3.20	0.00	0.00	0.14	8.02	8.00
29.60	3.20	0.00	0.00	0.14	8.02	8.00
29.80	3.20	0.00	0.00	0.14	8.02	8.00
30.00	3.20	0.00	0.00	0.14	8.02	8.00
30.20	3.20	0.00	0.00	0.14	8.02	8.00
30.40	3.20	0.00	0.00	0.14	8.02	8.00
30.60	3.20	0.00	0.00	0.14	8.02	8.00
30.80	3.20	0.00	0.00	0.14	8.02	8.00
31.00	3.20	0.00	0.00	0.14	8.02	8.00
31.20	3.20	0.00	0.00	0.14	8.02	8.00
31.40	3.20	0.00	0.00	0.14	8.02	8.00
31.60	3.20	0.00	0.00	0.14	8.02	8.00
31.80	3.20	0.00	0.00	0.14	8.02	8.00
32.00	3.20	0.00	0.00	0.14	8.02	8.00
32.20	3.20	0.00	0.00	0.14	8.02	8.00
32.40	3.20	0.00	0.00	0.14	8.02	8.00
32.60	3.20	0.00	0.00	0.14	8.02	8.00
32.80	3.20	0.00	0.00	0.14	8.02	8.00
33.00	3.20	0.00	0.00	0.14	8.02	8.00
33.20	3.20	0.00	0.00	0.14	8.02	8.00
33.40	3.20	0.00	0.00	0.14	8.02	8.00
33.60	3.20	0.00	0.00	0.14	8.02	8.00
33.80	3.20	0.00	0.00	0.14	8.02	8.00
34.00	3.20	0.00	0.00	0.14	8.02	8.00
34.20	3.20	0.00	0.00	0.14	8.02	8.00
34.40	3.20	0.00	0.00	0.14	8.02	8.00
34.60	3.20	0.00	0.00	0.14	8.02	8.00
34.80	3.20	0.00	0.00	0.14	8.02	8.00
35.00	3.20	0.00	0.00	0.14	8.02	8.00
35.20	3.20	0.00	0.00	0.14	8.02	8.00
35.40	3.20	0.00	0.00	0.14	8.02	8.00
35.60	3.20	0.00	0.00	0.14	8.02	8.00
35.80	3.20	0.00	0.00	0.14	8.02	8.00
36.00	3.20	0.00	0.00	0.14	8.02	8.00
36.20	3.20	0.00	0.00	0.14	8.02	8.00
36.40	3.20	0.00	0.00	0.14	8.02	8.00
36.60	3.20	0.00	0.00	0.14	8.02	8.00
36.80	3.20	0.00	0.00	0.14	8.02	8.00
37.00	3.20	0.00	0.00	0.14	8.02	8.00
37.20	3.20	0.00	0.00	0.14	8.02	8.00
37.40	3.20	0.00	0.00	0.14	8.02	8.00
37.60	3.20	0.00	0.00	0.14	8.01	8.00
37.80	3.20	0.00	0.00	0.14	8.01	8.00
38.00	3.20	0.00	0.00	0.14	8.01	8.00
38.20	3.20	0.00	0.00	0.14	8.01	8.00
38.40	3.20	0.00	0.00	0.14	8.01	8.00
38.60	3.20	0.00	0.00	0.14	8.01	8.00
38.80	3.20	0.00	0.00	0.14	8.01	8.00
39.00	3.20	0.00	0.00	0.14	8.01	8.00
39.20	3.20	0.00	0.00	0.14	8.01	8.00
39.40	3.20	0.00	0.00	0.14	8.01	8.00
39.60	3.20	0.00	0.00	0.14	8.01	8.00
39.80	3.20	0.00	0.00	0.14	8.01	8.00
40.00	3.20	0.00	0.00	0.14	8.01	8.00
40.20	3.20	0.00	0.00	0.14	8.01	8.00
40.40	3.20	0.00	0.00	0.14	8.01	8.00
40.60	3.20	0.00	0.00	0.14	8.01	8.00
40.80	3.20	0.00	0.00	0.14	8.01	8.00
41.00	3.20	0.00	0.00	0.14	8.01	8.00
41.20	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
41.40	3.20	0.00	0.00	0.14	8.01	8.00
41.60	3.20	0.00	0.00	0.14	8.01	8.00
41.80	3.20	0.00	0.00	0.14	8.01	8.00
42.00	3.20	0.00	0.00	0.14	8.01	8.00
42.20	3.20	0.00	0.00	0.14	8.01	8.00
42.40	3.20	0.00	0.00	0.14	8.01	8.00
42.60	3.20	0.00	0.00	0.14	8.01	8.00
42.80	3.20	0.00	0.00	0.14	8.01	8.00
43.00	3.20	0.00	0.00	0.14	8.01	8.00
43.20	3.20	0.00	0.00	0.14	8.01	8.00
43.40	3.20	0.00	0.00	0.14	8.01	8.00
43.60	3.20	0.00	0.00	0.14	8.01	8.00
43.80	3.20	0.00	0.00	0.14	8.01	8.00
44.00	3.20	0.00	0.00	0.14	8.01	8.00
44.20	3.20	0.00	0.00	0.14	8.01	8.00
44.40	3.20	0.00	0.00	0.14	8.01	8.00
44.60	3.20	0.00	0.00	0.14	8.01	8.00
44.80	3.20	0.00	0.00	0.14	8.01	8.00
45.00	3.20	0.00	0.00	0.14	8.01	8.00
45.20	3.20	0.00	0.00	0.14	8.01	8.00
45.40	3.20	0.00	0.00	0.14	8.01	8.00
45.60	3.20	0.00	0.00	0.14	8.01	8.00
45.80	3.20	0.00	0.00	0.14	8.01	8.00
46.00	3.20	0.00	0.00	0.14	8.01	8.00
46.20	3.20	0.00	0.00	0.14	8.01	8.00
46.40	3.20	0.00	0.00	0.14	8.01	8.00
46.60	3.20	0.00	0.00	0.14	8.01	8.00
46.80	3.20	0.00	0.00	0.14	8.01	8.00
47.00	3.20	0.00	0.00	0.14	8.01	8.00
47.20	3.20	0.00	0.00	0.14	8.01	8.00
47.40	3.20	0.00	0.00	0.14	8.01	8.00
47.60	3.20	0.00	0.00	0.14	8.01	8.00
47.80	3.20	0.00	0.00	0.14	8.01	8.00
48.00	3.20	0.00	0.00	0.14	8.01	8.00
48.20	3.20	0.00	0.00	0.14	8.01	8.00
48.40	3.20	0.00	0.00	0.14	8.01	8.00
48.60	3.20	0.00	0.00	0.14	8.01	8.00
48.80	3.20	0.00	0.00	0.14	8.01	8.00
49.00	3.20	0.00	0.00	0.14	8.01	8.00
49.20	3.20	0.00	0.00	0.14	8.01	8.00
49.40	3.20	0.00	0.00	0.14	8.01	8.00
49.60	3.20	0.00	0.00	0.14	8.01	8.00
49.80	3.20	0.00	0.00	0.14	8.01	8.00
50.00	3.20	0.00	0.00	0.14	8.01	8.00
50.20	3.20	0.00	0.00	0.14	8.01	8.00
50.40	3.20	0.00	0.00	0.14	8.01	8.00
50.60	3.20	0.00	0.00	0.14	8.01	8.00
50.80	3.20	0.00	0.00	0.14	8.01	8.00
51.00	3.20	0.00	0.00	0.14	8.01	8.00
51.20	3.20	0.00	0.00	0.14	8.01	8.00
51.40	3.20	0.00	0.00	0.14	8.01	8.00
51.60	3.20	0.00	0.00	0.14	8.01	8.00
51.80	3.20	0.00	0.00	0.14	8.01	8.00
52.00	3.20	0.00	0.00	0.14	8.01	8.00
52.20	3.20	0.00	0.00	0.14	8.01	8.00
52.40	3.20	0.00	0.00	0.14	8.01	8.00
52.60	3.20	0.00	0.00	0.14	8.01	8.00
52.80	3.20	0.00	0.00	0.14	8.01	8.00
53.00	3.20	0.00	0.00	0.14	8.01	8.00
53.20	3.20	0.00	0.00	0.14	8.01	8.00
53.40	3.20	0.00	0.00	0.14	8.01	8.00
53.60	3.20	0.00	0.00	0.14	8.01	8.00
53.80	3.20	0.00	0.00	0.14	8.01	8.00
54.00	3.20	0.00	0.00	0.14	8.01	8.00
54.20	3.20	0.00	0.00	0.14	8.01	8.00
54.40	3.20	0.00	0.00	0.14	8.01	8.00
54.60	3.20	0.00	0.00	0.14	8.01	8.00
54.80	3.20	0.00	0.00	0.14	8.01	8.00
55.00	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
55.20	3.20	0.00	0.00	0.14	8.01	8.00
55.40	3.20	0.00	0.00	0.14	8.01	8.00
55.60	3.20	0.00	0.00	0.14	8.01	8.00
55.80	3.20	0.00	0.00	0.14	8.01	8.00
56.00	3.20	0.00	0.00	0.14	8.01	8.00
56.20	3.20	0.00	0.00	0.14	8.01	8.00
56.40	3.20	0.00	0.00	0.14	8.01	8.00
56.60	3.20	0.00	0.00	0.14	8.01	8.00
56.80	3.20	0.00	0.00	0.14	8.01	8.00
57.00	3.20	0.00	0.00	0.14	8.01	8.00
57.20	3.20	0.00	0.00	0.14	8.01	8.00
57.40	3.20	0.00	0.00	0.14	8.01	8.00
57.60	3.20	0.00	0.00	0.14	8.01	8.00
57.80	3.20	0.00	0.00	0.14	8.01	8.00
58.00	3.20	0.00	0.00	0.14	8.01	8.00
58.20	3.20	0.00	0.00	0.14	8.01	8.00
58.40	3.20	0.00	0.00	0.14	8.01	8.00
58.60	3.20	0.00	0.00	0.14	8.01	8.00
58.80	3.20	0.00	0.00	0.14	8.01	8.00
59.00	3.20	0.00	0.00	0.14	8.01	8.00
59.20	3.20	0.00	0.00	0.14	8.01	8.00
59.40	3.20	0.00	0.00	0.14	8.01	8.00
59.60	3.20	0.00	0.00	0.14	8.01	8.00
59.80	3.20	0.00	0.00	0.14	8.01	8.00
60.00	3.20	0.00	0.00	0.14	8.01	8.00
60.20	3.20	0.00	0.00	0.14	8.01	8.00
60.40	3.20	0.00	0.00	0.14	8.01	8.00
60.60	3.20	0.00	0.00	0.14	8.01	8.00
60.80	3.20	0.00	0.00	0.14	8.01	8.00
61.00	3.20	0.00	0.00	0.14	8.01	8.00
61.20	3.20	0.00	0.00	0.14	8.01	8.00
61.40	3.20	0.00	0.00	0.14	8.01	8.00
61.60	3.20	0.00	0.00	0.14	8.01	8.00
61.80	3.20	0.00	0.00	0.14	8.01	8.00
62.00	3.20	0.00	0.00	0.14	8.01	8.00
62.20	3.20	0.00	0.00	0.14	8.01	8.00
62.40	3.20	0.00	0.00	0.14	8.01	8.00
62.60	3.20	0.00	0.00	0.14	8.01	8.00
62.80	3.20	0.00	0.00	0.14	8.01	8.00
63.00	3.20	0.00	0.00	0.14	8.01	8.00
63.20	3.20	0.00	0.00	0.14	8.01	8.00
63.40	3.20	0.00	0.00	0.14	8.01	8.00
63.60	3.20	0.00	0.00	0.14	8.01	8.00
63.80	3.20	0.00	0.00	0.14	8.01	8.00
64.00	3.20	0.00	0.00	0.14	8.01	8.00
64.20	3.20	0.00	0.00	0.14	8.01	8.00
64.40	3.20	0.00	0.00	0.14	8.01	8.00
64.60	3.20	0.00	0.00	0.14	8.01	8.00
64.80	3.20	0.00	0.00	0.14	8.01	8.00
65.00	3.20	0.00	0.00	0.14	8.01	8.00
65.20	3.20	0.00	0.00	0.14	8.01	8.00
65.40	3.20	0.00	0.00	0.14	8.01	8.00
65.60	3.20	0.00	0.00	0.14	8.01	8.00
65.80	3.20	0.00	0.00	0.14	8.01	8.00
66.00	3.20	0.00	0.00	0.14	8.01	8.00
66.20	3.20	0.00	0.00	0.14	8.01	8.00
66.40	3.20	0.00	0.00	0.14	8.01	8.00
66.60	3.20	0.00	0.00	0.14	8.01	8.00
66.80	3.20	0.00	0.00	0.14	8.01	8.00
67.00	3.20	0.00	0.00	0.14	8.01	8.00
67.20	3.20	0.00	0.00	0.14	8.01	8.00
67.40	3.20	0.00	0.00	0.14	8.01	8.00
67.60	3.20	0.00	0.00	0.14	8.01	8.00
67.80	3.20	0.00	0.00	0.14	8.01	8.00
68.00	3.20	0.00	0.00	0.14	8.01	8.00
68.20	3.20	0.00	0.00	0.14	8.01	8.00
68.40	3.20	0.00	0.00	0.14	8.01	8.00
68.60	3.20	0.00	0.00	0.14	8.01	8.00
68.80	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	3.20	0.00	0.00	0.14	8.01	8.00
69.20	3.20	0.00	0.00	0.14	8.01	8.00
69.40	3.20	0.00	0.00	0.14	8.01	8.00
69.60	3.20	0.00	0.00	0.14	8.01	8.00
69.80	3.20	0.00	0.00	0.14	8.01	8.00
70.00	3.20	0.00	0.00	0.14	8.01	8.00
70.20	3.20	0.00	0.00	0.14	8.01	8.00
70.40	3.20	0.00	0.00	0.14	8.01	8.00
70.60	3.20	0.00	0.00	0.14	8.01	8.00
70.80	3.20	0.00	0.00	0.14	8.01	8.00
71.00	3.20	0.00	0.00	0.14	8.01	8.00
71.20	3.20	0.00	0.00	0.14	8.01	8.00
71.40	3.20	0.00	0.00	0.14	8.01	8.00
71.60	3.20	0.00	0.00	0.14	8.01	8.00
71.80	3.20	0.00	0.00	0.14	8.01	8.00
72.00	3.20	0.00	0.00	0.14	8.01	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.85	1.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	10.35	1.00	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.14	0.00	0.14	0.00	0.00	0.00

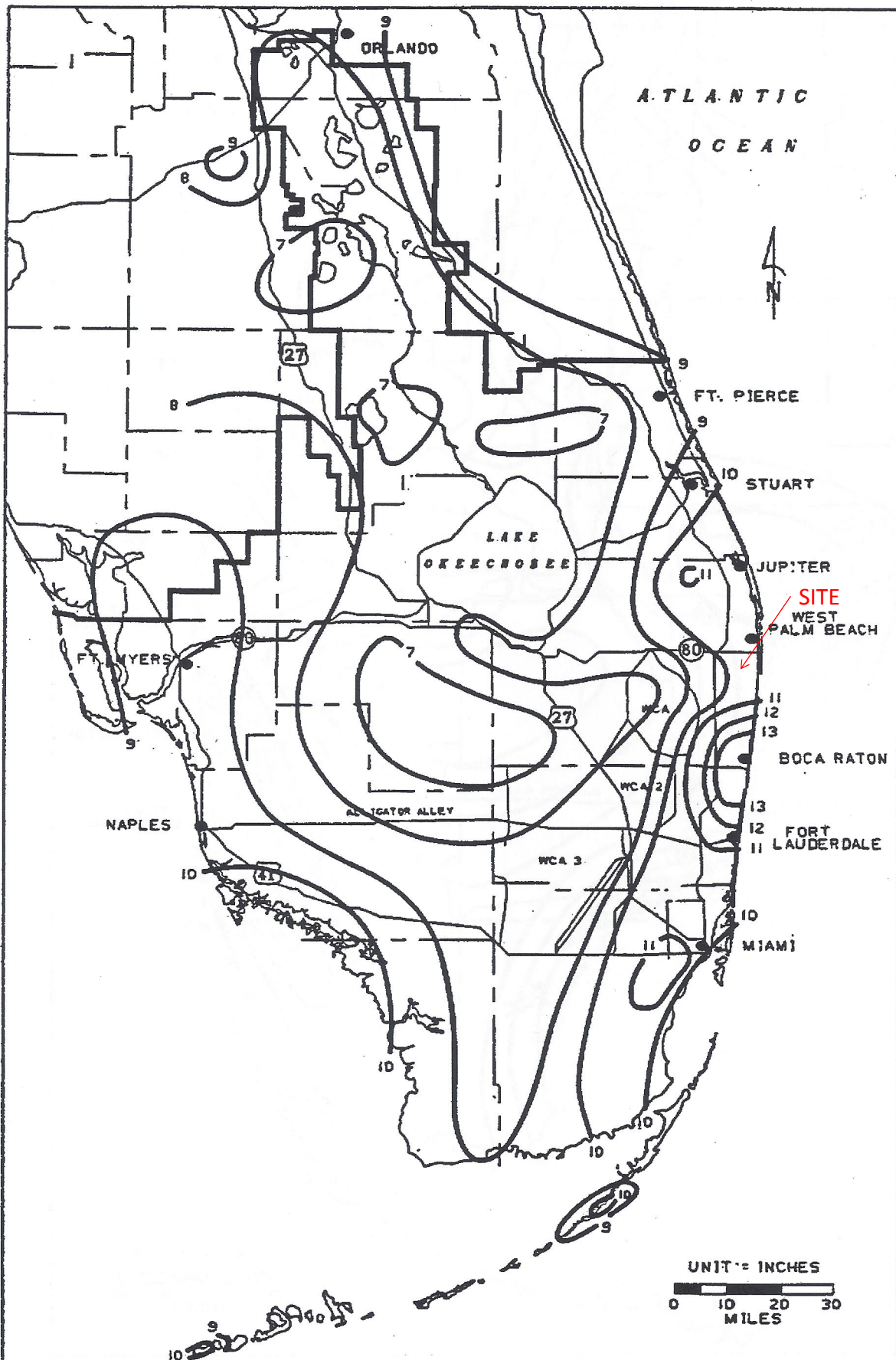


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
1.00	0.05	0.00	0.00	0.00	8.00	8.00
2.00	0.09	0.00	0.00	0.00	8.00	8.00
3.00	0.14	0.00	0.00	0.00	8.00	8.00
4.00	0.19	0.00	0.00	0.00	8.00	8.00
5.00	0.24	0.00	0.00	0.00	8.00	8.00
6.00	0.28	0.00	0.00	0.00	8.00	8.00
7.00	0.33	0.00	0.00	0.00	8.00	8.00
8.00	0.38	0.00	0.00	0.00	8.00	8.00
9.00	0.42	0.00	0.00	0.00	8.00	8.00
10.00	0.47	0.00	0.00	0.00	8.00	8.00
11.00	0.52	0.00	0.00	0.00	8.01	8.00
12.00	0.56	0.00	0.00	0.00	8.04	8.00
13.00	0.61	0.01	0.00	0.00	8.08	8.00
14.00	0.66	0.01	0.01	0.00	8.11	8.00
15.00	0.71	0.01	0.01	0.00	8.13	8.00
16.00	0.75	0.01	0.01	0.00	8.15	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	0.80	0.01	0.01	0.00	8.16	8.00
18.00	0.85	0.01	0.01	0.00	8.16	8.00
19.00	0.89	0.02	0.02	0.01	8.17	8.00
20.00	0.94	0.02	0.02	0.01	8.18	8.00
21.00	0.99	0.02	0.02	0.01	8.18	8.00
22.00	1.03	0.02	0.02	0.01	8.19	8.00
23.00	1.08	0.02	0.02	0.01	8.19	8.00
24.00	1.13	0.02	0.02	0.01	8.20	8.00
25.00	1.20	0.03	0.03	0.01	8.23	8.00
26.00	1.27	0.04	0.03	0.02	8.24	8.00
27.00	1.33	0.04	0.04	0.02	8.24	8.00
28.00	1.40	0.04	0.04	0.02	8.25	8.00
29.00	1.47	0.04	0.04	0.03	8.25	8.00
30.00	1.54	0.04	0.04	0.03	8.26	8.00
31.00	1.61	0.04	0.04	0.03	8.26	8.00
32.00	1.68	0.04	0.04	0.04	8.26	8.00
33.00	1.75	0.05	0.05	0.04	8.27	8.00
34.00	1.81	0.05	0.05	0.05	8.27	8.00
35.00	1.88	0.05	0.05	0.05	8.27	8.00
36.00	1.95	0.05	0.05	0.05	8.27	8.00
37.00	2.02	0.05	0.05	0.06	8.28	8.00
38.00	2.09	0.05	0.05	0.06	8.28	8.00
39.00	2.16	0.05	0.05	0.07	8.28	8.00
40.00	2.23	0.05	0.05	0.07	8.28	8.00
41.00	2.29	0.05	0.05	0.07	8.28	8.00
42.00	2.36	0.05	0.05	0.08	8.29	8.00
43.00	2.43	0.06	0.06	0.08	8.29	8.00
44.00	2.50	0.06	0.06	0.09	8.29	8.00
45.00	2.57	0.06	0.06	0.09	8.29	8.00
46.00	2.64	0.06	0.06	0.10	8.29	8.00
47.00	2.71	0.06	0.06	0.10	8.29	8.00
48.00	2.77	0.06	0.06	0.11	8.29	8.00
49.00	2.85	0.07	0.07	0.11	8.31	8.00
50.00	2.93	0.07	0.07	0.12	8.31	8.00
51.00	3.02	0.08	0.08	0.12	8.34	8.00
52.00	3.12	0.10	0.09	0.13	8.35	8.00
53.00	3.25	0.12	0.12	0.14	8.40	8.00
54.00	3.42	0.16	0.14	0.15	8.46	8.00
55.00	3.61	0.19	0.19	0.17	8.54	8.00
56.00	3.83	0.22	0.22	0.18	8.55	8.00
57.00	4.09	0.27	0.27	0.20	8.54	8.00
58.00	4.42	0.33	0.32	0.23	8.62	8.00
59.00	4.85	0.49	0.44	0.26	8.88	8.00
60.00	7.84	5.20	0.93	0.32	10.70	8.00
61.00	8.70	0.68	1.00	0.40	11.08	8.00
62.00	9.09	0.39	0.96	0.48	10.87	8.00
63.00	9.34	0.25	0.89	0.56	10.50	8.00
64.00	9.57	0.25	0.81	0.63	10.15	8.00
65.00	9.71	0.15	0.55	0.68	9.18	8.00
66.00	9.85	0.15	0.15	0.70	8.47	8.00
67.00	9.99	0.15	0.15	0.71	8.52	8.00
68.00	10.13	0.15	0.15	0.73	8.52	8.00
69.00	10.22	0.10	0.10	0.74	8.37	8.00
70.00	10.31	0.10	0.10	0.75	8.37	8.00
71.00	10.41	0.10	0.10	0.75	8.37	8.00
72.00	10.50	0.10	0.10	0.76	8.37	8.00
73.00	10.50	0.00	0.01	0.77	8.16	8.00
74.00	10.50	0.00	0.00	0.77	8.10	8.00
75.00	10.50	0.00	0.00	0.77	8.08	8.00
76.00	10.50	0.00	0.00	0.77	8.06	8.00
77.00	10.50	0.00	0.00	0.77	8.05	8.00
78.00	10.50	0.00	0.00	0.77	8.05	8.00
79.00	10.50	0.00	0.00	0.77	8.04	8.00
80.00	10.50	0.00	0.00	0.77	8.04	8.00
81.00	10.50	0.00	0.00	0.77	8.04	8.00
82.00	10.50	0.00	0.00	0.77	8.03	8.00
83.00	10.50	0.00	0.00	0.77	8.03	8.00
84.00	10.50	0.00	0.00	0.77	8.03	8.00
85.00	10.50	0.00	0.00	0.77	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	10.50	0.00	0.00	0.77	8.03	8.00
87.00	10.50	0.00	0.00	0.77	8.03	8.00
88.00	10.50	0.00	0.00	0.77	8.03	8.00
89.00	10.50	0.00	0.00	0.77	8.02	8.00
90.00	10.50	0.00	0.00	0.77	8.02	8.00
91.00	10.50	0.00	0.00	0.77	8.02	8.00
92.00	10.50	0.00	0.00	0.77	8.02	8.00
93.00	10.50	0.00	0.00	0.77	8.02	8.00
94.00	10.50	0.00	0.00	0.77	8.02	8.00
95.00	10.50	0.00	0.00	0.77	8.02	8.00
96.00	10.50	0.00	0.00	0.77	8.02	8.00
97.00	10.50	0.00	0.00	0.77	8.02	8.00
98.00	10.50	0.00	0.00	0.77	8.02	8.00
99.00	10.50	0.00	0.00	0.77	8.02	8.00
100.00	10.50	0.00	0.00	0.77	8.02	8.00
101.00	10.50	0.00	0.00	0.77	8.02	8.00
102.00	10.50	0.00	0.00	0.77	8.02	8.00
103.00	10.50	0.00	0.00	0.77	8.02	8.00
104.00	10.50	0.00	0.00	0.77	8.02	8.00
105.00	10.50	0.00	0.00	0.77	8.02	8.00
106.00	10.50	0.00	0.00	0.77	8.02	8.00
107.00	10.50	0.00	0.00	0.77	8.02	8.00
108.00	10.50	0.00	0.00	0.77	8.01	8.00
109.00	10.50	0.00	0.00	0.77	8.01	8.00
110.00	10.50	0.00	0.00	0.77	8.01	8.00
111.00	10.50	0.00	0.00	0.77	8.01	8.00
112.00	10.50	0.00	0.00	0.77	8.01	8.00
113.00	10.50	0.00	0.00	0.77	8.01	8.00
114.00	10.50	0.00	0.00	0.77	8.01	8.00
115.00	10.50	0.00	0.00	0.77	8.01	8.00
116.00	10.50	0.00	0.00	0.77	8.01	8.00
117.00	10.50	0.00	0.00	0.77	8.01	8.00
118.00	10.50	0.00	0.00	0.77	8.01	8.00
119.00	10.50	0.00	0.00	0.77	8.01	8.00
120.00	10.50	0.00	0.00	0.77	8.01	8.00
121.00	10.50	0.00	0.00	0.77	8.01	8.00
122.00	10.50	0.00	0.00	0.77	8.01	8.00
123.00	10.50	0.00	0.00	0.77	8.01	8.00
124.00	10.50	0.00	0.00	0.77	8.01	8.00
125.00	10.50	0.00	0.00	0.77	8.01	8.00
126.00	10.50	0.00	0.00	0.77	8.01	8.00
127.00	10.50	0.00	0.00	0.77	8.01	8.00
128.00	10.50	0.00	0.00	0.77	8.01	8.00
129.00	10.50	0.00	0.00	0.77	8.01	8.00
130.00	10.50	0.00	0.00	0.77	8.01	8.00
131.00	10.50	0.00	0.00	0.77	8.01	8.00
132.00	10.50	0.00	0.00	0.77	8.01	8.00
133.00	10.50	0.00	0.00	0.77	8.01	8.00
134.00	10.50	0.00	0.00	0.77	8.01	8.00
135.00	10.50	0.00	0.00	0.77	8.01	8.00
136.00	10.50	0.00	0.00	0.77	8.01	8.00
137.00	10.50	0.00	0.00	0.77	8.01	8.00
138.00	10.50	0.00	0.00	0.77	8.01	8.00
139.00	10.50	0.00	0.00	0.77	8.01	8.00
140.00	10.50	0.00	0.00	0.77	8.01	8.00
141.00	10.50	0.00	0.00	0.77	8.01	8.00
142.00	10.50	0.00	0.00	0.77	8.01	8.00
143.00	10.50	0.00	0.00	0.77	8.01	8.00
144.00	10.50	0.00	0.00	0.77	8.01	8.00
145.00	10.50	0.00	0.00	0.77	8.01	8.00
146.00	10.50	0.00	0.00	0.77	8.01	8.00
147.00	10.50	0.00	0.00	0.77	8.01	8.00
148.00	10.50	0.00	0.00	0.77	8.01	8.00
149.00	10.50	0.00	0.00	0.77	8.01	8.00
150.00	10.50	0.00	0.00	0.77	8.01	8.00
151.00	10.50	0.00	0.00	0.77	8.01	8.00
152.00	10.50	0.00	0.00	0.77	8.01	8.00
153.00	10.50	0.00	0.00	0.77	8.01	8.00
154.00	10.50	0.00	0.00	0.77	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	10.50	0.00	0.00	0.77	8.01	8.00
156.00	10.50	0.00	0.00	0.77	8.01	8.00
157.00	10.50	0.00	0.00	0.77	8.01	8.00
158.00	10.50	0.00	0.00	0.77	8.01	8.00
159.00	10.50	0.00	0.00	0.77	8.01	8.00
160.00	10.50	0.00	0.00	0.77	8.01	8.00
161.00	10.50	0.00	0.00	0.77	8.01	8.00
162.00	10.50	0.00	0.00	0.77	8.01	8.00
163.00	10.50	0.00	0.00	0.77	8.01	8.00
164.00	10.50	0.00	0.00	0.77	8.01	8.00
165.00	10.50	0.00	0.00	0.77	8.01	8.00
166.00	10.50	0.00	0.00	0.77	8.01	8.00
167.00	10.50	0.00	0.00	0.77	8.01	8.00
168.00	10.50	0.00	0.00	0.77	8.01	8.00
169.00	10.50	0.00	0.00	0.77	8.01	8.00
170.00	10.50	0.00	0.00	0.77	8.01	8.00
171.00	10.50	0.00	0.00	0.77	8.01	8.00
172.00	10.50	0.00	0.00	0.77	8.01	8.00
173.00	10.50	0.00	0.00	0.77	8.01	8.00
174.00	10.50	0.00	0.00	0.77	8.01	8.00
175.00	10.50	0.00	0.00	0.77	8.01	8.00
176.00	10.50	0.00	0.00	0.77	8.01	8.00
177.00	10.50	0.00	0.00	0.77	8.01	8.00
178.00	10.50	0.00	0.00	0.77	8.01	8.00
179.00	10.50	0.00	0.00	0.77	8.01	8.00
180.00	10.50	0.00	0.00	0.77	8.01	8.00
181.00	10.50	0.00	0.00	0.77	8.01	8.00
182.00	10.50	0.00	0.00	0.77	8.01	8.00
183.00	10.50	0.00	0.00	0.77	8.01	8.00
184.00	10.50	0.00	0.00	0.77	8.01	8.00
185.00	10.50	0.00	0.00	0.77	8.01	8.00
186.00	10.50	0.00	0.00	0.77	8.01	8.00
187.00	10.50	0.00	0.00	0.77	8.01	8.00
188.00	10.50	0.00	0.00	0.77	8.01	8.00
189.00	10.50	0.00	0.00	0.77	8.01	8.00
190.00	10.50	0.00	0.00	0.77	8.01	8.00
191.00	10.50	0.00	0.00	0.77	8.01	8.00
192.00	10.50	0.00	0.00	0.77	8.01	8.00
193.00	10.50	0.00	0.00	0.77	8.01	8.00
194.00	10.50	0.00	0.00	0.77	8.01	8.00
195.00	10.50	0.00	0.00	0.77	8.01	8.00
196.00	10.50	0.00	0.00	0.77	8.01	8.00
197.00	10.50	0.00	0.00	0.77	8.01	8.00
198.00	10.50	0.00	0.00	0.77	8.01	8.00
199.00	10.50	0.00	0.00	0.77	8.01	8.00
200.00	10.50	0.00	0.00	0.77	8.01	8.00
201.00	10.50	0.00	0.00	0.77	8.01	8.00
202.00	10.50	0.00	0.00	0.77	8.01	8.00
203.00	10.50	0.00	0.00	0.77	8.01	8.00
204.00	10.50	0.00	0.00	0.77	8.01	8.00
205.00	10.50	0.00	0.00	0.77	8.01	8.00
206.00	10.50	0.00	0.00	0.77	8.01	8.00
207.00	10.50	0.00	0.00	0.77	8.01	8.00
208.00	10.50	0.00	0.00	0.77	8.01	8.00
209.00	10.50	0.00	0.00	0.77	8.01	8.00
210.00	10.50	0.00	0.00	0.77	8.01	8.00
211.00	10.50	0.00	0.00	0.77	8.01	8.00
212.00	10.50	0.00	0.00	0.77	8.01	8.00
213.00	10.50	0.00	0.00	0.77	8.01	8.00
214.00	10.50	0.00	0.00	0.77	8.01	8.00
215.00	10.50	0.00	0.00	0.77	8.01	8.00
216.00	10.50	0.00	0.00	0.77	8.01	8.00
217.00	10.50	0.00	0.00	0.77	8.01	8.00
218.00	10.50	0.00	0.00	0.77	8.01	8.00
219.00	10.50	0.00	0.00	0.77	8.01	8.00
220.00	10.50	0.00	0.00	0.77	8.01	8.00
221.00	10.50	0.00	0.00	0.77	8.01	8.00
222.00	10.50	0.00	0.00	0.77	8.01	8.00
223.00	10.50	0.00	0.00	0.77	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	10.50	0.00	0.00	0.77	8.01	8.00
225.00	10.50	0.00	0.00	0.77	8.01	8.00
226.00	10.50	0.00	0.00	0.77	8.01	8.00
227.00	10.50	0.00	0.00	0.77	8.01	8.00
228.00	10.50	0.00	0.00	0.77	8.01	8.00
229.00	10.50	0.00	0.00	0.77	8.01	8.00
230.00	10.50	0.00	0.00	0.77	8.01	8.00
231.00	10.50	0.00	0.00	0.77	8.01	8.00
232.00	10.50	0.00	0.00	0.77	8.01	8.00
233.00	10.50	0.00	0.00	0.77	8.01	8.00
234.00	10.50	0.00	0.00	0.77	8.01	8.00
235.00	10.50	0.00	0.00	0.77	8.01	8.00
236.00	10.50	0.00	0.00	0.77	8.01	8.00
237.00	10.50	0.00	0.00	0.77	8.01	8.00
238.00	10.50	0.00	0.00	0.77	8.01	8.00
239.00	10.50	0.00	0.00	0.77	8.01	8.00
240.00	10.50	0.00	0.00	0.77	8.01	8.00
241.00	10.50	0.00	0.00	0.77	8.01	8.00
242.00	10.50	0.00	0.00	0.77	8.01	8.00
243.00	10.50	0.00	0.00	0.77	8.01	8.00
244.00	10.50	0.00	0.00	0.77	8.01	8.00
245.00	10.50	0.00	0.00	0.77	8.01	8.00
246.00	10.50	0.00	0.00	0.77	8.01	8.00
247.00	10.50	0.00	0.00	0.77	8.01	8.00
248.00	10.50	0.00	0.00	0.77	8.01	8.00
249.00	10.50	0.00	0.00	0.77	8.01	8.00
250.00	10.50	0.00	0.00	0.77	8.01	8.00
251.00	10.50	0.00	0.00	0.77	8.01	8.00
252.00	10.50	0.00	0.00	0.77	8.01	8.00
253.00	10.50	0.00	0.00	0.77	8.01	8.00
254.00	10.50	0.00	0.00	0.77	8.01	8.00
255.00	10.50	0.00	0.00	0.77	8.00	8.00
256.00	10.50	0.00	0.00	0.77	8.00	8.00
257.00	10.50	0.00	0.00	0.77	8.00	8.00
258.00	10.50	0.00	0.00	0.77	8.00	8.00
259.00	10.50	0.00	0.00	0.77	8.00	8.00
260.00	10.50	0.00	0.00	0.77	8.00	8.00
261.00	10.50	0.00	0.00	0.77	8.00	8.00
262.00	10.50	0.00	0.00	0.77	8.00	8.00
263.00	10.50	0.00	0.00	0.77	8.00	8.00
264.00	10.50	0.00	0.00	0.77	8.00	8.00
265.00	10.50	0.00	0.00	0.77	8.00	8.00
266.00	10.50	0.00	0.00	0.77	8.00	8.00
267.00	10.50	0.00	0.00	0.77	8.00	8.00
268.00	10.50	0.00	0.00	0.77	8.00	8.00
269.00	10.50	0.00	0.00	0.77	8.00	8.00
270.00	10.50	0.00	0.00	0.77	8.00	8.00
271.00	10.50	0.00	0.00	0.77	8.00	8.00
272.00	10.50	0.00	0.00	0.77	8.00	8.00
273.00	10.50	0.00	0.00	0.77	8.00	8.00
274.00	10.50	0.00	0.00	0.77	8.00	8.00
275.00	10.50	0.00	0.00	0.77	8.00	8.00
276.00	10.50	0.00	0.00	0.77	8.00	8.00
277.00	10.50	0.00	0.00	0.77	8.00	8.00
278.00	10.50	0.00	0.00	0.77	8.00	8.00
279.00	10.50	0.00	0.00	0.77	8.00	8.00
280.00	10.50	0.00	0.00	0.77	8.00	8.00
281.00	10.50	0.00	0.00	0.77	8.00	8.00
282.00	10.50	0.00	0.00	0.77	8.00	8.00
283.00	10.50	0.00	0.00	0.77	8.00	8.00
284.00	10.50	0.00	0.00	0.77	8.00	8.00
285.00	10.50	0.00	0.00	0.77	8.00	8.00
286.00	10.50	0.00	0.00	0.77	8.00	8.00
287.00	10.50	0.00	0.00	0.77	8.00	8.00
288.00	10.50	0.00	0.00	0.77	8.00	8.00
289.00	10.50	0.00	0.00	0.77	8.00	8.00
290.00	10.50	0.00	0.00	0.77	8.00	8.00
291.00	10.50	0.00	0.00	0.77	8.00	8.00
292.00	10.50	0.00	0.00	0.77	8.00	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	10.50	0.00	0.00	0.77	8.00	8.00
294.00	10.50	0.00	0.00	0.77	8.00	8.00
295.00	10.50	0.00	0.00	0.77	8.00	8.00
296.00	10.50	0.00	0.00	0.77	8.00	8.00
297.00	10.50	0.00	0.00	0.77	8.00	8.00
298.00	10.50	0.00	0.00	0.77	8.00	8.00
299.00	10.50	0.00	0.00	0.77	8.00	8.00
300.00	10.50	0.00	0.00	0.77	8.00	8.00
301.00	10.50	0.00	0.00	0.77	8.00	8.00
302.00	10.50	0.00	0.00	0.77	8.00	8.00
303.00	10.50	0.00	0.00	0.77	8.00	8.00
304.00	10.50	0.00	0.00	0.77	8.00	8.00
305.00	10.50	0.00	0.00	0.77	8.00	8.00
306.00	10.50	0.00	0.00	0.77	8.00	8.00
307.00	10.50	0.00	0.00	0.77	8.00	8.00
308.00	10.50	0.00	0.00	0.77	8.00	8.00
309.00	10.50	0.00	0.00	0.77	8.00	8.00
310.00	10.50	0.00	0.00	0.77	8.00	8.00
311.00	10.50	0.00	0.00	0.77	8.00	8.00
312.00	10.50	0.00	0.00	0.77	8.00	8.00
313.00	10.50	0.00	0.00	0.77	8.00	8.00
314.00	10.50	0.00	0.00	0.77	8.00	8.00
315.00	10.50	0.00	0.00	0.77	8.00	8.00
316.00	10.50	0.00	0.00	0.77	8.00	8.00
317.00	10.50	0.00	0.00	0.77	8.00	8.00
318.00	10.50	0.00	0.00	0.77	8.00	8.00
319.00	10.50	0.00	0.00	0.77	8.00	8.00
320.00	10.50	0.00	0.00	0.77	8.00	8.00
321.00	10.50	0.00	0.00	0.77	8.00	8.00
322.00	10.50	0.00	0.00	0.77	8.00	8.00
323.00	10.50	0.00	0.00	0.77	8.00	8.00
324.00	10.50	0.00	0.00	0.77	8.00	8.00
325.00	10.50	0.00	0.00	0.77	8.00	8.00
326.00	10.50	0.00	0.00	0.77	8.00	8.00
327.00	10.50	0.00	0.00	0.77	8.00	8.00
328.00	10.50	0.00	0.00	0.77	8.00	8.00
329.00	10.50	0.00	0.00	0.77	8.00	8.00
330.00	10.50	0.00	0.00	0.77	8.00	8.00
331.00	10.50	0.00	0.00	0.77	8.00	8.00
332.00	10.50	0.00	0.00	0.77	8.00	8.00
333.00	10.50	0.00	0.00	0.77	8.00	8.00
334.00	10.50	0.00	0.00	0.77	8.00	8.00
335.00	10.50	0.00	0.00	0.77	8.00	8.00
336.00	10.50	0.00	0.00	0.77	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.00	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.10	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.77	0.00	0.77	0.00	0.00	0.00

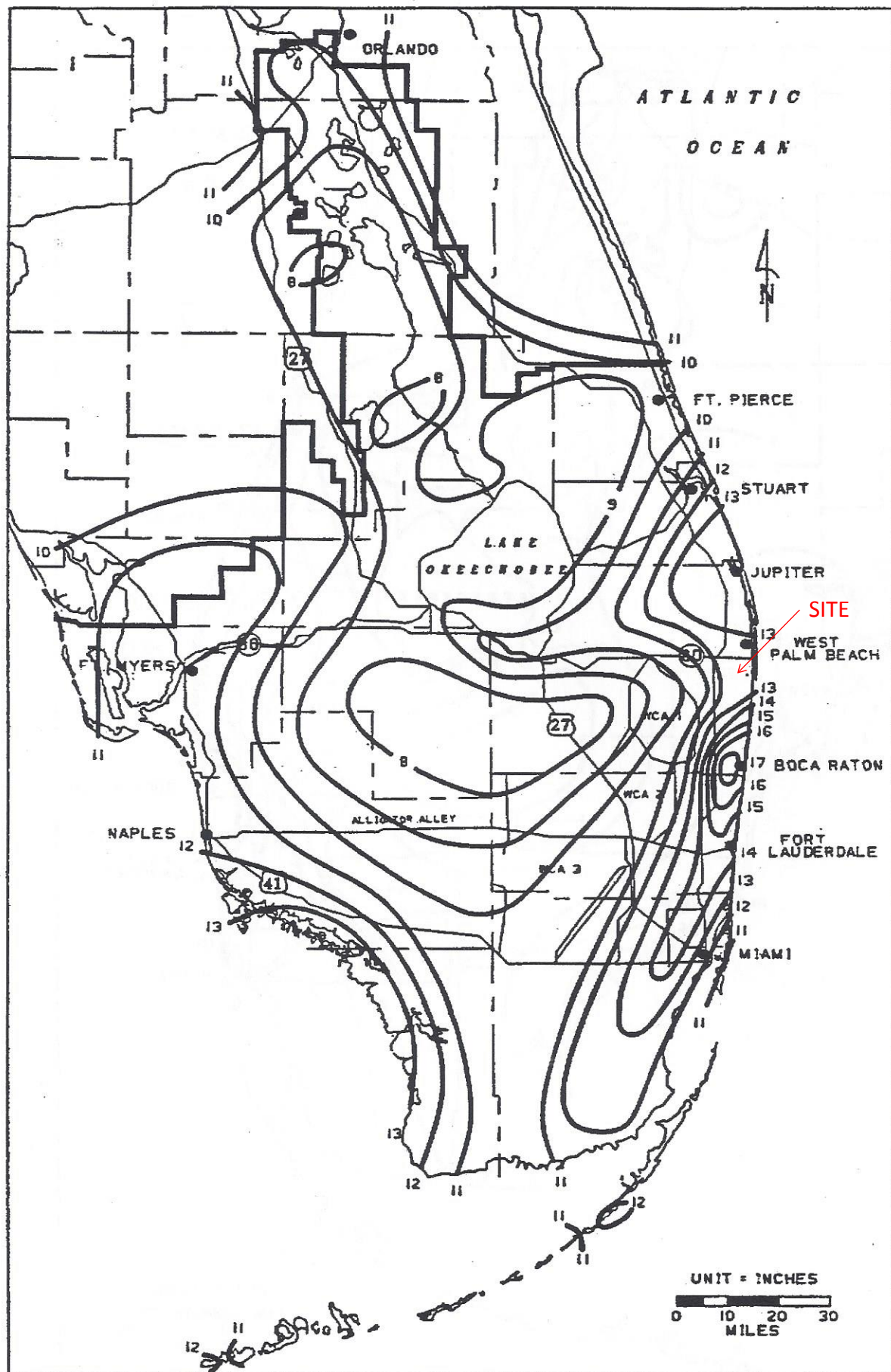


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 12.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
1.00	0.06	0.00	0.00	0.00	8.00	8.00
2.00	0.11	0.00	0.00	0.00	8.00	8.00
3.00	0.17	0.00	0.00	0.00	8.00	8.00
4.00	0.22	0.00	0.00	0.00	8.00	8.00
5.00	0.28	0.00	0.00	0.00	8.00	8.00
6.00	0.34	0.00	0.00	0.00	8.00	8.00
7.00	0.39	0.00	0.00	0.00	8.00	8.00
8.00	0.45	0.00	0.00	0.00	8.00	8.00
9.00	0.50	0.00	0.00	0.00	8.01	8.00
10.00	0.56	0.01	0.00	0.00	8.04	8.00
11.00	0.62	0.01	0.00	0.00	8.08	8.00
12.00	0.67	0.01	0.01	0.00	8.12	8.00
13.00	0.73	0.01	0.01	0.00	8.15	8.00
14.00	0.78	0.01	0.01	0.00	8.16	8.00
15.00	0.84	0.02	0.02	0.00	8.17	8.00
16.00	0.90	0.02	0.02	0.00	8.18	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	0.95	0.02	0.02	0.01	8.19	8.00
18.00	1.01	0.02	0.02	0.01	8.20	8.00
19.00	1.06	0.02	0.02	0.01	8.20	8.00
20.00	1.12	0.03	0.02	0.01	8.21	8.00
21.00	1.18	0.03	0.03	0.01	8.21	8.00
22.00	1.23	0.03	0.03	0.02	8.22	8.00
23.00	1.29	0.03	0.03	0.02	8.22	8.00
24.00	1.34	0.03	0.03	0.02	8.23	8.00
25.00	1.42	0.05	0.05	0.02	8.27	8.00
26.00	1.51	0.05	0.05	0.03	8.27	8.00
27.00	1.59	0.05	0.05	0.03	8.28	8.00
28.00	1.67	0.05	0.05	0.04	8.28	8.00
29.00	1.75	0.05	0.05	0.04	8.29	8.00
30.00	1.83	0.06	0.06	0.05	8.29	8.00
31.00	1.91	0.06	0.06	0.05	8.29	8.00
32.00	2.00	0.06	0.06	0.06	8.30	8.00
33.00	2.08	0.06	0.06	0.06	8.30	8.00
34.00	2.16	0.06	0.06	0.07	8.30	8.00
35.00	2.24	0.06	0.06	0.07	8.30	8.00
36.00	2.32	0.06	0.06	0.08	8.31	8.00
37.00	2.40	0.07	0.07	0.08	8.31	8.00
38.00	2.49	0.07	0.07	0.09	8.31	8.00
39.00	2.57	0.07	0.07	0.09	8.31	8.00
40.00	2.65	0.07	0.07	0.10	8.31	8.00
41.00	2.73	0.07	0.07	0.10	8.31	8.00
42.00	2.81	0.07	0.07	0.11	8.32	8.00
43.00	2.89	0.07	0.07	0.12	8.32	8.00
44.00	2.98	0.07	0.07	0.12	8.32	8.00
45.00	3.06	0.07	0.07	0.13	8.32	8.00
46.00	3.14	0.07	0.07	0.13	8.32	8.00
47.00	3.22	0.07	0.07	0.14	8.32	8.00
48.00	3.30	0.07	0.07	0.15	8.32	8.00
49.00	3.39	0.08	0.08	0.15	8.34	8.00
50.00	3.49	0.09	0.08	0.16	8.34	8.00
51.00	3.60	0.10	0.10	0.17	8.37	8.00
52.00	3.72	0.12	0.12	0.18	8.39	8.00
53.00	3.87	0.16	0.15	0.19	8.46	8.00
54.00	4.07	0.19	0.19	0.20	8.54	8.00
55.00	4.30	0.23	0.19	0.22	8.54	8.00
56.00	4.56	0.27	0.27	0.24	8.54	8.00
57.00	4.87	0.33	0.32	0.27	8.62	8.00
58.00	5.26	0.41	0.39	0.30	8.76	8.00
59.00	5.78	0.60	0.51	0.33	9.05	8.00
60.00	9.34	6.30	0.98	0.40	10.97	8.00
61.00	10.36	0.82	1.32	0.51	11.20	8.00
62.00	10.83	0.47	0.99	0.60	11.05	8.00
63.00	11.12	0.30	0.94	0.68	10.75	8.00
64.00	11.40	0.30	0.86	0.75	10.40	8.00
65.00	11.56	0.18	0.78	0.82	10.03	8.00
66.00	11.73	0.18	0.41	0.87	8.81	8.00
67.00	11.89	0.18	0.18	0.89	8.54	8.00
68.00	12.06	0.18	0.18	0.90	8.54	8.00
69.00	12.17	0.12	0.13	0.91	8.42	8.00
70.00	12.28	0.12	0.12	0.92	8.40	8.00
71.00	12.39	0.12	0.12	0.93	8.40	8.00
72.00	12.50	0.12	0.12	0.94	8.40	8.00
73.00	12.50	0.00	0.01	0.95	8.16	8.00
74.00	12.50	0.00	0.00	0.95	8.10	8.00
75.00	12.50	0.00	0.00	0.95	8.08	8.00
76.00	12.50	0.00	0.00	0.95	8.06	8.00
77.00	12.50	0.00	0.00	0.95	8.06	8.00
78.00	12.50	0.00	0.00	0.95	8.05	8.00
79.00	12.50	0.00	0.00	0.95	8.04	8.00
80.00	12.50	0.00	0.00	0.95	8.04	8.00
81.00	12.50	0.00	0.00	0.95	8.04	8.00
82.00	12.50	0.00	0.00	0.95	8.03	8.00
83.00	12.50	0.00	0.00	0.95	8.03	8.00
84.00	12.50	0.00	0.00	0.95	8.03	8.00
85.00	12.50	0.00	0.00	0.95	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	12.50	0.00	0.00	0.95	8.03	8.00
87.00	12.50	0.00	0.00	0.95	8.03	8.00
88.00	12.50	0.00	0.00	0.95	8.03	8.00
89.00	12.50	0.00	0.00	0.95	8.02	8.00
90.00	12.50	0.00	0.00	0.95	8.02	8.00
91.00	12.50	0.00	0.00	0.95	8.02	8.00
92.00	12.50	0.00	0.00	0.95	8.02	8.00
93.00	12.50	0.00	0.00	0.95	8.02	8.00
94.00	12.50	0.00	0.00	0.95	8.02	8.00
95.00	12.50	0.00	0.00	0.95	8.02	8.00
96.00	12.50	0.00	0.00	0.95	8.02	8.00
97.00	12.50	0.00	0.00	0.95	8.02	8.00
98.00	12.50	0.00	0.00	0.95	8.02	8.00
99.00	12.50	0.00	0.00	0.95	8.02	8.00
100.00	12.50	0.00	0.00	0.95	8.02	8.00
101.00	12.50	0.00	0.00	0.95	8.02	8.00
102.00	12.50	0.00	0.00	0.95	8.02	8.00
103.00	12.50	0.00	0.00	0.95	8.02	8.00
104.00	12.50	0.00	0.00	0.95	8.02	8.00
105.00	12.50	0.00	0.00	0.95	8.02	8.00
106.00	12.50	0.00	0.00	0.95	8.02	8.00
107.00	12.50	0.00	0.00	0.95	8.02	8.00
108.00	12.50	0.00	0.00	0.95	8.01	8.00
109.00	12.50	0.00	0.00	0.95	8.01	8.00
110.00	12.50	0.00	0.00	0.95	8.01	8.00
111.00	12.50	0.00	0.00	0.95	8.01	8.00
112.00	12.50	0.00	0.00	0.95	8.01	8.00
113.00	12.50	0.00	0.00	0.95	8.01	8.00
114.00	12.50	0.00	0.00	0.95	8.01	8.00
115.00	12.50	0.00	0.00	0.95	8.01	8.00
116.00	12.50	0.00	0.00	0.95	8.01	8.00
117.00	12.50	0.00	0.00	0.95	8.01	8.00
118.00	12.50	0.00	0.00	0.95	8.01	8.00
119.00	12.50	0.00	0.00	0.95	8.01	8.00
120.00	12.50	0.00	0.00	0.95	8.01	8.00
121.00	12.50	0.00	0.00	0.95	8.01	8.00
122.00	12.50	0.00	0.00	0.95	8.01	8.00
123.00	12.50	0.00	0.00	0.95	8.01	8.00
124.00	12.50	0.00	0.00	0.95	8.01	8.00
125.00	12.50	0.00	0.00	0.95	8.01	8.00
126.00	12.50	0.00	0.00	0.95	8.01	8.00
127.00	12.50	0.00	0.00	0.95	8.01	8.00
128.00	12.50	0.00	0.00	0.95	8.01	8.00
129.00	12.50	0.00	0.00	0.95	8.01	8.00
130.00	12.50	0.00	0.00	0.95	8.01	8.00
131.00	12.50	0.00	0.00	0.95	8.01	8.00
132.00	12.50	0.00	0.00	0.95	8.01	8.00
133.00	12.50	0.00	0.00	0.95	8.01	8.00
134.00	12.50	0.00	0.00	0.95	8.01	8.00
135.00	12.50	0.00	0.00	0.95	8.01	8.00
136.00	12.50	0.00	0.00	0.95	8.01	8.00
137.00	12.50	0.00	0.00	0.95	8.01	8.00
138.00	12.50	0.00	0.00	0.95	8.01	8.00
139.00	12.50	0.00	0.00	0.95	8.01	8.00
140.00	12.50	0.00	0.00	0.95	8.01	8.00
141.00	12.50	0.00	0.00	0.95	8.01	8.00
142.00	12.50	0.00	0.00	0.95	8.01	8.00
143.00	12.50	0.00	0.00	0.95	8.01	8.00
144.00	12.50	0.00	0.00	0.95	8.01	8.00
145.00	12.50	0.00	0.00	0.95	8.01	8.00
146.00	12.50	0.00	0.00	0.95	8.01	8.00
147.00	12.50	0.00	0.00	0.95	8.01	8.00
148.00	12.50	0.00	0.00	0.95	8.01	8.00
149.00	12.50	0.00	0.00	0.95	8.01	8.00
150.00	12.50	0.00	0.00	0.95	8.01	8.00
151.00	12.50	0.00	0.00	0.95	8.01	8.00
152.00	12.50	0.00	0.00	0.95	8.01	8.00
153.00	12.50	0.00	0.00	0.95	8.01	8.00
154.00	12.50	0.00	0.00	0.95	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	12.50	0.00	0.00	0.95	8.01	8.00
156.00	12.50	0.00	0.00	0.95	8.01	8.00
157.00	12.50	0.00	0.00	0.95	8.01	8.00
158.00	12.50	0.00	0.00	0.95	8.01	8.00
159.00	12.50	0.00	0.00	0.95	8.01	8.00
160.00	12.50	0.00	0.00	0.95	8.01	8.00
161.00	12.50	0.00	0.00	0.95	8.01	8.00
162.00	12.50	0.00	0.00	0.95	8.01	8.00
163.00	12.50	0.00	0.00	0.95	8.01	8.00
164.00	12.50	0.00	0.00	0.95	8.01	8.00
165.00	12.50	0.00	0.00	0.95	8.01	8.00
166.00	12.50	0.00	0.00	0.95	8.01	8.00
167.00	12.50	0.00	0.00	0.95	8.01	8.00
168.00	12.50	0.00	0.00	0.95	8.01	8.00
169.00	12.50	0.00	0.00	0.95	8.01	8.00
170.00	12.50	0.00	0.00	0.95	8.01	8.00
171.00	12.50	0.00	0.00	0.95	8.01	8.00
172.00	12.50	0.00	0.00	0.95	8.01	8.00
173.00	12.50	0.00	0.00	0.95	8.01	8.00
174.00	12.50	0.00	0.00	0.95	8.01	8.00
175.00	12.50	0.00	0.00	0.95	8.01	8.00
176.00	12.50	0.00	0.00	0.95	8.01	8.00
177.00	12.50	0.00	0.00	0.95	8.01	8.00
178.00	12.50	0.00	0.00	0.95	8.01	8.00
179.00	12.50	0.00	0.00	0.95	8.01	8.00
180.00	12.50	0.00	0.00	0.95	8.01	8.00
181.00	12.50	0.00	0.00	0.95	8.01	8.00
182.00	12.50	0.00	0.00	0.95	8.01	8.00
183.00	12.50	0.00	0.00	0.95	8.01	8.00
184.00	12.50	0.00	0.00	0.95	8.01	8.00
185.00	12.50	0.00	0.00	0.95	8.01	8.00
186.00	12.50	0.00	0.00	0.95	8.01	8.00
187.00	12.50	0.00	0.00	0.95	8.01	8.00
188.00	12.50	0.00	0.00	0.95	8.01	8.00
189.00	12.50	0.00	0.00	0.95	8.01	8.00
190.00	12.50	0.00	0.00	0.95	8.01	8.00
191.00	12.50	0.00	0.00	0.95	8.01	8.00
192.00	12.50	0.00	0.00	0.95	8.01	8.00
193.00	12.50	0.00	0.00	0.95	8.01	8.00
194.00	12.50	0.00	0.00	0.95	8.01	8.00
195.00	12.50	0.00	0.00	0.95	8.01	8.00
196.00	12.50	0.00	0.00	0.95	8.01	8.00
197.00	12.50	0.00	0.00	0.95	8.01	8.00
198.00	12.50	0.00	0.00	0.95	8.01	8.00
199.00	12.50	0.00	0.00	0.95	8.01	8.00
200.00	12.50	0.00	0.00	0.95	8.01	8.00
201.00	12.50	0.00	0.00	0.95	8.01	8.00
202.00	12.50	0.00	0.00	0.95	8.01	8.00
203.00	12.50	0.00	0.00	0.95	8.01	8.00
204.00	12.50	0.00	0.00	0.95	8.01	8.00
205.00	12.50	0.00	0.00	0.95	8.01	8.00
206.00	12.50	0.00	0.00	0.95	8.01	8.00
207.00	12.50	0.00	0.00	0.95	8.01	8.00
208.00	12.50	0.00	0.00	0.95	8.01	8.00
209.00	12.50	0.00	0.00	0.95	8.01	8.00
210.00	12.50	0.00	0.00	0.95	8.01	8.00
211.00	12.50	0.00	0.00	0.95	8.01	8.00
212.00	12.50	0.00	0.00	0.95	8.01	8.00
213.00	12.50	0.00	0.00	0.95	8.01	8.00
214.00	12.50	0.00	0.00	0.95	8.01	8.00
215.00	12.50	0.00	0.00	0.95	8.01	8.00
216.00	12.50	0.00	0.00	0.95	8.01	8.00
217.00	12.50	0.00	0.00	0.95	8.01	8.00
218.00	12.50	0.00	0.00	0.95	8.01	8.00
219.00	12.50	0.00	0.00	0.95	8.01	8.00
220.00	12.50	0.00	0.00	0.95	8.01	8.00
221.00	12.50	0.00	0.00	0.95	8.01	8.00
222.00	12.50	0.00	0.00	0.95	8.01	8.00
223.00	12.50	0.00	0.00	0.95	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	12.50	0.00	0.00	0.95	8.01	8.00
225.00	12.50	0.00	0.00	0.95	8.01	8.00
226.00	12.50	0.00	0.00	0.95	8.01	8.00
227.00	12.50	0.00	0.00	0.95	8.01	8.00
228.00	12.50	0.00	0.00	0.95	8.01	8.00
229.00	12.50	0.00	0.00	0.95	8.01	8.00
230.00	12.50	0.00	0.00	0.95	8.01	8.00
231.00	12.50	0.00	0.00	0.95	8.01	8.00
232.00	12.50	0.00	0.00	0.95	8.01	8.00
233.00	12.50	0.00	0.00	0.95	8.01	8.00
234.00	12.50	0.00	0.00	0.95	8.01	8.00
235.00	12.50	0.00	0.00	0.95	8.01	8.00
236.00	12.50	0.00	0.00	0.95	8.01	8.00
237.00	12.50	0.00	0.00	0.95	8.01	8.00
238.00	12.50	0.00	0.00	0.95	8.01	8.00
239.00	12.50	0.00	0.00	0.95	8.01	8.00
240.00	12.50	0.00	0.00	0.95	8.01	8.00
241.00	12.50	0.00	0.00	0.95	8.01	8.00
242.00	12.50	0.00	0.00	0.95	8.01	8.00
243.00	12.50	0.00	0.00	0.95	8.01	8.00
244.00	12.50	0.00	0.00	0.95	8.01	8.00
245.00	12.50	0.00	0.00	0.95	8.01	8.00
246.00	12.50	0.00	0.00	0.95	8.01	8.00
247.00	12.50	0.00	0.00	0.95	8.01	8.00
248.00	12.50	0.00	0.00	0.95	8.01	8.00
249.00	12.50	0.00	0.00	0.95	8.01	8.00
250.00	12.50	0.00	0.00	0.95	8.01	8.00
251.00	12.50	0.00	0.00	0.95	8.01	8.00
252.00	12.50	0.00	0.00	0.95	8.01	8.00
253.00	12.50	0.00	0.00	0.95	8.01	8.00
254.00	12.50	0.00	0.00	0.95	8.01	8.00
255.00	12.50	0.00	0.00	0.95	8.00	8.00
256.00	12.50	0.00	0.00	0.95	8.00	8.00
257.00	12.50	0.00	0.00	0.95	8.00	8.00
258.00	12.50	0.00	0.00	0.95	8.00	8.00
259.00	12.50	0.00	0.00	0.95	8.00	8.00
260.00	12.50	0.00	0.00	0.95	8.00	8.00
261.00	12.50	0.00	0.00	0.95	8.00	8.00
262.00	12.50	0.00	0.00	0.95	8.00	8.00
263.00	12.50	0.00	0.00	0.95	8.00	8.00
264.00	12.50	0.00	0.00	0.95	8.00	8.00
265.00	12.50	0.00	0.00	0.95	8.00	8.00
266.00	12.50	0.00	0.00	0.95	8.00	8.00
267.00	12.50	0.00	0.00	0.95	8.00	8.00
268.00	12.50	0.00	0.00	0.95	8.00	8.00
269.00	12.50	0.00	0.00	0.95	8.00	8.00
270.00	12.50	0.00	0.00	0.95	8.00	8.00
271.00	12.50	0.00	0.00	0.95	8.00	8.00
272.00	12.50	0.00	0.00	0.95	8.00	8.00
273.00	12.50	0.00	0.00	0.95	8.00	8.00
274.00	12.50	0.00	0.00	0.95	8.00	8.00
275.00	12.50	0.00	0.00	0.95	8.00	8.00
276.00	12.50	0.00	0.00	0.95	8.00	8.00
277.00	12.50	0.00	0.00	0.95	8.00	8.00
278.00	12.50	0.00	0.00	0.95	8.00	8.00
279.00	12.50	0.00	0.00	0.95	8.00	8.00
280.00	12.50	0.00	0.00	0.95	8.00	8.00
281.00	12.50	0.00	0.00	0.95	8.00	8.00
282.00	12.50	0.00	0.00	0.95	8.00	8.00
283.00	12.50	0.00	0.00	0.95	8.00	8.00
284.00	12.50	0.00	0.00	0.95	8.00	8.00
285.00	12.50	0.00	0.00	0.95	8.00	8.00
286.00	12.50	0.00	0.00	0.95	8.00	8.00
287.00	12.50	0.00	0.00	0.95	8.00	8.00
288.00	12.50	0.00	0.00	0.95	8.00	8.00
289.00	12.50	0.00	0.00	0.95	8.00	8.00
290.00	12.50	0.00	0.00	0.95	8.00	8.00
291.00	12.50	0.00	0.00	0.95	8.00	8.00
292.00	12.50	0.00	0.00	0.95	8.00	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	12.50	0.00	0.00	0.95	8.00	8.00
294.00	12.50	0.00	0.00	0.95	8.00	8.00
295.00	12.50	0.00	0.00	0.95	8.00	8.00
296.00	12.50	0.00	0.00	0.95	8.00	8.00
297.00	12.50	0.00	0.00	0.95	8.00	8.00
298.00	12.50	0.00	0.00	0.95	8.00	8.00
299.00	12.50	0.00	0.00	0.95	8.00	8.00
300.00	12.50	0.00	0.00	0.95	8.00	8.00
301.00	12.50	0.00	0.00	0.95	8.00	8.00
302.00	12.50	0.00	0.00	0.95	8.00	8.00
303.00	12.50	0.00	0.00	0.95	8.00	8.00
304.00	12.50	0.00	0.00	0.95	8.00	8.00
305.00	12.50	0.00	0.00	0.95	8.00	8.00
306.00	12.50	0.00	0.00	0.95	8.00	8.00
307.00	12.50	0.00	0.00	0.95	8.00	8.00
308.00	12.50	0.00	0.00	0.95	8.00	8.00
309.00	12.50	0.00	0.00	0.95	8.00	8.00
310.00	12.50	0.00	0.00	0.95	8.00	8.00
311.00	12.50	0.00	0.00	0.95	8.00	8.00
312.00	12.50	0.00	0.00	0.95	8.00	8.00
313.00	12.50	0.00	0.00	0.95	8.00	8.00
314.00	12.50	0.00	0.00	0.95	8.00	8.00
315.00	12.50	0.00	0.00	0.95	8.00	8.00
316.00	12.50	0.00	0.00	0.95	8.00	8.00
317.00	12.50	0.00	0.00	0.95	8.00	8.00
318.00	12.50	0.00	0.00	0.95	8.00	8.00
319.00	12.50	0.00	0.00	0.95	8.00	8.00
320.00	12.50	0.00	0.00	0.95	8.00	8.00
321.00	12.50	0.00	0.00	0.95	8.00	8.00
322.00	12.50	0.00	0.00	0.95	8.00	8.00
323.00	12.50	0.00	0.00	0.95	8.00	8.00
324.00	12.50	0.00	0.00	0.95	8.00	8.00
325.00	12.50	0.00	0.00	0.95	8.00	8.00
326.00	12.50	0.00	0.00	0.95	8.00	8.00
327.00	12.50	0.00	0.00	0.95	8.00	8.00
328.00	12.50	0.00	0.00	0.95	8.00	8.00
329.00	12.50	0.00	0.00	0.95	8.00	8.00
330.00	12.50	0.00	0.00	0.95	8.00	8.00
331.00	12.50	0.00	0.00	0.95	8.00	8.00
332.00	12.50	0.00	0.00	0.95	8.00	8.00
333.00	12.50	0.00	0.00	0.95	8.00	8.00
334.00	12.50	0.00	0.00	0.95	8.00	8.00
335.00	12.50	0.00	0.00	0.95	8.00	8.00
336.00	12.50	0.00	0.00	0.95	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.58	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.25	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.95	0.00	0.95	0.00	0.00	0.00

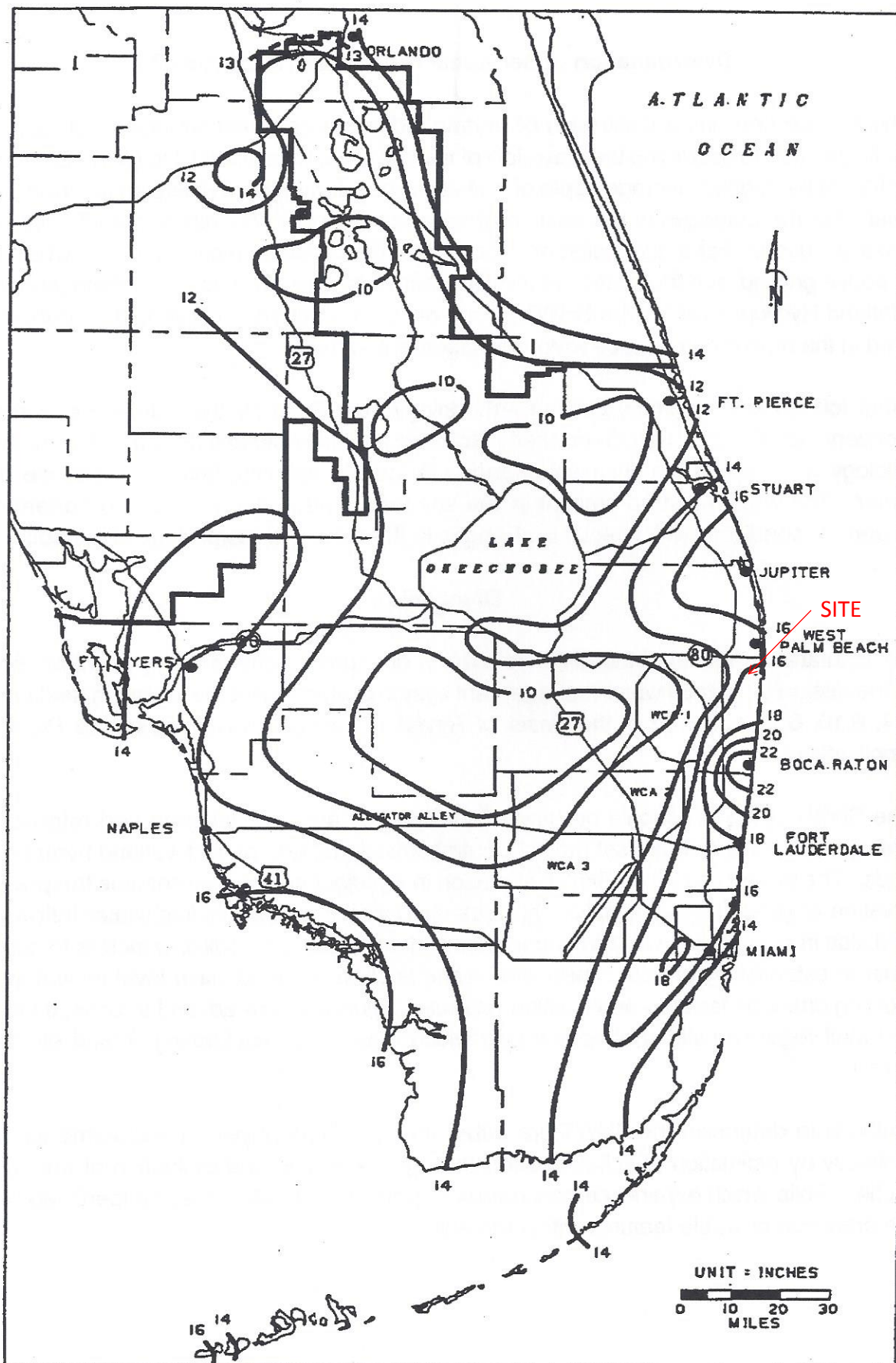


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	13.21	73.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	1.27	0.00	0.00	0.00	1.27	0.00

FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Project Name: **Penuel Evangelical Church of Delray**
FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Site Predevelopment

A. Predevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.28
3. Lakes	0.09
4. Pervious	0.95

B. Site Design Criteria

1. Basin	SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation =	12.70 NGVD
3. Control Elevation =	8.00 NGVD

C. Predevelopment Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= 3.20 \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.95 = 5.31 \text{ X } 1/12 \text{ in.}$$

$$= 0.44 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= \frac{0.44}{1.40} \times 12 \text{ in/ 1 ft}$$

$$= \underline{3.80} \text{ inches of site-wide moisture storage, S}$$

D. Predevelopment 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 3.80 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 3.80 \text{ in.}))} = \frac{232.28}{19.04}$$

$$Q = 12.20 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (12.20 / 12) \times 1.40$$

$$= 1.42 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.69 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site predevelopment runoff volume} - \text{site predevelopment available storage}$$

$$= 1.42 - 1.69 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

II. Site Post Development

A. Redevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Site Design Criteria

1. Basin SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation = 12.70 NGVD
3. Control Elevation = 8.00 NGVD

C. Post Development Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.75 = 4.20 \text{ X } 1/12 \text{ in.}$$

$$= 0.35 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= 0.35 / 1.40 \text{ X } 12 \text{ in/ } 1 \text{ ft}$$

$$= \underline{3.00} \text{ inches of site-wide moisture storage, S}$$

D. Post Development 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 2.08 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 2.08 \text{ in.}))} = \frac{242.87}{17.66}$$

$$Q = 13.75 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (13.75 / 12) \times 1.40$$

$$= 1.60 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.87 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site post development runoff volume} - \text{site post development available storage}$$

$$= 1.60 - 1.87 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

III. Confirm Flood Plain Compensation

A. Compare Pre and Post Development Storage

1. Because the predeveloped site is an importer, the post development site design must store at least as much volume as the predeveloped site conditions, in addition to the 100-year, 3-day runoff volume.

$$-0.27 > -0.27$$

The post development site design is acceptable.

Penuel Evangelical Church of Delray

COMPENSATING STORAGE COMPARISON

PRE-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	N/A	N/A	N/A	LAKE BANK	LAKE	N/A	N/A	N/A	ASPHALT	OPEN SPACE	
STORAGE TYPE =	LINEAR	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	LINEAR	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	99.00	99.00	99.00	8.00	8.00	99.00	99.00	99.00	12.00	9.50	
ENDING STAGE =	100.00	100.00	100.00	12.20	UP	100.00	100.00	100.00	14.15	14.40	
STORAGE AREA (Ac) =	0.00	0.00	0.00	0.14	0.09	0.00	0.00	0.00	0.28	0.84	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.02	0.09	0.00	0.00	0.00	0.00	0.00	0.11
10.00	0.00	0.00	0.00	0.07	0.18	0.00	0.00	0.00	0.00	0.02	0.27
11.00	0.00	0.00	0.00	0.15	0.27	0.00	0.00	0.00	0.00	0.19	0.61
12.00	0.00	0.00	0.00	0.27	0.36	0.00	0.00	0.00	0.00	0.53	1.16
12.70	0.00	0.00	0.00	0.36	0.42	0.00	0.00	0.00	0.03	0.87	1.69
13.00	0.00	0.00	0.00	0.40	0.45	0.00	0.00	0.00	0.06	1.04	1.96
14.00	0.00	0.00	0.00	0.54	0.54	0.00	0.00	0.00	0.26	1.73	3.07
15.00	0.00	0.00	0.00	0.68	0.63	0.00	0.00	0.00	0.53	2.55	4.40

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	LAKE MAINTENANCE AREA	DRY DETENTION	DRY DETENTION	LAKE BANK	LAKE	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	10.00	8.00	8.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	11.00	10.00	11.50	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.07	0.02	0.01	0.12	0.09	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.03	0.09	0.00	0.00	0.01	0.00	0.00	0.13
10.00	0.00	0.00	0.00	0.12	0.18	0.00	0.00	0.03	0.00	0.01	0.34
11.00	0.04	0.02	0.01	0.24	0.26	0.00	0.00	0.03	0.00	0.12	0.72
12.00	0.11	0.05	0.02	0.36	0.35	0.00	0.00	0.03	0.04	0.33	1.29
12.70	0.16	0.07	0.03	0.44	0.41	0.02	0.00	0.03	0.16	0.54	1.87
13.00	0.18	0.07	0.03	0.48	0.44	0.05	0.01	0.03	0.24	0.65	2.18
14.00	0.26	0.10	0.05	0.59	0.53	0.18	0.04	0.03	0.50	1.08	3.35
15.00	0.33	0.12	0.06	0.71	0.62	0.34	0.09	0.03	0.77	1.59	4.66

100 YR - 3 Day Flood Elevation per C-51 Basin Sub-Basin 31 = 12.70 NGVD

* Existing Finished Floor Elevation = 14.59 NGVD

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.



**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**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

November 13, 2019

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: Penuel Evangelical Church
Project #: 191101
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Penuel Evangelical Church** Traffic Impact Statement, dated June 7, 2019, 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:	Palm Springs
Location:	NEC of 2 nd Avenue and Davis Road
PCN:	70-43-44-19-20-058-0110
Access:	One full access driveway connection onto 2 nd Avenue and one full access driveway connection onto Davis Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant building
Proposed Uses:	Replace existing with: Church = 3,610 SF
New Daily Trips:	24
New Peak Hour Trips:	1 (1/0) AM; 2 (1/1) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips, and therefore, **meets** the PBC Traffic Performance Standards.

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 Village 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.

"An Equal Opportunity
Affirmative Action Employer"



printed on sustainable
and recycled paper



Andrea M. Troutman, P.E.
November 13, 2019
Page 2

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 QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2019\191101 - PENUEL EVANGELICAL
CHURCH.DOCX

February 28, 2020

**To: Iramis Cabrera, Village of Palm Springs Planner
Chad Girard, PE, Assist. Public Service Director**

From: Tara Bamber, PE 

**Re: Penuel Evangelical Church of Delray at 3401 2nd Ave N
Site Plan Approval Letter
Engenuity Group Project No. 6001.85**

We have received the following on 2-26-20 through email regarding the above reference project:

1. Site Engineering Plan, 2 sheets, revised 2-25-20, by Last Devenport, Inc.
2. Landscape Plan, 2 sheets (LP-1, LP-2), signed and sealed 2-25-20, by Litterick Landscape Architecture.
3. Site Plan, 1 sheet (SP-1), signed and sealed 2-25-20, by Litterick Landscape Architecture.

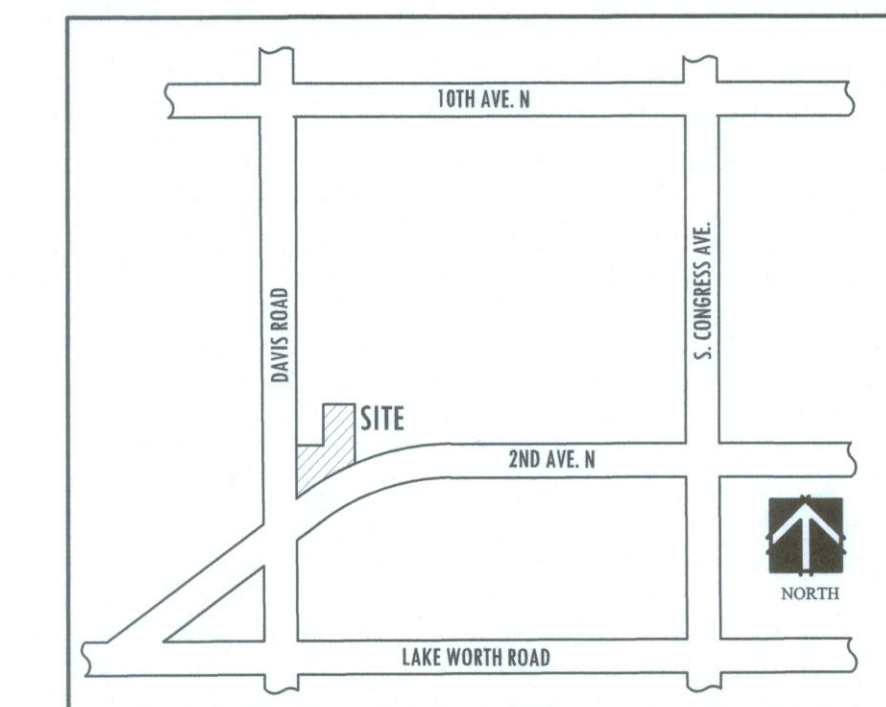
We recommend Site Plan approval with the following conditions:

1. Provide civil and water details and pollution prevention plan.
2. Follow Section 34-189(b) regarding the plantings near to the 6-in watermain along 2nd Avenue and water backflow preventer.
3. The Village will request a utility easement along 2nd Avenue.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**

LOCATION MAP



PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

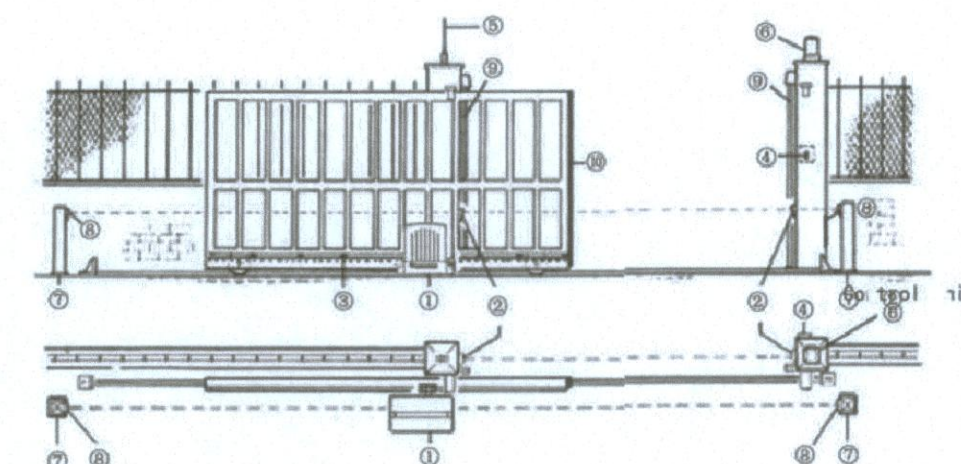
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20

Sheet No.

SP-1



- ① Gate operator ② Photoelectric cells (external) ③ Rack ④ Key selector
- ⑤ External antenna ⑥ Flashing lamp ⑦ Galvanized column for P.E. cell
- ⑧ Photo electric cell (internal) ⑨ Safety strip fixed to column
- ⑩ Pneumatic safety strip on edge of gate

TYPICAL SLIDING GATE DETAIL

PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS = 48 SPACES	
PARKING PROVIDED:	48 SPACES

REQUIRED SETBACKS TO BUILDING:

FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:

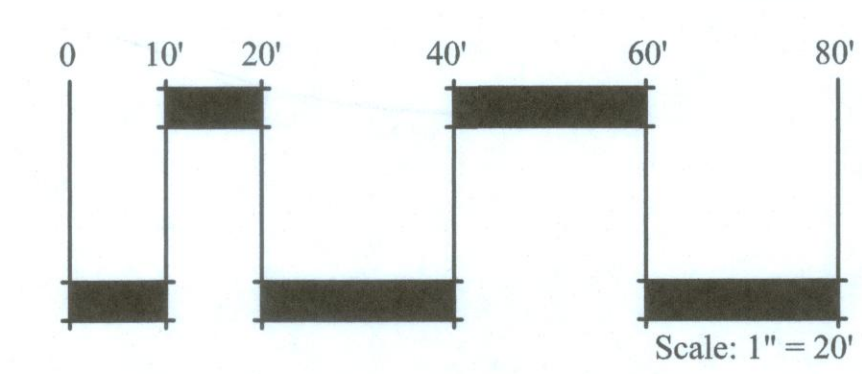
FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)

* NON-CONFORMING SETBACKS

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED BUFFERS:			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan





Village of Palm Springs

Penue! Evangelical Church
3401 2nd Ave N

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

 Penue! Evangelical Church

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

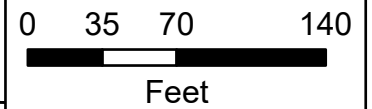


Montante Blvd

Davis Rd

2nd Ave N

70434419200580110



Village of Palm Springs

Penuel Evangelical Church
3401 2nd Ave N

 Penuel Evangelical Church

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Resolution No. 2020-15 - Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) - Penuel Evangelical Church - 3401 2nd Avenue North

SUMMARY: Mr. Kevin McGinley, agent for the applicant, Penuel Evangelical Church, is requesting site plan amendment approval (SPR20-04) and concurrently special exception use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North, as a Place of Worship. The applicant is proposing a Place of Worship with a maximum of 192 seats.

The site is currently developed with a 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated, and remains as such today.

A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations. The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Note: The addition of child daycare and/or social service uses, such as food pantry, necessitates subsequent special exception use approval(s).

The Applicant is requesting two (2) variances, which are subject of a separate agenda item. Approval of the site plan amendment is dependent on the approval of these variances.

FISCAL IMPACT:

This item does not have a direct fiscal impact.

ATTACHMENTS:

Res No. 2020-15 Site Plan Amendment (SPR20-04) and Special Exception (PSSE20-01) .doc

Staff Report

Project Narrative and Justification Statements

Site Plan, Landscape Plans, Architectural Plans and Letters

Color Site Plan

Legal Description

Aerial and Location Maps

RESOLUTION NO. 2020-15

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING), WITH CONDITIONS, THE SITE DEVELOPMENT PLAN (SPR20-04) A SPECIAL EXCEPTION USE (PSSE20-01) SUBMITTED BY KEVIN MCGINLEY ("AGENT") FOR PENUEL EVANGELICAL CHURCH ("APPLICANT") TO ALLOW THE USE OF THE EXISTING 1.4 ACRES PROPERTY AS A PLACE OF WORSHIP, WITH A MAXIMUM OF 192 SEATS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF DAVIS ROAD AND 2ND AVENUE NORTH; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on April 9, 2020, the Planning and Zoning Board reviewed and considered the request by Mr. Kevin McGinley ("Agent"), for Penuel Evangelical Church ("Applicant") for approval of Site Plan Amendment (SPR20-04), and concurrent approval for a Special Exception Use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North as a place of Worship. The applicant is proposing a Place of Worship with a maximum of 192 seats. The site is currently developed with a 3,610 square feet commercial structure constructed in 1980 and was used as a veterinary clinic until 2014 when it was vacated, and remains as such today; and

WHEREAS, the recommendation of the Planning and Zoning Board is to support the proposal; however, if the Village Council desire to recommend approval of the Special Exception Use and Site Development Plan, Staff recommends that said motion include the following thirty-four (34) conditions outlined in the staff report; and

WHEREAS, Planning & Zoning Board considered the proposed site plan and special exception use during their meeting on April 9, 2020 and recommended conditional approval; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff and the Planning and Zoning Board; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, as follows:

Section 1. The Village Council having received and considered the request of the Applicant for approval of Site Plan Amendment (SPR20-04) and Special Exception Use (PSSE20-01) to allow the use of the existing 1.4 acres property, located at the northeast corner of the intersection of Davis Road and 2nd Avenue North as a place of Worship. The same having been heard in Regular Session on May 14, 2020; and having been otherwise fully apprised of the premises herein, the Village Council hereby (approves/denies) the said application as revised, with the staff report conditions attached hereto as **Exhibit “A”**, and which is incorporated herein by reference:

a. Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
PATTI WALLER, _____	☐	☐	☐
GARY READY, _____	☐	☐	☐
DOUG GUNTHER, _____	☐	☐	☐
JONI BRINKMAN, _____	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of May 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEV SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Special Exception Use and Site Plan Amendment with Two (2) Variances - Penuel Evangelical Church – 3401 2nd Avenue North

Application Summary			
Applicant / Petitioner	Penuel Evangelical Church	Submittal Date	11/1/2019
Reference Name	Penuel Evangelical Church	Case Number	SPR20-04, PSSE20-01
		Parcel Control No	PSV20-03, PSV20-04
Location	3401 2 nd Avenue North	Site Area	±1.13 acres
P&Z B Meeting	April 14, 2020	Council Meeting	May 14, 2020
Requests			
Proposed Use(s)	Site Plan Amendment and concurrent request for a Special Exception Use to allow the use of the property as a place of worship.		
Number of Buildings	1 single structure (3,610 sf)		
Variances	<u>PLANNING AND ZONING BOARD CONSIDERATIONS:</u> PSV20-03 Requesting a Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North. PSV20-04 Requesting a Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.		
Parking			
Code	Required	Provided	Meets Requirement
Total Overall Parking	48 spaces Place of worship 1/4 seats @ 192 seats = 48 spaces	48	Yes
Site Characteristics			
Existing Use	Vacant building	Proposed Use	Place of worship
Existing Zoning	Commercial General (CG)	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Commercial vacant lot	Commercial	Commercial General (CG)
South	Restaurant/ Sport Bar & a PBC Fire Station	Commercial & Public Buildings and Facility	Commercial General (CG) & Governmental (G)
East	Residential single-family home	Medium Density Residential	Residential Multiple-Family (RM)
West	Commercial Vacant lot	Low Density Residential	Residential Single-Family (RS)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 3,610 sf commercial general building into a place of worship, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I. Site History

- Ordinance 2003-24: Annexation

On November 13, 2003 the property was voluntarily annexed into the Village of Palm Springs as a developed parcel and designated with the Commercial General zoning district and Commercial Future Land Use designation. At the time of the annexation there was a veterinary clinic that ceased business on October 2014, since then the property has been vacated.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed use is permitted as special exception use and is generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. With the new place of worship use the property is proposed to be revitalize and improvement to the exterior will create a beneficial visual impact to the neighborhood.

III. Variances Requested

The applicant is seeking the following variances:

- **PSV20-03** Requesting Variance relief from Section 34-162(b)(5) to allow a 7.8' landscaped buffer instead of 15' required on the south side of the property along 2nd Avenue North.
- **PSV20-04** Requesting Variance relief from Section 34-162(b)(5) to allow a 9.9' landscaped buffer instead of 15' required on the west side of the property along Davis Road.

The applicant's full justification is hereto:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.

The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and Davis Road. This condition would exist whether the subject property is used for a place of worship.

- b. That the special conditions and circumstances do not result from the actions of the applicant.

The subject property was developed nearly 40 years ago and met all applicable development standards at the time, these special conditions do not result from actions of the applicant.

- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

The existing landscape buffer widths are presently unplanted for most part and do not conform the Village standards of the CG district. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation, thus, no special privilege will be conferred to the applicant by the grant of the variance.

- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing, thus constituting an undue hardship.

- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or granting of the variance to reduce buffer width.

- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

There are no detrimental effects to the public welfare associated with the proposed conversion of use or reduction in landscape buffer width being requested.

Staff does not object to the applicant's request, based on the applicant intent to provide a landscape buffer, within an existing non-conforming width, to the extent possible while maintaining adequate vehicular circulation.

IV. Neighborhood Compatibility

- 1) The proposed project is located within the Lake Worth District CRA area.
- 2) The property is a corner lot where it has access from both adjacent local roads (Davis Road and 2nd Avenue North).
- 3) South Congress Avenue is within 2000 feet to the east and Lake Worth Road is within 500 feet to the south.
- 4) Properties to the north, east and west are generally residential use.
- 5) The proposed place of worship is permitted as special exception use within the CG zoning district.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Variance requested shall be approved by the Planning & Zoning Board prior to consideration of the Site Plan and the Special Exception by the Village's Council.
 - 3) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs are required prior to construction.
 - 4) Proposed use meets the Traffic Performance Standards of Palm Beach County.
 - 5) A utility easement along 2nd Avenue North needs to be dedicated to the Village.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on March 16, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on March 10, 2020.
- Legal advertisement was published in the paper on April 2, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on November 1, 2019 depicts the following:

- An application submitted for a Site Plan Amendment Approval and concurrently Special Exception Use with 2 variances for the use of the property as a place of worship.
 1. Site Plan dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 2. Landscape Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 3. Architectural plans dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 4. Preliminary Engineering Plans dated received November 1, 2019 revised and resubmitted on February 26, 2020.
 5. Justification Statement and proposed use.
 6. Traffic Statement.
 7. Stormwater Calculations dated received November 1, 2019 revised and resubmitted on February 6, 2020.
 8. Color Site Plan.

IX Recommendation

The 1.4 acres property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site is currently developed with a single building 3,610 square feet commercial structure constructed in 1980. The property was annexed into the Village in 2004 and was used as a veterinary clinic until 2014 when it was vacated and remains as such today.

The applicant is requesting a site plan amendment and special exception use to permit the use of the property as a place of worship with a maximum of 192 seats. A site plan amendment is being requested in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The proposed site plan provides enhancement to the landscaped buffers, stripping parking lot, paving, drainage improvements, utility connections, dumpster enclosure, pedestrian connections, vehicular circulation and exterior improvements to the building.

Staff has found the proposed Special Exception use to be generally consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning and Building Staff recommends conditional approval of the two Special Exception Uses and Site Plan Amendment subject to the following thirty-four (34) conditions below:

1. Build out date is December 31, 2021.
2. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
3. The site plan approval is valid within 24 months of Council approval.
4. The worship sanctuary area shall be limited to 192 seats.
5. The special exception use is for Place of Worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
6. Proposed renovations to the monument signs shall be in compliance with the Village sign regulations, details shall be provided **at time of permitting**.
7. Details of the proposed opaque fence shall be provided to the Village **at time of permitting**.
8. Utility Easement over existing water main along 2nd Avenue North shall be executed, accepted by the Village Council and recorded prior to the issuance of the **Certificate of Occupancy**.
9. Access to the water meter and the backflow preventer shall be provided all the times, a cage around the backflow for security purposes is recommended, utility plans shall be approved by the Village **at time of permitting**.
10. No wall signs are proposed as part of this application.
11. All required improvements shall be completed, and a permanent life safety plan approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
12. Any proposed outdoor activities will necessitate subsequent approval from the Village.
13. Hours of operation shall be accordingly with the Village's Land Development Regulation Section 34-1172.
14. No loitering on the grounds will be permitted.
15. Any special event to be held at the facility is subject to Special Event Permit approval by the Village.
16. Permits must be obtained from the Village and Palm Beach County Fire Department **at time of permitting**.
17. Any future wall signs shall be in accordance with the Village's Land Development Regulations Section 34-328.
18. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
19. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
20. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.

21. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting.**
22. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
23. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
24. All electric utilities shall be underground.
25. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
26. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO.**
27. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
28. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO.**
29. Photometrics must be certified by an engineer **prior to CO.**
30. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy.**
31. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
32. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
33. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
34. **At the time of CO,** the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



ZONING & URBAN PLANNING
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**ADVANCED GLOBAL CONSULTING FIRM LLC
PENUEL EVANGELICAL CHURCH
PETITIONER'S STATEMENT-DESCRIPTION OF PROJECT
October 25, 2019**

Request

The Owner/Petitioner, Advanced Global Consulting Firm LLC, through its agent, Kevin McGinley, Land Research Management, Inc, is requesting special exception, variance and site plan approval to convert an existing commercial building to a 192-seat place of worship on property located at 3401 2nd Avenue North, Palm Springs, Florida.

Background

The 1.4-acre subject property is located at the northeast corner of the intersection of Davis Road and 2nd Avenue North. The site presently supports a single-story 3,610 sq. ft. commercial building constructed in 1980. The subject property was annexed to the Village of Palm Springs in 2004 pursuant to Ordinance 2003-24. The building and site supported a veterinary clinic use for many years and was subsequently vacated when the current owner, Advanced Global Consulting Firm LLC, purchased it in 2017. The Petitioner's Request is to convert the existing building to a place of worship, including a 192-seat sanctuary, administrative offices, a meeting room, storage room, restrooms and small kitchen area. The site presently has access from Davis Road and 2nd Avenue North and proposed access is the same.

Code Provisions

The subject property is presently zoned CG (Commercial General, with a corresponding Commercial land use designation. Section 34-824 of the Village Code provides for churches and houses of worship as Special Exception uses in the CG District.

The subject property's size (1.4 acres) and configuration (320 ft. by 231 ft.) meet the CG District PDRs as does the 6% lot coverage (50% maximum allowed) and building height. All building setbacks were established in 1980 when the property was permitted and constructed through the Palm Beach County regulations in place at the time. The proposed site plan identifies two (2) deficiencies in terms of the required landscape buffers applicable to the district and use – one along 2nd Avenue South and one along Davis Road.

Proposed Improvements

The existing 3,610 sq. ft. building is proposed to be renovated to accommodate the change in use as depicted in the floor plans that accompany this request. Exterior site improvements (e.g. paving and striping of parking lot, landscaping, water management and drainage improvements, utility connection upgrades, revisions to driveways, etc.) are also proposed.



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SPECIAL EXCEPTION STANDARDS PROPOSED USE AND STATEMENT OF USE JUSTIFICATION

Request

Applicant is requesting Village of Palm Springs to allow conversion of an existing commercial building to a church (house of worship) in the CG Zoning District, pursuant to Division 7, Section 34-824 of the Village Code of Ordinances and applicable standards contained therein.

1. The proposed special exception uses are consistent with the goals, objectives and policies of the village's comprehensive plan.

Response: The Village Comprehensive Plan recognizes that the Village is a "residential oriented community with an appropriate mix of land uses compatible with living styles and conditions established within the Village." Churches and houses of worship are integral components to this mix of uses and provide community-oriented opportunities and services that help define the character of municipalities. In this sense, the proposed use is consistent with the goals, objectives and policies of the Plan.

2. The proposed special exceptions are consistent with the land development and zoning regulations and all other portions of this Code.

Response: The requested special exception request, as well as the proposed site plan, meets all applicable property development regulations (with the exception of minor deficiencies in landscape buffers as noted in the application and site plan) and all other provisions of the code specific to places of worship in the CG District.

3. The proposed special exception uses are compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic generated; building location, mass, height and setbacks, and other relevant factor peculiar to the proposed special exception uses and the surrounding properties.

Response: The requested special exception for the change in use from general commercial to church includes the utilization and conversion of the existing building without construction of additional building square footage or increase in intensity of the use; therefore, such standards as building location and mass, height, setbacks, and traffic impacts remain unaffected or will decrease. The change in use will conform to existing limitations on hours of operation with the exception of holiday services such as Christmas and Easter. No adverse impacts to the commercial corridor of 2nd Avenue North or the neighboring residential development to the north and east of the subject property are anticipated to be associated with the request.

Proposed Use and Statement of Use Justification

p. 2

4. The establishment of the proposed special exception uses in the identified location does not create a concentration or a proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or Redevelopment of the area in which the special exception use is proposed to be developed.

Response: While there are several places of worship in the Village of Palm Springs, none are located along 2nd Avenue North or David Road in the vicinity of the subject property. Although the establishment of a church or place of worship in this location could hardly be deemed detrimental to the community, a concentration or proliferation of such uses does not exist.

5. The proposed special exception uses do not have a detrimental impact on the surrounding properties based on:

- a. The number of persons anticipated to be using, residing or working on the property as a result of the special exception use;**
- b. The degree of noise, odor, visual or other potential nuisance factors generated by the special exception uses, and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Response: The proposed church will be used primarily on weekends when services are held and 2-3 evenings per week for church-related meetings and functions. Administrative church offices will be open weekly and staffed by 2-3 church employees and volunteers. The church will operate in a manner consistent with the surrounding residential uses in terms of odors, noise or visual effects, which are anticipated to have less of an impact than the previous use (veterinary clinic). The traffic study that accompanies this request identifies the change in use as having and insignificant traffic impact which does not warrant any road improvements.

6. That the proposed special exception uses:

- a. Do not significantly reduce light and air to adjacent properties.**
- b. Do not adversely affect property values in the adjacent areas.**
- c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulation.**
- d. Do not negatively impact adjacent natural systems or public facilities, including parks and open spaces.**
- e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycling parking.**

Proposed Use and Statement of Use Justification
p.3

Response: The proposed change in use will have no recognizable effect on associated lighting, air quality or impacts to adjacent properties since there will be no change in the existing building and beneficial improvements to the parking area, landscaping and site access. The proposed request will not affect natural systems, public facilities and open spaces. Pedestrian amenities will be provided as appropriate and identified during the site plan review process.

Submitted: October 25, 2019



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**Justification Statement
Penuel Evangelical Church
Variance Request**

Variance Overview

Variances are requested from Section 34-162, Village Code of Ordinances, related to landscape buffer widths along the two abutting roadways – Davis Road and 2nd Avenue North as indicated in the chart below. The two variances are being requested in order to accommodate required drive aisles for internal circulation and allow the conversion of the previously approved and constructed commercial building to a place of worship.

Variance Requests

EXHIBIT 1: VARIANCE CHART

Variance Request				
Item No.	Code Section	Required	Proposed	Variance
V1	Sec. 34-162	15-ft. wide buffer 2 nd Avenue North	7.8 ft.	7.2 ft.
V2	Sec.34 - 162	15 ft. wide buffer David Road	9.9 ft.	5.1 ft.

Variance Standards

a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.

Response: The existing building and irregular shape of the subject property do not afford enough area to provide a one-way drive aisle for internal circulation while at the same time providing adequate landscape buffer width along 2nd Avenue North and David Road. This condition would exist whether or not the subject property is used for a place of worship.

b. That the special conditions and circumstances do not result from the actions of the applicant.

Response: The subject property was developed nearly 40 years ago and met all applicable development standards at the time. These special conditions do not result from actions of the applicant.

c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures or buildings in the same land development district.

Response: The existing landscape buffer widths are presently unplanted for most park and do not conform to Village standards of the CG District. Landscaping is providing in these buffers to the greatest extent possible while maintaining adequate site circulation. Thus, no special privilege will be conferred to the Applicant by the grant of the variance.

d. That literal interpretation of the provision of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship.

Response: Literal interpretation of the landscape buffer width provisions will result in the applicant having to remove drive aisles and site circulation in the area of the site abutting the existing building, thus constituting an undue hardship.

e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Response: The requested reduction in landscape buffer width is the minimum variance that will make possible the reasonable use of the property while providing safe and accessible site circulation.

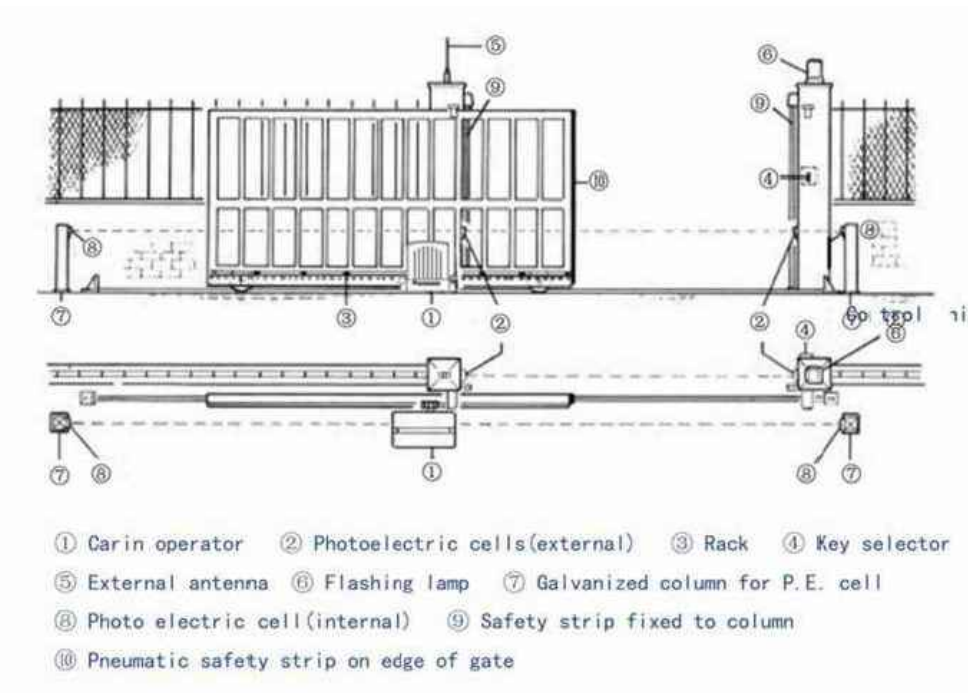
f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

Response: The nature of the proposed conversion of the subject property to a place of worship is deemed to be in harmony with the general intent of the Village Code because no conflicts will arise from the use or the granting of the variances to reduce buffer width.

g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Response: There are no detrimental effects to the public welfare associated with the proposed conversion of use or the reduction in landscape buffer width being requested.

Submitted: October 25, 2019

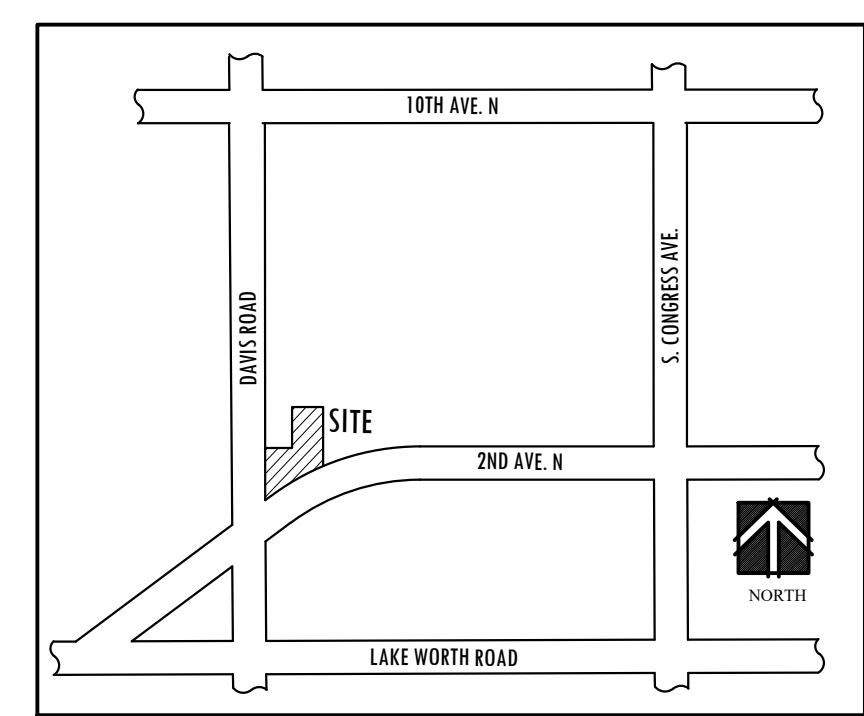


TYPICAL SLIDING GATE DETAIL



354 Cypress Drive, Suite 6, Tequesta, FL 33469
P(561) 222-9284 F(561) 348-9491

LOCATION MAP



PROJECT DATA:

PROJECT NAME:	PENUEL EVANGELICAL CHURCH OF DELRAY
PROPERTY ADDRESS:	3401 2ND AVE. N.
FLU DESIGNATION:	COMMERCIAL
EXISTING ZONING:	CG, GENERAL COMMERCIAL
SECTION, TOWNSHIP, RANGE:	19,44,43
PROPERTY CONTROL NUMBER (S):	70-43-44-19-20-058-0110
EXISTING USE:	COMMERCIAL
PROPOSED USE:	PLACE OF WORSHIP
DEVELOPMENT ACREAGE (60,984 SF):	1.4 ACRES
TOTAL BUILDING SQUARE FOOTAGE:	3,610 SF.
LOT COVERAGE:	6.0%
FLOOR AREA RATIO (FAR):	0.06
PERVIOUS AREA:	32,730 S.F. (53.7%)
IMPERVIOUS AREA:	28,254 S.F. (46.3%)
PARKING REQUIRED:	48 SPACES
PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS =	48 SPACES
PARKING PROVIDED:	48 SPACES

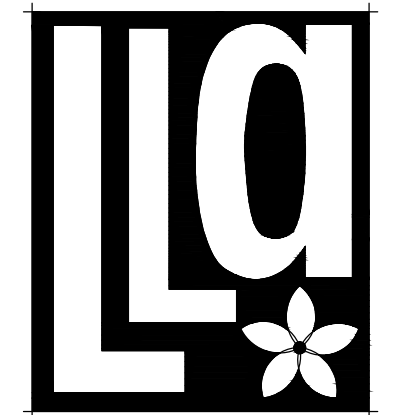
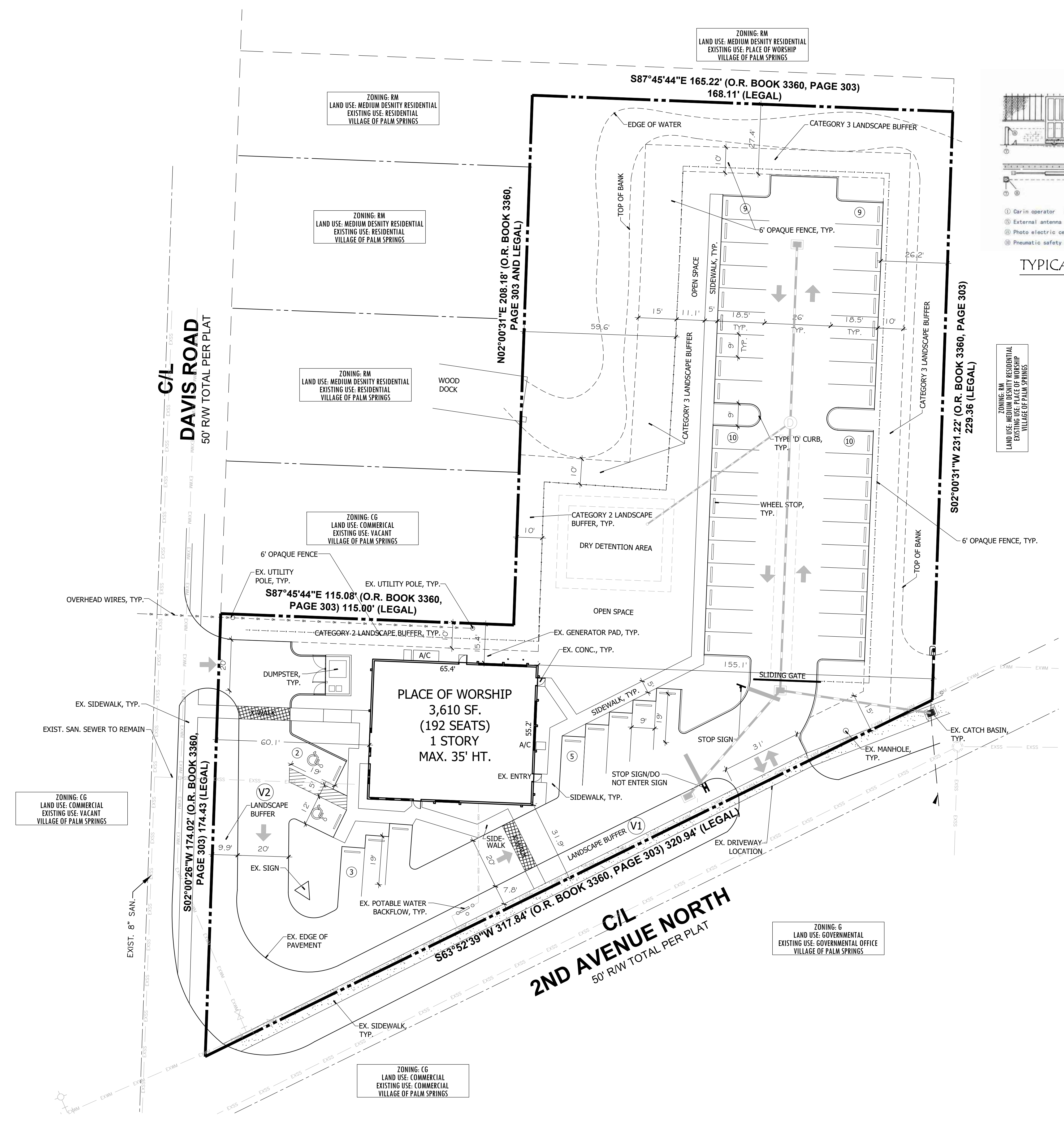
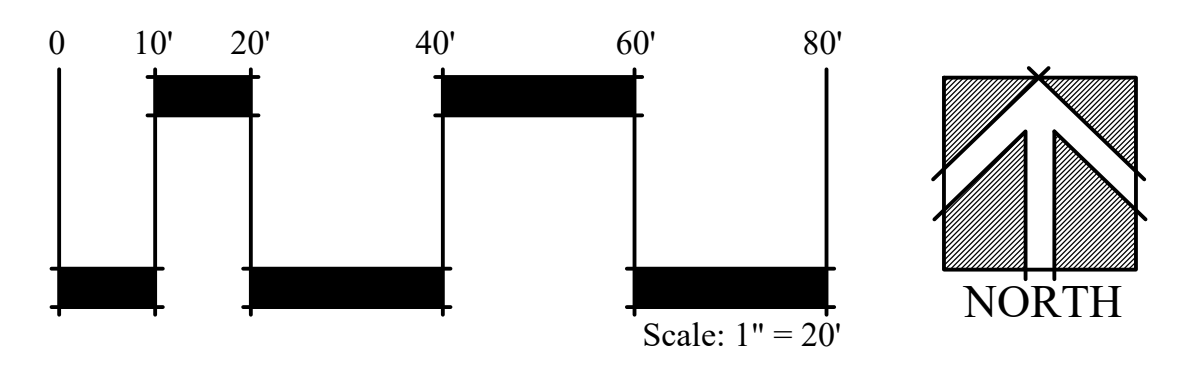
REQUIRED SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 50' (SOUTH)
REAR YARD:	MIN. 20' (NORTH)
INTERIOR SIDE YARD:	MIN. 15' (EAST)
CORNER SIDE YARD:	MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:	
FRONT YARD:	MIN. 31.9' (SOUTH) *
REAR YARD:	MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD:	MIN. 155.1' (EAST)
CORNER SIDE YARD:	MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS	

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED BUFFERS:			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:
ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY
Village of Palm Springs, Florida

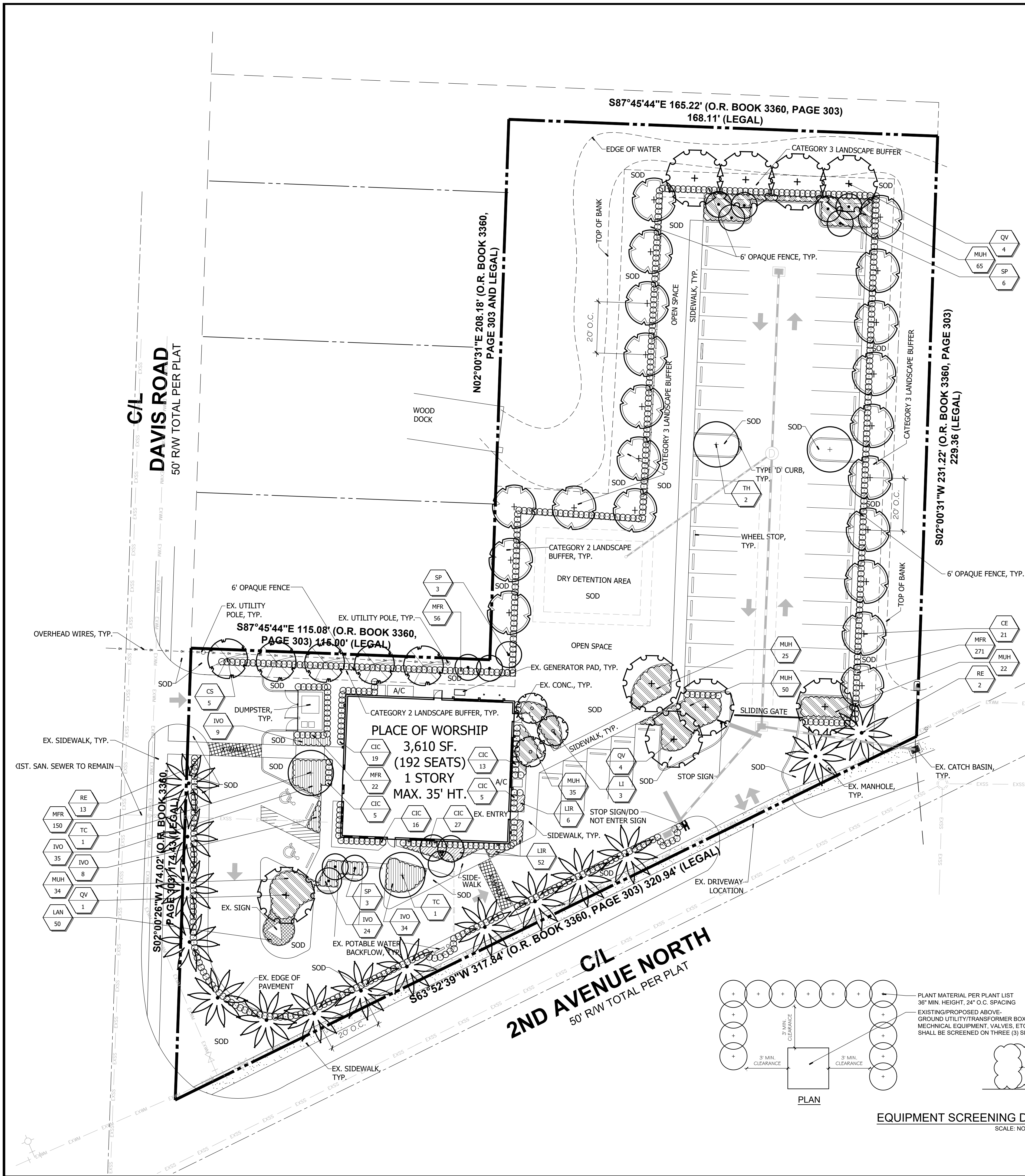
Project Name
Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20
2/25/20

Sheet No.
SP-1



PLANT LIST

TREES/PALMS	SYM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	NOTES:
* V	QV	9	QUERCUS VIRGINIANA	LIVE OAK	12'-14' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	SP	12	SABAL PALMETTO	CABBAGE PALM	10'-24" C.T., SLICK	--	HURRICANE CUT HEAD, STAGGER HTS., 2/3 CURVED CHARACTER TRUNKS
* V	CE	21	CONOCARPUS ERECTUS	GREEN BUTTONTWOOD	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
* V	RE	15	ROYSTONIA ELATA	ROYAL PALM	8-10' G.W.	--	FULL & THICK, MATCHED HEIGHTS
* M	LI	3	LAGERSTROEMIA INDICA 'MUSKOGEE'	GRAPE MYRTLE	12' HT.	5' MIN.	FULL & THICK, MULTI-TRUNK, 4" C.T.
* V	CS	5	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONTWOOD	12' HT.	5' MIN.	FULL & THICK, 2" DBH
M	TH	2	TABERBUA HETEROPHYLLA	PINK TABERBUA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING
M	TC	2	TABERBUA CARAIBA	YELLOW TABERBUA	12' HT.	5' MIN.	FULL & THICK, 2.5" CALIPER, 5' CLEAR TRUNK AT PLANTING

SHRUBS & GROUNDCOVERS	KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	O.C.	REMARKS
* V	CTC	85	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	#3, 24" O.A.	18" MIN.	24"	FULL & THICK TO BASE
M	LIR	58	LIRIOPE MUSCARI	GREEN LIRIOPE	#3, 12" O.A.	12"	18"	FULL & THICK TO BASE
* V	IVO	75	ILEX VOMITORIA 'STOKES DWARF'	SHILLING'S DWARF HOLLY	#3, 12" MIN.	12"	24"	FULL & THICK TO BASE
* V	MUH	231	MUHLBERGIA CAPILLARIS	MUHLY GRASS	#3, 18" O.A.	16"	30"	FULL & THICK TO BASE
* V	MFR	499	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	#7, 36" O.A.	20"	24"	FULL & THICK TO BASE
* V	LAN	50	LANTANA CAMARA 'GOLD MOUND'	GOLD MOUND LANTANA	#1, FULL POT	14"	18"	FULL & THICK TO BASE

* ASTERISK DENOTES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT PLANT MATERIAL
M INDICATES MODERATELY DROUGHT TOLERANT PLANT MATERIAL

NATIVE VEGETATION CALCULATIONS
PERCENTAGE OF NATIVE TREES: 87.5%
PERCENTAGE OF NATIVE SHRUBS: 94.4%
TOTAL PERCENTAGE OF NATIVE VEGETATION: 93.9%

SOD: ST. AUGUSTINE 'FLORITAM'
MULCH: 3" SHREDDED MELALEUCA MULCH (OR APPROVED RECYCLED MULCH) TO BE APPLIED TO ALL PLANTING BEDS.

IRRIGATION NOTE:
ALL NEW LANDSCAPE AREAS SHALL BE RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

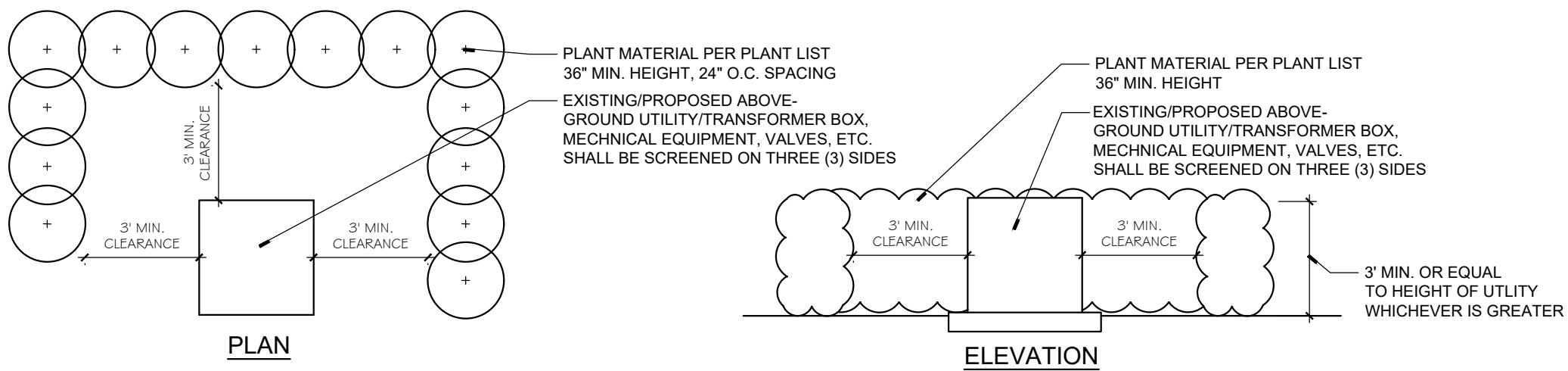
IRRIGATION WATER SOURCE: NON-POTABLE WELL

LANDSCAPE NOTES

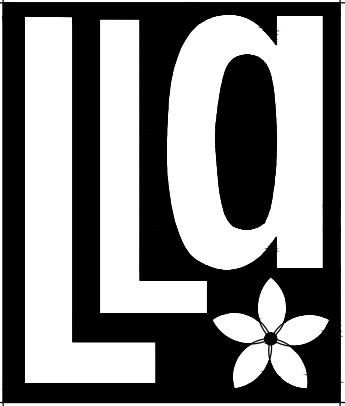
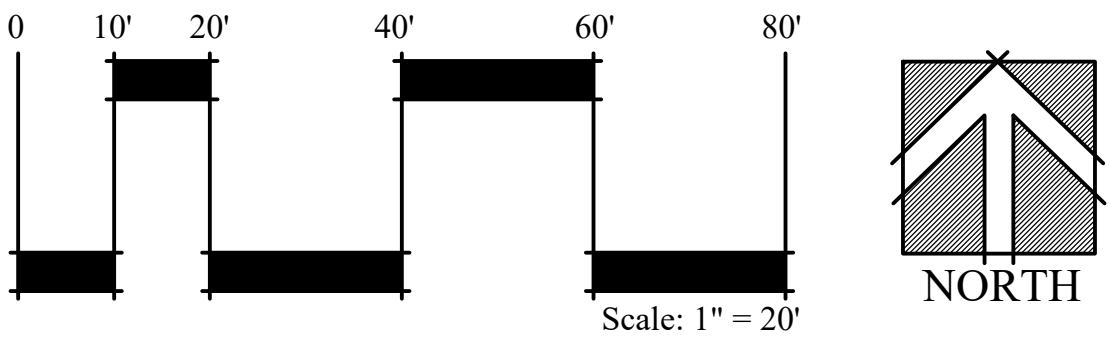
- ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.
- ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF VILLAGE OF PALM SPRINGS LAND DEVELOPMENT REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF PALM SPRINGS, THE OWNER AND THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.
- ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.
- ALL SOD SHALL BE STENOTAPHRIUM SECONDATUM FLORITAM (ST. AUGUSTINE SOD).
- ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO FLORIDA DEPARTMENT OF TRANSPORTATION SIGHT LINE GUIDELINES.
- CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 10" AND 8' WITHIN SIGHT VISIBILITY TRIANGLES. TWENTY BY TWENTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION, ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INDER 546.
- ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL PROPOSED LANDSCAPE AREAS SHALL RECEIVE 100% OVERLAP COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSING DEVICE ACCORDING TO LOCAL AND STATE CODES. IRRIGATION WATER SHALL BE PULLED FROM A WELL SOURCE.
- ALL ABOVE GROUND UTILITIES SHALL BE SCREENED FROM VIEW ON THREE SIDES WITH AN APPROPRIATE HEDGE MATERIAL. HEIGHT OF PLANT MATERIAL AT TIME OF INSTALLATION SHALL BE AT LEAST AS TALL AS THE UTILITY BEING SCREENED AND SHALL BE SPACED APPROPRIATELY IN ORDER TO PROVIDE COMPLETE SCREENING OF UTILITY WITHIN ONE YEAR OF INSTALLATION.
- ALL TREES NOT LOCATED WITHIN A LANDSCAPE BED SHALL RECEIVE A 4' DIA. MULCH RING.
- ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM SUBJECT PROPERTY PRIOR TO ANY CERTIFICATE OF OCCUPANCY.

LANDSCAPE DATA:

INT. LANDSCAPE AREA REQ'D.: 960 S.F. (20 S.F./PARKING SPACE, 48 SPACES)
INT. LANDSCAPE AREA PROVIDED: 2,000 S.F. (EXCLUDES BUFFERS & DETENTION)



Landscape Plan



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

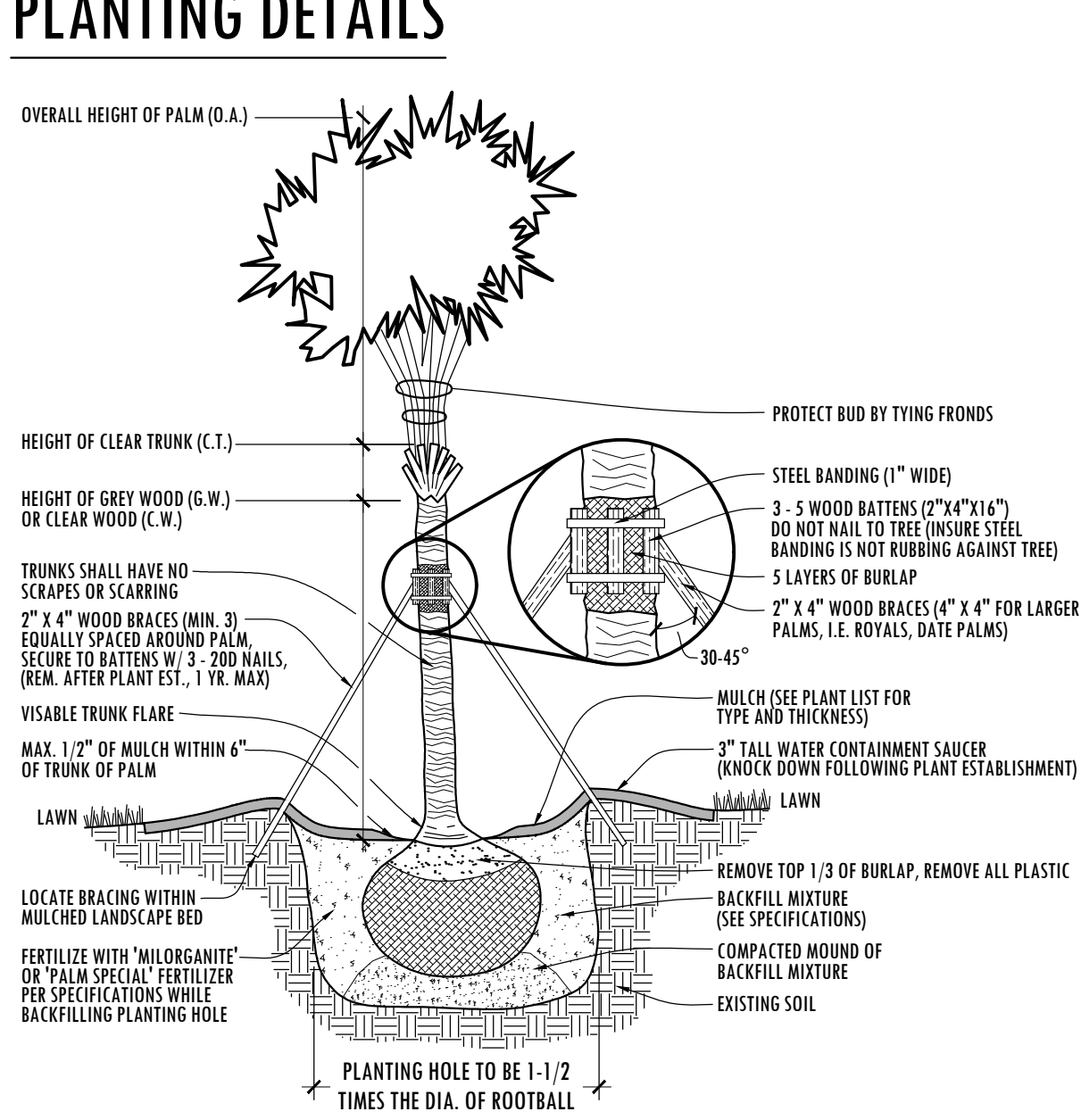
Project Name: _____
Landscape Architect of Record: _____

Jason M. Litterick, RLA
(LA0001677)
Scale: 1" = 20'-0"

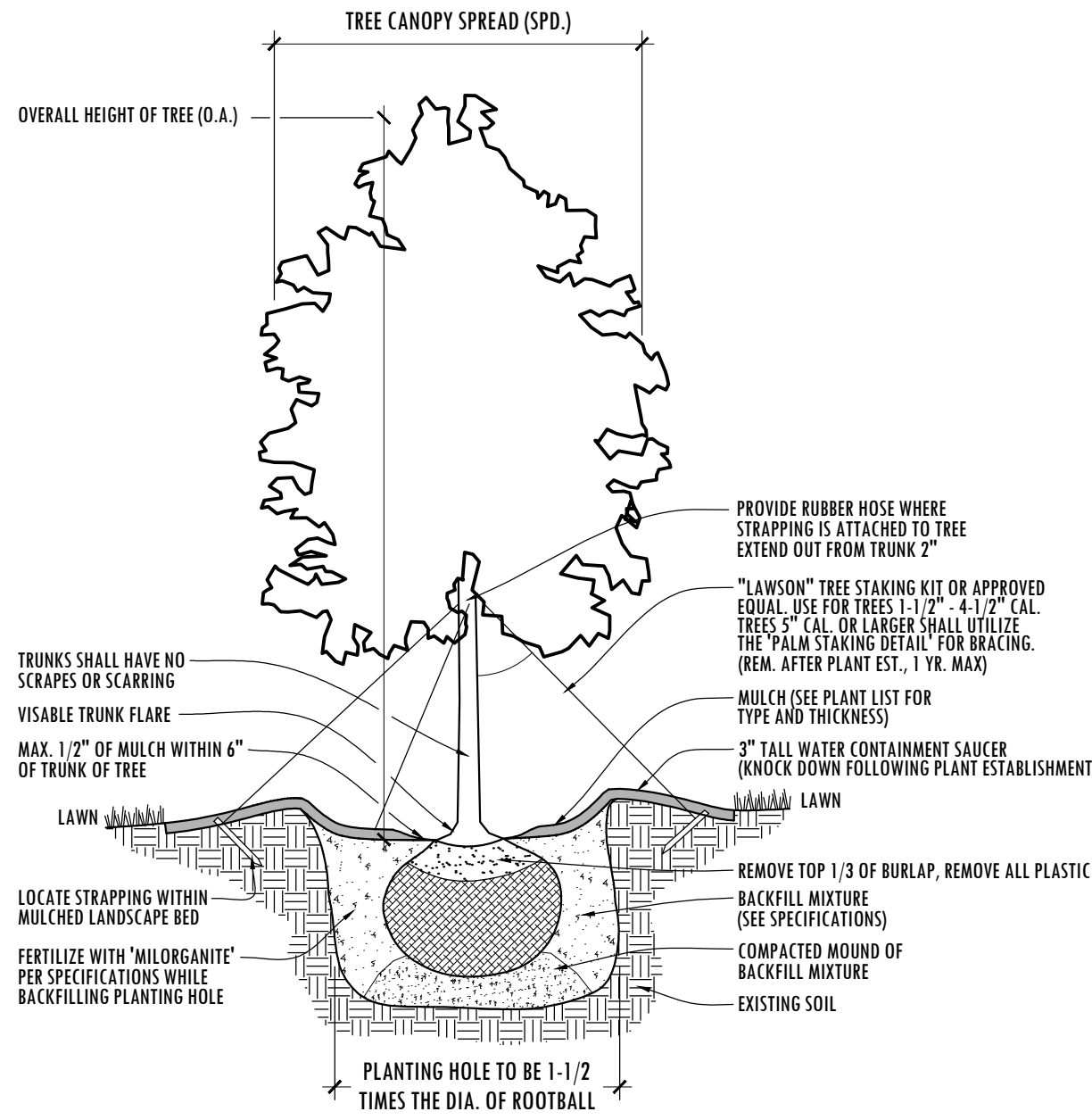
Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: 10/23/19
Job no. _____
Revisions: 1/27/20
2/25/20

Sheet No. LP-1

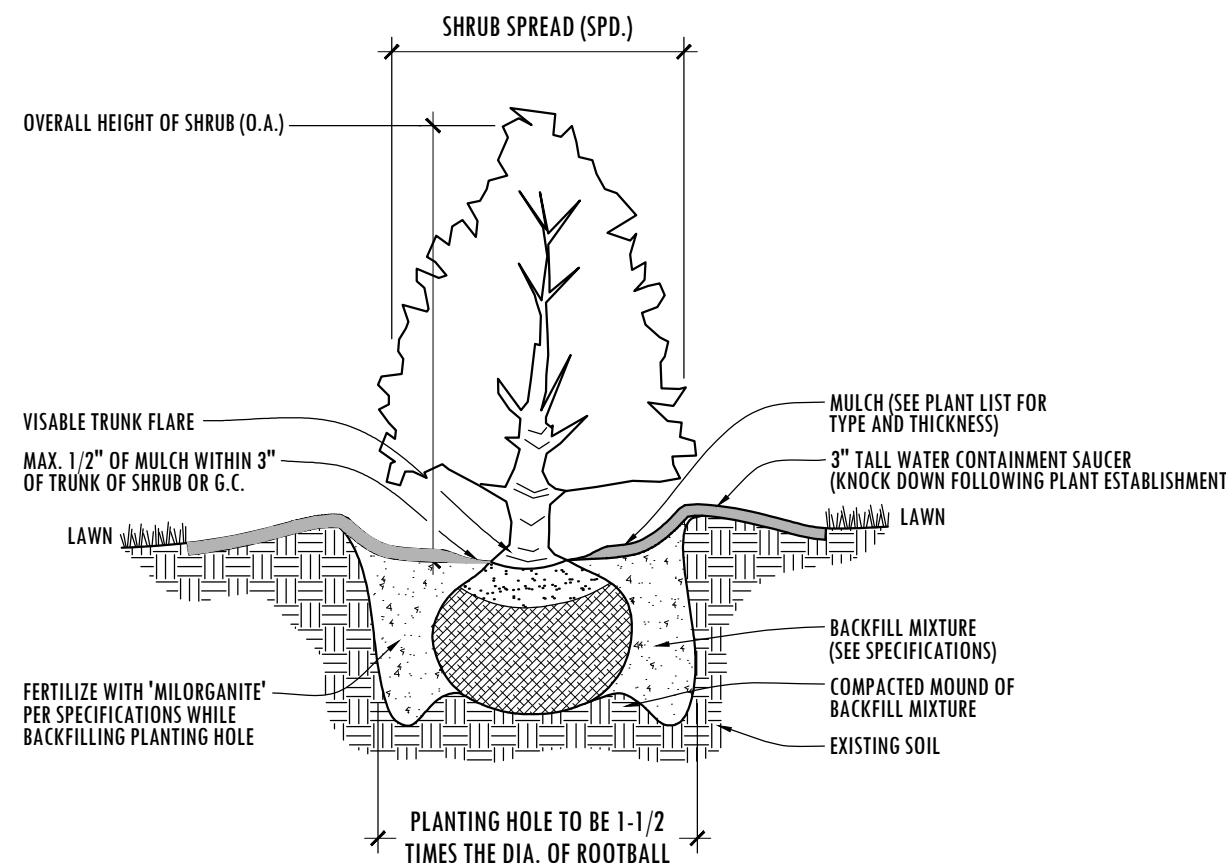
PLANTING DETAILS



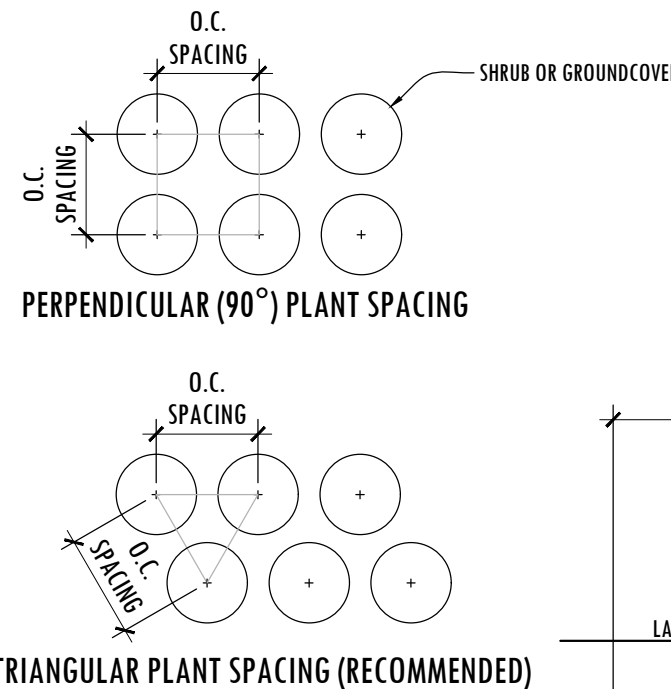
PALM PLANTING DETAIL



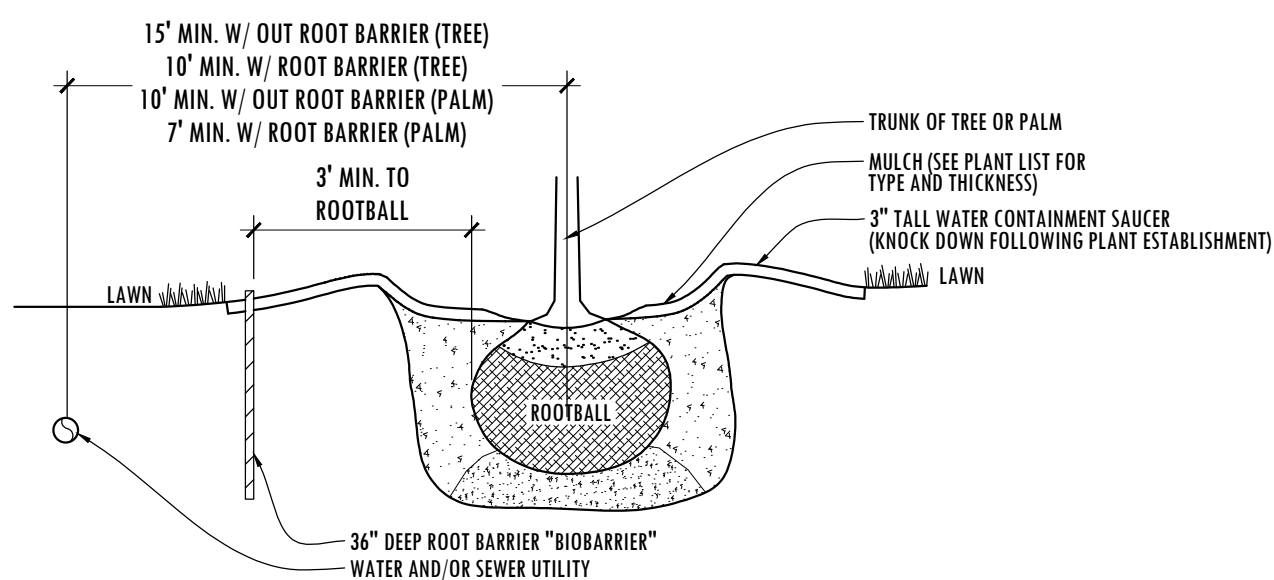
TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL



TRIANGULAR PLANT SPACING (RECOMMENDED)



ROOT BARRIER DETAIL

PLANTING SPECIFICATIONS

1. SCOPE OF WORK

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. QUALITY ASSURANCE

LANDSCAPE CONTRACTOR MUST 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 PLANS AND COORDINATION BETWEEN THE JOB AND NURSERY.

THE LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR SHALL REVIEW LAYOUT AND SCHEDULING PRIOR TO INSTALLATION OF MATERIAL. MINOR ADJUSTMENT TO IRRIGATION DESIGN MAY BE MADE IN RESPONSE TO THE NEEDS OF SPECIFIC PLANT MATERIAL. THE LANDSCAPE ARCHITECT MUST BE NOTIFIED OF SUCH CHANGES.

3. MATERIALS

PLANT SIZE AND QUALITY
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

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 OF GOOD QUALITY AND BLS IN A HEALTHY GROWING CONDITION.

CONTAINER GROWN PLANTS SHALL HAVE A DEVELOPED ROOT STRUCTURE SO THAT THE ROOT MASS STAYS IN TACT WHEN REMOVED FROM CONTAINER. IN NO CASE SHALL THE PLANT CONTAIN CIRCLING ROOTS NOR BE ROOT-ROUND.

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. SHALL A DISCREPANCY OCCUR BETWEEN THE BIDDER'S TAKE OFF AN THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF THE BID.

MULCH
MULCH SHALL BE A SHREDDED VARIETY AS SPECIFIED IN THE PLANT LIST. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3\"/>

FERTILIZER
FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF "MILORGANITE" ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS. FERTILIZE ALL NEW PLANTINGS PER RATES SHOWN BELOW:

TREES:
FERTILIZE NEW TREES WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 8\"/>

(3 CUPS = 1 LB.)

SHRUBS:
FERTILIZE NEW SHRUBS AND ACCENTS WITH "MILORGANITE" AT THE FOLLOWING RATES:

- 4\"/>

PALM TREES:
FERTILIZE NEW PALM TREES WITH A "PALM SPECIAL" FERTILIZER IN SLOW RELEASE FORM. FERTILIZER SHALL CONTAIN AN ADDITIONAL MAGNESIUM AND MICRO-NUTRIENT AMENDMENT

SOIL
PLANTING SOIL SHALL BE SANDY LOAM AND SHALL CONTAIN A 25% MINIMUM AMOUNT OF DECOMPOSED ORGANIC MATTER. 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 FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

4. EXECUTION

WATER
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 ANT 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 BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

INSPECTION & ACCEPTANCE

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

AFTER FINAL SETTLING OF BALLED AND BURLAPED PLANTS, LOOSEN BURLAP WRAPPING EXPOSING THE TOP OF THE ROOTBALL, LEAVING THE BALL UNBROKEN. REMOVE EXCESS AMOUNTS OF BURLAP TO ELIMINATE VOIDS WHICH MAY BE CAUSED UPON DECOMPOSITION.

CONTAINER GROWN PLANTS SHALL, WHEN DELIVERED, SHALL HAVE SUFFICIENCY GROWTH TO HOLD EARTH INTACT WHEN REMOVED FROM CONTAINER AND SHALL NOT BE ROOT ROUND. PLANT PITS FOR CONTAINER MATERIALS SHALL BE FORMED FLAT ON THE BOTTOM TO AVOID AIR POCKETS AT THE BOTTOM OF ROOT BALLS AND CONTAINERS SHALL BE REMOVED CAREFULLY TO PREVENT DAMAGE TO THE PLANT OR ROOT SYSTEMS.

TEST 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.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum Repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS. COMPACT LAYER OF TOPSOIL IN PIT WITH A SLIGHTLY DISHED GRADE TO CENTER.

BACKFILL AROUND BALL WITH TOPSOIL AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6\"/>

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0\"/>

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3\"/>

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

PLANTING SOD

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING. SOD SHALL BE FIRM, TOUGH TEXTURE, HAVING A COMPACT GROWTH OF GRASS WITH GOOD ROOT DEVELOPMENT, AND SHALL CONTAIN NO BERMUDA GRASS, WEEDS OR ANY OTHER OBJECTIONABLE VEGETATION.

LOOSEN SUBGRADE TO DEPTH OF 4\"/>

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2\"/>

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

5. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE
MAINTAIN LANDSCAPE WORK IMMEDIATELY AFTER PLANTING AND UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

IN THE EVENT OF SERIOUS DAMAGE 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.

CLEAN UP

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

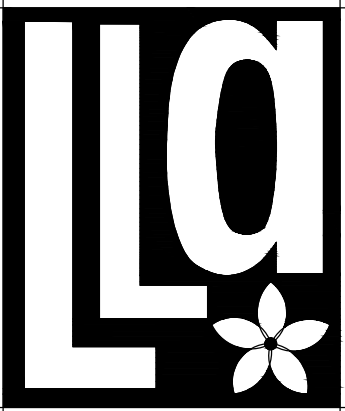
ANY SOIL, PEAT OR SIMILAR MATERIAL WHICH HAS BEEN BROUGHT ONTO ANY PAVED AREAS SHALL BE REMOVED PROMPTLY KEEPING THESE AREAS CLEAN AS THE WORK PROGRESSES. UPON COMPLETION OF THE PLANTING, ALL EXCESS SOIL, STONES AND DEBRIS WHICH HAS NOT BEEN PREVIOUSLY CLEANED UP SHALL BE REMOVED FROM THE SITE.

GUARANTEE & REPLACEMENT

ALL PLANT MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL LANDSCAPE ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT MATERIAL OR WORKMANSHIP THAT IS DEFICIENT OR HAS DIED SHALL BE REPLACED AT THE SAME SPECIFICATION NOTED IN THE APPROVED LANDSCAPE PLANS. REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN TWO (2) WEEKS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER. WARRANTIES OF REPLACEMENT MATERIAL SHALL BE SIX (6) MONTHS FROM THE DATE OF REPLACEMENT INSTALLATION. DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM OR AUTOMOBILES OR BY NEGLIGENCE BY THE OWNER SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. UNLESS OTHERWISE ARRANGED WITH THE OWNER, THE CONTRACTOR IS RESPONSIBLE FOR GENERAL PLANT MAINTENANCE INCLUDING WATERING AND MOWING UP UNTIL THE DATE OF CONDITIONAL ACCEPTANCE.

PLANT MATERIAL SUBSTITUTION

THERE WILL BE NO SUBSTITUTION OF PLANT MATERIAL UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. THIS INCLUDES SPECIES AND SIZE OF PLANT MATERIAL.



Litterick
Landscape
Architecture

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Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: Not to Scale

Designed: _____ JML
Drawn: _____ JML
Approved: _____ JML
Date: _____ 10/23/19
Job no. _____
Revisions: _____ 1/27/20
_____ 2/25/20

Sheet No.

LP-2

Landscape Specifications & Planting Details

A new tenant improvement

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461

TERMS OF USE & LICENSE AGREEMENT

Building Codes And Zoning Requirements
At the time of creation, these plans were designed to meet the requirements of a nationally recognized model building code in effect where these plans were produced. Because of the great differences in geography and climate throughout the United States each state, county and municipality has its own building codes, zone requirements, ordinances and building regulations. These plans may need to be modified and additional drawings and details may need to be added to comply with your local conditions, requirements, and a wide range of other matters. All of our plans can be adapted to the local building codes and requirements. It is the responsibility of the purchaser and/or builder of each plan to see that the structure is built in strict compliance with the governing municipal codes (city, county, state and federal). In addition to the building plans that you order, you will also need a site plan that shows where the house is going to be located on the lot. There are some areas of the country that have very strict engineering codes. If you are building in this type of area, it is possible that you will need to hire a local engineer to analyze the house and provide additional drawings and calculations that may be required by your building department.

Notice Duty Of Cooperation
Our firm assumes no liability for any home constructed from these plans. Only qualified Designers, Architects, Contractors or Structural Engineers should attempt to modify any portion of these plans. It is the sole responsibility of the purchaser to obtain any and all structural analysis, engineering and specifications that are required where the structure is to be built. Written dimensions on these drawings should have precedence over scaled dimensions: the contractor shall verify and be responsible for all dimensions and conditions on the job.

Architectural And Engineering Seals
Some cities and states are now requiring that a licensed architect or engineer review and "seal" these plans, or officially approve them prior to construction. In addition, you may need to obtain permits or inspections from your local governments before and in the course of construction. Prior to using these plans, we strongly advise that you consult a licensed architect or engineer, as well as consult with your local building official before applying for any permit or before starting any construction related to these plans. We authorize the use of these plans on the express condition that you strictly comply with all local building codes, zoning requirements and other applicable laws, regulations, ordinances and requirements.

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By the purchase of our plans, customers are granted a limited license to use the plans for the construction of only one home. It is strictly prohibited to reproduce, sell, modify, trace, redraw or reuse the plans or designs without the written permission from the copyright owner. This limited license also applies to all other reproducible media. All orders, once placed, are final. No refunds or exchanges will be granted.

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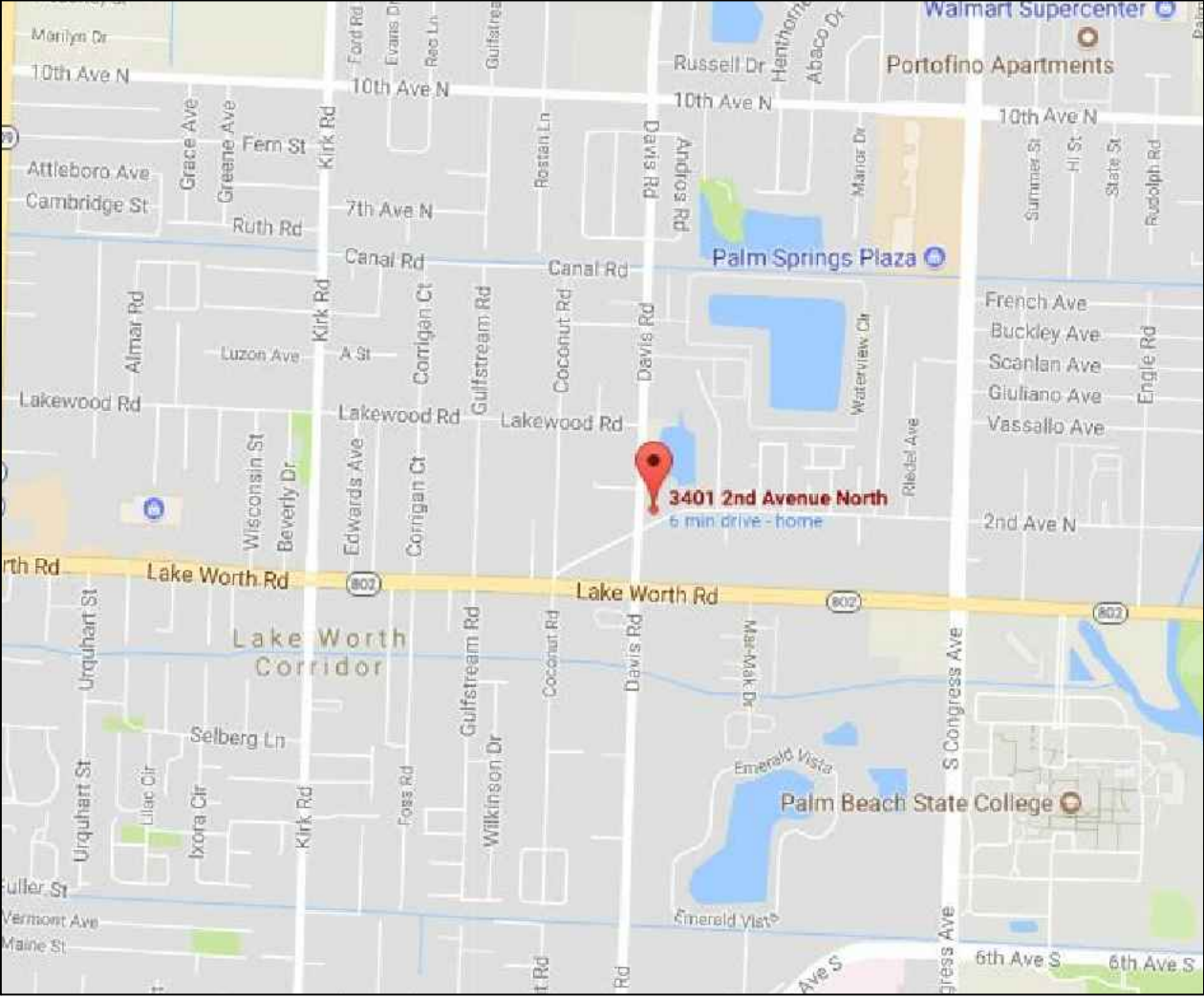
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Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall be arbitrated on an individual basis and shall not be consolidated in any arbitration with any claim or controversy of any other party. The arbitration shall be conducted in Broward County, Florida, and judgment on the arbitration award may be entered into any court having jurisdiction thereof. Either you or we may seek any interim or preliminary relief from a court of competent jurisdiction in Broward County, Florida, necessary to protect the rights or property of you or us pending the completion of arbitration.

Miscellaneous
In the event that any provision of the User Agreement conflicts with the law under which the User Agreement is to be construed or if any provision is held invalid by a court with jurisdiction over the parties to the User Agreement, such provision will be restated to reflect as nearly as possible the original intentions of the parties in accordance with applicable law, and the remainder of this User Agreement will remain in full force and effect. If either party fails to insist upon or enforce strict performance by the other party of any provision of the User Agreement, or to exercise any right under the User Agreement, such a failure will not be construed as a waiver or relinquishment to any extent of such party's right to assert or rely upon any such provision or right in that or any other instance. That is, all provisions and rights will remain in full force and effect.

VICINITY MAP



SATELLITE AERIAL



OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	

GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @100 SF/APP =	2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @7 SF/APP =	20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @100 SF/APP =	1
TOTAL	192

SCOPE OF WORK

1. CHANGE OF USE FROM BUSSINES(ANIMAL HOSPITAL) TO ASSEMBLY(A-3)
2. NEW INTERIOR RENOVATION AS PER PLANS.
3. ELECTRICAL , MECHANICAL AND PLUMBING AS PER PLANS.

CODE RESEARCH

OCCUPANCY

A3 -Assembly
TYPE OF CONSTRUCTION
TYPE IIIB - NOT PROTECTED (UNSPRINKLERED)

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE
BASED ON A-3 ASSEMBLY OCCUPANCY
UNISEX

WATER CLOSET: 1 PER 150 FOR MALES AND 1 PER 75 FOR FEMALES
3 REQUIRED/ 3 PROVIDED
LAVATORIES: 1 PER 200
2 REQUIRED/ 2 PROVIDED

1 DRINKING FOUNTAIN PER TABLE 403.2 FBC - P

EGRESS WIDTH BUILDING 1

1 EXITS REQUIRED, 5 EXITS PROVIDED PER 1005.3.2
466 OCCUPANTS x 0.2" = 93.2" REQUIRED
180" PROVIDED

AREA CALCULATIONS

EXIST.TOTAL AREA	3,610 S.F.
NOTE: EXISTING ASSEMBLY AREA IS NOT BEING CHANGED IN SQUARE FOOTAGE OF SPACE.	

DESIGN WIND PRESSURES

WINDOWS & DOORS	POS +42.9 P.S.F. NEG -57.3 P.S.F. WORST CASE ALL OPENINGS
ROOF	FIELD ZONE ① -42.8 PSF 3' EDGE ZONE ② -71.9 PSF 3' x 3' CORNERS ③ -108.2 PSF

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2017 6TH EDITION WITH ALL AMENDMENTS, THE 2014 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION

SUB 19-44-43 ELY 320.94 FT OF SLY 382.61 FT OF TR 58 LYG N OF RD (LESS N 208.18 FT OF W 115 FT)

MUNICIPALITY

PALM SPRINGS

Parcel Control Number:

70-43-44-19-20-058-0110

SUBDIVISION

SUB 19-44-43

LAND USE CODE

1900 - PROF OFFICES

ZONING CODE

**CG - Commercial General
(70-PALM SPRINGS)**

LOCATION ADDRESS

3401 2ND AVE N

CLASSIFICATION OF WORK

ALTERATION LEVEL 2

PROJECT TEAM

OWNER

ADVANCED GLOBAL CONSULTING FIRM LLC
3900 WOODLAKE BLVD STE 301E
LAKE WORTH FL 33463 3010

ARCHITECT

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BUILDING DEPARTMENT

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ZONING DEPARTMENT

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Palm Springs, Florida 33461
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SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES + SPECIFICATIONS
D-1	DEMOLITION PLAN AND NOTES
A-1	PROPOSED FLOOR PLAN
A-2	LIFE SAFETY PLAN
A-2.1	EXISTING ELEVATIONS
A-3	CONSTRUCTION DETAILS AND NOTES
E-1	ELECTRICAL PLAN + NOTES
M-1	MECHANICAL PLAN + NOTES
P-1	PLUMBING PLAN + NOTES

CONTRACTOR TO VERIFY ANY
CONDITION AND NOTIFY ALL
RESPONSIBLE PARTIES IF THERE
ARE ANY DISCREPANCIES. THE
ARCHITECT ASSUMES NO
RESPONSIBILITY.

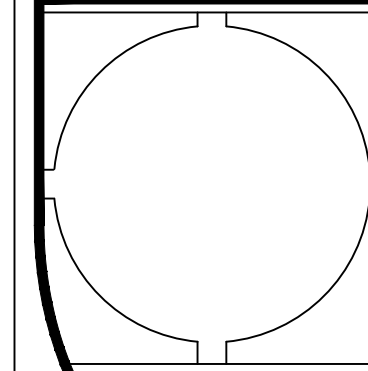
ALL WORK TO BE PERFORMED IN
ACCORDANCE WITH THE F.B.C. 2017
6TH EDITION WITH ALL AMENDMENTS,
THE 2014 N.E.C., THE ZONING
ORDINANCES IN THE CITY OF
JURISDICTION AND ALL APPLICABLE
CODES AND STANDARDS.



**THE CONSTRUCTION AND
ARCHITECTURE GROUP, INC.**

SANDRA PUERTA FL Lic. #: AA26002780 • AR 95385

6476 Kirsten Way, Lake Worth, FL 33467
Phone | 561.246.5498 Fax | 561.561.828.2645



DATE:
Jun. 11, 18

**BLDG. DEPT.
PLAN
REVISIONS:**



A new tenant improvement for:

Penuel Evangelical Church

3401 2nd Ave. N.
Palm Springs, FL. 33461
PCN: 70-43-44-19-20-058-0110

Cover and
Project
Information

MANAGED BY: NS
DRAWN BY: SP
REVIEWED BY: SP

SHEET:
CVR

TYPICAL GENERAL NOTES

SOME ITEMS DO NOT APPLY IF NOT PART OF THE SCOPE OF WORK

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING EFFECT AT THE TIME OF THE PROJECT. THIS INCLUDES THE LATEST EDITIONS OF THE PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS. THE MORE STRINGENT PROVISIONS SHALL GOVERN. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE. CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN A FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETE AND THE SPACE CAN BE USED FOR WHAT IS INTENDED, EXCLUDING PUNCH LIST ITEMS.

BUILDING IDENTIFICATION

APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND

COLUMNS

ALL WOOD AND/OR STEEL COLUMNS SHALL BE 1 HOUR FIRE RATED. TOP OF ISOLATED EXTERIOR AND PERIMETER COLUMN FOOTING PADS SHALL MATCH THE BOTTOM OF MONOLITHIC WALL FOOTING ELEVATIONS (MINIMUM 1'-4" BELOW TOP OF SLAB ELEVATION, OR AS DETAILLED ON THE PLANS.

DOORS & WINDOWS

ALL BEDROOMS REQUIRE AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES WIDTH, 24 INCHES IN HEIGHT AND 5.7 sq.ft. in AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. SINGLE HUNG WINDOW OPERATING MECHANISMS SHALL BE AT OR NEAR THE SILL. WINDOWS MARKED "EGRESS" MUST BE MANUFACTURED TO CONFORM TO THE BUILDING CODE WITH A REFLECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS PER N.F.P.A. 101 CHAPTER 22-2. A DOOR MARKED IN PLAN CALLED "EMERGENCY EGRESS" SHALL BE DESIGNATED AS AN EXTERIOR DOOR NOT TO BE SHUTTERED FOR EMERGENCY EXIT DURING HURRICANE EMERGENCY CONDITIONS. DOOR TO HAVE A MIN. CLEAR OPENING OF 29", AND TO HAVE PASSED APPROVED IMPACT AND MISSILE TESTS.

WINDOW SAFEGUARD NOTE

WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF SUCH WINDOWS AND THE SILL IS LESS THAN 36 INCH ABOVE THE NEAR SIDE WALKING SURFACE, SAFEGUARDS SHALL BE PROVIDED TO PREVENT THE FALL OF PERSONS WHEN SUCH WINDOWS ARE OPEN.

SECURITY NOTES

ALL LOCKS ON EXTERIOR DOORS SHALL RESIST A FORCE OF 300 # APPLIED IN ANY MOVABLE DIRECTION. ALL EXTERIOR LOCKS SHALL BE SINGLE CYLINDER WITH 1" THROW FOR 1 3/4" SOLID CORE DOOR. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A KEY OPERATED LOCK, OPERABLE FROM EXTERIOR WITH A MINIMUM 600 POSSIBLE KEY CHANGES. KEY ON KNOB LOCKS SHALL HAVE AN AUXILIARY DEAD BOLT WITH HARDENED BOLT OR WITH INSERT. EXTERIOR SWING DOORS SHALL BE SOLID CORE NOT LESS THAN 1 3/4" THICK. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH VISION SCOPE OR VISION PANEL. HINGES ON OUT SWINGING EXTERIOR DOORS SHALL HAVE NON-POSSED SCREWS AND NON-REMOVABLE PINS. SINGLE SWING EXTERIOR DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE SOLID CORE 1 3/4" THICK AND SHALL BE SECURED WITH A LATCH AND SINGLE BOLT WITH ONE INCH MIN. THROW OR A COMBINATION OF DEAD BOLT AND DEAD LATCH SETS AND AN AUTOMATIC DOOR CLOSER. ALL GLASS IN EXTERIOR DOORS SHALL COMPLY WITH ANSI Z99.1. ALL WINDOWS (OPERABLE AND A FORCE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 151.1. OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. OF 5/8".

POST PERMANENT SIGN WITH 1/2" LETTERS ON THE INSIDE FACE OF ANY ONE DOOR TO OUTSIDE; "DO NOT OPERATE EGRESS WITH DOORS CLOSED, CARBON MONOXIDE EMISSION."

NON-BEARING INTERIOR PARTITIONS

ALL INTERIOR NON BEARING PARTITIONS SHALL BE 3 5/8" METAL STUDS 26 GA AT 24" C/C MAXIMUM SPACING WITH 1/2" MINIMUM GYPSUM. DRYWALL EACH SIDE.

BATHROOMS

BATHROOM FLOORS AND BASE SHALL BE IMPERVIOUS MATERIALS. TILE FINISH, SELECTED BY OWNER.

MIRRORS / GLAZING

MIRRORS SHALL BE ANCHORED TO STUDS WHEN IN EXCESS OF 9 S.F. TEMP GLAZING SHALL BE PROVIDED IN TUB & SHOWER WINDOWS & MIRRORS WHERE LESS THAN 60" A.F.F. ALL GLASS WITHIN 24" OF ANY DOOR, FIXED GLASS, SLIDING GLASS DOORS OR LOCATED WITHIN 60" OF FLOOR AND ALL GLAZING AT TUB AND SHOWER ENCLOSURES, WHIRLPOLLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

- FIREBOX, SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
- CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.
- PROVIDE 1/2"x1/2" FLUE LINING
- PROVIDE FIREBRICK INNER HEARTH & LINING
- MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE THE HIGHEST POINT 10'-0" AWAY.
- PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING.
- PROVIDE CAST IRON DAMPER
- FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
- ALL WOOD BEAMS, JOISTS, AND STUDS SHALL BE TRIMMED AWAY FROM FIREPLACES. HEADERS SUPPORTING TRIMMER ARCHES AT FIREPLACES SHALL BE NOT LESS THAN TWENTY INCHES FROM THE FACE OF THE CHIMNEY BREAST. TRIMMERS SHALL BE NOT LESS SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
- WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK AROUND PROJECTING MORE THAN ONE AND ONE-HALF INCH FROM A FIREPLACE OPENING SHALL NOT BE PLACED LESS THAN TWELVE INCHES FROM THE TOP OF A FIREPLACE OPENING.
- PROVIDE A U.L. RATED AND APPROVED CHIMNEY CAP W/ INTEGRAL BUILT-IN SPARK ARRESTER AND RAIN CAP AND BASE FLASHING.

STRUCTURAL NOTES

CONCRETE THIS BUILDING DESIGNED PER: 2705.2(a) - ACI-530.1/92I ASCE 5-9/2/ TMS 402-92 2705.2(b) - ACI-530.1/92I ASCE 6-9/2/ TMS 402-92/ ASCE 7 THE FOUNDATION SHOWN HAS BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD SOIL BEARING CAPACITY: 2500 PSF. IF INFERIOR SOIL IS ENCOUNTERED OR IF 2500 PSF CANNOT BE OBTAINED BY PROPER FILLING AND COMPACTION, CONTACT ARCHITECT. VERIFICATION OF THE TEST FOR MODIFIED PROCTOR ASTM D 1557 SHALL BE FILED WITH THE GOVERNING BUILDING DEPARTMENT. BACKFILL SHALL CONSIST OF NON-EXPANSIVE, FREE DRAINING, PREDOMINANTLY GRANULAR MATERIAL FREE OF DEBRIS AND ORGANIC MATERIAL. SLABS 2500 PSI FOUNDATIONS 2500 PSI COLUMNS & BEAMS 3000 PSI CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5" MINIMUM CONCRETE COVER FOR POURED IN PLACE CONCRETE SHALL BE AS FOLLOWS: SLAB ON-GRADE FOUNDATIONS / FOOTINGS BOTTOM 3" SIDES 2" SUSPENDED SLABS 1" COLUMNS & BEAMS 1 1/2" TO THE TIES MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM C-33. HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90-667 SPECIFICATIONS, MORTAR USED TO BOND C.M.U. SHALL CONFORM TO ASTM C-476, TYPE "M" WITH A 28 DAY STRENGTH OF 2500 PSI. LAY ALL MASONRY WITH FULL FACE HATCH JOINTS AND WITH FACE SILL MORTAR BEDDING. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL. ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECS A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE, AND RUST. ALL DOWELS, SLEEVES, CONDUITS, INSERTS, BLOCKOUTS, ANCHOR BOLTS AND DRAINS SHALL BE IN PLACE BEFORE CONCRETING. FOR OPENINGS AND SPECIAL FEATURES OMITTED ON THESE PLANS, SEE ARCHITECTURAL AND/OR MECHANICAL DRAWINGS. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: LAP REINFORCING STEEL 30 BAR DIAMETERS MINIMUM, WHEN SPLICED AND SHALL BE SEPARATED BY ONE BAR DIAMETER OR WIRKED TOGETHER. SLAB SHALL BE A MINIMUM 4" THICK AND SHALL BE REINFORCED WITH 6"x 6" x 14/1.4 WELDED WIRE MESH, CENTERED IN CONCRETE DOUBLED 30" AT THE PERIMETER. SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO THE ELEVATION OF THE BOTTOM OF THE SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL.

THE ENTIRE AREA PLUS AN ADDITIONAL THREE FOOT AT PERIMETER, SHALL BE THOROUGHLY COMPACTED BY AT LEAST TEN OVERLAPPING PASSES IN PERPENDICULAR DIRECTIONS OF A VIBRATORY COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH AASHTO-180C OR ASTM-D1557. IF FOOTINGS ARE EXCAVATED AFTER THE BUILDING AREA COMPACTION, THEN ALL FOOTING BEARING LEVELS SHALL ALSO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY USING A HAND OPERATED VIBRATORY COMPACTOR. EXISTING STRUCTURE SHALL BE CONTINUOUSLY MONITORED DURING SOIL COMPACTION. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD OR ASHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR, IN LIFTS NOT TO EXCEED 10" EACH. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED, PRIOR TO PLACEMENT OF STEEL, WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN THE FOOTING AREAS.

SOIL SHALL BE TREATED FOR TERMITES FOR A MIN. DISTANCE OF FOUR (4) FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES. CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RELIEVE ZIP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

STRUCTURAL-STEEL

DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. ALL STEEL SHALL CONFORM TO ASTM 136. SHOP CONNECTIONS SHALL BE WELDED. FIELD CONNECTIONS SHALL BE 325 HIGH STRENGTH BOLTS AT COLUMNS, TRUSS CONNECTIONS AND ALL OTHER CONNECTIONS. HIGH STRENGTH BOLTS SHALL BE INSTALLED USING CALIBRATED TORQUE WRENCHES. TURN OF NUT METHOD WILL NOT BE ACCEPTED. BEAM TO BEAM CONNECTIONS SHALL BE BOLTED WITH STANDARD WASHERS UNDER NUTS. ALL BOLTS SHALL BE 3/4" DIAMETER U.O.N. PROVIDE 9/16" DIA. HOLES. 4'-0" O.C. MAX. FOR ALL WOOD BLOCKING ATTACHED TO STEEL. CUTS, HOLES, COPES, ETC., REQUIRED IN STEEL MEMBERS BY OTHER TRADES SHALL BE SHOWN ON STEEL SHOP DRAWINGS AND MADE IN THE SHOP. BURNING OF HOLES OR CUTS IN STEEL MEMBERS WILL NOT BE PERMITTED UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. ALL LEVELING AND BEARING RATES, ANCHOR BOLTS (EXCEPT FOR WOOD), AND LOOSE UNITS SHALL BE FURNISHED BY STEEL CONTRACTOR. ALL BEAMS SHALL BE FABRICATED WITH NATURAL CAMBER UP. STEEL CONTRACTOR SHALL CHECK ANCHOR BOLT LOCATION PRIOR TO ERECTION AND NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES SO THAT RELOCATION CAN BE MADE WITHOUT IMPEDING THE PROGRESS OF THE WORK. STRUCTURAL WEID SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RELIEVE ZIP COATING OF ZINC CHROMATE. PROVIDE 1 COAT (TWO MILS THICK) WHERE EXPOSED, PROVIDE 2 COATS (4 MILS THICK) WHERE IMBEDDED IN MASONRY.

CONCRETE

FOLLOW THE STANDARDS OF ACI-316, ACI-301 AND ACI-347. CONCRETE IS TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH IN 28 DAYS AS STATED ON THE PLANS. WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER THE TRUCK LEAVES THE PLANT. WITHOUT APPROVAL OF THE ENGINEER OR PLANT ENGINEER. PLANT CONTROL SHALL BE REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED (UON). SLABS ON COMPACTED FILL = 3000 PSI STRUCTURAL SLABS = 4000 PSI FOUNDATIONS = 3000 PSI COLUMNS AND BEAMS = 4000 PSI (U.O.N.) CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6" MAXIMUM AGGREGATE SIZE SHALL BE 3/4". ALL AGGREGATE SHALL CONFORM TO ASTM-33. MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OF CONCRETE. MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS: FOOTINGS = 3" BEAMS = 1 1/2" SUSPENDED SLABS = 1" SLAB SHALL BE A MINIMUM OF 4" THICK AND SHALL BE REINFORCED WITH 6"x6" x1.4/1.4 W.W.M. CENTERED IN CONCRETE AND DOUBLED AT PERIMETER. REINFORCEMENT SHALL COMPLY WITH ASTM A615 AND ASTM A185 FOR WELDED WIRE FABRIC. ANY ADDITIONAL FILL PLACED ON THE BUILDING PAD SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE 1-180 MODIFIED PROCTOR TEST. THE AREA OF THE BOTTOM OF THE FOOTINGS SHALL BE COMPACTED PRIOR TO THE PLACEMENT OF STEEL WITH A VIBRATORY COMPACTOR TO INSURE UNIFORM DENSITY BENEATH THE FOOTING. DENSITY TESTS SHALL BE TAKEN IN FOOTING AREAS. SLAB SHALL BE PLACED OVER ONE LAYER OF 6 MIL. VISQUEEN VAPOR BARRIER. ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM.

REINFORCEMENT CLEARANCE CLEARANCE OF REINFORCING STEEL FROM FACE OF CONCRETE TO THE OUTERMOST BAR SHALL BE AS FOLLOWS, WHEREVER PRACTICAL, UNLESS OTHERWISE NOTED ON STRUCTURAL DRAWINGS. FORMED CONCRETE IN CONTACT WITH GROUND BEAMS AND COLUMNS SLABS FOOTINGS THE COLUMNS 1" 1 1/2" 2" FROM TOP, 3" BOTTOM/SIDES 1" TO TIES

POLYETHYLENE SHEET

POLYETHYLENE SHEET SHALL BE PLACED CONTINUOUSLY UNDER CONCRETE SLABS ON GROUND AND SHALL BE A MINIMUM OF 6 MIL THICK. ALL JOINTS SHALL BE LAPPED MINIMUM 12" AND CONTINUOUSLY TAPED WITH A MINIMUM OF 2" WIDE VINYL TAPE. POLYETHYLENE SHEET SHALL EXTEND AT LEAST ONE INCH ON TO STEEL WALL, WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THROUGH THE MEMBRANE. THE MEMBRANE SHALL BE FITTED WITHIN 2" AND SEALED WITH TAPE. SOIL SHALL BE TREATED FOR TERMITES FOR A DISTANCE OF FOUR FEET BEYOND THE PERIMETER OF ALL FOOTINGS AND/OR SLAB EDGES.

CALCULATIONS FOR VENTILATION:

BASED ON A .015 STATIC PRESSURE. 60 SQUARE INCHES FOR EACH CAR IN A DWELLING WILL PROVIDE THE NECESSARY 100 cfm PER CAR IN A 1000 C.F.M. FREE C.F.M. = 60/144 x 660 = 275 Cfm FREE FLOW. VELOCITY @ 7.5 mph = 7.5 x 5280 / 60 = 660 FPM. FREE C.F.M. = 60/144 x 660 = 275 Cfm FREE FLOW.

CONCRETE SLABS ON GRADE:

ALL INTERIOR AND EXTERIOR SLABS AND WALKWAYS AS SHOWN ON THE STRUCTURAL OR ARCHITECTURAL PLANS, SHALL BE FOUR INCHES THICK MINIMUM REINFORCED WITH 5 x 6 - W1.4 X W1.4 WELDED WIRE MESH WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,400 SQ.FT. OF AREA AND 12" BELOW SURFACE. SEND RESULTS OF THE TEST TO OWNER, ARCHITECT AND ENGINEER. CONCRETE AND REINFORCING: ALL REINFORCING TO BE NEW BILLET STEEL CONFORMING TO THE LATEST A.S.T.M. A-615 GRADE 60. BEARING CONCRETE MASONRY UNITS: C.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.S.I. MANUAL OF STANDARD PRACTICE. COLUMN REINFORCEMENT: DOWELS TO BE SAME SIZE AND NUMBER AS VERTICAL REBARS ABOVE. LAP 36 BAR DIAMETER OR MINIMUM OF 18 INCHES, U.O.N. PROVIDE RIGID TEMPLATES FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NON-CONTINUOUS COLUMNS (U.O.N.). ALL DOWELS FOR COLUMNS SHALL BE SECURED IN POSITION PRIOR TO CONCRETING. PUSHING THE DOWELS INTO POSITION IN WET CONCRETE IS NOT PERMITTED. BEAM REINFORCEMENT: LAPPED 36 BAR DIAMETER OR MINIMUM 18 INCHES (SEE BEAM DIAGRAM ON PLAN). BOTTOM BARS SPLICED ONLY AT SUPPORTS. TOP BARS SPLICED ONLY AT MID-SPAN. ALL TOP BARS HOOKED AT NON-CONTINUOUS EDGES (U.O.N.). ALL HOOKS TO BE STANDARD 90 DEGREE HOOKS AS REQUIRED (U.O.N.). ADDED REINFORCEMENT: PROVIDE ADDITIONAL CORNER BARS BENT 36 INCHES MINIMUM EACH WAY AT "L" AND "T" CORNERS IN OUTER FACES OF ALL BEAMS TO MATCH ALL HORIZONTAL BAR (TOP, BOTTOM AND INTERMEDIATE REBARS). 10. SEE STRUCTURAL PLANS FOR MIN. SIZE CONCRETE TIE BEAM REQUIREMENTS.

MASONRY

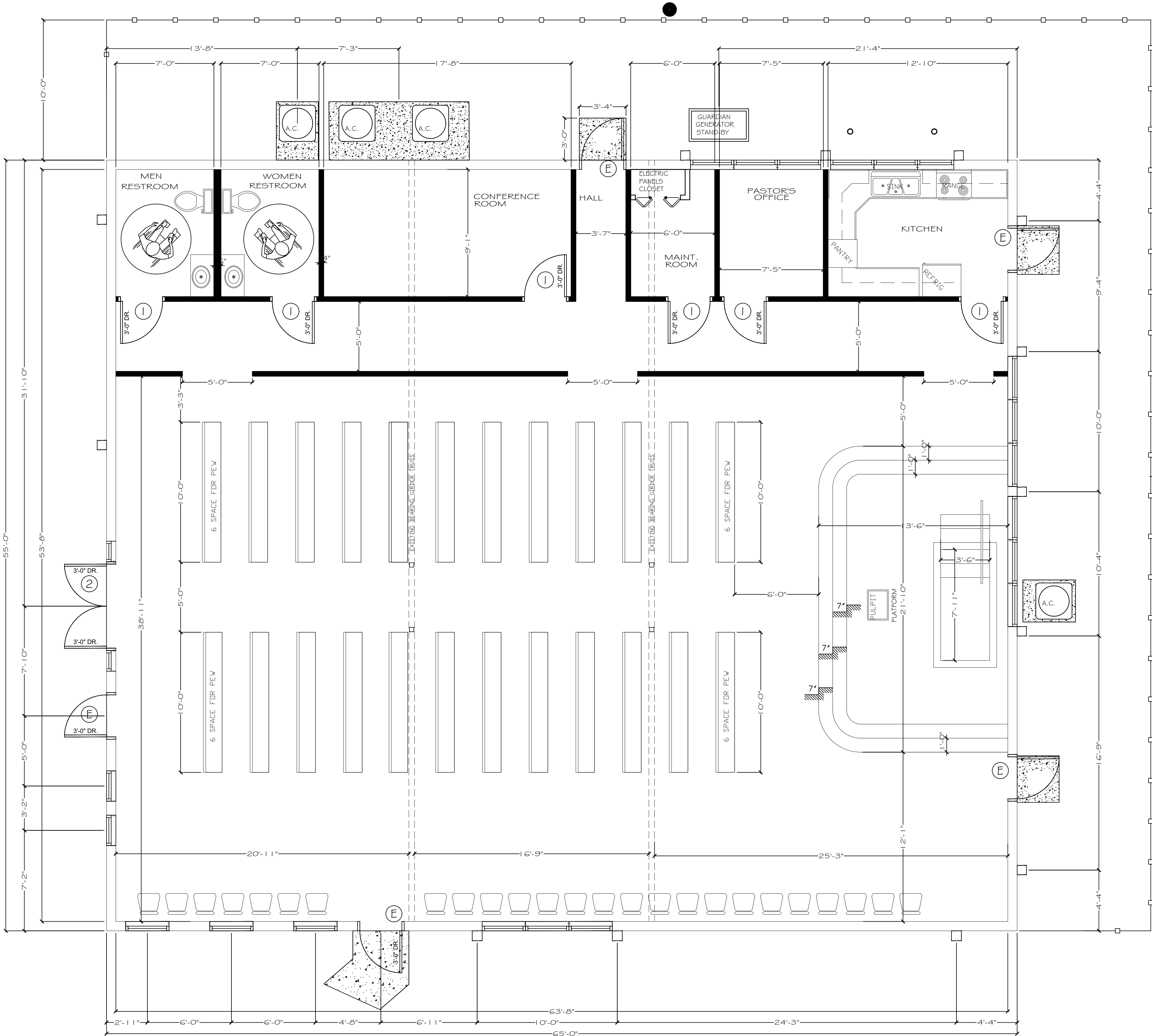
ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. THE 1500 PSI BLOCKS SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF THE BEAMS BEFORE PLACING CONCRETE IN FOR-IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS IS TO COMPLY WITH ASTM C-476 AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. THE GROUT MIX SHALL HAVE A MAXIMUM OF 3/8" COURSE AGGREGATE, AND SHALL BE PLACED WITH A SLUMP OF 8 TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT. TYPE "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED IN ASTM C-270/HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/8" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED AND ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH 10' CLEAN OUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. GROUT LIFT SHALL NOT EXCEED 4' ALL REINFORCING STEEL SHALL BE GRADE 60, MEETING ASTM SPECIFICATION A-615. REINFORCING STEEL SHALL BE FREE FROM OIL, LOOSE SCALE AND RUST. MASONRY CONSTRUCTION SHALL CONFORM WITH THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1.99/ASCE 6-99/ACI 602-99). AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE. MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THIS PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON". THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. WHENEVER ANCHOR BOLTS ARE TO BE SET IN MASONRY, FILL TWO ADJACENT WITH CONCRETE GROUT. ALL GROUT SHALL BE FLUID, SLUMP SHALL BE 9" - 11"

LIMITS AND SILLS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) SHUTTERS AND BE LOCALLY REINFORCED WITH 2 #5 BOTTOM, MINIMUM OF 8" BEARING BOTH ENDS. UNLESS OTHERWISE NOTED, HORIZONTAL REINFORCEMENT EVERY OTHER COURSE 9 GAUGE GALVANIZED LADDER TYPE DUR-O-WALL (OR EQUAL)

WOOD TRUSS NOTES

LUMBER DESIGN LOADS = ROOF LIVE LOAD = 30 PSF SUPERIMPOSED DEAD LOAD = 25 PSF FLOOR, LIVING AREAS (DL = 11) + (1) = 35 PSF) ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1200 PSI, OR SOUTHERN PINE #2 STRUCTURAL GRADE. U.O.N. HATCHED WALLS INDICATE BEARING FRAME PARTITIONS AND SHALL HAVE 2 X STUDS AT 16" O/C WITH DOUBLE TOP PLATE. ALL EXTERIOR AND INTERIOR STUD WALLS AS NOTED SHALL BE BRACED WITH 1 6 GAUGE GALVANIZED METAL TIES ON A V FORM FROM BOTTOM TO TOP PLATE. STUDS SHALL BE INSTALLED AT TOP AND BOTTOM PLATES WITH 2 - 16 PENNY NAILS. FOR INTERMEDIATE NAILING USE 10 PENNY NAILS. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) SETS OF TRUSS LAYOUT PLANS AND ENGINEERING SHOP DRAWINGS TO ARCHITECT FOR REVIEW AS TO COMPLIANCE WITH DESIGN CONCEPT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FIELD CONNECTIONS. ALL WOOD BUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS. 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CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

OCCUPANCY LOADS

OCCUPANCY LOAD CALCULATIONS
TABLE 1004.1.1 - MAX FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY	AREA PER OCCUPANT (CONCENTRATED, CHAIRS ONLY - NOT FIXED SQ.FT. 7 NET) (SQ.FT. 100 GR)
A - Assembly	
B - Business	
GREAT ROOM TOTAL NET AREA : ASSEMBLY BY AREA 2,595 S.F. @ 7 SF/APP = BY SEATING =	370 169
OFFICE/ CONF. TOTAL GROSS AREA : BUSINESS AREA 267 S.F. @ 100 SF/APP =	2
KITCHEN TOTAL NET AREA : BUSINESS AREA 140 S.F. @ 7 SF/APP =	20
MAINTENANCE TOTAL GROSS AREA : S-1 AREA 68 S.F. @ 100 SF/APP =	1
TOTAL	192
TOTAL SQUARE FOOTAGE	3,610 SQ. FT.

SCOPE OF WORK

- CHANGE OF USE FROM BUSINESS (ANIMAL HOSPITALS) TO ASSEMBLY(A-2).
- NEW INTERIOR NON-BEARING WALLS
- NEW MECHANICAL, PLUMBING AND ELECTRICAL AS PER PLANS.

WALL PLAN LEGEND

WALL TYPE	WALL DESCRIPTION
EXISTING EXTERIOR WALL	EXISTING - NO CHANGE
EXISTING INTERIOR WALL	EXISTING - NO CHANGE
IN FILL EXTERIOR WALL	IN FILL OPENING
NEW INTERIOR WALL	NEW WALLS AS PER DETAIL
NEW EXTERIOR CBS WALLS	NEW WALLS AS PER DETAIL
NEW EXTERIOR FRAME WALLS	NEW WOOD FRAMED WALLS AS PER DETAIL

NO ADDITIONAL SQ.FT. INTERIOR WORK ONLY

PAINTING EXIST. CEILING TILES IF NECESSARY

REMOVE & REPLACE CEILING TILES IF NECESSARY

NOTE:
CONTRACTOR TO VERIFY IN FIELD IF PANIC HARDWARE HAS BEEN PROVIDED ON ALL EGRESS DOORS AS PER 2017 FBC SECTION 1008.1.10.

NOTE:
ALL SINK AND DOOR HARDWARE TO BE LEVER TYPE.

NOTE:
ALL FINISHES TO BE SPECIFIED BY OWNER. ALL WALLS TO BE F.R.P. AND FLOOR TO BE TILE. OWNER TO SPECIFY COLOR AND MANUFACTURER. INSTALL ALL FINISHES ACCORDING TO FBC 2017.

GENERAL CONSTRUCTION NOTES

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTINGS UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
- INSULATE EXTERIOR MASONRY WALL WITH MIN. R-4.1 INSUL. EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
- COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2500 P.S.F.
- MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REIN. BARS: SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3"
- REINFORCING STEEL TO BE GRADE 60.
- DETAILS OF CONCRETE REIN. SHALL BE IN ACCORDANCE WITH THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION". TRAP
- TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REIN. BARS; REIN. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.
- PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.
- ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THIN" INSULATION.
- ALL RACEWAYS UNDERGROUND OR LARGER THAN 2" IN DIAM. SHALL BE GALVANIZED RIGID STL. CONDUIT OR SCHED. 40 PVC.; OTHER RACEWAYS AS PER CODE REQRMTS.
- PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.
- ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K"; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".
- PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.
- A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

NOTE:
NUMERICAL ADDRESS TO BE PROVIDED ON ALL EXTERIOR DOORS

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2017 FBC SECTION 501.2.

CONTRACTOR TO VERIFY ANY CONDITION AND NOTIFY ALL RESPONSIBLE PARTIES IF THERE ARE ANY DISCREPANCIES. THE ARCHITECT ASSUMES NO RESPONSIBILITY.

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C 6TH EDITION (2017) EDITION, THE 2014 N.E.C., FLORIDA, FIRE PREVENTION CODE WITH LATEST SUPPLEMENTS. THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

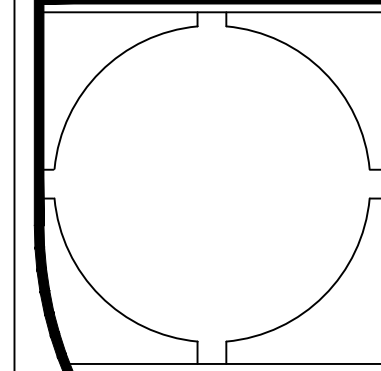
DOOR SCHEDULE

MARK	SIZE			MATERIAL		QTY	OPERATION				FRAME				THRESHOLD	HW SET	NOTES IMPACT						
	(R.O.)			WOOD	WD/GLASS	METAL	FBRGLASS	ALUM/GLASS	SINGLE	DOUBLE	HINGED	SLIDING	BI-FOLD	POCKET				OTHER	WOOD	METAL	ALUMINUM	EXTG	IRON
	W	H	TH																				
1	3'-0"	6'-8"	1 3/4"			●				●		●					●						
E																							

WINDOW SCHEDULE

MARK	SIZE (R.O.)		TYPE	MATERIAL			OPERATION				NOTES	REMARKS
	W	H		WOOD	ALUM.	WD/CLAD	VENTED			FIXED		
							CUSTOM	H. ROLL	S. HUNG			
F	EXISTING TO REMAIN											

NOTE:
EXIST. MECHANICAL SYSTEM AND EXIST. LIGHTINGS TO REMAIN



DATE:
Jun. 11, 18

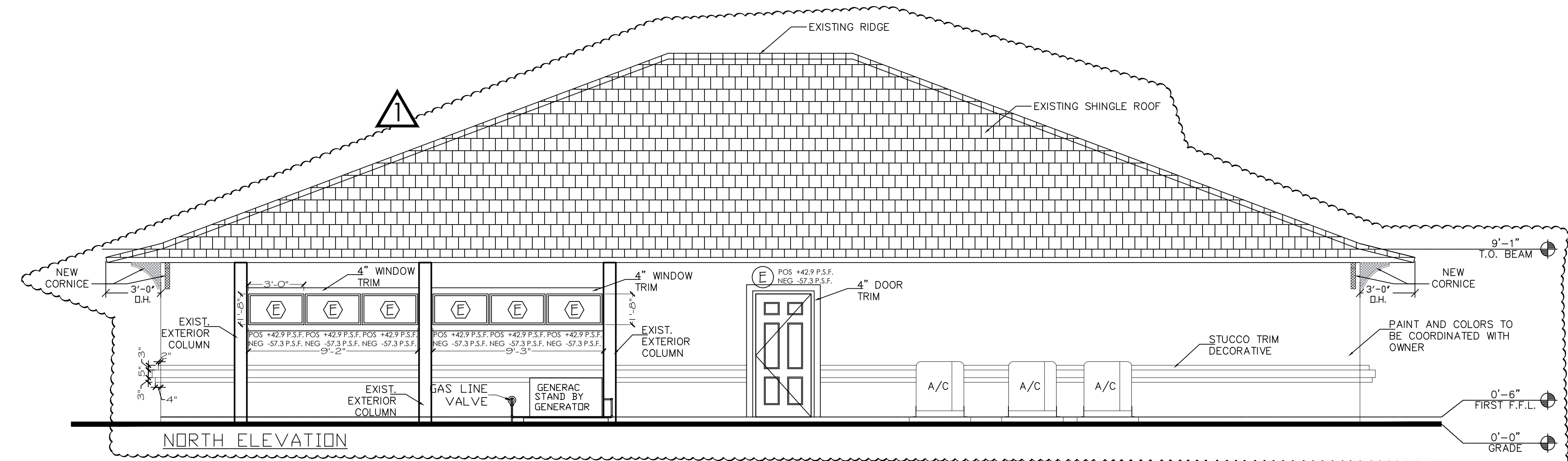
BLDG. DEPT.
PLAN
REVISIONS:

△	Jan. 17, 20
△	
△	
△	

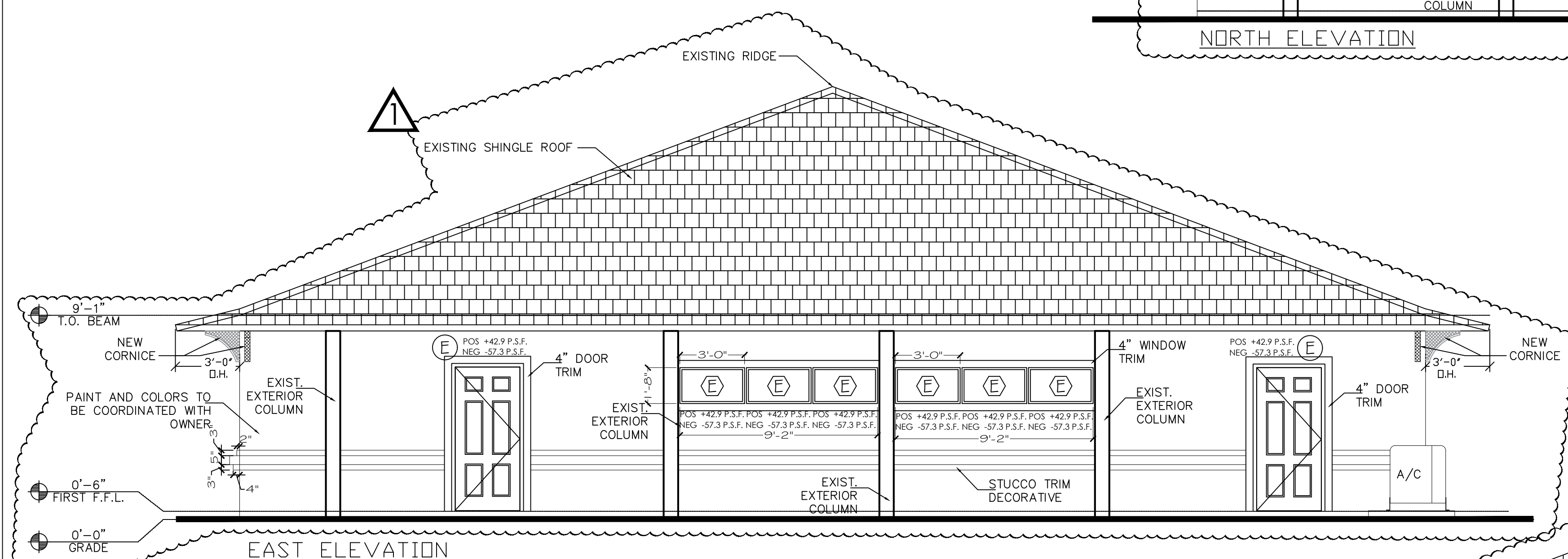
A new tenant improvement for:
Penuel Evangelical Church
3401 2nd Ave. N.
Palm Springs, FL 33461
PCN: 70-43-44-19-20-058-0110

Elevations
MANAGED BY: SP
DRAWN BY: NS
REVIEWED BY: SP

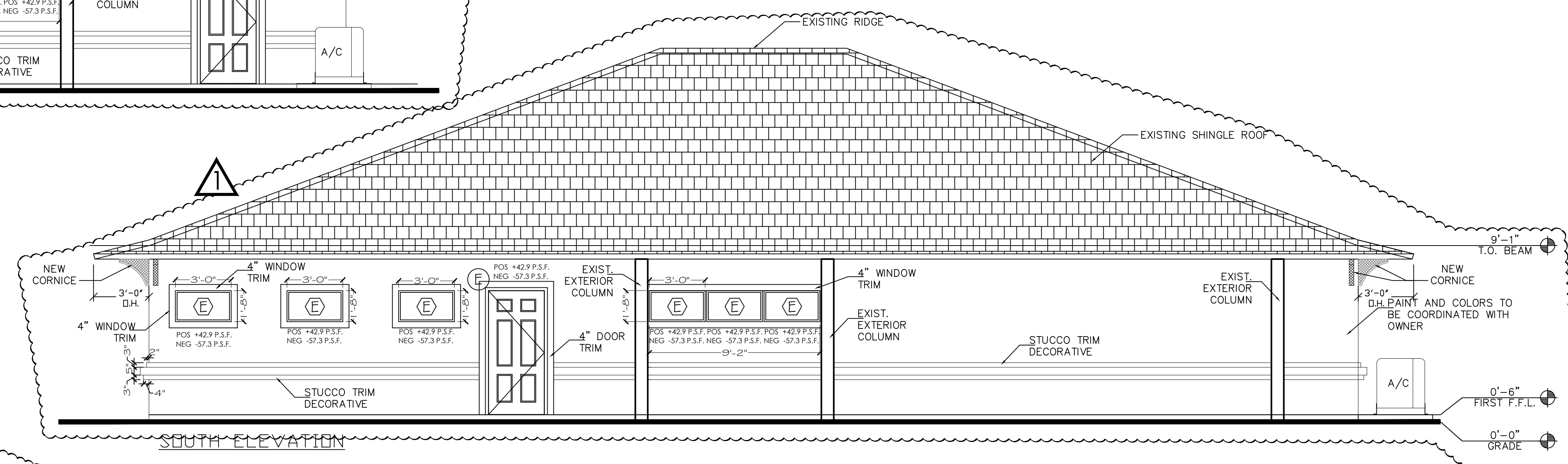
SHEET:
A-2.1



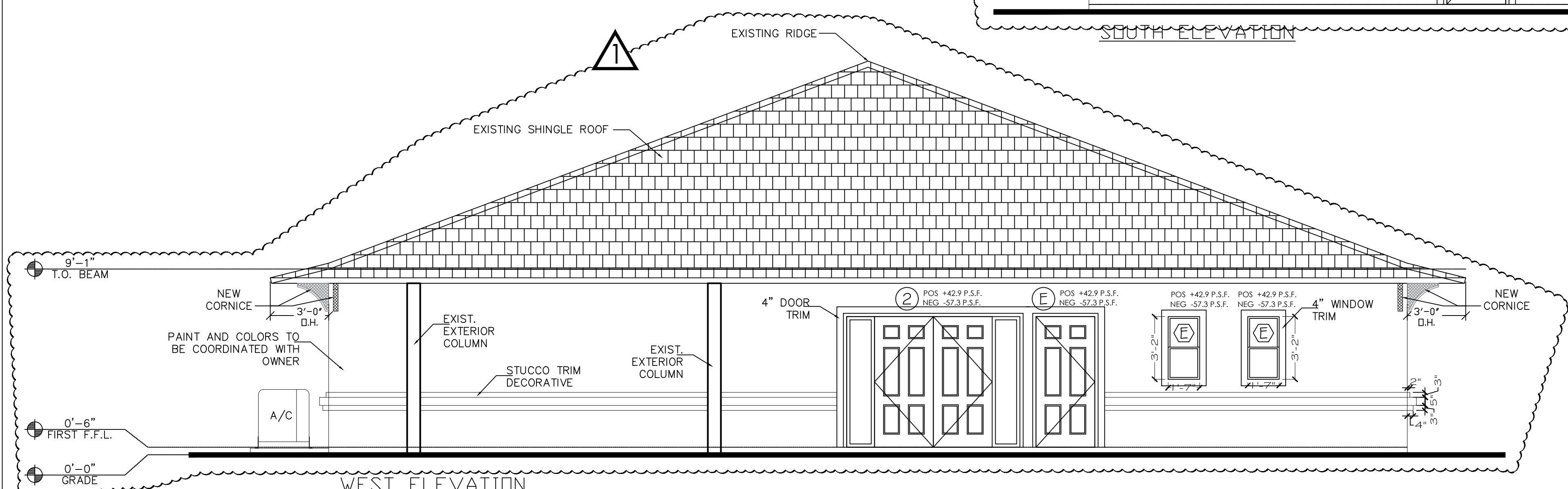
NORTH ELEVATION



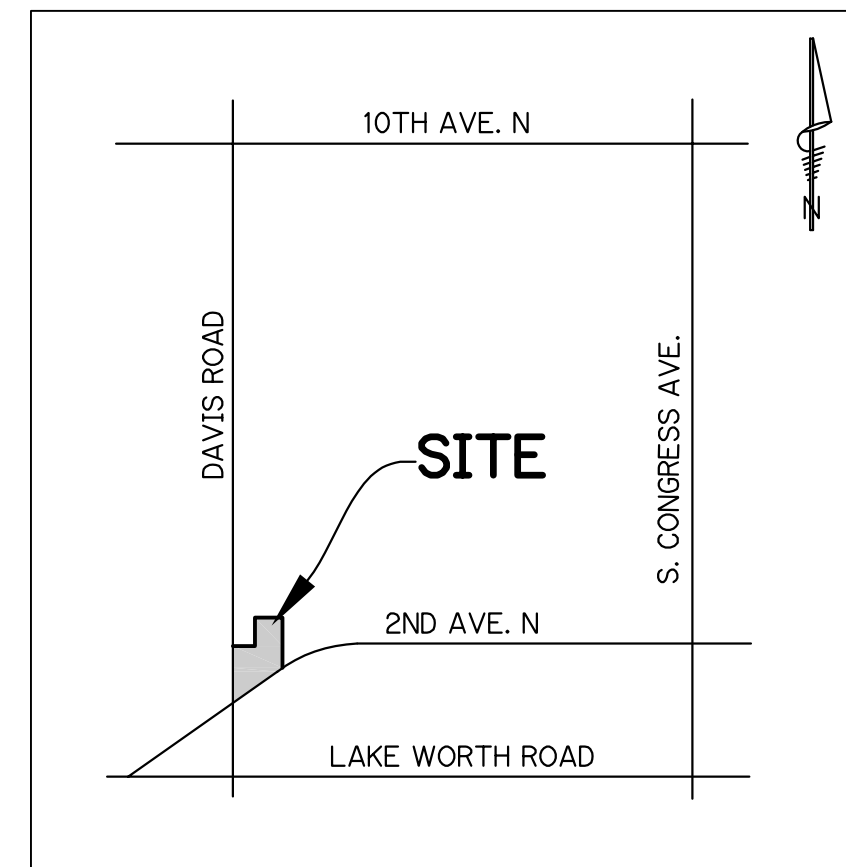
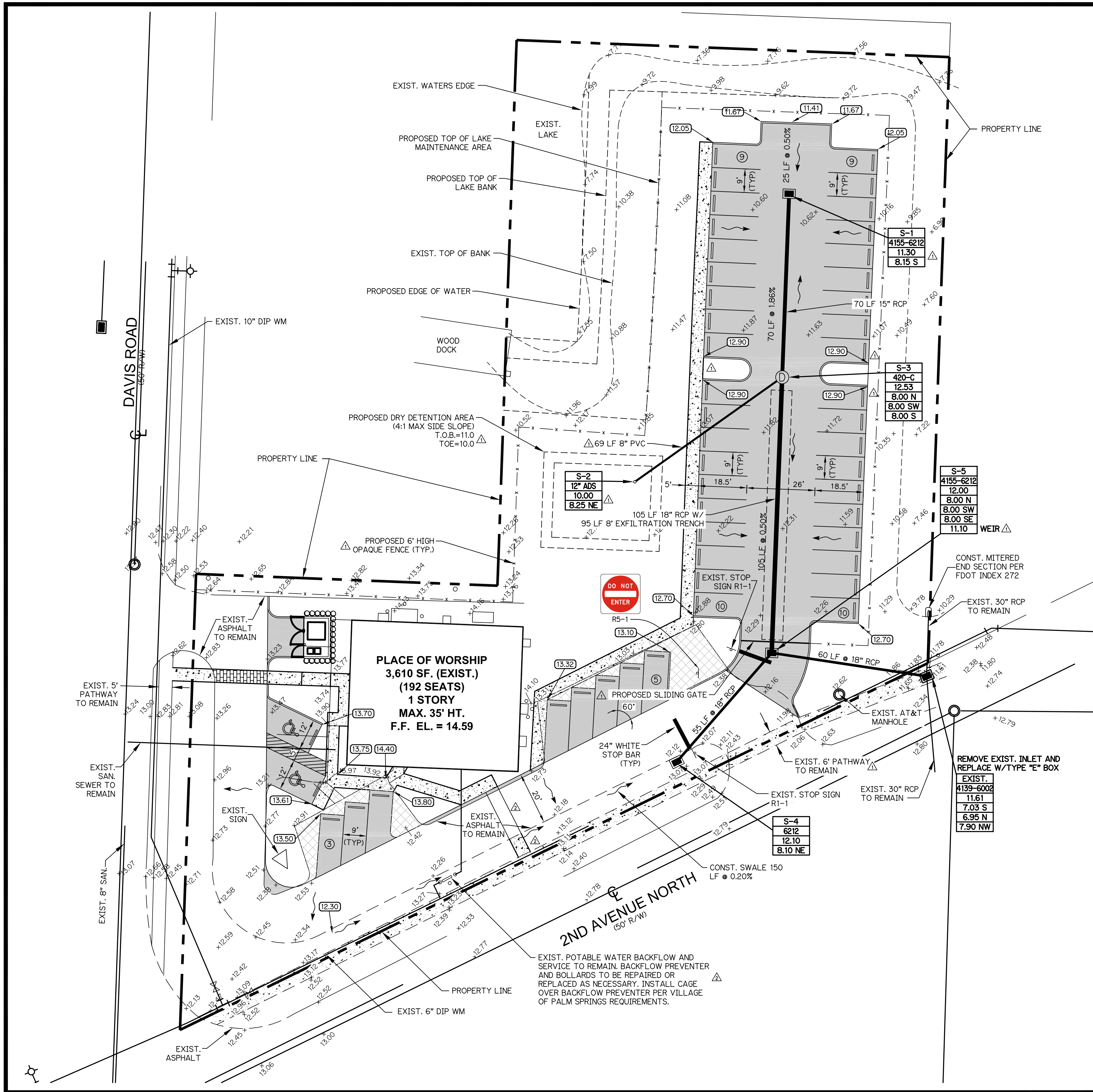
EAST ELEVATION



SOUTH ELEVATION

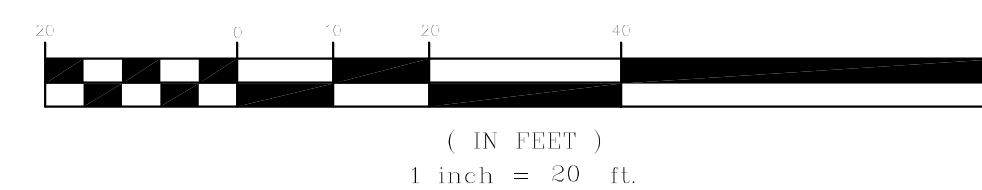


WEST ELEVATION



SEC. 19 TWP. 44 S. RGE. 43 E.
LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



LEGEND:

- PROPOSED GRADE
- FLOW ARROW
- STORM DRAINAGE STRUCTURE
- STORM DRAIN PIPE
- EXFILTRATION TRENCH
- EXISTING ELEVATION
- EXIST. FIRE HYDRANT
- EXIST. STORM DRAINAGE STRUCTURE
- EXIST. SANITARY MANHOLE
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

ALL ELEVATIONS INDICATED HEREON ARE NGVD 29 VERTICAL DATUM BASED ON ENGINEERING PLANS PROVIDED BY:
GINO FURLANO, PSM #5044
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD., UNIT K
WEST PALM BEACH, FL 33406 TEL:(561) 753-0353

NGVD TO NAVD CONVERSION = NGVD - 1.512 FT



SITE ENGINEERING PLAN

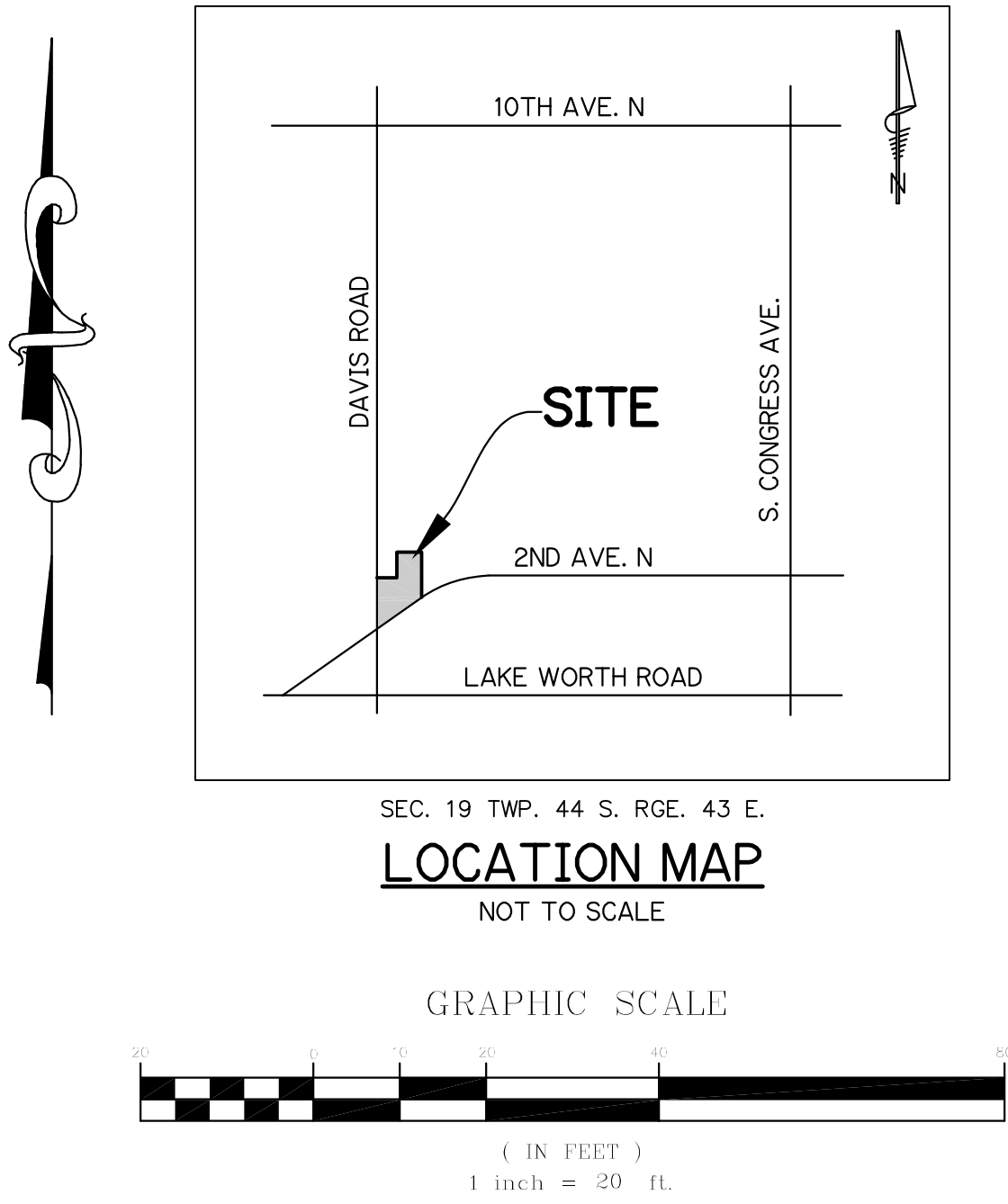
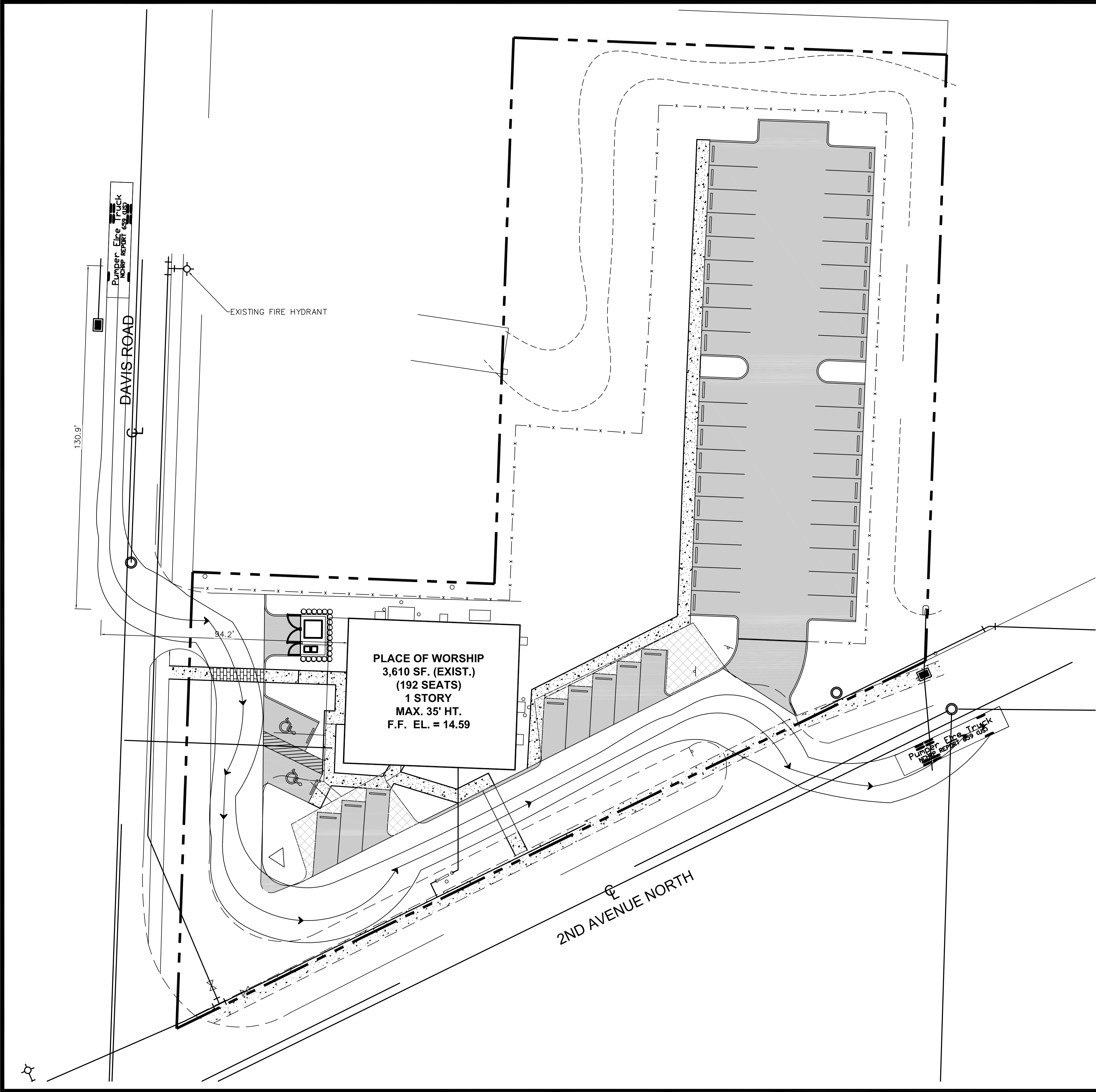
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

DATE	CK	BY	REVISIONS
02/25/20	RWL	SG	2. REV. PER VPS COMMENTS
02/05/20	RWL	SG	1. REV. PER VPS COMMENTS

EB 9889
Last Devanport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

SCALE: 1"=20'
DATE: 2/25/20
DESIGNED BY:SG
CHECKED BY:RL
DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707
17-032 PE
SHEET 1 OF 2



LEGEND:

- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- PROPOSED HANDICAP PARKING
- EXIST. ASPHALT TO BE REMOVED
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED BRICK PAVERS
- PROPOSED ASPHALT

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FIRE TRUCK PATH PLAN
FOR
PENJEL EVANGELICAL CHURCH OF DELRAY
PALM SPRINGS, FLORIDA

REVISONS	DATE	BY	CK

EB 9889

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1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561) 615-6567 fax (561) 683-0872

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DRAWING FILE:
17-032-PE

02/25/20
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

17-032

PE

SHEET 2 OF 2

PROPERTY ADDRESS:

3401 2ND AVNEUE, PALM SPRINGS, FLORIDA 33461

CERTIFIED TO: ADVANCED GLOBAL CONSULTING FIRM, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
N/D = NAIL AND DISC
N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC = OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES
METAL FENCE
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)

FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.

REVIEW OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE SEARCH REPORT DATED: JUNE 28, 2019; FUND FILE NUMBER: 754635

RESTRICTIONS/EASEMENTS:

ITEM 1- NOT PLOTTABLE

ITEM 2- PLOTTED

ITEM 3- NOT PLOTTABLE

ITEM 4- NOT PLOTTABLE

ITEM 5- 5' DRAINAGE EASEMENT ALONG EAST PROPERTY LINE

ITEM 6- 5' UTILITY EASEMENT ALONG THE NORTH 5' OF THE WEST 115.08' FEET

ITEM 7- NOT PLOTTABLE

ITEM 8- WOOD DECK ENCROACHES 2.0' INTO WEST PROPERTY LINE

ITEM 9-NOT PLOTTABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** 5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.

(b) BOUNDARY MONUMENTS:

1. WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY THAT THIS MAP OF BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE, THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED: GINO FURLANO
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

S02°00'26"W 174.02' (O.R. BOOK 3360, PAGE 303) 174.43 (LEGAL)

50' RW TOTAL PER PLAT
C/L
DAVIS ROAD

S87°45'44"E 115.08' (O.R. BOOK 3360, PAGE 303) 115.00' (LEGAL)

5' UTILITY EASEMENT
(AS PER OFFICIAL BOOK 3360, PAGE 303, P.B.C.P.R.)

S87°45'44"E 165.22' (O.R. BOOK 3360, PAGE 303) 168.11' (LEGAL)

N02°00'31"E 208.18' (O.R. BOOK 3360, PAGE 303 AND LEGAL)

S02°00'31"W 231.22' (O.R. BOOK 3360, PAGE 303) 229.36 (LEGAL)

5' DRAINAGE EASEMENT (AS PER DEED BOOK 3360, PAGE 303, P.B.C.P.R.)

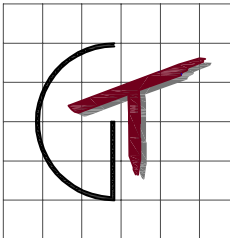
S63°52'39"W 317.84' (O.R. BOOK 3360, PAGE 303) 320.94 (LEGAL)

C/L
2ND AVENUE NORTH
50' RW TOTAL PER PLAT

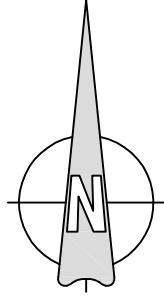
TOTAL SQ. FOOTAGE OF LOT = 62,013 SQ. FEET
TOTAL SQ. FOOTAGE OF STRUCTURE = 3,610 SQ. FEET

JOB NO.: 67452

DATE:	DESCRIPTION:
01-11-2018	TOPO. SURVEY
10-24-2018	UPDATE SURVEY
09-24-2019	UPDATE BOUNDARY SURVEY WITH TITLE REPORT



GT SURVEYOR
SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL: gtsurveying@gmail.com



SCALE: 1"=50'

June 7, 2019

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411-3745

Re: Penuel Evangelical Church - #PTC19-057

Dear Mr. Bari:

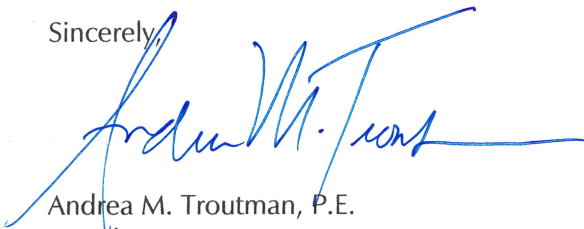
The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed Project meets the requirements of Article 12, Traffic Performance Standards (TPS), of the Palm Beach County Unified Land Development Code (ULDC). The site is located along 2nd Ave North east of Davis Road in the Village of Palm Springs. It is proposed to redevelop a vacant 3,610 SF building, which used to be a veterinary clinic, into a church. The buildout year is estimated to be 2021. The Property Control Number is 70-43-44-19-20-058-0110.

A trip generation analysis is provided on Attachment 1A for Daily, AM Peak Hour and PM Peak Hour. The highest peak hour trip generation is 2 PM peak hour trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. Attachment 1B provides the Sunday peak hour of generator trip generation for informational purposes. The project's two weekday peak hour trips have an insignificant impact (less than 1% of LOS D) on the surrounding roadway links. Therefore, the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

The site will continue to use the existing two driveway connections to Davis Road and 2nd Avenue North. Attachment 2 provides the projected driveway volumes at buildout. Auxiliary turn lanes are not required.

Your review and approval of this analysis is appreciated.

Sincerely,



Andrea M. Troutman, P.E.
President

Attachments

ec: Mr. Kevin McGinley

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409

This item has been electronically signed and sealed by Andrea M Troutman, P.E. on 6/7/19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1A Penuel Evangelical Church Trip Generation

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips	Pass-by Trips (1)		New External Trips
Church	560	3,610 SF	6.95 /1000 SF	25	1	5.0%	24
TOTALS		3,610 SF		25	1		24

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.33 /1,000 SF (60/40)	1	-	1	- 5.0%	1	-	1
TOTALS		3,610 SF		1	-	1	-	1	-	1

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)	New Trips		
				In	Out	Total		In	Out	Total
Church	560	3,610 SF	0.49 /1,000 SF (45/55)	1	1	2	- 5.0%	1	1	2
TOTALS		3,610 SF		1	1	2	-	1	1	2

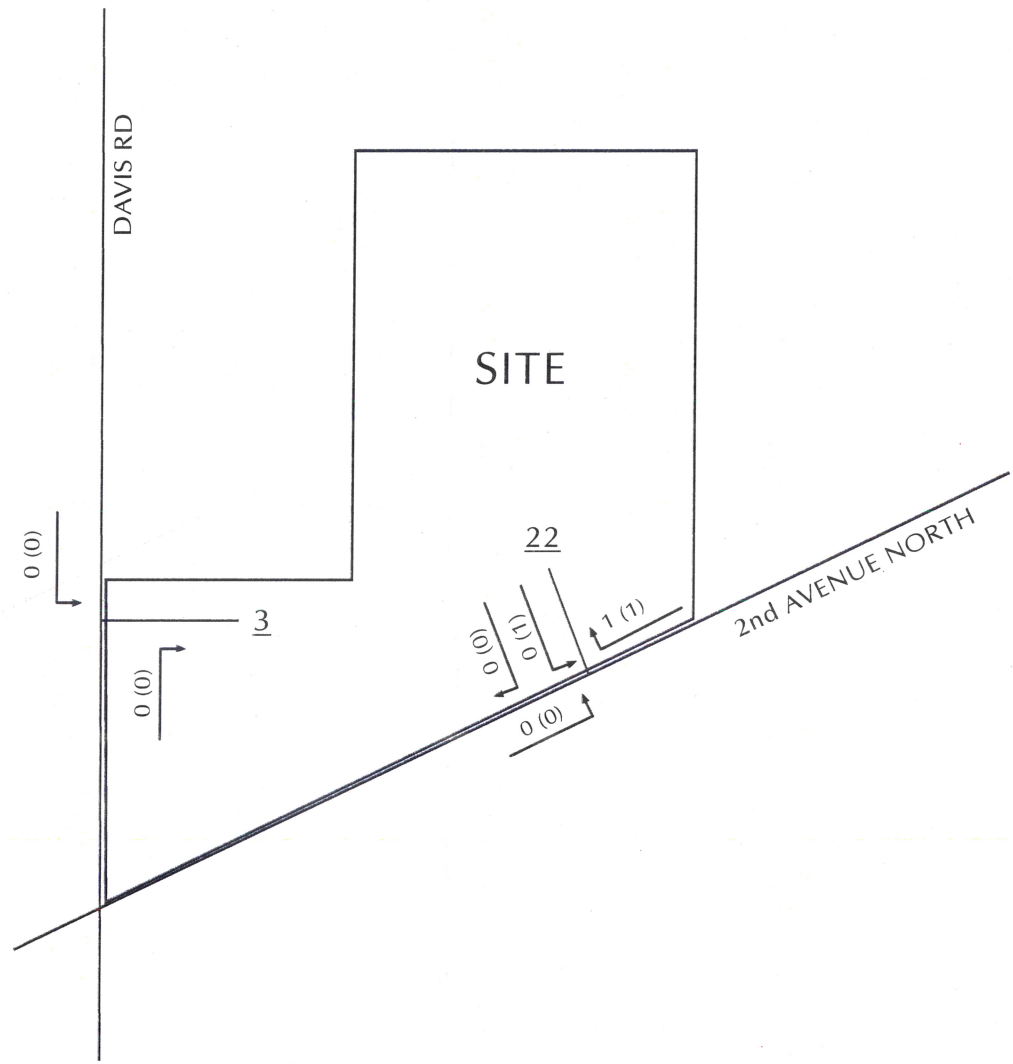
(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.

Attachment 1B
Penuel Evangelical Church
Trip Generation

WEEKEND PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips			Pass-by Trips (1)		New Trips		
				In	Out	Total			In	Out	Total
Church	560	3,610 SF	9.99 /1,000 SF (48/52)	18	18	36	2	5%	17	17	34
TOTALS		3,610 SF		18	18	36	2		17	17	34

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition.



<u>LEGEND</u>	
1	- AM PEAK HOUR
(1)	- PM PEAK HOUR
<u>22</u>	- ADT

6/7/19
19-057



Last Devenport, Inc.
PROFESSIONAL CONSULTING SERVICES

Penuel Evangelical Church of Delray

3401 2nd Ave. N.
Palm Springs, FL 33461

SURFACE WATER MANAGEMENT CALCULATIONS

LDi Project No. 17-032

Rev. 2 – February 5, 2020

LAST DEVENPORT, INC. (E.B. # 9889)

Ronald W. Last, PE
FL Reg. No. 38707

Date

Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E
Vertical Datum: NGVD

Summary

Required Water Quality Storage Volume:	0.06	ac-ft	
Water Quality Storage Volume Stage:	10.13	NGVD	8.61 NAVD
Allowable Peak Discharge:	0.08	cfs	
Design Peak Discharge (With Minimum Bleeder):	1.00	cfs	
Control Elevation:	8.00	NGVD	6.49 NAVD

Minimum Design Elevations (Design Storm Event)

	Stage Elevation	Stage Elevation
Parking (5 Year, 1 Hour Storm Event)	10.35 NGVD	8.84 NAVD
Offsite Discharge (10 Year, 3 Day Storm Event)	11.10 NGVD	9.59 NAVD
Perimeter (25 Year, 3 Day Storm Event)	11.25 NGVD	9.74 NAVD
Finished Floor (100 Year, 3 Day Storm Event)	14.59 NGVD	13.08 NAVD

Flood Routing Elevations (Design Rainfall)

	Stage Elevation	Stage Elevation	Discharge	Runoff Volume
5 Year, 1 Hour Storm Event (3.2 inches)	10.35 NGVD	8.84 NAVD	0.85 cfs	0.14 ac-ft
10 Year, 3 Day Storm Event (10.5 inches)	11.10 NGVD	9.59 NAVD	1.00 cfs	0.77 ac-ft
25 Year, 3 Day Storm Event (12.5 inches)	11.25 NGVD	9.74 NAVD	1.58 cfs	0.95 ac-ft
100 Year, 3 Day Storm Event (16.0 inches)	13.21 NGVD	11.70 NAVD		1.27 ac-ft

Control Structure Information

Proposed Control Structure (S-5)

Weir Length:	3.00 ft.	
Weir Elevation:	11.10 NGVD	9.59 NAVD
Bleeder Type:	Inverted Triangle	
Bleeder Height:	0.50 ft.	
Bleeder Width:	0.50 ft.	
Bleeder Angle:	53.13 deg.	
Bleeder Invert Elevation:	8.00 NGVD	6.49 NAVD



Project Name: **Penuel Evangelical Church of Delray**
SURFACE WATER MANAGEMENT CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Given**A. Post Development Area Acreage:**

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Proposed Minimum Elevations:

1. Roads and Parking =	11.30 NGVD	CONTROL =	8.00 NGVD
2. Floors =	14.59 NGVD		

C. Design Storm Allowable Discharge:

1. Basin	SFWMD C-51 Basin Sub-Basin 33		
2. Sub-Basin 33 Min. FFE =	12.70 NGVD		
3. SFWMD Formula	35 csm	=	0.08 cfs
Allowable Discharge =			0.08 cfs

D. Water Level Elevations:

1. Wet Season Water Table 8.00 NGVD
2. Receiving body water level will not affect discharge rates

Note: Proposed minimum parking grade {11.30 NGVD} is more than 2 ft. minimum above wet season water table or control elevation of 8.00 NGVD.

E. Rainfall Amounts:

1. Parking (5 year - 1 hour)	3.2 inches
<u>*5 year - 1 hour design event required per SFWMD when using exfiltration trench.</u>	
2. Offsite Discharge (10 year - 3 day)	10.5 inches
3. Perimeter Design (25 year - 3 day)	12.5 inches
4. Floors (100 year - 3 day)	16.0 inches

II. Design Criteria

A. Site Water Quality:

1. Since this is a dry detention system whichever of the greater of a) or b) shall govern
 - a. The first inch of runoff over the entire site , or
 - b. The amount of 2.5 inches times the percentage of impervious area
2. The retention system will be designed to discharge at least 1/2 of the retention volume per day

B. Quantity:

1. The allowable peak discharge is 0.08 cfs
2. Floors are no lower than 14.59 NGVD
3. Roads and Parking are desired to be no lower than 11.30 NGVD

III. Computations

A. Site Water Quality:

1. Compute first inch of runoff from the developed project

$$= 1 \text{ in.} \times 1.40 \text{ ac.} \times 1/12 = 0.12 \text{ ac-ft}$$

0.12 ac-ft for first inch of runoff over the entire site
2. Compute 2.5 inches times the percentage of impervious area
 - a. Site Area for water quality pervious/impervious calculations only

$$= \text{Total Project area} - (\text{Lake} + \text{Roof})$$

$$= 1.40 - 0.17 = 1.23 \text{ acre}$$
 - b. Impervious Area for water quality pervious/impervious calculations only

$$= (\text{Site Area for water quality pervious/impervious}) - \text{Pervious}$$

$$= 1.23 - 0.75 = 0.48 \text{ acre}$$

0.48 acre of impervious area for water quality pervious/impervious
 - c. Percentage of Impervious for water quality:

$$= (\text{Impervious Area for water quality} / \text{Site Area for water quality}) \times 100\%$$

$$= 0.48 / 1.23 \times 100\%$$

$$= 39\% \text{ impervious}$$

d. For 2.5 inches times the percentage impervious:

$$= 2.5 \text{ in} \times 0.39$$

$$= 0.97 \text{ inches to be treated}$$

e. Compute volume required for water quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lakes})$$

$$= 0.97 \times 1.40 - 0.09 \times 1/12 \text{ in.}$$

$$= \underline{0.11} \text{ ac-ft required detention storage}$$

3. The greater of the first inch or 2.5" times the percentage impervious controls

$$\underline{0.12} > 0.11$$

Since the first inch of runoff from the developed project = 0.12 ac-ft is greater than 2.5 in. times the percentage of impervious, the first inch of runoff controls.

4. Because the system is 100% dry retention, a 50% reduction in retention volume is permitted.

$$\text{Total detained volume} = \boxed{0.06 \text{ ac-ft}} \text{ occurs at elevation } 10.13 \text{ NGVD}$$

B. SCS Curve Number

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

$$= \text{average site grade elevation} - \text{average water table elevation}$$

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

$$= \text{storage available} \times \text{pervious areas}$$

$$= 5.60 \times 0.56 = 3.13 \times 1/12 \text{ in.}$$

$$= 0.26 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

$$S = \text{available soil storage onsite/site area}$$

$$= 0.26 / 1.40 \times 12 \text{ in/ 1 ft}$$

$$= \underline{2.24} \text{ inches of site-wide moisture storage, S}$$

7. SCS Curve Number, CN

$$CN = 1000 / (S + 10)$$

$$= \frac{1000}{2.24 + 10}$$

$$= \underline{82} \text{ SCS Curve Number}$$

C. Project Surface Storage

1. Assumptions

- a. 0.00 Acres of Lake Maintenance Area stores linearly upward from elevation 10.0 to 11.0 NGVD
- b. 0.02 Acres of Dry Detention stores vertically upward from elevation 10.0 to 11.0 NGVD
- c. 0.01 Acres of Dry Detention stores linearly upward from elevation 10.0 to 11.0 NGVD
- d. 0.00 Acres of Lake Bank stores linearly upward from elevation 8.0 to 10.0 NGVD
- e. 0.09 Acres of Lake stores vertically upward from elevation 8.00 to 11.50 NGVD
- f. 0.16 Acres of Exist. Parking stores linearly upward from elevation 12.00 to 13.80 NGVD
- g. 0.05 Acres of Sidewalk stores linearly upward from elevation 12.05 to 14.40 NGVD
- h. 95 Linear Feet of Exfiltration Trench stores vertically upward from elevation 8.00 to 10.20 NGVD
- i. 0.27 Acres of Parking stores linearly upward from elevation 11.30 to 12.90 NGVD
- j. 0.52 Acres of Open Space stores linearly upward from elevation 9.5 to 14.4 NGVD

2. Stage-Storage Computations are shown on the attached flood routing calculations.

D. Control Structure

- 1. Values of stage vs. discharge are shown on the attached flood routing calculations.

IV. Confirm Storm Stages vs Design Elevations

A. Minimum Building Floor Elevation

- 1. The minimum finished floor elevation must be above the 100 Year - 3 Day flood elevation. Since the flood routing calculations indicate the 100 Year - 3 Day Storm Stage = 13.21 NGVD and the existing finished floor elevation is 14.59 NGVD, the criteria is met for the site.

The minimum floor elevation is acceptable.

A. Minimum Parking Lot Elevation

- 1. The minimum parking lot elevation must be above the 5 Year - 1 Hour rainfall event, which is 10.35 NGVD. Since the minimum proposed parking lot elevation is 11.30 NGVD, the criteria is met.

The minimum parking lot elevation is acceptable.

B. Allowable Peak Discharge

- 1. The allowable peak discharge per the SFWMD C-51 Basin Sub-Basin 33 of 35.0 csm = 0.08 cfs for the site area of 1.40 acres.

- 2. The minimum bleeder size per LWDD is a 6" x 6" Inverted Triangle bleeder. Per the attached computations, the max. discharge through the control structure bleeder is

1.00 CFS

The bleeder discharge controls

- 3. The minimum perimeter elevation is based on the 25 Year - 3 Day storm event, which is 11.25 NGVD. Since the flood routing calculations indicate the 25 Year - 3 Day storm stage = 11.25 NGVD, the proposed minimum perimeter elevation is sufficient.

The minimum perimeter berm elevation is acceptable.

Penuel Evangelical Church of Delray

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	DRY DETENTION	DRY DETENTION	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	TOTAL STORAGE
STORAGE TYPE =	VERTICAL	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	(Ac-ft)
BEGINNING STAGE =	10.00	10.00	12.00	12.05	8.00	11.30	9.50	0.00
ENDING STAGE =	11.00	11.00	13.80	14.40	10.20	12.90	14.40	0.01
STORAGE AREA (Ac) =	0.02	0.01	0.16	0.05	0.00	0.27	0.52	0.04
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	0.18
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47
9.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	1.08
10.00	0.00	0.00	0.00	0.00	0.03	0.00	0.01	1.98
11.00	0.02	0.01	0.00	0.00	0.03	0.00	0.12	3.00
12.00	0.05	0.02	0.00	0.00	0.03	0.04	0.33	
13.00	0.07	0.03	0.05	0.01	0.03	0.24	0.65	
14.00	0.10	0.05	0.18	0.04	0.03	0.50	1.08	
15.00	0.12	0.06	0.34	0.09	0.03	0.77	1.59	

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.

Project Name: Penuel Evangelical Church of Delray
 Date: 2/5/2020
 Project Number: 17-032
 Sec/Twp/Rge: S19/T44S/R43E

I. Given

$$V = [L (K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) * W * D_u)] / 2$$

Where:

V = Volume to be exfiltrated (ac-in)	0.36	0.030	= ac-ft
L = Length of Trench Required (Feet)	95		
W = Trench width (feet)	8.00		
K = Hydraulic conductivity (cfs/sf-ft head)	0.00008455		
H ₂ = Depth to water table (feet)	4.00		
D _u = Non-saturated depth(feet)	2.20		
D _s = Saturated trench depth (feet)	2.00		

k-1	k-2	k ave
0.0001293	0.0000398	0.00008455

Appendix C: Isohyetal Maps
from SFWMD Technical Memorandum, *Frequency Analysis of One and Three Day
Rainfall Maxima for central and southern Florida*, Paul Trimble, October 1990.

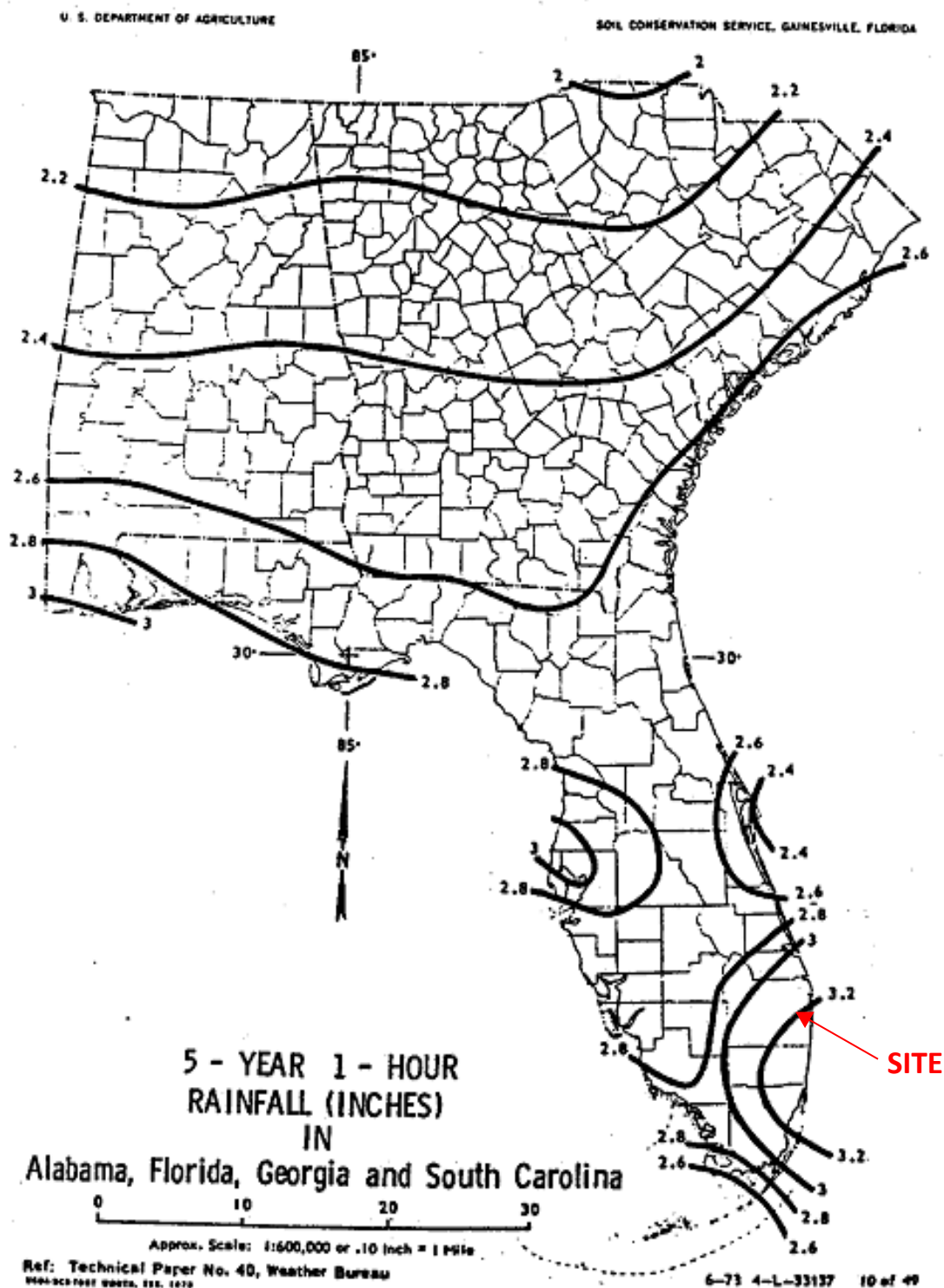


Figure C-1

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 08, 2020;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: FDOT - 1 hr

Design Frequency: 1 year

1 Day Rainfall: 3.2 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

User Specified Rainfall Distribution: FDOT - 1 hr

Time (hr)	Rainfall (percent)
0.00	0.00
0.10	0.02
0.20	0.08
0.30	0.20
0.40	0.41
0.50	0.63
0.60	0.81
0.70	0.92
0.80	0.98
0.90	1.00
1.00	1.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
0.20	0.26	0.00	0.00	0.00	8.00	8.00
0.40	1.31	0.94	0.28	0.00	8.55	8.00
0.60	2.58	3.40	0.72	0.02	9.77	8.00
0.80	3.15	2.77	0.83	0.03	10.22	8.00
1.00	3.20	1.00	0.85	0.04	10.35	8.00
1.20	3.20	0.31	0.85	0.06	10.32	8.00
1.40	3.20	0.10	0.83	0.07	10.25	8.00
1.60	3.20	0.03	0.81	0.09	10.16	8.00
1.80	3.20	0.01	0.79	0.10	10.07	8.00
2.00	3.20	0.00	0.75	0.11	9.89	8.00
2.20	3.20	0.00	0.65	0.12	9.51	8.00
2.40	3.20	0.00	0.55	0.13	9.17	8.00
2.60	3.20	0.00	0.39	0.14	8.75	8.00
2.80	3.20	0.00	0.09	0.14	8.35	8.00
3.00	3.20	0.00	0.04	0.14	8.25	8.00
3.20	3.20	0.00	0.02	0.14	8.20	8.00
3.40	3.20	0.00	0.01	0.14	8.17	8.00
3.60	3.20	0.00	0.01	0.14	8.15	8.00
3.80	3.20	0.00	0.01	0.14	8.13	8.00
4.00	3.20	0.00	0.01	0.14	8.12	8.00
4.20	3.20	0.00	0.01	0.14	8.11	8.00
4.40	3.20	0.00	0.00	0.14	8.10	8.00
4.60	3.20	0.00	0.00	0.14	8.10	8.00
4.80	3.20	0.00	0.00	0.14	8.09	8.00
5.00	3.20	0.00	0.00	0.14	8.09	8.00
5.20	3.20	0.00	0.00	0.14	8.08	8.00
5.40	3.20	0.00	0.00	0.14	8.08	8.00
5.60	3.20	0.00	0.00	0.14	8.07	8.00
5.80	3.20	0.00	0.00	0.14	8.07	8.00
6.00	3.20	0.00	0.00	0.14	8.07	8.00
6.20	3.20	0.00	0.00	0.14	8.07	8.00
6.40	3.20	0.00	0.00	0.14	8.06	8.00
6.60	3.20	0.00	0.00	0.14	8.06	8.00
6.80	3.20	0.00	0.00	0.14	8.06	8.00
7.00	3.20	0.00	0.00	0.14	8.06	8.00
7.20	3.20	0.00	0.00	0.14	8.06	8.00
7.40	3.20	0.00	0.00	0.14	8.06	8.00
7.60	3.20	0.00	0.00	0.14	8.05	8.00
7.80	3.20	0.00	0.00	0.14	8.05	8.00
8.00	3.20	0.00	0.00	0.14	8.05	8.00
8.20	3.20	0.00	0.00	0.14	8.05	8.00
8.40	3.20	0.00	0.00	0.14	8.05	8.00
8.60	3.20	0.00	0.00	0.14	8.05	8.00
8.80	3.20	0.00	0.00	0.14	8.05	8.00
9.00	3.20	0.00	0.00	0.14	8.05	8.00
9.20	3.20	0.00	0.00	0.14	8.05	8.00
9.40	3.20	0.00	0.00	0.14	8.04	8.00
9.60	3.20	0.00	0.00	0.14	8.04	8.00
9.80	3.20	0.00	0.00	0.14	8.04	8.00
10.00	3.20	0.00	0.00	0.14	8.04	8.00
10.20	3.20	0.00	0.00	0.14	8.04	8.00
10.40	3.20	0.00	0.00	0.14	8.04	8.00
10.60	3.20	0.00	0.00	0.14	8.04	8.00
10.80	3.20	0.00	0.00	0.14	8.04	8.00
11.00	3.20	0.00	0.00	0.14	8.04	8.00
11.20	3.20	0.00	0.00	0.14	8.04	8.00
11.40	3.20	0.00	0.00	0.14	8.04	8.00
11.60	3.20	0.00	0.00	0.14	8.04	8.00
11.80	3.20	0.00	0.00	0.14	8.04	8.00
12.00	3.20	0.00	0.00	0.14	8.04	8.00
12.20	3.20	0.00	0.00	0.14	8.04	8.00
12.40	3.20	0.00	0.00	0.14	8.03	8.00
12.60	3.20	0.00	0.00	0.14	8.03	8.00
12.80	3.20	0.00	0.00	0.14	8.03	8.00
13.00	3.20	0.00	0.00	0.14	8.03	8.00
13.20	3.20	0.00	0.00	0.14	8.03	8.00
13.40	3.20	0.00	0.00	0.14	8.03	8.00
13.60	3.20	0.00	0.00	0.14	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
13.80	3.20	0.00	0.00	0.14	8.03	8.00
14.00	3.20	0.00	0.00	0.14	8.03	8.00
14.20	3.20	0.00	0.00	0.14	8.03	8.00
14.40	3.20	0.00	0.00	0.14	8.03	8.00
14.60	3.20	0.00	0.00	0.14	8.03	8.00
14.80	3.20	0.00	0.00	0.14	8.03	8.00
15.00	3.20	0.00	0.00	0.14	8.03	8.00
15.20	3.20	0.00	0.00	0.14	8.03	8.00
15.40	3.20	0.00	0.00	0.14	8.03	8.00
15.60	3.20	0.00	0.00	0.14	8.03	8.00
15.80	3.20	0.00	0.00	0.14	8.03	8.00
16.00	3.20	0.00	0.00	0.14	8.03	8.00
16.20	3.20	0.00	0.00	0.14	8.03	8.00
16.40	3.20	0.00	0.00	0.14	8.03	8.00
16.60	3.20	0.00	0.00	0.14	8.03	8.00
16.80	3.20	0.00	0.00	0.14	8.03	8.00
17.00	3.20	0.00	0.00	0.14	8.03	8.00
17.20	3.20	0.00	0.00	0.14	8.03	8.00
17.40	3.20	0.00	0.00	0.14	8.03	8.00
17.60	3.20	0.00	0.00	0.14	8.03	8.00
17.80	3.20	0.00	0.00	0.14	8.03	8.00
18.00	3.20	0.00	0.00	0.14	8.03	8.00
18.20	3.20	0.00	0.00	0.14	8.03	8.00
18.40	3.20	0.00	0.00	0.14	8.03	8.00
18.60	3.20	0.00	0.00	0.14	8.03	8.00
18.80	3.20	0.00	0.00	0.14	8.02	8.00
19.00	3.20	0.00	0.00	0.14	8.02	8.00
19.20	3.20	0.00	0.00	0.14	8.02	8.00
19.40	3.20	0.00	0.00	0.14	8.02	8.00
19.60	3.20	0.00	0.00	0.14	8.02	8.00
19.80	3.20	0.00	0.00	0.14	8.02	8.00
20.00	3.20	0.00	0.00	0.14	8.02	8.00
20.20	3.20	0.00	0.00	0.14	8.02	8.00
20.40	3.20	0.00	0.00	0.14	8.02	8.00
20.60	3.20	0.00	0.00	0.14	8.02	8.00
20.80	3.20	0.00	0.00	0.14	8.02	8.00
21.00	3.20	0.00	0.00	0.14	8.02	8.00
21.20	3.20	0.00	0.00	0.14	8.02	8.00
21.40	3.20	0.00	0.00	0.14	8.02	8.00
21.60	3.20	0.00	0.00	0.14	8.02	8.00
21.80	3.20	0.00	0.00	0.14	8.02	8.00
22.00	3.20	0.00	0.00	0.14	8.02	8.00
22.20	3.20	0.00	0.00	0.14	8.02	8.00
22.40	3.20	0.00	0.00	0.14	8.02	8.00
22.60	3.20	0.00	0.00	0.14	8.02	8.00
22.80	3.20	0.00	0.00	0.14	8.02	8.00
23.00	3.20	0.00	0.00	0.14	8.02	8.00
23.20	3.20	0.00	0.00	0.14	8.02	8.00
23.40	3.20	0.00	0.00	0.14	8.02	8.00
23.60	3.20	0.00	0.00	0.14	8.02	8.00
23.80	3.20	0.00	0.00	0.14	8.02	8.00
24.00	3.20	0.00	0.00	0.14	8.02	8.00
24.20	3.20	0.00	0.00	0.14	8.02	8.00
24.40	3.20	0.00	0.00	0.14	8.02	8.00
24.60	3.20	0.00	0.00	0.14	8.02	8.00
24.80	3.20	0.00	0.00	0.14	8.02	8.00
25.00	3.20	0.00	0.00	0.14	8.02	8.00
25.20	3.20	0.00	0.00	0.14	8.02	8.00
25.40	3.20	0.00	0.00	0.14	8.02	8.00
25.60	3.20	0.00	0.00	0.14	8.02	8.00
25.80	3.20	0.00	0.00	0.14	8.02	8.00
26.00	3.20	0.00	0.00	0.14	8.02	8.00
26.20	3.20	0.00	0.00	0.14	8.02	8.00
26.40	3.20	0.00	0.00	0.14	8.02	8.00
26.60	3.20	0.00	0.00	0.14	8.02	8.00
26.80	3.20	0.00	0.00	0.14	8.02	8.00
27.00	3.20	0.00	0.00	0.14	8.02	8.00
27.20	3.20	0.00	0.00	0.14	8.02	8.00
27.40	3.20	0.00	0.00	0.14	8.02	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
27.60	3.20	0.00	0.00	0.14	8.02	8.00
27.80	3.20	0.00	0.00	0.14	8.02	8.00
28.00	3.20	0.00	0.00	0.14	8.02	8.00
28.20	3.20	0.00	0.00	0.14	8.02	8.00
28.40	3.20	0.00	0.00	0.14	8.02	8.00
28.60	3.20	0.00	0.00	0.14	8.02	8.00
28.80	3.20	0.00	0.00	0.14	8.02	8.00
29.00	3.20	0.00	0.00	0.14	8.02	8.00
29.20	3.20	0.00	0.00	0.14	8.02	8.00
29.40	3.20	0.00	0.00	0.14	8.02	8.00
29.60	3.20	0.00	0.00	0.14	8.02	8.00
29.80	3.20	0.00	0.00	0.14	8.02	8.00
30.00	3.20	0.00	0.00	0.14	8.02	8.00
30.20	3.20	0.00	0.00	0.14	8.02	8.00
30.40	3.20	0.00	0.00	0.14	8.02	8.00
30.60	3.20	0.00	0.00	0.14	8.02	8.00
30.80	3.20	0.00	0.00	0.14	8.02	8.00
31.00	3.20	0.00	0.00	0.14	8.02	8.00
31.20	3.20	0.00	0.00	0.14	8.02	8.00
31.40	3.20	0.00	0.00	0.14	8.02	8.00
31.60	3.20	0.00	0.00	0.14	8.02	8.00
31.80	3.20	0.00	0.00	0.14	8.02	8.00
32.00	3.20	0.00	0.00	0.14	8.02	8.00
32.20	3.20	0.00	0.00	0.14	8.02	8.00
32.40	3.20	0.00	0.00	0.14	8.02	8.00
32.60	3.20	0.00	0.00	0.14	8.02	8.00
32.80	3.20	0.00	0.00	0.14	8.02	8.00
33.00	3.20	0.00	0.00	0.14	8.02	8.00
33.20	3.20	0.00	0.00	0.14	8.02	8.00
33.40	3.20	0.00	0.00	0.14	8.02	8.00
33.60	3.20	0.00	0.00	0.14	8.02	8.00
33.80	3.20	0.00	0.00	0.14	8.02	8.00
34.00	3.20	0.00	0.00	0.14	8.02	8.00
34.20	3.20	0.00	0.00	0.14	8.02	8.00
34.40	3.20	0.00	0.00	0.14	8.02	8.00
34.60	3.20	0.00	0.00	0.14	8.02	8.00
34.80	3.20	0.00	0.00	0.14	8.02	8.00
35.00	3.20	0.00	0.00	0.14	8.02	8.00
35.20	3.20	0.00	0.00	0.14	8.02	8.00
35.40	3.20	0.00	0.00	0.14	8.02	8.00
35.60	3.20	0.00	0.00	0.14	8.02	8.00
35.80	3.20	0.00	0.00	0.14	8.02	8.00
36.00	3.20	0.00	0.00	0.14	8.02	8.00
36.20	3.20	0.00	0.00	0.14	8.02	8.00
36.40	3.20	0.00	0.00	0.14	8.02	8.00
36.60	3.20	0.00	0.00	0.14	8.02	8.00
36.80	3.20	0.00	0.00	0.14	8.02	8.00
37.00	3.20	0.00	0.00	0.14	8.02	8.00
37.20	3.20	0.00	0.00	0.14	8.02	8.00
37.40	3.20	0.00	0.00	0.14	8.02	8.00
37.60	3.20	0.00	0.00	0.14	8.01	8.00
37.80	3.20	0.00	0.00	0.14	8.01	8.00
38.00	3.20	0.00	0.00	0.14	8.01	8.00
38.20	3.20	0.00	0.00	0.14	8.01	8.00
38.40	3.20	0.00	0.00	0.14	8.01	8.00
38.60	3.20	0.00	0.00	0.14	8.01	8.00
38.80	3.20	0.00	0.00	0.14	8.01	8.00
39.00	3.20	0.00	0.00	0.14	8.01	8.00
39.20	3.20	0.00	0.00	0.14	8.01	8.00
39.40	3.20	0.00	0.00	0.14	8.01	8.00
39.60	3.20	0.00	0.00	0.14	8.01	8.00
39.80	3.20	0.00	0.00	0.14	8.01	8.00
40.00	3.20	0.00	0.00	0.14	8.01	8.00
40.20	3.20	0.00	0.00	0.14	8.01	8.00
40.40	3.20	0.00	0.00	0.14	8.01	8.00
40.60	3.20	0.00	0.00	0.14	8.01	8.00
40.80	3.20	0.00	0.00	0.14	8.01	8.00
41.00	3.20	0.00	0.00	0.14	8.01	8.00
41.20	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
41.40	3.20	0.00	0.00	0.14	8.01	8.00
41.60	3.20	0.00	0.00	0.14	8.01	8.00
41.80	3.20	0.00	0.00	0.14	8.01	8.00
42.00	3.20	0.00	0.00	0.14	8.01	8.00
42.20	3.20	0.00	0.00	0.14	8.01	8.00
42.40	3.20	0.00	0.00	0.14	8.01	8.00
42.60	3.20	0.00	0.00	0.14	8.01	8.00
42.80	3.20	0.00	0.00	0.14	8.01	8.00
43.00	3.20	0.00	0.00	0.14	8.01	8.00
43.20	3.20	0.00	0.00	0.14	8.01	8.00
43.40	3.20	0.00	0.00	0.14	8.01	8.00
43.60	3.20	0.00	0.00	0.14	8.01	8.00
43.80	3.20	0.00	0.00	0.14	8.01	8.00
44.00	3.20	0.00	0.00	0.14	8.01	8.00
44.20	3.20	0.00	0.00	0.14	8.01	8.00
44.40	3.20	0.00	0.00	0.14	8.01	8.00
44.60	3.20	0.00	0.00	0.14	8.01	8.00
44.80	3.20	0.00	0.00	0.14	8.01	8.00
45.00	3.20	0.00	0.00	0.14	8.01	8.00
45.20	3.20	0.00	0.00	0.14	8.01	8.00
45.40	3.20	0.00	0.00	0.14	8.01	8.00
45.60	3.20	0.00	0.00	0.14	8.01	8.00
45.80	3.20	0.00	0.00	0.14	8.01	8.00
46.00	3.20	0.00	0.00	0.14	8.01	8.00
46.20	3.20	0.00	0.00	0.14	8.01	8.00
46.40	3.20	0.00	0.00	0.14	8.01	8.00
46.60	3.20	0.00	0.00	0.14	8.01	8.00
46.80	3.20	0.00	0.00	0.14	8.01	8.00
47.00	3.20	0.00	0.00	0.14	8.01	8.00
47.20	3.20	0.00	0.00	0.14	8.01	8.00
47.40	3.20	0.00	0.00	0.14	8.01	8.00
47.60	3.20	0.00	0.00	0.14	8.01	8.00
47.80	3.20	0.00	0.00	0.14	8.01	8.00
48.00	3.20	0.00	0.00	0.14	8.01	8.00
48.20	3.20	0.00	0.00	0.14	8.01	8.00
48.40	3.20	0.00	0.00	0.14	8.01	8.00
48.60	3.20	0.00	0.00	0.14	8.01	8.00
48.80	3.20	0.00	0.00	0.14	8.01	8.00
49.00	3.20	0.00	0.00	0.14	8.01	8.00
49.20	3.20	0.00	0.00	0.14	8.01	8.00
49.40	3.20	0.00	0.00	0.14	8.01	8.00
49.60	3.20	0.00	0.00	0.14	8.01	8.00
49.80	3.20	0.00	0.00	0.14	8.01	8.00
50.00	3.20	0.00	0.00	0.14	8.01	8.00
50.20	3.20	0.00	0.00	0.14	8.01	8.00
50.40	3.20	0.00	0.00	0.14	8.01	8.00
50.60	3.20	0.00	0.00	0.14	8.01	8.00
50.80	3.20	0.00	0.00	0.14	8.01	8.00
51.00	3.20	0.00	0.00	0.14	8.01	8.00
51.20	3.20	0.00	0.00	0.14	8.01	8.00
51.40	3.20	0.00	0.00	0.14	8.01	8.00
51.60	3.20	0.00	0.00	0.14	8.01	8.00
51.80	3.20	0.00	0.00	0.14	8.01	8.00
52.00	3.20	0.00	0.00	0.14	8.01	8.00
52.20	3.20	0.00	0.00	0.14	8.01	8.00
52.40	3.20	0.00	0.00	0.14	8.01	8.00
52.60	3.20	0.00	0.00	0.14	8.01	8.00
52.80	3.20	0.00	0.00	0.14	8.01	8.00
53.00	3.20	0.00	0.00	0.14	8.01	8.00
53.20	3.20	0.00	0.00	0.14	8.01	8.00
53.40	3.20	0.00	0.00	0.14	8.01	8.00
53.60	3.20	0.00	0.00	0.14	8.01	8.00
53.80	3.20	0.00	0.00	0.14	8.01	8.00
54.00	3.20	0.00	0.00	0.14	8.01	8.00
54.20	3.20	0.00	0.00	0.14	8.01	8.00
54.40	3.20	0.00	0.00	0.14	8.01	8.00
54.60	3.20	0.00	0.00	0.14	8.01	8.00
54.80	3.20	0.00	0.00	0.14	8.01	8.00
55.00	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
55.20	3.20	0.00	0.00	0.14	8.01	8.00
55.40	3.20	0.00	0.00	0.14	8.01	8.00
55.60	3.20	0.00	0.00	0.14	8.01	8.00
55.80	3.20	0.00	0.00	0.14	8.01	8.00
56.00	3.20	0.00	0.00	0.14	8.01	8.00
56.20	3.20	0.00	0.00	0.14	8.01	8.00
56.40	3.20	0.00	0.00	0.14	8.01	8.00
56.60	3.20	0.00	0.00	0.14	8.01	8.00
56.80	3.20	0.00	0.00	0.14	8.01	8.00
57.00	3.20	0.00	0.00	0.14	8.01	8.00
57.20	3.20	0.00	0.00	0.14	8.01	8.00
57.40	3.20	0.00	0.00	0.14	8.01	8.00
57.60	3.20	0.00	0.00	0.14	8.01	8.00
57.80	3.20	0.00	0.00	0.14	8.01	8.00
58.00	3.20	0.00	0.00	0.14	8.01	8.00
58.20	3.20	0.00	0.00	0.14	8.01	8.00
58.40	3.20	0.00	0.00	0.14	8.01	8.00
58.60	3.20	0.00	0.00	0.14	8.01	8.00
58.80	3.20	0.00	0.00	0.14	8.01	8.00
59.00	3.20	0.00	0.00	0.14	8.01	8.00
59.20	3.20	0.00	0.00	0.14	8.01	8.00
59.40	3.20	0.00	0.00	0.14	8.01	8.00
59.60	3.20	0.00	0.00	0.14	8.01	8.00
59.80	3.20	0.00	0.00	0.14	8.01	8.00
60.00	3.20	0.00	0.00	0.14	8.01	8.00
60.20	3.20	0.00	0.00	0.14	8.01	8.00
60.40	3.20	0.00	0.00	0.14	8.01	8.00
60.60	3.20	0.00	0.00	0.14	8.01	8.00
60.80	3.20	0.00	0.00	0.14	8.01	8.00
61.00	3.20	0.00	0.00	0.14	8.01	8.00
61.20	3.20	0.00	0.00	0.14	8.01	8.00
61.40	3.20	0.00	0.00	0.14	8.01	8.00
61.60	3.20	0.00	0.00	0.14	8.01	8.00
61.80	3.20	0.00	0.00	0.14	8.01	8.00
62.00	3.20	0.00	0.00	0.14	8.01	8.00
62.20	3.20	0.00	0.00	0.14	8.01	8.00
62.40	3.20	0.00	0.00	0.14	8.01	8.00
62.60	3.20	0.00	0.00	0.14	8.01	8.00
62.80	3.20	0.00	0.00	0.14	8.01	8.00
63.00	3.20	0.00	0.00	0.14	8.01	8.00
63.20	3.20	0.00	0.00	0.14	8.01	8.00
63.40	3.20	0.00	0.00	0.14	8.01	8.00
63.60	3.20	0.00	0.00	0.14	8.01	8.00
63.80	3.20	0.00	0.00	0.14	8.01	8.00
64.00	3.20	0.00	0.00	0.14	8.01	8.00
64.20	3.20	0.00	0.00	0.14	8.01	8.00
64.40	3.20	0.00	0.00	0.14	8.01	8.00
64.60	3.20	0.00	0.00	0.14	8.01	8.00
64.80	3.20	0.00	0.00	0.14	8.01	8.00
65.00	3.20	0.00	0.00	0.14	8.01	8.00
65.20	3.20	0.00	0.00	0.14	8.01	8.00
65.40	3.20	0.00	0.00	0.14	8.01	8.00
65.60	3.20	0.00	0.00	0.14	8.01	8.00
65.80	3.20	0.00	0.00	0.14	8.01	8.00
66.00	3.20	0.00	0.00	0.14	8.01	8.00
66.20	3.20	0.00	0.00	0.14	8.01	8.00
66.40	3.20	0.00	0.00	0.14	8.01	8.00
66.60	3.20	0.00	0.00	0.14	8.01	8.00
66.80	3.20	0.00	0.00	0.14	8.01	8.00
67.00	3.20	0.00	0.00	0.14	8.01	8.00
67.20	3.20	0.00	0.00	0.14	8.01	8.00
67.40	3.20	0.00	0.00	0.14	8.01	8.00
67.60	3.20	0.00	0.00	0.14	8.01	8.00
67.80	3.20	0.00	0.00	0.14	8.01	8.00
68.00	3.20	0.00	0.00	0.14	8.01	8.00
68.20	3.20	0.00	0.00	0.14	8.01	8.00
68.40	3.20	0.00	0.00	0.14	8.01	8.00
68.60	3.20	0.00	0.00	0.14	8.01	8.00
68.80	3.20	0.00	0.00	0.14	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
69.00	3.20	0.00	0.00	0.14	8.01	8.00
69.20	3.20	0.00	0.00	0.14	8.01	8.00
69.40	3.20	0.00	0.00	0.14	8.01	8.00
69.60	3.20	0.00	0.00	0.14	8.01	8.00
69.80	3.20	0.00	0.00	0.14	8.01	8.00
70.00	3.20	0.00	0.00	0.14	8.01	8.00
70.20	3.20	0.00	0.00	0.14	8.01	8.00
70.40	3.20	0.00	0.00	0.14	8.01	8.00
70.60	3.20	0.00	0.00	0.14	8.01	8.00
70.80	3.20	0.00	0.00	0.14	8.01	8.00
71.00	3.20	0.00	0.00	0.14	8.01	8.00
71.20	3.20	0.00	0.00	0.14	8.01	8.00
71.40	3.20	0.00	0.00	0.14	8.01	8.00
71.60	3.20	0.00	0.00	0.14	8.01	8.00
71.80	3.20	0.00	0.00	0.14	8.01	8.00
72.00	3.20	0.00	0.00	0.14	8.01	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.85	1.00	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	10.35	1.00	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.14	0.00	0.14	0.00	0.00	0.00

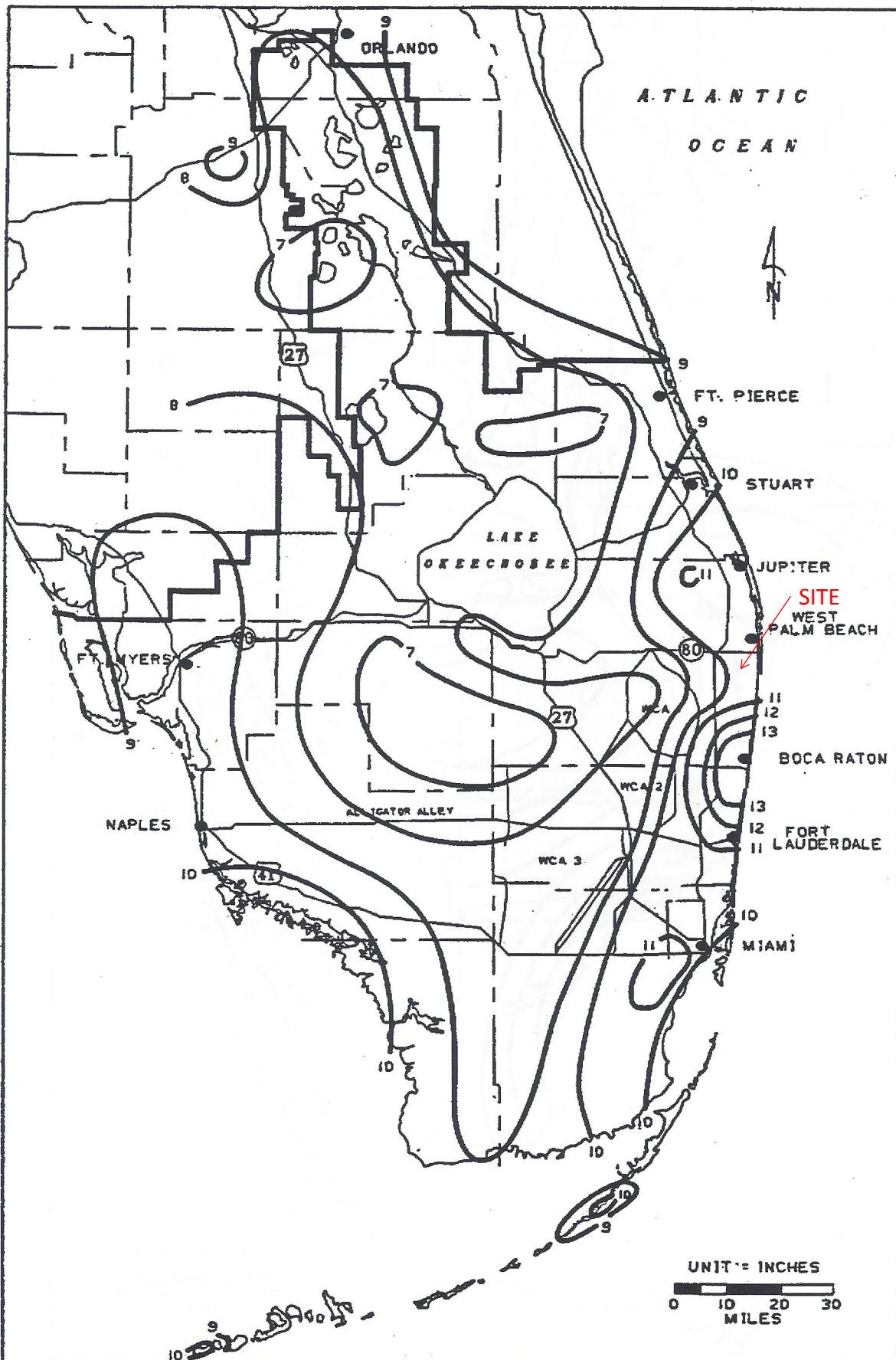


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

3 Day Rainfall: 10.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
1.00	0.05	0.00	0.00	0.00	8.00	8.00
2.00	0.09	0.00	0.00	0.00	8.00	8.00
3.00	0.14	0.00	0.00	0.00	8.00	8.00
4.00	0.19	0.00	0.00	0.00	8.00	8.00
5.00	0.24	0.00	0.00	0.00	8.00	8.00
6.00	0.28	0.00	0.00	0.00	8.00	8.00
7.00	0.33	0.00	0.00	0.00	8.00	8.00
8.00	0.38	0.00	0.00	0.00	8.00	8.00
9.00	0.42	0.00	0.00	0.00	8.00	8.00
10.00	0.47	0.00	0.00	0.00	8.00	8.00
11.00	0.52	0.00	0.00	0.00	8.01	8.00
12.00	0.56	0.00	0.00	0.00	8.04	8.00
13.00	0.61	0.01	0.00	0.00	8.08	8.00
14.00	0.66	0.01	0.01	0.00	8.11	8.00
15.00	0.71	0.01	0.01	0.00	8.13	8.00
16.00	0.75	0.01	0.01	0.00	8.15	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	0.80	0.01	0.01	0.00	8.16	8.00
18.00	0.85	0.01	0.01	0.00	8.16	8.00
19.00	0.89	0.02	0.02	0.01	8.17	8.00
20.00	0.94	0.02	0.02	0.01	8.18	8.00
21.00	0.99	0.02	0.02	0.01	8.18	8.00
22.00	1.03	0.02	0.02	0.01	8.19	8.00
23.00	1.08	0.02	0.02	0.01	8.19	8.00
24.00	1.13	0.02	0.02	0.01	8.20	8.00
25.00	1.20	0.03	0.03	0.01	8.23	8.00
26.00	1.27	0.04	0.03	0.02	8.24	8.00
27.00	1.33	0.04	0.04	0.02	8.24	8.00
28.00	1.40	0.04	0.04	0.02	8.25	8.00
29.00	1.47	0.04	0.04	0.03	8.25	8.00
30.00	1.54	0.04	0.04	0.03	8.26	8.00
31.00	1.61	0.04	0.04	0.03	8.26	8.00
32.00	1.68	0.04	0.04	0.04	8.26	8.00
33.00	1.75	0.05	0.05	0.04	8.27	8.00
34.00	1.81	0.05	0.05	0.05	8.27	8.00
35.00	1.88	0.05	0.05	0.05	8.27	8.00
36.00	1.95	0.05	0.05	0.05	8.27	8.00
37.00	2.02	0.05	0.05	0.06	8.28	8.00
38.00	2.09	0.05	0.05	0.06	8.28	8.00
39.00	2.16	0.05	0.05	0.07	8.28	8.00
40.00	2.23	0.05	0.05	0.07	8.28	8.00
41.00	2.29	0.05	0.05	0.07	8.28	8.00
42.00	2.36	0.05	0.05	0.08	8.29	8.00
43.00	2.43	0.06	0.06	0.08	8.29	8.00
44.00	2.50	0.06	0.06	0.09	8.29	8.00
45.00	2.57	0.06	0.06	0.09	8.29	8.00
46.00	2.64	0.06	0.06	0.10	8.29	8.00
47.00	2.71	0.06	0.06	0.10	8.29	8.00
48.00	2.77	0.06	0.06	0.11	8.29	8.00
49.00	2.85	0.07	0.07	0.11	8.31	8.00
50.00	2.93	0.07	0.07	0.12	8.31	8.00
51.00	3.02	0.08	0.08	0.12	8.34	8.00
52.00	3.12	0.10	0.09	0.13	8.35	8.00
53.00	3.25	0.12	0.12	0.14	8.40	8.00
54.00	3.42	0.16	0.14	0.15	8.46	8.00
55.00	3.61	0.19	0.19	0.17	8.54	8.00
56.00	3.83	0.22	0.22	0.18	8.55	8.00
57.00	4.09	0.27	0.27	0.20	8.54	8.00
58.00	4.42	0.33	0.32	0.23	8.62	8.00
59.00	4.85	0.49	0.44	0.26	8.88	8.00
60.00	7.84	5.20	0.93	0.32	10.70	8.00
61.00	8.70	0.68	1.00	0.40	11.08	8.00
62.00	9.09	0.39	0.96	0.48	10.87	8.00
63.00	9.34	0.25	0.89	0.56	10.50	8.00
64.00	9.57	0.25	0.81	0.63	10.15	8.00
65.00	9.71	0.15	0.55	0.68	9.18	8.00
66.00	9.85	0.15	0.15	0.70	8.47	8.00
67.00	9.99	0.15	0.15	0.71	8.52	8.00
68.00	10.13	0.15	0.15	0.73	8.52	8.00
69.00	10.22	0.10	0.10	0.74	8.37	8.00
70.00	10.31	0.10	0.10	0.75	8.37	8.00
71.00	10.41	0.10	0.10	0.75	8.37	8.00
72.00	10.50	0.10	0.10	0.76	8.37	8.00
73.00	10.50	0.00	0.01	0.77	8.16	8.00
74.00	10.50	0.00	0.00	0.77	8.10	8.00
75.00	10.50	0.00	0.00	0.77	8.08	8.00
76.00	10.50	0.00	0.00	0.77	8.06	8.00
77.00	10.50	0.00	0.00	0.77	8.05	8.00
78.00	10.50	0.00	0.00	0.77	8.05	8.00
79.00	10.50	0.00	0.00	0.77	8.04	8.00
80.00	10.50	0.00	0.00	0.77	8.04	8.00
81.00	10.50	0.00	0.00	0.77	8.04	8.00
82.00	10.50	0.00	0.00	0.77	8.03	8.00
83.00	10.50	0.00	0.00	0.77	8.03	8.00
84.00	10.50	0.00	0.00	0.77	8.03	8.00
85.00	10.50	0.00	0.00	0.77	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	10.50	0.00	0.00	0.77	8.03	8.00
87.00	10.50	0.00	0.00	0.77	8.03	8.00
88.00	10.50	0.00	0.00	0.77	8.03	8.00
89.00	10.50	0.00	0.00	0.77	8.02	8.00
90.00	10.50	0.00	0.00	0.77	8.02	8.00
91.00	10.50	0.00	0.00	0.77	8.02	8.00
92.00	10.50	0.00	0.00	0.77	8.02	8.00
93.00	10.50	0.00	0.00	0.77	8.02	8.00
94.00	10.50	0.00	0.00	0.77	8.02	8.00
95.00	10.50	0.00	0.00	0.77	8.02	8.00
96.00	10.50	0.00	0.00	0.77	8.02	8.00
97.00	10.50	0.00	0.00	0.77	8.02	8.00
98.00	10.50	0.00	0.00	0.77	8.02	8.00
99.00	10.50	0.00	0.00	0.77	8.02	8.00
100.00	10.50	0.00	0.00	0.77	8.02	8.00
101.00	10.50	0.00	0.00	0.77	8.02	8.00
102.00	10.50	0.00	0.00	0.77	8.02	8.00
103.00	10.50	0.00	0.00	0.77	8.02	8.00
104.00	10.50	0.00	0.00	0.77	8.02	8.00
105.00	10.50	0.00	0.00	0.77	8.02	8.00
106.00	10.50	0.00	0.00	0.77	8.02	8.00
107.00	10.50	0.00	0.00	0.77	8.02	8.00
108.00	10.50	0.00	0.00	0.77	8.01	8.00
109.00	10.50	0.00	0.00	0.77	8.01	8.00
110.00	10.50	0.00	0.00	0.77	8.01	8.00
111.00	10.50	0.00	0.00	0.77	8.01	8.00
112.00	10.50	0.00	0.00	0.77	8.01	8.00
113.00	10.50	0.00	0.00	0.77	8.01	8.00
114.00	10.50	0.00	0.00	0.77	8.01	8.00
115.00	10.50	0.00	0.00	0.77	8.01	8.00
116.00	10.50	0.00	0.00	0.77	8.01	8.00
117.00	10.50	0.00	0.00	0.77	8.01	8.00
118.00	10.50	0.00	0.00	0.77	8.01	8.00
119.00	10.50	0.00	0.00	0.77	8.01	8.00
120.00	10.50	0.00	0.00	0.77	8.01	8.00
121.00	10.50	0.00	0.00	0.77	8.01	8.00
122.00	10.50	0.00	0.00	0.77	8.01	8.00
123.00	10.50	0.00	0.00	0.77	8.01	8.00
124.00	10.50	0.00	0.00	0.77	8.01	8.00
125.00	10.50	0.00	0.00	0.77	8.01	8.00
126.00	10.50	0.00	0.00	0.77	8.01	8.00
127.00	10.50	0.00	0.00	0.77	8.01	8.00
128.00	10.50	0.00	0.00	0.77	8.01	8.00
129.00	10.50	0.00	0.00	0.77	8.01	8.00
130.00	10.50	0.00	0.00	0.77	8.01	8.00
131.00	10.50	0.00	0.00	0.77	8.01	8.00
132.00	10.50	0.00	0.00	0.77	8.01	8.00
133.00	10.50	0.00	0.00	0.77	8.01	8.00
134.00	10.50	0.00	0.00	0.77	8.01	8.00
135.00	10.50	0.00	0.00	0.77	8.01	8.00
136.00	10.50	0.00	0.00	0.77	8.01	8.00
137.00	10.50	0.00	0.00	0.77	8.01	8.00
138.00	10.50	0.00	0.00	0.77	8.01	8.00
139.00	10.50	0.00	0.00	0.77	8.01	8.00
140.00	10.50	0.00	0.00	0.77	8.01	8.00
141.00	10.50	0.00	0.00	0.77	8.01	8.00
142.00	10.50	0.00	0.00	0.77	8.01	8.00
143.00	10.50	0.00	0.00	0.77	8.01	8.00
144.00	10.50	0.00	0.00	0.77	8.01	8.00
145.00	10.50	0.00	0.00	0.77	8.01	8.00
146.00	10.50	0.00	0.00	0.77	8.01	8.00
147.00	10.50	0.00	0.00	0.77	8.01	8.00
148.00	10.50	0.00	0.00	0.77	8.01	8.00
149.00	10.50	0.00	0.00	0.77	8.01	8.00
150.00	10.50	0.00	0.00	0.77	8.01	8.00
151.00	10.50	0.00	0.00	0.77	8.01	8.00
152.00	10.50	0.00	0.00	0.77	8.01	8.00
153.00	10.50	0.00	0.00	0.77	8.01	8.00
154.00	10.50	0.00	0.00	0.77	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	10.50	0.00	0.00	0.77	8.01	8.00
156.00	10.50	0.00	0.00	0.77	8.01	8.00
157.00	10.50	0.00	0.00	0.77	8.01	8.00
158.00	10.50	0.00	0.00	0.77	8.01	8.00
159.00	10.50	0.00	0.00	0.77	8.01	8.00
160.00	10.50	0.00	0.00	0.77	8.01	8.00
161.00	10.50	0.00	0.00	0.77	8.01	8.00
162.00	10.50	0.00	0.00	0.77	8.01	8.00
163.00	10.50	0.00	0.00	0.77	8.01	8.00
164.00	10.50	0.00	0.00	0.77	8.01	8.00
165.00	10.50	0.00	0.00	0.77	8.01	8.00
166.00	10.50	0.00	0.00	0.77	8.01	8.00
167.00	10.50	0.00	0.00	0.77	8.01	8.00
168.00	10.50	0.00	0.00	0.77	8.01	8.00
169.00	10.50	0.00	0.00	0.77	8.01	8.00
170.00	10.50	0.00	0.00	0.77	8.01	8.00
171.00	10.50	0.00	0.00	0.77	8.01	8.00
172.00	10.50	0.00	0.00	0.77	8.01	8.00
173.00	10.50	0.00	0.00	0.77	8.01	8.00
174.00	10.50	0.00	0.00	0.77	8.01	8.00
175.00	10.50	0.00	0.00	0.77	8.01	8.00
176.00	10.50	0.00	0.00	0.77	8.01	8.00
177.00	10.50	0.00	0.00	0.77	8.01	8.00
178.00	10.50	0.00	0.00	0.77	8.01	8.00
179.00	10.50	0.00	0.00	0.77	8.01	8.00
180.00	10.50	0.00	0.00	0.77	8.01	8.00
181.00	10.50	0.00	0.00	0.77	8.01	8.00
182.00	10.50	0.00	0.00	0.77	8.01	8.00
183.00	10.50	0.00	0.00	0.77	8.01	8.00
184.00	10.50	0.00	0.00	0.77	8.01	8.00
185.00	10.50	0.00	0.00	0.77	8.01	8.00
186.00	10.50	0.00	0.00	0.77	8.01	8.00
187.00	10.50	0.00	0.00	0.77	8.01	8.00
188.00	10.50	0.00	0.00	0.77	8.01	8.00
189.00	10.50	0.00	0.00	0.77	8.01	8.00
190.00	10.50	0.00	0.00	0.77	8.01	8.00
191.00	10.50	0.00	0.00	0.77	8.01	8.00
192.00	10.50	0.00	0.00	0.77	8.01	8.00
193.00	10.50	0.00	0.00	0.77	8.01	8.00
194.00	10.50	0.00	0.00	0.77	8.01	8.00
195.00	10.50	0.00	0.00	0.77	8.01	8.00
196.00	10.50	0.00	0.00	0.77	8.01	8.00
197.00	10.50	0.00	0.00	0.77	8.01	8.00
198.00	10.50	0.00	0.00	0.77	8.01	8.00
199.00	10.50	0.00	0.00	0.77	8.01	8.00
200.00	10.50	0.00	0.00	0.77	8.01	8.00
201.00	10.50	0.00	0.00	0.77	8.01	8.00
202.00	10.50	0.00	0.00	0.77	8.01	8.00
203.00	10.50	0.00	0.00	0.77	8.01	8.00
204.00	10.50	0.00	0.00	0.77	8.01	8.00
205.00	10.50	0.00	0.00	0.77	8.01	8.00
206.00	10.50	0.00	0.00	0.77	8.01	8.00
207.00	10.50	0.00	0.00	0.77	8.01	8.00
208.00	10.50	0.00	0.00	0.77	8.01	8.00
209.00	10.50	0.00	0.00	0.77	8.01	8.00
210.00	10.50	0.00	0.00	0.77	8.01	8.00
211.00	10.50	0.00	0.00	0.77	8.01	8.00
212.00	10.50	0.00	0.00	0.77	8.01	8.00
213.00	10.50	0.00	0.00	0.77	8.01	8.00
214.00	10.50	0.00	0.00	0.77	8.01	8.00
215.00	10.50	0.00	0.00	0.77	8.01	8.00
216.00	10.50	0.00	0.00	0.77	8.01	8.00
217.00	10.50	0.00	0.00	0.77	8.01	8.00
218.00	10.50	0.00	0.00	0.77	8.01	8.00
219.00	10.50	0.00	0.00	0.77	8.01	8.00
220.00	10.50	0.00	0.00	0.77	8.01	8.00
221.00	10.50	0.00	0.00	0.77	8.01	8.00
222.00	10.50	0.00	0.00	0.77	8.01	8.00
223.00	10.50	0.00	0.00	0.77	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	10.50	0.00	0.00	0.77	8.01	8.00
225.00	10.50	0.00	0.00	0.77	8.01	8.00
226.00	10.50	0.00	0.00	0.77	8.01	8.00
227.00	10.50	0.00	0.00	0.77	8.01	8.00
228.00	10.50	0.00	0.00	0.77	8.01	8.00
229.00	10.50	0.00	0.00	0.77	8.01	8.00
230.00	10.50	0.00	0.00	0.77	8.01	8.00
231.00	10.50	0.00	0.00	0.77	8.01	8.00
232.00	10.50	0.00	0.00	0.77	8.01	8.00
233.00	10.50	0.00	0.00	0.77	8.01	8.00
234.00	10.50	0.00	0.00	0.77	8.01	8.00
235.00	10.50	0.00	0.00	0.77	8.01	8.00
236.00	10.50	0.00	0.00	0.77	8.01	8.00
237.00	10.50	0.00	0.00	0.77	8.01	8.00
238.00	10.50	0.00	0.00	0.77	8.01	8.00
239.00	10.50	0.00	0.00	0.77	8.01	8.00
240.00	10.50	0.00	0.00	0.77	8.01	8.00
241.00	10.50	0.00	0.00	0.77	8.01	8.00
242.00	10.50	0.00	0.00	0.77	8.01	8.00
243.00	10.50	0.00	0.00	0.77	8.01	8.00
244.00	10.50	0.00	0.00	0.77	8.01	8.00
245.00	10.50	0.00	0.00	0.77	8.01	8.00
246.00	10.50	0.00	0.00	0.77	8.01	8.00
247.00	10.50	0.00	0.00	0.77	8.01	8.00
248.00	10.50	0.00	0.00	0.77	8.01	8.00
249.00	10.50	0.00	0.00	0.77	8.01	8.00
250.00	10.50	0.00	0.00	0.77	8.01	8.00
251.00	10.50	0.00	0.00	0.77	8.01	8.00
252.00	10.50	0.00	0.00	0.77	8.01	8.00
253.00	10.50	0.00	0.00	0.77	8.01	8.00
254.00	10.50	0.00	0.00	0.77	8.01	8.00
255.00	10.50	0.00	0.00	0.77	8.00	8.00
256.00	10.50	0.00	0.00	0.77	8.00	8.00
257.00	10.50	0.00	0.00	0.77	8.00	8.00
258.00	10.50	0.00	0.00	0.77	8.00	8.00
259.00	10.50	0.00	0.00	0.77	8.00	8.00
260.00	10.50	0.00	0.00	0.77	8.00	8.00
261.00	10.50	0.00	0.00	0.77	8.00	8.00
262.00	10.50	0.00	0.00	0.77	8.00	8.00
263.00	10.50	0.00	0.00	0.77	8.00	8.00
264.00	10.50	0.00	0.00	0.77	8.00	8.00
265.00	10.50	0.00	0.00	0.77	8.00	8.00
266.00	10.50	0.00	0.00	0.77	8.00	8.00
267.00	10.50	0.00	0.00	0.77	8.00	8.00
268.00	10.50	0.00	0.00	0.77	8.00	8.00
269.00	10.50	0.00	0.00	0.77	8.00	8.00
270.00	10.50	0.00	0.00	0.77	8.00	8.00
271.00	10.50	0.00	0.00	0.77	8.00	8.00
272.00	10.50	0.00	0.00	0.77	8.00	8.00
273.00	10.50	0.00	0.00	0.77	8.00	8.00
274.00	10.50	0.00	0.00	0.77	8.00	8.00
275.00	10.50	0.00	0.00	0.77	8.00	8.00
276.00	10.50	0.00	0.00	0.77	8.00	8.00
277.00	10.50	0.00	0.00	0.77	8.00	8.00
278.00	10.50	0.00	0.00	0.77	8.00	8.00
279.00	10.50	0.00	0.00	0.77	8.00	8.00
280.00	10.50	0.00	0.00	0.77	8.00	8.00
281.00	10.50	0.00	0.00	0.77	8.00	8.00
282.00	10.50	0.00	0.00	0.77	8.00	8.00
283.00	10.50	0.00	0.00	0.77	8.00	8.00
284.00	10.50	0.00	0.00	0.77	8.00	8.00
285.00	10.50	0.00	0.00	0.77	8.00	8.00
286.00	10.50	0.00	0.00	0.77	8.00	8.00
287.00	10.50	0.00	0.00	0.77	8.00	8.00
288.00	10.50	0.00	0.00	0.77	8.00	8.00
289.00	10.50	0.00	0.00	0.77	8.00	8.00
290.00	10.50	0.00	0.00	0.77	8.00	8.00
291.00	10.50	0.00	0.00	0.77	8.00	8.00
292.00	10.50	0.00	0.00	0.77	8.00	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	10.50	0.00	0.00	0.77	8.00	8.00
294.00	10.50	0.00	0.00	0.77	8.00	8.00
295.00	10.50	0.00	0.00	0.77	8.00	8.00
296.00	10.50	0.00	0.00	0.77	8.00	8.00
297.00	10.50	0.00	0.00	0.77	8.00	8.00
298.00	10.50	0.00	0.00	0.77	8.00	8.00
299.00	10.50	0.00	0.00	0.77	8.00	8.00
300.00	10.50	0.00	0.00	0.77	8.00	8.00
301.00	10.50	0.00	0.00	0.77	8.00	8.00
302.00	10.50	0.00	0.00	0.77	8.00	8.00
303.00	10.50	0.00	0.00	0.77	8.00	8.00
304.00	10.50	0.00	0.00	0.77	8.00	8.00
305.00	10.50	0.00	0.00	0.77	8.00	8.00
306.00	10.50	0.00	0.00	0.77	8.00	8.00
307.00	10.50	0.00	0.00	0.77	8.00	8.00
308.00	10.50	0.00	0.00	0.77	8.00	8.00
309.00	10.50	0.00	0.00	0.77	8.00	8.00
310.00	10.50	0.00	0.00	0.77	8.00	8.00
311.00	10.50	0.00	0.00	0.77	8.00	8.00
312.00	10.50	0.00	0.00	0.77	8.00	8.00
313.00	10.50	0.00	0.00	0.77	8.00	8.00
314.00	10.50	0.00	0.00	0.77	8.00	8.00
315.00	10.50	0.00	0.00	0.77	8.00	8.00
316.00	10.50	0.00	0.00	0.77	8.00	8.00
317.00	10.50	0.00	0.00	0.77	8.00	8.00
318.00	10.50	0.00	0.00	0.77	8.00	8.00
319.00	10.50	0.00	0.00	0.77	8.00	8.00
320.00	10.50	0.00	0.00	0.77	8.00	8.00
321.00	10.50	0.00	0.00	0.77	8.00	8.00
322.00	10.50	0.00	0.00	0.77	8.00	8.00
323.00	10.50	0.00	0.00	0.77	8.00	8.00
324.00	10.50	0.00	0.00	0.77	8.00	8.00
325.00	10.50	0.00	0.00	0.77	8.00	8.00
326.00	10.50	0.00	0.00	0.77	8.00	8.00
327.00	10.50	0.00	0.00	0.77	8.00	8.00
328.00	10.50	0.00	0.00	0.77	8.00	8.00
329.00	10.50	0.00	0.00	0.77	8.00	8.00
330.00	10.50	0.00	0.00	0.77	8.00	8.00
331.00	10.50	0.00	0.00	0.77	8.00	8.00
332.00	10.50	0.00	0.00	0.77	8.00	8.00
333.00	10.50	0.00	0.00	0.77	8.00	8.00
334.00	10.50	0.00	0.00	0.77	8.00	8.00
335.00	10.50	0.00	0.00	0.77	8.00	8.00
336.00	10.50	0.00	0.00	0.77	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.00	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.10	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.77	0.00	0.77	0.00	0.00	0.00

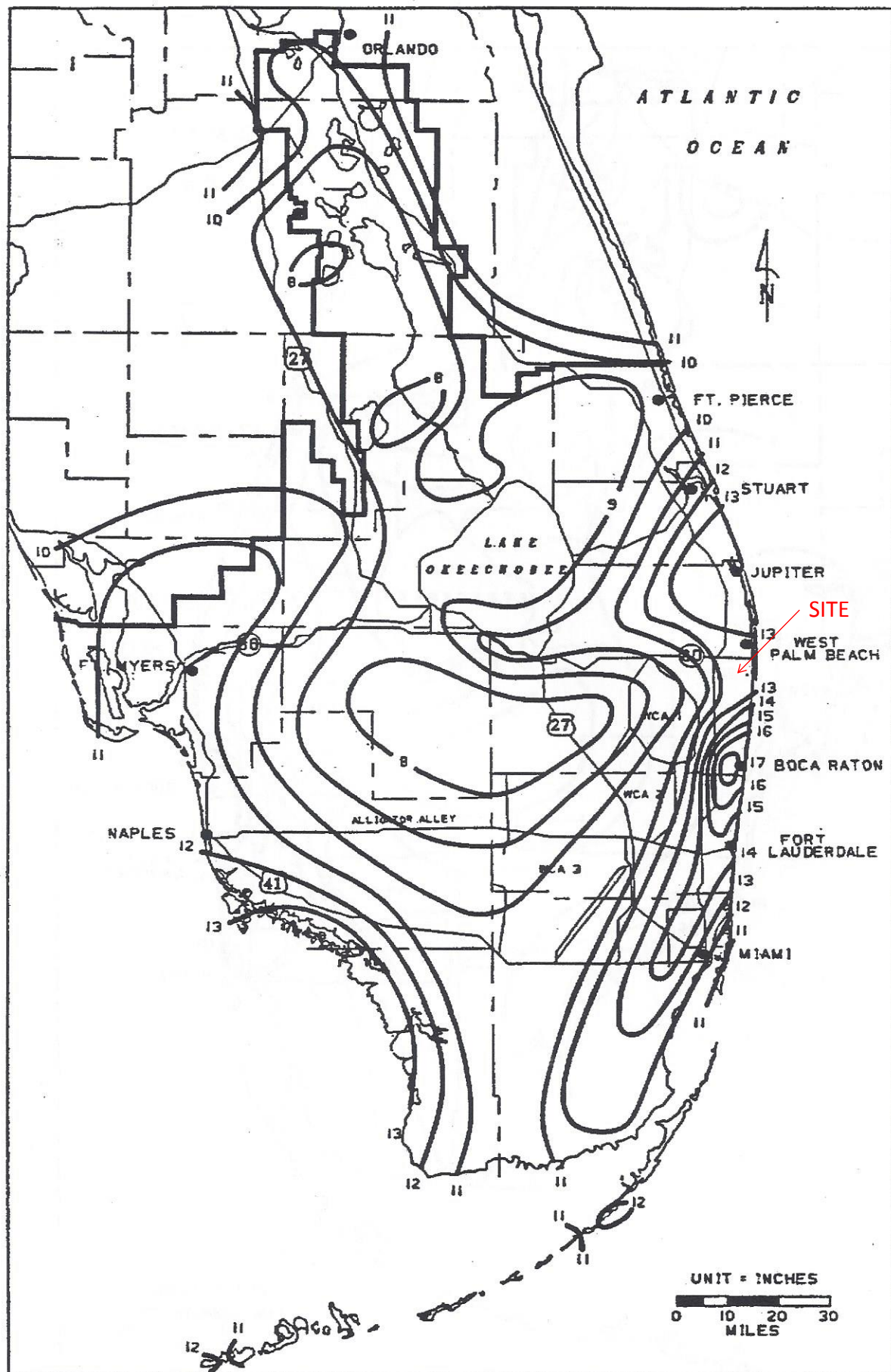


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 12.5 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	8.00
336.00	8.00

Structure: 1

From Basin: Onsite

To Basin: Offsite

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 11.1 ft NGVD, Length = 3 ft

Bleeder: Inv-Tri, Invert Elev = 8 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 60 ft

US Invert Elev = 8 ft NGVD, DS Invert Elev = 7.9 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	8.00	8.00
1.00	0.06	0.00	0.00	0.00	8.00	8.00
2.00	0.11	0.00	0.00	0.00	8.00	8.00
3.00	0.17	0.00	0.00	0.00	8.00	8.00
4.00	0.22	0.00	0.00	0.00	8.00	8.00
5.00	0.28	0.00	0.00	0.00	8.00	8.00
6.00	0.34	0.00	0.00	0.00	8.00	8.00
7.00	0.39	0.00	0.00	0.00	8.00	8.00
8.00	0.45	0.00	0.00	0.00	8.00	8.00
9.00	0.50	0.00	0.00	0.00	8.01	8.00
10.00	0.56	0.01	0.00	0.00	8.04	8.00
11.00	0.62	0.01	0.00	0.00	8.08	8.00
12.00	0.67	0.01	0.01	0.00	8.12	8.00
13.00	0.73	0.01	0.01	0.00	8.15	8.00
14.00	0.78	0.01	0.01	0.00	8.16	8.00
15.00	0.84	0.02	0.02	0.00	8.17	8.00
16.00	0.90	0.02	0.02	0.00	8.18	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
17.00	0.95	0.02	0.02	0.01	8.19	8.00
18.00	1.01	0.02	0.02	0.01	8.20	8.00
19.00	1.06	0.02	0.02	0.01	8.20	8.00
20.00	1.12	0.03	0.02	0.01	8.21	8.00
21.00	1.18	0.03	0.03	0.01	8.21	8.00
22.00	1.23	0.03	0.03	0.02	8.22	8.00
23.00	1.29	0.03	0.03	0.02	8.22	8.00
24.00	1.34	0.03	0.03	0.02	8.23	8.00
25.00	1.42	0.05	0.05	0.02	8.27	8.00
26.00	1.51	0.05	0.05	0.03	8.27	8.00
27.00	1.59	0.05	0.05	0.03	8.28	8.00
28.00	1.67	0.05	0.05	0.04	8.28	8.00
29.00	1.75	0.05	0.05	0.04	8.29	8.00
30.00	1.83	0.06	0.06	0.05	8.29	8.00
31.00	1.91	0.06	0.06	0.05	8.29	8.00
32.00	2.00	0.06	0.06	0.06	8.30	8.00
33.00	2.08	0.06	0.06	0.06	8.30	8.00
34.00	2.16	0.06	0.06	0.07	8.30	8.00
35.00	2.24	0.06	0.06	0.07	8.30	8.00
36.00	2.32	0.06	0.06	0.08	8.31	8.00
37.00	2.40	0.07	0.07	0.08	8.31	8.00
38.00	2.49	0.07	0.07	0.09	8.31	8.00
39.00	2.57	0.07	0.07	0.09	8.31	8.00
40.00	2.65	0.07	0.07	0.10	8.31	8.00
41.00	2.73	0.07	0.07	0.10	8.31	8.00
42.00	2.81	0.07	0.07	0.11	8.32	8.00
43.00	2.89	0.07	0.07	0.12	8.32	8.00
44.00	2.98	0.07	0.07	0.12	8.32	8.00
45.00	3.06	0.07	0.07	0.13	8.32	8.00
46.00	3.14	0.07	0.07	0.13	8.32	8.00
47.00	3.22	0.07	0.07	0.14	8.32	8.00
48.00	3.30	0.07	0.07	0.15	8.32	8.00
49.00	3.39	0.08	0.08	0.15	8.34	8.00
50.00	3.49	0.09	0.08	0.16	8.34	8.00
51.00	3.60	0.10	0.10	0.17	8.37	8.00
52.00	3.72	0.12	0.12	0.18	8.39	8.00
53.00	3.87	0.16	0.15	0.19	8.46	8.00
54.00	4.07	0.19	0.19	0.20	8.54	8.00
55.00	4.30	0.23	0.19	0.22	8.54	8.00
56.00	4.56	0.27	0.27	0.24	8.54	8.00
57.00	4.87	0.33	0.32	0.27	8.62	8.00
58.00	5.26	0.41	0.39	0.30	8.76	8.00
59.00	5.78	0.60	0.51	0.33	9.05	8.00
60.00	9.34	6.30	0.98	0.40	10.97	8.00
61.00	10.36	0.82	1.32	0.51	11.20	8.00
62.00	10.83	0.47	0.99	0.60	11.05	8.00
63.00	11.12	0.30	0.94	0.68	10.75	8.00
64.00	11.40	0.30	0.86	0.75	10.40	8.00
65.00	11.56	0.18	0.78	0.82	10.03	8.00
66.00	11.73	0.18	0.41	0.87	8.81	8.00
67.00	11.89	0.18	0.18	0.89	8.54	8.00
68.00	12.06	0.18	0.18	0.90	8.54	8.00
69.00	12.17	0.12	0.13	0.91	8.42	8.00
70.00	12.28	0.12	0.12	0.92	8.40	8.00
71.00	12.39	0.12	0.12	0.93	8.40	8.00
72.00	12.50	0.12	0.12	0.94	8.40	8.00
73.00	12.50	0.00	0.01	0.95	8.16	8.00
74.00	12.50	0.00	0.00	0.95	8.10	8.00
75.00	12.50	0.00	0.00	0.95	8.08	8.00
76.00	12.50	0.00	0.00	0.95	8.06	8.00
77.00	12.50	0.00	0.00	0.95	8.06	8.00
78.00	12.50	0.00	0.00	0.95	8.05	8.00
79.00	12.50	0.00	0.00	0.95	8.04	8.00
80.00	12.50	0.00	0.00	0.95	8.04	8.00
81.00	12.50	0.00	0.00	0.95	8.04	8.00
82.00	12.50	0.00	0.00	0.95	8.03	8.00
83.00	12.50	0.00	0.00	0.95	8.03	8.00
84.00	12.50	0.00	0.00	0.95	8.03	8.00
85.00	12.50	0.00	0.00	0.95	8.03	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
86.00	12.50	0.00	0.00	0.95	8.03	8.00
87.00	12.50	0.00	0.00	0.95	8.03	8.00
88.00	12.50	0.00	0.00	0.95	8.03	8.00
89.00	12.50	0.00	0.00	0.95	8.02	8.00
90.00	12.50	0.00	0.00	0.95	8.02	8.00
91.00	12.50	0.00	0.00	0.95	8.02	8.00
92.00	12.50	0.00	0.00	0.95	8.02	8.00
93.00	12.50	0.00	0.00	0.95	8.02	8.00
94.00	12.50	0.00	0.00	0.95	8.02	8.00
95.00	12.50	0.00	0.00	0.95	8.02	8.00
96.00	12.50	0.00	0.00	0.95	8.02	8.00
97.00	12.50	0.00	0.00	0.95	8.02	8.00
98.00	12.50	0.00	0.00	0.95	8.02	8.00
99.00	12.50	0.00	0.00	0.95	8.02	8.00
100.00	12.50	0.00	0.00	0.95	8.02	8.00
101.00	12.50	0.00	0.00	0.95	8.02	8.00
102.00	12.50	0.00	0.00	0.95	8.02	8.00
103.00	12.50	0.00	0.00	0.95	8.02	8.00
104.00	12.50	0.00	0.00	0.95	8.02	8.00
105.00	12.50	0.00	0.00	0.95	8.02	8.00
106.00	12.50	0.00	0.00	0.95	8.02	8.00
107.00	12.50	0.00	0.00	0.95	8.02	8.00
108.00	12.50	0.00	0.00	0.95	8.01	8.00
109.00	12.50	0.00	0.00	0.95	8.01	8.00
110.00	12.50	0.00	0.00	0.95	8.01	8.00
111.00	12.50	0.00	0.00	0.95	8.01	8.00
112.00	12.50	0.00	0.00	0.95	8.01	8.00
113.00	12.50	0.00	0.00	0.95	8.01	8.00
114.00	12.50	0.00	0.00	0.95	8.01	8.00
115.00	12.50	0.00	0.00	0.95	8.01	8.00
116.00	12.50	0.00	0.00	0.95	8.01	8.00
117.00	12.50	0.00	0.00	0.95	8.01	8.00
118.00	12.50	0.00	0.00	0.95	8.01	8.00
119.00	12.50	0.00	0.00	0.95	8.01	8.00
120.00	12.50	0.00	0.00	0.95	8.01	8.00
121.00	12.50	0.00	0.00	0.95	8.01	8.00
122.00	12.50	0.00	0.00	0.95	8.01	8.00
123.00	12.50	0.00	0.00	0.95	8.01	8.00
124.00	12.50	0.00	0.00	0.95	8.01	8.00
125.00	12.50	0.00	0.00	0.95	8.01	8.00
126.00	12.50	0.00	0.00	0.95	8.01	8.00
127.00	12.50	0.00	0.00	0.95	8.01	8.00
128.00	12.50	0.00	0.00	0.95	8.01	8.00
129.00	12.50	0.00	0.00	0.95	8.01	8.00
130.00	12.50	0.00	0.00	0.95	8.01	8.00
131.00	12.50	0.00	0.00	0.95	8.01	8.00
132.00	12.50	0.00	0.00	0.95	8.01	8.00
133.00	12.50	0.00	0.00	0.95	8.01	8.00
134.00	12.50	0.00	0.00	0.95	8.01	8.00
135.00	12.50	0.00	0.00	0.95	8.01	8.00
136.00	12.50	0.00	0.00	0.95	8.01	8.00
137.00	12.50	0.00	0.00	0.95	8.01	8.00
138.00	12.50	0.00	0.00	0.95	8.01	8.00
139.00	12.50	0.00	0.00	0.95	8.01	8.00
140.00	12.50	0.00	0.00	0.95	8.01	8.00
141.00	12.50	0.00	0.00	0.95	8.01	8.00
142.00	12.50	0.00	0.00	0.95	8.01	8.00
143.00	12.50	0.00	0.00	0.95	8.01	8.00
144.00	12.50	0.00	0.00	0.95	8.01	8.00
145.00	12.50	0.00	0.00	0.95	8.01	8.00
146.00	12.50	0.00	0.00	0.95	8.01	8.00
147.00	12.50	0.00	0.00	0.95	8.01	8.00
148.00	12.50	0.00	0.00	0.95	8.01	8.00
149.00	12.50	0.00	0.00	0.95	8.01	8.00
150.00	12.50	0.00	0.00	0.95	8.01	8.00
151.00	12.50	0.00	0.00	0.95	8.01	8.00
152.00	12.50	0.00	0.00	0.95	8.01	8.00
153.00	12.50	0.00	0.00	0.95	8.01	8.00
154.00	12.50	0.00	0.00	0.95	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
155.00	12.50	0.00	0.00	0.95	8.01	8.00
156.00	12.50	0.00	0.00	0.95	8.01	8.00
157.00	12.50	0.00	0.00	0.95	8.01	8.00
158.00	12.50	0.00	0.00	0.95	8.01	8.00
159.00	12.50	0.00	0.00	0.95	8.01	8.00
160.00	12.50	0.00	0.00	0.95	8.01	8.00
161.00	12.50	0.00	0.00	0.95	8.01	8.00
162.00	12.50	0.00	0.00	0.95	8.01	8.00
163.00	12.50	0.00	0.00	0.95	8.01	8.00
164.00	12.50	0.00	0.00	0.95	8.01	8.00
165.00	12.50	0.00	0.00	0.95	8.01	8.00
166.00	12.50	0.00	0.00	0.95	8.01	8.00
167.00	12.50	0.00	0.00	0.95	8.01	8.00
168.00	12.50	0.00	0.00	0.95	8.01	8.00
169.00	12.50	0.00	0.00	0.95	8.01	8.00
170.00	12.50	0.00	0.00	0.95	8.01	8.00
171.00	12.50	0.00	0.00	0.95	8.01	8.00
172.00	12.50	0.00	0.00	0.95	8.01	8.00
173.00	12.50	0.00	0.00	0.95	8.01	8.00
174.00	12.50	0.00	0.00	0.95	8.01	8.00
175.00	12.50	0.00	0.00	0.95	8.01	8.00
176.00	12.50	0.00	0.00	0.95	8.01	8.00
177.00	12.50	0.00	0.00	0.95	8.01	8.00
178.00	12.50	0.00	0.00	0.95	8.01	8.00
179.00	12.50	0.00	0.00	0.95	8.01	8.00
180.00	12.50	0.00	0.00	0.95	8.01	8.00
181.00	12.50	0.00	0.00	0.95	8.01	8.00
182.00	12.50	0.00	0.00	0.95	8.01	8.00
183.00	12.50	0.00	0.00	0.95	8.01	8.00
184.00	12.50	0.00	0.00	0.95	8.01	8.00
185.00	12.50	0.00	0.00	0.95	8.01	8.00
186.00	12.50	0.00	0.00	0.95	8.01	8.00
187.00	12.50	0.00	0.00	0.95	8.01	8.00
188.00	12.50	0.00	0.00	0.95	8.01	8.00
189.00	12.50	0.00	0.00	0.95	8.01	8.00
190.00	12.50	0.00	0.00	0.95	8.01	8.00
191.00	12.50	0.00	0.00	0.95	8.01	8.00
192.00	12.50	0.00	0.00	0.95	8.01	8.00
193.00	12.50	0.00	0.00	0.95	8.01	8.00
194.00	12.50	0.00	0.00	0.95	8.01	8.00
195.00	12.50	0.00	0.00	0.95	8.01	8.00
196.00	12.50	0.00	0.00	0.95	8.01	8.00
197.00	12.50	0.00	0.00	0.95	8.01	8.00
198.00	12.50	0.00	0.00	0.95	8.01	8.00
199.00	12.50	0.00	0.00	0.95	8.01	8.00
200.00	12.50	0.00	0.00	0.95	8.01	8.00
201.00	12.50	0.00	0.00	0.95	8.01	8.00
202.00	12.50	0.00	0.00	0.95	8.01	8.00
203.00	12.50	0.00	0.00	0.95	8.01	8.00
204.00	12.50	0.00	0.00	0.95	8.01	8.00
205.00	12.50	0.00	0.00	0.95	8.01	8.00
206.00	12.50	0.00	0.00	0.95	8.01	8.00
207.00	12.50	0.00	0.00	0.95	8.01	8.00
208.00	12.50	0.00	0.00	0.95	8.01	8.00
209.00	12.50	0.00	0.00	0.95	8.01	8.00
210.00	12.50	0.00	0.00	0.95	8.01	8.00
211.00	12.50	0.00	0.00	0.95	8.01	8.00
212.00	12.50	0.00	0.00	0.95	8.01	8.00
213.00	12.50	0.00	0.00	0.95	8.01	8.00
214.00	12.50	0.00	0.00	0.95	8.01	8.00
215.00	12.50	0.00	0.00	0.95	8.01	8.00
216.00	12.50	0.00	0.00	0.95	8.01	8.00
217.00	12.50	0.00	0.00	0.95	8.01	8.00
218.00	12.50	0.00	0.00	0.95	8.01	8.00
219.00	12.50	0.00	0.00	0.95	8.01	8.00
220.00	12.50	0.00	0.00	0.95	8.01	8.00
221.00	12.50	0.00	0.00	0.95	8.01	8.00
222.00	12.50	0.00	0.00	0.95	8.01	8.00
223.00	12.50	0.00	0.00	0.95	8.01	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
224.00	12.50	0.00	0.00	0.95	8.01	8.00
225.00	12.50	0.00	0.00	0.95	8.01	8.00
226.00	12.50	0.00	0.00	0.95	8.01	8.00
227.00	12.50	0.00	0.00	0.95	8.01	8.00
228.00	12.50	0.00	0.00	0.95	8.01	8.00
229.00	12.50	0.00	0.00	0.95	8.01	8.00
230.00	12.50	0.00	0.00	0.95	8.01	8.00
231.00	12.50	0.00	0.00	0.95	8.01	8.00
232.00	12.50	0.00	0.00	0.95	8.01	8.00
233.00	12.50	0.00	0.00	0.95	8.01	8.00
234.00	12.50	0.00	0.00	0.95	8.01	8.00
235.00	12.50	0.00	0.00	0.95	8.01	8.00
236.00	12.50	0.00	0.00	0.95	8.01	8.00
237.00	12.50	0.00	0.00	0.95	8.01	8.00
238.00	12.50	0.00	0.00	0.95	8.01	8.00
239.00	12.50	0.00	0.00	0.95	8.01	8.00
240.00	12.50	0.00	0.00	0.95	8.01	8.00
241.00	12.50	0.00	0.00	0.95	8.01	8.00
242.00	12.50	0.00	0.00	0.95	8.01	8.00
243.00	12.50	0.00	0.00	0.95	8.01	8.00
244.00	12.50	0.00	0.00	0.95	8.01	8.00
245.00	12.50	0.00	0.00	0.95	8.01	8.00
246.00	12.50	0.00	0.00	0.95	8.01	8.00
247.00	12.50	0.00	0.00	0.95	8.01	8.00
248.00	12.50	0.00	0.00	0.95	8.01	8.00
249.00	12.50	0.00	0.00	0.95	8.01	8.00
250.00	12.50	0.00	0.00	0.95	8.01	8.00
251.00	12.50	0.00	0.00	0.95	8.01	8.00
252.00	12.50	0.00	0.00	0.95	8.01	8.00
253.00	12.50	0.00	0.00	0.95	8.01	8.00
254.00	12.50	0.00	0.00	0.95	8.01	8.00
255.00	12.50	0.00	0.00	0.95	8.00	8.00
256.00	12.50	0.00	0.00	0.95	8.00	8.00
257.00	12.50	0.00	0.00	0.95	8.00	8.00
258.00	12.50	0.00	0.00	0.95	8.00	8.00
259.00	12.50	0.00	0.00	0.95	8.00	8.00
260.00	12.50	0.00	0.00	0.95	8.00	8.00
261.00	12.50	0.00	0.00	0.95	8.00	8.00
262.00	12.50	0.00	0.00	0.95	8.00	8.00
263.00	12.50	0.00	0.00	0.95	8.00	8.00
264.00	12.50	0.00	0.00	0.95	8.00	8.00
265.00	12.50	0.00	0.00	0.95	8.00	8.00
266.00	12.50	0.00	0.00	0.95	8.00	8.00
267.00	12.50	0.00	0.00	0.95	8.00	8.00
268.00	12.50	0.00	0.00	0.95	8.00	8.00
269.00	12.50	0.00	0.00	0.95	8.00	8.00
270.00	12.50	0.00	0.00	0.95	8.00	8.00
271.00	12.50	0.00	0.00	0.95	8.00	8.00
272.00	12.50	0.00	0.00	0.95	8.00	8.00
273.00	12.50	0.00	0.00	0.95	8.00	8.00
274.00	12.50	0.00	0.00	0.95	8.00	8.00
275.00	12.50	0.00	0.00	0.95	8.00	8.00
276.00	12.50	0.00	0.00	0.95	8.00	8.00
277.00	12.50	0.00	0.00	0.95	8.00	8.00
278.00	12.50	0.00	0.00	0.95	8.00	8.00
279.00	12.50	0.00	0.00	0.95	8.00	8.00
280.00	12.50	0.00	0.00	0.95	8.00	8.00
281.00	12.50	0.00	0.00	0.95	8.00	8.00
282.00	12.50	0.00	0.00	0.95	8.00	8.00
283.00	12.50	0.00	0.00	0.95	8.00	8.00
284.00	12.50	0.00	0.00	0.95	8.00	8.00
285.00	12.50	0.00	0.00	0.95	8.00	8.00
286.00	12.50	0.00	0.00	0.95	8.00	8.00
287.00	12.50	0.00	0.00	0.95	8.00	8.00
288.00	12.50	0.00	0.00	0.95	8.00	8.00
289.00	12.50	0.00	0.00	0.95	8.00	8.00
290.00	12.50	0.00	0.00	0.95	8.00	8.00
291.00	12.50	0.00	0.00	0.95	8.00	8.00
292.00	12.50	0.00	0.00	0.95	8.00	8.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
293.00	12.50	0.00	0.00	0.95	8.00	8.00
294.00	12.50	0.00	0.00	0.95	8.00	8.00
295.00	12.50	0.00	0.00	0.95	8.00	8.00
296.00	12.50	0.00	0.00	0.95	8.00	8.00
297.00	12.50	0.00	0.00	0.95	8.00	8.00
298.00	12.50	0.00	0.00	0.95	8.00	8.00
299.00	12.50	0.00	0.00	0.95	8.00	8.00
300.00	12.50	0.00	0.00	0.95	8.00	8.00
301.00	12.50	0.00	0.00	0.95	8.00	8.00
302.00	12.50	0.00	0.00	0.95	8.00	8.00
303.00	12.50	0.00	0.00	0.95	8.00	8.00
304.00	12.50	0.00	0.00	0.95	8.00	8.00
305.00	12.50	0.00	0.00	0.95	8.00	8.00
306.00	12.50	0.00	0.00	0.95	8.00	8.00
307.00	12.50	0.00	0.00	0.95	8.00	8.00
308.00	12.50	0.00	0.00	0.95	8.00	8.00
309.00	12.50	0.00	0.00	0.95	8.00	8.00
310.00	12.50	0.00	0.00	0.95	8.00	8.00
311.00	12.50	0.00	0.00	0.95	8.00	8.00
312.00	12.50	0.00	0.00	0.95	8.00	8.00
313.00	12.50	0.00	0.00	0.95	8.00	8.00
314.00	12.50	0.00	0.00	0.95	8.00	8.00
315.00	12.50	0.00	0.00	0.95	8.00	8.00
316.00	12.50	0.00	0.00	0.95	8.00	8.00
317.00	12.50	0.00	0.00	0.95	8.00	8.00
318.00	12.50	0.00	0.00	0.95	8.00	8.00
319.00	12.50	0.00	0.00	0.95	8.00	8.00
320.00	12.50	0.00	0.00	0.95	8.00	8.00
321.00	12.50	0.00	0.00	0.95	8.00	8.00
322.00	12.50	0.00	0.00	0.95	8.00	8.00
323.00	12.50	0.00	0.00	0.95	8.00	8.00
324.00	12.50	0.00	0.00	0.95	8.00	8.00
325.00	12.50	0.00	0.00	0.95	8.00	8.00
326.00	12.50	0.00	0.00	0.95	8.00	8.00
327.00	12.50	0.00	0.00	0.95	8.00	8.00
328.00	12.50	0.00	0.00	0.95	8.00	8.00
329.00	12.50	0.00	0.00	0.95	8.00	8.00
330.00	12.50	0.00	0.00	0.95	8.00	8.00
331.00	12.50	0.00	0.00	0.95	8.00	8.00
332.00	12.50	0.00	0.00	0.95	8.00	8.00
333.00	12.50	0.00	0.00	0.95	8.00	8.00
334.00	12.50	0.00	0.00	0.95	8.00	8.00
335.00	12.50	0.00	0.00	0.95	8.00	8.00
336.00	12.50	0.00	0.00	0.95	8.00	8.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	1.58	60.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	11.25	60.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	0.95	0.00	0.95	0.00	0.00	0.00

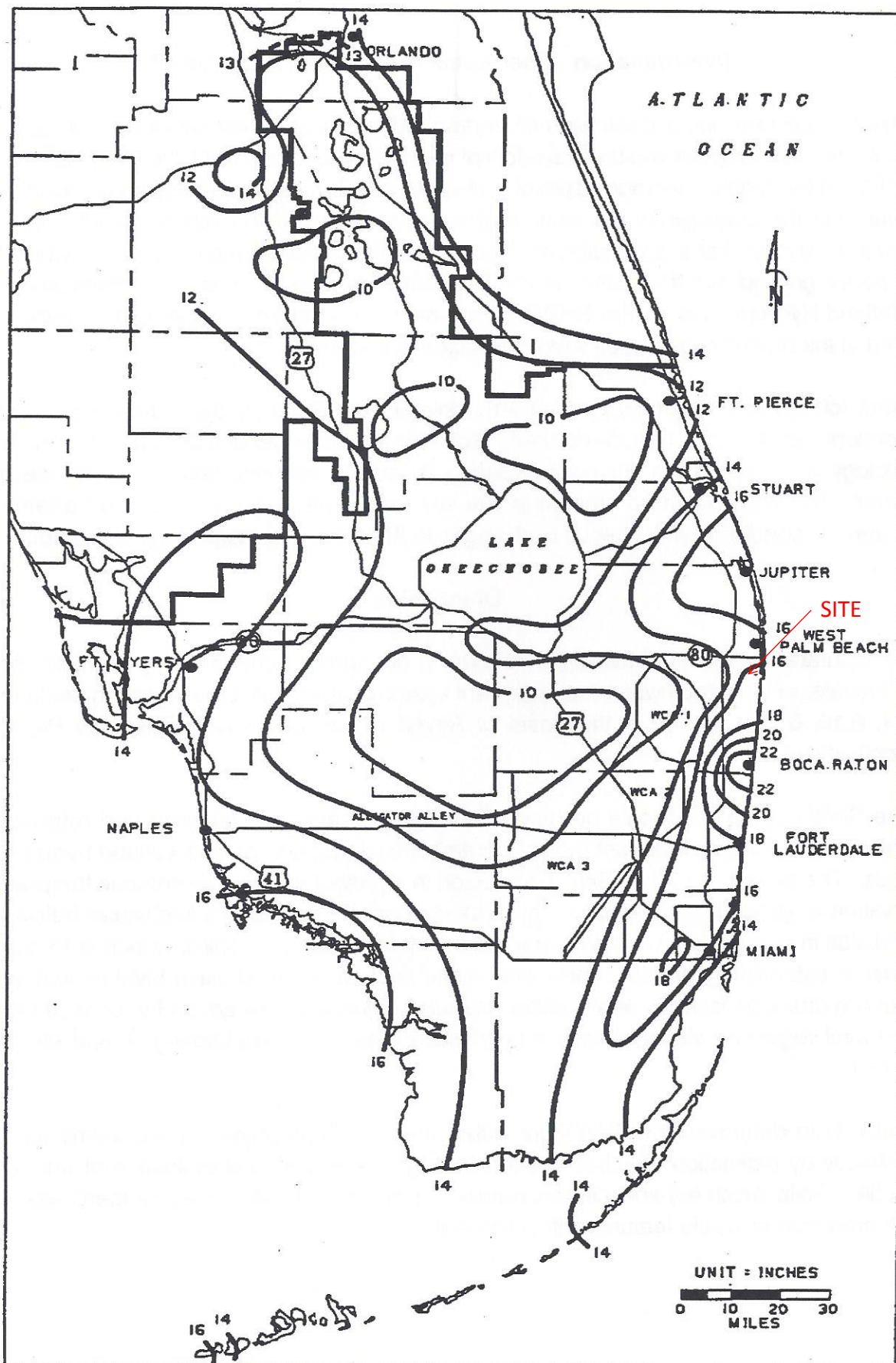


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Project Name: Penuel Evangelical Church

Reviewer: SMG

Project Number: 17-032

Period Begin: Feb 05, 2020;0000 hr End: Feb 19, 2020;0000 hr Duration: 336 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.12 acres

Ground Storage: 2.24 inches

Time of Concentration: 0.17 hours

Initial Stage: 8 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
8.00	0.00
9.00	0.01
10.00	0.04
11.00	0.18
12.00	0.47
13.00	1.08
14.00	1.98
15.00	3.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	13.21	73.60	8.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	1.27	0.00	0.00	0.00	1.27	0.00

FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Project Name: **Penuel Evangelical Church of Delray**
FLOOD PLAIN STORAGE COMPENSATION CALCULATIONS

Date: 2/5/2020
Project Number: 17-032
Sec/Twp/Rge: S19/T44S/R43E

I. Site Predevelopment

A. Predevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.28
3. Lakes	0.09
4. Pervious	0.95

B. Site Design Criteria

1. Basin	SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation =	12.70 NGVD
3. Control Elevation =	8.00 NGVD

C. Predevelopment Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= 3.20 \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.95 = 5.31 \text{ X } 1/12 \text{ in.}$$

$$= 0.44 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= \frac{0.44}{1.40} \times 12 \text{ in/ 1 ft}$$

$$= \underline{3.80} \text{ inches of site-wide moisture storage, S}$$

D. Predevelopment 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 3.80 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 3.80 \text{ in.}))} = \frac{232.28}{19.04}$$

$$Q = 12.20 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (12.20 / 12) \times 1.40$$

$$= 1.42 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.69 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site predevelopment runoff volume} - \text{site predevelopment available storage}$$

$$= 1.42 - 1.69 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

II. Site Post Development

A. Redevelopment Area Acreage:

1. Total	1.40
2. Impervious	
a. Buildings (roof)	0.08
b. Pavement	0.48
3. Lakes	0.09
4. Pervious	0.75

B. Site Design Criteria

1. Basin SFWMD C-51 Basin Sub-Basin 33
2. 100 Year - 3 Day Flood Plain Elevation = 12.70 NGVD
3. Control Elevation = 8.00 NGVD

C. Post Development Soil Storage

1. The control elevation is 8.00 NGVD, and it is assumed that the wet season water table will be the same for the project. Consequently an average water table elevation of 8.00 NGVD will be assumed for purposes of design.

2. The average site finished grades will vary from the lowest elevation of 8.00 to 14.40 NGVD therefore the average site grade elevation will be 11.20 NGVD.

3. The average depth to water table will be:

= average site grade elevation - average water table elevation

$$= 11.20 - 8.00$$

$$= \underline{3.20} \text{ ft}$$

4. From the soil storage table using Coastal Storage and assuming 25% compaction with 3.20 ft to the water table, up to 5.60 inches of moisture can be stored in the soil under the pervious areas

5. Compute available soil storage

= storage available X pervious areas

$$= 5.60 \text{ X } 0.75 = 4.20 \text{ X } 1/12 \text{ in.}$$

$$= 0.35 \text{ ac-ft of storage under pervious areas}$$

6. Convert available soil storage to site-wide moisture storage, S

S = available soil storage onsite/site area

$$= 0.35 / 1.40 \text{ X } 12 \text{ in/ } 1 \text{ ft}$$

$$= \underline{3.00} \text{ inches of site-wide moisture storage, S}$$

D. Post Development 100-year 3-day Storm Runoff Volume

$$Q = \frac{(\text{Rainfall} - (0.2 \times \text{Soil Storage}))^2}{(\text{Rainfall} + (0.8 \times \text{Soil Storage}))}$$

$$Q = \frac{(16.00 \text{ in} - (0.2 \times 2.08 \text{ in.}))^2}{(16.00 \text{ in} + (0.8 \times 2.08 \text{ in.}))} = \frac{242.87}{17.66}$$

$$Q = 13.75 \text{ in.}$$

$$\text{Runoff} = (Q / 12) \times \text{Total Site Acreage}$$

$$= (13.75 / 12) \times 1.40$$

$$= 1.60 \text{ ac-ft}$$

E. Site Runoff Contribution Characteristic

1. Available Site Storage for SFWMD C-51 Basin Sub-Basin 33 during 100-year Flood

$$= 1.87 \text{ ac-ft}$$

2. Check to see if the site is an importer or exporter.

$$= \text{site post development runoff volume} - \text{site post development available storage}$$

$$= 1.60 - 1.87 = -0.27 \text{ ac-ft}$$

3. The site is a basin runoff volume importer.

III. Confirm Flood Plain Compensation

A. Compare Pre and Post Development Storage

1. Because the predeveloped site is an importer, the post development site design must store at least as much volume as the predeveloped site conditions, in addition to the 100-year, 3-day runoff volume.

$$-0.27 > -0.27$$

The post development site design is acceptable.

Penuel Evangelical Church of Delray

COMPENSATING STORAGE COMPARISON

PRE-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	N/A	N/A	N/A	LAKE BANK	LAKE	N/A	N/A	N/A	ASPHALT	OPEN SPACE	
STORAGE TYPE =	LINEAR	LINEAR	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	LINEAR	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	99.00	99.00	99.00	8.00	8.00	99.00	99.00	99.00	12.00	9.50	
ENDING STAGE =	100.00	100.00	100.00	12.20	UP	100.00	100.00	100.00	14.15	14.40	
STORAGE AREA (Ac) =	0.00	0.00	0.00	0.14	0.09	0.00	0.00	0.00	0.28	0.84	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.02	0.09	0.00	0.00	0.00	0.00	0.00	0.11
10.00	0.00	0.00	0.00	0.07	0.18	0.00	0.00	0.00	0.00	0.02	0.27
11.00	0.00	0.00	0.00	0.15	0.27	0.00	0.00	0.00	0.00	0.19	0.61
12.00	0.00	0.00	0.00	0.27	0.36	0.00	0.00	0.00	0.00	0.53	1.16
12.70	0.00	0.00	0.00	0.36	0.42	0.00	0.00	0.00	0.03	0.87	1.69
13.00	0.00	0.00	0.00	0.40	0.45	0.00	0.00	0.00	0.06	1.04	1.96
14.00	0.00	0.00	0.00	0.54	0.54	0.00	0.00	0.00	0.26	1.73	3.07
15.00	0.00	0.00	0.00	0.68	0.63	0.00	0.00	0.00	0.53	2.55	4.40

POST-DEVELOPMENT STAGE VS. STORAGE:

STORAGE CATEGORY =	LAKE MAINTENANCE AREA	DRY DETENTION	DRY DETENTION	LAKE BANK	LAKE	EXIST. PARKING	SIDEWALK	EXFILTRATION TRENCH	PARKING	OPEN SPACE	
STORAGE TYPE =	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	VERTICAL	LINEAR	LINEAR	TOTAL STORAGE
BEGINNING STAGE =	10.00	10.00	10.00	8.00	8.00	12.00	12.05	8.00	11.30	9.50	
ENDING STAGE =	11.00	11.00	11.00	10.00	11.50	13.80	14.40	10.20	12.90	14.40	
STORAGE AREA (Ac) =	0.07	0.02	0.01	0.12	0.09	0.16	0.05	0.00	0.27	0.52	
STAGE (ft) / STORAGE	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)	(Ac-ft)
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.00	0.00	0.00	0.00	0.03	0.09	0.00	0.00	0.01	0.00	0.00	0.13
10.00	0.00	0.00	0.00	0.12	0.18	0.00	0.00	0.03	0.00	0.01	0.34
11.00	0.04	0.02	0.01	0.24	0.26	0.00	0.00	0.03	0.00	0.12	0.72
12.00	0.11	0.05	0.02	0.36	0.35	0.00	0.00	0.03	0.04	0.33	1.29
12.70	0.16	0.07	0.03	0.44	0.41	0.02	0.00	0.03	0.16	0.54	1.87
13.00	0.18	0.07	0.03	0.48	0.44	0.05	0.01	0.03	0.24	0.65	2.18
14.00	0.26	0.10	0.05	0.59	0.53	0.18	0.04	0.03	0.50	1.08	3.35
15.00	0.33	0.12	0.06	0.71	0.62	0.34	0.09	0.03	0.77	1.59	4.66

100 YR - 3 Day Flood Elevation per C-51 Basin Sub-Basin 31 = 12.70 NGVD

* Existing Finished Floor Elevation = 14.59 NGVD

** Lake, Lake Bank, and Lake Maintenance Area only included in Compensating Storage Calculations. Storage volume does not contribute to the overall site storm stages.



**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**

Mack Bernard, Mayor

Dave Kerner, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

November 13, 2019

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

**RE: Penuel Evangelical Church
Project #: 191101
Traffic Performance Standards Review**

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Penuel Evangelical Church** Traffic Impact Statement, dated June 7, 2019, 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:	Palm Springs
Location:	NEC of 2 nd Avenue and Davis Road
PCN:	70-43-44-19-20-058-0110
Access:	One full access driveway connection onto 2 nd Avenue and one full access driveway connection onto Davis Road <u>(As used in the study and is NOT an approval by the County through this letter)</u>
Existing Uses:	Vacant building
Proposed Uses:	Replace existing with: Church = 3,610 SF
New Daily Trips:	24
New Peak Hour Trips:	1 (1/0) AM; 2 (1/1) PM
Build-out:	December 31, 2021

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips, and therefore, **meets** the PBC Traffic Performance Standards.

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 Village 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.

"An Equal Opportunity
Affirmative Action Employer"



printed on sustainable
and recycled paper



Andrea M. Troutman, P.E.
November 13, 2019
Page 2

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 QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2019\191101 - PENUEL EVANGELICAL
CHURCH.DOCX

February 28, 2020

**To: Iramis Cabrera, Village of Palm Springs Planner
Chad Girard, PE, Assist. Public Service Director**

From: Tara Bamber, PE 

**Re: Penuel Evangelical Church of Delray at 3401 2nd Ave N
Site Plan Approval Letter
Engenuity Group Project No. 6001.85**

We have received the following on 2-26-20 through email regarding the above reference project:

1. Site Engineering Plan, 2 sheets, revised 2-25-20, by Last Devenport, Inc.
2. Landscape Plan, 2 sheets (LP-1, LP-2), signed and sealed 2-25-20, by Litterick Landscape Architecture.
3. Site Plan, 1 sheet (SP-1), signed and sealed 2-25-20, by Litterick Landscape Architecture.

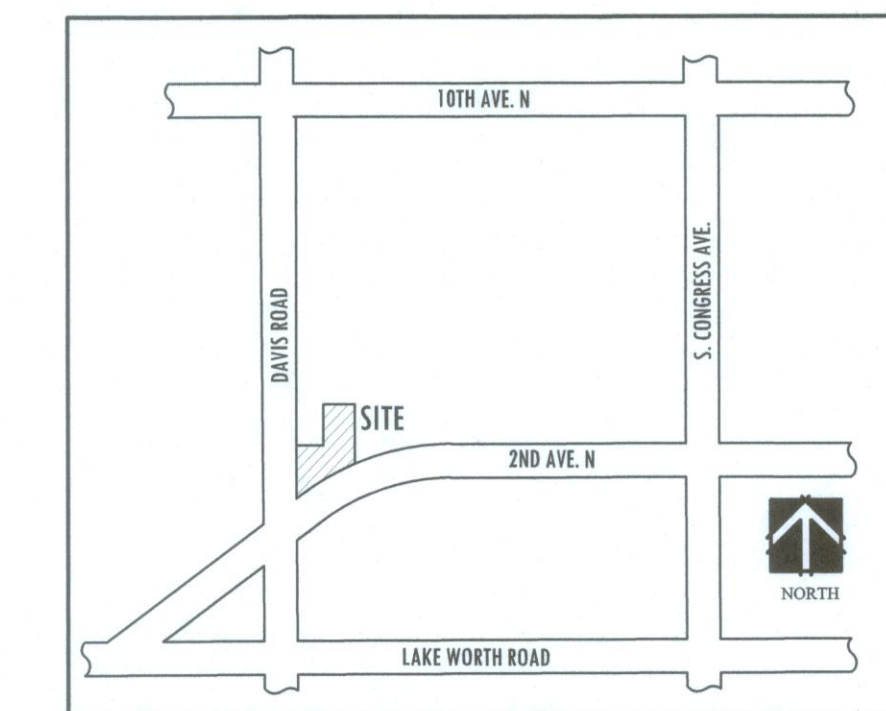
We recommend Site Plan approval with the following conditions:

1. Provide civil and water details and pollution prevention plan.
2. Follow Section 34-189(b) regarding the plantings near to the 6-in watermain along 2nd Avenue and water backflow preventer.
3. The Village will request a utility easement along 2nd Avenue.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**

LOCATION MAP



PENUEL EVANGELICAL CHURCH OF DELRAY

Village of Palm Springs, Florida

Project Name

Landscape Architect of Record

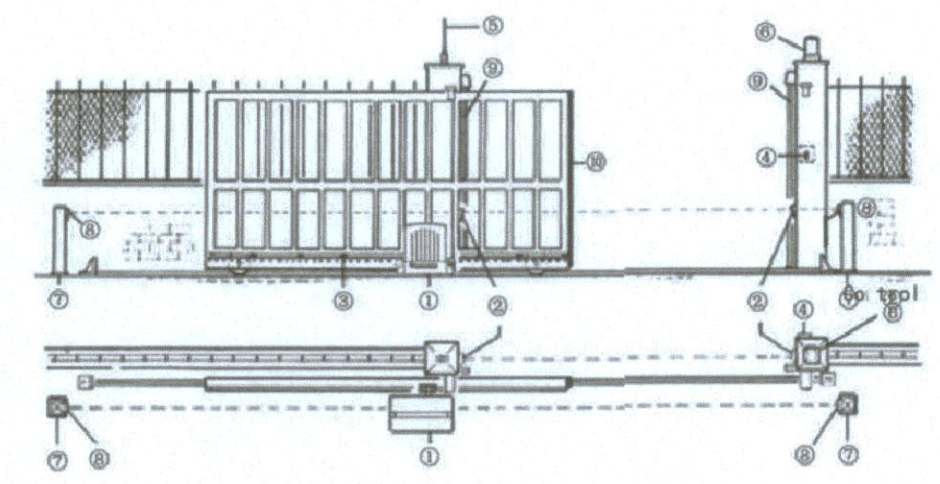
Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 20'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/23/19
Job no.
Revisions: 1/27/20

Sheet No.

SP-1



- 1. Gate operator
- 2. Photoelectric cells (external)
- 3. Rack
- 4. Key selector
- 5. External antenna
- 6. Flashing lamp
- 7. Galvanized column for P.E. cell
- 8. Photo electric cell (internal)
- 9. Safety strip fixed to column
- 10. Pneumatic safety strip on edge of gate

TYPICAL SLIDING GATE DETAIL

PROJECT DATA:

PROJECT NAME:
PROPERTY ADDRESS:
FLU DESIGNATION:
EXISTING ZONING:
SECTION, TOWNSHIP, RANGE:
PROPERTY CONTROL NUMBER (S):

PENUEL EVANGELICAL CHURCH OF DELRAY
3401 2ND AVE. N.
COMMERCIAL
CG, GENERAL COMMERCIAL
19,44,43
70-43-44-19-20-058-0110

EXISTING USE:
PROPOSED USE:

COMMERCIAL
PLACE OF WORSHIP

DEVELOPMENT ACREAGE (60,984 SF):

1.4 ACRES

TOTAL BUILDING SQUARE FOOTAGE:

3,610 SF.

LOT COVERAGE:

6.0%

FLOOR AREA RATIO (FAR):

0.06

PERVIOUS AREA:

32,730 S.F. (53.7%)

IMPERVIOUS AREA:

28,254 S.F. (46.3%)

PARKING REQUIRED:

48 SPACES

PLACE OF WORSHIP = 1 SP./4 SEATS @ 192 SEATS = 48 SPACES

PARKING PROVIDED:

48 SPACES

REQUIRED SETBACKS TO BUILDING:

FRONT YARD: MIN. 50' (SOUTH)
REAR YARD: MIN. 20' (NORTH)
INTERIOR SIDE YARD: MIN. 15' (EAST)
CORNER SIDE YARD: MIN. 25' (WEST)

ACTUAL SETBACKS TO BUILDING:

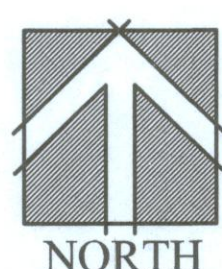
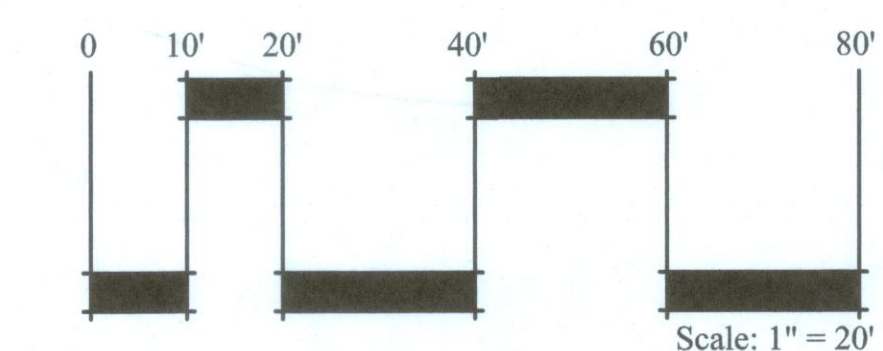
FRONT YARD: MIN. 31.9' (SOUTH) *
REAR YARD: MIN. 15.4' (NORTH) *
INTERIOR SIDE YARD: MIN. 155.1' (EAST)
CORNER SIDE YARD: MIN. 60.1' (WEST)
* NON-CONFORMING SETBACKS

ZONING VARIANCE APPROVAL				
ITEM NO.:	CODE SECTION	REQUIRED	PROPOSED	VARIANCE
V1	SEC. 34-162 REQUIRED BUFFERS:			
V2	2ND AVE. (SOUTH)	15'	7.8'	7.2'
	DAVIS RD. (WEST)	15'	9.9'	5.1'

NOTES:

ALL EXISTING AND PROPOSED UTILITY BOX/CABINET SHALL BE SCREENED FROM VIEW.

Site Plan



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 58, SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE RECORDED IN PLAT BOOK 6, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EAST LINE OF SAID TRACT 58, A DISTANCE OF 229.36 FEET; THENCE WESTERLY ALONG THE LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 168.11 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID TRACT 58, A DISTANCE OF 208.18 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID TRACT 58, A DISTANCE OF 115.0 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIS ROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.43 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 320.94 FEET TO THE POINT OF BEGINNING.



Village of Palm Springs

Penue! Evangelical Church
3401 2nd Ave N

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Penue! Evangelical Church

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

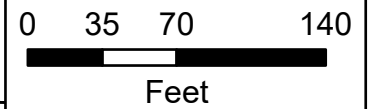


Montante Blvd

Davis Rd

2nd Ave N

70434419200580110



Village of Palm Springs

Penuel Evangelical Church

3401 2nd Ave N

 Penuel Evangelical Church

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Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.3: Resolution No. 2020-06 - Residential Planned Development Site Plan (SPR20-03) and Four (4) Waivers - 3922 Park Lane (*Quasi-Judicial*)

SUMMARY: Mr. Cory Cross, agent for Mirza Investment Group Inc ("Applicant"), is requesting site plan approval (SPR20-03) for a residential planned development (RPD) to construct 10 multi-family dwelling units within one 3-story townhouse-style building located on a 0.79 acre parcel at 3922 Park Lane. Each townhouse unit includes a one-car garage, 3 bedrooms, 2 bathrooms, living room and a kitchen. Additional parking spaces are provided in a common parking lot. The standard lease will restrict units to 2 vehicles/2 parking spaces per unit (which includes the garage). This results in 1.3 visitor parking spaces per unit or 39.3% of the parking spaces will be designated for guest.

At the previous Planning & Zoning Board hearing, Staff had concerns that the proposed common amenity areas didn't comply with the objectives of the Village's residential planned development regulations for open space. Common amenities areas were not designed to be enjoyable and didn't promote safety or general welfare of the occupants. Staff highly recommended eliminating a unit to provide an aggregated and sufficient common amenity area in a safer and healthier location.

The applicant decided to postpone the consideration of the Residential Planned Development project to make changes to the plans and attempt to receive support from Staff. One dwelling unit was eliminated and the proposed common amenities (playground equipment, playhouse, picnic table and sitting area) were aggregated to one location, providing more comfort, convenience and pleasantness in social relationships maintaining social amenities. The croquet lawn was eliminated from the plans.

The Applicant is now requesting four (4) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1328 - Allow a 24' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic.
2. Relief from Sec.34-1064(c) - Allow a residential planned development project with only 0.79 acres of land area rather than the required 3-acre minimum.
3. Relief from Sec.34-766(1) - Allow 10 multi-family dwelling units to be constructed on an 0.8-acre parcel rather than the required 2.08-acre minimum lot size. Note: Based on the size of the property (0.8 gross acres) the maximum development on the site is restricted to 5 dwelling units.
4. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 4 waivers and recommend conditional approval of the proposed development subject to forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

FISCAL IMPACT:

The proposed project does not have a direct fiscal impact to the Village; however, it is expected to enhance the Village's assessed property valuation.

ATTACHMENTS:

Res No. 2020-06 Residential Planned Development - SPR20-03 - -3922 Park Lane.doc

Exhibit "A" Staff Report

Project Narrative and Justification Statement

Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters

Legal Description

Aerial Map and Location Map

Color Rendering

RESOLUTION NO. 2020-06

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, (APPROVING/DENYING) WITH CONDITIONS, A REQUEST FROM MR. CORY CROSS, AGENT FOR MIRZA INVESTMENT GROUP INC., (APPLICANT) FOR SITE PLAN (SPR20-03) WITH FOUR (4) WAIVERS, FOR A RESIDENTIAL PLANNED DEVELOPMENT. THE PROPOSED SITE PLAN INCLUDES TEN (10) MULTI-FAMILY DWELLING UNITS WITHIN ONE 3-STORY TOWNHOUSE-STYLE BUILDING, LOCATED AT 3922 PARK LANE, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, April 14, 2020 the Planning and Zoning Board reviewed and considered the request of Mr. Cory Cross, Agent for Mirza Investment Group Inc., (“Applicant”), who request approval of **SITE PLAN (SPR20-03) WITH FOUR (4) WAIVERS**, for a residential planned development (RPD). The proposed site plan consists of ten (10) Multi-Family dwelling units within one 3-story townhouse-style building, located at 3922 Park Lane; and

WHEREAS, the Applicant is requesting four (4) waivers for the proposed RPD site plan:

Note: Within the proposed site plan, the Applicant is requesting four (4) waivers:

1. Relief from Sec. 34-1328 - Allow a 24’ instead of 26’ required for a double vehicular drive isle.

2. Relief from Sec.34-1064(c) - Allow a residential planned development project with only 0.79 acres of land area rather than the required 3-acre minimum.

3. Relief from Sec.34-766(1) - Allow 10 multi-family dwelling units to be constructed on an 0.8-acre parcel rather than the required 1.87-acre minimum lot size.
Note: Based on the size of the property (0.8 gross acres) the maximum development on the site is restricted to 5 dwelling units.

4. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway.

WHEREAS, the recommendation of the Planning and Zoning Board was to approve this application (subject to staff report conditions being met) has been forwarded to the Village Council for final consideration; and

WHEREAS, the Village Council has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has

Resolution No. 2020-06 – Residential Planned Development Site Plan (SPR20-03) and Four (4) Waivers – 3922 Park Lane Road (Quasi-Judicial)

received and considered the recommendations of the Village Staff and Planning and Zoning Board; and has otherwise been fully informed regarding this matter.

NOW THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council having received and considered the request of the Applicant for a Residential Planned Development Site Plan (SPR20-03) and four (4) waivers is requesting site plan approval which consist of ten (10) multi-family dwelling units within one 3-story townhouse-style building, located at 3922 Park Lane.

The Planning and Zoning Board considered these requests during their April 14, 2020 meeting. Having been otherwise fully apprised of the premises herein, the Village Council hereby (approves/denies) the said application as revised, with the staff report conditions attached hereto as **Exhibit “A”**, and which is incorporated herein by reference:

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
JONI BRINKMAN, VICE MAYOR	☐	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☐
GARY READY, COUNCIL MEMBER	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of May, 2020.

Resolution No. 2020-06 – Residential Planned Development Site Plan (SPR20-03) and
Four (4) Waivers – 3922 Park Lane Road (Quasi-Judicial)

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____

BEVERLY SMITH, MAYOR

ATTEST:

BY: _____

KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____

GLEN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Residential Planned Development Site Plan with Waivers - 3922 Park Lane

Application Summary			
Applicant / Petitioner	Park Lane Condominiums LLC	Submittal Date	7/27/2019
Reference Name	3922 Park Lane	Case Number	SPR20-03
		Parcel Control No	70-43-44-18-00-000-7190
Location	3922 Park Lane	Site Area	±0.79 acres
P&Z Bd Meeting	February 11, 2020 (requested by applicant to be postponed) April 14, 2020	Council Meeting	March 12, 2020- May 14, 2020
Requests			
Proposed Use(s)	Residential Planned Development Site Plan for construction of 11 10 residential dwelling units within 1 three-story building.		
Number of Buildings	1 3-story buildings (7,862 7,238 SF total)		
Waivers	1. Requesting a waiver from Sec.62-73(3) to allow the dumpster enclosure been located 12' 1" setback from a residential property instead of 25' required.		
	2. Requesting a waiver from Sec.34-1328 to allow 24' instead of 26' required for a double vehicular drive isle.		
	3. Requesting a waiver from Sec.34-1064(c) to allow a residential planned development project to be developed in 0.79 acres property instead of 3 acres minimum required.		
	4. Requesting a waiver from Sec.34-1064(e)(1)(b) to allow an interior side setback of 15' 9" instead of 20' required.		
	5. Requesting a waiver from Sec.34-766(1) to allow 11 10 multi-family dwelling units to be constructed on a 0.8 acres property instead of 2.09 1.87 minimum lot size required.		
	6. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.		
	Parking		
Code	Required	Provided	Meets Requirement
Total Parking	Total of 32	33 spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (North)	25'	25'	Yes
Rear yard (South)	20'	65'-7"	Yes
Side yard (East)	20'	15' 9" 20'-1"	Yes
Side yard (West)	20'	58'-7"	Yes
Site Characteristics			
Existing Use	Residential vacant lot	Proposed Use	Residential Multiple-Family
Existing Zoning	Residential Multiple-Family (RM)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	High Density Residential	Proposed Future Land Use	High Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District

North	Residential single-family residence	Low Density Residential	Residential Multiple-Family (RM)
South	Residential single-family residence	High Density Residential	Residential Multiple-Family (RM)
East	Residential multi-family units	High Density Residential	Residential Multiple-Family (RM)
West	Residential multi-family units	High Density Residential	Residential Multiple-Family (RM)

Recommendation

Based on direction received at the February 11, 2020 Planning & Zoning Board hearing, the applicant has revised the plans to eliminate a unit and to provide an aggregated common amenity area, and eliminating the need for 2 waivers.

Staff does not object to the applicant proposed common amenity area and recommends conditional approval of the site development plan based on the applicant intent to create a safer open space for passive/leisure activities.



I. Site History

- Ordinance 1997-07: Annexation

The property was voluntary annexed into the Village of Palm Springs on September 13, 2007 and designated with the Residential Multiple-Family zoning district and Future Land Use category of Low Density Residential. On April 26, 1997 the land use designation was subsequently changed as part of a small-scale comprehensive land use amendment under Ordinance No. 2012-12, to High Density Residential. At the time of the annexation the property was developed with a single-family residence, which was demolished between 2017 and 2019 without a permit.

II. Comprehensive Plan Consistency

The subject property Future Land Use designation is High Density Residential with a Residential Multiple-Family (RM) zoning district, respectively. The subject site is $\pm$ 0.79 acres, which is small for a high-density lot. Although it does meet the minimum property development regulations for the minimum lot dimensions, the site is a narrow rectangular lot. The small size of the lot affects the ability to comply with all the Land Development Regulations for a residential planned development project, specifically the following land development regulations are not met.

- Minimum lot size for a residential planned development shall be 3 acres, the property is 0.79 acres.
- ~~Location of the dumpster enclosure been located 12' 1" setback from a residential property instead of 25' required.~~
- Interior drive isle with double circulation is 24' instead of 26' required.
- ~~East side setback is 15' 9" instead of 20' required.~~
- Minimum lot size for a 11 dwelling units project shall be 2.09 acres, the property is 0.79 acres.
- Sidewalks shall be provided on both sides of the main street; the project is proposing sidewalk on one side only.

III. Waivers Requested

The applicant is seeking the following ~~six (6)~~ four (4) waivers from Village Code requirements:

Waiver #1: Requesting a waiver from Sec.62-73(3) to allow the dumpster enclosure been located 12' 1" setback from a residential property instead of 25' required.

Waiver #2: Requesting a waiver from Sec.34-1328 to allow 24' instead of 26' required for a double vehicular drive isle.

Waiver #3: Requesting a waiver from Sec.34-1064(c) to allow a residential planned development project to be developed on a 0.79-acre property instead of 3 acres minimum required.

Waiver #4: Requesting a waiver from Sec.34-1064(e)(1)(b) to allow an interior side setback of 15' 9" instead of 20' required.

Waiver #5: Requesting a waiver from Sec.34-766(1) to allow ~~11~~ 10 multi-family dwelling units to be constructed on a 0.8 acres property instead of 2.09 minimum lot size required.

Waiver #6: Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway instead of sidewalks on both sides of the main street.

The Applicant's full justification to the waivers is attached hereto.

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

~~**Waiver 1:** The waiver for minimum required dumpster enclosure setback reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.~~

Waiver 2: The waiver for minimum required vehicular drive isle reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 3: The waiver for minimum acreage requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

~~**Waiver 4:** The waiver for the reduction of an interior setback for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.~~

Waiver 5: The waiver for minimum acreage requirement reduction for a RM district is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

Waiver 6: The waiver for sidewalk requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.

- b. The request results from innovative design in which other minimum standards are exceeded.

~~**Waiver 1:** The exterior appearance of the enclosure will be enhanced with lap siding texture and enhanced moldings.~~

Waiver 2: The reduction of driveway width will reduce the amount of impervious area. Drivers requiring extra back-up space will be able to use the garage driveways for additional room.

Waiver 3: The project utilizes an underdeveloped lot, which is too large for a current single-family home, and too small for a conventional multi-family development. The design allows better emergency vehicle access than several single-family lots.

~~**Waiver 4:** The side yard setback request is to allow for the staggering of the townhouse units to produce a varied and interesting façade.~~

Waiver 5: The project utilizes an underdeveloped lot, which is too large for a current single-family home, and too small for a conventional multi-family development. Typical SF lots in this neighborhood are about 0.2 acres, or about ¼ the size of this site.

Waiver 6: The proposed sidewalk provides access to all units and parking areas. A second sidewalk would be unused and

result in the loss of landscape area.

- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

~~Waiver 1: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.~~

Waiver 2: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 3: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

~~Waiver 4: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.~~

Waiver 5: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

Waiver 6: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.

- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.

~~Waiver 1: Not applicable to this waiver request~~

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

~~Waiver 4: Not applicable to this waiver request~~

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.

~~Waiver 1: Additional landscape materials have been placed to screen the enclosure.~~

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

~~Waiver 4: The building is stepped back both horizontally and vertically so that its apparent mass is greatly reduced. Additional trees have been placed along the property line to screen the building.~~

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

- f. Economic issues may not be used to justify waivers.

~~Waiver 1: There are no economic issues being used to justify this waiver.~~

Waiver 2: There are no economic issues being used to justify this waiver.

Waiver 3: There are no economic issues being used to justify this waiver.

~~Waiver 4: There are no economic issues being used to justify this waiver.~~

Waiver 5: There are no economic issues being used to justify this waiver.

Waiver 6: There are no economic issues being used to justify this waiver.

g. The request is compatible with existing and potential land uses adjacent to the development site.

~~Waiver 1: Not applicable to this waiver request~~

Waiver 2: Not applicable to this waiver request

Waiver 3: Not applicable to this waiver request

~~Waiver 4: A 15' setback is compatible with existing and potential land uses adjacent to the site the surrounding RM districts permit a side yard setback of 15'.~~

Waiver 5: Not applicable to this waiver request

Waiver 6: Not applicable to this waiver request

Staff generally does not object to the applicant's request based on the intent of the applicant to maximize the utilization of the land conforming with the high-density allowance. The applicant eliminated one unit aggregating the common amenities in a safer location and the impervious surface has been reduced by approximately 3% (976 square feet).

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Park Lane.
- 2) A new community park is under construction within 230 feet, on the northeast corner of Kirk Road and Park Lane.
- 3) The Village Center is located within 0.6 miles.
- 4) A mix of different uses like general retails, restaurants, grocery supermarket, gas stations, professional offices, schools, child day cares are located on the proximities within 1-mile radius.
- 5) Surrounding properties are generally residential uses, and existing characteristics are as follow:

Direction	Number of units	Property size	Future Land Use utilization (du/acres)	Future Land Use Designation (du/acres)	Maximum # of units permitted
North	1	0.5	2	5.8	2
South	1	0.5	2.1	19	9
East (3 properties)	3	0.33	6.3	19	6
	3	0.33	6.3	19	6
	3	0.33	6.3	19	6
West	8	0.76	10.8	19	14
This Property	11 10	0.79	13.9 12.6	19	15

Additionally, while the proposed 3-story building is supported by the residential planned development regulations,

abutting properties are only 1-story structures. Perimeter compatibility treatment along the east side, specifically 6' privacy vinyl fence and abundant landscaping is proposed as mitigation.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development, except for the four waiver requests. ~~and the common amenities been located on different areas rather than been aggregated.~~

- 1) The proposed project plan generally meets required site development regulations.
- 2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County and the Village of Palm Springs.
- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
- 5) ~~Public safety expressed concerns regarding the proposed location of the croquet lawn been located too close to Park Lane right of way, water meters location and overlapping the utility easement~~
- 6) Proposed development will negatively impact the public-school system, a \$12,913.00 contribution is requested by the School District of Palm Beach County.
- 7) Based on the size of the property, compliance with Sec. 34-766 (1), which is subject of Waiver #5, would limit the maximum development of the site to 5 dwelling units.

VI. Environmental Issues:

There are no environmental (wetlands, floodplains, etc.) issues identified.

VII. Community Outreach/ Notification

- The subject property was posted on January 31, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 30, 2020.
- Legal advertisement was published in the paper on January 30, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on July 27, 2019 depicts the following:

- Application for a Residential Planned Development Site Plan approval with ~~6~~ ⁴ waivers for the construction of ~~11~~ ¹⁰ rental units within 1 3-story building dated July 27, 2019.
 1. Site Plan dated received July 27, 2019 revised and resubmitted on March 19, 2020.
 2. Landscape plans dated received July 27, 2019 revised and resubmitted on March 19, 2020.
 3. Engineering plans dated received July 27, 2019 revised and resubmitted on March 19, 2020.
 4. Architectural plans dated received July 27, 2019 revised and resubmitted on March 19, 2020.
 5. Photometric plan dated received July 27, 2019.
 6. Boundary survey dated received July 27, 2019.
 7. Justification Statement and proposed use.
 8. Traffic Generation Statement.
 9. Color rendering.
 10. Preliminary Water Management Calculation.
 11. Common amenity plan.
 12. Open space plan.
 13. Colored Site Plan.

IX. Recommendation

The applicant is the Owner of the subject property and is requesting approval of the Site Development Plan to develop the 0.79 acre, Residential Multiple-Family property which is currently vacated and undeveloped lot. The subject property is proposed to be developed with a residential planned development comprised of 10 dwelling units within one 3-story townhome building. Each unit supports one-car garage with additional parking spaces on the common parking lot, 3 bedrooms, 2 bathrooms, living room and a kitchen.

The standard lease will restrict units to 2 vehicle/parking space per unit which results in 1.3 visitor parking available per unit or 39.3% will be designated for guest.

At the previous Planning & Zoning Board hearing, Staff had concerns that the proposed common amenity areas didn't comply with the objectives of the Village's residential planned development regulations for open space. Common amenities areas were not designed to be enjoyable and didn't promote safety or general welfare of the occupants. Staff highly recommended eliminating a unit to provide an aggregated and sufficient common amenity area in a safer and healthier location.

The applicant decided to postpone the consideration of the Residential Planned Development project to make changes to the plans and attempt to receive support from Staff. The following changes were made to the plans:

1. One unit was deleted
2. 2 parking spaces were deleted
3. Y-turn was rotated
4. All common amenities were aggregated to one location (the croquet lawn was eliminated from the plans)
5. Changed the unit offset to 16" (previously 48")
6. Increased the width of the units by 2"
7. Building elevations changed to reflect the building plan changes
8. Moved the building east so it is setback 20'-1" from the east property line (eliminating waiver #4)
9. Moved the dumpster so it is setback 25' from the south property line (eliminating waiver #1)
10. Moved mail kiosk slightly to the north
11. Landscaping plans adjusted accordingly with the revised site plan

Proposed playground equipment, playhouse, picnic table and sitting area were aggregated to one location, providing more comfort, convenience and pleasantness in social relationships maintaining social amenities. The croquet lawn was eliminated from the plans.

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 4 waivers and recommend conditional approval of the proposed development, consisting of 10 rental units, subject to the following forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2023.
2. Garages shall be used as a parking only. The standard lease restriction shall include prohibit the conversion of garages into habitable spaces or use as non-vehicular storage.
3. The standard lease restrictions shall prohibit the installation of sheds.
4. The parking of boats, commercial vehicles, or recreational vehicles shall not be anywhere except inside garages.
5. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
6. The concrete wall along the south side shall be constructed **prior to issuance of any building permit.**
7. No signs are proposed as part of this application.
8. A Utility/Civil Plan shall be approved by the Village Engineer and the Village Public Service Director **at time of**

permitting.

9. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting.**
10. Irrigation plans shall be provided **at the time of permitting.** Non-potable water shall be used for the irrigation system per Village code.
11. Perimeter compatibility treatments along east side, specifically 6' privacy fence and landscaping, shall be installed **prior to the issuance of the 1st Certificate of Occupancy.**
12. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated parking stalls.
13. An After-the-Fact demolition permit is required for removal of the single-family residence.
14. The proposed 10' utility easement along the north side shall be recorded **prior to issuance of the first Certificate of Occupancy.**
15. Documents showing maintenance conditions of the pervious pavement shall be provided to the Village **at time of permitting.**
16. Landscape buffers shall only encumbered/overlapped a maximum of 5' by any utility easements. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting as needed.**
17. All electric utilities shall be underground.
18. A 24" minimum pavement lettering is required for the fire lane marking and yellow lettering is required.
19. The mailbox must be relocated, it is obstructing access to the fire hydrant, plans shall be revised **at time of permitting.**
20. The common amenities (play area, bench, picnic table, playhouse and croquet lawn) shall be completed in their entirety, open for use and accessible to the residents, **prior to the issuance of the 4th Certificate of Occupancy** (40% of the project).
21. The legal instruments providing parking restrictions, shall be reviewed and approved by the Village Attorney and PZB Director **prior to issuance of the first building permit.** If future modifications to these parking restrictions are desired, evaluation and approval by the Village Attorney and PZB Director is required prior to implementing such changes. Additionally, if the rental community changes to a fee-simple townhomes or condominium (sole ownership of property to individual ownership of units), the Village Attorney and PZB Director shall review and approve draft covenants or restrictions pertaining to parking for adherence to the approved Parking Management Plan, prior to recordation. Platting may be required.
22. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

"NOTICE TO HOMEBUYERS/TENANTS"

"school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)".
23. Any existing or proposed utility box/cabinet that is not screened from view, shall be wrapped with a match design accordingly with the existing/proposed location **at time of landscaping inspections.**
24. A root barrier shall be provided on trees that are within 12' of utility lines.
25. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
26. All mechanical equipment's and above-ground infrastructure shall be screened from view.
27. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
28. The mail pickup and delivery system shall be approved by the United States Postal Service.
29. Provide permits from all applicable permitting agencies, including but not limited to, PBC and Village of Palm Springs **at the time of permitting.**
30. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and

conditions of approval.

31. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
32. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
33. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
34. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
35. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
36. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
37. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
38. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
39. Photometrics must be certified by an engineer **prior to CO**.
40. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
41. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Planning Zoning and Building Director.
42. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
43. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
44. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
45. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$12,913.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on October 28, 2019.



**Justification Statement
3922 Park Lane Rental Town Homes
Village of Palm Springs, Florida
Site Plan Applications
March 19, 2020**

Introduction

On behalf of the Developer, Park Lane Condominiums LLC (“Owner”), and Cory S. Cross (“Agent”) respectfully requests approval of this application for a Major Site Plan for one (1) property in the Village of Palm Springs. The 0.8044 acre subject property (PCN 70-43-44-18-00-000-7190) is currently a vacant undeveloped lot just west of the intersection of Park Lane and Rio Lane and is located within the limits of the South Florida Water Management District (“subject property”). Access to the site is directly from Park Lane.

The subject property is proposed to be developed with one townhouse building of 10 units. Each unit is three stories and supports a one-car garage with 2.18 additional parking spaces. The proposed site plan indicates a total of 10 rental townhouse units. Based on the acreage and the permissible density the parcel can support up to 15 units based on the maximum allowable units per acre ($19 \times .80 = 15.20$).

The subject is not requesting any change to the zoning designation (RM) or Comprehensive Plan (High Density Residential).

Site Plan

This application consists of a Major Site Plan approval with a Residential Planned Development overlay. The subject application will be utilizing the specific residential planned development standards as indicated below.

According to the Village of Palm Springs Code of Ordinances (Section 34-1064 Residential Planned Developments – Certification Standards), an application for Site Plan approval must take the following standards into consideration:

- A. Minimum setbacks for principal structures:
 - a. Front (Street): 25 feet (25'-1" feet provided),
 - b. Side (Interior): 20 feet (20'-1" feet provided)
 - c. Side (Corner): 25 feet (N/A)
 - d. Rear: 20 feet (65'-7" feet provided);

- B. Minimum lot size of 3 acres (Minimum lot size is 0.8044 acres) - See Waiver Chart below
- C. Maximum lot coverage of 40% (20.99% building coverage provided).
- D. Minimum total open space of 35% of the gross land area of which 20% shall be common amenity area (45.38% open space provided, 20.08% common amenity open space provided).

Compliance with Performance Standards for a planned development (Sec. 34-1063):

- a) Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrian ways and/or providing access to each building.

Response: The applicant is providing a walkway on the east side of the driveway only, since a walkway on the west side would not lead to any building and would not be used. This walkway connects each unit to the street sidewalk.

- b) Consolidation of smaller parcels into a larger, unified development project.

Response: Not applicable to this proposed request.

- c) Consolidation of driveways to eliminate curb cuts, with reciprocal easements for access; provision of access from secondary streets and alleys.

Response: There is only one driveway and curb cut. There are no secondary streets or alleys adjacent to the site.

- d) Shared parking arrangements to reduce impervious surfaces and promote efficient use of facilities.

Response: The adjacent properties do not have parking arrangements that would allow for shared parking or cross access.

- e) Provision of sufficient parking to avoid on-street parking, unless designed with on street spaces.

Response: Pursuant to Sec. 34-1329, the parking requirement for multiple family dwellings consists of two and one-half parking spaces per dwelling unit and an additional 25 percent of the total required parking must be dedicated as guest parking spaces. The applicant will limit each tenant to two cars per unit in their lease.

- f) Pedestrian-scale street lighting along sidewalks and pedestrian ways.

Response: The proposed site plan provides pedestrian scale street lighting along the proposed sidewalks and pedestrian ways. Wall mounted lighting is proposed at the front and rear of each of the townhomes.

- g) Aggregation of open space to create common areas of sufficient size for passive/leisure activities.

Response: The proposed site plan has one open space encompassing all the common area for passive/leisure activities.

- h) Continuity of sidewalks and pathways where disconnects occur; and provision of sidewalks to usable open spaces, recreation amenities or public facilities.

Response: The proposed site plan provides continuity of sidewalks and pathways to the usable open spaces.

- i) Residential setbacks that allow for a green, semi-private planting area between the sidewalk and house(s).

Response: The applicant is providing landscape areas and planting between each of the unit's private walkways and driveways.

- j) Promote streetscape where feasible, with maintenance agreements assigning responsibility to adjacent properties.

Response: The streetscape landscape is found on the north side of the site. The project will be under single ownership who will have responsibility for all maintenance.

- k) Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.

Response: Not applicable to this proposed request

- l) Building setbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.

Response: The proposed development is in compliance with building setbacks on the north, south, east and west sides. The building is physically designed as townhouses, rather than as an apartment building, to attract families. The building height is two stories on the east side and three on the west (interior) side, and stepped back on both the west and east sides. It is further staggered in plan to produce a façade with multiple faces. Variations in wall texture and roof heights further break up the mass

of the building. The building has roof height of 30'-6", which is less than allowed height of 35'.

The site is well buffered with abundant landscaping and a six foot high solid vinyl fence on the west and east sides. There will be a six foot high concrete block wall, with stucco finish, on the south property line. Additional trees have been added on the east side of the building to provide screening for the properties to the east.

- m) Provision of original, self-confident building design, and prohibition of metal buildings.

Response: The proposed development will provide a unique, self-confident building design, and will not have any metal buildings. Please refer to the colored rendering for further information.

- n) Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.

Response: Not applicable to this proposed request as adjacent properties are High Density Residential FLU designation.

- o) Adequate vehicular circulation, traffic maintenance and/or operational measures that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turnarounds.

Response: The proposed site plan is providing 24' for double vehicular drive aisles and is seeking a waiver to allow for the reduction of two feet in the minimum required double vehicular drive aisle pursuant to Sec. 34-1328. It is anticipated that the proposed development has adequate vehicular circulation and does not negatively impact existing roadway conditions.

Objectives of a planned development include the following (Sec. 34-1062):

- a) To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel". – **10 proposed residential townhouse units will not have any adverse impact on the village's character.**
- b) To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods. – **The proposed development has a High Density Residential FLU designation which is the same as the surrounding properties.**

- c) To enhance landscaped open space and streetscapes – **The applicant is providing extra plant materials in all landscaped areas.**
- d) To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:
 - a. Arrangement and spacing of buildings and open spaces; - **Minimum total open space of 35% of the gross land area of which 20% shall be common amenity area (45.38% open space provided, 20.08% amenity open space provided).**
 - b. Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities – **There is just one property.**
 - c. Location of access drive and sidewalks to promote circulation and access - **Access to the site is directly from Park Lane.**
 - d. Building coverage – **Maximum lot coverage of 40% (20.99% building coverage provided).**
 - e. Sufficient and convenient parking for uses and activities – **Pursuant to Sec. 34-1329, the parking requirement for multiple-family dwellings consists of two and one-half parking spaces per dwelling unit and an additional 25 percent of the total required parking shall be dedicated as guest parking spaces. The project is required to have 32 parking spaces and provides 33 spaces.**
 - f. Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility - **All mechanical equipment (i.e. 3' x 3' A/C Pad) have been screened from view to enhance aesthetics and promote compatibility**
 - g. Adequate lighting for security and pedestrian/vehicular safety – **Four light poles have been provided along the parking lot and driveway and one light pole has been provided to the south at the Y turn. Wall mounted lighting has been provided to the rear of each of the townhouse units.**
 - h. Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well – **Not applicable**

Currently, the subject property supports a Future Land Use Map designation of High Density Residential and is within the Residential Multi-Family (RM) zoning district. See attached survey for detail of subject property boundary. Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Townhouse	High Density Residential	RM w/PD Overlay
North	Single Family	Low Density Residential	RM
South	Single Family	High Density Residential	RM
East	Multi-Family	High Density Residential	RM
West	Multi-Family	High Density Residential	RM

Existing Conditions

The subject site is located in Township 44S, Range 42E, Section 18 in Palm Beach County, FL.

The site is also located within the limits of the Village of Palm Springs and the SFWMD C-51 Basin and LWDD.

The property is currently a vacant undeveloped area along Park Lane.

Proposed Conditions

The subject site is proposed to be developed with one (1) two story townhouse building with a total of 10 units with associated infrastructure including paved access, driveways, water, wastewater and storm water management system.

Exfiltration trench and pervious paving are proposed to meet water quality requirements and C-51 compensating storage requirements.

The proposed storm water management system will comply with current governing agencies requirements as dictated by SFWMD, LWDD and PBC Land Development.

Water Quality

Water Quality will be provided for the greater of 1" over the site or 2.5" times the percentage of impervious and will be provided in the proposed exfiltration trench.

Water Quantity

Water Quantity will be provided in accordance with SFWMD criteria in on-site exfiltration trench with positive legal outfall via overland flow through a bubble up structure to Park Lane.

Elevations on site are entirely above SFWMD C-51 Basin flood plain elevation 12.7 NGVD.

Proposed Land Use

Building/Roof Area = 0.17 acres
Pervious Paving = 0.26 acres
Open Space Area = 0.36 acres
Total Area = 0.79 acres

Waiver Chart				
WAIVER	CODE SECTION	REQUIRED	PROVIDED	WAIVER REQUEST
☒	Sec. 34-1328	26'-0" for 90 degree parking drive isles	24'-0" drive isle width	To allow for the reduction of two feet in the minimum required vehicular drive isle
	Parking Drive Width			
☒	Sec. 34-766	Minimum lot area for 11 units shall be 91,000 SF (2.09 acres)	0.8044 acres	To allow for the reduction of 1.2856 acres in the minimum acreage requirement for a residential planned development
	Property Development Regulations			
☒	Sec. 34-1064 (c)	Residential planned developments shall be no less than three acres.	0.8044 acres	To allow for the reduction of 2.1956 acres in the minimum acreage requirement for a residential planned development
	Residential Planned Developments			
☒	Sec. 34-1063 (a)(1)	A sidewalk is required on both sides of the driveway.	1 sidewalk	To allow for the reduction to one sidewalk
	Residential Planned Developments			
☐				
☐				

Waiver Standards:

Requests for waivers shall be submitted in writing and shall address the following criteria:

1. *The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.*
 - a. **Waiver 1: The waiver for minimum required vehicular drive isle reduction is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - b. **Waiver 2: The waiver for minimum acreage requirement reduction for a RM district is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - c. **Waiver 3: The waiver for minimum acreage requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
 - d. **Waiver 4: The waiver for sidewalk requirement reduction for a residential planned development is in harmony with and consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and not injurious to the surrounding area.**
2. *The request results from innovative design in which other minimum standards are exceeded.*
 - a. **Waiver 1: The reduction of driveway width will reduce the amount of impervious area. Drivers requiring extra back-up space will be able to use the garage driveways for additional room.**
 - b. **Waiver 2: The project utilizes an underdeveloped lot, which is too large for a current single family home, and too small for a conventional multi-family development. Typical SF lots in this neighborhood are about 0.2 acres, or about $\frac{1}{4}$ the size of this site.**
 - c. **Waiver 3: The project utilizes an underdeveloped lot, which is too large for a current single family home, and too small for a conventional multi-family development. The design allows better emergency vehicle access than several single family lots.**

- d. Waiver 4: The proposed sidewalk provides access to all units and parking areas. A second sidewalk would be unused and result in the loss of landscape area.**
- 3. *The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.*
 - a. Waiver 1: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.**
 - b. Waiver 2: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.**
 - c. Waiver 3: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.**
 - d. Waiver 4: The granting of this waiver will have not any detrimental effect on natural resources or natural areas.**
- 4. *The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.*
 - a. Waiver 1: Not applicable to this waiver request**
 - b. Waiver 2: Not applicable to this waiver request**
 - c. Waiver 3: Not applicable to this waiver request**
 - d. Waiver 4: Not applicable to this waiver request**
- 5. *The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.*
 - a. Waiver 1: Not applicable to this waiver request**
 - b. Waiver 2: Not applicable to this waiver request**
 - c. Waiver 3: Not applicable to this waiver request**
 - d. Waiver 4: Not applicable to this waiver request**
- 6. *Economic issues may not be used to justify waivers.*
 - a. Waiver 1: There are no economic issues being used to justify this waiver.**
 - b. Waiver 2: There are no economic issues being used to justify this waiver.**

- c. **Waiver 3: There are no economic issues being used to justify this waiver.**
 - d. **Waiver 4: There are no economic issues being used to justify this waiver.**
- 7. *The request is compatible with existing and potential land uses adjacent to the development site.*
 - a. **Waiver 1: Not applicable to this waiver request**
 - b. **Waiver 2: Not applicable to this waiver request**
 - c. **Waiver 3: Not applicable to this waiver request**
 - d. **Waiver 4: Not applicable to this waiver request**
- 8. *Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.*
 - a. **Waiver 1: Not applicable to this waiver request**
 - b. **Waiver 2: Not applicable to this waiver request**
 - c. **Waiver 3: Not applicable to this waiver request**
 - d. **Waiver 4: Not applicable to this waiver request**
- 9. *Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.*
 - a. **Waiver 1: Not applicable to this waiver request**
 - b. **Waiver 2: Not applicable to this waiver request**
 - c. **Waiver 3: Not applicable to this waiver request**
 - d. **Waiver 4: Not applicable to this waiver request**

Parking:

Required Parking:

Multi Family Dwellings – 2.5 Spaces per Unit @ 10 units = 25 Spaces + 25% of the total required parking = 7
Total: 32 spaces

Parking Provided: 33 Spaces

On behalf of Park Lane Condominiums LLC and Cory S. Cross we respectfully request your approval of these applications for a Major Site Plan approval.

3922 PARK LANE

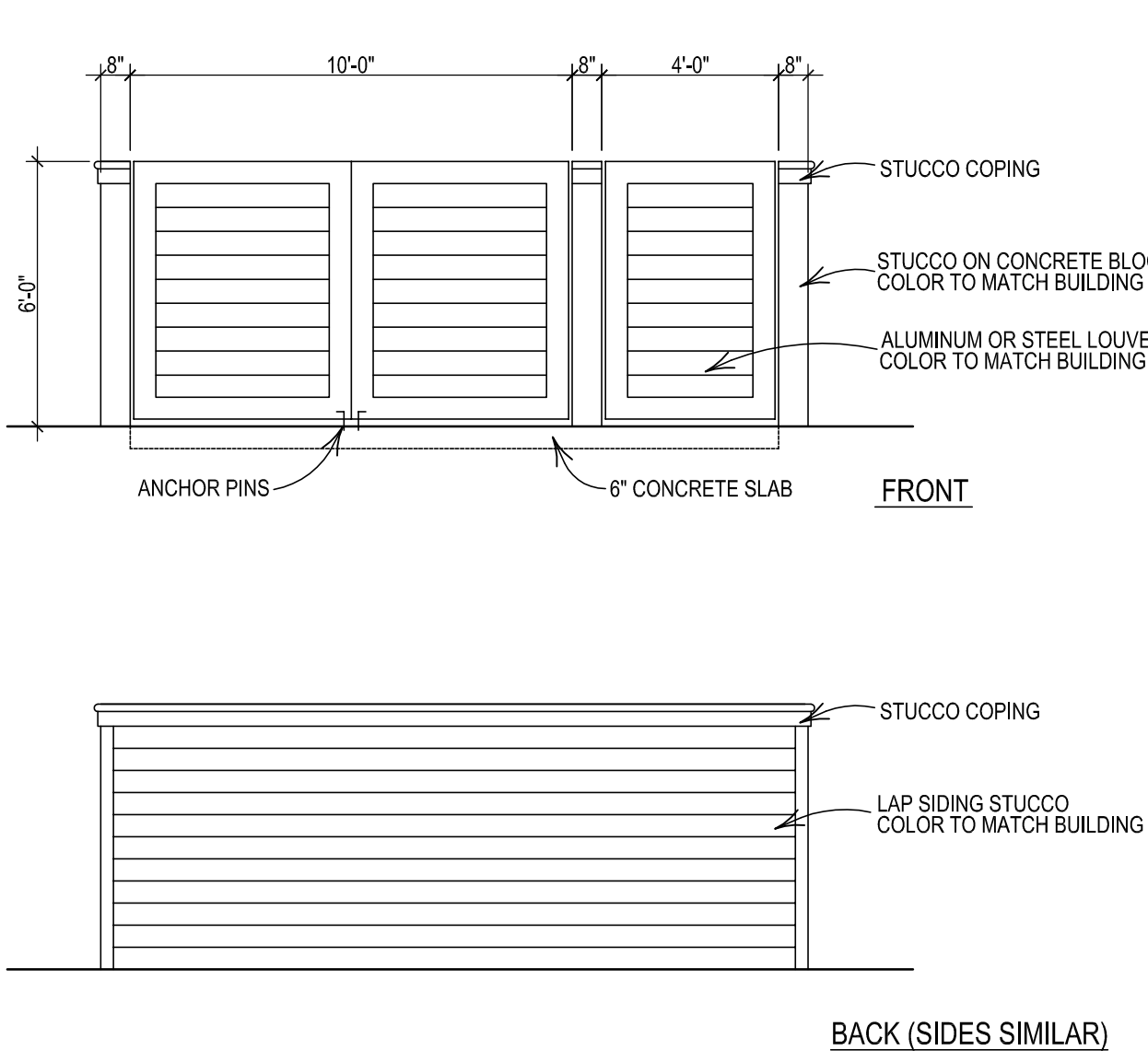
PROJECT COMPATIBILITY WITH THE NEIGHBORHOOD

The proposed project is compatible with the neighborhood in use, massing, and buffering.

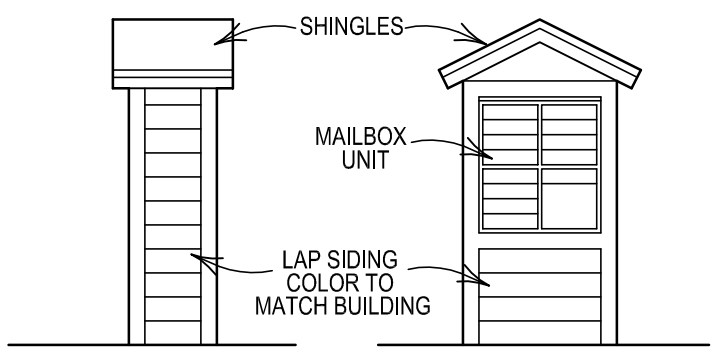
Multi-family uses are adjacent to the site on the west and east. A two story townhouse development is to the southwest.

The building is physically designed as townhouses, rather than as an apartment block, to attract families. Each unit has three bedrooms, a single car garage, and a backyard with a patio. The building height is stepped back on both the west and east sides. It is further staggered in plan to produce a façade with multiple faces. Variations in wall texture and roof heights further break up the mass of the building.

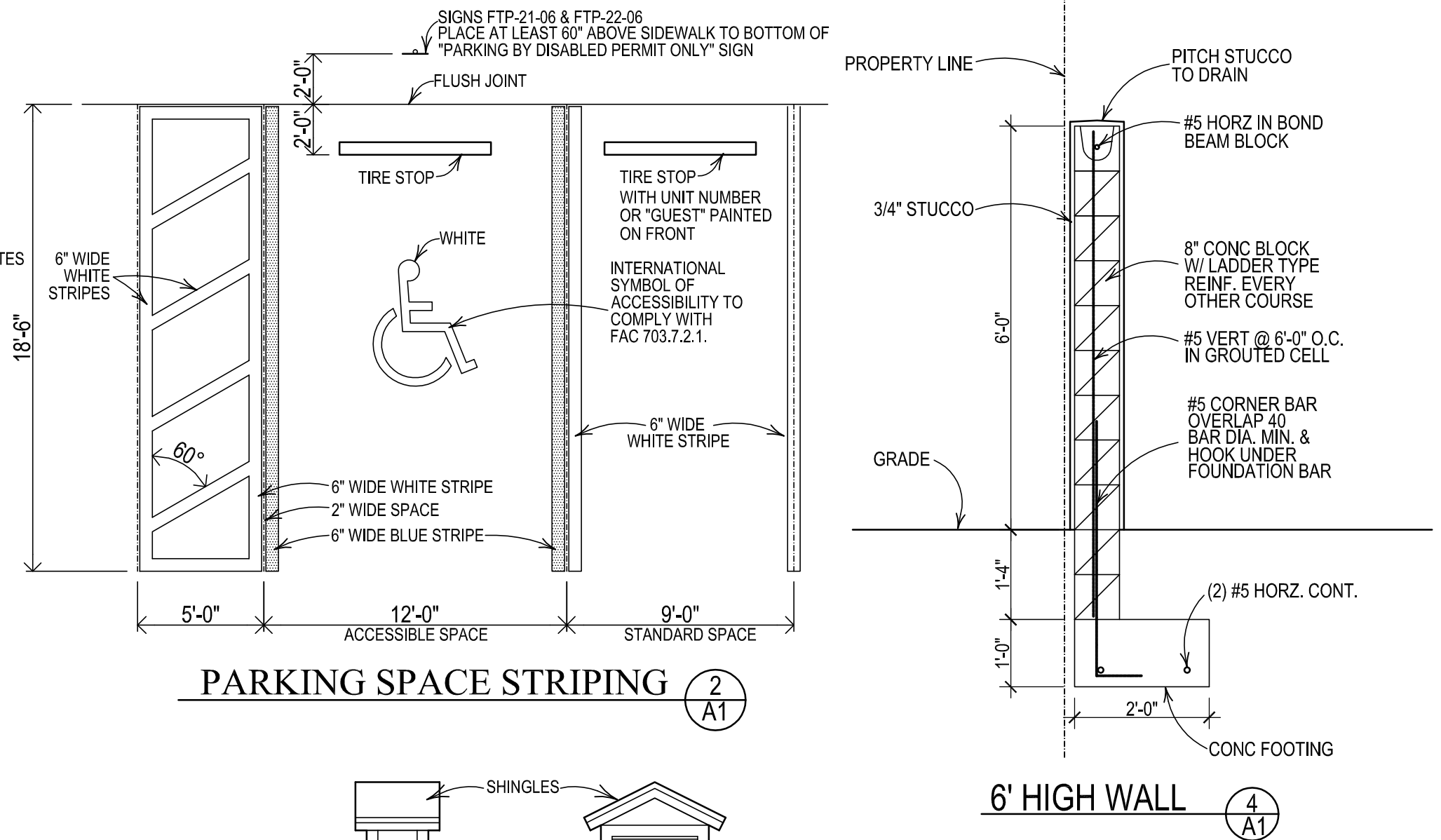
The site is well buffered with abundant landscaping and a six foot high solid vinyl fence on the west, south, and east sides. Additional trees have been added on the east side of the building to provide screening for the properties to the east.



DUMPSTER ENCLOSURE
SCALE 1/4" = 1'-0"



MAILBOX KIOSK
SCALE 1/4" = 1'-0"



PARKING SPACE STRIPING
2 A1

6' HIGH WALL
4 A1

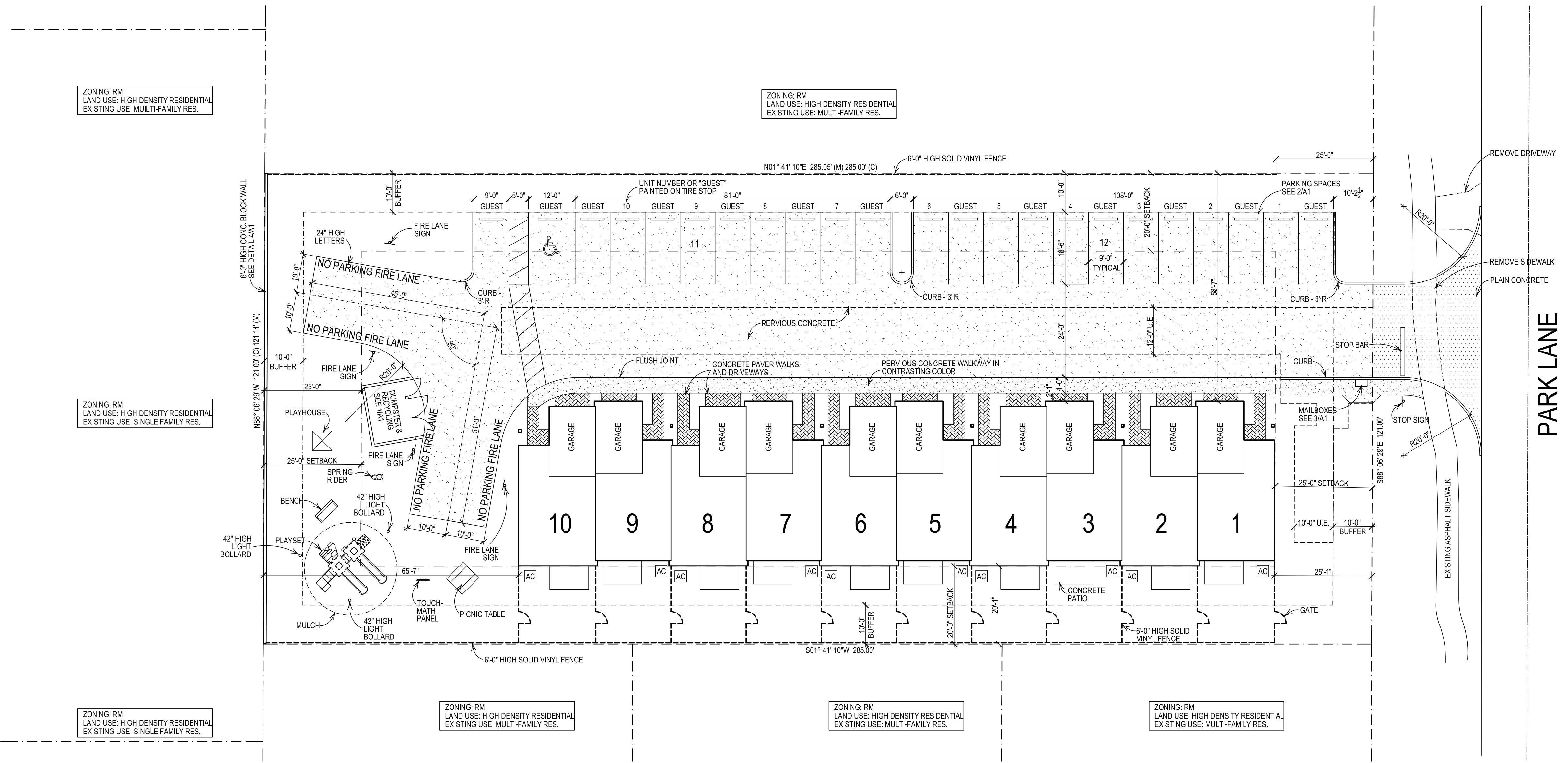
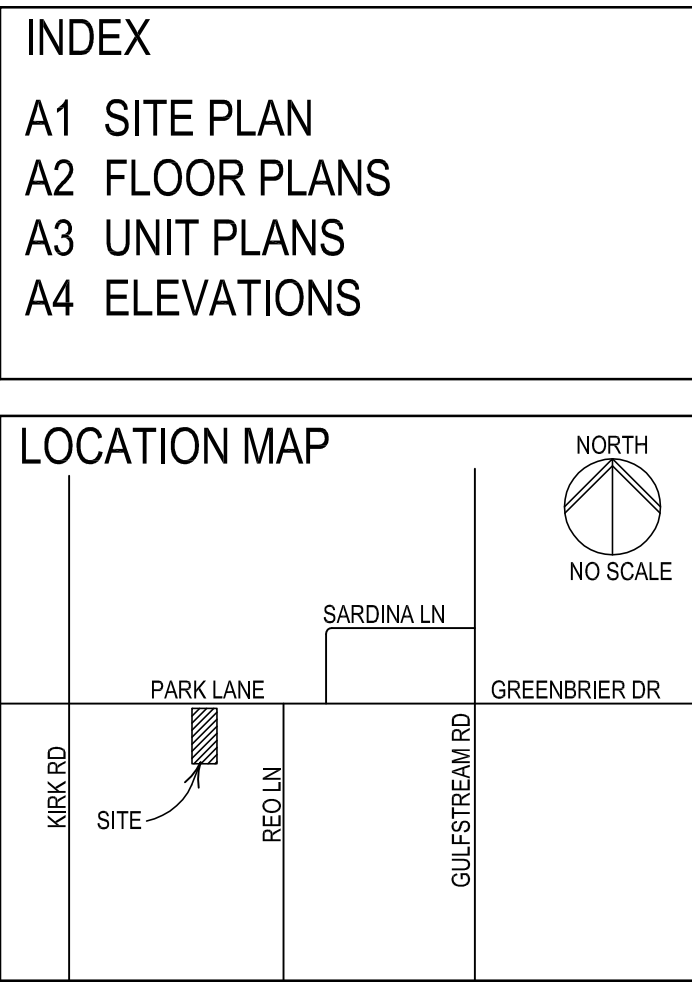
WAIVERS REQUESTED			
CODE SECTION	REQUIRED	PROPOSED	WAIVER
PARKING DRIVE WIDTH - SEC. 34-1328	26'-0"	24'-0"	2'-0"
MIN. DEVELOPMENT SIZE - SEC. 34-1064(c)	3 ACRES	0.8044 ACRES	1.1956 ACRES
MIN. LOT AREA - SEC. 34-766(1)	2.09 ACRES	0.8044 ACRES	1.2856 ACRES
SIDEWALKS PROVIDED - SEC. 34-1063(a)(1)	2	1	1

PARKING DATA		
USE	REQUIREMENT	PROVIDED
MULTI FAMILY	2.5 SPACES PER UNIT	25 SPACES
	25% FOR GUESTS	6.25 SPACES
TOTAL REQUIRED		
TOTAL PROVIDED		
HC SPACES REQUIRED		
HC SPACES PROVIDED		

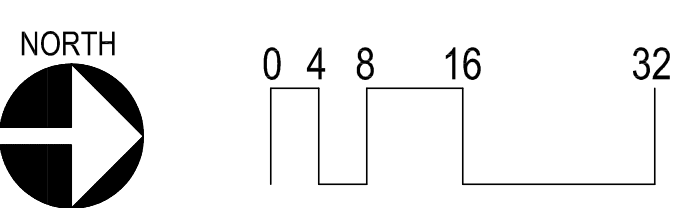
FIRE SPRINKLER
THE BUILDING WILL HAVE FIRE SPRINKLER PROTECTION.

FIRE LANE SIGN
THE FIRE LANE SIGN SHALL BE A MINIMUM OF 12" X 18" WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN.

SITE DATA		
CURRENT ZONING: RM	PROPOSED ZONING: RM	
CURRENT F.U.: HIGH DENSITY RESIDENTIAL	PROPOSED F.U.: HIGH DENSITY RESIDENTIAL	
SITE AREA: GROSS - 35,040 SF (0.8044 ACRES)	NET - 34,485 SF (0.7916 ACRES)	
PARCEL CONTROL NUMBER: 70-43-44-18-00-000-7190		
PRIMARY USE: MULTI-FAMILY RESIDENTIAL		
NUMBER OF UNITS: 10		
BUILDING FOOTPRINT		
DUMPSTER PAD		
PATIOS		
AC PADS		
TOTAL		
PARKING, DRIVEWAY, & CURBS		
SIDEWALK		
UNIT WALKWAYS & DRIVEWAYS		
TOTAL PERVIOUS PAVING		
IMPERVIOUS PAVING		
TOTAL IMPERVIOUS AREA		
AREAS		
OPEN SPACE		
MAX. IMPERVIOUS/SEMI-IMPERVIOUS		
MAX. LOT COVERAGE		
MIN. COMMON AMENITY		
SETBACKS		
NORTH		
SOUTH		
WEST		
EAST		
MAXIMUM BUILDING HEIGHT:		
MAXIMUM LOT COVERAGE		



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SITE PLAN

SCALE 1/16" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

REVISIONS
DRAWN CC
CHECKED CSC
DATED 3/19/20
PROJECT 19004
SHEET

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle North Palm Beach, FL 33410
561-281-0960

A1

PROPOSED PLANT LIST

Trees and Palms

Key	Qty.	Common Name	Botanical Name	Specifications
AM	2	CHRISTMAS PALM, DOUBLES	Veitchia merrillii	12' OA. ht., 6' GW MIN.; unscarred trunks
AM1	5	CHRISTMAS PALM, SINGLE	Veitchia merrillii	12' OA. ht., 6' GW MIN.; unscarred trunks
* BS	7	GUMBO LIMBO TREE	Bursera simaruba	12'OA. ht., x 6'sprd., 5' clear trunk; 2" cal min.
* CI	3	BEAUTY LEAF TREE	Calophyllum inophyllum	12'O.A. ht., x 5' sprd., 5' clear trunk; 2" cal. min.
HV	6	SPINDLE PALM	Hyophorbe verschaffeltii	12' OA. ht., 6' GW min.; unscarred trunks
LI	16	WHITE CREPE MYRTLE	Lagerstroemia 'natchez'	6-8' O.A. ht., x 5' sprd., 3' clear trunk
* IC	7	DAHOON HOLLY	Ilex cassine	12'O.A. ht., x 5' sprd., 5' clear trunk
* MG	5	MAGNOLIA	Magnolia grandiflora	12'OA. ht., x 6'sprd., 5' clear trunk; 2" cal min.
PE	10	SOLITAIRE PALM	Ptychosterna elegans	15' o.a. ht., 8'-10' c.t., for foundation planting beds
* RE	2	ROYAL PALM	Royestonia elata	18' OA. ht., 8' GW min.; unscarred trunks; full head
* SP	35	SABAL PALM	Sabal palmetto	Smooth trunk; vary Hts., 14-18' o.a.
* TR	6	THRINAX PALM	Thrinax radiata	12' O.A. ht., 5-6' GW; place as shown

Shrubs and Groundcover

* HAM	126	FIRE BUSH	Hameila patens	24"ht. x 24" sprd., full 3 gal., 24" o.c.
* CHR	22	COCO PLUM	Chrysobalanus icaco	30"ht. x 18" sprd., full 3 gal., 24" o.c.
* CLU	371	CLUSIA	Clusia rosea	30"ht. x 24" sprd., full 3 gal., 30" o.c.
* CLU1	112	DWARF CLUSIA	Clusia guttifera 'nana'	15"ht. x 18" sprd., full 3 gal., 18" o.c.
* JAT	92	JATROPHA	Jatropha integerrima	18"ht. x 18" sprd., full 3 gal., 18 to 24" o.c.
* MUH	25	MUHLY GRASS	Muhlenbergia capillaris	24"ht. x 30" sprd., full 3 gal., 30" o.c.
GIF	60	GREEN MOUND FICUS	Ficus microcarpa	15"ht. x 18" sprd., full 3 gal., 18 to 24" o.c.
FLA	125	VARIEGATED FLAX LILY	Dianella tasmanica 'variegata'	18"ht. x 18" sprd., full 3 gal., 18 to 24" o.c.
JUN	100	SHORE JUNIPER	Juniperus conferta	15"ht. x 18" sprd., full 3 gal., 18 to 24" o.c.
LIR	35	GIANT LIRIOPE	Liriope muscari 'evergreen giant'	15"ht. x 15" sprd., full 3 gal., 18 to 24" o.c.
PHO	2	ROBELLINI PALM, TRIPLE	Phoenix robellini palm, triple	15"ht. x 15" sprd., full 3 gal., 18 to 24" o.c.
TRA	6	JASMINE VINE	Trachelospermum jasminoides	3 gal., vine on column; 5' ht., x1'sprd.OPTIONAL
* ZAM	6	CARDBOARD PALM	Zamia furfuracea	24"ht. x 30" sprd., full 3 gal., 48" o.c.
ANN		VARIETY & SPACING TBD	Pentas, bromeliads	4" pots for pentas; 1 gal., for bromeliads. OPTIONAL AT ENTRY IN PLACE OF JUNIPER

* NATIVE SPECIES

REQUIRED PLANTING:

1 TREE PER @ 2500 S.F. OF VEHICLE USE AREA
RAISED CURB ON ALL ISLANDS; MINIMUM TREE ISLAND 5' WIDTH

12,339 S.F. OF vua

REQUIRED TREES
5 TREES

PROVIDED TREES
4 TREES

BUFFER REQUIREMENTS:

CATEGORY 2 / MULTI-FAMILY BUFFER:
BUFFER HEDGE 3' IN HEIGHT AT TIME OF PLANTING
WIDTH OF BUFFER: 10'
TREES 20' O.C.

LOCATION:

SOUTH BUFFER /121' @20' O.C.
EAST BUFFER / 285' @ 20' O.C.
WEST BUFFER/285' @20'O.C.

REQUIRED TREES
6 TREES
14 TREES
14 TREES

PROVIDED TREES

5 TREES; 5 PALMS
14 TREES; 12 PALMS
9 TREES; 13 PALMS

ROW BUFFER REQUIREMENTS:

WIDTH OF BUFFER: 15'
BUFFER HEDGE 3' IN HEIGHT AT TIME OF PLANTING
TREES 20' O.C.
MEANDERING SHRUBS / TWO LEVELS

LOCATION:

NORTH BUFFER /121' @20' O.C.

REQUIRED TREES
6 TREES

PROVIDED TREES

5 TREES; 7 PALMS

FOUNDATION PLANTING:

25% OF BUILDING FACADE SHALL BE PLANTED

166 L.F. IS 25% OF BUILDING FRONT TO BE PLANTED
NORTH AND SOUTH FACADES ARE 60 L.F.
TOTAL NUMBER OF TREES /PALMS ALONG FACADE

2 TREES ; 26 PALMS

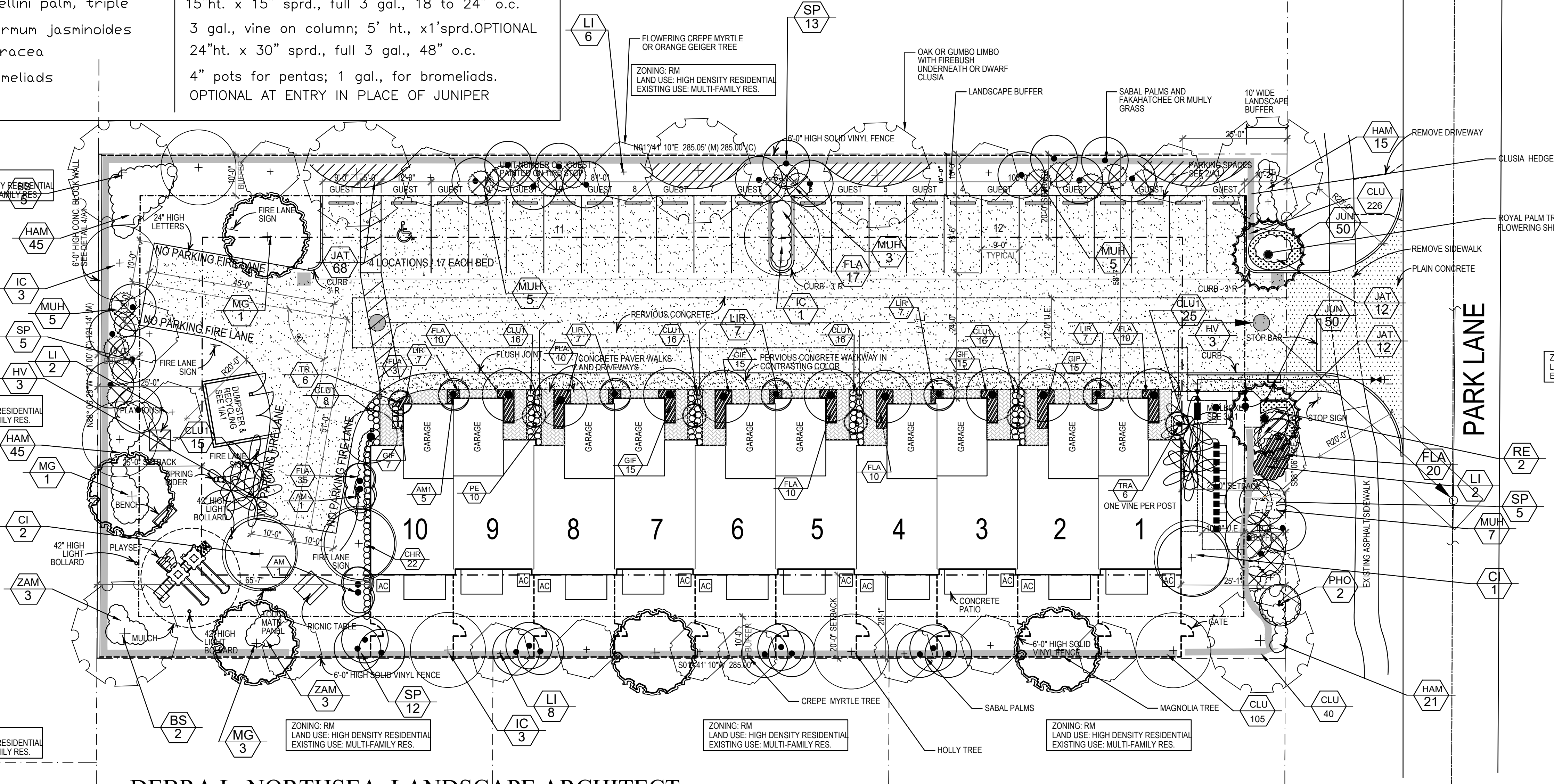
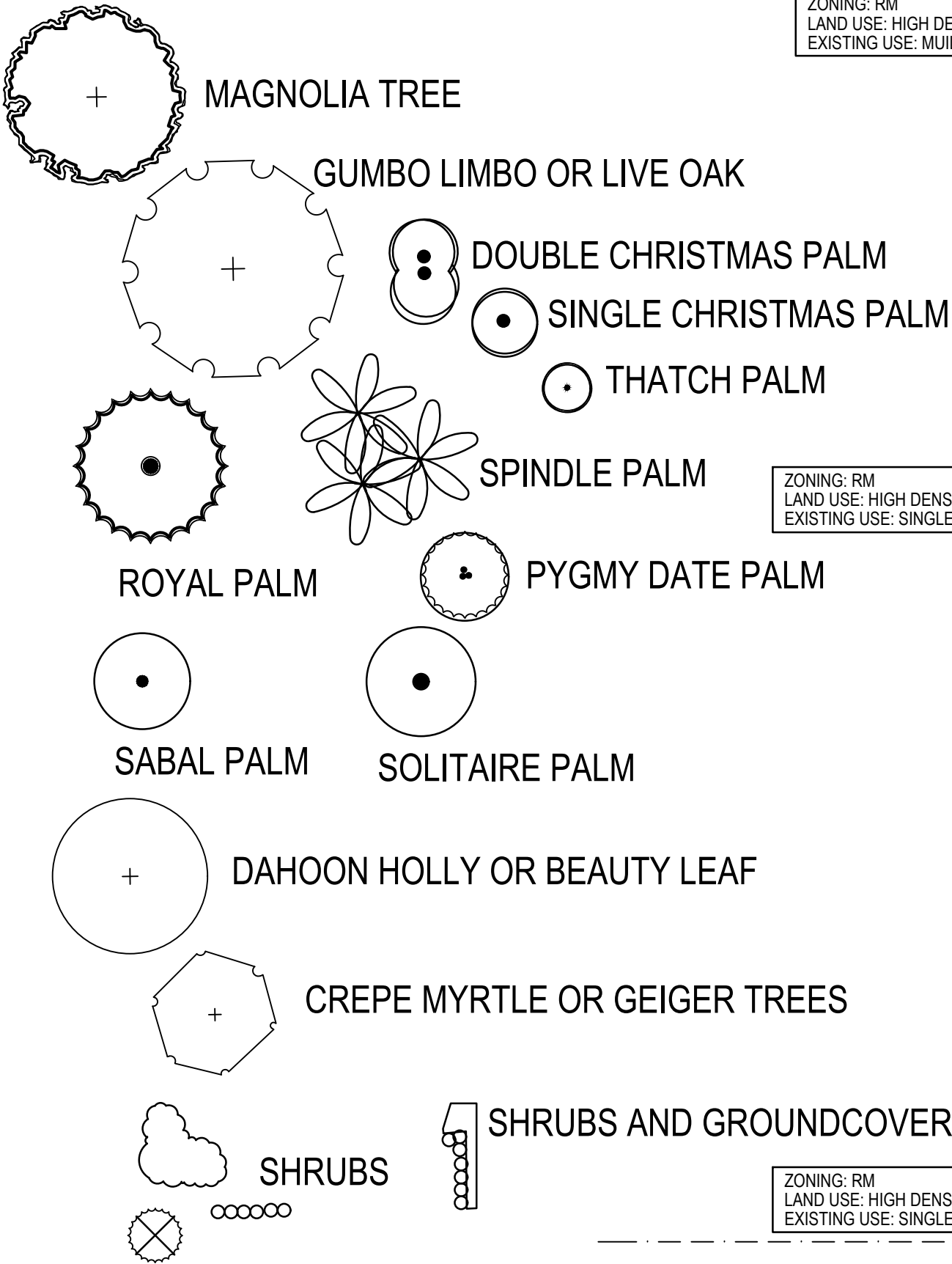
50% OF ALL TREES SHALL BE NATIVE / 75% OF TREES IN PARKING
AREA SHALL BE SHADE TREES
SHRUBS MINIMUM 30" HT., 18" SPREAD AT TIME OF PLANTING

TOTALS

47 TREES

38 TREES; 66 PALMS

PLANT LEGEND



DEBRA L. NORTHSEA, LANDSCAPE ARCHITECT

6008 EAGLES NEST DRIVE, JUPITER FL 33458

PHONE: 561-758-6739

EMAIL: DLNLADESIGN@AOL.COM

FLA. REGISTRATION: #1521 / 03.17.20

NORTH



0 4 8 16 32

LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

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TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-0960

REVISIONS

DRAWN CC/DLN
CHECKED CSC/DLN
DATED 3/19/20
PROJECT 19004
SHEET

LA 1 of 2

1. SCOPE OF WORK

- A. The scope of work includes furnishing all plants, materials, equipment and labor necessary for planting plant materials indicated on the Drawings and/or in the Specifications.
2. QUALITY ASSURANCE
- A. Landscape contractor 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 adjustment in sprinkler layout, head type or quantity, in response to specific plant needs. The Landscape Architect must be notified of any such changes.

3. MATERIALS:

- 3.1 PLANT MATERIALS:
- A. All plant materials shall be nursery grown unless otherwise noted. Abbreviations on plant list:
- C.W. clear wood
G. gallon
S.O. spread
C.T. clear trunk
O.A. overall height
O.C. on center
H.T. 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, baling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nursery Stock. Plant materials shall be graded Florida No. 1 or better, as outlined under Grades & Standards for nursery plants, state Plant Board of Florida. Plants that meet the requirements specified, but do not have normal balance of height and spread typical for the respective plant, shall not be accepted. All plants shall be free of weeds or any other objectionable vegetation.
- 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. Shall a discrepancy occur between the bidder's take off and the plant list quantity, the Landscape Architect is to be notified for clarification prior to the submission of bid.
- D. Substitution: Plant substitution requests by the contractor will be considered by the Landscape Architect only upon submission of 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.

- 3.2 COMMERCIAL FERTILIZER:
- A. Commercial fertilizer shall be an organic 13-3-13 LESCO fertilizer containing nitrogen phosphoric acid and potash available plant food by weight. Nitrogen shall not be less than 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers 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.
- B. Planting tablets shall be tightly compressed, long lasting, slow release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5% by weight and having an analysis of 20:10:5.

- 3.3 PEAT:
- A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, dry, oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

3.4 PLANTING SOIL:

- A. Planting soil shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. 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.
- 3.5 MULCH:
- A. Mulches shall not contain sticks larger than 1/4 inch in diameter, stones, or other foreign material that will prevent the eventual decay of the mulch necessary for its complete effectiveness.
- 3.6 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 additional cost to the Owner.

4. EXECUTION

4.1 PROTECTION OF PLANTS:

- A. Root Protection:
1. Balled and Burlapped Plants: Plants designated B & B (balled and burlapped) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root systems necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.
 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 and 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 or 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 the drying of wind and sun. All plants shall be watered as necessary until planted. 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.
- E. Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall have a sufficient ball size for rapid growth and acclimation. Burn marks on trunks shall be removed. Cabbage Palm heads shall be tied with a burlap strip to be left in place until the tree is well established.
- F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, grinding or bark stripping by means of burlap, wood battens or other approved methods.

4.2 PLANTING OPERATIONS:

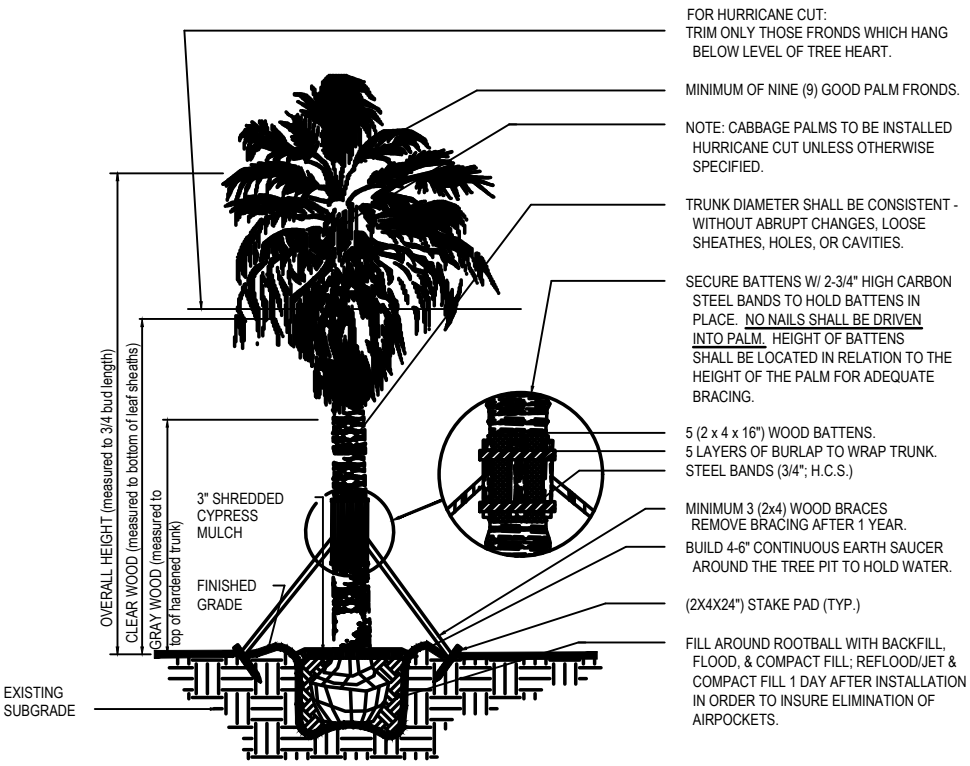
- A. layout: Location for plants and outline of areas to be planted are indicated on the Drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Landscape Architect. Where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction, necessary adjustments will be approved by the Landscape Architect.
- B. Soil Preparation: Apply pre-planting herbicide of Round-up or equal. Sod used shall be as herein before specified under "Planting Soil", thoroughly mixed with peat to produce 25% 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 according to the manufacturer's specifications. (Ronstar, Eptam, or equal).
- C. Excavation for Planting: Excavation of plant pits shall be circular in outline and shall blend with 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 watering berms (saucers) around plants; Use 20% of excavated material and mix with topsoil for backfill. Remove all excess material to dump site as directed by Owner.
- D. Balled and Burlapped Plants: After final setting, loosen burlap wrapping exposing the top of the rootball, leaving the ball unbroken. Remove excessive amounts of burlap to eliminate voids which may be caused upon decomposition.
- E. Container Grown Plants: Container grown plants shall, when delivered, have sufficient growth to hold their intact form removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls and containers shall be removed carefully to prevent damage to plant or root systems.
- 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: 18" greater than diameter of ball or spread of roots.
 2. Diameter - Shrubs: 6" greater than diameter of ball or spread of roots.
 3. Depth - Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the rootball. (Large heavy trees and shrubs may sit directly on unexcavated pit bottom if it is determined that undue settlement may occur.)
- Vine Groundcovers: Pits shall conform to accepted nursery practice for the particular species and equal the plant pot depth plus one (1) inch.

4.3 PLANTING OPERATIONS (CONT.):

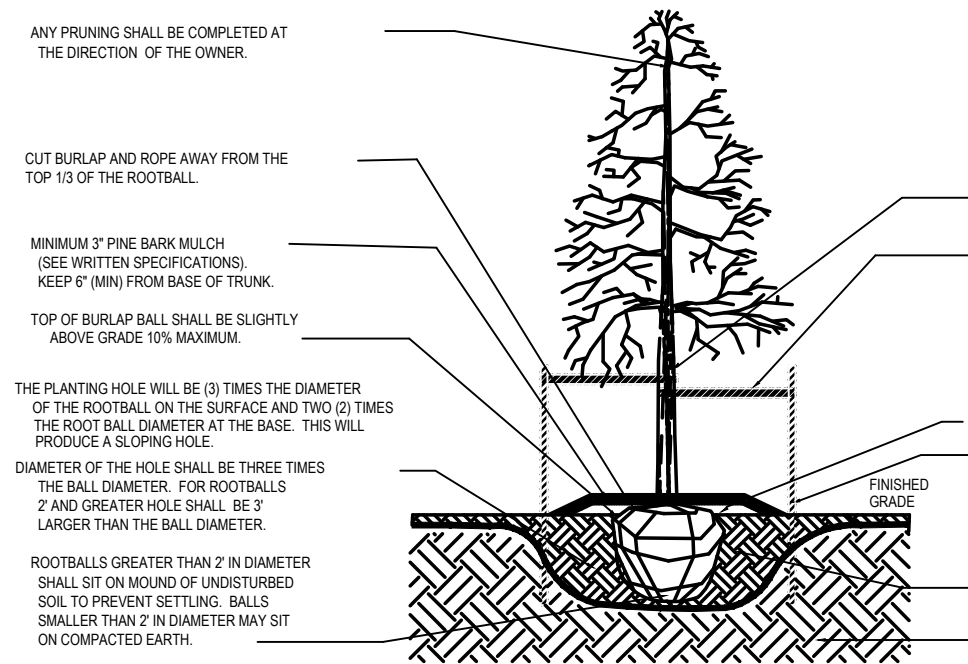
- H. Backfilling: When the plant pit has been excavated as specified previously and the plant has been set, the pit shall be backfilled with planting soil at the following rates:
- One-quarter cubic yard per tree
One cubic yard per 25 7gal (left)
One cubic yard 50 shrubs 3 gal.
One cubic yard per 100 1 gal. (ground cover)
- I. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered, and set on four inches (4") of compacted planting soil to such depths that the finished grade level of the plant after settlement 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. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frosted roots shall be cut off cleanly. Soil 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 to the level of the finished grade allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit. This ridge shall be one inch (1") high for each one inch (1") caliper of trunk to a maximum of four inches.
- J. Setting Palms: All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top dressed two inches (2") deep with topsoil raked and left in a neat, clear manner.
- K. Fertilizing: When setting trees, palms and shrubs place in each plant hole Planting Tablets, 20-10-5 formula, 21 gram, according to the following:
- 1 - gallon can - 1 tablet
2 - 3 gallon can - 2 tablets
B & B Shrubs and Trees - 1 tablet for every 20" around circumference of root ball above middle of ball.
- L. 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 around the perimeter of, and immediately adjacent to, the root ball at a depth which is between the middle and the bottom of the rootball. Complete backfilling as described above under setting trees, palms and shrubs.
- M. 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 practicable. Make all pruning cuts with a sharp instrument flush with trunk or adjacent branch, in such a manner as to ensure elimination of stubs. "Headback" cuts, right angle to line of growth, will not be permitted and trees will not be poled or topped. Plant all cuts 1/2" in diameter and larger with approved waterproof antiseptic free paint and remove trimmings from site.
- N. Guying and Staking: Guy all trees 1-1/2" in caliper and greater in three (3) directions with double strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover any wires which may come in contact with any part of tree with rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs one inch (1") in diameter. All hoses shall be interlocked around tree trunk. Tree anchors so that guys are equally spaced and at 45 degree angles to horizontal. Keep guys tight until project completion.
- O. Mulching: All trees and shrub beds shall be mulched immediately after planting, to a three inch (3") depth, with a mulch approved by the Landscape Architect. Prevent wind displacement of mulch by thoroughly wetting down.
- P. Excess Excavated Soil: Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner.

4.4 Sod (When Applicable):

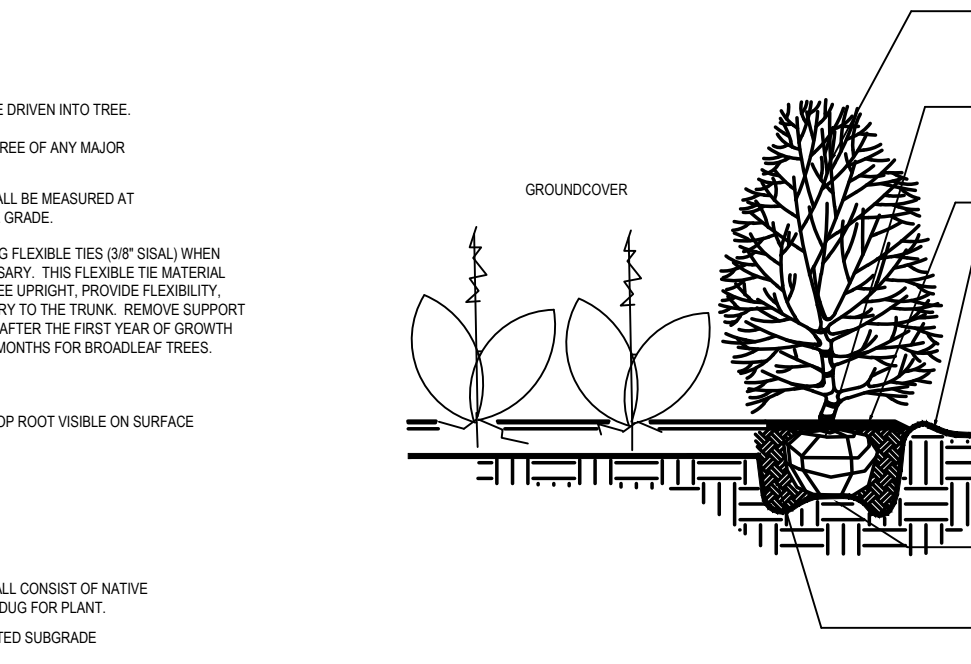
- A. Sod: The Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1") to all areas receiving sod. (The use of this item in the Contract shall be at the discretion of the Landscape Architect after evaluation of the existing soil and/or this item will be determined by a square foot -piece 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 sod 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 no Bermuda Grass, weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be 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 mower, 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 to the edge of all paving and shrub areas. If, in the opinion of the Landscape Architect, top-dressing, is necessary after rolling, clean sod will be evenly applied over the entire surface and thoroughly watered in.



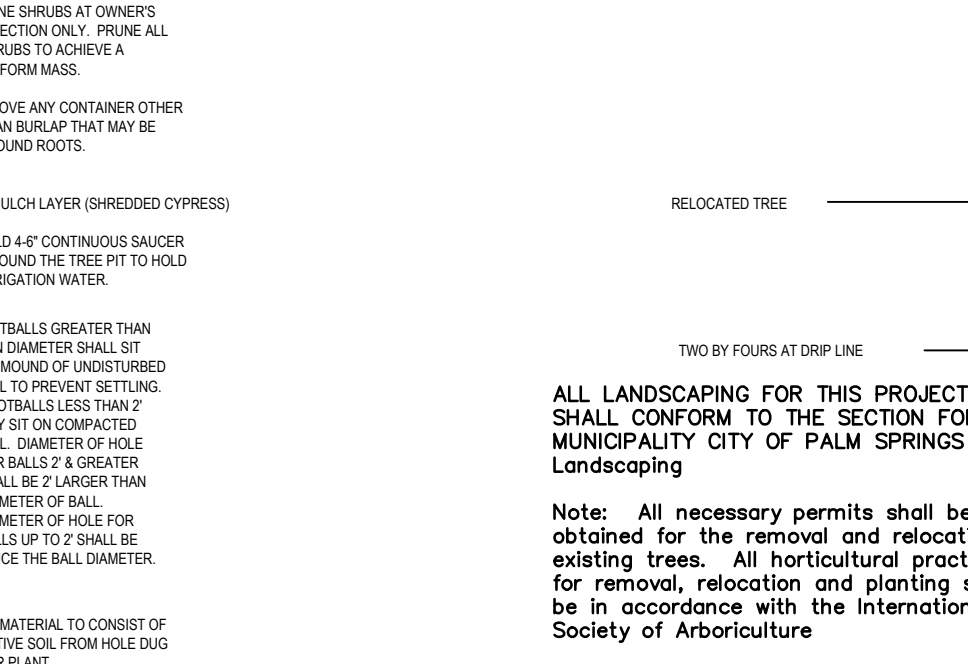
Typical Palm Staking Detail



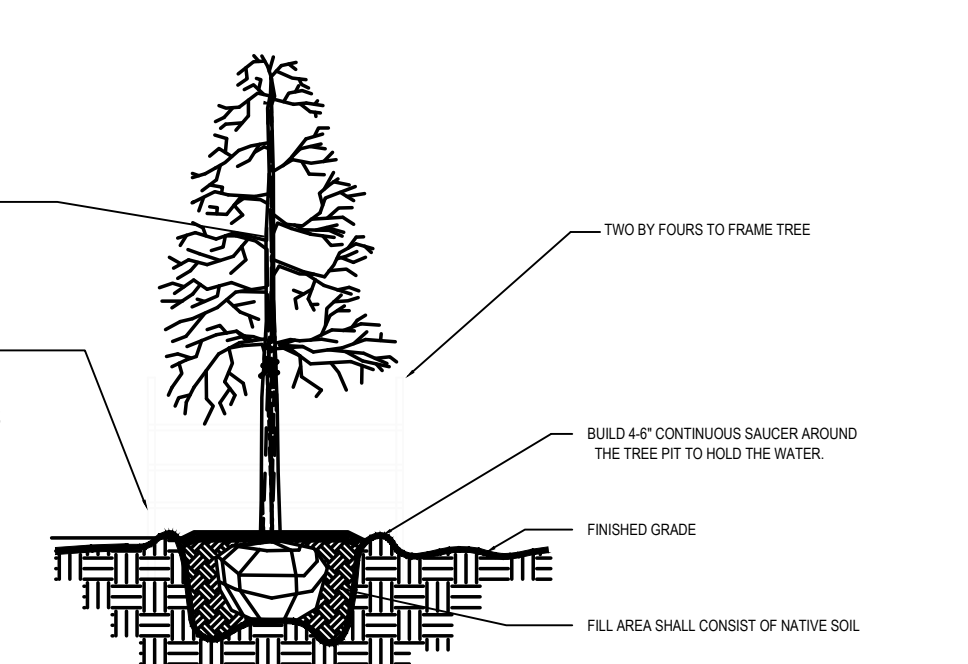
Tree Planting Detail



Shrub and Groundcover Planting Detail



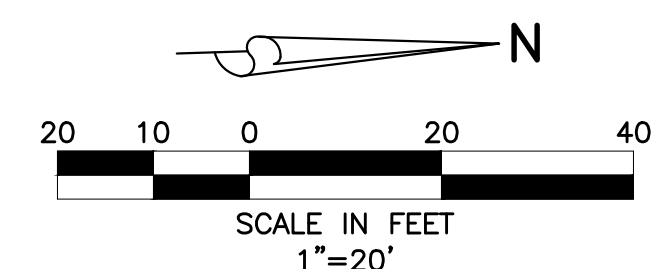
Existing Tree Protection Detail



Job Name: 3922 PARK LANDSCAPE
CADD File: 3922 PARK DETAILS.DWG
Date Drawn By Comments
07.02.19 DLN LANDSCAPE PLAN
07.24.19 DLN FINAL LANDSCAPE PLAN
10.25.19 DLN LANDSCAPE PLAN
03.09.20 DLN FINAL LANDSCAPE PLAN

Seal / FLORIDA REGISTRATION NO. 1521

SCALE: NOT TO SCALE



 PROPOSED STORM SEWER AND CATCH BASIN
 DIRECTION OF FLOW
 DIRECTION OF SWALE
 PROPOSED HIGH POINT
 EXISTING GRADE ELEVATION
 PROPOSED PERVIOUS PAVING
 PROPOSED CONCRETE
 PROPOSED PAVERS
 PROPOSED DETECTABLE WARNING SURFACE
 SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
 PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
 DOUBLE SEWER SERVICE W/ CLEAN-OUT
 FIRE HYDRANT W/ GATE VALVE
 PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
 WATER SERVICE & R.P.Z.
 PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
 EXISTING WATER MAIN
 EXISTING SEWER MAIN
 EXISTING FORCE MAIN

- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF PALM SPRINGS AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
- 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

3/18/2020



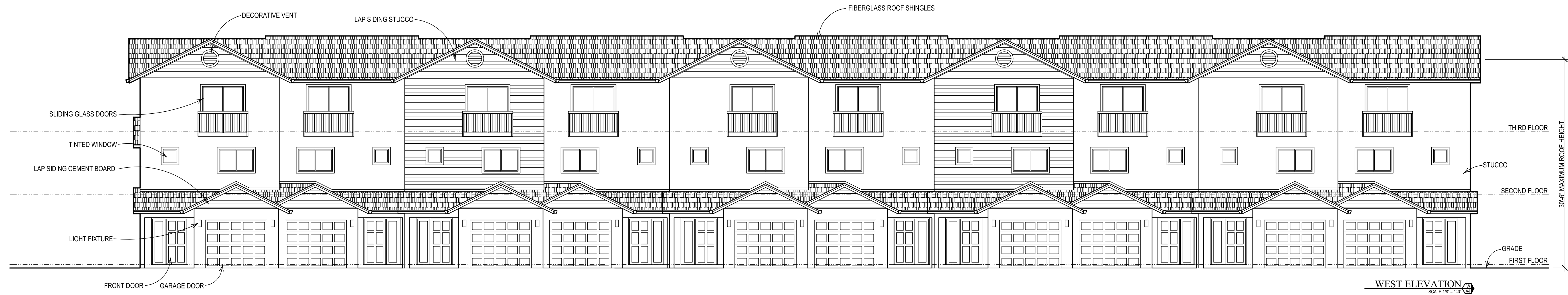
SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982

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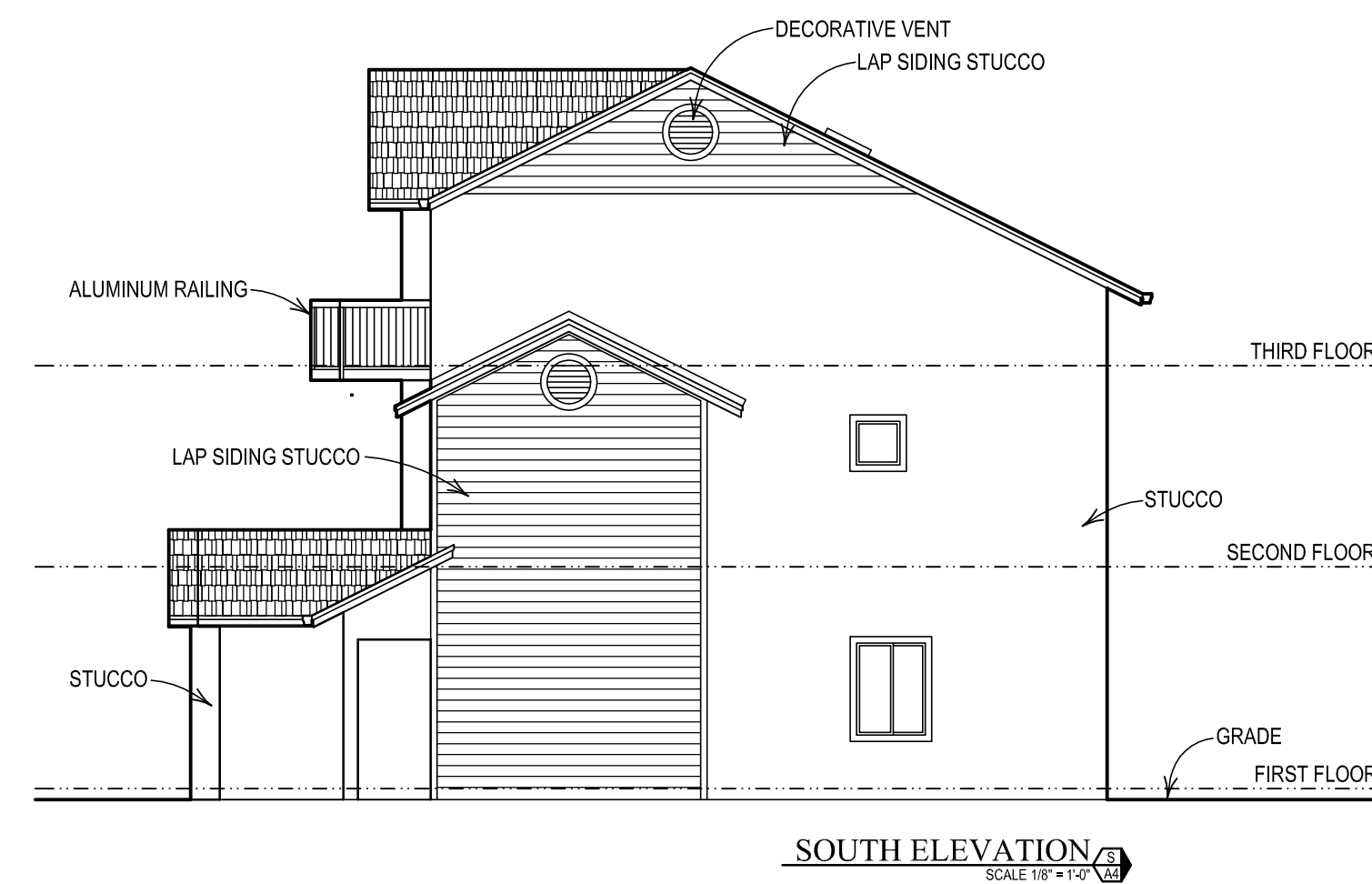
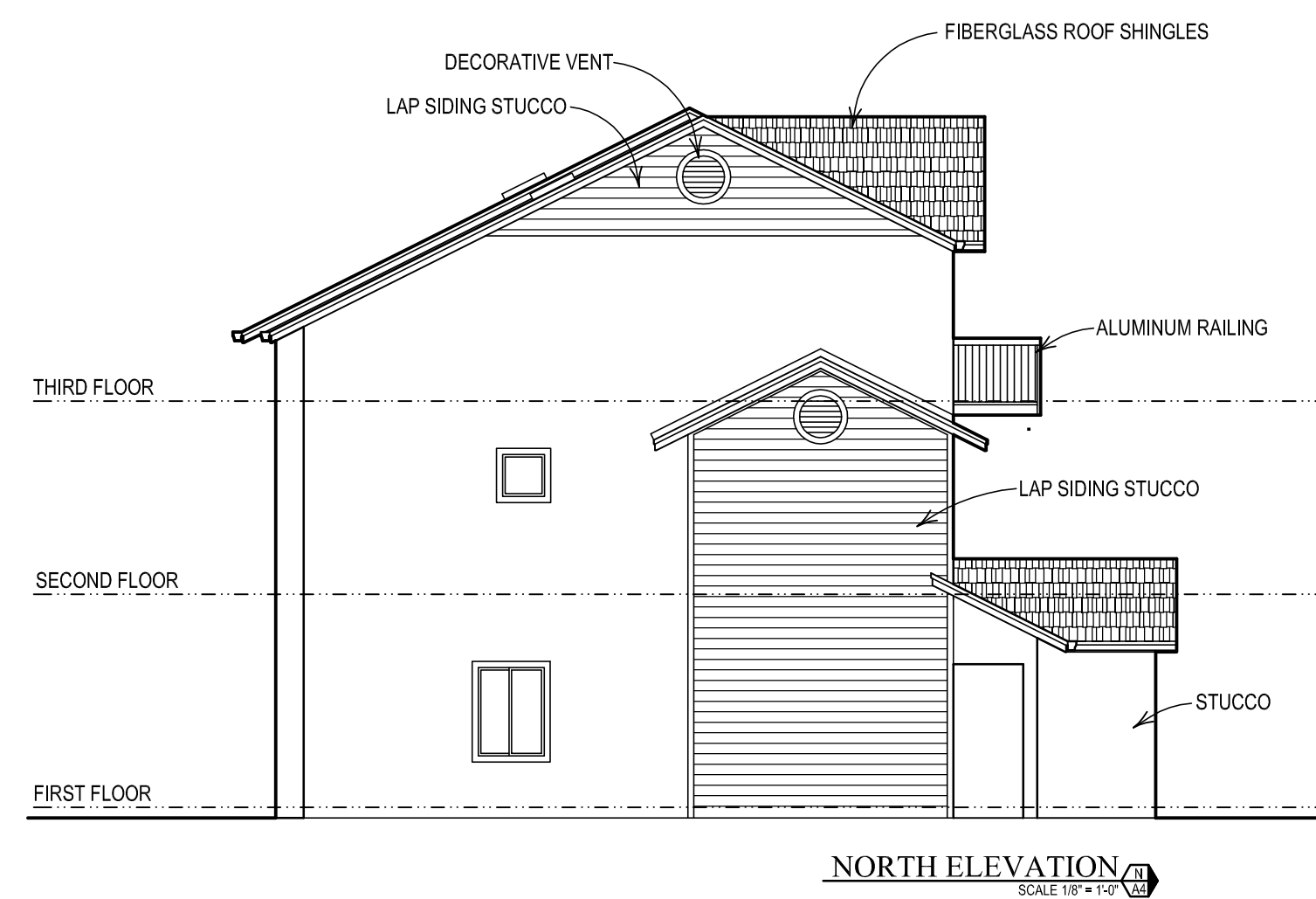
3922 PARK LANE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

DESIGN A.G.	DRAWN D.B.	CHECKED	APPROVED	DATE
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JOB NO. 19-087	DRAWING NO. 19087C01	SHEET 1 OF 1
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EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



0 2 4 8 16

ELEVATIONS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

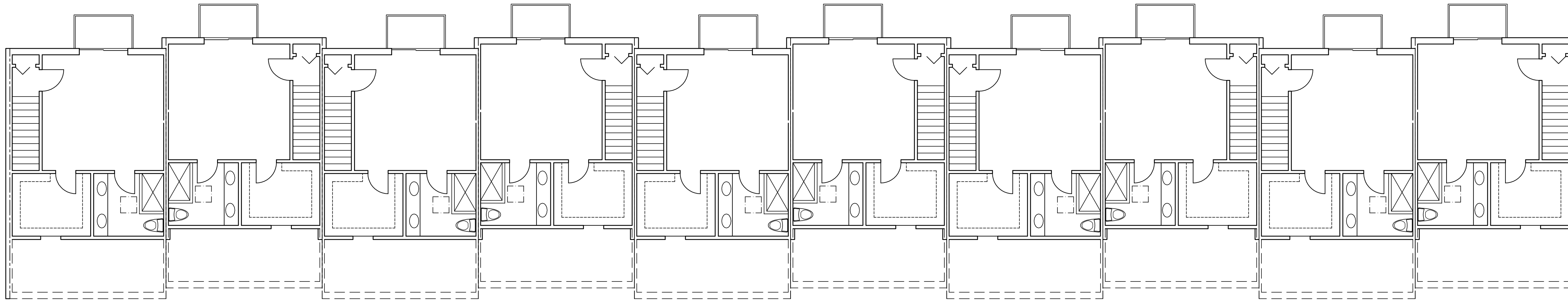
PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 13264
2560 Pepperwood Circle North Palm Beach, FL 33410
561-281-0960

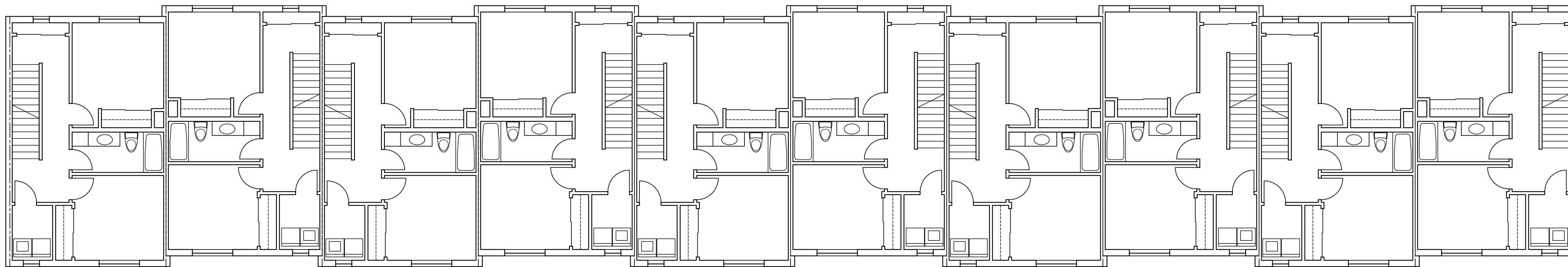
REVISIONS

DRAWN CC
CHECKED CSC
DATED 3/19/20
PROJECT 19004
SHEET

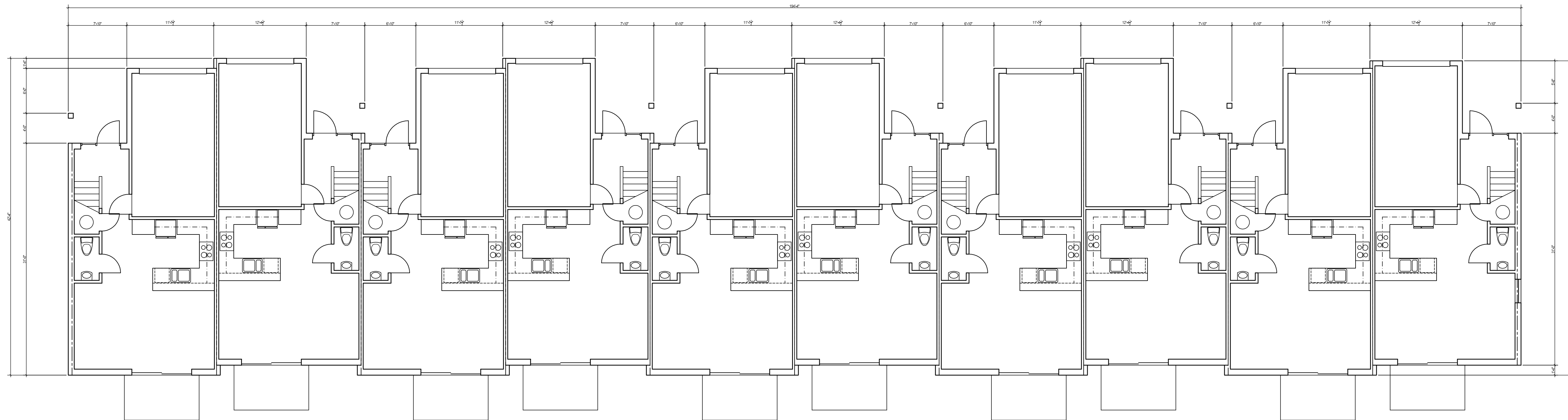
A4



THIRD FLOOR
SCALE 1/8" = 1'-0"

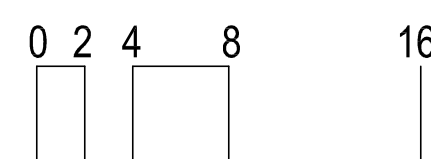


SECOND FLOOR
SCALE 1/8" = 1'-0"



FIRST FLOOR
SCALE 1/8" = 1'-0"

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EXCEPT FOR THE CONSTRUCTION OF THIS PARTICULAR PROJECT.



FLOOR PLANS
SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
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APPLICABLE BUILDING CODES

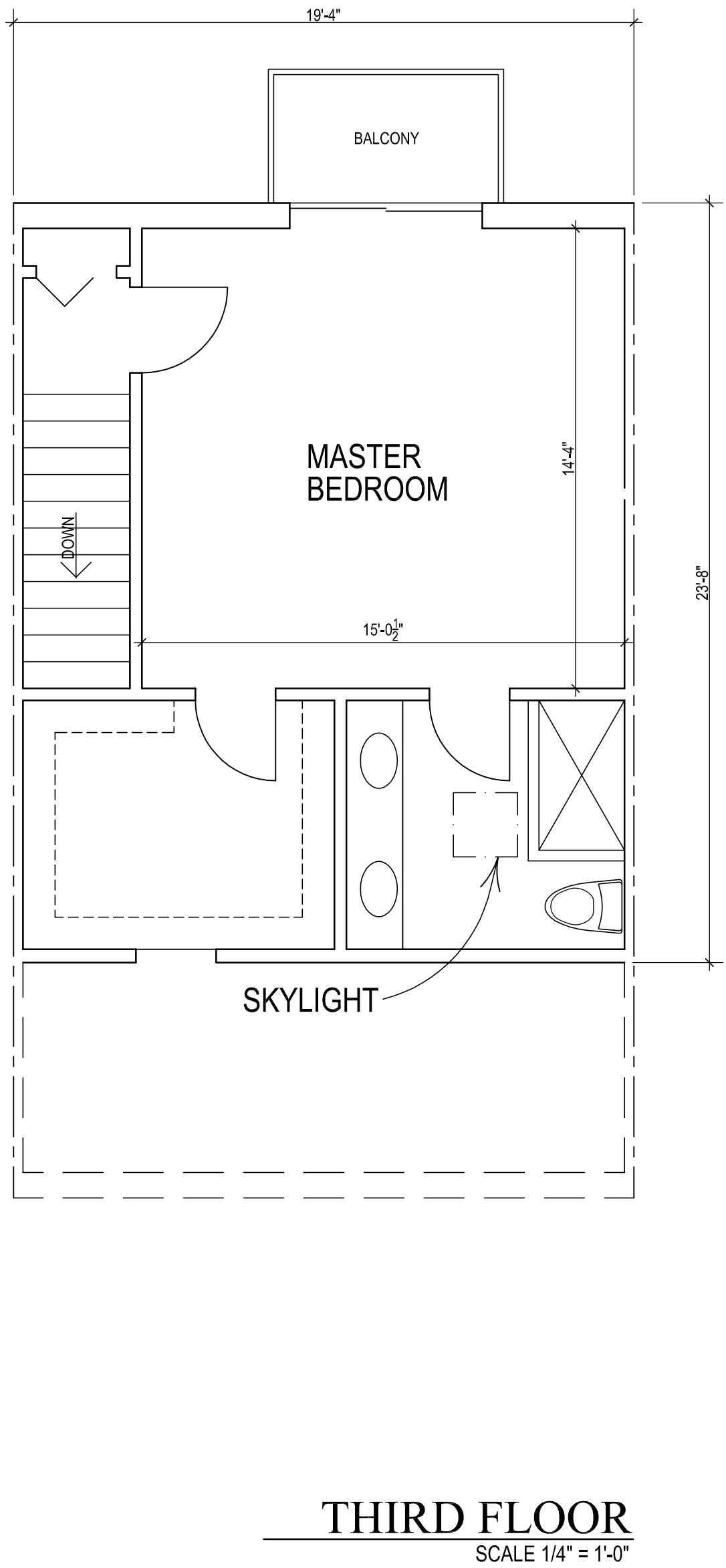
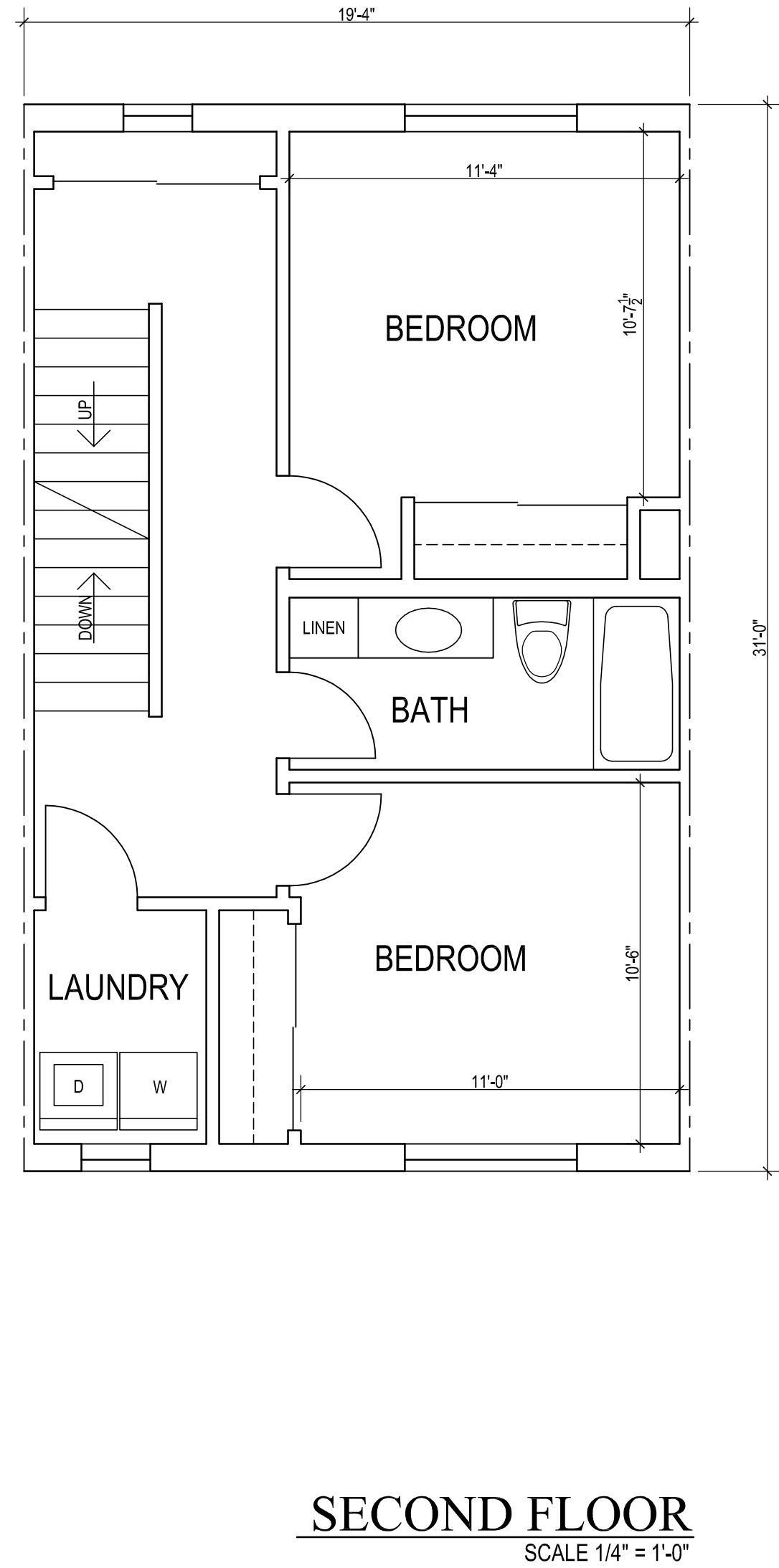
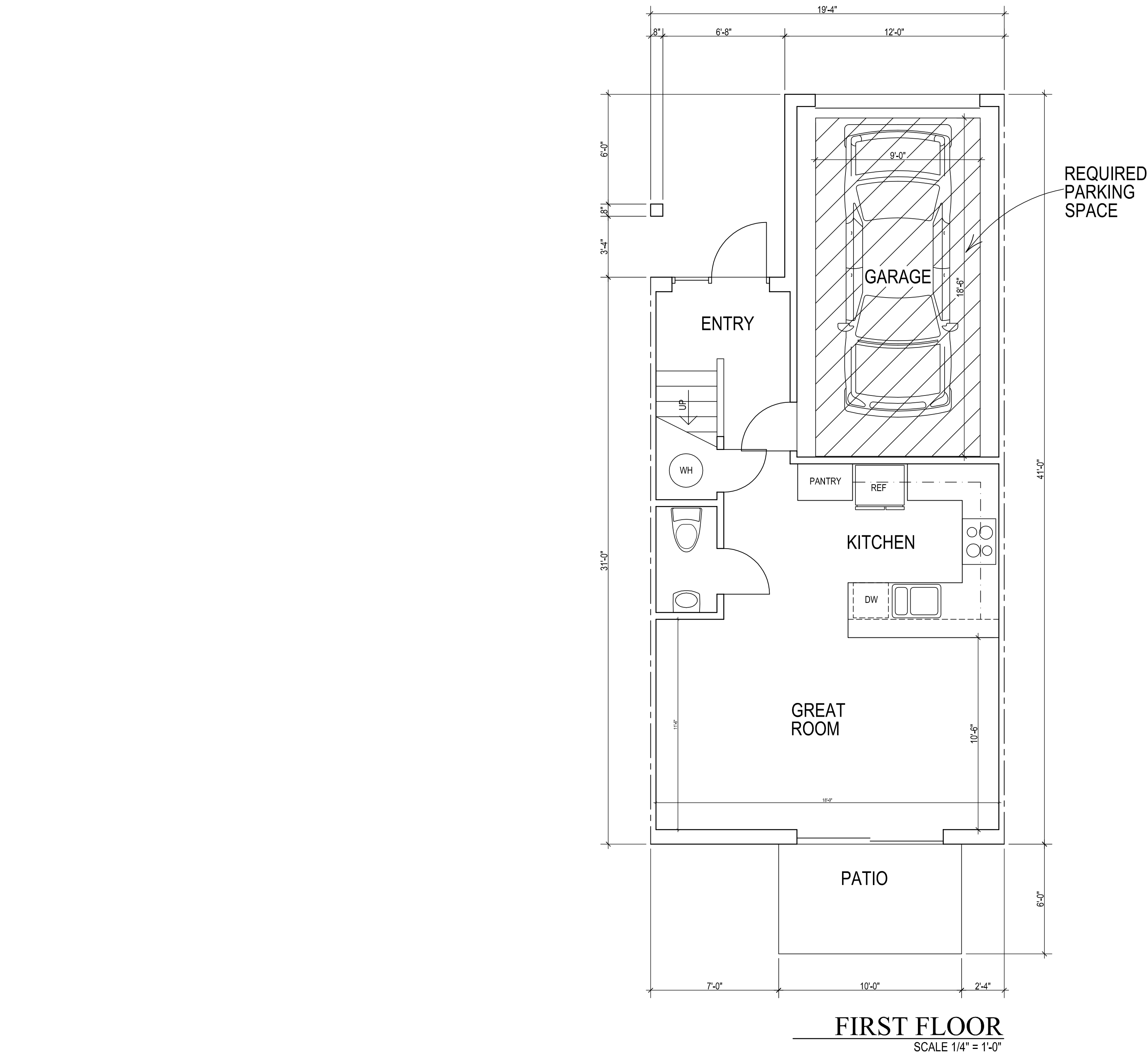
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REVISIONS	
DRAWN	CC
CHECKED	CSC
DATED	
3/19/20	
PROJECT	
19004	
SHEET	

A2

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

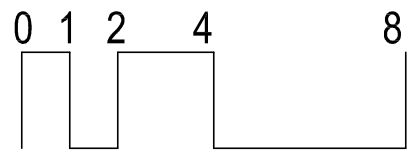
CORY S. CROSS
ARCHITECT
AR 13264
2560 Peppertwood Circle North Palm Beach, FL 33410
561-281-0960



GARAGES SHALL BE USED FOR PARKING ONLY. THE LEASE DOCUMENT SHALL INCLUDE RESTRICTIONS TO PROHIBIT THE CONVERSION OF GARAGES INTO HABITABLE SPACES OR USED AS STORAGE.

THE INSTALLATION OF SHEDS, THE PARKING OF BOATS, COMMERCIAL VEHICLES, OR RECREATIONAL VEHICLES SHALL BE PROHIBITED ON THE PROPERTY. THIS RESTRICTION SHALL BE INCLUDED AS PART OF THE LEASE FOR EACH APARTMENT.

AC AREA = 1545 SF
GROSS AREA = 1776 SF



UNIT PLANS

SCALE 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

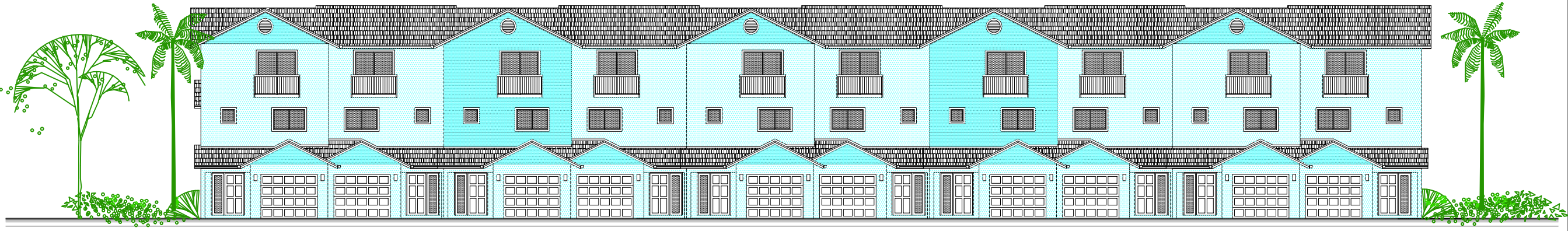
REVISIONS

DRAWN CC
CHECKED CSC
DATED 3/19/20
PROJECT 19004
SHEET

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PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

A3

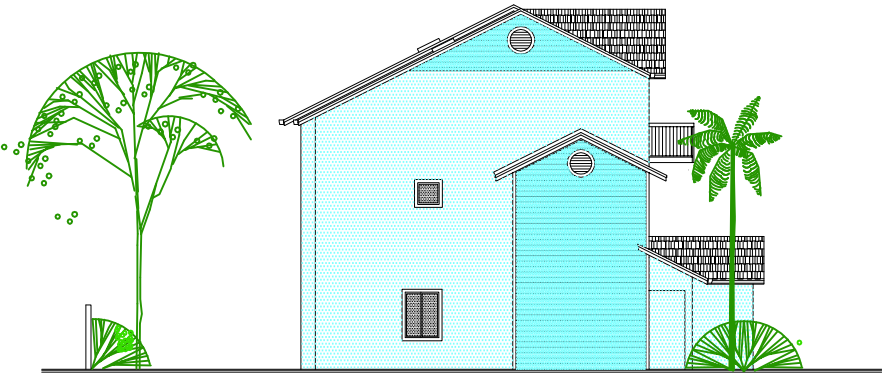


WEST ELEVATION

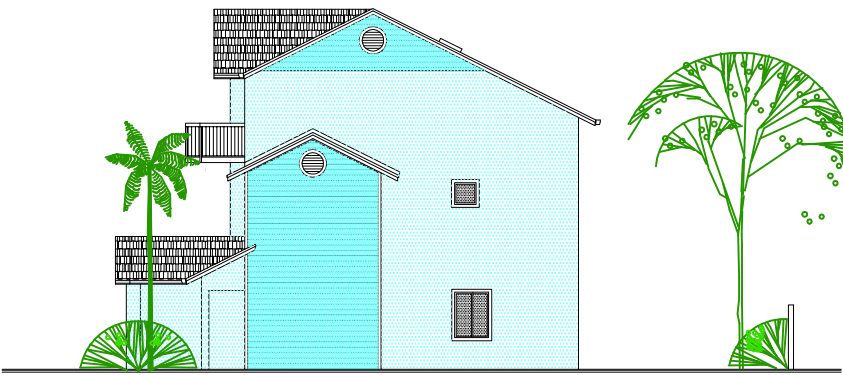


EAST ELEVATION

EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

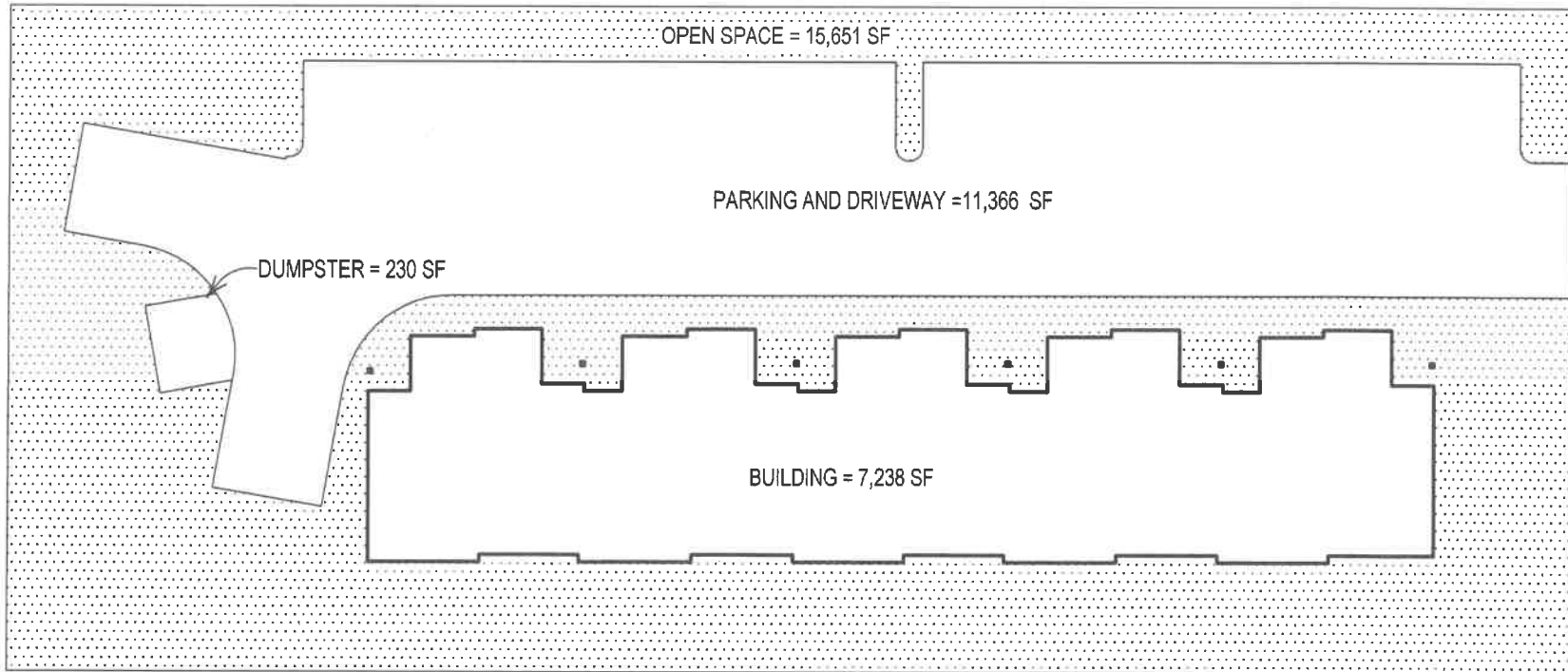
CORY S CROSS

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-4960

REVISIONS
DRAWN CC
CHECKED CSC
DATED 3/19/20
PROJECT 19004
SHEET

A4

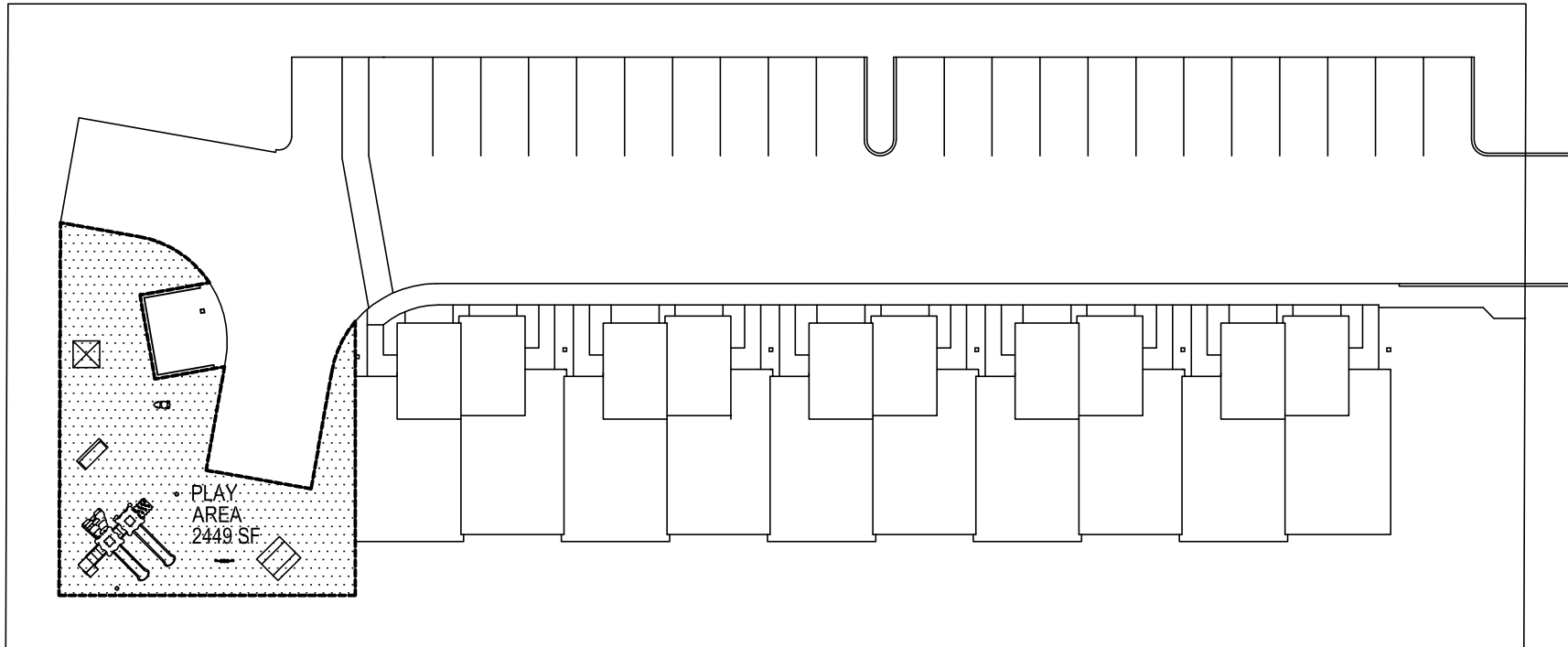


3922 PARK LANE
PALM SPRINGS, FL 33406

OPEN SPACE REQUIRED = 12,196 SF
OPEN SPACE PROVIDED = 15,651 SF

OPEN SPACE PLAN

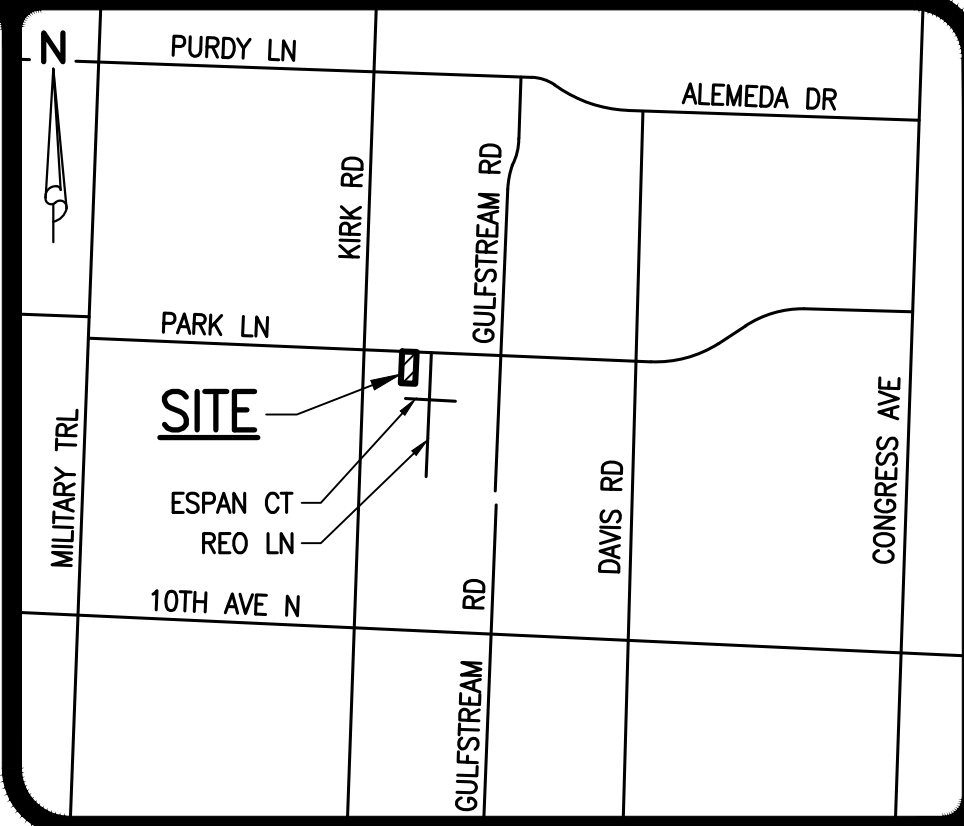
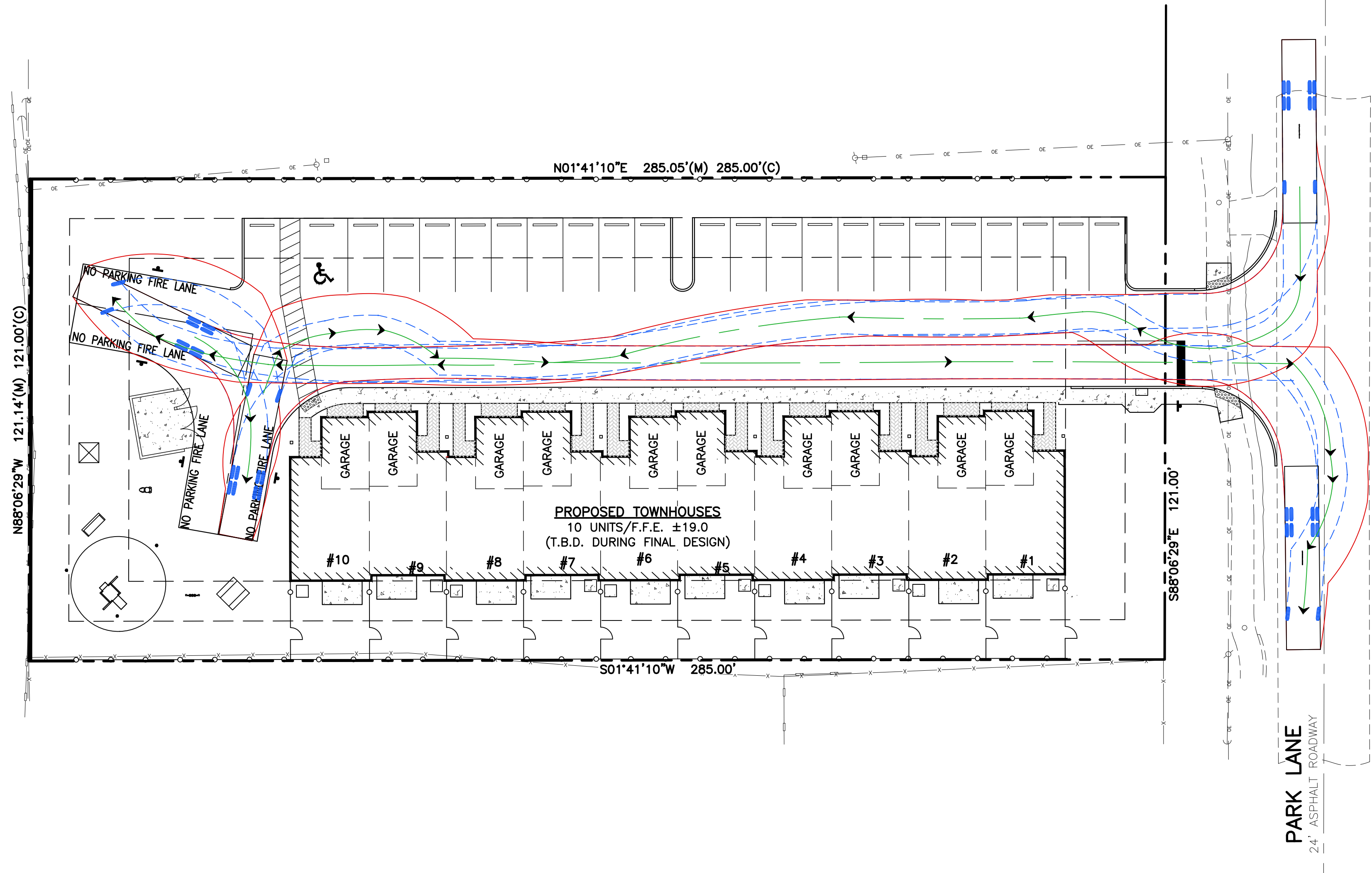




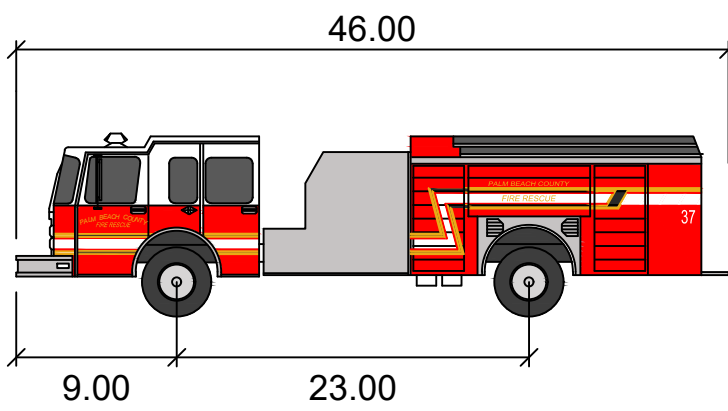
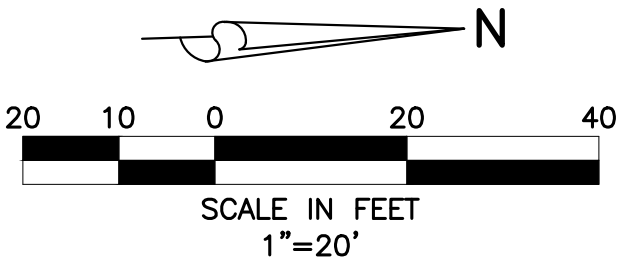
3922 PARK LANE
PALM SPRINGS, FL 33406

COMMON AMENITY AREA REQUIRED = 2439 SF
COMMON AMENITY AREA PROVIDED = 2449 SF

COMMON AMENITY PLAN



LOCATION MAP
NOT TO SCALE



Palm Beach County Fire Rescue

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

3/10/2020

P.B.C. FIRE TRUCK

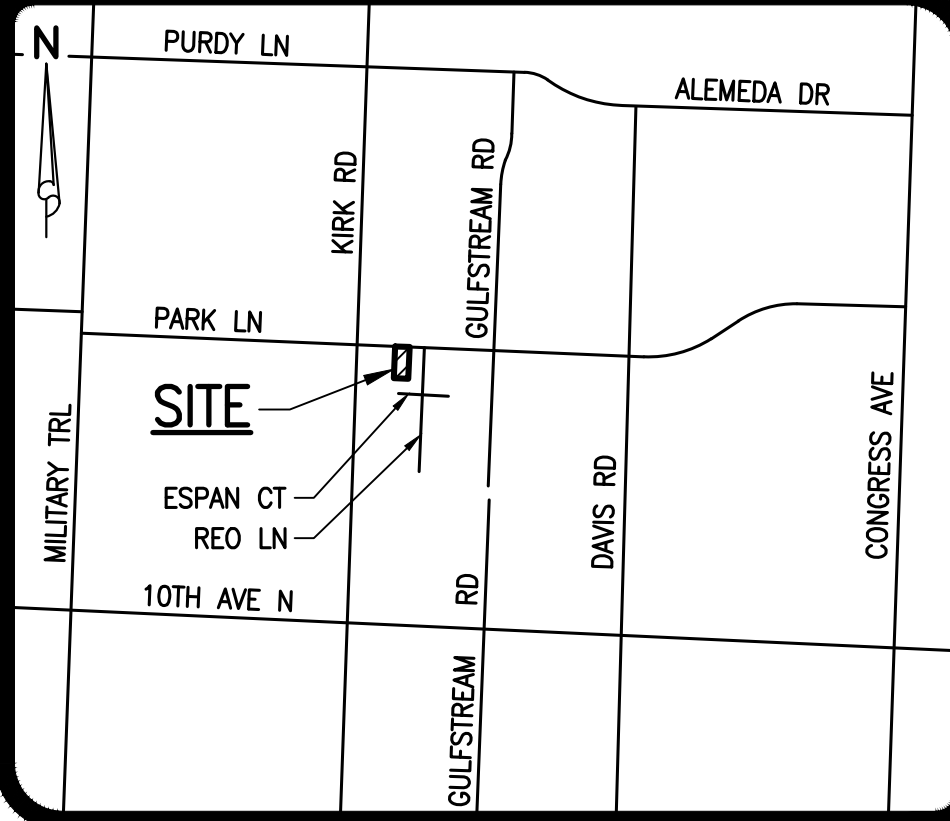
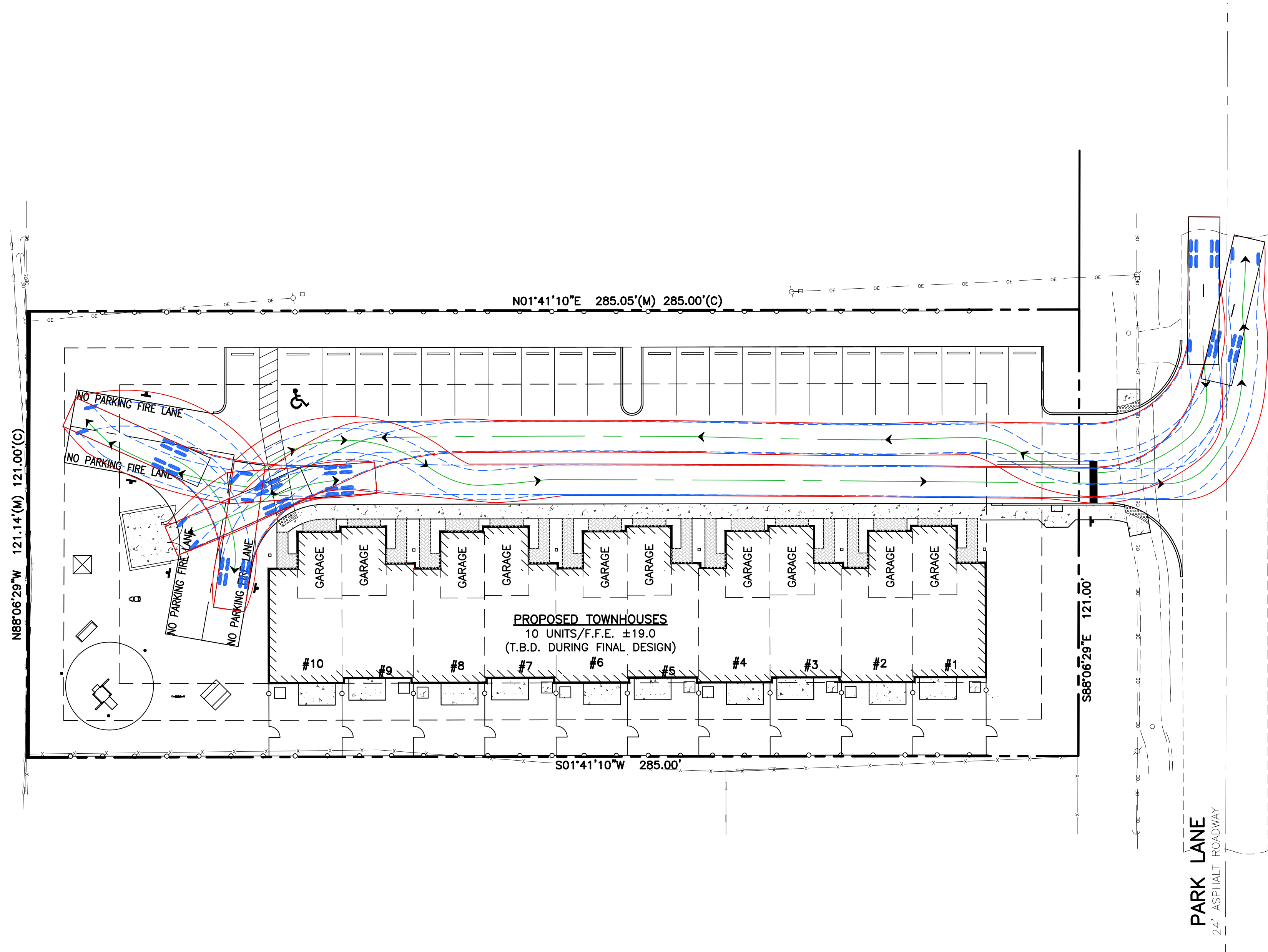


3922 PARK LANE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
AUTOTURN ANALYSIS

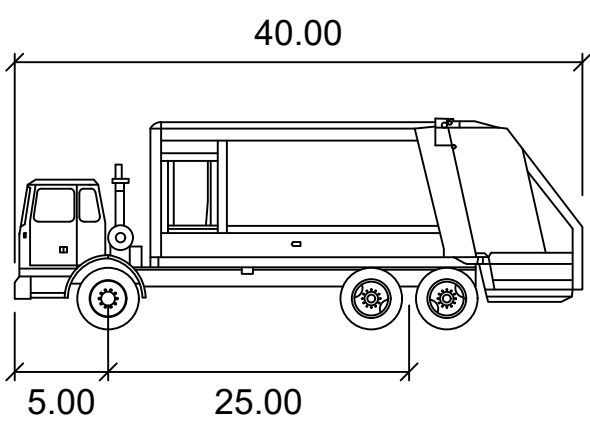
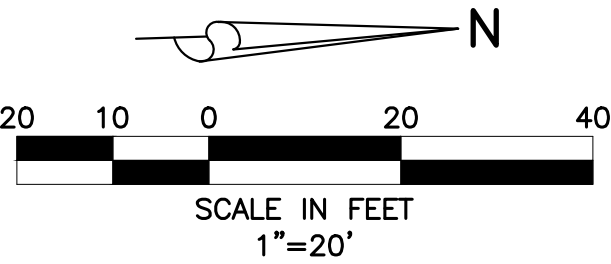
REVISIONS

DESIGN A.G.	DRAWN D.B.	CHECKED	APPROVED	DATE
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JOB NO. 19-087	DRAWING NO. 19087AT01	SHEET 1 OF 1
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LOCATION MAP
NOT TO SCALE



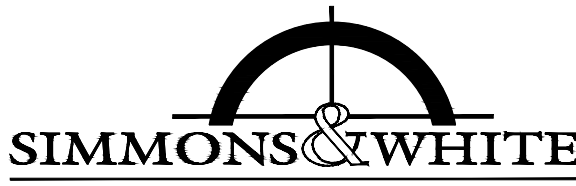
Garbage Truck - 40'

	feet
Width	: 8.50
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

3/10/2020

GARBAGE TRUCK

3922 PARK LANE
SECTION 18, TOWNSHIP 44S., RANGE 43E.
VILLAGE OF PALM SPRINGS, FLORIDA
AUTOTURN ANALYSIS

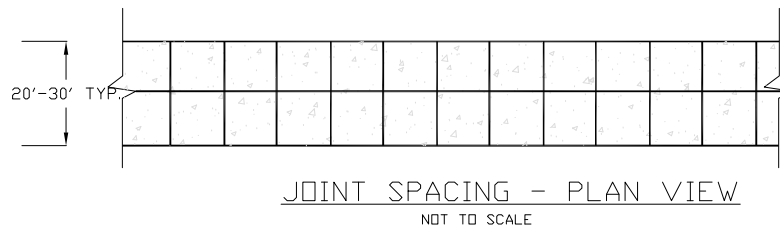
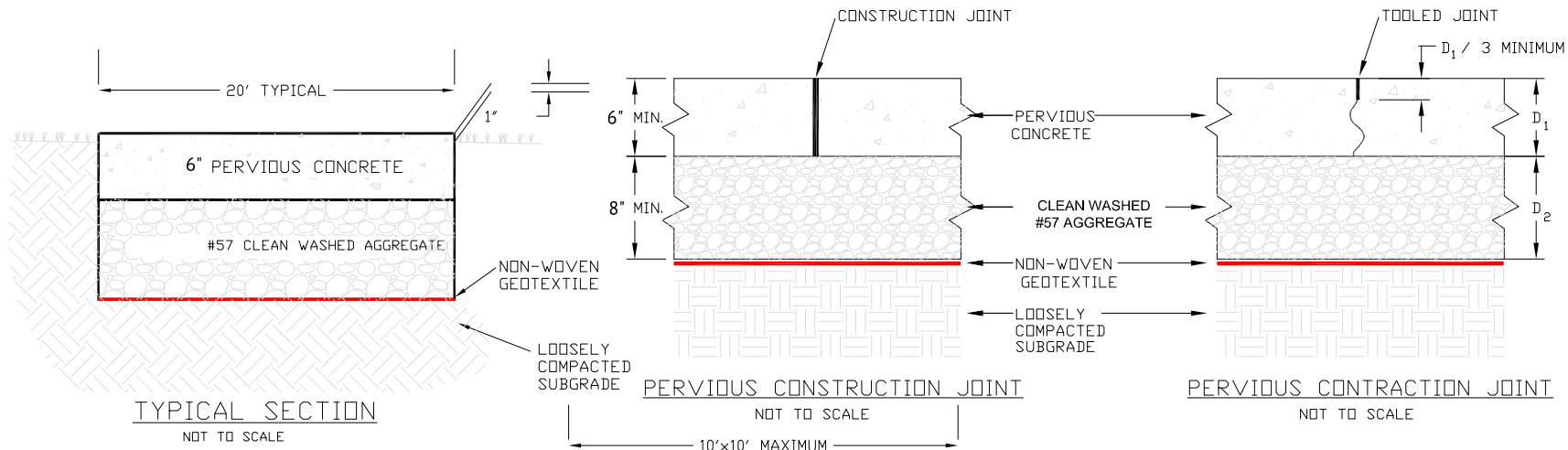


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2581 Metrocentre Blvd West • Suite 300 • West Palm Beach, Florida 33407 • (561) 478-7848

REVISIONS

DESIGN A.G.	DRAWN D.B.	CHECKED	APPROVED	DATE
----------------	---------------	---------	----------	------

JOB NO. 19-087	DRAWING NO. 19087AT01	SHEET 1 OF 1
-------------------	--------------------------	--------------------



INSTALLATION



CURING

NOTES:

1. PERVIOUS CONCRETE MUST BE SUPPLIED AND INSTALLED BY NRMCA CERTIFIED PRODUCERS AND CONTRACTORS.
2. JOINTS, IF SPECIFIED, TO BE SAWCUT 48 TO 60 HOURS AFTER PLACEMENT OF CONCRETE.
3. PERVIOUS CONCRETE MUST BE COVERED WITH 6 MIL PLASTIC, SECURELY FASTENED ON THE EDGES AND ACROSS THE TOP, FOR A MINIMUM OF SEVEN (7) DAYS.
4. D1 AND D2 AS PER THE PLANS AND SPECIFICATIONS.
5. D1 HAS A 5" MINIMUM THICKNESS.
6. D2 HAS A 6" MINIMUM THICKNESS.

PERVIOUS CONCRETE PAVEMENT SECTION

FOR:

SCALE: NONE

DRAWN BY: KMJ

DATE: 1/1/16

KEN JUSTICE P.E.
SENIOR DIRECTOR
LOCAL PAVING
 1036 WOODS LANE
 AMBLER, PA 19002
 (267) 716-8675
 kjustice@nrmca.org



freestanding activities

for ages 2-5 years



Green Thumb Potting Shed

EC-023

Perfectly sized for budding gardeners, and offering shelter from the sun and rain.

Space required: 13'0" x 16'6" | 396 cm x 503cm



Green Thumb Planter Box

EC-022

Plant, Water, Grow! Children will enjoy tending to this child-sized garden.

Space required: 4'6" x 0'7" | 137cm x 18cm



5' Playhouse

M59006

Playhouses provide a child-sized way for children to tend to household activities in an imaginative environment.

Space required:

5'1" x 5'1" x 6'5" | 155cm x 155cm x 196cm



Friendship Table

MEC-024

3/4" thick HDPE provides a smooth top for writing and an engaging place for socialization.

Space required: 3'0" x 3'0" | 91cm x 91cm



Rockin' Drums

MEC-007

Inspire generations of creative percussionists while promoting upper body motion.

Space required: 3'4" x 1'6" | 102cm x 46cm

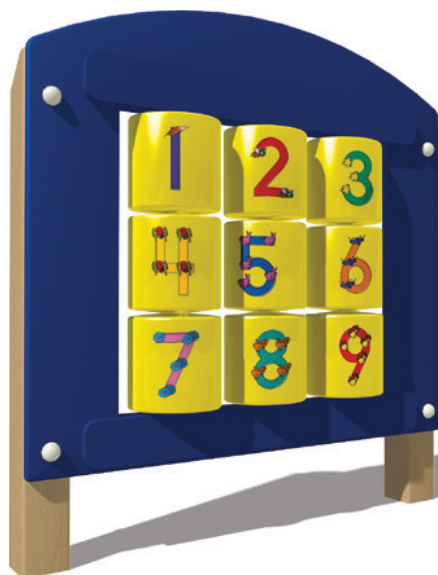


Paint & Play

66575

The clear, durable polycarbonate window is great for painting with watercolors. Holes cut in the shelves provide a handy place to rest paint cups and brushes, and the window is washable for reusable fun. *Does not include paints, brushes, or supplies.*

Model	Description
66575P	Red
66575N	Green



TouchMath® Panel

MEC-046

The TouchMath Panel is an interactive outdoor play event created to bring learning outside to the playground!

Each TouchMath Panel comes with:

- Training Manual
- Activity Panel Poster
- TouchMath Activity Panel Manual

Space Required: 0'7" x 4'6" | 18cm x 137cm

For more information, please visit: www.touchmath.com/ultraplay

freestanding activities

for ages 2-5 years

Freestanding play activities can breathe new life into existing play spaces



Early Childhood Horizontal Ladder PJHLAD

- Great upper body development for ages 2-5
- The **Tire Boost Package (02-01-0025)** adds height assistance and prevents surfacing displacement (*sold separately*)
- 19-1/2" wide x 6' long x 52" high when installed
- Use zone: 18' x 14' 549 cm x 427 cm
- Color as shown



02-01-0025
Optional
Tire Boost Package



Rotomolded Frog and Whale Spring Riders

UPlayToday™ Spring Riders are an excellent way to add excitement and imaginative play to a new or existing playground. Colors as shown.

- Rotomolded body
- Heavy-duty surface mount steel spring
- Anchor "J" bolts included for mounting
- Use zone: 17' x 17' | 518 cm x 518 cm

Model	Age	Description
UP107	2-5 or 5-12	Frog
UP108	2-5 or 5-12	Whale



2-Rider Spring See Saw 2-5 Years

02-07-0055

Encourage social interaction with the Spring See Saw designed for two riders. Colors as shown.

- Appropriate for ages 2-5
- Powder-coated blue frame with red seats
- Anchor bolts included for mounting
- Inground mounting kit also available: #02-07-0187 (*sold separately*)
- Use zone: 20' x 13' | 610 cm x 396 cm



HDPE Horse and Truck Spring Riders

- HDPE body
- Heavy-duty surface mount steel spring
- Anchor bolts included for mounting
- Inground mounting kit also available: #02-07-0187 (*sold separately*)
- Use zone: 15' x 13' | 457 cm x 396 cm

Model	Age	Description
02-07-0053	2-5	Horse
02-07-0054	2-5	Truck

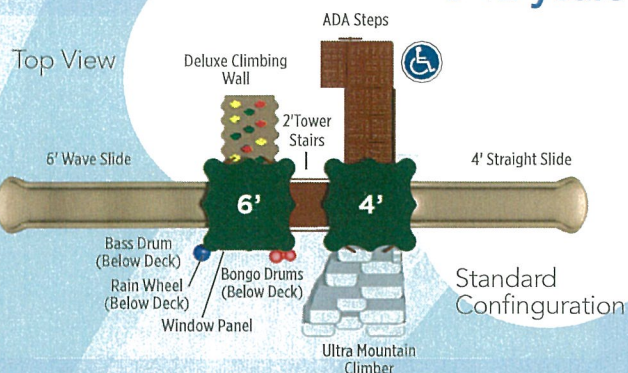
WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury from falls.



Space saver configuration

UPLAY TODAY™

5-12 years



bighorn

UPLAY-008-N

Age: 5-12

Activities: 7

Kid Capacity: 15-20

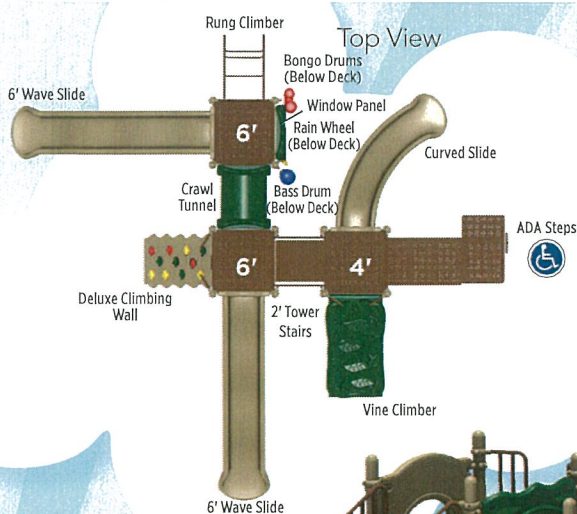


Use Zone for Space Saver Configuration: 29'2" x 29'8"

Use Zone for Space Standard Configuration: 25'4" x 38'11"

Fall Height: 6'0" | 183cm

Specify Color option	MOUNTING KITS (Required)		
Play Structure	Ground Spike	Anchor Bolt	Inground Kit
UPLAY-008-N Bighorn (natural)	Included	33-12-0054	33-12-0096
UPLAY-008-P Bighorn (playful)	Included	33-12-0054	33-12-0096



boulder point

UPLAY-079-N

Age: 5-12

Activities: 9

Kid Capacity: 20-30

Use Zone: 34'7" x 36'7"

Fall Height: 6'0" | 183cm



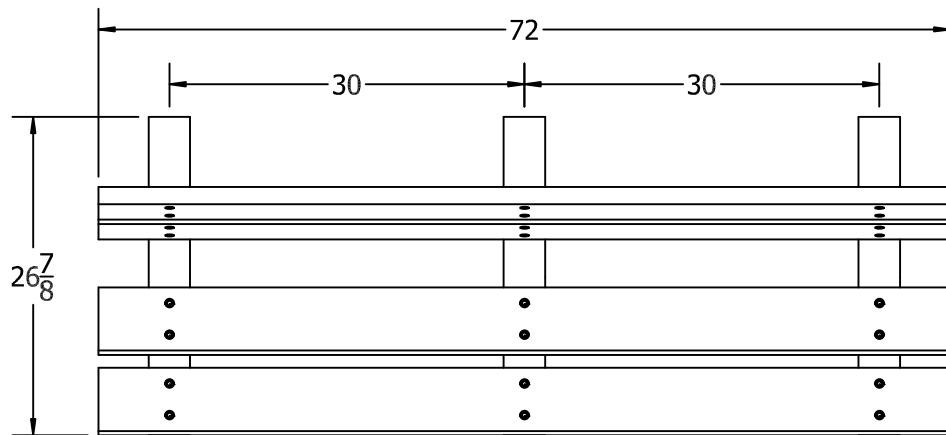
Specify Color option	MOUNTING KITS (Required)		
Play Structure	Ground Spike	Anchor Bolt	Inground Kit
UPLAY-079-N Boulder Point (natural)	Included	33-12-0082	33-12-0110
UPLAY-079-P Boulder Point (playful)	Included	33-12-0082	33-12-0110



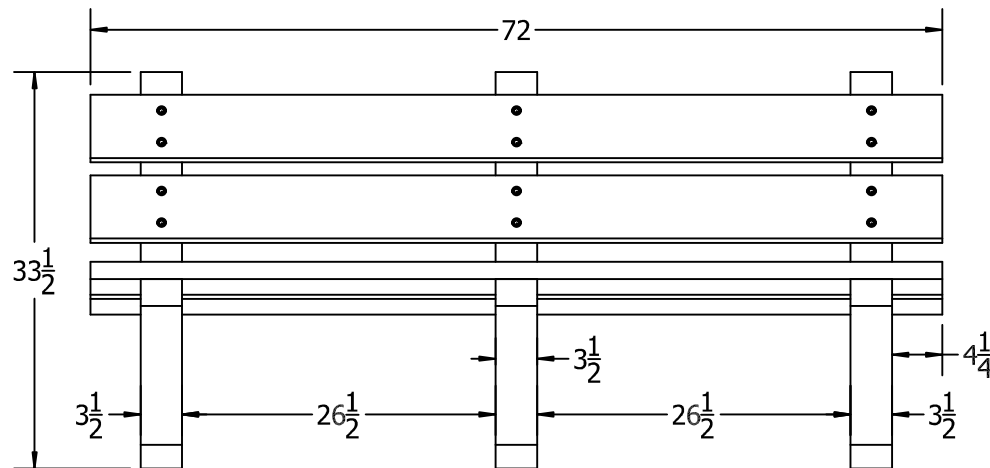
THINK
beyond **PLAY...**
add border timbers

SEE PAGE 57

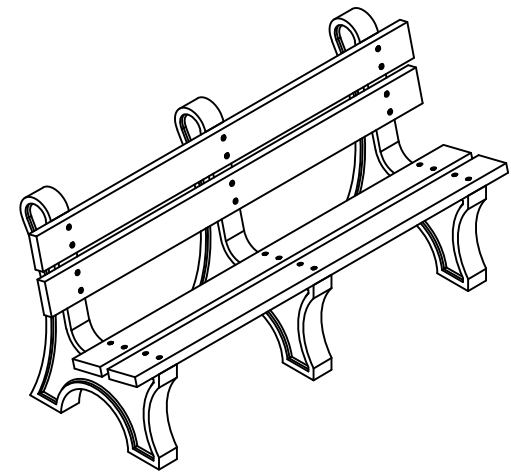
WARNING: Installation over a hard surface such as concrete, asphalt, or packed earth may result in serious injury from falls.



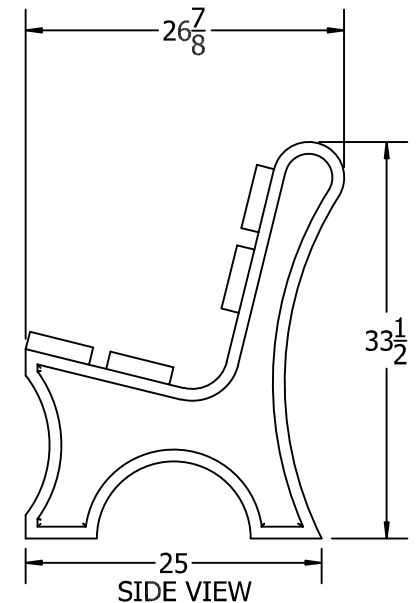
TOP VIEW



FRONT VIEW



3D ISOMETRIC VIEW



SIDE VIEW

6 ft. Colonial Bench Specification Drawing

COPYRIGHT 2013-2033

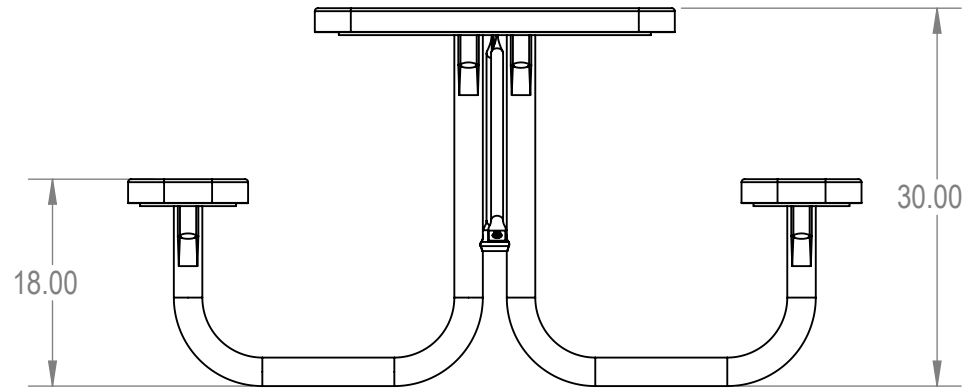
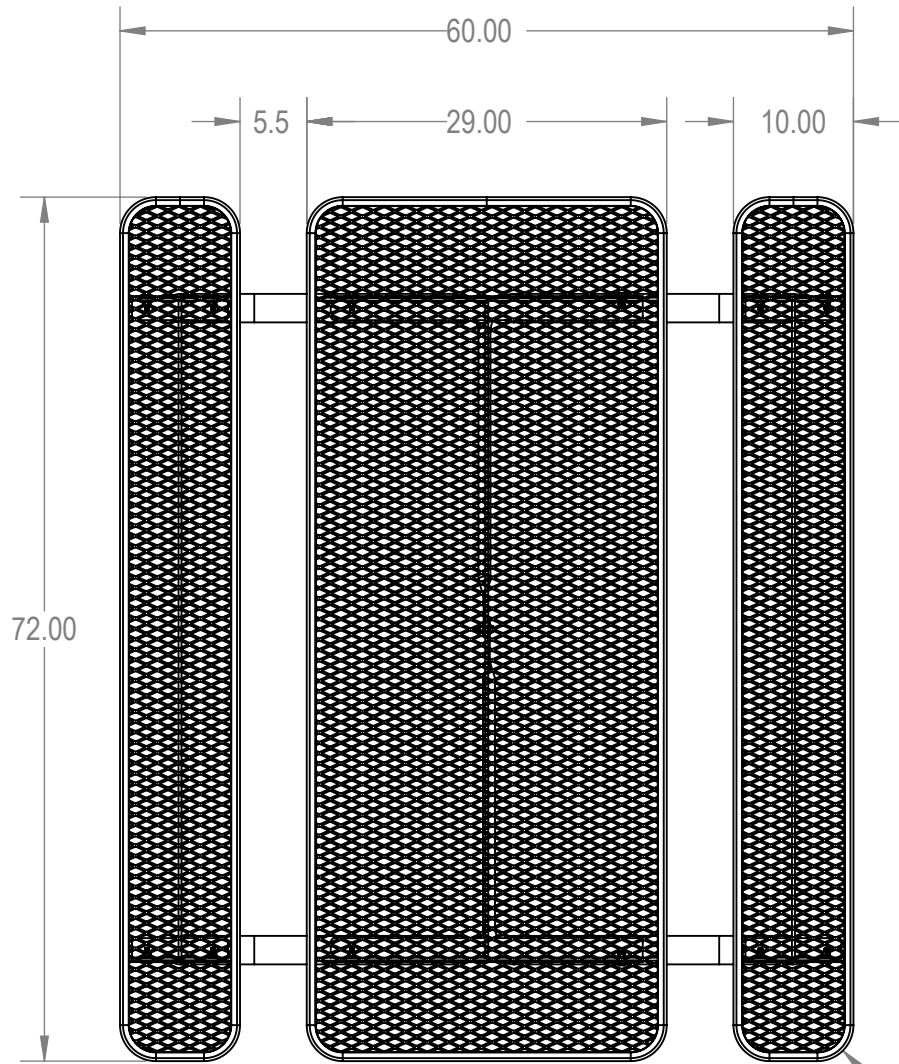
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Park Warehouse, LLC
7495 W. Atlantic Ave. Suite 200-294
Delray Beach, FL 33446
PH: 888.321.5334
FAX: 561.288.5279
WWW.PARKWAREHOUSE.COM

NOT TO SCALE
Date: 03/2019



SKU: 766pt100
 Variations:
 766pt100-2
 766pt100-14
 766pt100-26
 766pt100-38
 766pt100-50
 766pt100-62
 766pt100-74
 766pt100-86
 766pt100-98
 766pt100-110
 766pt100-122
 766pt100-134
 766pt100-146
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 766pt100-170
 766pt100-182
 766pt100-194
 766pt100-206
 766pt100-218
 766pt100-230
 766pt100-242
 766pt100-254



R3.00



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	NAME	DATE	ParkTastic		
DRAWN	GM	1/3/2016			
SALES APPR.			TITLE: 6' Rectangular Portable Table		
CLIENT APPR.					
MFG APPR.					
Q.A.					
Design By -					
CADWorksPro Chicago, IL			766pt100		
www.cadworkspro.com					

3922 Park Lane

6" high PVC fence



SIMMONS & WHITE
2581 Metrocentre Blvd, Suite 3, West Palm Beach, Florida 33407
O 561.478.7848 | F 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452



TRAFFIC GENERATION STATEMENT

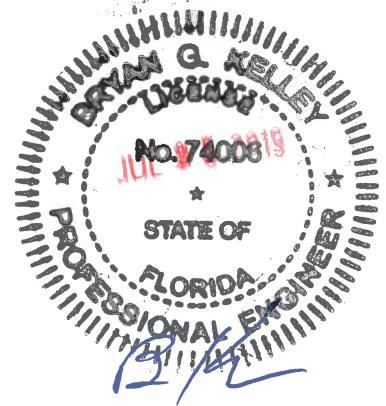
**3922 PARK LANE
PALM SPRINGS, FLORIDA**

Prepared for:

Cory S. Cross Architect
2560 Pepperwood Circle South
North Palm Beach, Florida 33410

Job No. 19-087

Date: 07/25/2019



Bryan G. Kelley, P.E.
FL Registration No. 74006

TABLE OF CONTENTS

1.0 SITE DATA 2

2.0 TRAFFIC GENERATION..... 2

3.0 CONCLUSION..... 3

1.0 SITE DATA

The subject parcel is located on the south side of Park Lane approximately 400 feet east of Kirk Road in the Village of Palm Springs, Florida and contains approximately 0.80 acres. The Property Control Number (PCN) for the subject parcel is 70-43-44-18-00-000-7190. The existing development consists of one single family dwelling unit. The proposed redevelopment consists of 11 multifamily dwelling units with an anticipated buildout year of 2023. Access is proposed via a full access driveway connection to Park Lane. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cory S. Cross Architect.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are existing/vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/existing traffic.

The traffic currently vested to the parcel has been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and published Palm Beach County Trip Generation Rates as shown in Tables 1, 2 and 3. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation rates, respectively, in peak hour trips (pht). The traffic generated by the existing/vested development consisting of one single family dwelling unit may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	10 tpd
AM Peak Hour Traffic Generation (In/Out)	=	1 pht (0 In/1 Out)
PM Peak Hour Traffic Generation (In/Out)	=	1 pht (1 In/0 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the ITE Trip Generation Manual, 10th Edition and the Palm Beach County Trip Generation Rates as shown in Tables 4, 5 and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The traffic to be generated by the proposed plan of development consisting of 11 multifamily dwelling units may be summarized as follows:

2.0 TRAFFIC GENERATION (CONTINUED)

Proposed Development

Daily Traffic Generation	=	81 tpd
AM Peak Hour Traffic Generation (In/Out)	=	5 pht (1 In/4 Out)
PM Peak Hour Traffic Generation (In/Out)	=	6 pht (4 In/2 Out)

The increase in traffic generation as a result of the proposed site modifications is shown in Table 7 and may be summarized as follows:

Change in Traffic Generation

Daily Traffic Generation	=	71 tpd
AM Peak Hour Traffic Generation (In/Out)	=	4 pht (1 In/3 Out)
PM Peak Hour Traffic Generation (In/Out)	=	5 pht (3 In/2 Out)

3.0 CONCLUSION

As shown in Table 7, the proposed modification will result in an increase of 71 daily trips, an increase of 4 AM peak hour trips, and an increase of 5 PM peak hour trips at project build out of 2023. The change in peak hour trips is negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. Based on the findings of this report, the proposed development will generate less than 20 peak hour trips and therefore no additional traffic analysis is required and the project is therefore approvable with regard to the Palm Beach County Traffic Performance Standards.



Figure 1 – Site Location Map
3922 Park Lane
Project # 19-087

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization		External Trips			Pass-by		Net Trips		
					In	Out				%	Total				%	Trips			
Single Family Detached	210	1	Dwelling Units	10			10				0	10			0%	0	10		
Grand Totals:							10			0.0%	0	10			0%	0	10		

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Single Family Detached	210	1	Dwelling Units	0.74	0.25	0.75	0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1
Grand Totals:							0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Single Family Detached	210	1	Dwelling Units	$\ln(T) = 0.96 \ln(X) + 0.20$	0.63	0.37	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Grand Totals:							1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization			External Trips			Pass-by		Net Trips		
					In	Out				%	Total					%	Trips			
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	7.32			81				0		81			0%	0	81		
Grand Totals:							81			0.0%	0		81			0%	0	81		

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	0.46	0.23	0.77	1	4	5	0.0%	0	0	0	1	4	5	0%	0	1	4	5
Grand Totals:							1	4	5	0.0%	0	0	0	1	4	5	0%	0	1	4	5

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split		Gross Trips			Internalization				External Trips			Pass-by		Net Trips		
					In	Out	In	Out	Total	%	In	Out	Total	In	Out	Total	%	Trips	In	Out	Total
Multifamily Low-Rise Housing up to 2 story (Apartment/Condo/TH)	220	11	Dwelling Units	0.56	0.63	0.37	4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6
Grand Totals:							4	2	6	0.0%	0	0	0	4	2	6	0%	0	4	2	6

TABLE 7
TRAFFIC GENERATION INCREASE

NET TRIPS

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	10	1	0	1	1	1	0
PROPOSED DEVELOPMENT =	81	5	1	4	6	4	2
INCREASE =	71	4	1	3	5	3	2

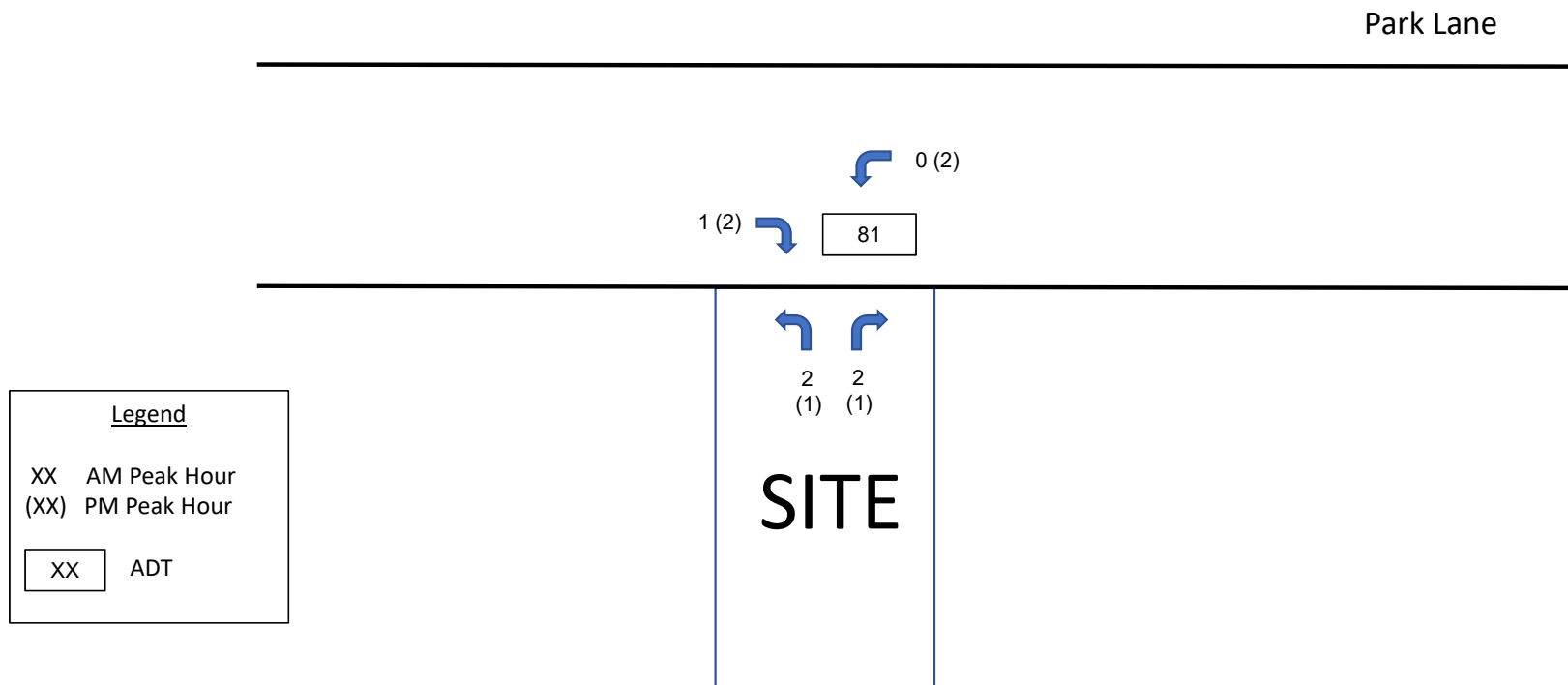


FIGURE 2 – Driveway Volumes
3922 Park Lane
Project # 19-087



**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**

Mack Bernard, Mayor

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Gregg K. Weiss

Robert S. Weinroth

Mary Lou Berger

Melissa McKinlay

County Administrator

Verdenia C. Baker

August 29, 2019

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd., Suite 3
West Palm Beach, FL 33407

**RE: 3922 Park Lane
Project #: 190714
Traffic Performance Standards Review (Revised Letter)**

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the **3922 Park Lane Development** Traffic Impact Statement, dated July 25, 2019, 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:	Palm Springs
Location:	South side of Park Lane, about 400 feet east of Kirk Road
PCN:	70-43-44-18-00-000-7190
Access:	One full access driveway connection onto Park Lane (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	One Single family Home
Proposed Uses:	Replace existing with: Multi-Family Residential = 11 DU
New Daily Trips:	71
New Peak Hour Trips:	4 (1/3) AM; 5 (3/2) PM
Build-out:	December 31, 2023

Based on the review, the Traffic Division has determined that the proposed development meets the Traffic Performance Standards of Palm Beach County. The proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network.

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.

*"An Equal Opportunity
Affirmative Action Employer"*



Bryan G. Kelley, P.E.
August 29, 2019
Page 2

No building permits are to be issued by the Village 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 QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:HA:rb

cc:

Kim Glas-Castro, Director of Planning, Zoning & Building, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
E:\TRAFFIC\HAMUNICIPALITIES\APPROVALS\2019\190714 - 3922 PARK LANE REVISED.DOCX

March 30, 2020

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: 3922 Park Lane Townhouses
Revised Site Plan Approval Letter
Engenuity Group Project No. 6001.78**

We have received the following on 3-23-20 for the above reference project:

1. Conceptual Paving, Drainage, Water & Wastewater Plan, 1 sheet, revised 3-18-20, by Simmons & White
2. Site Plan, 4 sheets (A1- A4), dated 3-19-20, by Cory S. Cross Architect
3. Fire Truck & Garbage Truck Autoturn Analysis Plans, 2 sheet, dated 3-10-20, by Simmons & White
4. Landscape Plan, 2 sheets (LA1, LA2), signed & sealed 3-17-20, by Cory S. Cross Architect.
5. Justification Statement, 10 sheets, dated 3-19-20, by Cory S. Cross Architect.
6. Site Plan Letter, 1 sheet, dated 3-19-20, by Cory S. Cross Architect

Per further review of the water management calculations, we recommend Site Plan approval with the following conditions:

1. Provide revised Water Management Calculations.
2. The Home Owners Association documents shall include pervious pavement maintenance conditions.
3. Provide permits from applicable agencies including, but not limited to, Village of Palm Springs Civil/Utility, PBC Fire Rescue, etc.

If you should have any questions, please give me a call at 561-655-1151.

**Cc: Chad Girard, PE
Kim Glas-Castro
Lisa Tropepe, PE
Ed Horton**



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

WANDA F. PAUL
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3300 FOREST HILL BOULEVARD, SUITE B-102
WEST PALM BEACH, FL 33406

PHONE: 561-434-8020 / FAX: 561-434-8815
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	10/18/2019		
	SCAD No.	19092401D – D. O.		
	FLU /Rezoning/D.O. No.	20190091 – Village of Palm Springs		
	PCN No. / Address	70-43-44-18-00-000-7190 /3922 Park Lane		
	Development Name	3922 Park Lane		
	Owner / Agent Name	Park Lane Condominiums LLC / Cory S. Cross		
	SAC No.	189		
	Proposed Unit No. & Type	11 Apartment Units		
Impact Review		C.O. Taylor/Kirklane Elementary School	Palm Springs Middle School	John I. Leonard High School
	New Students Generated	1	1	1
	Capacity Available	115	28	- 640
	Utilization Percentage	92%	98%	120%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village, School District staff recommends the following condition to mitigate such impact.			
	In order to address the school capacity deficiency generated by this proposed development at the District high school level , the property owner shall contribute \$12,913 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Update Study recommended by the PBC Impact Fee Committee for adoption/implementation in 2019.			
Validation Period	1) This determination is valid from 10/28/2019 to 10/27/2020 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 10/27/2020 or this determination will expire automatically on 10/27/2020 .			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

October 28, 2019

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Joyell Shaw, PIR Manager, School District of Palm Beach County
Iramis Cabrera , Planner, Village of Palm Springs



13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

July 30, 2019

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

**Re: PARK LANE TOWNHOUSES
3922 Park Lane
Sectional – A Portion of Section 18/43/44
PCN: 70-43-44-18-00-000-7190
LWDD Record No. RI-19-00_____**

Dear Ms. Cabrera:

This petition is located at the SE Quad of Park Lane and Kirk Road. It is located north of the L-10 Canal and is not adjacent.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry
Right-of-Way Specialist



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Matthew Hammond/ Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Walter Lenhart

Date: November 7, 2019

RE: Park Lane Townhomes- 3922 Park Ln Site Plan

3rd submittal 11-7-2019

Attached are:

x Prints

☐ Report

☐ Other _____

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	DESCRIPTION
1	11/7/2019	Site Plan Package/Civil Plans

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other _____

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

Good for now.

Will review when final design submitted.

11-8-2019

P.B.C. Fire-Rescue
Plan Review Critique

Walter J. Lenhart
Business: 561-233-0056
E-mail: wjlenhar@pbcgov.org

Permit: FP#:

Date: 11/16/19

Project: Park Lane Townhomes

Address: 3922 Park Ln Palm Springs

Occupancy: Residential, New Apartment

Construction Type:

<u>Page</u>	<u>Comment</u>	<u>Code</u>
	Submit three(3) copies of the civil drawing to the PBC Water Officer Pedro Segovia for review. The civil plan review fee is \$500.00. Pedro's contact information is 561-233-0054 or PSegovia@pbcgov.org .	
A1	24" minimum pavement lettering is required for the fire lane marking. Yellow lettering is required.	
A1	The mailbox must be relocated. It is obstructing access to the fire hydrant.	



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Chad Girard/Ed Horton
Tom Ceccarelli/Frank Castro
Walter Lephart

Date: March 23, 2020

RE: Park Lane Townhomes- 3922 Park Ln Site Plan

4th submittal 3-20-2020

Attached are:

- | | | |
|--|---|---|
| ☒ Prints | ☐ Reproducibles | ☐ Correspondence |
| ☐ Report | ☐ Specifications | ☐ Applications |
| ☐ Other _____ | | |

COPIES	DATE	DESCRIPTION
1	3/20/2020	Site Plan Package/Civil Plans

Transmitted:

- | | | |
|--|---------------------------------------|-----------------------------|
| ☐ For Approval | ☐ As Requested | xxxx For Review and Comment |
| ☐ For Revisions | ☐ For Your Use | |
| ☐ Other _____ | | |

REMARKS:

Upon review, please forward any comments regarding the attached materials to me. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

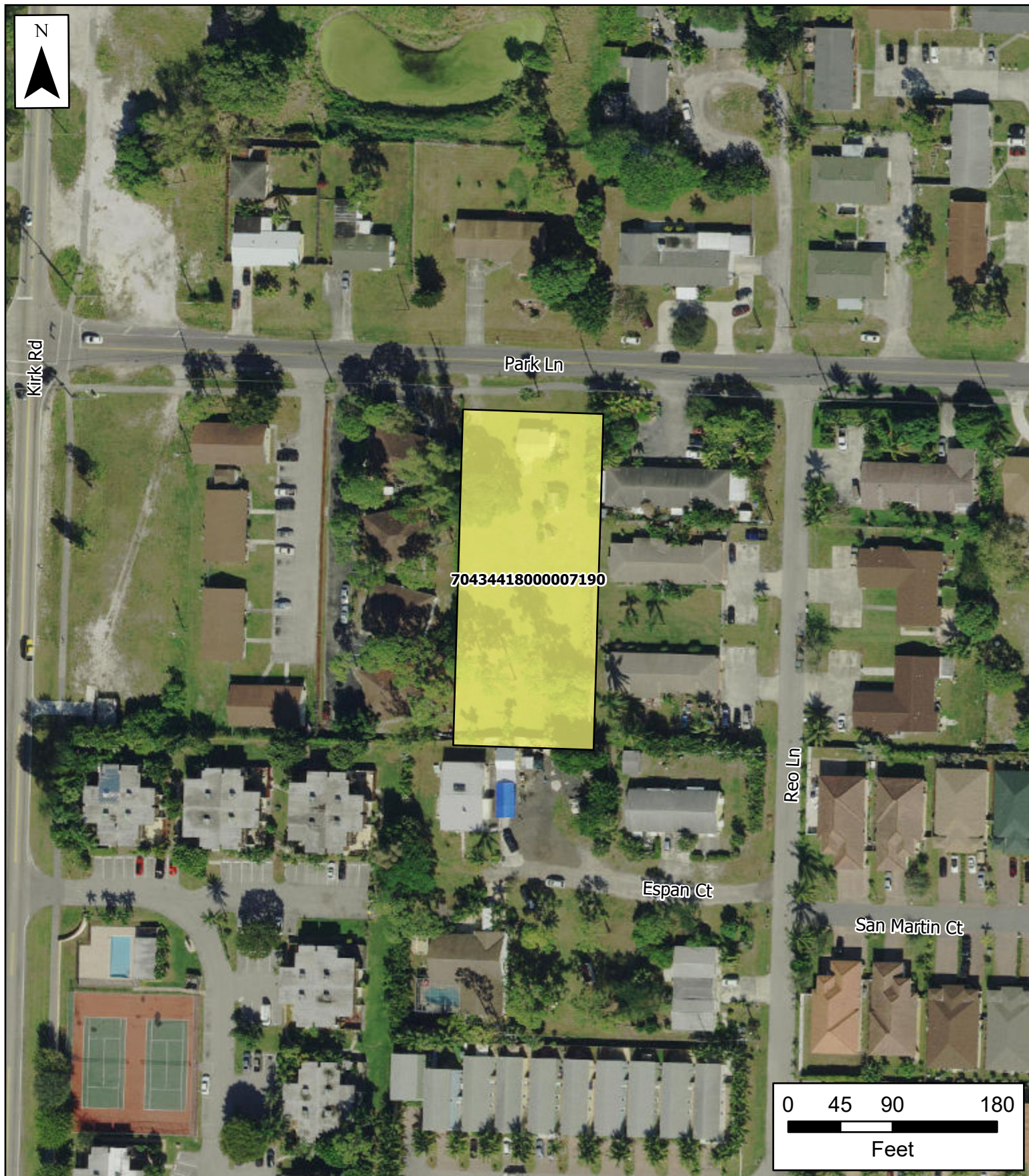
Signed: Iramis Cabrera

OK
E, 100 3/25/20

3922 PARK LANE

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 30077, PAGE 745
THE EAST 121 FEET OF THE WEST 491 FEET OF THE SOUTH
300 FEET OF THE NORTH 325 FEET OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER, (LESS A 15
FOOT ROAD RIGHT-OF-WAY REFERENCED IN OFFICIAL
RECORDS BOOK 891, PAGE 564, PALM BEACH COUNTY),
SECTION 18, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
CONTAINING 0.792 ACRES MORE OR LESS
OR 34485 SQUARE FEET MORE OR LESS



Village of Palm Springs

3922 Park Lane

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

 3922 Park Lane

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Kirk Rd

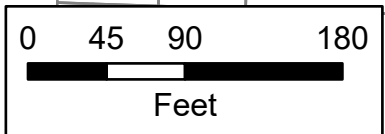
Park Ln

70434418000007190

Reo Ln

Espan Ct

San Martin Ct



Village of Palm Springs

3922 Park Lane

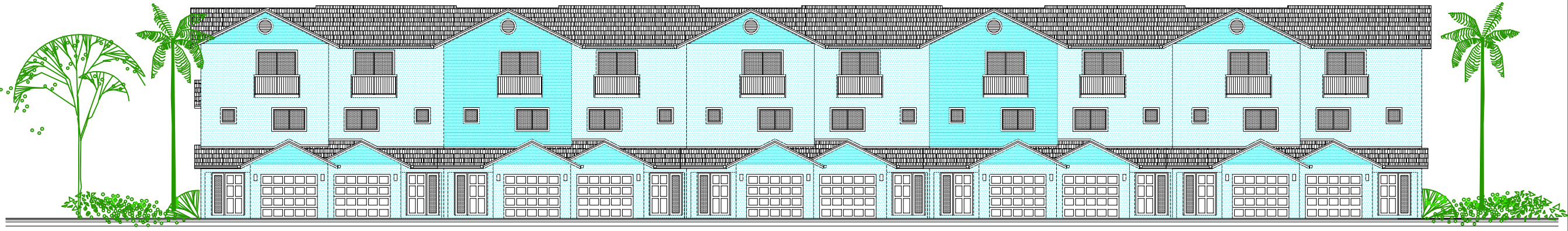
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

-  3922 Park Lane
-  Parcels

Data Source: Parcels provided by Palm Beach County



SITE PLAN

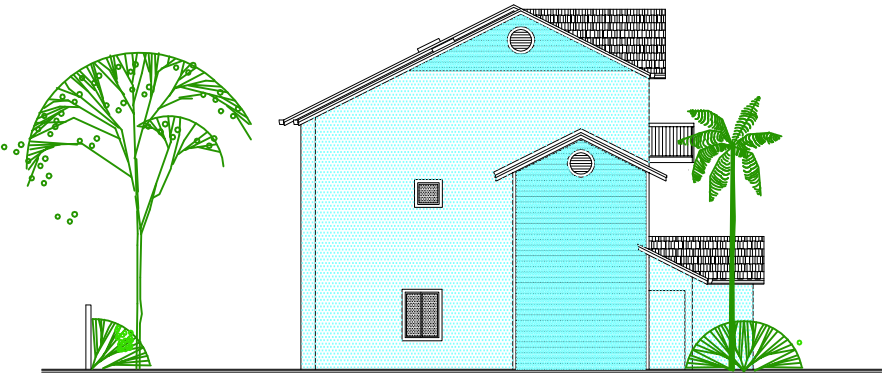


WEST ELEVATION

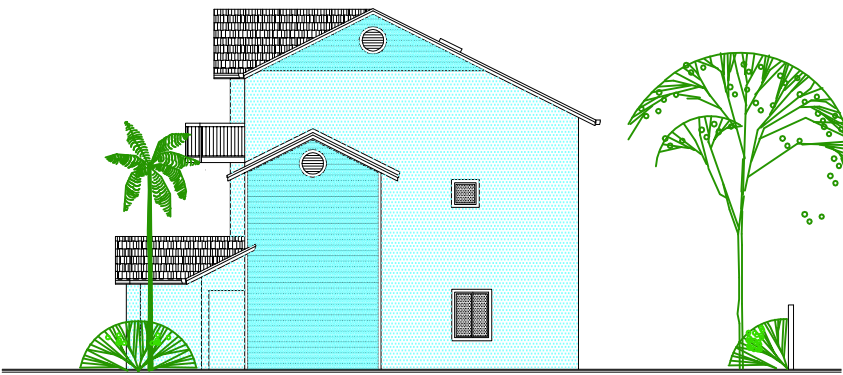


EAST ELEVATION

EXTERIOR COLORS		
LOCATION	COLOR	MANUFACTURER
STUCCO	2065-70 BASHFUL BLUE	BENJAMIN MOORE
LAP SIDING STUCCO	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
LAP SIDING CEMENT BOARD	2065-60 CARIBBEAN COAST	BENJAMIN MOORE
WINDOW FRAMES & DOORS	WHITE	MFR. STANDARD COLOR
ALUMINUM RAILING	WHITE	MFR. STANDARD COLOR



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE 1/8" = 1'-0"

TO THE BEST OF MY KNOWLEDGE
THESE DRAWINGS COMPLY WITH
APPLICABLE BUILDING CODES

CORY S CROSS

PROPOSED TOWNHOUSES
3922 PARK LANE
PALM SPRINGS, FL 33406

CORY S. CROSS
ARCHITECT
AR 11264
2560 Pepperwood Circle S., North Palm Beach, FL 33410
561-281-4960

REVISIONS
DRAWN CC
CHECKED CSC
DATED 3/19/20
PROJECT 19004
SHEET

A4



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.4: Planning & Zoning Board Order No. 2020-03 - Lot Width Variance PSV20-05 - 3955 Edwards Avenue (***Quasi-Judicial***)

SUMMARY: The applicant is requesting a variance from Section 34-746 of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of the required 65 feet minimum width.

The subject property is located on the East side of Kirk Road between Lake Worth Road and Lakewood Road. The area is designated Residential Multiple-Family zoning district and Low Density Residential Future Land Use. The property dimensions are 172 feet depth and 50 feet width for a total of 8,600 square feet land area.

Staff finds the proposed Variance comparable to surrounding properties that have same lot size (0.19 acres) with the same lot width (50 feet). The property has special conditions and circumstances which are peculiar to the land and do not result from actions of the applicant.

Granting the Variance will be the minimum consideration to make possible the reasonable use of the land and will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

FISCAL IMPACT:

There is no direct fiscal impact with this application.

ATTACHMENTS:

Planning & Zoning Board Order 2020-03.doc

Staff Report

Application

Justification Narrative

Proposed Survey

Proposed Construction Plans

Aerial and Location Maps

Edwards Ave 50' Lot Width

Sec.34-602(2) Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-03
(PSV20-05)

CH 76 Investment LLC
3955 Edwards Avenue
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-20-068-0060

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **April 14, 2020**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV20-05.
2. The above Applicant(s) is the owner of the property legally described as: **SUB 19-44-43 N 50 FT OF S 265 FT OF E 172 FT OF TR 66**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-05 – Section 34-746(2), allow a minimum lot width of 50 ft. in lieu of the required 65 foot.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

- 5. The Board has determined that Variances PSV20-05, meet the requirements of Section 34-746(10) of the Land Development Code.
- 6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 14th day of April, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

CH 76 Investment LLC, 3955 Edwards Avenue, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



LAND DEVELOPMENT STAFF REPORT

SUBJECT: Variance to allow minimum lot width of 50' in lieu of 65' minimum required

Application Summary			
Applicant / Petitioner	Ch 76 Investment LLC	Submittal Date	02/18/2020
Parcel Control No	70-43-44-19-20-066-0140	Case Number	PSV 20-05
Location	3955 Edwards Ave	Site Area	0.19 acres
P&Z B Meeting	April 14, 2020		
Requests			
Proposed Use	Single family home		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking (Auto)	2	1 car garage Driveway 39.8 feet long by 13 feet width	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard	25'	35'	Yes
Rear yard	12.5'	34.2'	Yes
Side interior	7.5'	11' (north side) 7.5' (south side)	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Single family home
Zoning	Residential Multiple-Family	Existing Future Land Use	Low Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential single-family residence	Low Density Residential	Residential Multiple-Family
South	Residential single-family residence	Low Density Residential	Residential Multiple-Family
East	Commercial plaza	Low Density Residential	Residential Multiple-Family
West	Convenience store with a gas station	Low Density Residential	Residential Multiple-Family
Recommendation			
Planning, Zoning and Building Staff recommends approval based on compatibility with surrounding properties.			



I Site History

- Resolution 2012-05: Annexation

The property was involuntary annexed into the Village of Palm Springs on January 26, 2012 as a vacant lot and designated with the Residential Multiple-Family zoning district and Low Density Residential land use designation. The lot has been vacant.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Residential Multiple-family (RM) and Low Density, respectively. The proposed variance to allow a construction of a single-family home is compatible surrounding properties. A 50' lot width is a common characteristic along Edwards Avenue.

III Variance Requested

The subject property is located on the East side of Kirk Road between Lake Worth Road and Lakewood Road. The area is designated Residential Multiple-Family zoning district and Low Density Residential Future Land Use. The property dimensions are 172 feet depth and 50 feet width for a total of 8,600 square feet land area. The applicant is requesting a variance from Section 34-746 of The Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of 65 feet minimum required.

IV Recommendation

Planning, Zoning and Building Staff has conducted a review of the application, and found the proposed Variance is comparable with surrounding properties that have same lot size (0.19 acres) with the same lot width (50 feet). Abutting properties are already improved. The property has special condition and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. The Staff consider that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.



Village of Palm Springs Land Development Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | ☐ Site Plan (Minor / Major / PD)* |
| ☐ Rezoning * | ☐ Site Plan Amendment (Minor/Major)* |
| ☐ LDR / Zoning Change (text) | ☐ Special Exception* |
| ☐ Plat (Preliminary) | ☐ Development Order Amendment* |
| ☐ Master Sign Plan | ☒ Variance (District Standard)* |
| ☐ Temporary License Agreement | ☐ Variance (Sign) |
| ☐ Temporary Use Permit | ☐ Variance (Hours of Operation)* |
| ☐ Abandonment | ☐ Administrative Variance |
| ☐ Appeal | ☐ Deed Restriction / Unity of Title |
| ☐ Utility /Civil Plan | ☐ Other _____ |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting. Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: New Single Family ResidenceProject Address: 3955 Edwards Ave. Palm Springs, FL 33461

Location of Property: The subject property is located approximately 0.5 mile(s) (N) S, E, W (circle one) from the intersection of Edwards Ave. & Lake Worth Rd, on the N, S, E, (W) (circle one) side of Edwards Ave. (street).

Shopping Center / Office Building: N/AAcreage of Property: 0.1973 Building Square Feet: 1915Density or FAR: Residential Med Plat Name: _____PCN Number(s): 70-43-44-19-20-066-0140Dimensions of Property: 172' X 50' = 8,600

Legal Description: (or attach separate sheet)

SUB 19-44-43 N 50 FT OF S 265
FT OF E 172 FT OF TR 66

Property History, if applicable: Describe previous applications on property (Approved Variances, Special Exception, Site Plan, etc...) Include previous application numbers and any conditions of approval.

Application #	Request	Action	Resolution / Ordinance #	Approval Date

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: CH 76 Investment LLC

Owner's Address: 3819 WESTGATE AVE STE 8, WEST PALM BEACH FL 33409

Owner's Email Address: -

Owner's Phone: 561-719 5040 Owner's Fax:

Applicant, if different than Owner: N/A

Agent: Julian Gutierrez

Contact Person: Julian Gutierrez

Agent's Address: 1601 Belvedere Rd, E-104, West Palm Beach, FL 33406

Agent's Email Address: juliandiversified@gmail.com

Agent's Phone: 919-2440871 Agent's Fax:

All correspondence will be sent directly to agent unless otherwise instructed.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: RM- Multifamily

Zoning: RM- MULTIFAMILY

Land Use:

Land Use:

Use:

Use:

Plat:

Plat:

ADJACENT LAND USE / ZONING / USE(S)

North: Medium Density / Residential Multifamily RM / Single Family House

South: Medium Density / Residential Multifamily RM / Single Family House

East: CG / Commercial General / Commercial Building (Service Station).

West: Medium Density / Residential Multifamily RM / Single Family House

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

The project includes the construction of a single family residence on a vacant 0.1973 acre lot located at 3955 Edwards Ave. in the Village of Palm Springs FL. The construction will include paved parking space, mailbox, landscape, sidewalk for public access.

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There are no vertical margin lines, text, or other markings on the page.

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of Agent

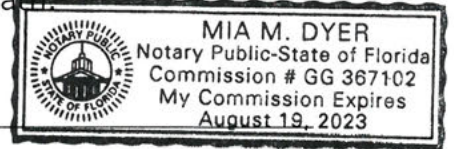
Date

02/11/20

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of Feb, 2020 by JULIAN GUTIERREZ, who is personally known to me or who has produced FLDL (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement



Name of officer taking acknowledgement--typed, printed or stamped

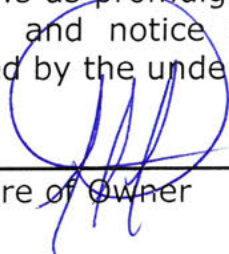
Title or rank Serial number

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

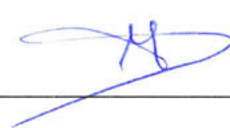
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

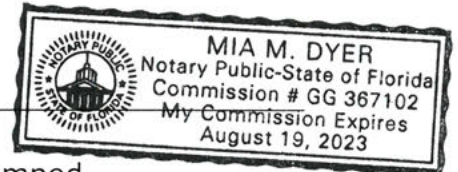

Signature of Owner

2/11/20
Date

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of Feb, 20 20 by CAROL HARRIS, who is personally known to me or who has produced FLOR (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement 



Name of officer taking acknowledgement--typed, printed or stamped _____

Title or rank _____ Serial number _____



GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Land Development Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: _____

Requested Village Land Use/Rezoning _____

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 – APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Land Development Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications _____

Code Section: Sec 34-746(2)

Required: 65'

Request: 50'

Details of Variance Request or Appeal:

SEE ATTACHED

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SECTION 9 – SPECIAL EXCEPTION ONLY (Site Plan Required Also)

Requested Use: _____

Supplemental Regulations Applicable? ☐ Yes ☐ No

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.
- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.
- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

SECTION 10 – SITE PLAN SUBMITTAL REQUIREMENTS

- In original submittal, provide five (5) copies (24"x36") of the following plans listed as they pertain to the project in full sets. Including three (3) sets of all plans shall be signed and sealed original.
- Provide a Thumb Drive with all submittal materials in pdf format.
- Site plan packages must include but are not limited to :
 1. Site Plan (see Technical Specifications in Sec. 34-685 of the Code)
 2. Landscape Plan
 - a. Must show all species and sizes (Florida Grade No.1 only)
 - b. Tree survey of existing site
 - c. Irrigation plans desired, but not required until permitting
 3. Building Architectural Plans
 - a. Elevations (label each side according to compass direction)
 - b. Roof plan for screening of mechanical equipment
 - c. Color, Material and Texture Specifications/Schedule
 - d. Building colors shall include paint company name, number, and paint color name (color chips preferred)
 - d. Color Rendering
 - e. Details of site amenities (bike racks, benches, trash receptacles, etc.)
 4. Photometric plan
 - a. Must show spillover at property line
 5. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show proper Parcel ID number
 - d. Needs to have Title Commitment Policy and number referenced,

OR

 - e. Abstract Survey can be used
 6. Tabular data
 7. Dumpster locations (include recycling)
 8. Accessible pedestrian routes from street to building
 9. Truck (garbage, delivery, etc.) turning radii (AutoTurn Analysis)
 10. Fire Hydrant locations
 11. Utility Tie-Ins
 12. Adjacent Zoning
 13. Ultimate right-of-ways widths and elevation of adjacent road(s)
 14. Dimensions on buffers, drive isles and driveways and any other pertinent site
 15. Floor Plan
 16. Life Safety Plan, if applicable
 17. Finished Floor Elevation

18. Sign Plans
 - a. general location plan
 - b. details for each sign, including dimensions and summary of sign face area, all coloring (letter, logo, backing, cabinet, etc)
 - c. master sign plan specifications, if applicable
 19. Paving, Grading and Drainage Plans and Drainage Calculations.
- Copy of FDOT Pre-Approval Letter, as applicable
 - If proposing new residential units, School Capacity Availability Determination

RESUBMITTALS for Technical Review: **Submit a letter identifying each review comment and the revision or response provided**, together with five (5) copies of each revised plan sheet, and thumb drive with .pdf files of revised sheets, reports, narratives, and supporting documents;

LAND DEVELOPMENT BOARD DISTRIBUTION: At least 20 days prior to LDB hearing, submit ten (10) full sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised per and approved by the technical review agencies.

VILLAGE COUNCIL DISTRIBUTION: At least 20 days prior to the VC hearing, submit five (5) sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised to address LDB recommendations, if required.

NOTE: Copies of any graphics or handouts used at a public hearing must be provided to the recording clerk and made part of the formal record.

NOTE: Representations made at the hearing, verbally or graphically, become part of the record, and are enforceable as part of the development order.



AFFIDAVIT CERTIFYING TO PUBLIC HEARING NOTICE REQUIREMENTS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared who after being sworn, stated the following:

1. That I _____ have prepared/ obtained a complete list (and the required mailing labels) of the owners of real property, together with their mailing addresses, that are within three hundred (300') feet of the subject property, as set forth in the current Official Tax Roll of Palm Beach County.
2. That to the best of my knowledge, said list is complete and accurate.
3. Notice signs were posted on the premises a minimum of 10 days in advance of the public hearing. Attached, are photographs of the signs showing their placement on the property and proximity to the abutting right-of-way.

Signature of Affiant/Applicant

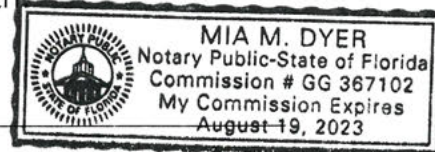
STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of Feb, 2020 by JULIAN WITMER, who is personally known to me or who has produced FIDC (type of identification) as identification and who did (did not) take an oath

Signature of person taking acknowledgement _____

Name of officer taking acknowledgement--typed, printed or stamped _____

Title or rank _____ Serial number _____



PUBLIC NOTICE

VILLAGE OF PALM SPRINGS

LAND DEVELOPMENT

This property is the subject of the following request(s):

- | | |
|--|--|
| ☐ Site Plan | ☐ Planned Development |
| ☐ Special Exception | ☐ Land Use Amendment |
| ☐ Development Order Amendment | ☐ Rezoning |
| ☐ Variance | ☐ Other _____ |

Petition Number: _____

Request: _____

Public hearing date(s) are as follows:

Land Development Board:

Village Council:

The public hearings indicated above are to be held in:

The Village of Palm Springs Council Chambers, 226 Cypress Lane, Palm Springs.

For Additional Information contact the Palm Springs Land Development Department: (561) 965-4016. Interested parties may appear at the public hearing(s) and be heard with respect to the advertised request. Hearing may be postponed without further notice.

In accordance with ADA, documents may be requested in an alternate format. Auxiliary aids or other services will be provided upon request with at least three days notice prior to hearing. For ADA assistance, please contact the Village Clerk's Office at (561) 965-4010.

Visit our website at: **WWW.VILLAGEOFPALMSPRINGS.ORG**

SECTION 11 – PLANNED DEVELOPMENT (SITE PLAN)

Narrative: See objectives and performance standards in Article IX, and provide a narrative that outlines the proposed project's conformance with these provisions.

Waivers: Requests for waivers shall be submitted in writing and shall address the following criteria:

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.
- b. The request results from innovative design in which other minimum standards are exceeded.
- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
- f. Economic issues may not be used to justify waivers.
- g. The request is compatible with existing and potential land uses adjacent to the development site.
- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.
- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

SECTION 12 – PLAT ONLY (Site Plan or Subdivision Plan required also)

Plat packages must include but are not limited to:

1. Plat
2. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show property Parcel ID number
 - d. Needs to have Title Commitment Policy and number reference, OR
 - e. Abstract Survey can be used
3. Title Policy

SECTION 13 – ABANDONMENT ONLY

General Description of Area Requested for Abandonment: _____

Recording Information of Area: _____
(attach a copy of instrument)

- ☐ Indemnification and Hold Harmless Agreement executed by the Owner indemnifying the Village and holding the Village harmless from any and all losses, claims, damages and other liabilities resulting from, or arising out of the abandonment of the property. **See attached form of agreement.**
- ☐ Letters of any objection to the abandonment request from all utilities and drainage districts providing service to the property, including but not limited to, Lake Worth Utilities, FP&L, Cable distributor, water and sewer service provider, public gas (if applicable).
- ☐ Evidence of payment of all current taxes on the subject property.



INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification Agreement ("Agreement") is made this ____ day of _____, 20__, by and between the Village of Palm Springs, a municipal corporation organized and existing under the laws of the State of Florida ("Village"), with its principal offices located at 226 Cypress Lane, Palm Springs, FL 33461, and _____, whose address is _____ ("Indemnifying Party")

WITNESSETH

In consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties, and to the fullest extent permitted by laws and regulations, the Indemnifying Party shall indemnify, defend, save and hold harmless, the Village, its officers, elected officials, agents and employees from any and all claims, damages, losses, liabilities and expenses, (direct, indirect and consequential) pertaining to or arising out of the abandonment of the real property which is the subject of this Application for Abandonment.

The Indemnifying Party shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). The Village reserves the right to reasonably approve of the legal counsel selected by the Indemnifying Party to conduct any defense in any such proceedings, and all reasonable costs and fees associated therewith shall be the responsibility of Indemnifying Party.

The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Indemnifying Party under any policy or policies of insurance of the Indemnifying Party or a third party.

This Agreement shall not in any way be construed to create a partnership, association, or any kind of joint venture or undertaking between the parties hereto. The Village specifically reserves all statutory and common law rights and immunities, and nothing herein is intended to limit or waive the same, including but not limited to, the procedural and substantive provisions of Section 768.28, Fla. Stat., and Section 95.11, Fla. Stat., as amended from time to time.

The Indemnifying Party's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in

the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to the Indemnifying Party. The Indemnifying Party's inability to evaluate liability or its evaluation of liability, shall not excuse the Indemnifying Party's duty to defend and indemnify within 7 days after such notice is given by the Village by registered mail. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by the Indemnifying Party. The Indemnifying Party shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Indemnifying Party of a claim shall not release the Indemnifying Party of the above duty to defend and indemnify.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

INDEMNIFYING PARTY

By: _____
Indemnifying Party

Printed Name of Indemnifying Party

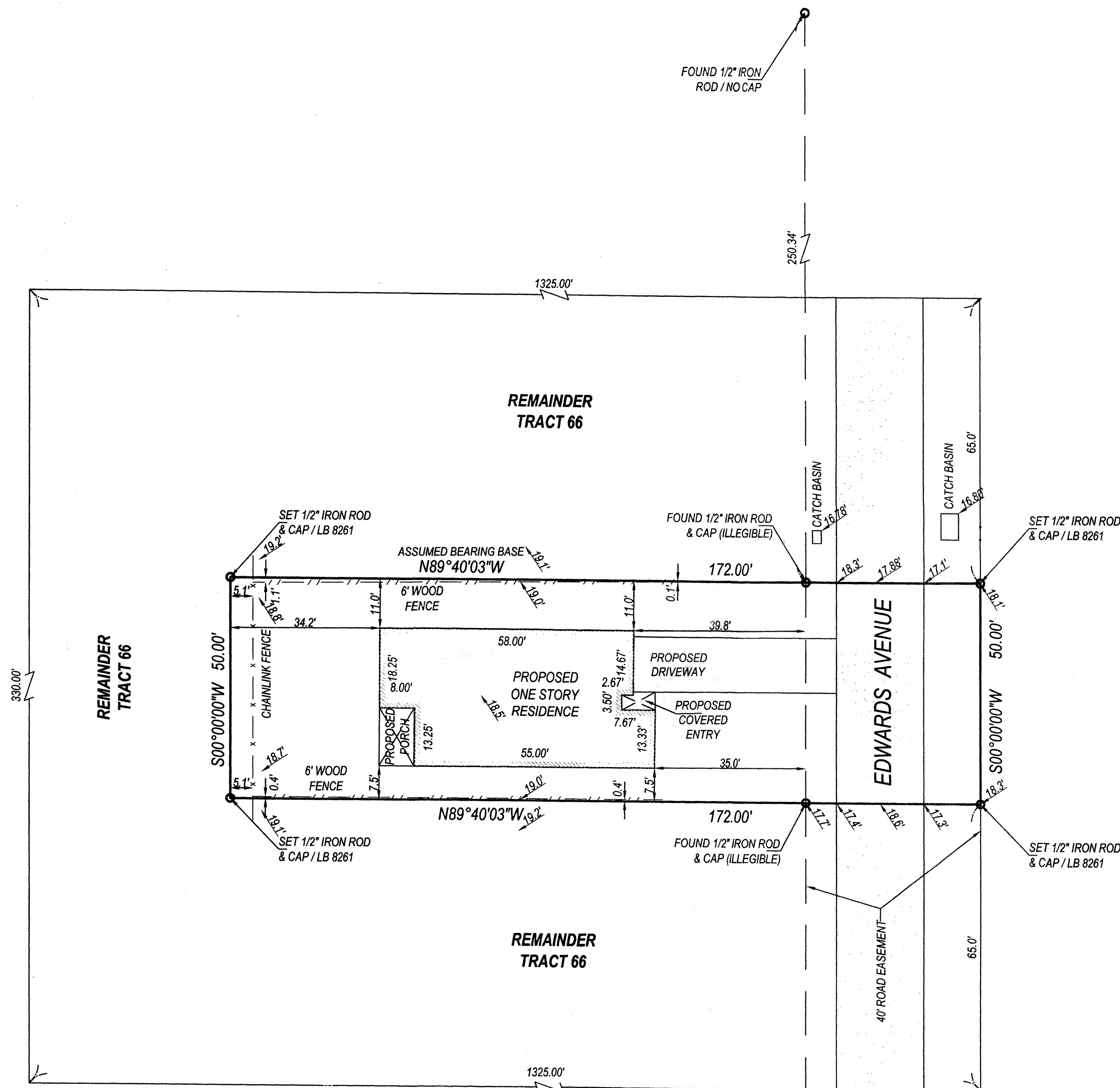
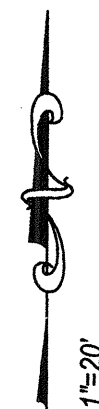
VILLAGE OF PALM SPRINGS

By: _____

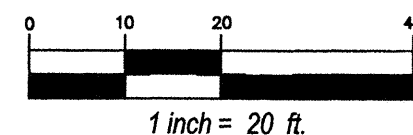
ATTEST

KIMBERLY M. WYNN, VILLAGE CLERK

- The Lot located at 4083 Dale Rd has a Width of 50' which is less than the minimum requirement allowed by the Village of Palm Springs. This condition is not a result of the actions of the owner/applicant.
- We acknowledge that granting the variance requested will not confer on the applicant any special privilege that is denied by de code.
- We acknowledge that the interpretation of of this provisions would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of the code and would work unnecessary and undue hardship on the owner/applicant.
- We also acknowledge that the variance granted is the minimum variance that will make possible the reasonable use of the land.
- We acknowledge that the granting of this variance will be in harmony with the intent and purpose of the code.
- We guarantee that this variance will not be injurious to the area involved or detrimental to the public welfare.



GRAPHIC SCALE



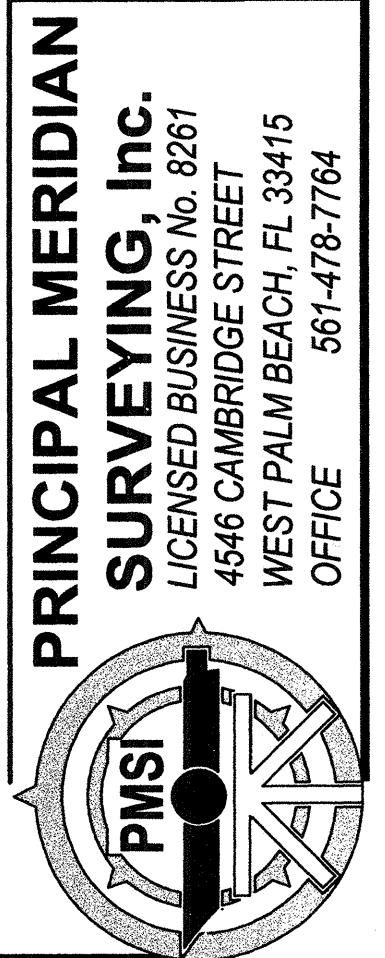
PROPERTY ADDRESS:
3955 EDWARDS AVENUE
PALM SPRINGS FLORIDA 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0776F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
1. CH76 INVESTMENT LLC

LEGAL DESCRIPTION:
THE NORTH 50 FEET OF THE SOUTH 265 FEET OF THE EAST 172 FEET OF TRACT 66, OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

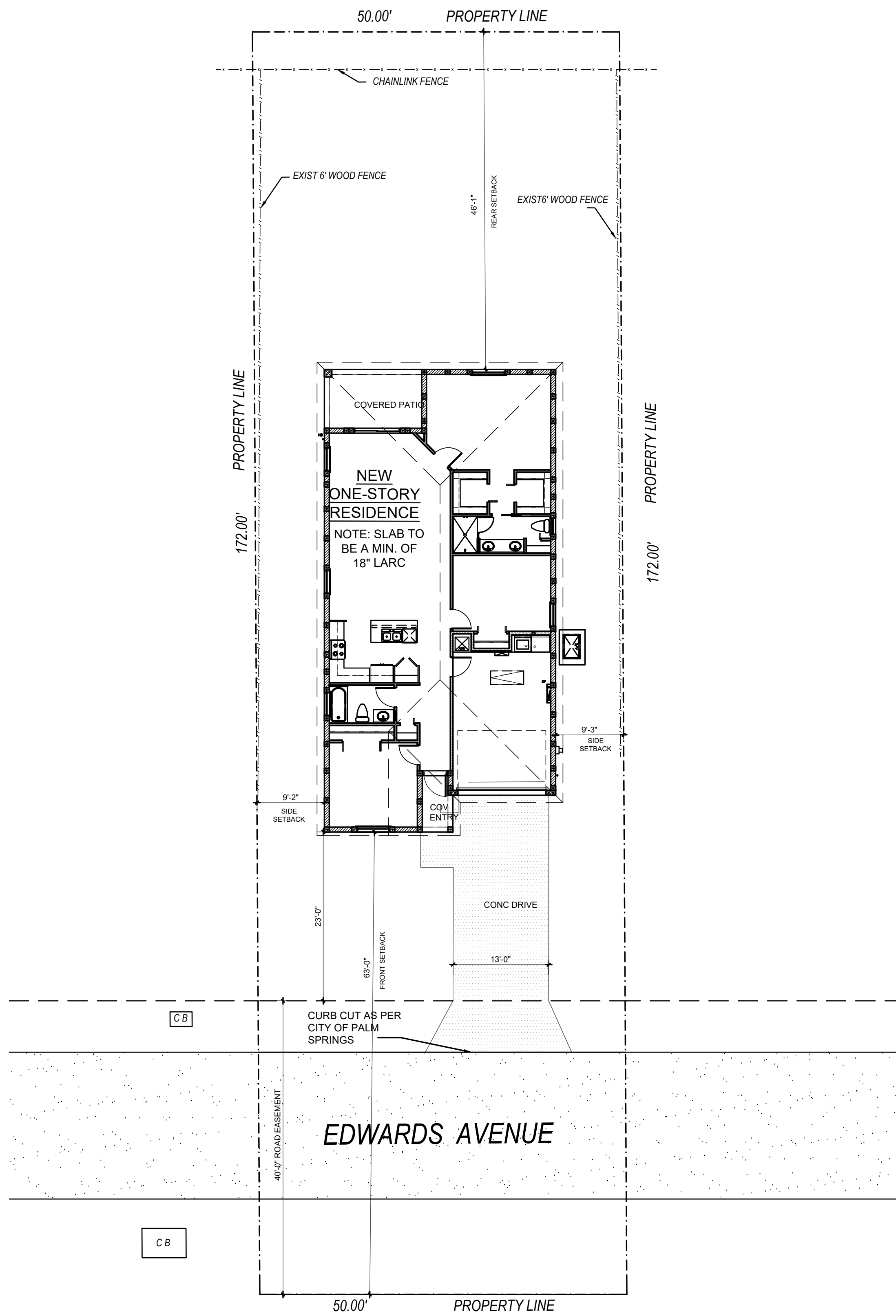
SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS 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 8261. 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.
7. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
8. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929



BOUNDARY AND TOPOGRAPHIC SURVEY CONSTRUCTION LAY-OUT

SIGNED:
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

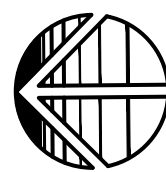
REV SITE PLAN
SITE PLAN
BOUNDARY SURVEY
PURPOSE
JOB#
REV
CD
CDCD**
JPM
FIELD
DRAFT
DATE
01-28-20
11-27-19
11-06-19**



SITE PLAN

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

NORTH



NEW RESIDENCE:
CH76 INVESTMENT
CALED MODEL
3955 EDWARDS AVE
PALM SPRINGS, FLORIDA

SHEET INDEX

- | | |
|------|----------------------------|
| SP-1 | SITE PLAN |
| A-1 | FLOOR PLAN & SCHEDULES |
| A-2 | ELEVATIONS & DETAILS |
| A-3 | BUILDING SECTIONS |
| S-1 | FOUNDATION / PLUMBING PLAN |
| S-2 | FLOOR FRAMING PLAN |
| E-1 | ELECTRICAL PLAN |

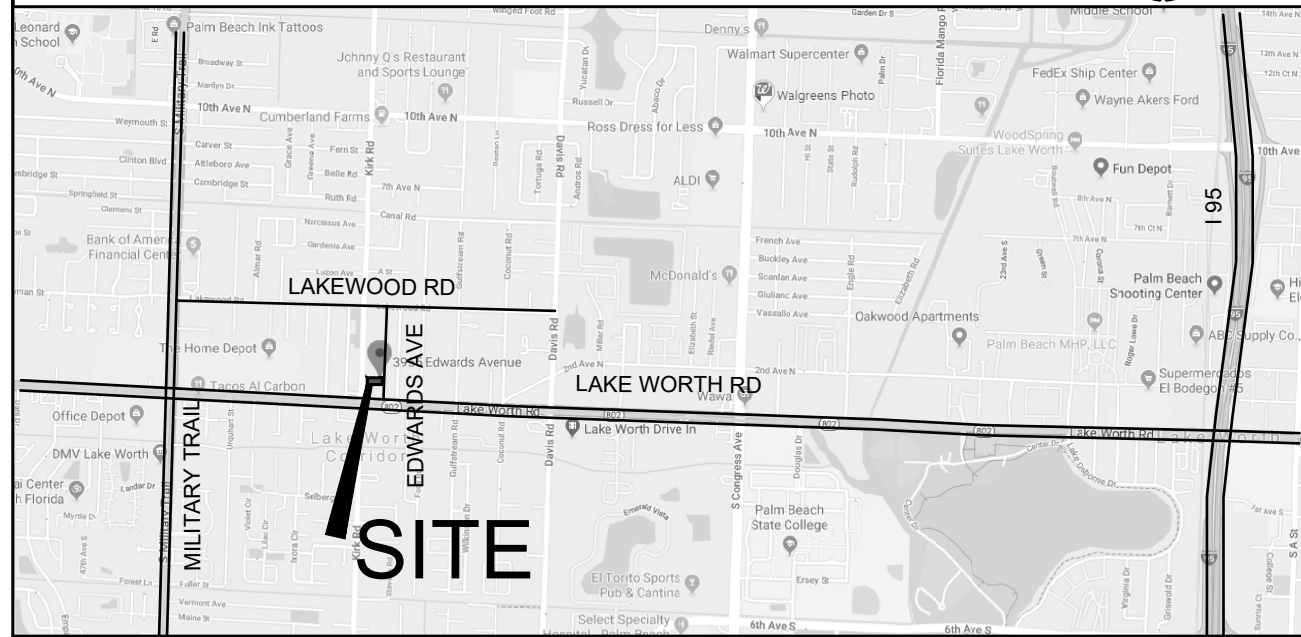
GENERAL SITE NOTES:

1. SITE PLAN IS FOR ARCHITECTURAL LAYOUT PURPOSES ONLY. REFER TO DRAWINGS BY "PMSI SURVEYING," SURVEYORS DATED 11-27-2019 FOR PLACEMENT, SIZE OF EASEMENTS AND SITE LAYOUT.
2. LAYOUTS SHALL BE VERIFIED BY HORIZONTAL CONTROL DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, SIDEWALKS AND DRIVEWAYS SHALL BE AS APPROVED BY CITY OF PALM SPRINGS, FL.

DESIGN CRITERIA

CODES AND EDITIONS USED:
FLORIDA BUILDING CODE RESIDENTIAL 2017 6thed.
NATIONAL ELECTRICAL CODE 2014
OCCUPANCY CLASSIFICATION:
GROUP R-3 - RESIDENTIAL (310.5 FBC);
CONSTRUCTION TYPE: TYPE VB, UNSPRINKLED UNPROTECTED

LOCATION MAP



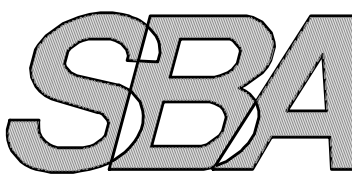
REVISION	
REVISION	
REVISION	
PROJECT NO.	20-04-36
CHECKED BY:	SJB

NEW RESIDENCE FOR:
CH76 INVESTMENT
CALED MODEL
3955 EDWARDS AVE
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
ARCHITECT LEED AP
AR008678

STEVEN BRUH ARCHITECT
CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN

OFFICE @ 2101 VISTA PARKWAY SUITE 241, W.P.B., FL 33411
6169 EATON STREET W. P. B. FLORIDA 33411
steven.bruch - 561-252-8797 email: sbruchdesign@gmail.com



DRAWN
KC, SJB
DATE
FEBRUARY 10, 2020
SCALE
AS SHOWN
SHEET

SP-1
SITE PLAN

OF 7 SHEETS

GENERAL NOTES

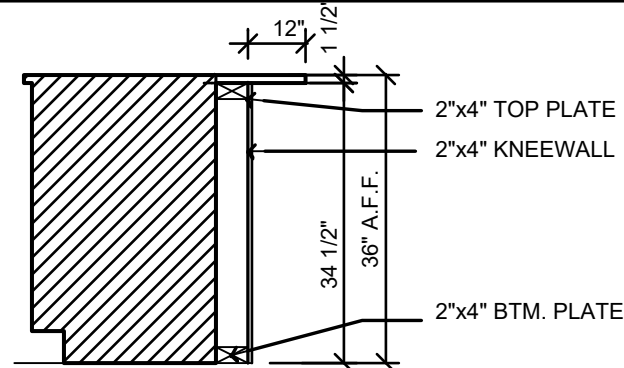
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 6th ed. 2017 FBC RESIDENTIAL CODE AND LOCAL AMENDMENTS. NFPA 101. NOTHING CONTAINED IN THIS SPECIFICATION OR SHOWN ON PLANS SHALL BE CONSTRUCTED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL OR STATE LAW OR REGULATION. ALL SUCH LAWS OR REGULATIONS ARE HEREBY MADE PART OF THIS SPECIFICATION AND THE PLANS ARE THE MINIMUM THAT WILL BE ACCEPTED. CONTRACTOR BEING REQUIRED TO MEET BUILDING AND FIRE DEPT. REQUIREMENTS AND AS APPROVED BY THE OWNER.
- ALL WORK SHALL BE ALIGNED AND POSITIONED IN ACCORDANCE WITH PLAN DIMENSIONS WITH ALL SCALE DIMENSIONS BEING VERIFIED PRIOR TO USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL BE SHALL BE PRESSURE TREATED.
- GENERAL CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER.
- ALL WINDOW AND DOOR OPENING DIMENSIONS SHALL BE VERIFIED WITH WINDOWS AND DOORS SUPPLIES.
- ANY BLOCKING, NAILERS, FLASHING OR OTHER REQUIRED FRAMING MATERIAL SHALL BE INSTALLED AS REQUIRED AS IF THEY WERE ORIGINALLY DETAILED.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. AN ARCHITECT'S VISIT TO THE SITE, SHALL NOT RELIEVE THE CONTRACTOR OF TOTAL RESPONSIBILITY. HE SHALL IN ANY EVENT HOLD THE ARCHITECT HARMLESS FOR ALL LITIGATION ARISING FROM INJURY OR MEANS OR METHODS EMPLOYED WHICH ARE A HEALTH SAFETY & WELFARE ISSUE.
- ALL STUCCO, METAL LATH, AND DRYWALL WORK SHALL MAINTAIN THE STANDARDS AS OUTLINED IN THE U. S. GYPSUM CONSTRUCTION HANDBOOK; ESPECIALLY IN REGARDS TO ACCESSORY PRODUCTS, SUCH AS, CONTROL AND EXPANSION JOINTS. CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.
- WOOD SPECIFICS : # 2 HEM-FIR SOUTHERN PINE OR SPRUCE PINE-FIR W/19 % OR LESS MOISTURE CONTENT.
- ALL WOOD FRAMING/SHEATHING SHALL MEET PROVISIONS ON CHAPTER 23, FBC 2017.
- ALL PRODUCT ENCLOSING THE BUILDING ENVELOPE TO MEET FLORIDA PRODUCT APPROVAL REQUIREMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING ENERGY CODE AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.
- ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

EGRESS WINDOWS NOTE

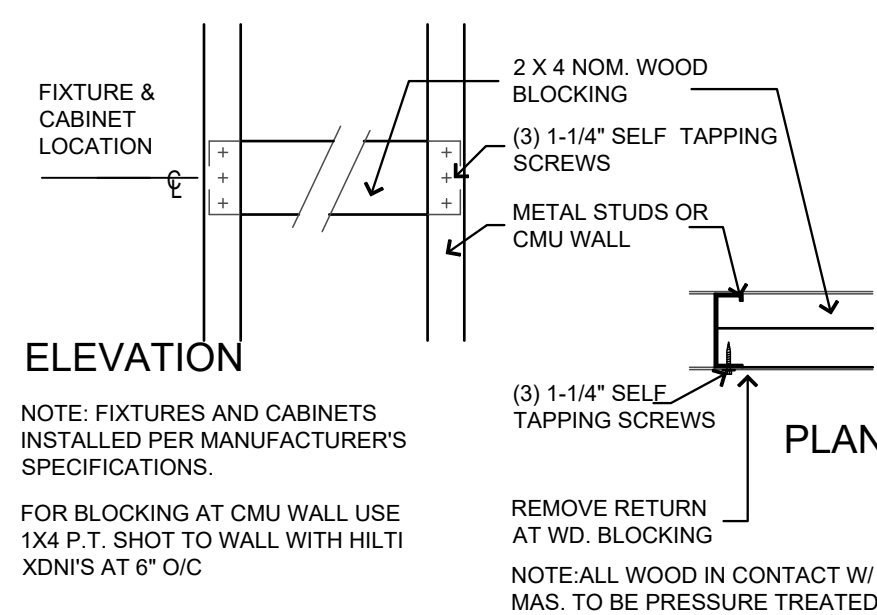
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM TOTAL GLASS AREA OF 5.0 sq. ft. GROUND FLOOR WINDOW AND 5.7 sq. ft. SECOND STORY WINDOW THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY-FOUR (24) INCHES, AND WIDTH TO BE TWENTY (20) INCHES. SILL TO BE 44" MAXIMUM ABV. FIN FLOOR

BUILT-INS & FINISH

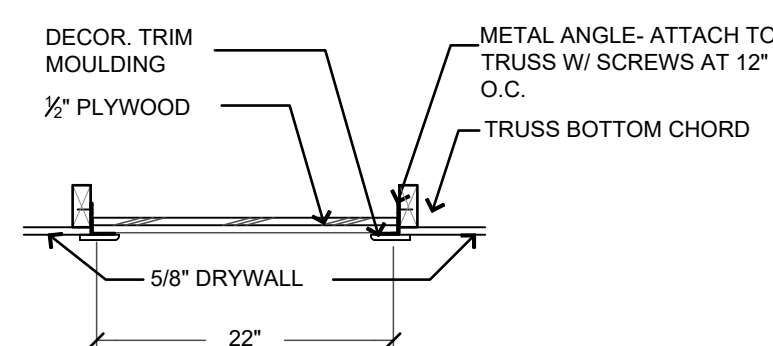
- SEE SHOP DRAWINGS FOR ACTUAL KITCHEN LAY-OUT. SUBMIT ALL SHOP DRAWINGS FOR REVIEW.
- ALL PANTRY AND LINEN CLOSETS TO HAVE (4) WIRE SHELVES UNLESS OTHERWISE NOTED.
- OWNER TO SELECT ALL COLORS AND FINISHES UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
- ALL CLOTHES CLOSETS TO HAVE WIRE ROD & SHELVES AS SHOWN



1 CABINET SECTION SCALE: 1/2"=1'-0"



2 BLOCKING DETAIL FOR HANGING FIXTURES AND CABINETS N.T.S.



3 ATTIC ACCESS SECTION SCALE 3/4" = 1'-0"

DOOR SCHEDULE

ALL EXT. COMPONENTS & CLADDING REQUIRE PRODUCT APP. ALL EXTERIORS WINDOWS AND DOORS TO BE IMPACT RATED					
(No)	SIZE	MAT.	TYPE	HDWE	NOTES
1	3'-0" x 8'-0"	COMP. OR MTL. CLAD	SWING EXT.	1 / 5	
2	12'-0" x 8'-0"	MTL. CLAD	OVERHEAD	AS PER MANUF.	RAISED PANEL
3	3'-0" x 8'-0"	SOLID CORE OR MTL. CLAD 1 3/8 THK	SWING EXT.	4	W/ SPRING HINGE
4	(2)2'-0" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
5	(2)2'-8" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
6	2'-8" x 8'-0"	WOOD / COMP.	SWING	2	
7	2'-8" x 8'-0"	WOOD / COMP.	POCKET	AS PER MANUF.	
8	2'-8" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
9	6'-0" x 8'-0"	ALUM.	EXT. SLIDING	AS PER MANUF.	
10	2'-0" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	

DOOR HARDWARE

- LEVER HANDLE W/ LOCK ENTRY SET OR APPROVED EQUAL
- LEVER HANDLE W/ PRIVACY LOCK
- PASSAGE LATCH SET
- LEVER HANDLE W/ LOCKSET
- EXTERIOR DOORS SHALL BE WEATHERSTRIPPED AND PROVIDED W/ A THRESHOLD

DOOR NOTES

- PROVIDE WALL OR FLOOR MTD. DOOR STOPS FOR ALL DOORS
 - CONTRACTOR TO SUBMIT SHOP DWGS TO FOR APPROVAL PRIOR TO CONSTRUCTION
 - ALL HARDWARE TO BE BRUSHED ALUMINUM OR SATIN CHROMIUM SCHLAGE OR EQ. COMMERCIAL GRADE
 - 1 1/2 PR. BUTTS.
- FINISH & STYLE TO BE SELECTED BY OWNER

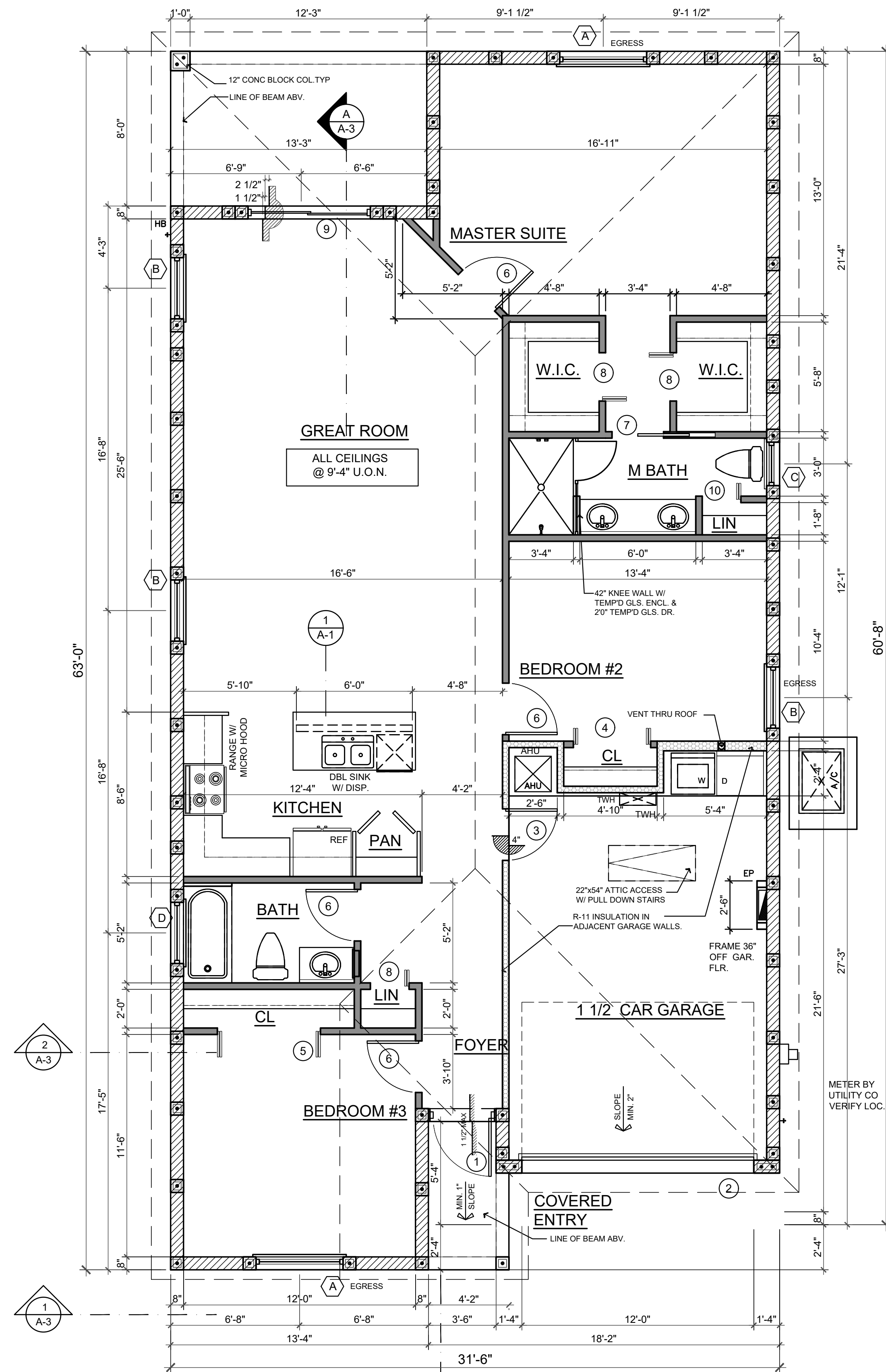
WINDOW SCHEDULE

ALL EXT. COMPONENTS & CLADDING ARE IMPACT RATED & REQUIRE PRODUCT APPROVAL.					
(ID)	SIZE	TYPE	DESIGN PRESSURES	DETAILS HEAD/JAMB/ SILL	NOTES
A	54" X 63"	SH 35	30.0/-32.7 PSF	A A B	
B	38" X 63"	SH 25	30.0/-39.3 PSF	A A B	
C	27" X 26"	SH H32	31.4/-34.0 PSF	A A B	OBS. TEMP'D
D	38" X 39"	SH 23	31.4/-34.0 PSF	A A B	OBS. TEMP'D

PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

ALL WINDOWS & DOORS TO BE IMPACT RESISTANT					
PRODUCT	MANUFR.	MANUF. DSGN. PRESSURES	MODEL	FLORIDA #	DESIGN PRESSURES
SW. DOOR	THERMATRU	+60 / -60	FIBERGLASS DOOR	8871.5	+30.0 / -32.7
SH WINDOW	LAWSON IND.	+80 / -80	SH7700	16-1003.01	+31.4 / -39.3
SLDG. GLS. DR.	LAWSON IND.	+56.7 / -65.0	SGD 9200	17-1212.05	+28.2 / -35.3
ROOF SHINGLES	ATLAS	---	PINACLE	17-0706.07	---
ROOF HIP & RIDGE	ATLAS	---	PRO-CUT	19-0109.03	---
MTL. GAR. DR.	CLOPAY	+36, -42	W6	16-107.3	+26.6 / -32.7

I HAVE REVIEWED THE ABOVE COMPONENTS AND HAVE APPROVED THEIR USE IN THIS HOME. THEY PROVIDE ADEQUATE RESISTANCE TO THE PREDICTED MAXIMUM PRESSURES DUE TO WIND LOAD AND FORCES SPECIFIED BY THE CURRENT BUILDING CODE PROVISIONS.



FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND		AREA CALCULATIONS	
ALL INTERIOR WALLS ARE FIGURED @ 4" UNLESS OTHERWISE NOTED			
	8" CMU WALL BEARING AT 9'-4" A.F.F.	LIVING	1478 S.F.
	STUD WALL OR OPTIONAL METAL FRAMING TO CEILING.	GARAGE	301 S.F.
		COVERED ENTRY	30 S.F.
		COVERED PATIO	106 S.F.
		TOTAL AREA UNDER ROOF:	1915 S.F.

REVISION	

PROJECT NO.	20-04-36
CHECKED BY:	SUB

NEW RESIDENCE FOR:
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CALED MODEL
3955 EDWARDS AVE
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
ARCHITECT LEED AP
ARO08678

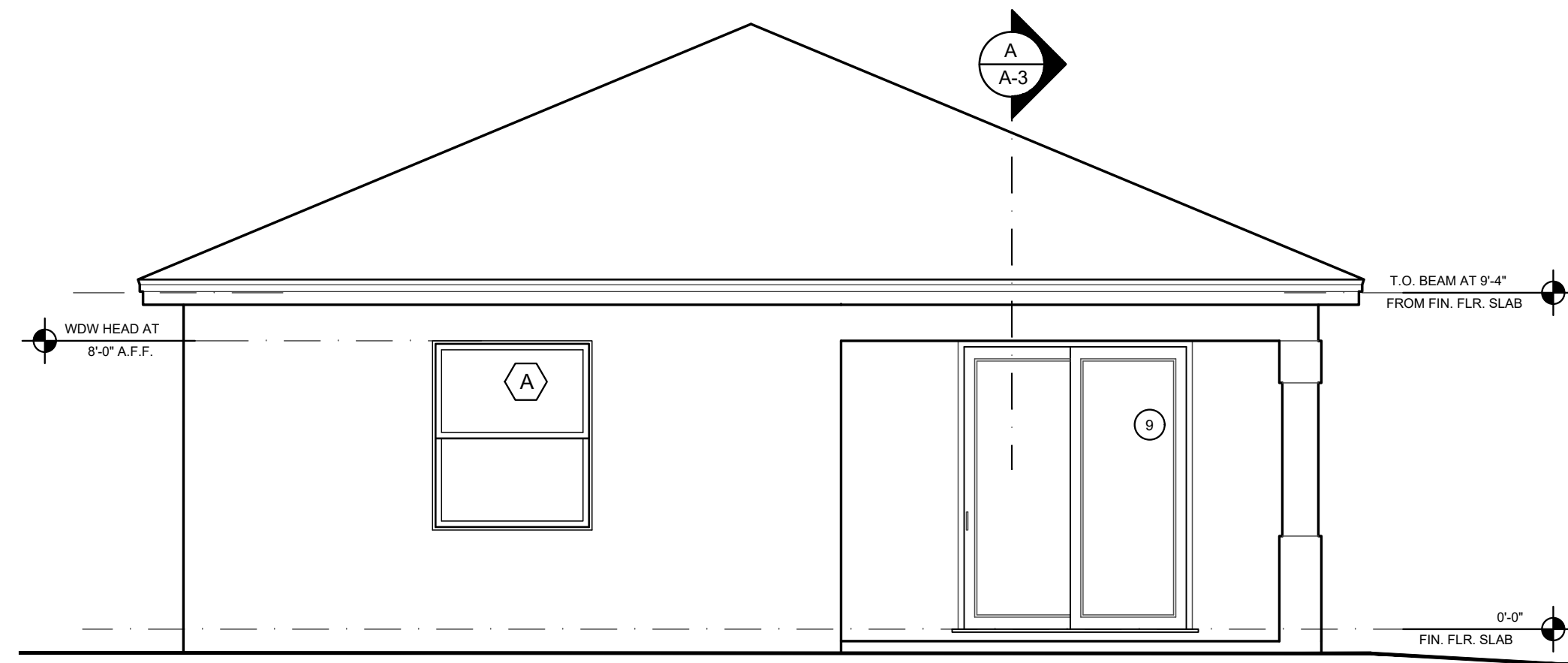
STEVEN BRUH ARCHITECT
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SBA

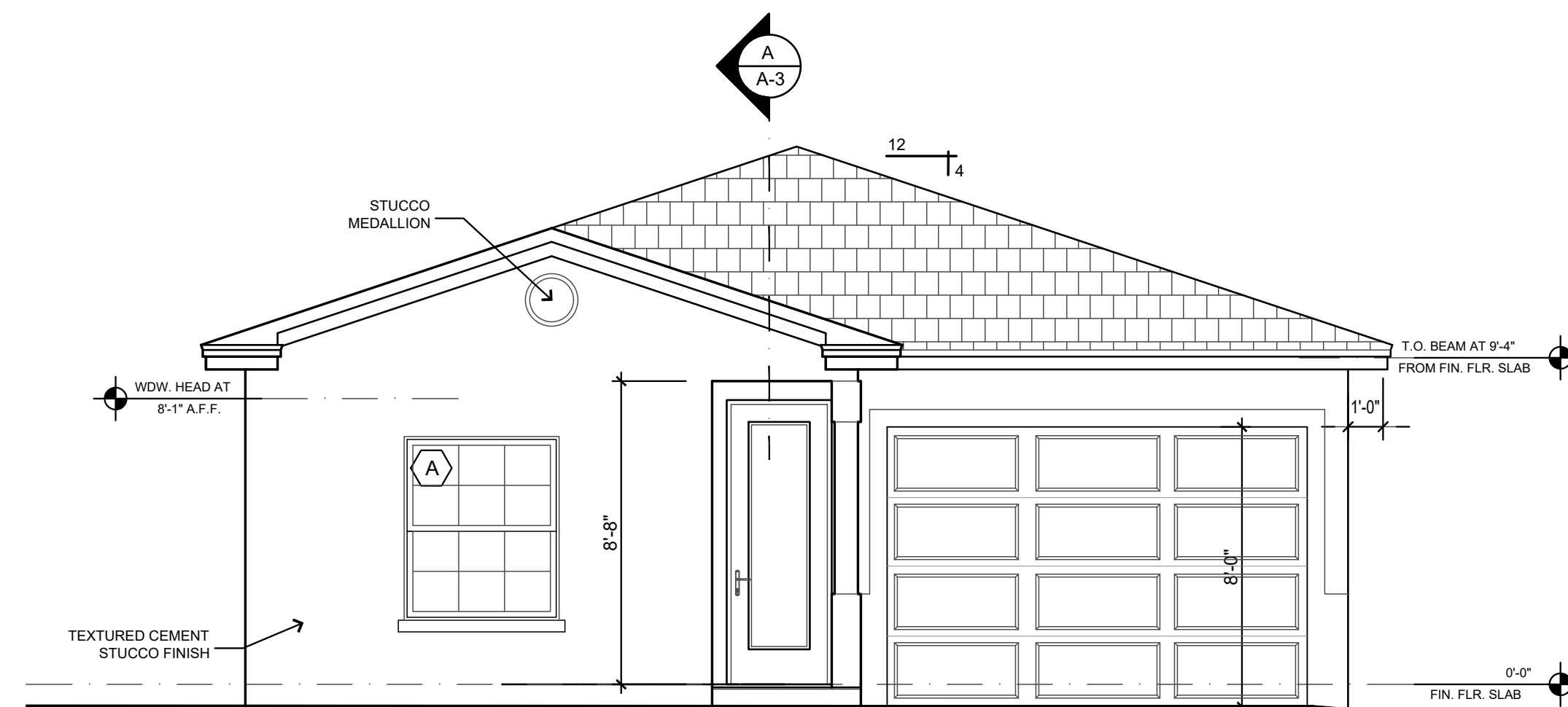
DRAWN
KC, SJB
DATE
FEBRUARY 10, 2020
SCALE
AS SHOWN
SHEET

A-1
FLOOR PLAN
7 SHEETS



REAR ELEVATION

SCALE: 1/4"=1'-0"



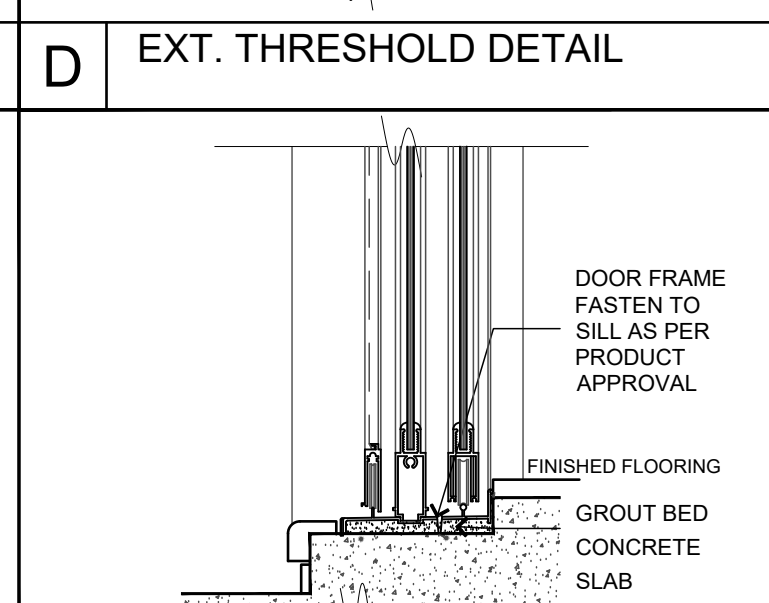
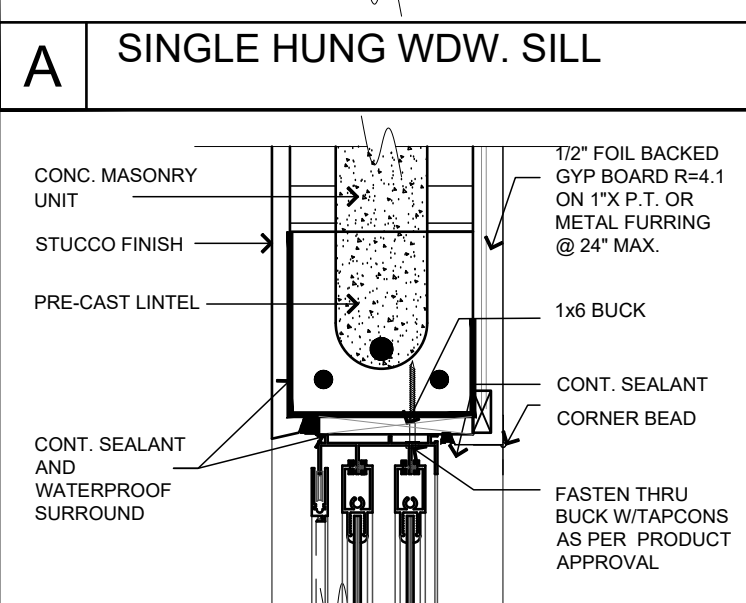
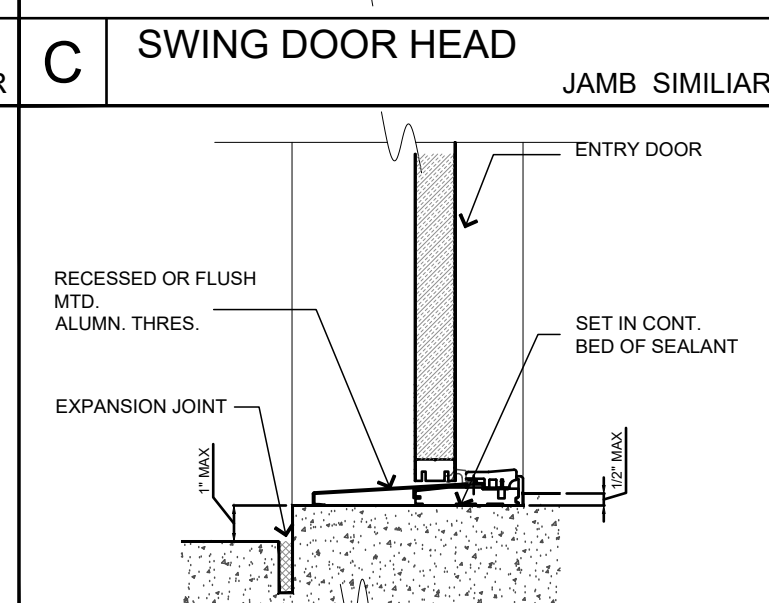
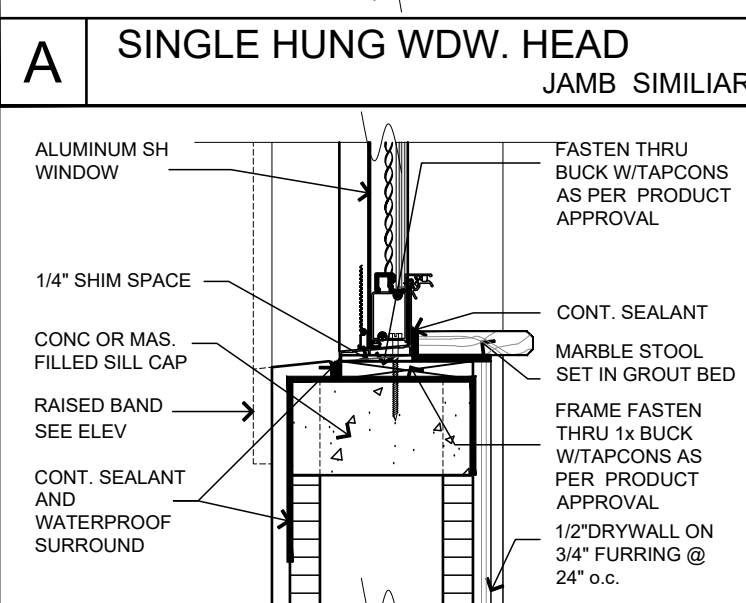
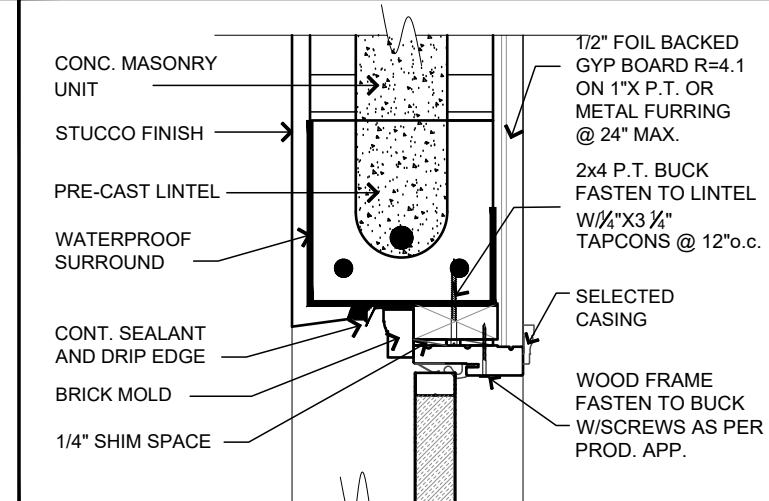
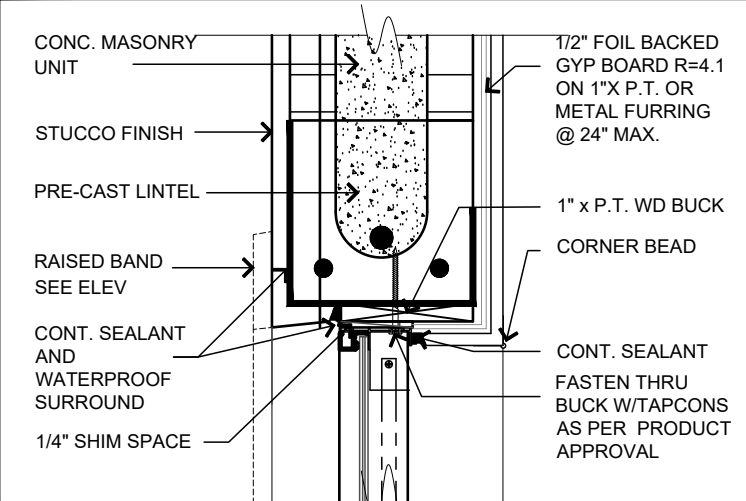
FRONT ELEVATION

SCALE: 1/4"=1'-0"

DOOR & WDW JAMB / HD / SILL DETAILS

NOTES

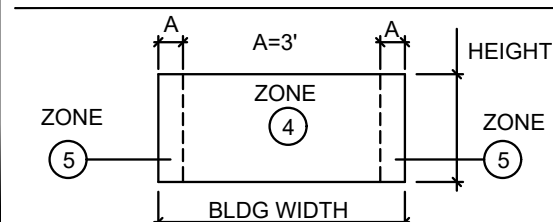
- ALUM. FINISH AND GLAZING COLOR TO BE APPR. BY OWNER
- EXTERIOR WDW & DRS TO BE IMPACT RESISTANT
- ALL FENESTRATION AND EXT. DOORS SHALL BE INSTALLED AS PER PRODUCT APPROVAL; ADJUST AS REQ'D
- 8" MIN. APPLIED CONC. LWM200 LIQUID WATERPROOFING MEMBRANE OR EQ APPROVED ON EXTERIOR OF OPENING AND ENTIRE RETURN. WDW. BUCKS TO BE CAULKED TO BLOCK OPNG. + WDW. INSTALLED AND SEALED PER MANUFACTURERS SPECS. SEALANT SHALL COMPLY W/ AAMA 900 & 714 OR ASTM C920 CLASS 25 GRADE NS OR GREATER



WIND DESIGN BASIS:

6th ED. FBC 2017, ASCE 7-10
ULTIMATE WIND SPEED: 170 MPH
NOMINAL WIND SPEED: 132 MPH
RISK CATEGORY II
EXPOSURE B
ENCLOSED
INT. PRESSURE COEF: ± 0.18
MEAN ROOF HEIGHT = ±12'-10"

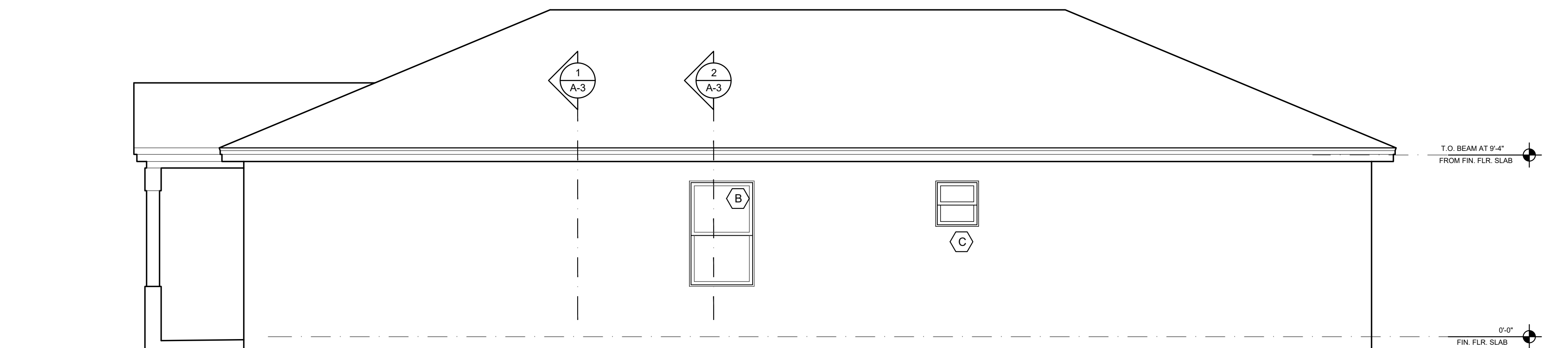
WALL ELEVATION



WALL PRESSURES

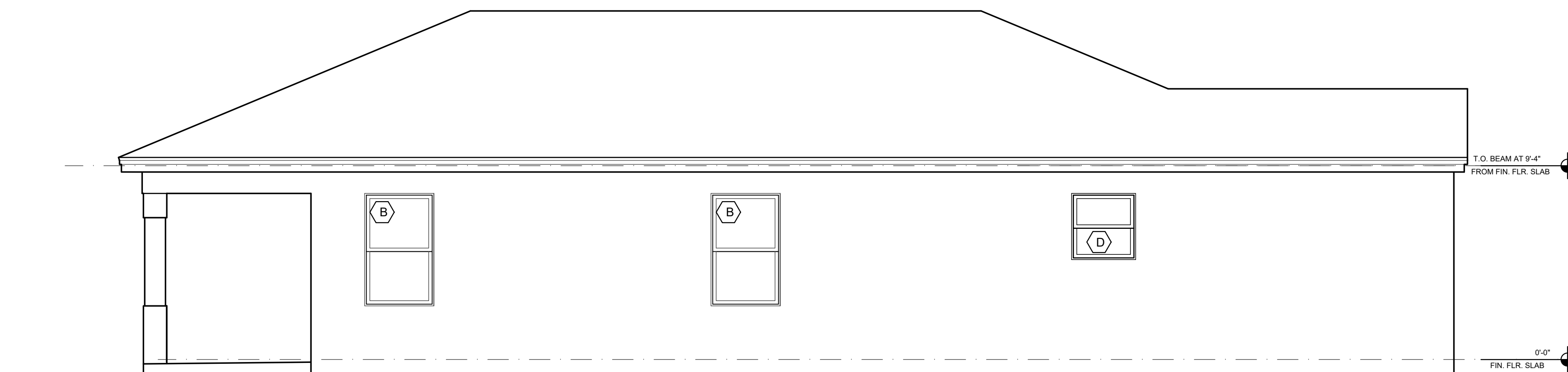
COMPONENT & CLADDING

SQ.FT.	NOM. WIND SPEED: 132 MPH		SQ.FT.	ULT. WIND SPEED: 170 MPH	
	ZONE 4	ZONE 5		ZONE 4	ZONE 5
10	31.4/-34.0 PSF	31.4/-42.0 PSF	10	52.0/-56.4 PSF	52.0/-69.6 PSF
20	30.0/-32.7 PSF	30.0/-39.3 PSF	20	49.8/-54.2 PSF	49.8/-65.2 PSF
50	28.2/-30.8 PSF	28.2/-35.3 PSF	50	46.7/-51.1 PSF	46.7/-58.6 PSF
100	26.6/-29.2 PSF	26.6/-32.7 PSF	100	44.1/-48.5 PSF	44.1/-54.2 PSF



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

REVISION			

PROJECT NO.	20-04-36	CHECKED BY.	SUB
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CH76 INVESTMENT
CALED MODEL
3955 EDWARDS AVE
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
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AR008678

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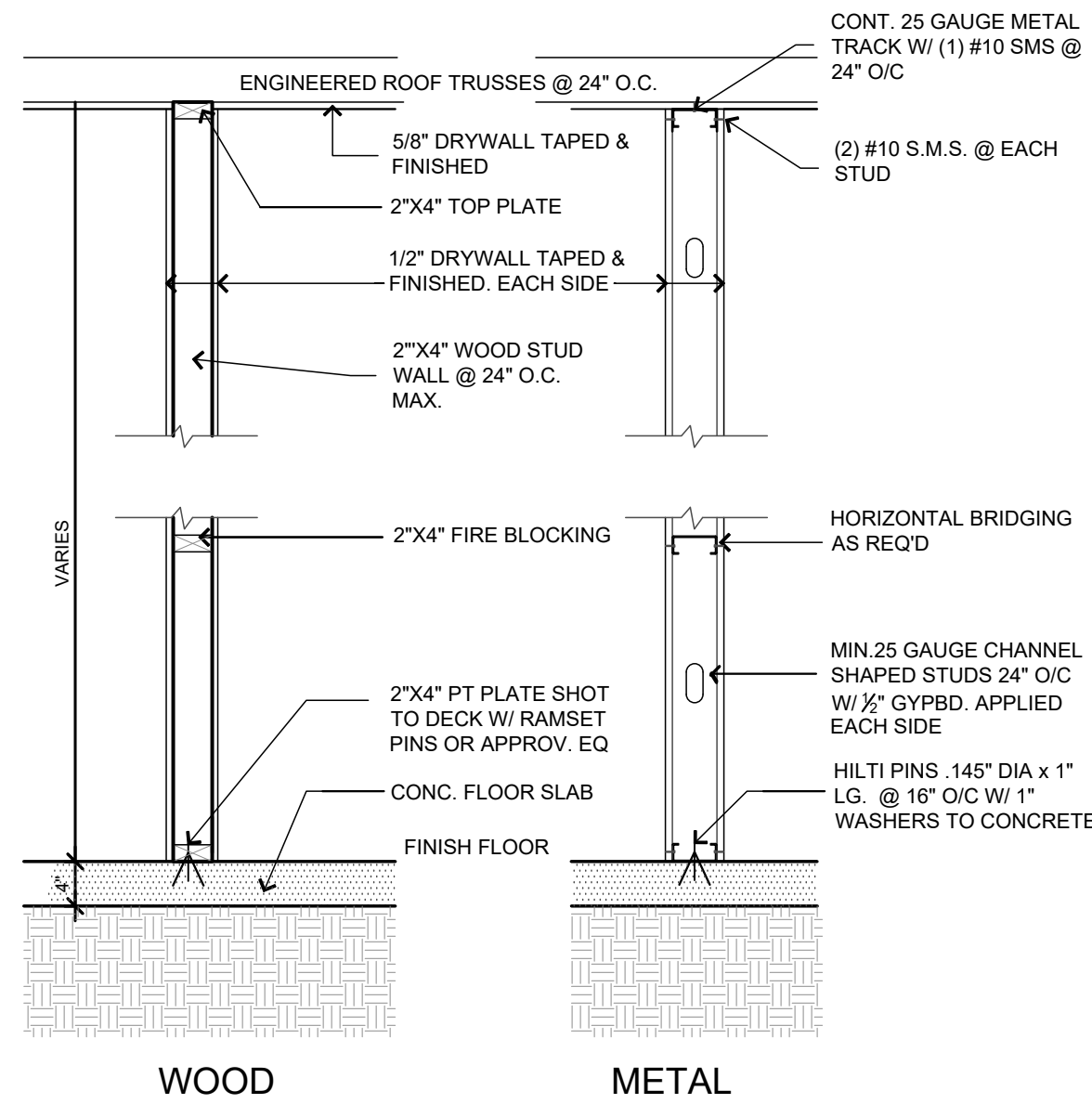
SCALE
AS SHOWN

SHEET

A-2

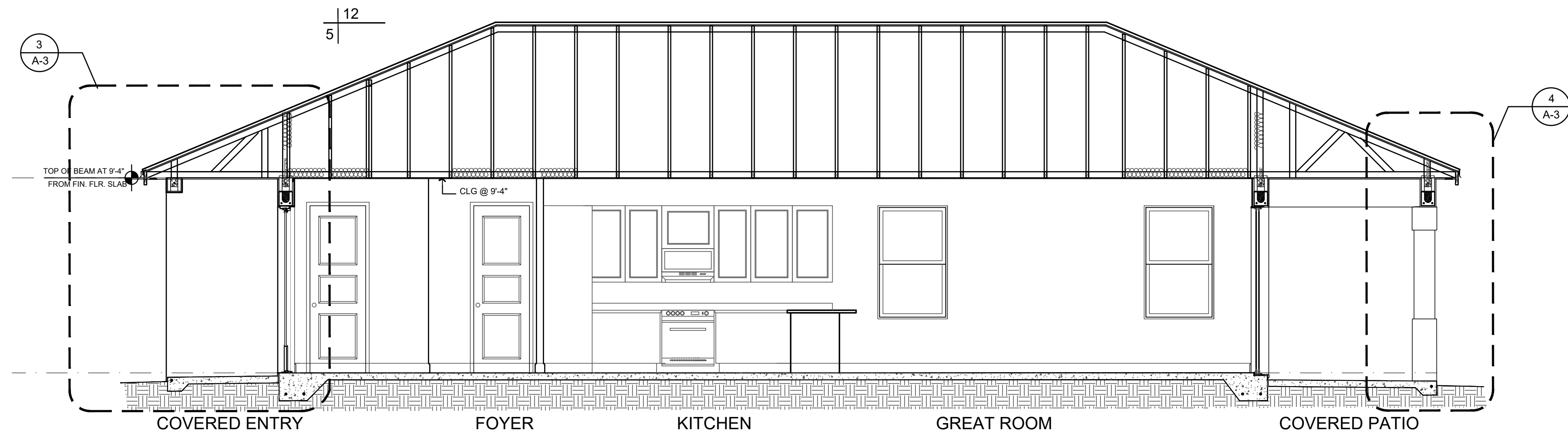
ELEVATIONS

OF 7 SHEETS



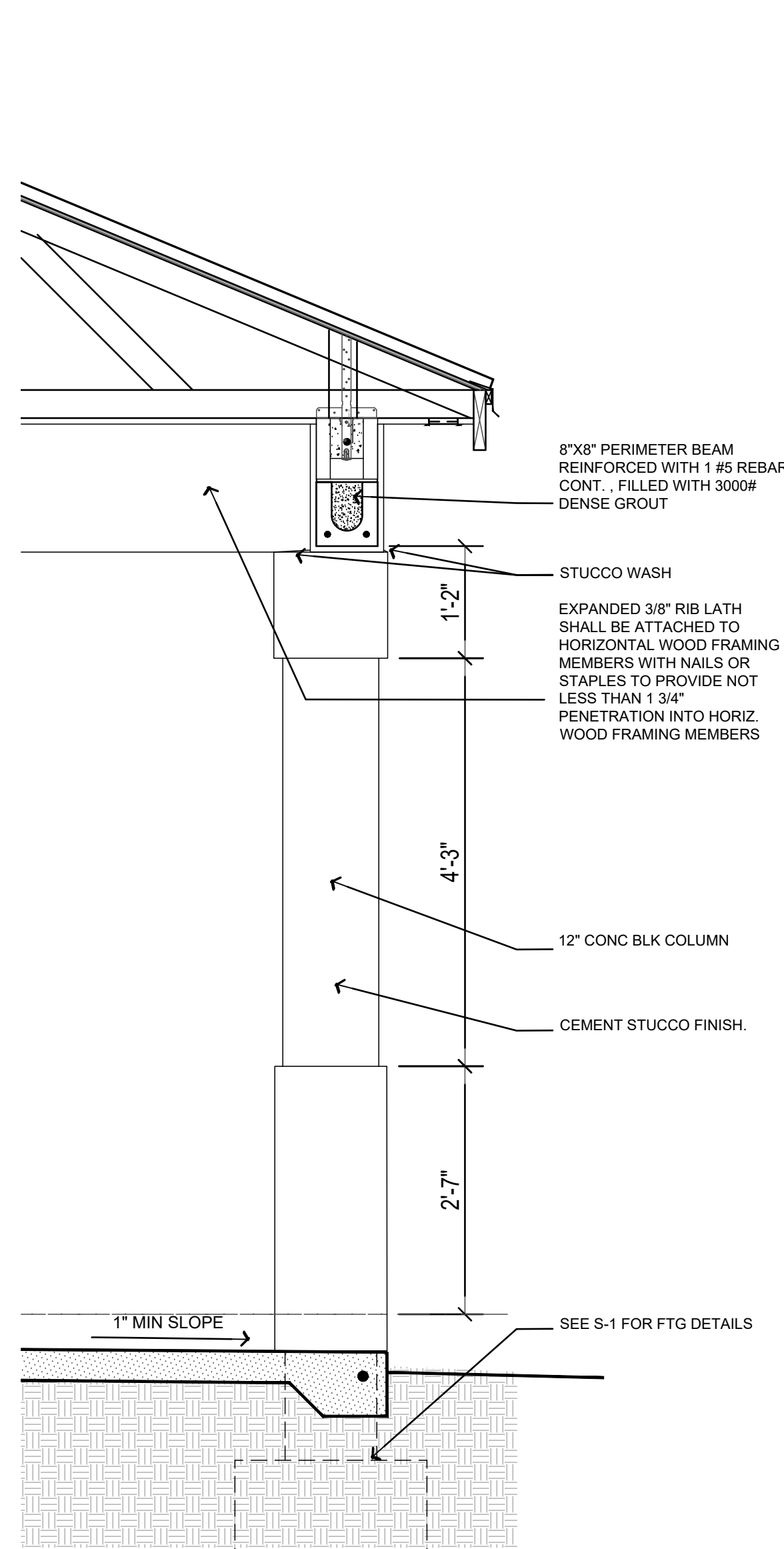
5 TYP. INTERIOR WALL SECTION

SCALE: 3/4"=1'-0"



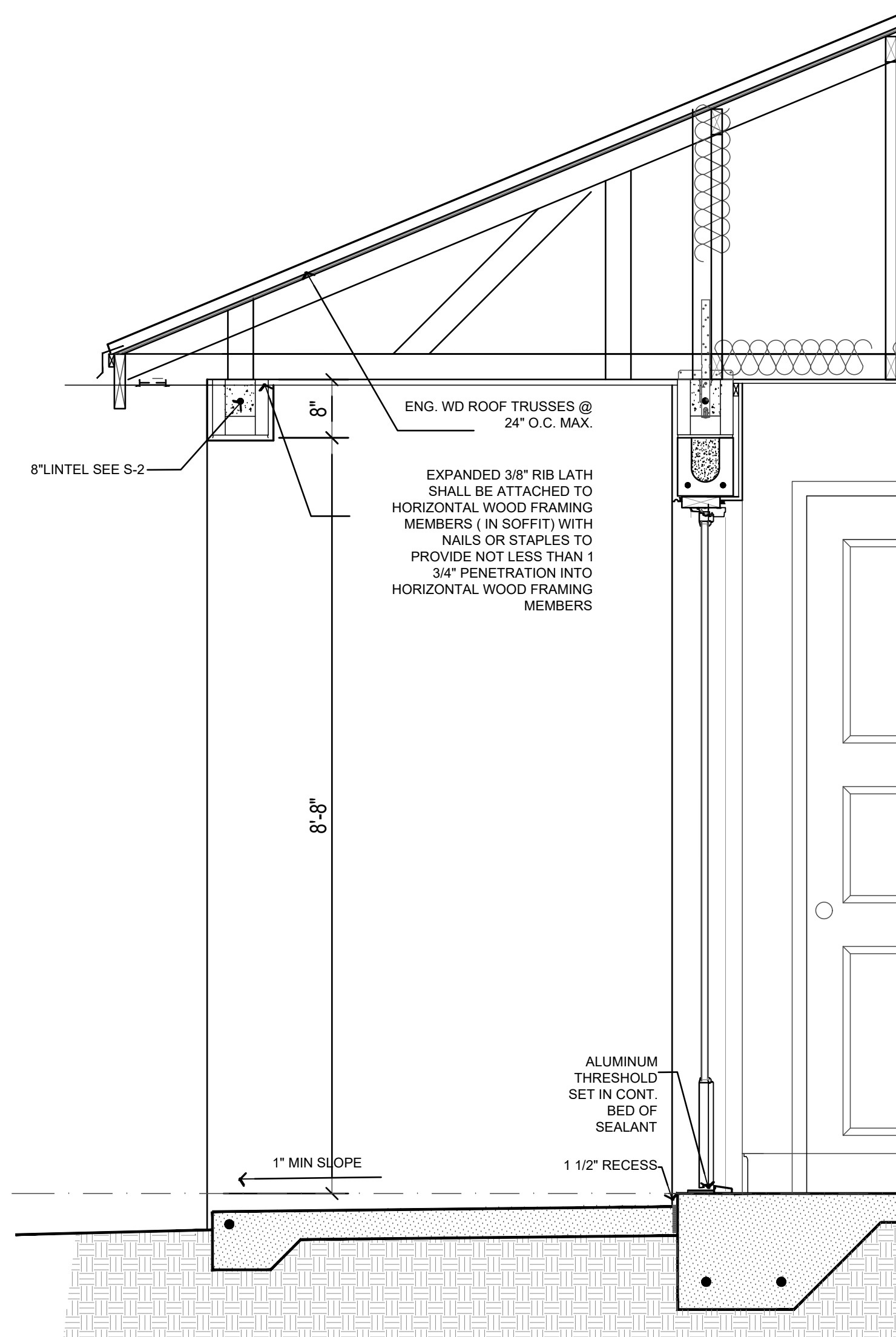
BUILDING SECTION A

SCALE: 1/4"=1'-0"



4 COVERED PATIO SECTION

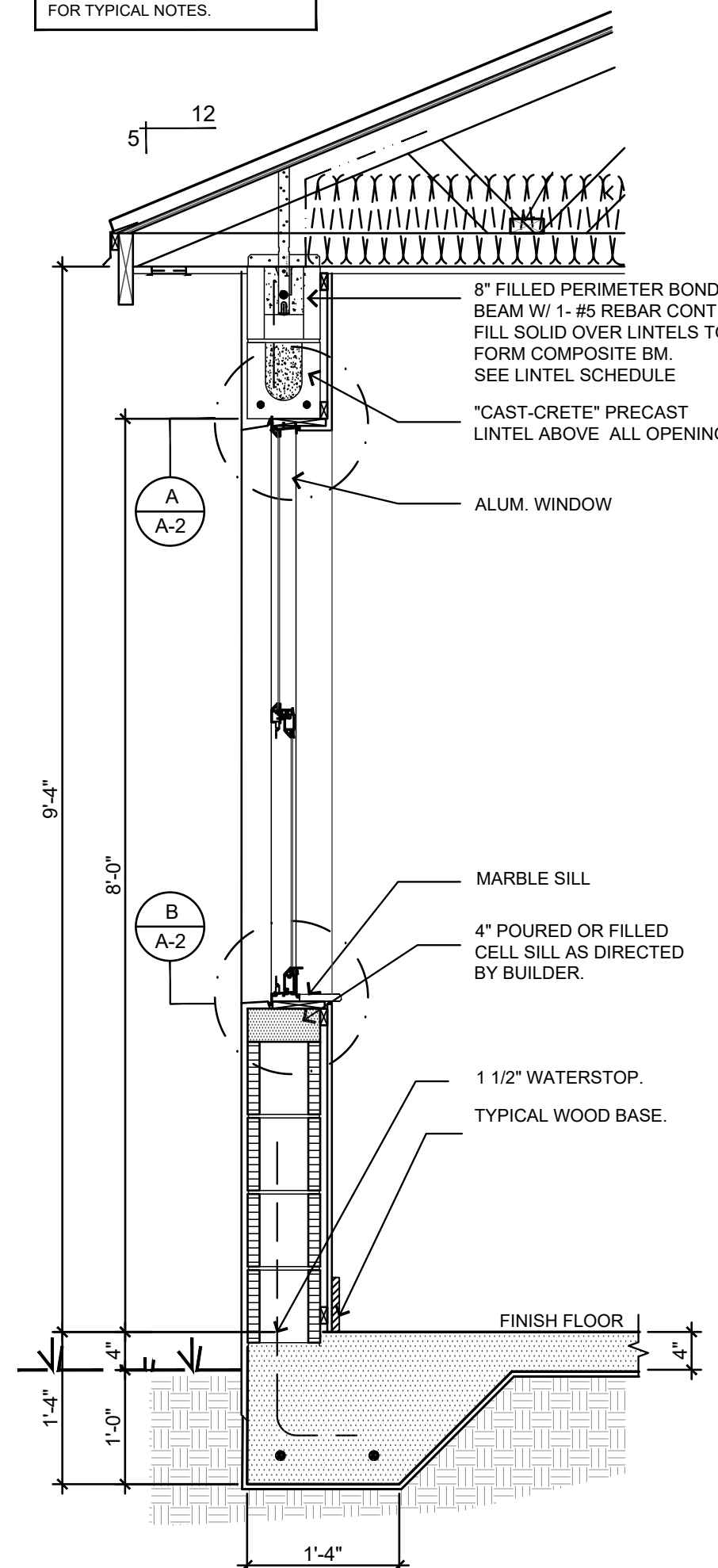
SCALE: 3/4"=1'-0"



3 ENTRY SECTION

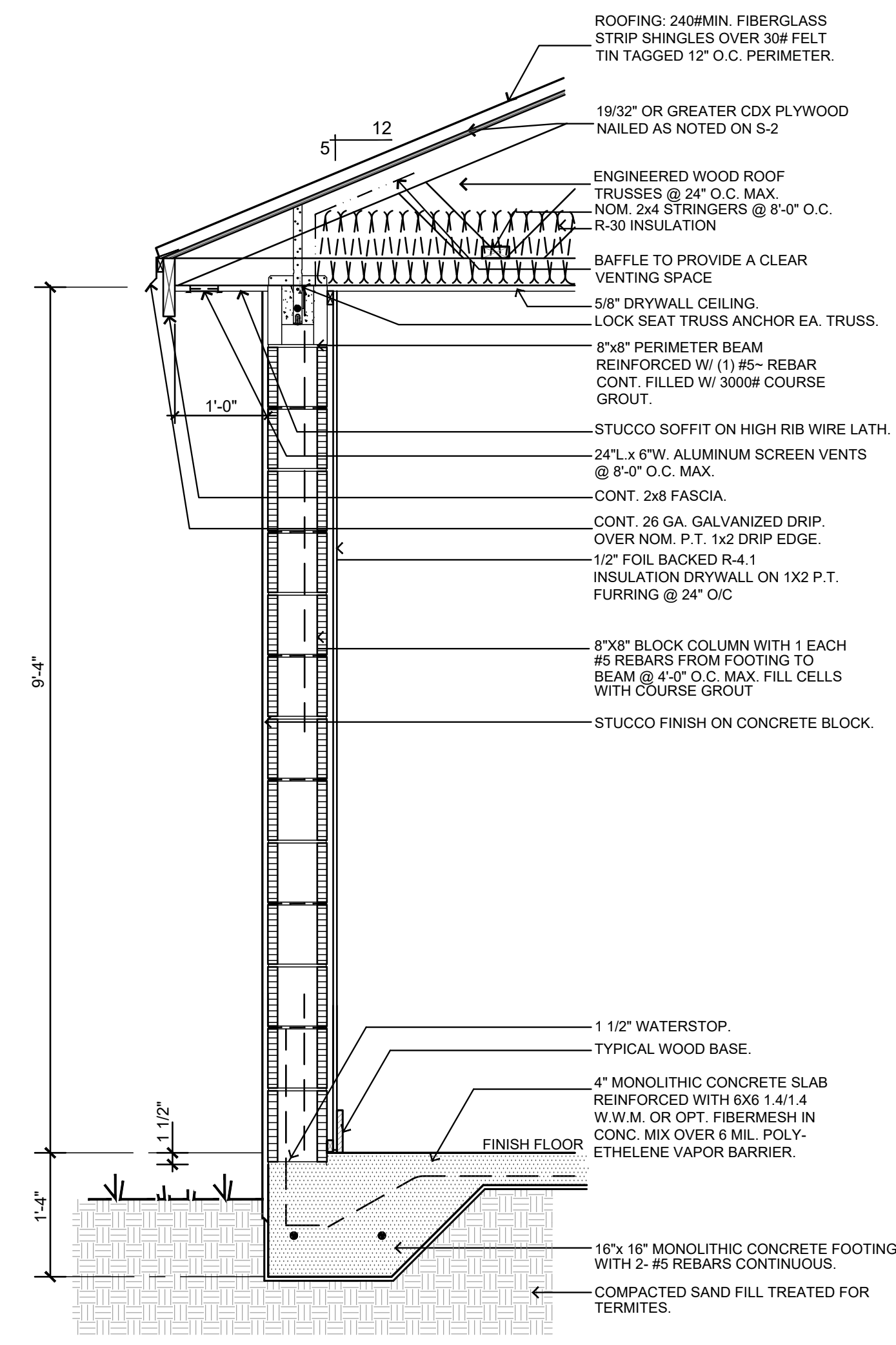
SCALE: 3/4"=1'-0"

NOTE: REFER TO TYPICAL WALL SECTION FOR TYPICAL NOTES.



2 TYPICAL SECTION THRU WINDOW

SCALE: 3/4"=1'-0"



1 TYPICAL WALL SECTION

SCALE: 3/4"=1'-0"

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SCALE
AS SHOWN

SHEET

A-3

ELEVATION

7 SHEETS

ALL WORK BY ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON PLANS OR NOT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION. USE FIGURE DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL DIMENSIONS, WINDOW AND DOOR OPENINGS ARE NOMINAL.

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING ENERGY CODE AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.

ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL BE PRESSURE PRESERVATIVE TREATED.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM 694-61 FOR ALL MEASURING, MIXING, AND TRANSPORTING.

CONCRETE SHALL MEET DESIGNED COMPRESSIVE STRENGTH AS NOTED ON DRAWINGS WITHIN 28 DAYS.

REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, F_y = 60,000 PSI, DEFORMATION BARS IN ACCORDANCE WITH THE LATEST ASTM SPECIFICATIONS.

REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETER MIN. WHERE SPLICED AND SHALL BE EITHER SEPARATED BY ONE BAR DIAMETER OR WIRE TOGETHER.

LAP ALL REINFORCING STEEL AT CORNER SPLICES 48 BAR DIAMETER MIN. AND STAGGER SPLICES. WELDED WIRE MESH TO BE LAPPED 6" AT SPLICE MIN.

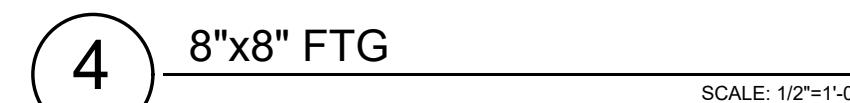
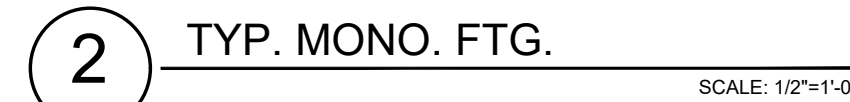
CMU CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CONC. FILLED BLOCK CELLS AT EACH LIFT. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION PRIOR TO CONCRETE PLACING.

ALL WALL SYSTEMS SHALL BE BRACED AS REQUIRED DURING ERECTION BY CONTRACTOR.

ELECTRICAL SERVICE GROUNDING IS ALSO REQUIRED TO FOUNDATION REBAR AND METAL WATER SERVICE

1. ALL WORK SHALL BE IN ACCORDANCE WITH 6TH ED. 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS & ASCE 7-10.
2. FOUNDATIONS WERE DESIGNED USING A MINIMUM SOIL BEARING VALUE OF 2500 lbs. PER SQ. FT. FIELD VERIFY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.
4. CONCRETE SHALL BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94 TO ACHIEVE A 28 DAY STRENGTH AS FOLLOWS:
BEAMS AND COLUMNS 3000 P.S.I.
SLAB ON GRADE AND MONOLITHIC FOOTINGS 2500 P.S.I.
ALL WORK SHALL CONFORM TO ACI 301 AND ACI 318-11
5. THE FIBER-REINFORCED CONCRETE MIX SHALL BE DESIGNED IN ACCORDANCE WITH ACI GUIDE LINES. ADD FIBERS AS NECESSARY TO CONTROL SHRINKAGE STRESSES, AND TO PROVIDE EQUIVALENT SLAB PERFORMANCE WHEN REINFORCED WITH 6X6-W1.4X W1.4 W.W.M.
6. NO ADMIXTURES SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 6TH ED. 2017 FBC-PLUMBING LOCAL AND STATE CODE REQUIREMENTS.
2. ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.
3. PLUMBING CONTRACTOR TO PROVIDED ALL REQUIRED PLUMBING PERMITS.
4. FURNISH AND INSTALL WATER AND SANITARY TO THE FIXTURES IN ACCORD WITH LOCAL GOVERNING CODES. ALL DOMESTIC WATER PIPING SHALL BE POLYBUTYL OR COPPER, AS ALLOWED BY CODE. ALL SANITARY PIPING SHALL BE CPVC OR PVC AS CODE PERMITS.
5. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR AFTER THE DATE OF WORK ACCEPTANCE.
6. WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNION SHALL BE USED
7. PROVIDE AND INSTALL PLUMBING FIXTURES AS APPROVED BY OWNER AND PERMITTED BY CODE
8. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT. ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS CONSTRUCTION.
11. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.
12. THESE PROVISIONS ARE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.
13. PLUMBER TO PROVIDE EXPANSION LOOPS IN HOT WATER LINES.
14. INSTALL PRESSURE REDUCING VALVES AT WATER METER IF REQUIRED PER FLORIDA BUILDING PLUMBING CODE.
15. IN GENERAL, PLANS AND DIAGRAMS OF PLUMBING RUNS ARE SCHEMATIC AND SHOULD NOT BE SCALED. COORDINATE AT SITE ALL PLUMBING WORK SO AS NOT TO CONFLICT IN LOCATION WITH OTHER WORK. SHOULD CONFLICT ARISE, NOTIFY ARCHITECT IMMEDIATELY BEFORE INSTALLING LIGATION OR EQUIPMENT.
16. SHOWERS SHALL BE ANTI SLC CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTPUT TEMPERATURE OF 120° F. (48.8° C)
17. PLUMBER TO FIELD VERIFY PLUMBING VENTS, AND TO USE STUDER VENTS WHERE REQUIRED.
18. 1/2" VENTS WILL BE USED ACCORDING TO FIELD CONDITIONS.
19. PLUMBER TO VERIFY HOSE BIBB LOCATIONS AND ADJUST ACCORDING TO FIELD CONDITIONS.



SCALE: 1/4"=1'-0'

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				REVISION
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KC, SJB

DATE
FEBRUARY 10, 2020

SCALE
AS SHOWN

SHEET

S-1

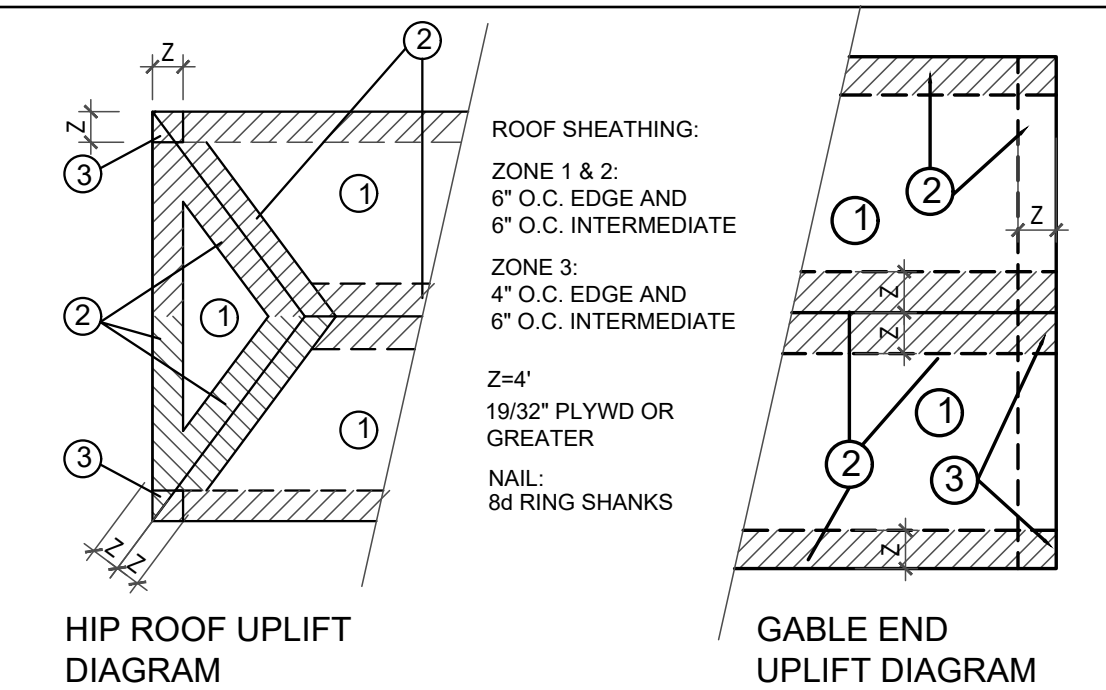
FONDATION PLAN

OF 7 SHEETS

ROOF FRAMING NOTES

- LAYOUT IS TO SHOW THE DESIGN INTENT.
- TRUSS MANUFACTURER SHALL SUBMIT PLANS AND ENGINEERING DRAWINGS FOR PERMIT, WHICH SHALL BE CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
- DESIGN LIVE LOAD:
FLOOR 40 PSF L.L.
ROOF 30 PSF L.L.
25 PSF DEAD LOAD
ULT WIND LOAD 170 MPH
NOM WIND LOAD 132 MPH
- ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, TIED AND BRACED THAT THEY HAVE THE REQUIRED STRENGTH AND RIGIDITY.
- GENERALLY WALL SIZES INDICATED ARE BASED ON NOMINAL LUMBER SIZES. CARE SHOULD BE TAKEN DURING LAYOUT TO HOLD ALL EXTERIOR DIMENSIONS AND WORK INTERIOR DIMENSIONS TO THE CENTER LINE OF WALLS.
- ALL CONNECTIONS SHALL BE AS SPECIFIED IN THE 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS.
- ALL PLYWOOD SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE/TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
- ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE EXTERIOR TYPE.
- ALL CONNECTORS HAVE BEEN SELECTED TO RESIST LATERAL LOADS.
- TRUSS LAYOUT & ENG. TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

ROOF SHEATHING NAILING



WIND DESIGN BASIS

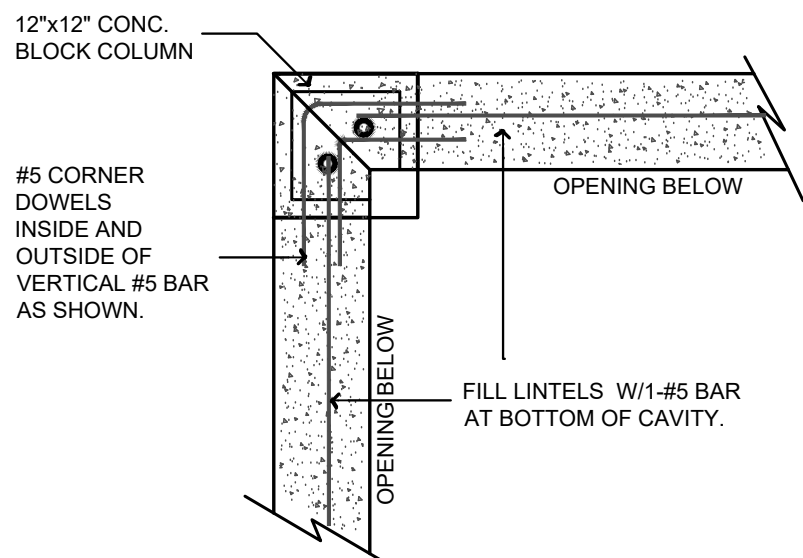
6th ED. FBC 2017 ASCE 7-10.
ULTIMATE WIND SPEED: 170 MPH
NOMINAL WIND SPEED: 132 MPH
RISK CATEGORY II
EXPOSURE B
ENCLOSED
INT. PRESSURE COEF: +/- 0.18

ROOF DESIGN BASIS

8th ED. FBC 2017
MEAN ROOF HEIGHT = <30'
20 PSF LIVE LOAD
25 PSF DEAD LOAD
10 PSF L.L. TRUSS BOTT CHORD

MASONRY NOTES

- ALL MASONRY BLOCK SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING CONCRETE MASONRY.
- ALL MORTAR SHALL BE A MINIMUM TYPE M OR S MORTAR. DESIGN COMPRESSIVE STRENGTH FM=1,500 PSI
- MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-08; ASCE 7-10; TMS 402-08). SPECIFICATIONS FOR MASONRY STRUCTURES, (ACI 530.1-08, ASCE 7-10; TMS 602-05) ASTM C475-02, ASTM C1019-03 AND NCMA 107.
- THE CONTRACTOR MUST BE CAREFUL TO PROVIDE CLEANOUTS AT ALL VERT. BAR LOCATIONS AND ASSURE PROPERLY POSITIONED AND CENTERED REBAR AND THAT ALL CELLS ARE RODDED AND MADE CLEAR OF ALL MORTAR AND OTHER DEBRIS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL MASONRY CONSTRUCTION. ALL WALLS ARE TO BE FULLY BRACED AGAINST WIND AND OTHER FORCES UNTIL THE ROOF, WALL, AND FLOOR CONSTRUCTION IS STRUCTURALLY COMPLETE.
- CARE MUST BE TAKEN BY THE CONTRACTOR TO INSURE QUALITY WORK AND PROPER PLACEMENT OF ALL REINFORCEMENT. VERTICAL WALL REINFORCING SHALL BE LAP SPICED AT NO GREATER THAN 8'-0\"/>



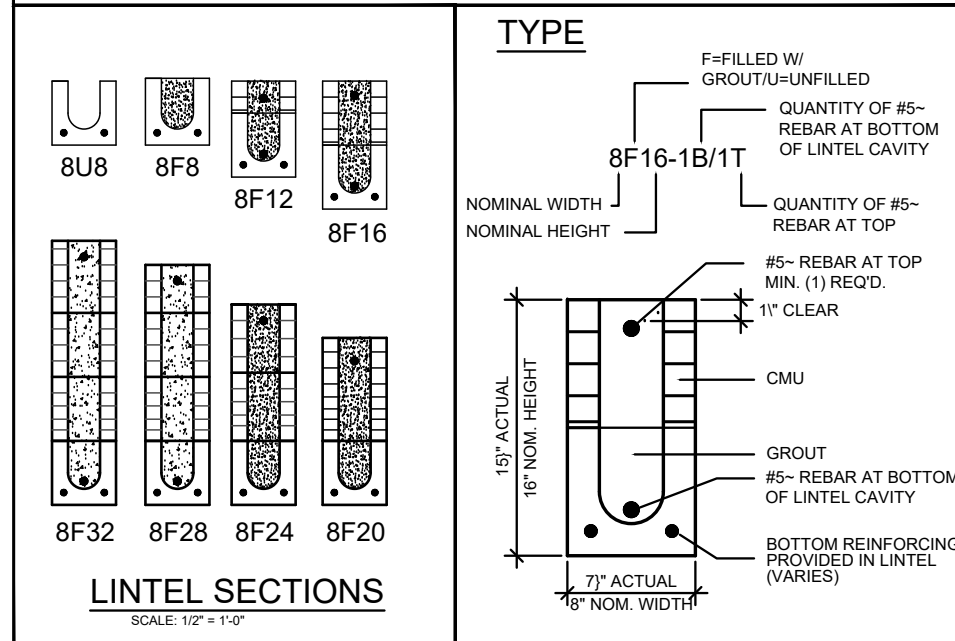
3 CORNER REINF. DETAIL
@ PATIO

SCALE: 3/4\"=1'-0"

PRECAST LINTEL TABLE (CASTE-CRETE)

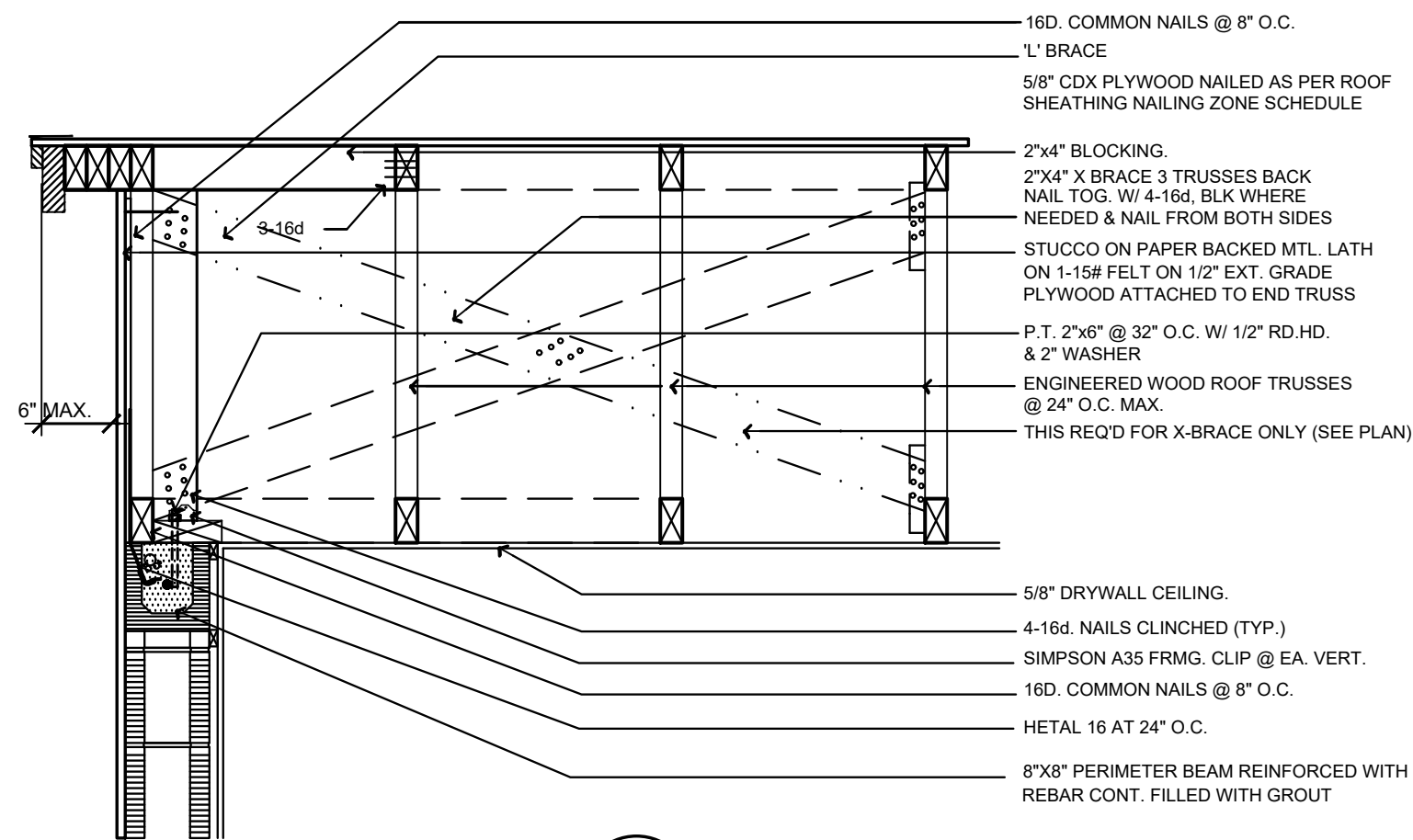
#	LENGTH OF LINTEL	ALLOWED GRAVITY LOAD	APPLIED GRAVITY LOAD	ALL UPLIFT LOAD	APPLIED UPLIFT LOAD	REMARKS
1	4'-8"	1999	<400	2276	250	8 F16 - 0B/IT
2	13'-4"	1075	<400	607	250	8 F16 - 0B/IT
3	4'-6"	2931	<400	2707	250	8 F16 - 0B/IT
4	3'-7"	3820	<400	3060	250	8 F16 - 0B/IT
5	5'-10"	1631	<400	2080	250	8 F16 - 0B/IT
6	7'-6"	2632	<400	1624	250	8 F16 - 0B/IT
7	4'-6"	2931	<400	2707	250	8 F16 - 0B/IT
8	4'-6"	2931	<400	2707	250	8 F16 - 0B/IT
9	4'-6"	2931	<400	2707	250	8 F16 - 0B/IT
10	5'-10"	1631	<400	2080	250	8 F16 - 0B/IT
11	4'-10"	1999	<400	2276	250	8 F16 - 0B/IT
12	5'-8"	1631	<400	2080	250	8 F16 - 0B/IT
13	8'-8"	1625	<400	1136	250	8 F16 - 0B/IT
14	13'-10"	1002	<400	560	250	8 F16 - 0B/IT

1. LOADS SHOWN ARE IN P.L.F.



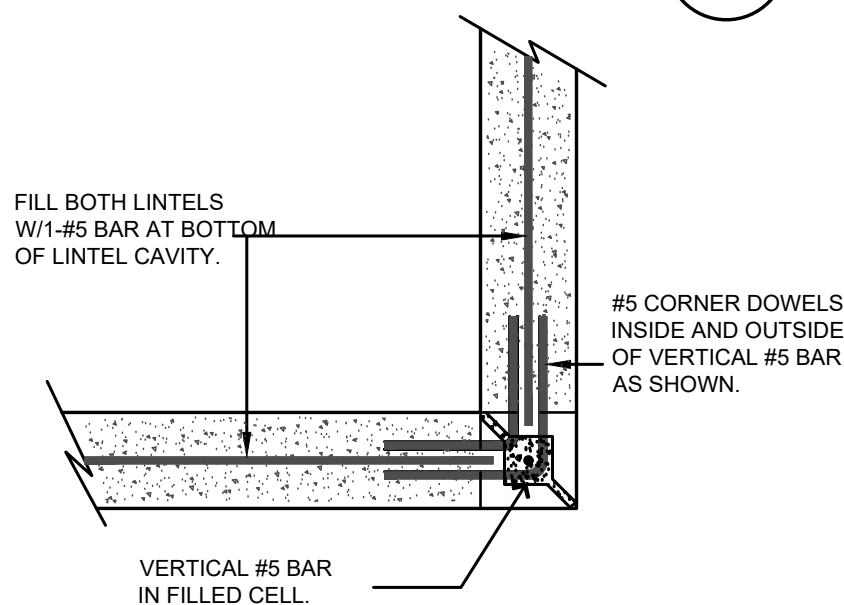
CONNECTOR SCHEDULE

MARK	USP or EQUAL Product Code	Description	FASTENERS		UPLIFT	F1	F2	FLORIDA APPROVAL
			truss/beam/ girder	masonry wall /wood post				
A	HETAL16	TRUSS ANCHOR	(14) 10dx1-1/2"	EMBED	1810	390	1040	FL11473
B	DETAL 20	TRUSS ANCHOR	(18) 10dx1-1/2"	EMBED	2480	2000	1370	FL11473



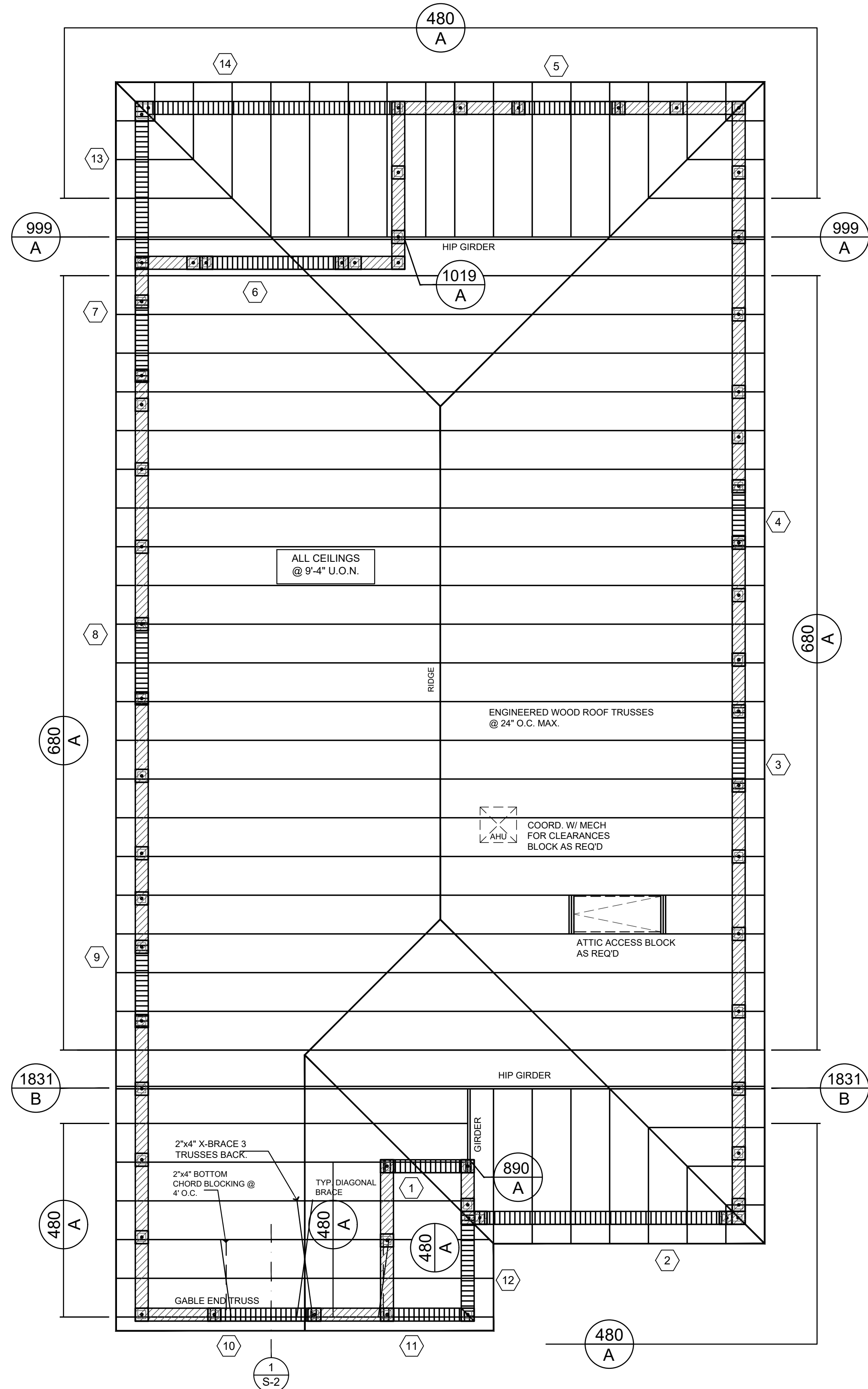
1 TYP GABLE END DETAIL

SCALE: 3/4\"=1'-0"



2 CORNER REINF. DETAIL
@ ENTRY

SCALE: 3/4\"=1'-0"



GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOTH LOCAL AND 2014 NATIONAL ELECTRICAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL PLAN, RISER DIAGRAM, AND LOADS, AND NOTIFY THE GENERAL CONTRACTOR OF ANY ERRORS OR DISCREPANCIES PRIOR TO INSTALLATION.
3. ALL EQUIPMENT INSTALLED OUTSIDE OR EXPOSED TO WEATHER SHALL BE NEMA TYPE 3R.
4. MINIMUM WIRE SIZE SHALL BE # 14 COPPER.
5. ALL CONDUCTORS ARE TO BE COPPER, TYPE THHN, UNLESS OTHERWISE NOTED.
6. CONNECT GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD AND NEAREST COPPER WATER LINE (COLD).
7. ALL 120V, 1 PHASE, 15A, AND 20A, BATHROOM, AND EXTERIOR RECEPTACLES, SHALL HAVE GROUND FAULT INTERRUPTER (G.F.I.) PROTECTION WITH EXTERIOR RECEPTACLES OF THE WATERPROOF TYPE. ELECTRICAL CONTRACTOR MAY INSTALL INDIVIDUAL (G.F.I.) IN LIEU OF (G.F.I.) BREAKER WITH SEPARATE CIRCUIT.
8. SWITCHES SHALL BE OF STANDARD GRADE OF SILENT TYPE.
9. RECEPTACLES SHALL BE 15A AND 120V. OF THE GROUND TYPE.
10. THE ELECTRICAL CONTRACTOR IS TO SIZE MOST BRANCH CIRCUITS; A MAXIMUM VOLTAGE DROP OF 3% IS PERMITTED.
11. THE ELECTRICAL CONTRACTOR IS TO ARRANGE FOR TELEPHONE SERVICE AND TELEPHONE WIRING, COORDINATE WITH THE TELEPHONE COMPANY UNLESS OTHERWISE SPECIFIED.
12. BRANCH CIRCUITS SHALL BE IN THIN WALL CONDUIT OR APPROVED ROMEX.
13. LIGHTING FIXTURES SHALL BE SELECTED BY THE OWNER. 75% OF THE LAMPS SHALL BE HIGH EFFICACY TYPE.
14. SMOKE ALARMS SHALL BE DIRECT WIRED 120V. U.L. 217 APPROVED TYPE WITH AUDIBLE ALARM INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LISTING.
15. CARBON MONOXIDE DETECTOR(S) TO COMPLY W/ UL#2034-96.
16. ALL DEVICES SHALL BE SMOOTH TYPE, IVORY COLOR, UNLESS OTHERWISE SPECIFIED.
17. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED BY OVERCURRENT DEVICES OF TYPE AND RATING PER MANUFACTURER NAMEPLATE SPECIFICATIONS.
18. THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH OTHER TRADES TO MAKE CERTAIN THAT ALL AIR-CONDITIONING POWER AND CONTROL WIRING AND CONDUITS ARE IN THE BID.
19. EXHAUST FANS IN BATHROOMS (IF USED) SHALL BE RATED AT 1 CFM/SF OF VENTILATED FLOOR AREA.
20. ALL FAN VENTING AND ROOF PENETRATIONS SHALL BE BY MECHANICAL CONTRACTOR.
21. ELECTRICAL CONTRACTOR IS TO COORDINATE ALL SERVICE REQUIREMENTS WITH THE POWER COMPANY BEFORE BIDDING TO BE CERTAIN THAT ALL WORK NECESSARY TO MEET POWER COMPANY SPECIFICATIONS IS IN THE BID.
22. ALL RECEPTACLES SHALL BE TAMPER RESISTANT AND IN ACCORD. W/ NEC 210.52 AND ARC FAULT PROTECTED IN ACCORD. W/ NEC210.12(A).
23. CEILING FANS TO BE MOUNTED PER NEC 422.19, 422.20, 422.21.
24. INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED:
45" TO CENTER WALL HUNG TELEPHONE
12" TO CENTER TELEPHONE JACKS
48" TO CENTER LIGHT SWITCHES
16" TO CENTER RECEPTACLES
48" TO CENTER KITCHEN RECEPTACLES OVER VANITIES
42" TO CENTER BATH RECEPTACLES
32" TO BATH RECEPTACLE (HORIZONTAL)
12" TO CENTER TELEVISION JACKS
91" TO BATH WALL SCONCES WIP
25. ALL LIGHTS IN CLOSET SHALL BE ENCLOSED AS PER NEC 410.16 & FBC RE E4003.12
26. ALL EXTERIOR FIXTURES SHALL BE U.L. RATED FOR EXTERIOR.
27. PROVIDE BUBBLE COVER OVER EXT. RECEPTACLES PER 406.9(B)(I).
28. ALL LAUNDRY, BATH & KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFI PROTECTED & AFCI PROTECTED PER 210.10(A).
29. AFCI PROTECTION SHALL COMPLY WITH NEC 210.12 210.8 AND FBC RE E3902
30. ALL LIGHTING IN TUB OR SHOWERS SHALL BE PER NEC410.10(D) FBC RE E4003.11 AND SUITABLE FOR DAMP LOCATIONS.

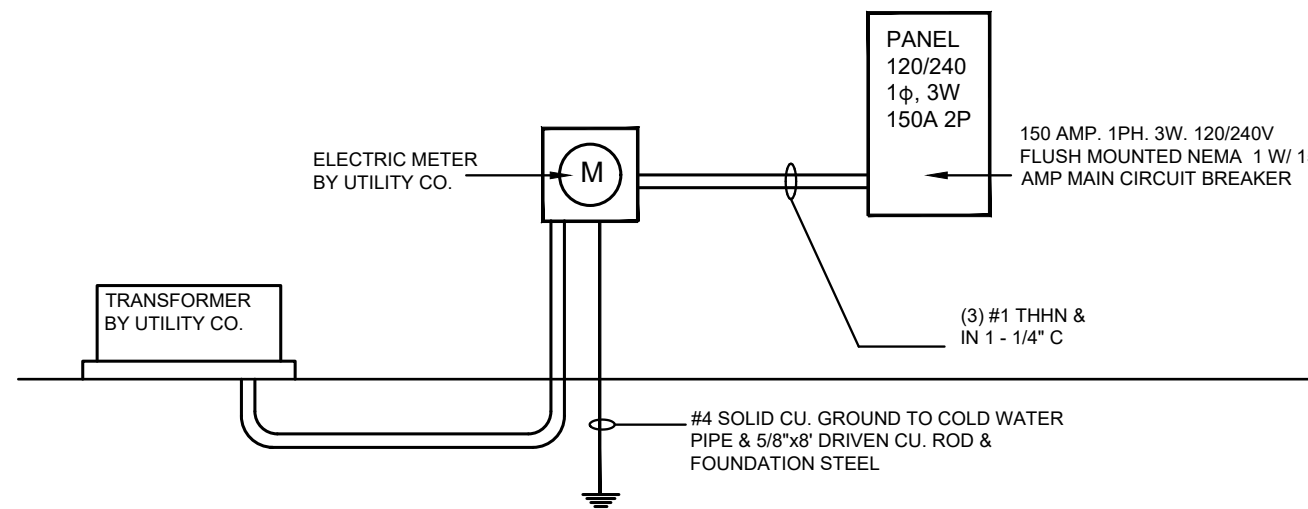
ELECTRICAL LEGEND

- | | | | |
|--|--|--|------------------------------|
| | DUPLEX CONVENIENCE OUTLET: | | SWITCH |
| | DUPLEX - SPLIT WIRED: | | 3 WAY SWITCH |
| | GROUND FAULT INTERRUPTER: | | CEILING LIGHT OUTLET |
| | WEATHER PROOF GROUND FAULT INTERRUPTER: | | PENDANT LIGHT |
| | SINGLE CONVENIENCE OUTLET: | | WALL MOUNT LIGHT OUTLET |
| | 230 VOLT OUTLET | | ATTIC LIGHT WITH PULL CHAIN |
| | SPECIAL PURPOSE OUTLET (120V. OR 240V.): | | RECESSED IN CEILING HIGH-HAT |
| | SMOKE ALARM - DIRECT WIRED: | | VAPOR PROOF |
| | CO2 SMOKE ALARM - DIRECT WIRED: | | PUSH BUTTON SWITCH |
| | TELEPHONE OUTLET: | | EXHAUST FAN |
| | FLUORESCENT FIXTURE | | LIGHT / EXHAUST FAN COMBO |
| | DOORBELL CHIMES | | PUSH BUTTON SWITCH |
| | A/C. DISCONNECT | | CEILING FAN (OUTLET ONLY) |
| | CABLE T.V. OUTLET: | | JUNCTION BOX |
| | | | FLOOD LIGHTS |

ELECTRICAL LOAD CALCULATIONS

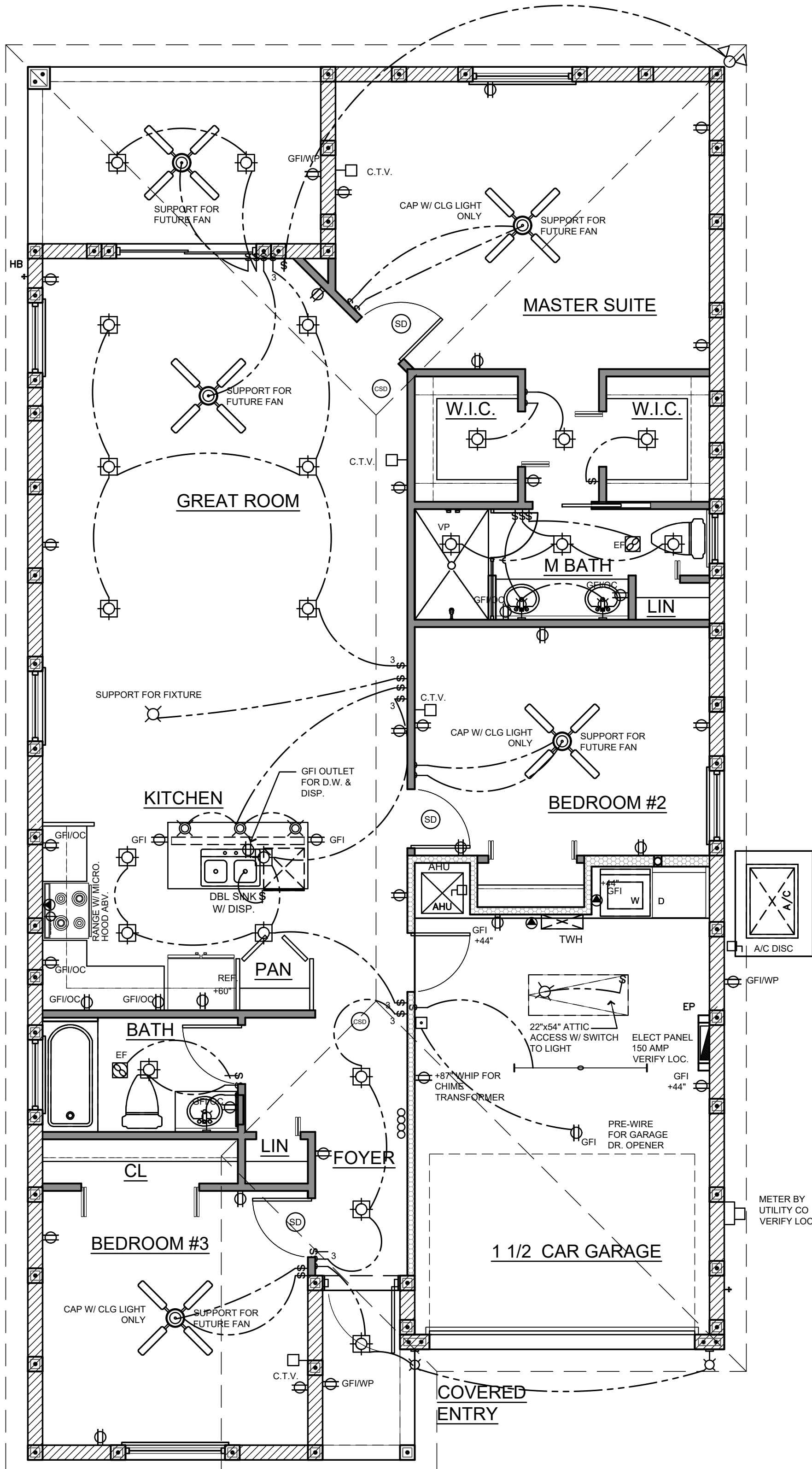
CIRCUIT #	DESCRIPTION	CIRCUIT BKR. POLE	TRIP	WIRE	WATTS	REMARKS
1	REFRIGERATOR	1	20	#12	700	* AT NAMEPLATE RATING
2,4	RANGE	2	50	#6	8000	
3,5	SM APPLIANCES	1	20	#12	3000	GFI & AFCI
6,8	T. WATER HEATER	2	30	#10	4500	
7,9	DRYER	2	30	#10	5000	
10,12	COND UNIT #1	2	50	#8	-----	* 4500W (NON - COINCIDENTAL)
11,13	A.H.U. #1	2	60	#6	10000	10 K.W. STRIP
14-16	LIGHTS / RECEP.	1	15	#14	4434	AT 3W / SF
17	BATH GFI	1	20	#12	-----	
18	DISWASHER	1	20	#12	1500	*
19	DISPOSAL	1	20	#12	800	*
20	MICRO HOOD	1	20	#12	700	*
21	WASHER	1	20	#12	1500	*
22-24	LIGHTS / RECEP.	1	15	#14	-----	
25	GAR. DR. OPENER	1	20	#12	1000	*
26	DINING	1	20	#12	1500	
27	SMOKE DETECTOR	1	20	#12	200	
28	WATER SOFTENER	1	20	#12	700	*
29,31	PUMP	2	20	#12	1500	*
30, 32	SPARE					
33-36	SPACES					

DEMAND FACTOR: TOTAL LOAD CONNECTED	45034
A/C AT 65%	6500
1st 10000 AT100%	10000
REMAINDER AT 40%	10014
n.e.c. 220-82 optional calc. dwelling units	26514 / 240
	110.5 A.



ELECTRICAL RISER DIAGRAM

N.T.S.



ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

REVISION

REVISION

REVISION

PROJECT NO.

20-04-36

CHECKED BY:

SUB

NEW RESIDENCE FOR:

CH76 INVESTMENT

CALED MODEL

3955 EDWARDS AVE

PALM SPRINGS, FLORIDA

STEVEN J. BRUH

ARCHITECT LEED AP
ARO08678

STEVEN BRUH ARCHITECT

CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN

OFFICE @ 2101 VISTA PARKWAY SUITE 241, W.P.B., FL 33411
6169 EATON STREET
W. P. B. FLORIDA 33411
steven.bruch - 981-252-8777 email: sbruch.design@gmail.com

SBA

DRAWN
KC, SJB

DATE
FEBRUARY 10, 2020

SCALE
AS SHOWN

SHEET

E-1

ELECTRICAL PLAN

OF 7 SHEETS



Village of Palm Springs

3955 Edwards Ave
Lot Width Variance

 3955 Edwards Ave

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



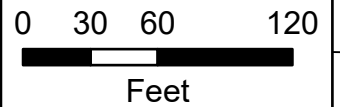
Kirk Rd

Edwards Ave

Serubi Ave

70434419200660140

Lake Worth Rd



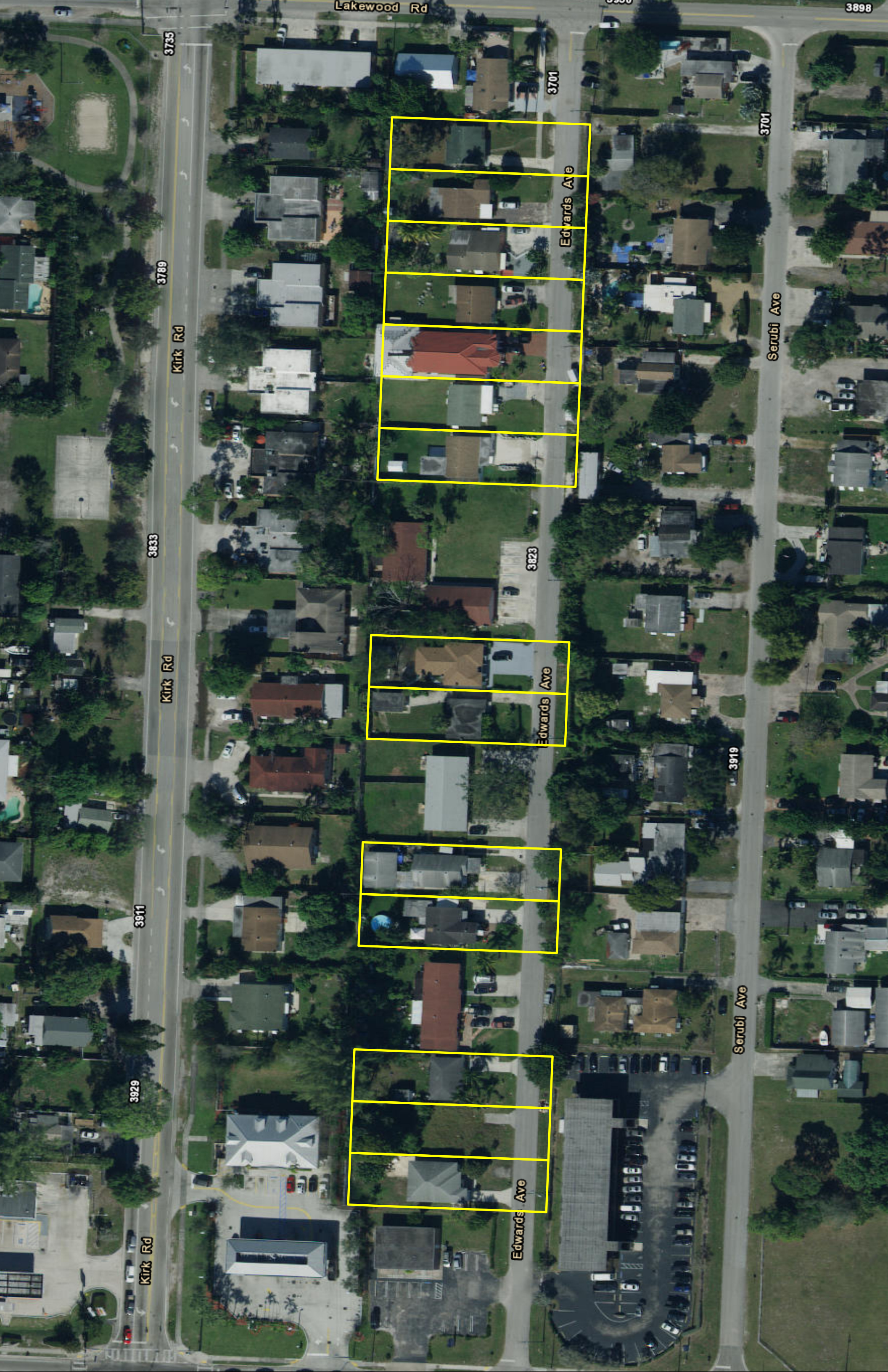
Village of Palm Springs

3955 Edwards Ave
Lot Width Variance

 3955 Edwards Ave

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



3735

3789

Kirk Rd

3833

Kirk Rd

3911

3929

Kirk Rd

3701

Edwards Ave

3823

Edwards Ave

3919

Serubi Ave

3701

Serubi Ave

3898

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.5: Planning & Zoning Board Order No. 2020-04 - Lot Width Variance PSV20-04 - 4083 Dale Road (***Quasi-Judicial***)

SUMMARY: The applicant is requesting a variance from Section 34-746 of the Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of the required 65 feet minimum width. The subject property is located on the East side of South Military Trail between Kirk Road and Donald Road. The area is designated Residential Multiple-Family zoning district and Medium Density Residential Future Land Use. The property dimensions are 136 feet depth and 50 feet width for a total of 6,800 square feet land area.

Staff finds the proposed Variance comparable to surrounding properties, as several parcels have same lot size (0.15 acres) with the same lot width (50 feet). The property has special conditions which are peculiar to the land and do not result from actions of the applicant.

Staff considers this to be the minimum variance that will make possible the reasonable use of the land and will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

FISCAL IMPACT:

There is no direct fiscal impact with this application.

ATTACHMENTS:

Planning & Zoning Board Order 2020-04.doc

Staff Report

Application

Justification Narrative

Proposed Survey

Construction Plans

Aerial and Location Maps

Dale Rd 50' Lot Width

Sec.34-602(2) Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-04
(PSV20-06)

CH 76 Investment LLC
4083 Dale Road
Palm Springs, FL 33461
Applicant(s)

PCN: 70-42-44-13-05-003-0320

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **April 14, 2020**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV20-06.
2. The above Applicant(s) is the owner of the property legally described as: **MILITARY HILL LT 32 BLK C**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-06 – Variance relief from Section 34-762(2), to allow a minimum lot width of 50 ft. in lieu of the required 65 foot.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.

PZ&B Order 2020-04 – (PSV20-06)

7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV20-06, meet the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 14th day of April, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

CH 76 Investment LLC, 4083 Dale Road, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

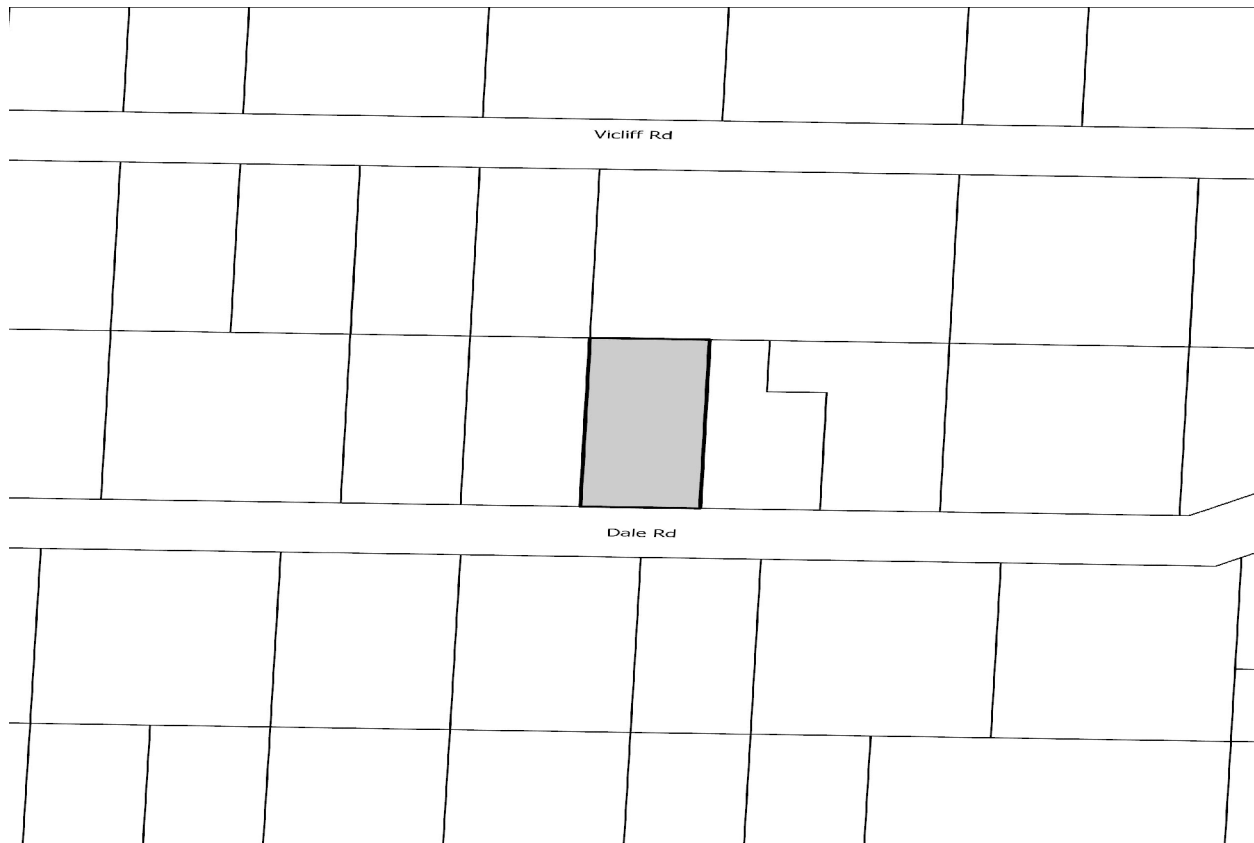
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



LAND DEVELOPMENT STAFF REPORT

SUBJECT: Variance to allow minimum lot width of 50' in lieu of 65' minimum required

Application Summary			
Applicant / Petitioner	Ch 76 Investment LLC	Submittal Date	02/18/2020
Parcel Control No	70-42-44-13-05-003-0320	Case Number	PSV 20-06
Location	4083 Dale Road	Site Area	0.15 acres
P&Z B Meeting	April 14, 2020		
Requests			
Proposed Use	Single family home		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking (Auto)	2	1 car garage Driveway 39 feet long by 14.6 feet width	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard	25'	35'	Yes
Rear yard	12.5'	38'	Yes
Side interior	7.5'	7.5' (west side) 11' (east side)	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Single family home
Zoning	Residential Multiple-Family	Existing Future Land Use	Medium Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	4 residential dwelling units	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
South	Residential single family & residential multi-family	Medium Density Residential	Residential Multiple-Family
East	Residential single family	Medium Density Residential	Residential Multiple-Family
West	Residential single family	Medium Density Residential	Residential Multiple-Family
Recommendation			
Planning, Zoning and Building Staff recommends approval based on compatibility with surrounding properties.			



I Site History

- Ordinance 2009-15: Annexation

The property was annexed into the Village of Palm Springs on September 10, 2009 as a vacant lot and designated with the Residential Multiple-Family zoning district and Medium Density Residential land use category. The lot has been vacant.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Residential Multiple-family (RM) and Medium Density, respectively. The proposed variance to allow a construction of a single-family home is compatible surrounding properties. A 50' lot width is a common characteristic along Dale Road corridor.

III Variance Requested

The subject property is located on the East side of South Military Trail between Kirk Road and Donald Road. The area is designated Residential Multiple-Family zoning district and Medium Density Residential Future Land Use. The property dimensions are 136 feet depth and 50 feet width for a total of 6,800 square feet land area. The applicant is requesting a variance from Section 34-746 of The Village of Palm Springs Land Development Regulations to allow a minimum lot width of 50 feet in lieu of 65 feet minimum required.

IV Recommendation

Planning, Zoning and Building Staff has conducted a review of the application, and found the proposed Variance is comparable with surrounding properties that have same lot size (0.15 acres) with the same lot width (50 feet). Abutting properties are already improved. The property has special condition and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. The Staff consider that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.



Village of Palm Springs Land Development Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | ☐ Site Plan (Minor / Major / PD)* |
| ☐ Rezoning * | ☐ Site Plan Amendment (Minor/Major)* |
| ☐ LDR / Zoning Change (text) | ☐ Special Exception* |
| ☐ Plat (Preliminary) | ☐ Development Order Amendment* |
| ☐ Master Sign Plan | ☒ Variance (District Standard)* |
| ☐ Temporary License Agreement | ☐ Variance (Sign) |
| ☐ Temporary Use Permit | ☐ Variance (Hours of Operation)* |
| ☐ Abandonment | ☐ Administrative Variance |
| ☐ Appeal | ☐ Deed Restriction / Unity of Title |
| ☐ Utility /Civil Plan | ☐ Other _____ |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting. Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: _____

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: New Single Family ResidenceProject Address: 4083 Dale Rd. Palm Springs, FL 33406

Location of Property: The subject property is located approximately 0.07 mile(s) N, S, E, W (circle one) from the intersection of Kirk Rd & Dale Rd, on the N, S, E, W (circle one) side of Dale Rd. (street).

Shopping Center / Office Building: N/AAcreage of Property: 0.1550 Building Square Feet: 1915Density or FAR: Residential Med Plat Name: _____PCN Number(s): 70-42-44-13-05-003-0320Dimensions of Property: 136' X 50' = 6,800

Legal Description: (or attach separate sheet)

MILITARY HILL LT 32 BLK C

Property History, if applicable: Describe previous applications on property (Approved Variances, Special Exception, Site Plan, etc...) Include previous application numbers and any conditions of approval.

Application #	Request	Action	Resolution / Ordinance #	Approval Date
<u>4</u>				

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: CH 76 Investment LLC

Owner's Address: 3819 WESTGATE AVE STE 8, WEST PALM BEACH FL 33409

Owner's Email Address: -

Owner's Phone: 561-719 5040 Owner's Fax:

Applicant, if different than Owner: N/A

Agent: Julian Gutierrez

Contact Person: Julian Gutierrez

Agent's Address: 1601 Belvedere Rd, E-104, West Palm Beach, FL 33406

Agent's Email Address: juliandiversified@gmail.com

Agent's Phone: 919-2440871 Agent's Fax:

All correspondence will be sent directly to agent unless otherwise instructed.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: RM- Multifamily Zoning:

Land Use: Land Use:

Use: Use:

Plat: Plat:

ADJACENT LAND USE / ZONING / USE(S)

North: Medium Density / Residential Multifamily RM / Multi Family House

South: Medium Density / Residential Multifamily RM / Single Family House

East: Medium Density / Residential Multifamily RM / Single Family House

West: Medium Density / Residential Multifamily RM / Single Family House

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

The project includes the construction of a single family residence on a vacant 0.1550 acre lot located at 4083 Dale Rd. in the Village of Palm Springs FL. The construction will include paved parking space, mailbox, landscape, sidewalk for public access.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

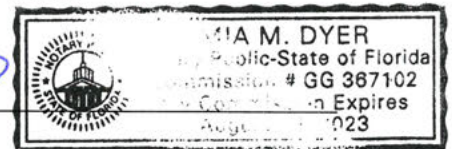
Signature of Owner

Date

STATE OF FLORIDA COUNTY OF PAIM BEACH

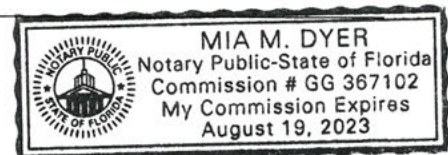
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of Feb, 2020 by CAROL HANCO, who is personally known to me or who has produced PID (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement



Name of officer taking acknowledgement--typed, printed or stamped

Title or rank Serial number



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

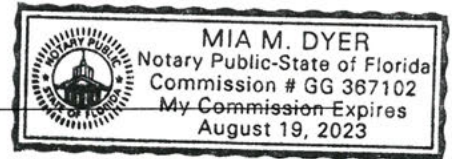
Signature of Agent

Date

STATE OF Florida, COUNTY OF Dade Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of Feb, 2020 by Charles Hines, who is personally known to me or who has produced FLDL (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement



Name of officer taking acknowledgement--typed, printed or stamped

Title or rank Serial number



GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Land Development Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: _____

Requested Village Land Use/Rezoning _____

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 – APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Land Development Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications _____

Code Section: _____

Required: 65' LOT WIDTH MIN

Request: 50'

Details of Variance Request or Appeal:

SEE ATTACHED LETTER

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- a. That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
- b. That the special conditions and circumstances do not result from the actions of the applicant.
- c. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- d. That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- e. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- f. That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- g. That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SECTION 9 – SPECIAL EXCEPTION ONLY (Site Plan Required Also)

Requested Use: _____

Supplemental Regulations Applicable? ☐ Yes ☐ No

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

- (1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
- (2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.
- (3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.
- (4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
- (5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.
- (6) That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

SECTION 10 – SITE PLAN SUBMITTAL REQUIREMENTS

- In original submittal, provide five (5) copies (24"x36") of the following plans listed as they pertain to the project in full sets. Including three (3) sets of all plans shall be signed and sealed original.
 - Provide a Thumb Drive with all submittal materials in pdf format.
 - Site plan packages must include but are not limited to :
 1. Site Plan (see Technical Specifications in Sec. 34-685 of the Code)
 2. Landscape Plan
 - a. Must show all species and sizes (Florida Grade No.1 only)
 - b. Tree survey of existing site
 - c. Irrigation plans desired, but not required until permitting
 3. Building Architectural Plans
 - a. Elevations (label each side according to compass direction)
 - b. Roof plan for screening of mechanical equipment
 - c. Color, Material and Texture Specifications/Schedule
 - d. Building colors shall include paint company name, number, and paint color name (color chips preferred)
 - d. Color Rendering
 - e. Details of site amenities (bike racks, benches, trash receptacles, etc.)
 4. Photometric plan
 - a. Must show spillover at property line
 5. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show proper Parcel ID number
 - d. Needs to have Title Commitment Policy and number referenced,
- OR
- e. Abstract Survey can be used
 6. Tabular data
 7. Dumpster locations (include recycling)
 8. Accessible pedestrian routes from street to building
 9. Truck (garbage, delivery, etc.) turning radii (AutoTurn Analysis)
 10. Fire Hydrant locations
 11. Utility Tie-Ins
 12. Adjacent Zoning
 13. Ultimate right-of-ways widths and elevation of adjacent road(s)
 14. Dimensions on buffers, drive isles and driveways and any other pertinent site
 15. Floor Plan
 16. Life Safety Plan, if applicable
 17. Finished Floor Elevation

18. Sign Plans
 - a. general location plan
 - b. details for each sign, including dimensions and summary of sign face area, all coloring (letter, logo, backing, cabinet, etc)
 - c. master sign plan specifications, if applicable
 19. Paving, Grading and Drainage Plans and Drainage Calculations.
- Copy of FDOT Pre-Approval Letter, as applicable
 - If proposing new residential units, School Capacity Availability Determination

RESUBMITTALS for Technical Review: **Submit a letter identifying each review comment and the revision or response provided**, together with five (5) copies of each revised plan sheet, and thumb drive with .pdf files of revised sheets, reports, narratives, and supporting documents;

LAND DEVELOPMENT BOARD DISTRIBUTION: At least 20 days prior to LDB hearing, submit ten (10) full sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised per and approved by the technical review agencies.

VILLAGE COUNCIL DISTRIBUTION: At least 20 days prior to the VC hearing, submit five (5) sets (24"x36") (3 signed/sealed) and thumb drive with .pdf files, revised to address LDB recommendations, if required.

NOTE: Copies of any graphics or handouts used at a public hearing must be provided to the recording clerk and made part of the formal record.

NOTE: Representations made at the hearing, verbally or graphically, become part of the record, and are enforceable as part of the development order.



AFFIDAVIT CERTIFYING TO PUBLIC HEARING NOTICE REQUIREMENTS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared who after being sworn, stated the following:

1. That I JULIAN GUTIERREZ have prepared/ obtained a complete list (and the required mailing labels) of the owners of real property, together with their mailing addresses, that are within three hundred (300') feet of the subject property, as set forth in the current Official Tax Roll of Palm Beach County.
2. That to the best of my knowledge, said list is complete and accurate.
3. Notice signs were posted on the premises a minimum of 10 days in advance of the public hearing. Attached, are photographs of the signs showing their placement on the property and proximity to the abutting right-of-way.

Signature of Affiant/Applicant

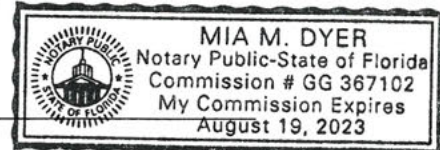
STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of FEB, 20 20 by JULIAN GUTIERREZ, who is personally known to me or who has produced DWL (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement _____

Name of officer taking acknowledgement--typed, printed or stamped _____

Title or rank _____ Serial number _____



PUBLIC NOTICE

VILLAGE OF PALM SPRINGS

LAND DEVELOPMENT

This property is the subject of the following request(s):

- | | |
|--|--|
| ☐ Site Plan | ☐ Planned Development |
| ☐ Special Exception | ☐ Land Use Amendment |
| ☐ Development Order Amendment | ☐ Rezoning |
| ☒ Variance | ☐ Other _____ |

Petition Number: _____

Request: _____

Public hearing date(s) are as follows:

Land Development Board:

Village Council:

The public hearings indicated above are to be held in:

The Village of Palm Springs Council Chambers, 226 Cypress Lane, Palm Springs.

For Additional Information contact the Palm Springs Land Development Department: (561) 965-4016. Interested parties may appear at the public hearing(s) and be heard with respect to the advertised request. Hearing may be postponed without further notice.

In accordance with ADA, documents may be requested in an alternate format. Auxiliary aids or other services will be provided upon request with at least three days notice prior to hearing. For ADA assistance, please contact the Village Clerk's Office at (561) 965-4010.

Visit our website at: **WWW.VILLAGEOFPALMSPRINGS.ORG**

SECTION 11 – PLANNED DEVELOPMENT (SITE PLAN)

Narrative: See objectives and performance standards in Article IX, and provide a narrative that outlines the proposed project's conformance with these provisions.

Waivers: Requests for waivers shall be submitted in writing and shall address the following criteria:

- a. The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.
- b. The request results from innovative design in which other minimum standards are exceeded.
- c. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.
- d. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.
- e. The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.
- f. Economic issues may not be used to justify waivers.
- g. The request is compatible with existing and potential land uses adjacent to the development site.
- h. Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.
- i. Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.

SECTION 12 – PLAT ONLY (Site Plan or Subdivision Plan required also)

Plat packages must include but are not limited to:

1. Plat
2. Boundary Survey
 - a. Needs to be within the last calendar year
 - b. Needs to show Acreage
 - c. Needs to show property Parcel ID number
 - d. Needs to have Title Commitment Policy and number reference, OR
 - e. Abstract Survey can be used
3. Title Policy

SECTION 13 – ABANDONMENT ONLY

General Description of Area Requested for Abandonment: _____

Recording Information of Area: _____
(attach a copy of instrument)

- ☐ Indemnification and Hold Harmless Agreement executed by the Owner indemnifying the Village and holding the Village harmless from any and all losses, claims, damages and other liabilities resulting from, or arising out of the abandonment of the property. **See attached form of agreement.**
- ☐ Letters of any objection to the abandonment request from all utilities and drainage districts providing service to the property, including but not limited to, Lake Worth Utilities, FP&L, Cable distributor, water and sewer service provider, public gas (if applicable).
- ☐ Evidence of payment of all current taxes on the subject property.



INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification Agreement ("Agreement") is made this ____ day of _____, 20____, by and between the Village of Palm Springs, a municipal corporation organized and existing under the laws of the State of Florida ("Village"), with its principal offices located at 226 Cypress Lane, Palm Springs, FL 33461, and _____, whose address is _____ ("Indemnifying Party")

WITNESSETH

In consideration of the sum of One Thousand Five Hundred Dollars (\$1500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties, and to the fullest extent permitted by laws and regulations, the Indemnifying Party shall indemnify, defend, save and hold harmless, the Village, its officers, elected officials, agents and employees from any and all claims, damages, losses, liabilities and expenses, (direct, indirect and consequential) pertaining to or arising out of the abandonment of the real property which is the subject of this Application for Abandonment.

The Indemnifying Party shall pay all losses, claims, liens, settlements, or judgments of any nature whatsoever in connection with the foregoing indemnification, including but not limited to, reasonable attorney's fees (including appellate attorneys' fees and costs). The Village reserves the right to reasonably approve of the legal counsel selected by the Indemnifying Party to conduct any defense in any such proceedings, and all reasonable costs and fees associated therewith shall be the responsibility of Indemnifying Party.

The indemnification obligation hereunder shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Indemnifying Party under any policy or policies of insurance of the Indemnifying Party or a third party.

This Agreement shall not in any way be construed to create a partnership, association, or any kind of joint venture or undertaking between the parties hereto. The Village specifically reserves all statutory and common law rights and immunities, and nothing herein is intended to limit or waive the same, including but not limited to, the procedural and substantive provisions of Section 768.28, Fla. Stat., and Section 95.11, Fla. Stat., as amended from time to time.

The Indemnifying Party's obligation to indemnify, defend, and pay for the defense, or at the Village's option, to participate and associate with the Village in

the defense and trial of any claim and related settlement negotiations, shall be triggered by the Village's notice of claim for indemnification to the Indemnifying Party. The Indemnifying Party's inability to evaluate liability or its evaluation of liability, shall not excuse the Indemnifying Party's duty to defend and indemnify within 7 days after such notice is given by the Village by registered mail. Only an adjudication or judgment after the highest appeal is exhausted, specifically finding the Village solely negligent, shall excuse performance of this provision by the Indemnifying Party. The Indemnifying Party shall pay all costs and fees related to this obligation and its enforcement by the Village. The Village's failure to notify the Indemnifying Party of a claim shall not release the Indemnifying Party of the above duty to defend and indemnify.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

INDEMNIFYING PARTY

By: _____
Indemnifying Party

Printed Name of Indemnifying Party

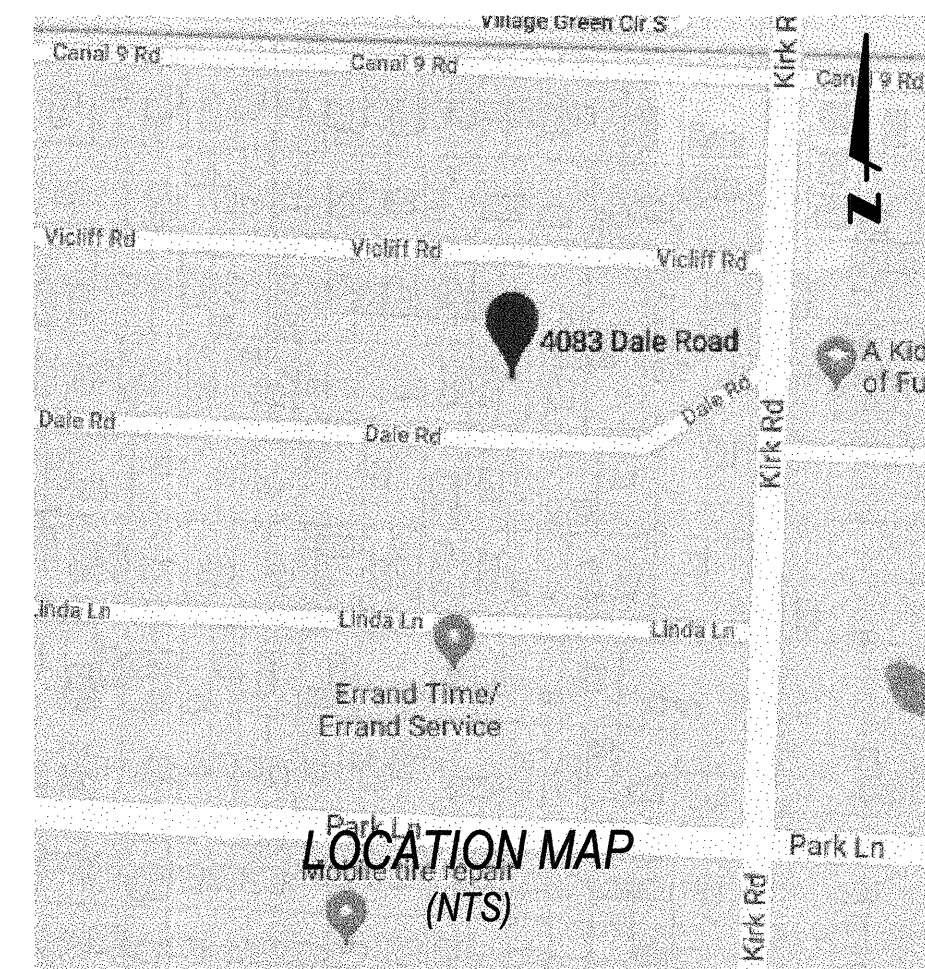
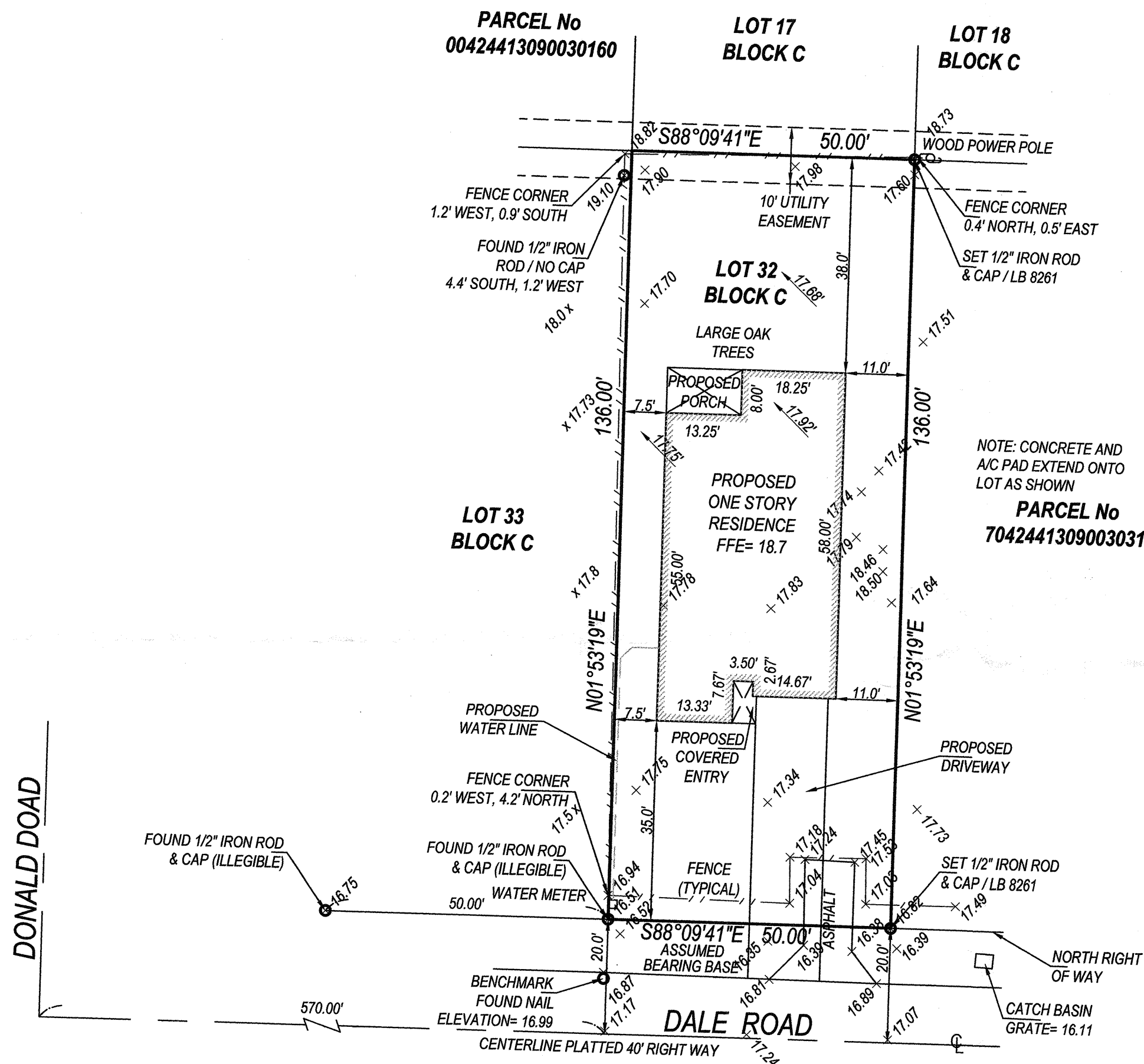
VILLAGE OF PALM SPRINGS

By: _____

ATTEST

KIMBERLY M. WYNN, VILLAGE CLERK

- The Lot located at 3955 Edwards Ave has a Width of 50' which is less than the minimum requirement allowed by the Village of Palm Springs. This condition is not a result of the actions of the owner/applicant.
- We acknowledge that granting the variance requested will not confer on the applicant any special privilege that is denied by de code.
- We acknowledge that the interpretation of of this provisions would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of the code and would work unnecessary and undue hardship on the owner/applicant.
- We also acknowledge that the variance granted is the minimum variance that will make possible the reasonable use of the land.
- We acknowledge that the granting of this variance will be in harmony with the intent and purpose of the code.
- We guarantee that this variance will not be injurious to the area involved or detrimental to the public welfare.



PROPERTY ADDRESS:
4083 DALE ROAD
PALM SPRINGS FLORIDA 33406

FLOOD ZONE: "X"
PANEL NO: 12099C 0588F
DATE: OCTOBER 5, 2017

CERTIFIED TO:

1. CH76 INVESTMENT LLC
2. ALLEN FALK P.A.
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

LOT 32, BLOCK C, MILITARY HILL, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 23, PAGE 21.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO 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 8261.
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. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, 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.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

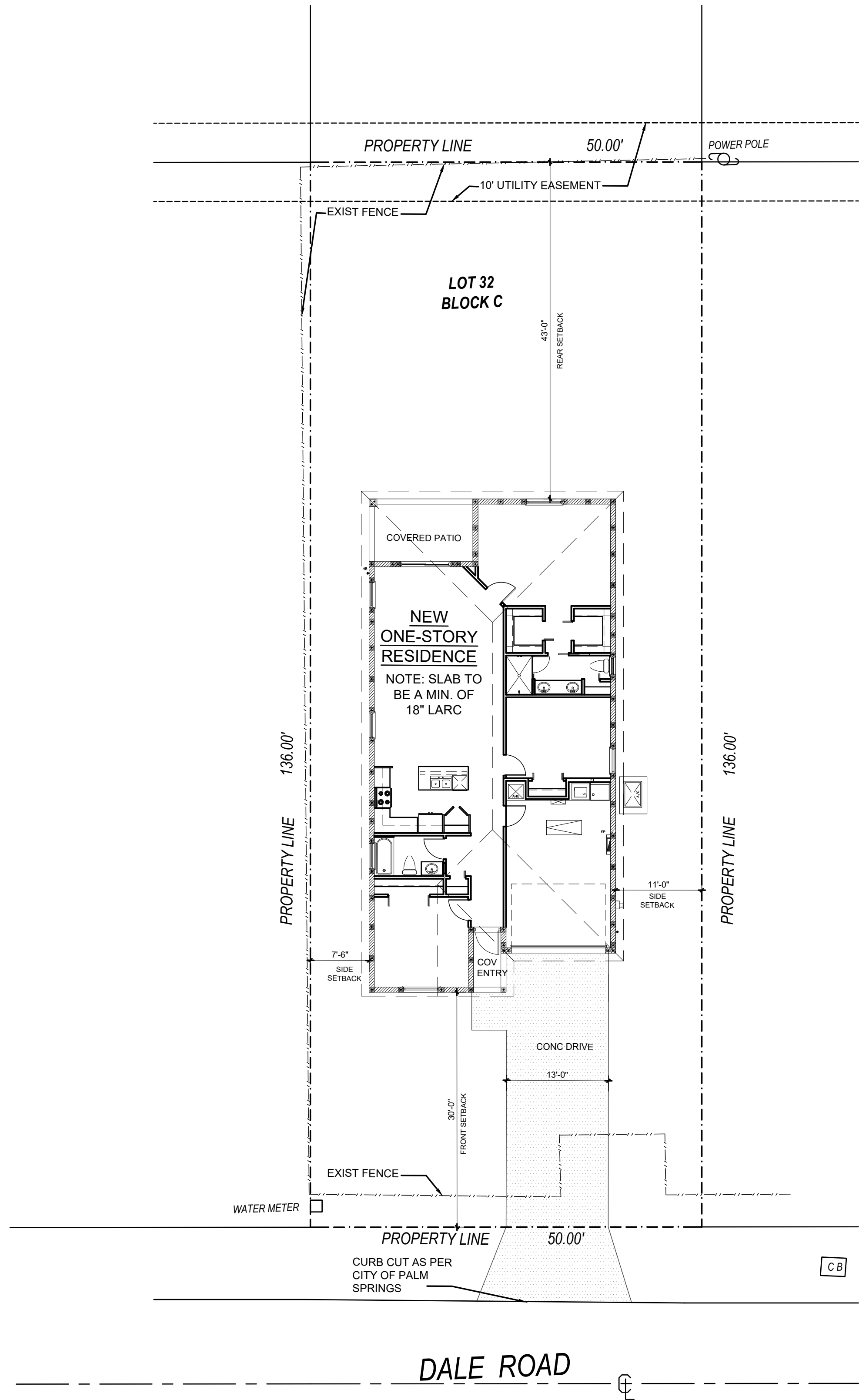
PRINCIPAL MERIDIAN

SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764

BOUNDARY AND TOPOGRAPHIC SURVEY CONSTRUCTION LAY-OUT

SIGNED: DOUG WALKER
DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

REV SITE PLAN	01-28-20	DATE
SITE PLAN	11-27-19	
BOUNDARY SURVEY	05-27-19	
PURPOSE		
JOB#		
S19060375		
ER	FIELD	
CD	DRAFT	
CD		



SITE PLAN

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



NEW RESIDENCE:
CH76 INVESTMENT
CALED MODEL
4083 DALE RD
PALM SPRINGS, FLORIDA

SHEET INDEX

- | | |
|------|----------------------------|
| SP-1 | SITE PLAN |
| A-1 | FLOOR PLAN & SCHEDULES |
| A-2 | ELEVATIONS & DETAILS |
| A-3 | BUILDING SECTIONS |
| S-1 | FOUNDATION / PLUMBING PLAN |
| S-2 | FLOOR FRAMING PLAN |
| E-1 | ELECTRICAL PLAN |

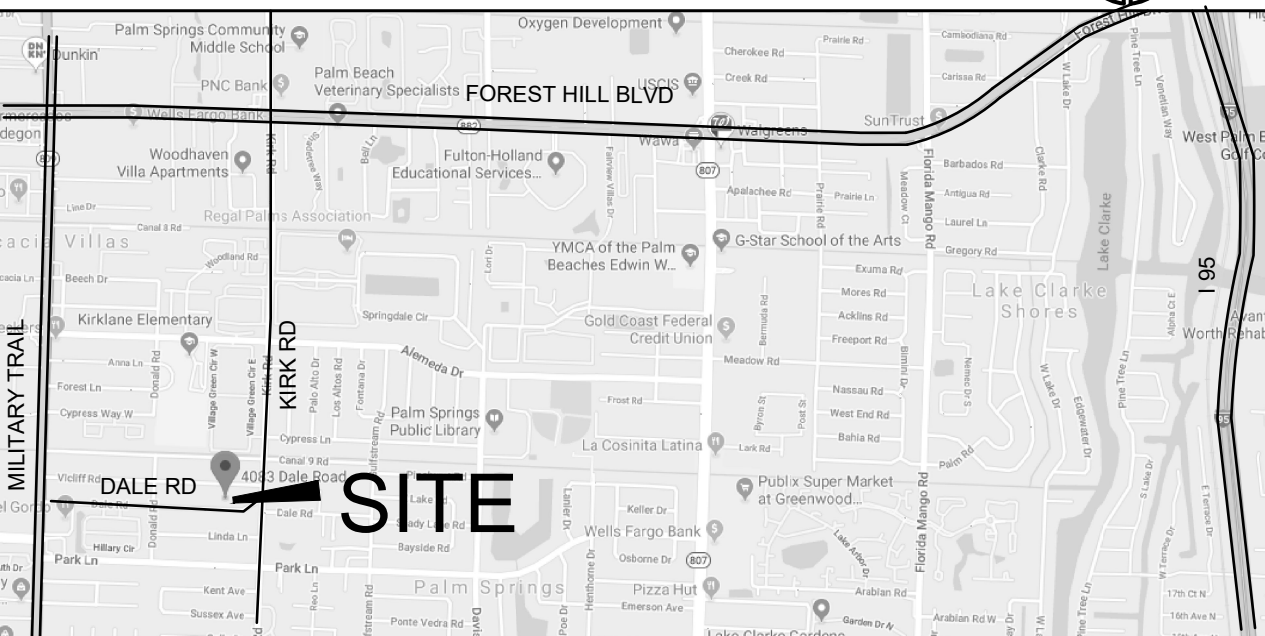
GENERAL SITE NOTES:

1. SITE PLAN IS FOR ARCHITECTURAL LAYOUT PURPOSES ONLY. REFER TO DRAWINGS BY "PMSI SURVEYING," SURVEYORS DATED 11-27-2019 FOR PLACEMENT, SIZE OF EASEMENTS AND SITE LAYOUT.
2. LAYOUTS SHALL BE VERIFIED BY HORIZONTAL CONTROL DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING, SIDEWALKS AND DRIVEWAYS SHALL BE AS APPROVED BY CITY OF PALM SPRINGS, FL.

DESIGN CRITERIA

CODES AND EDITIONS USED:
FLORIDA BUILDING CODE RESIDENTIAL 2017 6th ed.
NATIONAL ELECTRICAL CODE 2014
OCCUPANCY CLASSIFICATION:
GROUP R-3 - RESIDENTIAL (310.5 FBC);
CONSTRUCTION TYPE: TYPE VB, UNSPRINKLED UNPROTECTED

LOCATION MAP



REVISION	
REVISION	
REVISION	
PROJECT NO.	20-04-36
CHECKED BY:	SJB

NEW RESIDENCE FOR:
CH76 INVESTMENT
CALED MODEL
4083 DALE RD
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
ARCHITECT LEED AP
AR008678

STEVEN BRUH ARCHITECT
CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN



DRAWN
KC, SJB
DATE
FEBRUARY 10, 2020
SCALE
AS SHOWN
SHEET

SP-1
SITE PLAN

OF 7 SHEETS

OFFICE @ 2101 VISTA PARKWAY SUITE 241, W.P.B., FL 33411
6169 EATON STREET W. P. B. FLORIDA 33411
steven bruh - 561-252-8797 email: sbruh@design@gmail.com

GENERAL NOTES

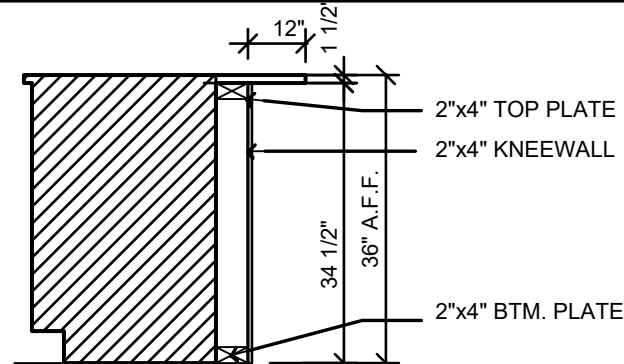
- ALL WORK SHALL BE IN ACCORDANCE WITH THE 6th ed. 2017 FBC RESIDENTIAL CODE AND LOCAL AMENDMENTS. NFPA 101. NOTHING CONTAINED IN THIS SPECIFICATION OR SHOWN ON PLANS SHALL BE CONSTRUCTED AS TO CONFLICT WITH ANY LOCAL MUNICIPAL OR STATE LAW OR REGULATION. ALL SUCH LAWS OR REGULATIONS ARE HEREBY MADE PART OF THIS SPECIFICATION AND THE PLANS ARE THE MINIMUM THAT WILL BE ACCEPTED. CONTRACTOR BEING REQUIRED TO MEET BUILDING AND FIRE DEPT. REQUIREMENTS AND AS APPROVED BY THE OWNER.
- ALL WORK SHALL BE ALIGNED AND POSITIONED IN ACCORDANCE WITH PLAN DIMENSIONS WITH ALL SCALE DIMENSIONS BEING VERIFIED PRIOR TO USE.
- ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL BE SHALL BE PRESSURE TREATED.
- GENERAL CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- CONTRACTOR SHALL GUARANTEE ALL WORK FOR ONE (1) YEAR AFTER DATE OF ACCEPTANCE BY OWNER.
- ALL WINDOW AND DOOR OPENING DIMENSIONS SHALL BE VERIFIED WITH WINDOWS AND DOORS SUPPLIES.
- ANY BLOCKING, NAILERS, FLASHING OR OTHER REQUIRED FRAMING MATERIAL SHALL BE INSTALLED AS REQUIRED AS IF THEY WERE ORIGINALLY DETAILED.
- THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION. AN ARCHITECT'S VISIT TO THE SITE, SHALL NOT RELIEVE THE CONTRACTOR OF TOTAL RESPONSIBILITY. HE SHALL IN ANY EVENT HOLD THE ARCHITECT HARMLESS FOR ALL LITIGATION ARISING FROM INJURY OR MEANS OR METHODS EMPLOYED WHICH ARE A HEALTH SAFETY & WELFARE ISSUE.
- ALL STUCCO, METAL LATH, AND DRYWALL WORK SHALL MAINTAIN THE STANDARDS AS OUTLINED IN THE U. S. GYPSUM CONSTRUCTION HANDBOOK; ESPECIALLY IN REGARDS TO ACCESSORY PRODUCTS, SUCH AS, CONTROL AND EXPANSION JOINTS. CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION.
- WOOD SPECIFICS : # 2 HEM-FIR SOUTHERN PINE OR SPRUCE PINE-FIR W/19 % OR LESS MOISTURE CONTENT.
- ALL WOOD FRAMING/SHEATHING SHALL MEET PROVISIONS ON CHAPTER 23, FBC 2017.
- ALL PRODUCT ENCLOSING THE BUILDING ENVELOPE TO MEET FLORIDA PRODUCT APPROVAL REQUIREMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING ENERGY CODE AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.
- ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

EGRESS WINDOWS NOTE

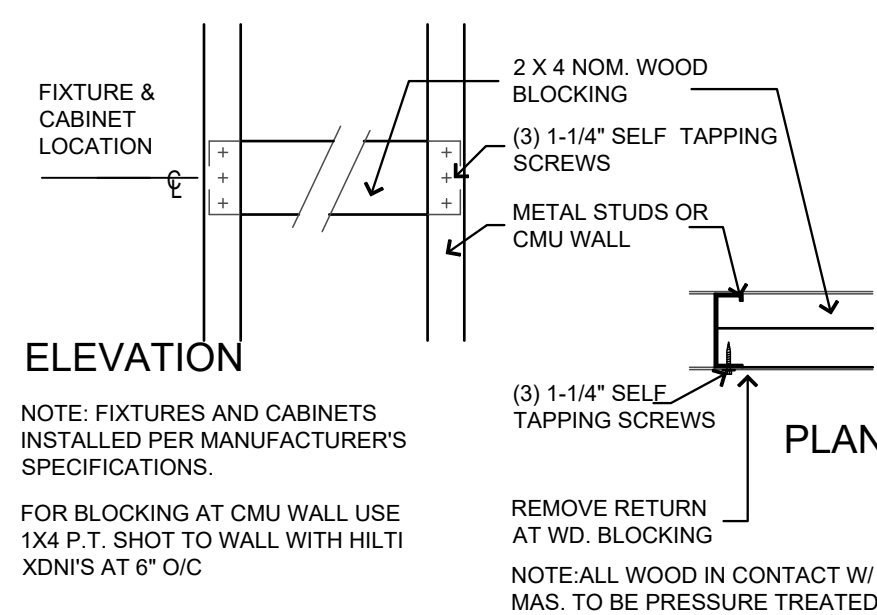
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM TOTAL GLASS AREA OF 5.0 sq. ft. GROUND FLOOR WINDOW AND 5.7 sq. ft. SECOND STORY WINDOW THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE TWENTY-FOUR (24) INCHES, AND WIDTH TO BE TWENTY (20) INCHES. SILL TO BE 44" MAXIMUM ABV. FIN FLOOR

BUILT-INS & FINISH

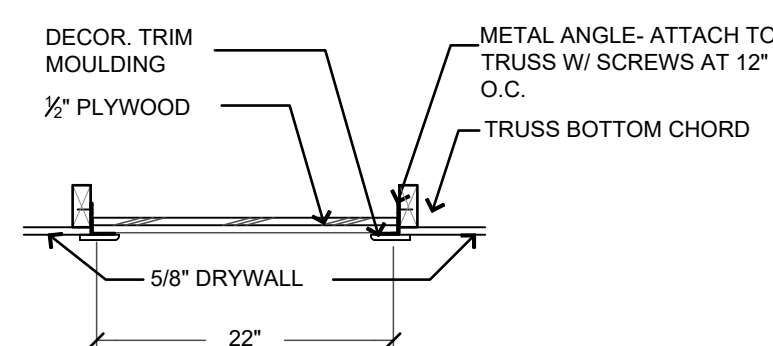
- SEE SHOP DRAWINGS FOR ACTUAL KITCHEN LAY-OUT. SUBMIT ALL SHOP DRAWINGS FOR REVIEW.
- ALL PANTRY AND LINEN CLOSETS TO HAVE (4) WIRE SHELVES UNLESS OTHERWISE NOTED.
- OWNER TO SELECT ALL COLORS AND FINISHES UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
- ALL CLOTHES CLOSETS TO HAVE WIRE ROD & SHELVES AS SHOWN



1 CABINET SECTION SCALE: 1/2"=1'-0"



2 BLOCKING DETAIL FOR HANGING FIXTURES AND CABINETS N.T.S.



3 ATTIC ACCESS SECTION SCALE 3/4" = 1'-0"

DOOR SCHEDULE

ALL EXT. COMPONENTS & CLADDING REQUIRE PRODUCT APP. ALL EXTERIORS WINDOWS AND DOORS TO BE IMPACT RATED					
(No)	SIZE	MAT.	TYPE	HDWE	NOTES
1	3'-0" x 8'-0"	COMP. OR MTL. CLAD	SWING EXT.	1 / 5	
2	12'-0" x 8'-0"	MTL. CLAD	OVERHEAD	AS PER MANUF.	RAISED PANEL
3	3'-0" x 8'-0"	SOLID CORE OR MTL. CLAD 1 3/8 THK	SWING EXT.	4	W/ SPRING HINGE
4	(2)2'-0" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
5	(2)2'-8" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
6	2'-8" x 8'-0"	WOOD / COMP.	SWING	2	
7	2'-8" x 8'-0"	WOOD / COMP.	POCKET	AS PER MANUF.	
8	2'-8" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	
9	6'-0" x 8'-0"	ALUM.	EXT. SLIDING	AS PER MANUF.	
10	2'-0" x 8'-0"	WOOD / COMP. / MTL.	BIFOLD	AS PER MANUF.	

DOOR HARDWARE

- LEVER HANDLE W/ LOCK ENTRY SET OR APPROVED EQUAL
- LEVER HANDLE W/ PRIVACY LOCK
- PASSAGE LATCH SET
- LEVER HANDLE W/ LOCKSET
- EXTERIOR DOORS SHALL BE WEATHERSTRIPPED AND PROVIDED W/ A THRESHOLD

DOOR NOTES

- PROVIDE WALL OR FLOOR MTD. DOOR STOPS FOR ALL DOORS
 - CONTRACTOR TO SUBMIT SHOP DWGS TO FOR APPROVAL PRIOR TO CONSTRUCTION
 - ALL HARDWARE TO BE BRUSHED ALUMINUM OR SATIN CHROMIUM SCHLAGE OR EQ. COMMERCIAL GRADE
 - 1 1/2 PR. BUTTS.
- FINISH & STYLE TO BE SELECTED BY OWNER

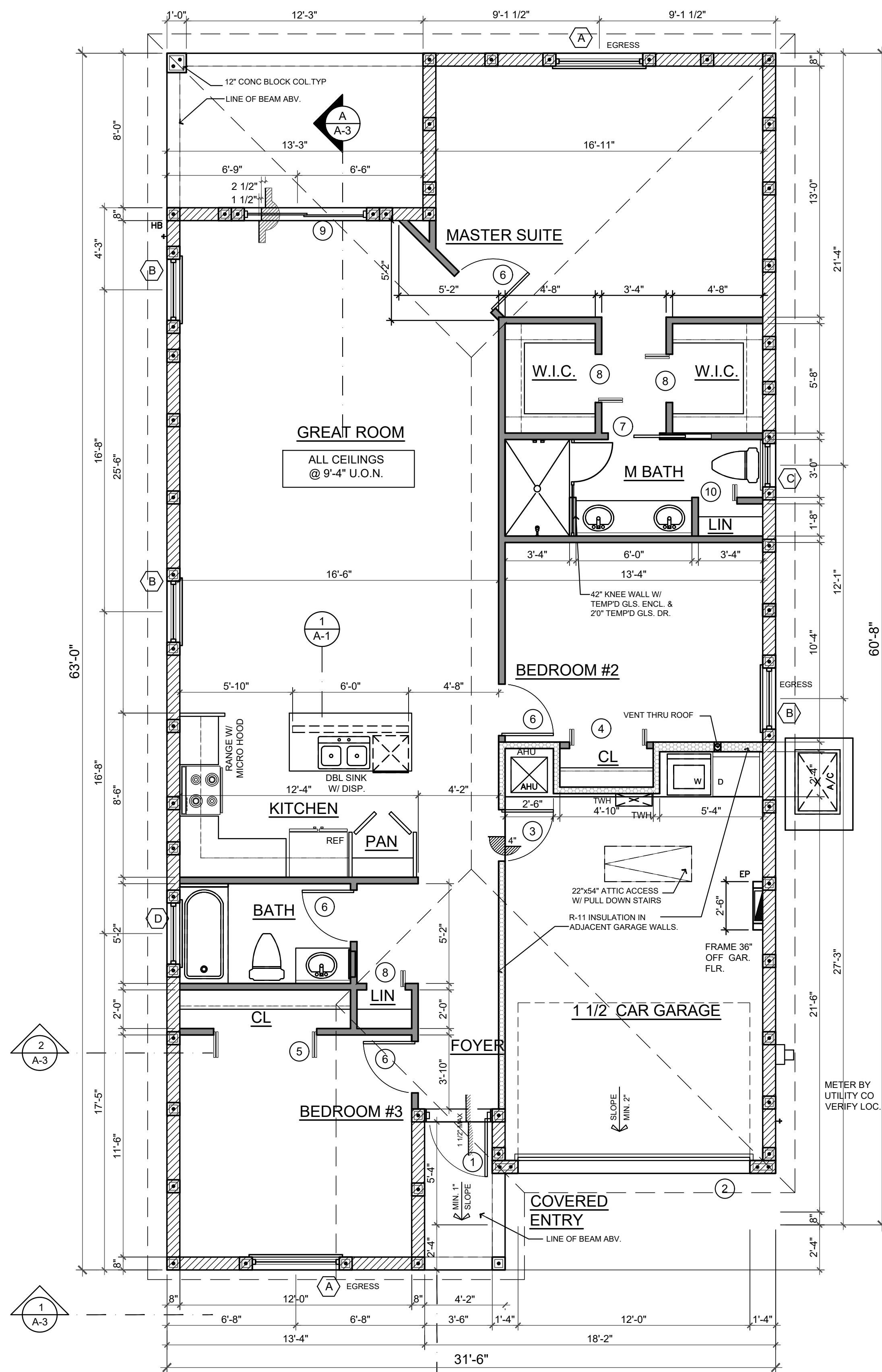
WINDOW SCHEDULE

ALL EXT. COMPONENTS & CLADDING ARE IMPACT RATED & REQUIRE PRODUCT APPROVAL.					
(ID)	SIZE	TYPE	DESIGN PRESSURES	DETAILS HEAD/JAMB/ SILL	NOTES
A	54" X 63"	SH 35	30.0/-32.7 PSF	A A B	
B	38" X 63"	SH 25	30.0/-39.3 PSF	A A B	
C	27" X 26"	SH H32	31.4/-34.0 PSF	A A B	OBS. TEMP'D
D	38" X 39"	SH 23	31.4/-34.0 PSF	A A B	OBS. TEMP'D

PRODUCT APPROVAL SUBMITTAL AFFIDAVIT

ALL WINDOWS & DOORS TO BE IMPACT RESISTANT					
PRODUCT	MANUFR.	MANUF. DSGN. PRESSURES	MODEL	FLORIDA #	DESIGN PRESSURES
SW. DOOR	THERMATRU	+60 / -60	FIBERGLASS DOOR	8871.5	+30.0 / -32.7
SH WINDOW	LAWSON IND.	+80 / -80	SH7700	16-1003.01	+31.4 / -39.3
SLDG. GLS. DR.	LAWSON IND.	+56.7 / -65.0	SGD 9200	17-1212.05	+28.2 / -35.3
ROOF SHINGLES	ATLAS	---	PINACLE	17-0706.07	---
ROOF HIP & RIDGE	ATLAS	---	PRO-CUT	19-0109.03	---
MTL. GAR. DR.	CLOPAY	+36, -42	W6	16-107.3	+26.6 / -32.7

I HAVE REVIEWED THE ABOVE COMPONENTS AND HAVE APPROVED THEIR USE IN THIS HOME. THEY PROVIDE ADEQUATE RESISTANCE TO THE PREDICTED MAXIMUM PRESSURES DUE TO WIND LOAD AND FORCES SPECIFIED BY THE CURRENT BUILDING CODE PROVISIONS.



FLOOR PLAN

SCALE: 1/4"=1'-0"

WALL LEGEND		AREA CALCULATIONS	
ALL INTERIOR WALLS ARE FIGURED @ 4" UNLESS OTHERWISE NOTED			
	8" CMU WALL BEARING AT 9'-4" A.F.F.	LIVING	1478 S.F.
	STUD WALL OR OPTIONAL METAL FRAMING TO CEILING.	GARAGE	301 S.F.
		COVERED ENTRY	30 S.F.
		COVERED PATIO	106 S.F.
		TOTAL AREA UNDER ROOF:	1915 S.F.

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CALED MODEL
4083 DALE RD
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
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ARO08678

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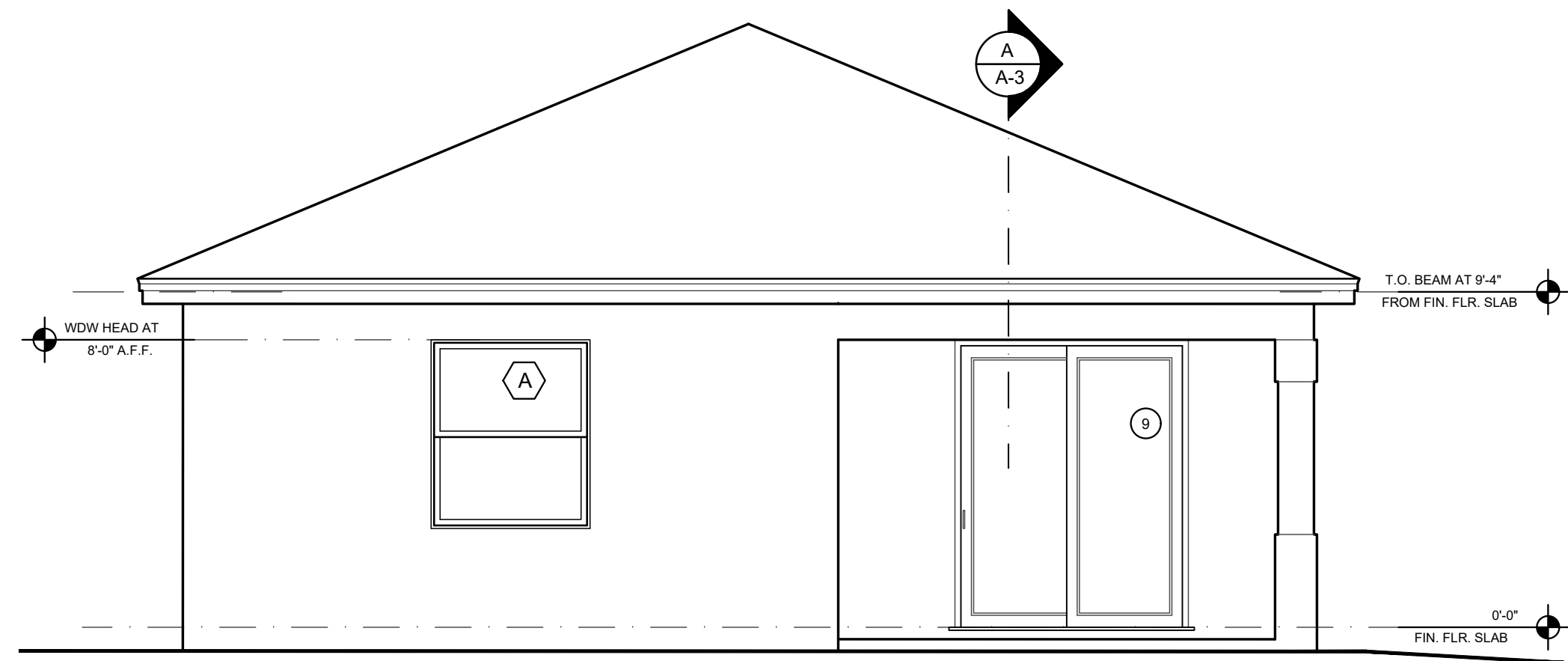
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KC, SJB
DATE
FEBRUARY 10, 2020
SCALE
AS SHOWN
SHEET

A-1

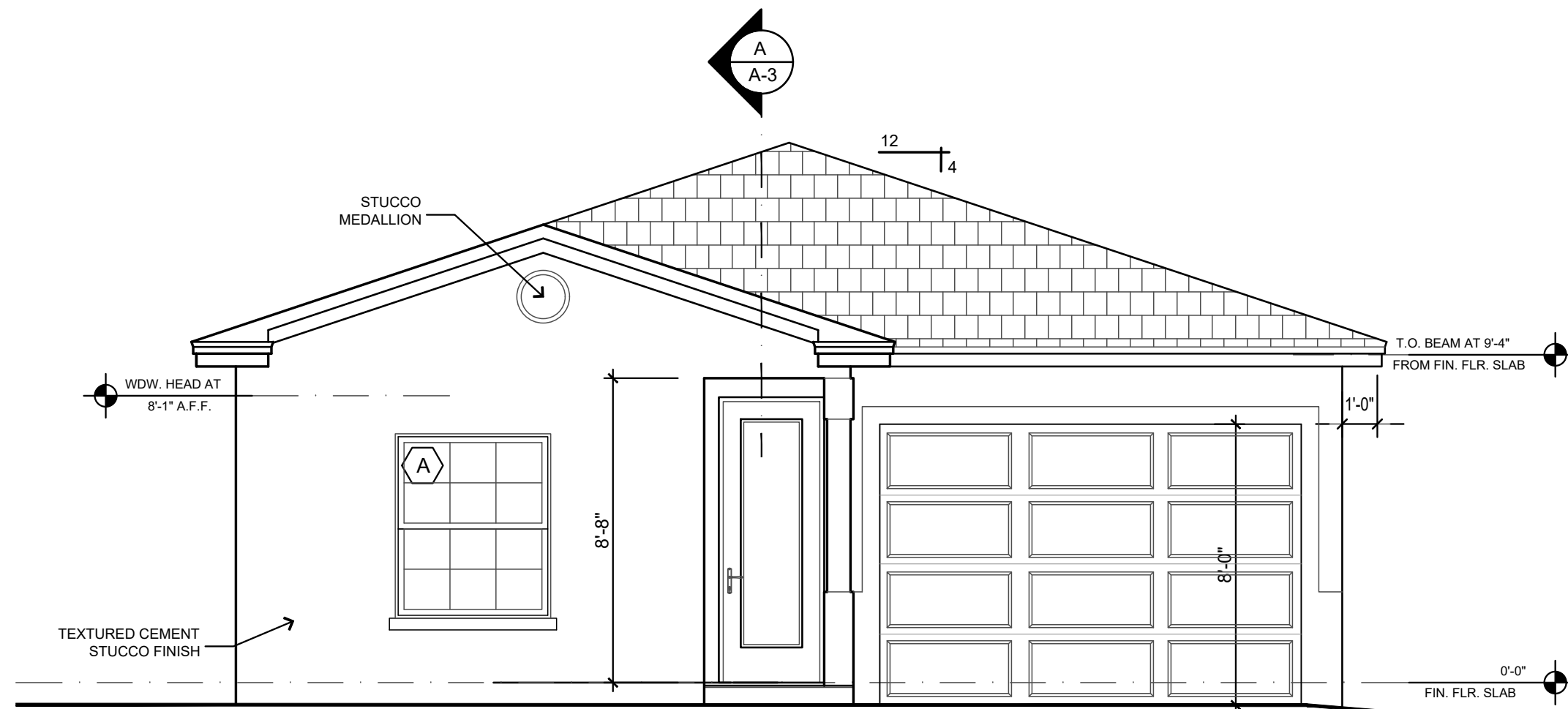
FLOOR PLAN

7 SHEETS



REAR ELEVATION

SCALE: 1/4"=1'-0"

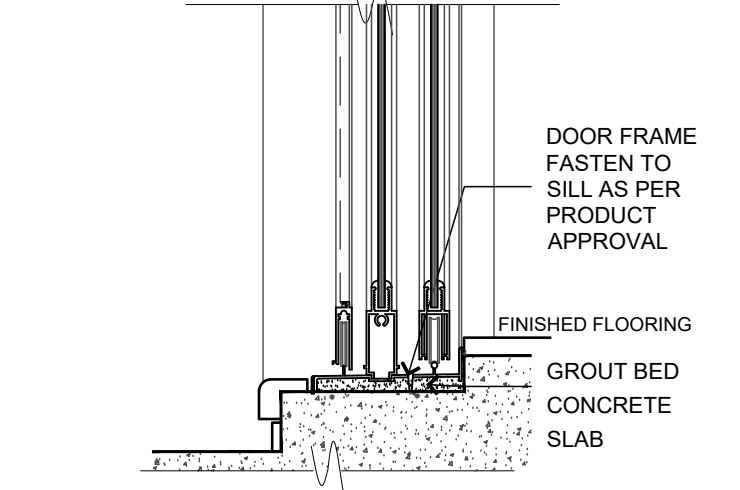
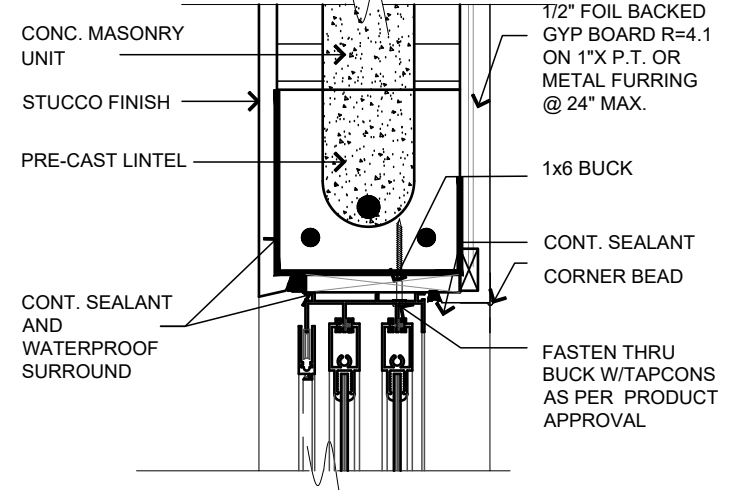
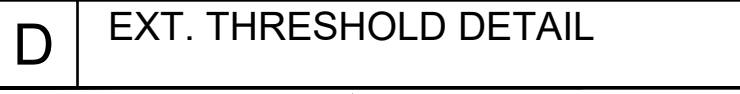
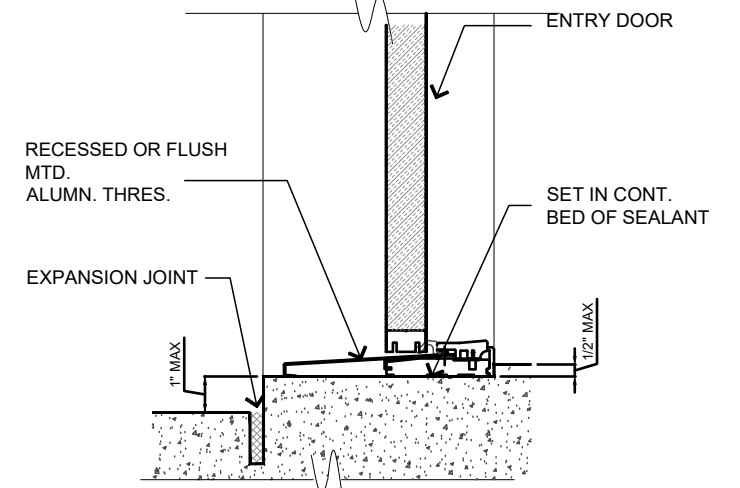
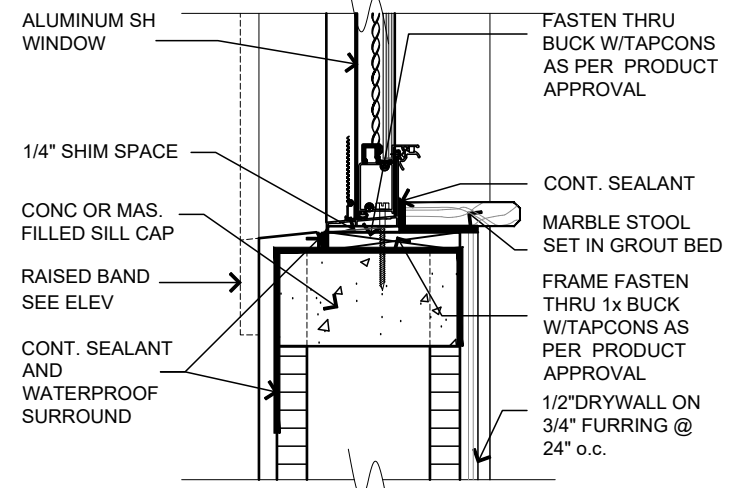
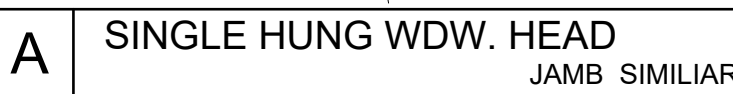
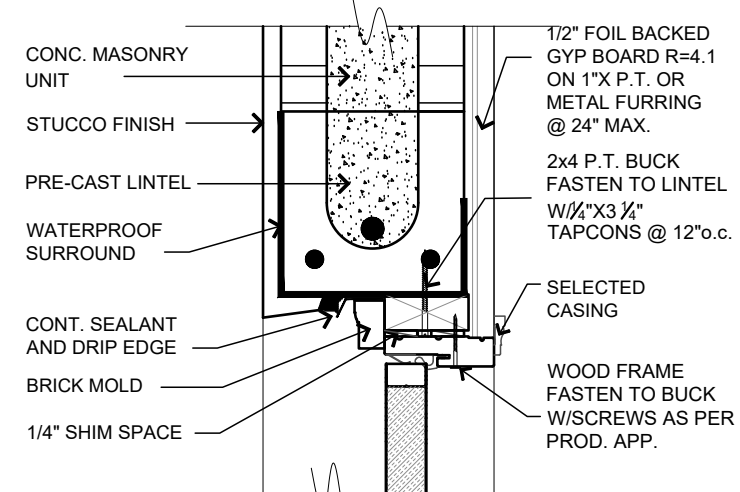
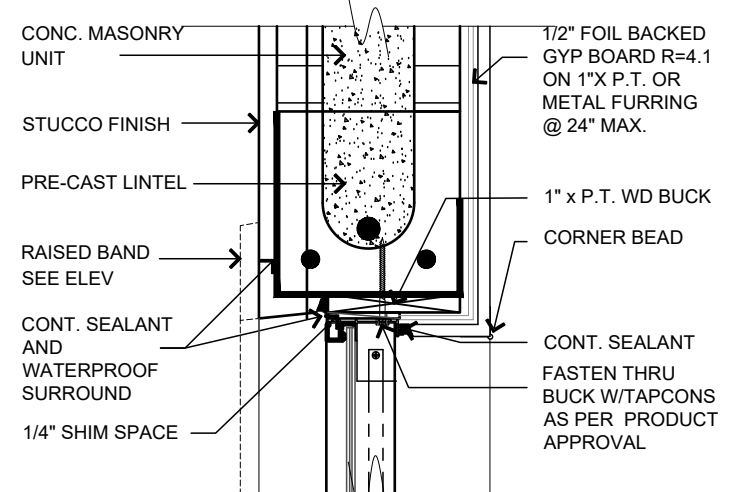


FRONT ELEVATION

SCALE: 1/4"=1'-0"

DOOR & WDW JAMB / HD / SILL DETAILS

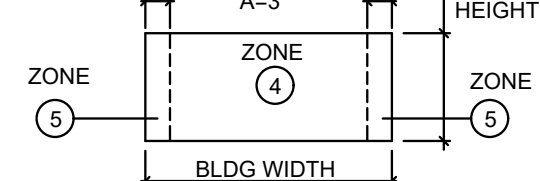
- NOTES**
- ALUM. FINISH AND GLAZING COLOR TO BE APPR. BY OWNER
 - EXTERIOR WDW & DRS TO BE IMPACT RESISTANT
 - ALL FENESTRATION AND EXT. DOORS SHALL BE INSTALLED AS PER PRODUCT APPROVAL; ADJUST AS REQ'D
 - 8" MIN. APPLIED CONC. LWM200 LIQUID WATERPROOFING MEMBRANE OR EQ APPROVED ON EXTERIOR OF OPENING AND ENTIRE RETURN. WDW. BUCKS TO BE CAULKED TO BLOCK OPNG. + WDW. INSTALLED AND SEALED PER MANUFACTURERS SPECS. SEALANT SHALL COMPLY W/ AAMA 900 & 714 OR ASTM C920 CLASS 25 GRADE NS OR GREATER



WIND DESIGN BASIS:

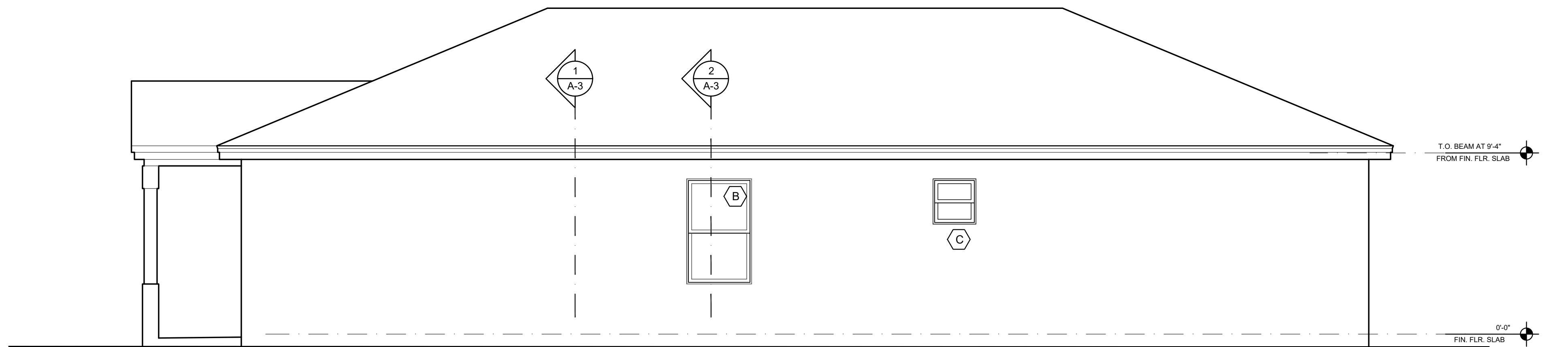
6th ED. FBC 2017, ASCE 7-10
ULTIMATE WIND SPEED: 170 MPH
NOMINAL WIND SPEED: 132 MPH
RISK CATEGORY II
EXPOSURE B
ENCLOSED
INT. PRESSURE COEF: ± 0.18
MEAN ROOF HEIGHT = ±12'-10"

WALL ELEVATION



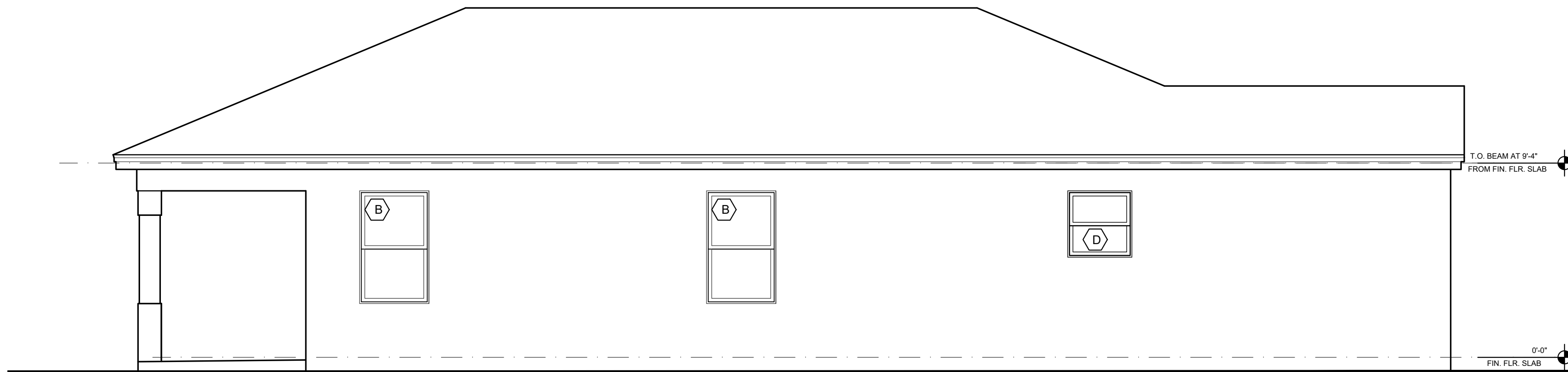
WALL PRESSURES

COMPONENT & CLADDING	NOM. WIND SPEED: 132 MPH			ULT. WIND SPEED: 170 MPH		
	ZONE 4	ZONE 5		ZONE 4	ZONE 5	
SQ.FT.						
10	31.4/-34.0 PSF	31.4/-42.0 PSF	10	52.0/-56.4 PSF	52.0/-69.6 PSF	
20	30.0/-32.7 PSF	30.0/-39.3 PSF	20	49.8/-54.2 PSF	49.8/-65.2 PSF	
50	28.2/-30.8 PSF	28.2/-35.3 PSF	50	46.7/-51.1 PSF	46.7/-58.6 PSF	
100	26.6/-29.2 PSF	26.6/-32.7 PSF	100	44.1/-48.5 PSF	44.1/-54.2 PSF	



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

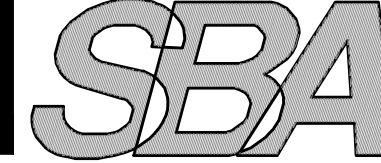
SCALE: 1/4"=1'-0"

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AR008678

STEVEN BRUH ARCHITECT
CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN



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DATE
FEBRUARY 10, 2020

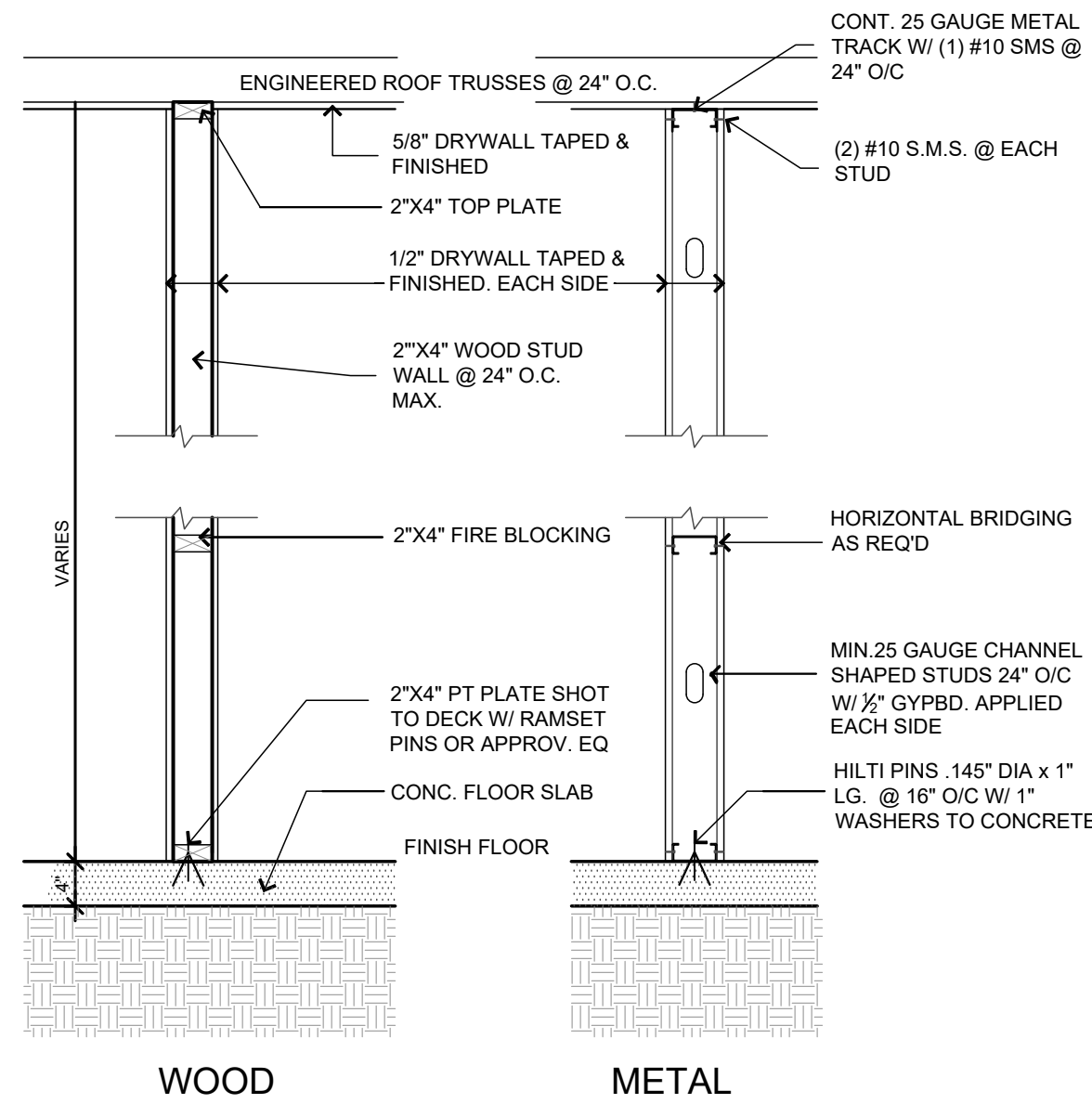
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A-2
ELEVATIONS

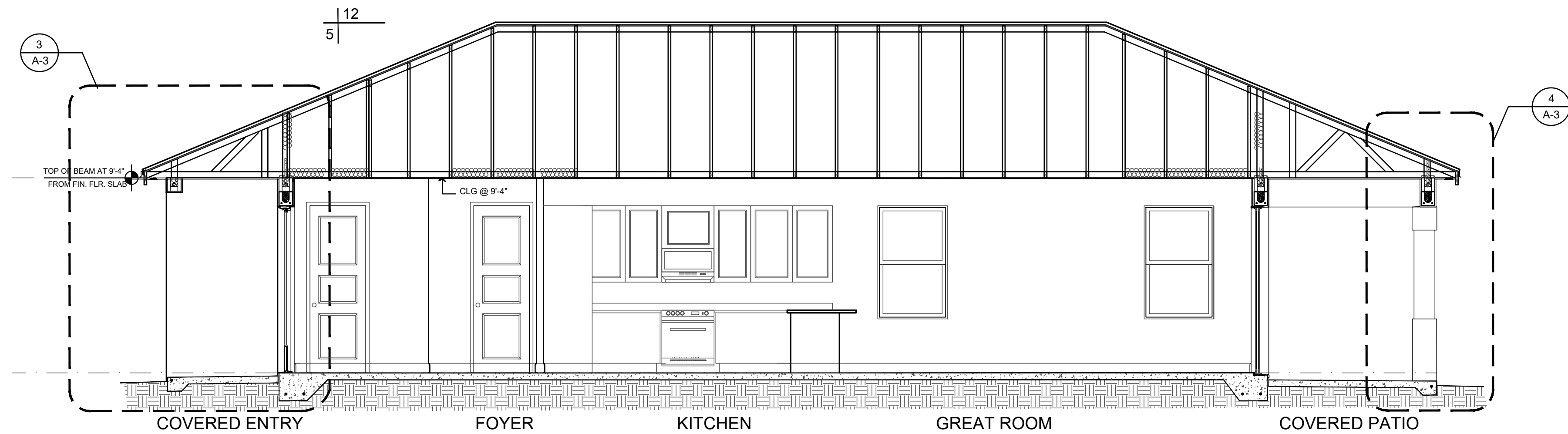
OF 7 SHEETS

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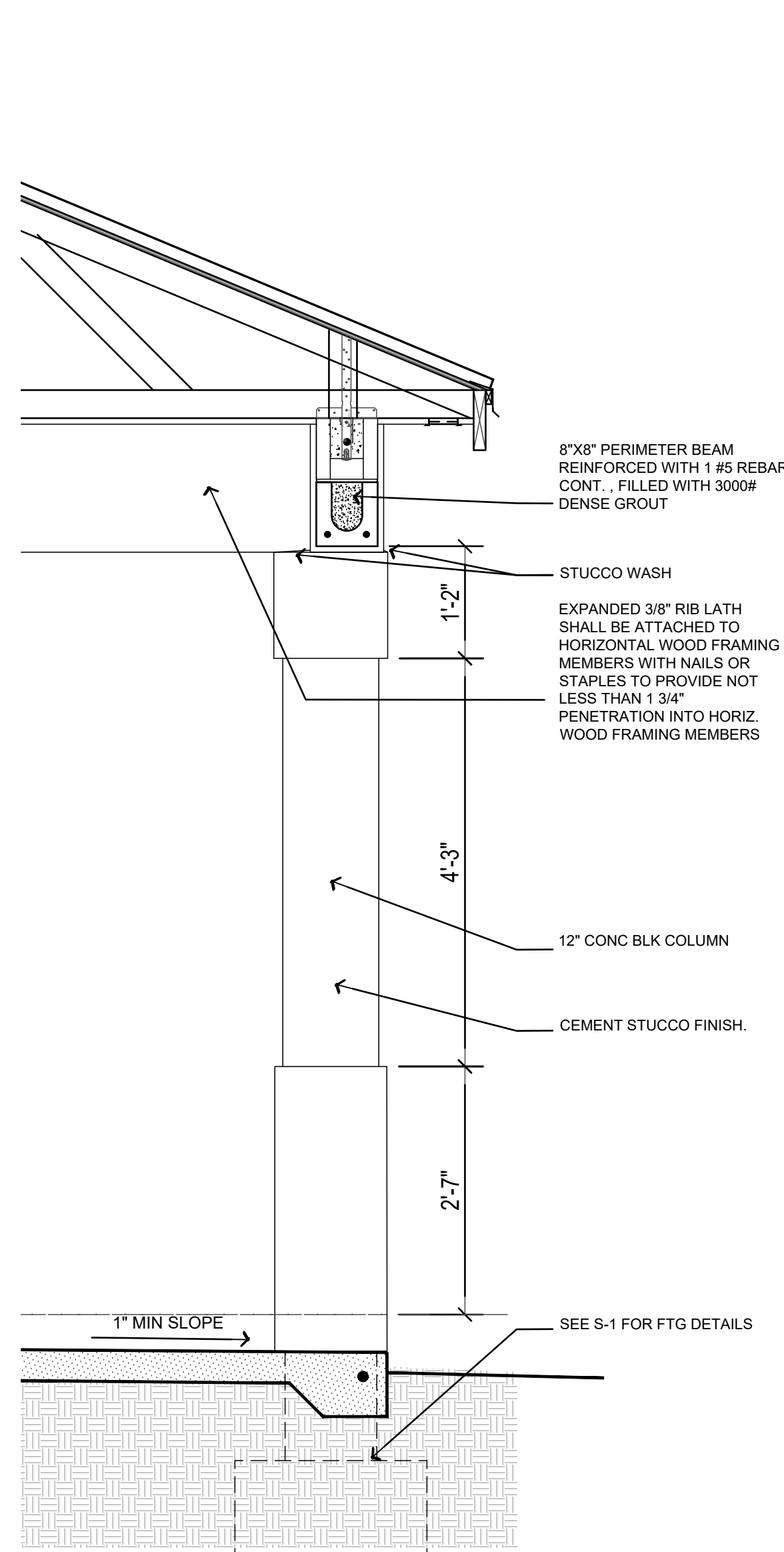
5 TYP. INTERIOR WALL SECTION

SCALE: 3/4"=1'-0"



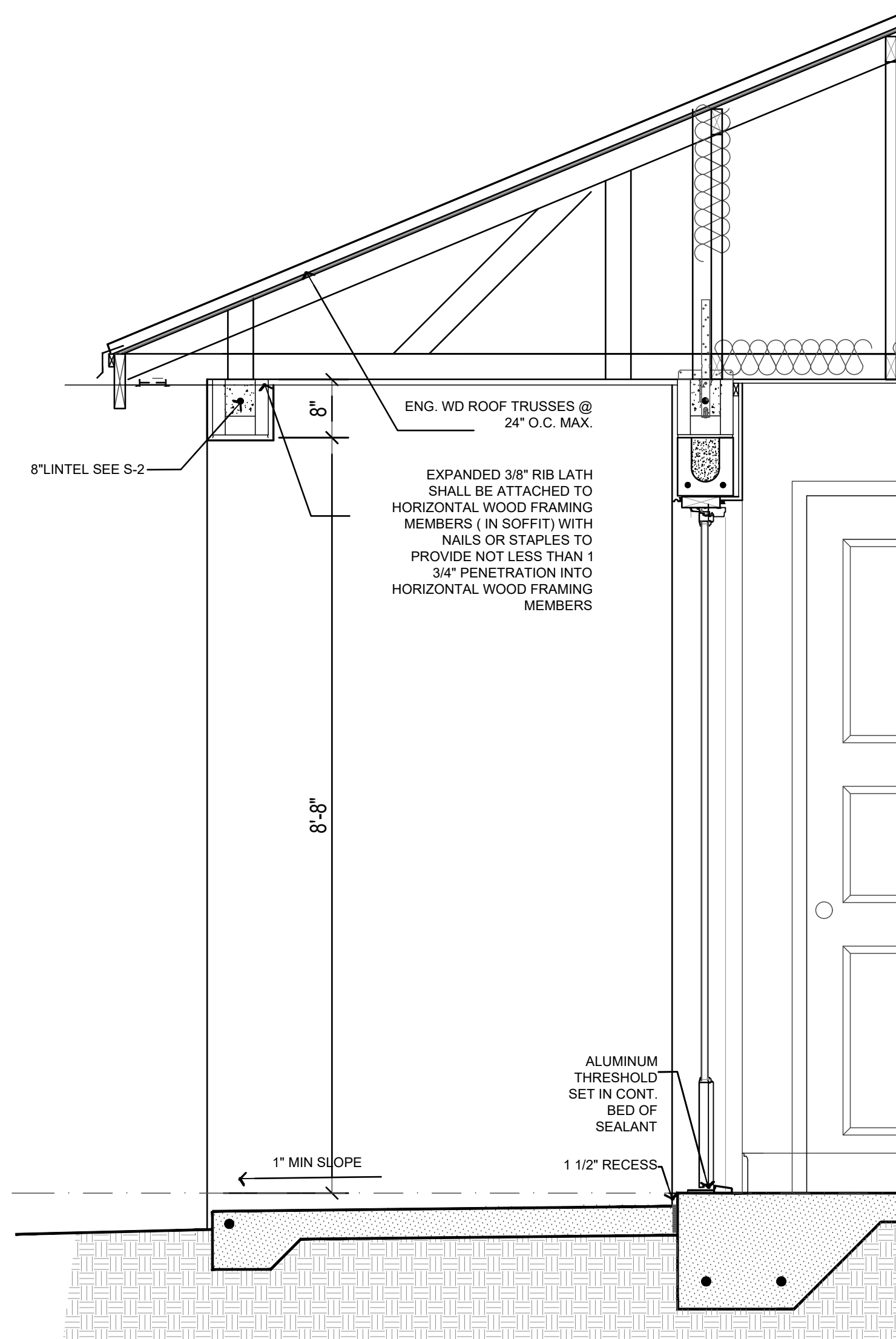
BUILDING SECTION A

SCALE: 1/4"=1'-0"



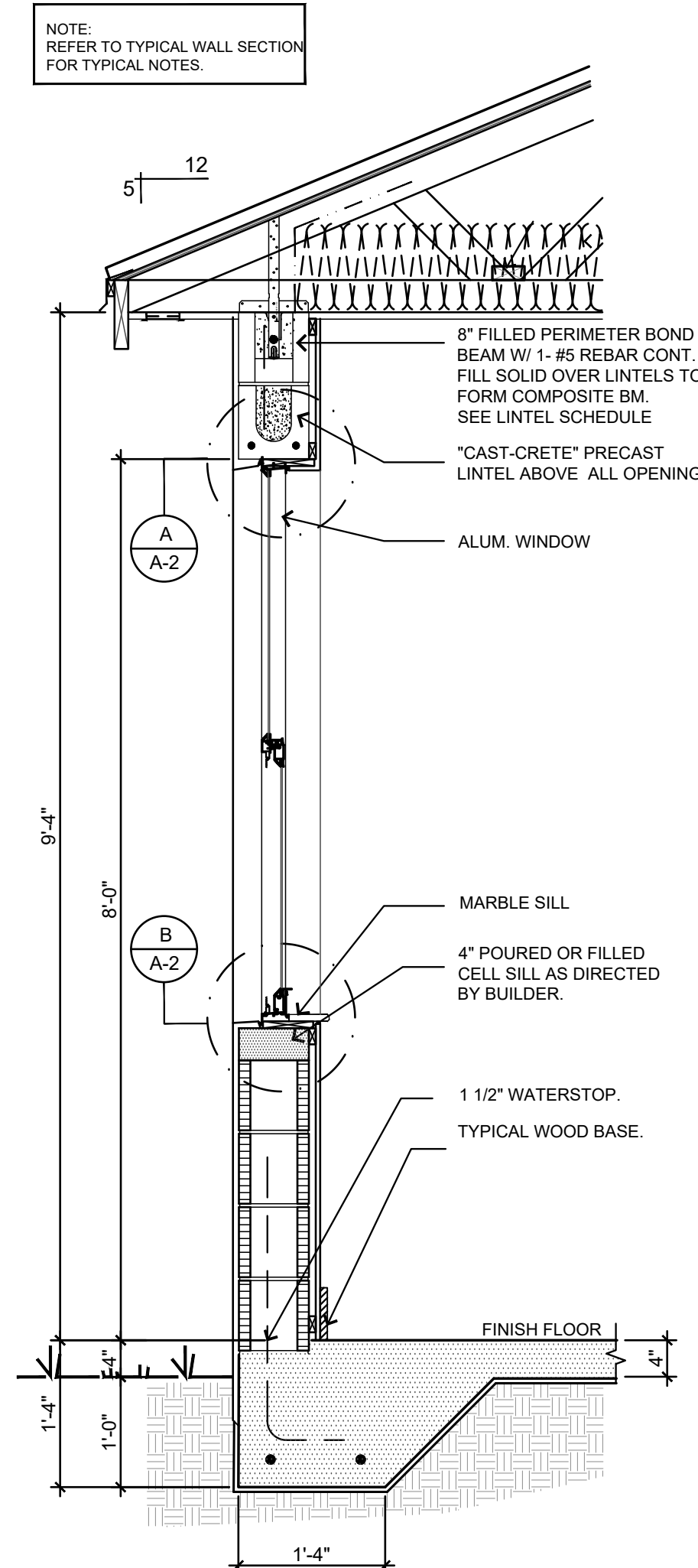
4 COVERED PATIO SECTION

SCALE: 3/4"=1'-0"



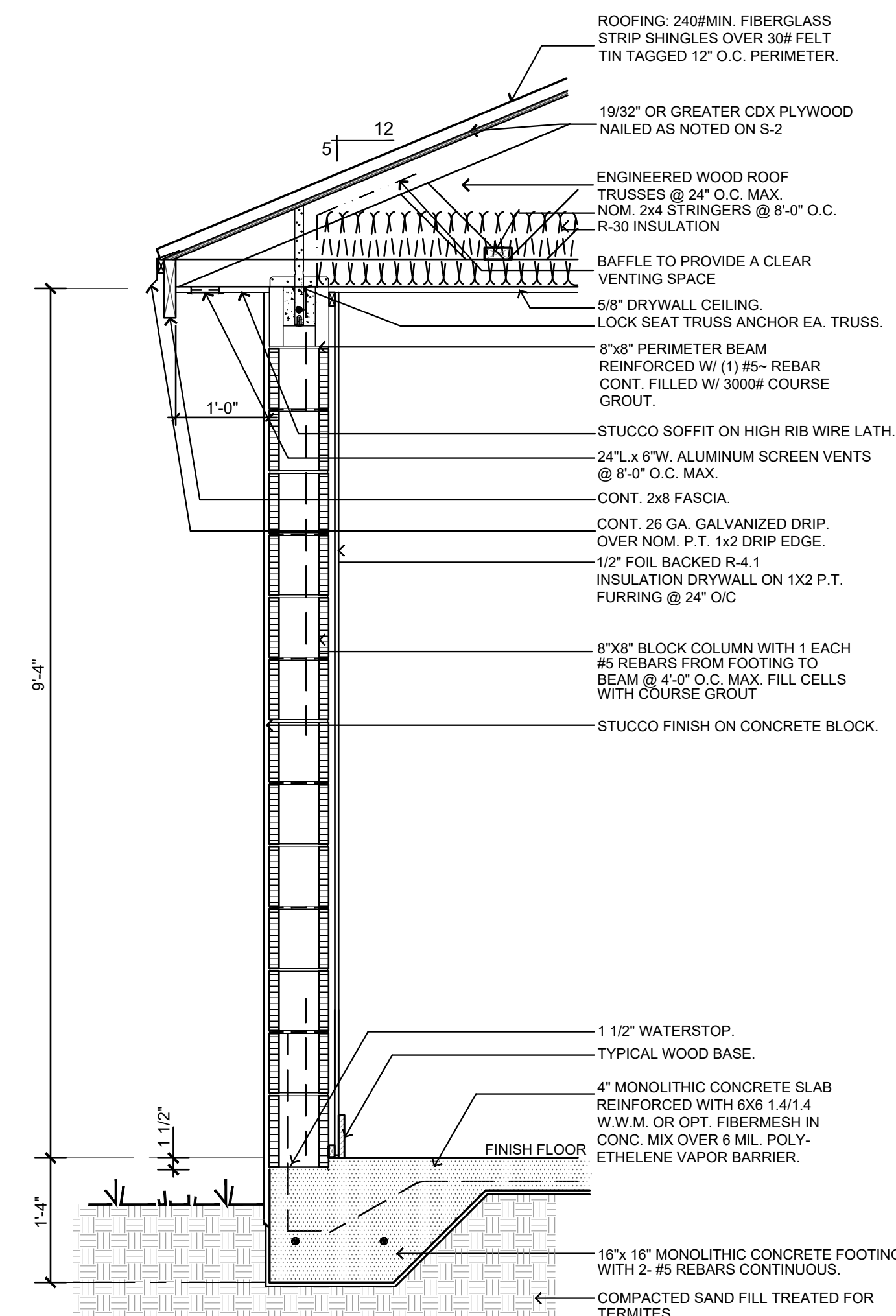
3 ENTRY SECTION

SCALE: 3/4"=1'-0"



2 TYPICAL SECTION THRU WINDOW

SCALE: 3/4"=1'-0"



1 TYPICAL WALL SECTION

SCALE: 3/4"=1'-0"

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A-3
ELEVATION
7 OF SHEETS

ALL WORK BY ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED ON PLANS OR NOT.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION. USE FIGURE DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. ALL DIMENSIONS, WINDOW AND DOOR OPENINGS ARE NOMINAL.

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING ENERGY CODE AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THE CODE.

ALL SECTIONS, DETAILS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL BE PRESSURE PRESERVATIVE TREATED.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ASTM 694-61 FOR ALL MEASURING, MIXING, AND TRANSPORTING.

CONCRETE SHALL MEET DESIGNED COMPRESSIVE STRENGTH AS NOTED ON DRAWINGS WITHIN 28 DAYS.

REINFORCING STEEL SHALL BE ASTM A615, GRADE 60, F_y = 60,000 PSI, DEFORMATION BARS IN ACCORDANCE WITH THE LATEST ASTM SPECIFICATIONS.

REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETER MIN. WHERE SPLICED AND SHALL BE EITHER SEPARATED BY ONE BAR DIAMETER OR WIRE TOGETHER.

LAP ALL REINFORCING STEEL AT CORNER SPLICES 48 BAR DIAMETER MIN. AND STAGGER SPLICES. WELDED WIRE MESH TO BE LAPPED 6" AT SPLICE MIN.

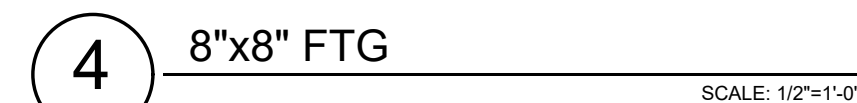
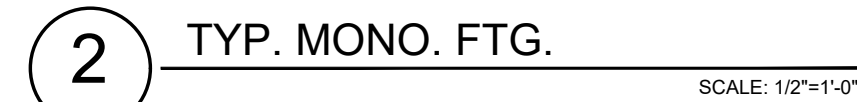
CMU CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CONC. FILLED BLOCK CELLS AT EACH LIFT. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION PRIOR TO CONCRETE PLACING.

ALL WALL SYSTEMS SHALL BE BRACED AS REQUIRED DURING ERECTION BY CONTRACTOR.

ELECTRICAL SERVICE GROUNDING IS ALSO REQUIRED TO FOUNDATION REBAR AND METAL WATER SERVICE

1. ALL WORK SHALL BE IN ACCORDANCE WITH 6TH ED. 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS & ASCE 7-10.
2. FOUNDATIONS WERE DESIGNED USING A MINIMUM SOIL BEARING VALUE OF 2500 lbs. PER SQ. FT. FIELD VERIFY PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK.
4. CONCRETE SHALL BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94 TO ACHIEVE A 28 DAY STRENGTH AS FOLLOWS:
BEAMS AND COLUMNS 3000 P.S.I.
SLAB ON GRADE AND MONOLITHIC FOOTINGS 2500 P.S.I.
ALL WORK SHALL CONFORM TO ACI 301 AND ACI 318-11
5. THE FIBER-REINFORCED CONCRETE MIX SHALL BE DESIGNED IN ACCORDANCE WITH ACI GUIDE LINES. ADD FIBERS AS NECESSARY TO CONTROL SHRINKAGE STRESSES, AND TO PROVIDE EQUIVALENT SLAB PERFORMANCE WHEN REINFORCED WITH 6X6-W1.4X W1.4 W.W.M.
6. NO ADMIXTURES SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 6TH ED. 2017 FBC-PLUMBING LOCAL AND STATE CODE REQUIREMENTS.
2. ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.
3. PLUMBING CONTRACTOR TO PROVIDED ALL REQUIRED PLUMBING PERMITS.
4. FURNISH AND INSTALL WATER AND SANITARY TO THE FIXTURES IN ACCORD WITH LOCAL GOVERNING CODES. ALL DOMESTIC WATER PIPING SHALL BE POLYBUTYL OR COPPER, AS ALLOWED BY CODE. ALL SANITARY PIPING SHALL BE CPVC OR PVC AS CODE PERMITS.
5. THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR AFTER THE DATE OF WORK ACCEPTANCE.
6. WHERE DISSIMILAR METALS ARE TO BE JOINED, APPROVED INSULATING UNION SHALL BE USED
7. PROVIDE AND INSTALL PLUMBING FIXTURES AS APPROVED BY OWNER AND PERMITTED BY CODE
8. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE PART OF THIS CONTRACT.
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT. ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS CONSTRUCTION.
11. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.
12. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. VERIFY EXACT LOCATION OF EXISTING WATER AND SEWER PROVISIONS.
13. PLUMBING TO PROVIDE EXPANSION LOOPS IN HOT WATER LINES.
14. INSTALL PRESSURE REDUCING VALVES AT WATER METER IF REQUIRED PER FLORIDA BUILDING PLUMBING CODE.
15. IN GENERAL, PLANS AND DIAGRAMS OF PLUMBING RUNS ARE SCHEMATIC AND SHOULD NOT BE SCALED. COORDINATE AT SITE ALL PLUMBING WORK SO AS NOT TO CONFLICT IN LOCATION WITH OTHER WORK. SHOULD CONFLICT ARISE, NOTIFY ARCHITECT IMMEDIATELY BEFORE INSTALLING LIGATION OR EQUIPMENT.
16. SHOWERS SHALL BE ANTI SCAI CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM WATER OUTPUT TEMPERATURE OF 120° F. (48.8° C)
17. PLUMBER TO FIELD VERIFY PLUMBING VENTS, AND TO USE STUDER VENTS WHERE REQUIRED.
18. 1/2" VENTS WILL BE USED ACCORDING TO FIELD CONDITIONS.
19. PLUMBER TO VERIFY HOSE BIBB LOCATIONS AND ADJUST ACCORDING TO FIELD CONDITIONS.



SCALE: 1/4"=1'-0'

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DATE
FEBRUARY 10, 2020

SCALE
AS SHOWN

SHEET

S-1

FONDATION PLAN

OF 7 SHEETS

OF 7 SHEETS

1. LAYOUT IS TO SHOW THE DESIGN INTENT.
2. TRUSS MANUFACTURER SHALL SUBMIT PLANS AND ENGINEERING DRAWINGS FOR PERMIT, WHICH SHALL BE CERTIFIED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
3. DESIGN LIVE LOAD:
FLOOR 40 PSF L.L.
ROOF 30 PSF L.L.

25 PSF DEAD LOAD
ULT WIND LOAD 170 MPH
NOM WIND LOAD 132 MPH
4. ALL MEMBERS SHALL BE SO FRAMED, ANCHORED, TIED AND BRACED THAT THEY HAVE THE REQUIRED STRENGTH AND RIGIDITY.
5. GENERALLY WALL SIZES INDICATED ARE BASED ON NOMINAL LUMBER SIZES. CARE SHOULD BE TAKEN DURING LAYOUT TO HOLD ALL EXTERIOR DIMENSIONS AND WORK INTERIOR DIMENSIONS TO THE CENTER LINE OF WALLS.
6. ALL CONNECTIONS SHALL BE AS SPECIFIED IN THE 2017 FLORIDA BUILDING CODE AND LOCAL AMENDMENTS
7. ALL PLYWOOD SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE/TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
8. ALL PLYWOOD EXPOSED TO THE WEATHER SHALL BE EXTERIOR TYPE.
9. ALL CONNECTORS HAVE BEEN SELECTED TO RESIST LATERAL LOADS.
10. TRUSS LAYOUT & ENG. TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

HIP ROOF UPLIFT DIAGRAM

ROOF SHEATHING:

ZONE 1 & 2:
6" O.C. EDGE AND
6" O.C. INTERMEDIATE

ZONE 3:
4" O.C. EDGE AND
6" O.C. INTERMEDIATE

Z=4'
19/32" PLYWOOD OR
GREATER

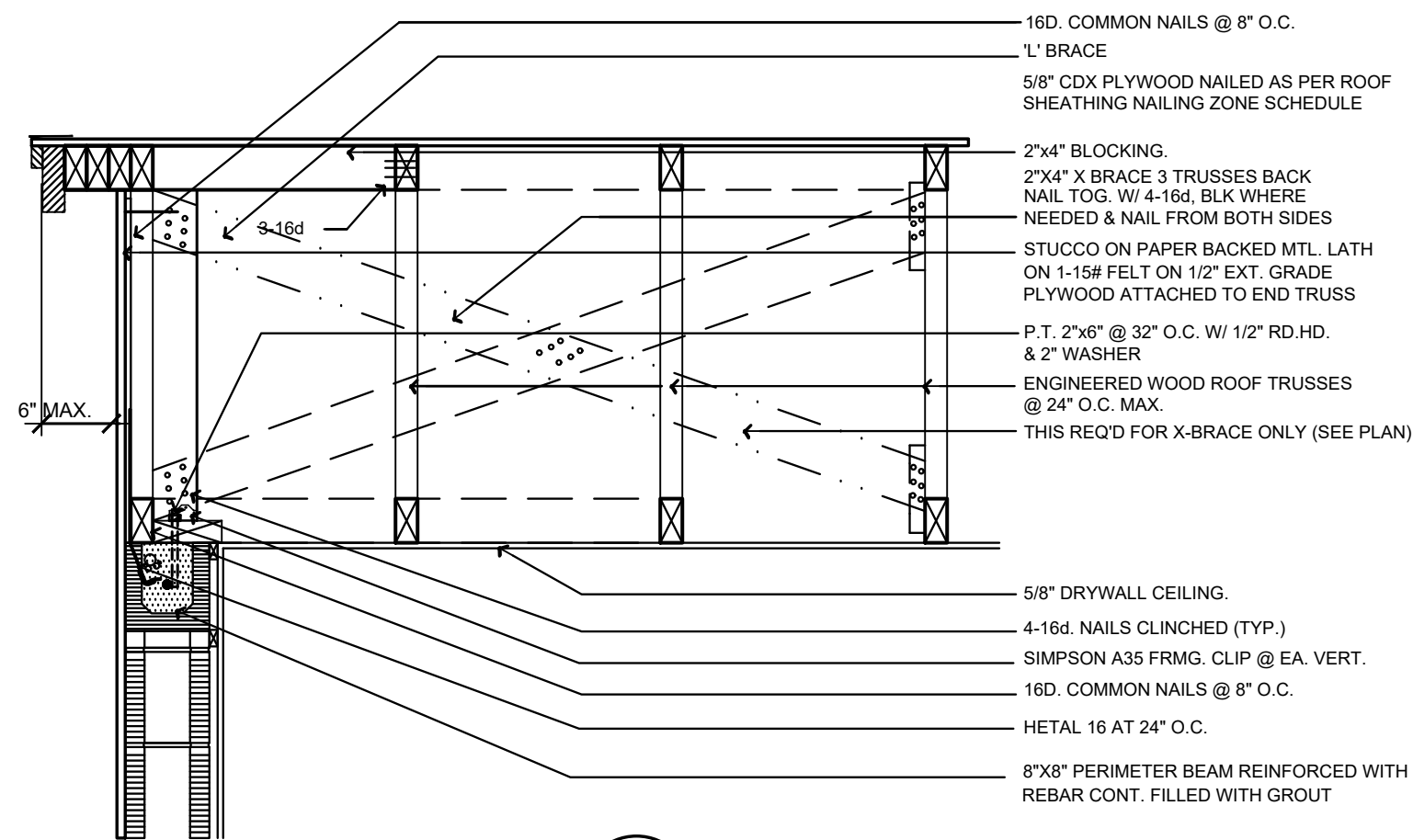
NAIL:
8d RING SHANKS

GABLE END UPLIFT DIAGRAM

6th ED. FBC 2017 ASCE 7-10, ULTIMATE WIND SPEED: 170 MPH NOMINAL WIND SPEED: 132 MPH RISK CATEGORY II EXPOSURE B ENCLOSED INT. PRESSURE COEF: +/- 0.18	6th ED. FBC 2017 MEAN ROOF HEIGHT = <30' 20 PSF LIVE LOAD 25 PSF DEAD LOAD 10 PSF L.L. TRUSS BOTT CHORD
--	---

1. ALL MASONRY BLOCK SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90 FOR LOAD BEARING CONCRETE MASONRY.
2. ALL MORTAR SHALL BE A MINIMUM TYPE M OR S MORTAR. DESIGN COMPRESSIVE STRENGTH $F_m = 1,500$ PSI.
3. MASONRY CONSTRUCTION MATERIALS AND INSPECTIONS SHALL CONFORM TO THE LATEST EDITION OF THE ACI BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES (ACI 530-08, ACSE 7-10, TMS 402-08). SPECIFICATIONS FOR MASONRY STRUCTURES, (ACI 530-1.08, ACSE 7-10, TMS 602-05) ASTM C476-02, ASTM C1019-03 AND NCMA 107.
4. THE CONTRACTOR MUST BE CAREFUL TO PROVIDE CLEANOUTS AT ALL VERT. BAR LOCATIONS AND ASSURE PROPERLY POSITIONED AND CENTERED REBAR AND THAT ALL CELLS ARE RODDED AND MADE CLEAR OF ALL MORTAR AND OTHER DEBRIS.
5. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL MASONRY CONSTRUCTION. ALL WALLS ARE TO BE FULLY BRACED AGAINST WIND AND OTHER FORCES UNTIL THE ROOF, WALL, AND FLOOR CONSTRUCTION IS STRUCTURALLY COMPLETE.
6. CARE MUST BE TAKEN BY THE CONTRACTOR TO INSURE QUALITY WORK AND PROPER PLACEMENT OF ALL REINFORCEMENT. VERTICAL WALL REINFORCING SHALL BE LAP SPliced NO GREATER THAN 8'-0" O.C. AND SHALL BE LAPPED A MINIMUM OF 2'-4". CLEANOUTS MUST BE PROVIDED AT ALL LOCATIONS WHERE SPALLS OCCUR WITHOUT EXCEPTION. THE CONTRACTOR SHALL ASSURE THAT ALL REINFORCEMENT IS PROPERLY PLACED AND CENTERED IN THE WALL.
7. GROUTING OF CELLS: LOW-LIFT OR HIGH-LIFT GROUTING MAY BE USED IN GROUTING WALLS AT CONTRACTOR'S OPTION. THE FOLLOWING SPECIFICATIONS SHALL APPLY:
 - A. REINFORCING STEEL SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO GROUTING.
 - B. ALL GROUT SHALL BE PUDDLED OR VIBRATED IN PLACE.
 - C. GROUTING OF BEAM OVER OPENINGS SHALL BE DONE IN ONE CONTINUOUS OPERATION.
 - D. ALL UNFILLED CELL COLUMNS UNDER A HORIZONTAL MASONRY BEAM SHALL BE COVERED WITH METAL LATH OR SPECIAL UNITS TO CONFINE THE GROUT FILL TO THE BEAM SECTION.
 - E. ALL BOLTS, ANCHORS AND OTHER EMBEDDED STEEL SHALL BE SOLIDLY GROUTED IN PLACE.
8. GROUT SHALL BE 3000PSI COURSE MASONRY GROUT ASTM C-476. PEA GRAVEL CONCRETE IS PROHIBITED.
9. CMU CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL CONC. FILLED BLOCK CELLS AT EACH LIFT. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION PRIOR TO CONCRETE PLACING.

#	LENGTH OF LINTEL	ALLOWED GRAVITY LOAD	APPLIED GRAVITY LOAD	ALL UPLIFT LOAD	APPLIED UPLIFT LOAD	REMARKS
1	4'-8"	1999	<400	2276	250	8 F16 - O/BIT
2	13'-4"	1075	<400	607	250	8 F16 - O/BIT
3	4'-6"	2931	<400	2707	250	8 F16 - O/BIT
4	3'-7"	3820	<400	3060	250	8 F16 - O/BIT
5	5'-10"	1631	<400	2080	250	8 F16 - O/BIT
6	7'-6"	2632	<400	1624	250	8 F16 - O/BIT
7	4'-6"	2931	<400	2707	250	8 F16 - O/BIT
8	4'-6"	2931	<400	2707	250	8 F16 - O/BIT
9	4'-6"	2931	<400	2707	250	8 F16 - O/BIT
10	5'-10"	1631	<400	2080	250	8 F16 - O/BIT
11	4'-10"	1999	<400	2276	250	8 F16 - O/BIT
12	5'-8"	1631	<400	2080	250	8 F16 - O/BIT
13	8'-8"	1625	<400	1136	250	8 F16 - O/BIT
14	13'-10"	1002	<400	560	250	8 F16 - O/BIT

[illegible]

1 TYP GABLE END DETAIL



SCALE: 1/4"=1'-0"

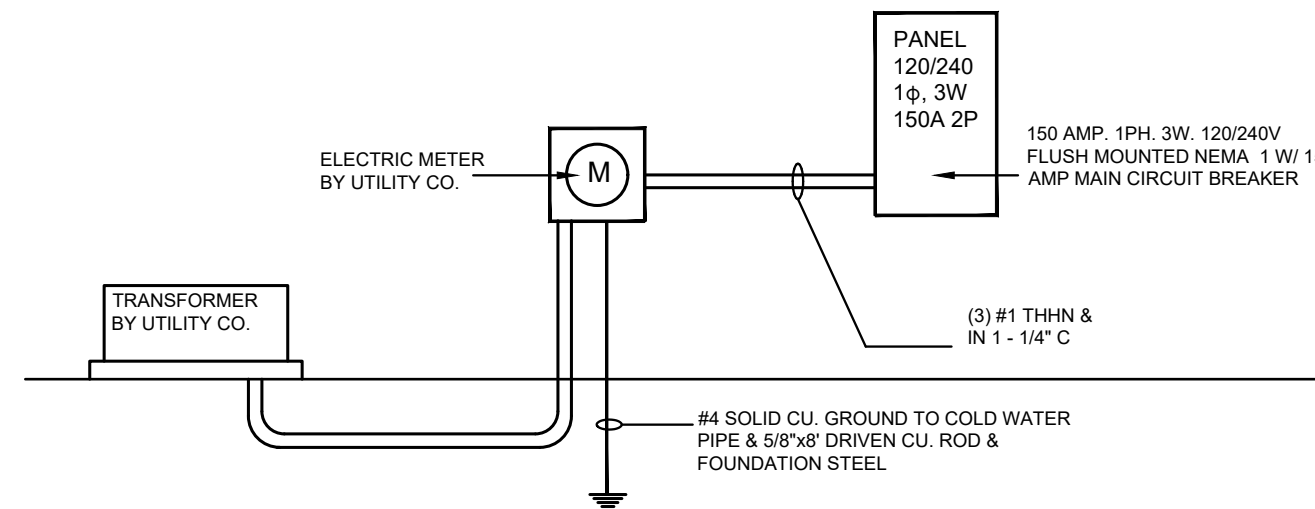
S-2
FRAMING PLAN
OF 7 SHEETS

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BOTH LOCAL AND 2014 NATIONAL ELECTRICAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL PLAN, RISER DIAGRAM, AND LOADS, AND NOTIFY THE GENERAL CONTRACTOR OF ANY ERRORS OR DISCREPANCIES PRIOR TO INSTALLATION.
3. ALL EQUIPMENT INSTALLED OUTSIDE OR EXPOSED TO WEATHER SHALL BE NEMA TYPE 3R.
4. MINIMUM WIRE SIZE SHALL BE # 14 COPPER.
5. ALL CONDUCTORS ARE TO BE COPPER, TYPE THHN, UNLESS OTHERWISE NOTED.
6. CONNECT GROUNDING ELECTRODE CONDUCTOR TO GROUND ROD AND NEAREST COPPER WATER LINE (COLD).
7. ALL 120V, 1 PHASE, 15A, AND 20A, BATHROOM, AND EXTERIOR RECEPTACLES, SHALL HAVE GROUND FAULT INTERRUPTER (G.F.I.) PROTECTION WITH EXTERIOR RECEPTACLES OF THE WATERPROOF TYPE. ELECTRICAL CONTRACTOR MAY INSTALL INDIVIDUAL (G.F.I.) IN LIEU OF (G.F.I.) BREAKER WITH SEPARATE CIRCUIT.
8. SWITCHES SHALL BE OF STANDARD GRADE OF SILENT TYPE.
9. RECEPTACLES SHALL BE 15A AND 120V, OF THE GROUND TYPE.
10. THE ELECTRICAL CONTRACTOR IS TO SIZE MOST BRANCH CIRCUITS; A MAXIMUM VOLTAGE DROP OF 3% IS PERMITTED.
11. THE ELECTRICAL CONTRACTOR IS TO ARRANGE FOR TELEPHONE SERVICE AND TELEPHONE WIRING, COORDINATE WITH THE TELEPHONE COMPANY UNLESS OTHERWISE SPECIFIED.
12. BRANCH CIRCUITS SHALL BE IN THIN WALL CONDUIT OR APPROVED ROMEX.
13. LIGHTING FIXTURES SHALL BE SELECTED BY THE OWNER. 75% OF THE LAMPS SHALL BE HIGH EFFICACY TYPE.
14. SMOKE ALARMS SHALL BE DIRECT WIRED 120V, U.L. 217 APPROVED TYPE WITH AUDIBLE ALARM INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LISTING.
15. CARBON MONOXIDE DETECTOR(S) TO COMPLY W/ UL#2034-96.
16. ALL DEVICES SHALL BE SMOOTH TYPE, IVORY COLOR, UNLESS OTHERWISE SPECIFIED.
17. ALL MECHANICAL EQUIPMENT SHALL BE PROTECTED BY OVERCURRENT DEVICES OF TYPE AND RATING PER MANUFACTURER NAMEPLATE SPECIFICATIONS.
18. THE ELECTRICAL CONTRACTOR IS TO COORDINATE WITH OTHER TRADES TO MAKE CERTAIN THAT ALL AIR-CONDITIONING POWER AND CONTROL WIRING AND CONDUITS ARE IN THE BID.
19. EXHAUST FANS IN BATHROOMS (IF USED) SHALL BE RATED AT 1 CFM/SF OF VENTILATED FLOOR AREA.
20. ALL FAN VENTING AND ROOF PENETRATIONS SHALL BE BY MECHANICAL CONTRACTOR.
21. ELECTRICAL CONTRACTOR IS TO COORDINATE ALL SERVICE REQUIREMENTS WITH THE POWER COMPANY BEFORE BIDDING TO BE CERTAIN THAT ALL WORK NECESSARY TO MEET POWER COMPANY SPECIFICATIONS IS IN THE BID.
22. ALL RECEPTACLES SHALL BE TAMPER RESISTANT AND IN ACCORD W/ NEC 210.52 AND ARC FAULT PROTECTED IN ACCORD W/ NEC210.12(A).
23. CEILING FANS TO BE MOUNTED PER NEC 422.19, 422.20, 422.21.
24. INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED:
 - 45" TO CENTER WALL HUNG TELEPHONE
 - 12" TO CENTER TELEPHONE JACKS
 - 48" TO CENTER LIGHT SWITCHES
 - 16" TO CENTER RECEPTACLES
 - 48" TO CENTER KITCHEN RECEPTACLES OVER VANITIES
 - 42" TO CENTER BATH RECEPTACLES
 - 32" TO BATH RECEPTACLE (HORIZONTAL)
 - 12" TO CENTER TELEVISION JACKS
 - 91" TO BATH WALL SCONCES WIP
25. ALL LIGHTS IN CLOSET SHALL BE ENCLOSED AS PER NEC 410.16 & FBC RE E4003.12.
26. ALL EXTERIOR FIXTURES SHALL BE U.L. RATED FOR EXTERIOR.
27. PROVIDE BUBBLE COVER OVER EXT. RECEPTACLES PER 406.9(B)(I).
28. ALL LAUNDRY, BATH & KITCHEN COUNTERTOP RECEPTACLES SHALL BE GFI PROTECTED & AFCI PROTECTED PER 210.10(A).
29. AFCI PROTECTION SHALL COMPLY WITH NEC 210.12 210.8 AND FBC RE E3902.
30. ALL LIGHTING IN TUB OR SHOWERS SHALL BE PER NEC410.10(D) FBC RE E4003.11 AND SUITABLE FOR DAMP LOCATIONS.

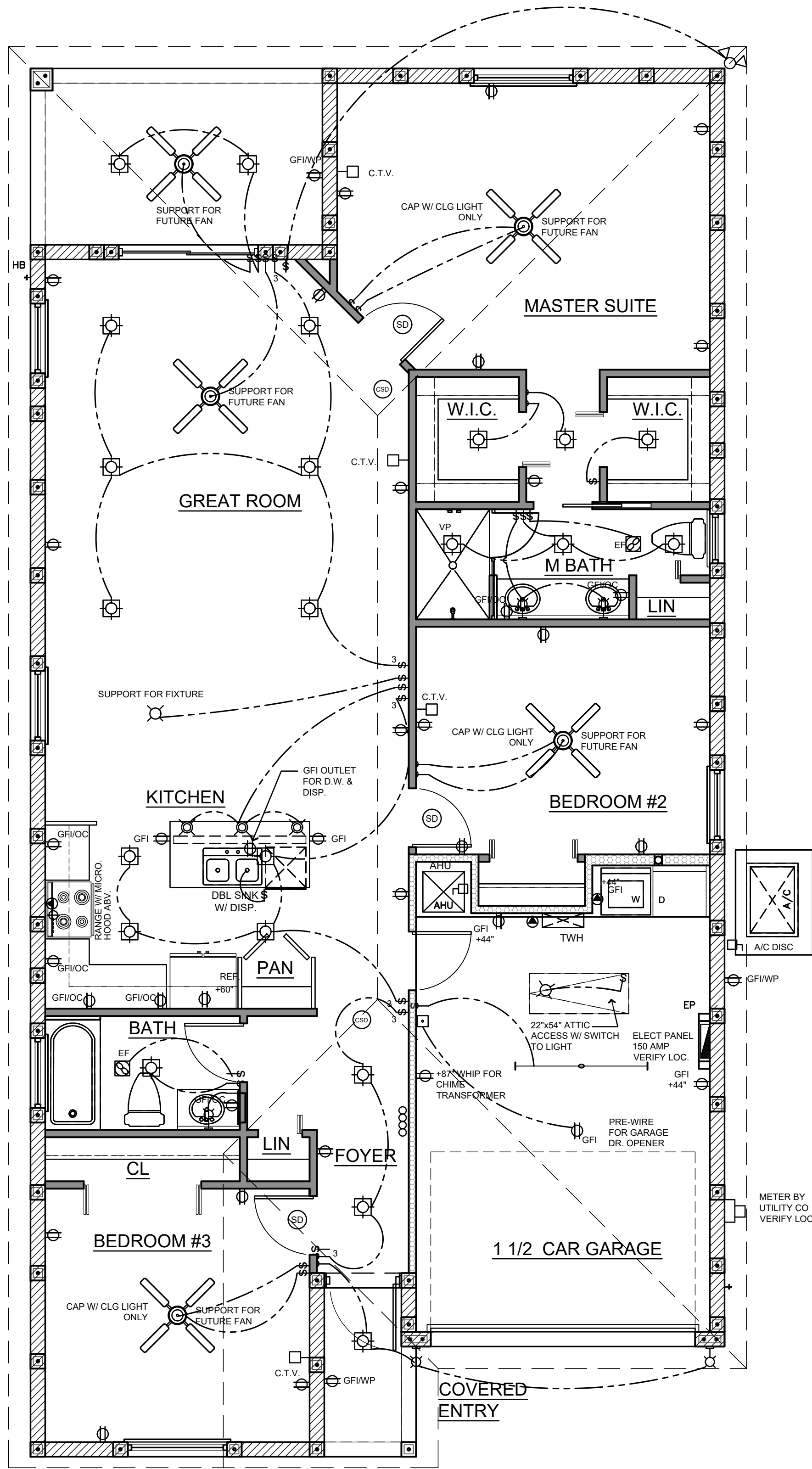
ELECTRICAL LEGEND

- | | | | |
|--|---|--|------------------------------|
| | DUPLEX CONVENIENCE OUTLET: | | SWITCH |
| | DUPLEX - SPLIT WIRED: | | 3 WAY SWITCH |
| | GROUND FAULT INTERRUPTER: | | CEILING LIGHT OUTLET |
| | WEATHER PROOF GROUND FAULT INTERRUPTER: | | PENDANT LIGHT |
| | SINGLE CONVENIENCE OUTLET: | | WALL MOUNT LIGHT OUTLET |
| | 230 VOLT OUTLET | | ATTIC LIGHT WITH PULL CHAIN |
| | SPECIAL PURPOSE OUTLET (120V, OR 240V): | | RECESSED IN CEILING HIGH-HAT |
| | SMOKE ALARM - DIRECT WIRED: | | VAPOR PROOF |
| | CO2 SMOKE ALARM - DIRECT WIRED: | | PUSH BUTTON SWITCH |
| | TELEPHONE OUTLET: | | EXHAUST FAN |
| | FLUORESCENT FIXTURE | | LIGHT / EXHAUST FAN COMBO |
| | DOORBELL CHIMES | | PUSH BUTTON SWITCH |
| | A/C DISCONNECT | | CEILING FAN (OUTLET ONLY) |
| | CABLE T.V. OUTLET: | | JUNCTION BOX |
| | | | FLOOD LIGHTS |



ELECTRICAL RISER DIAGRAM

N.T.S.



ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

REVISION			
REVISION			
REVISION			
PROJECT NO.	20-04-36	CHECKED BY:	SUB

NEW RESIDENCE FOR:
CH76 INVESTMENT
CALED MODEL
4083 DALE RD
PALM SPRINGS, FLORIDA

STEVEN J. BRUH
ARCHITECT LEED AP
AR008678

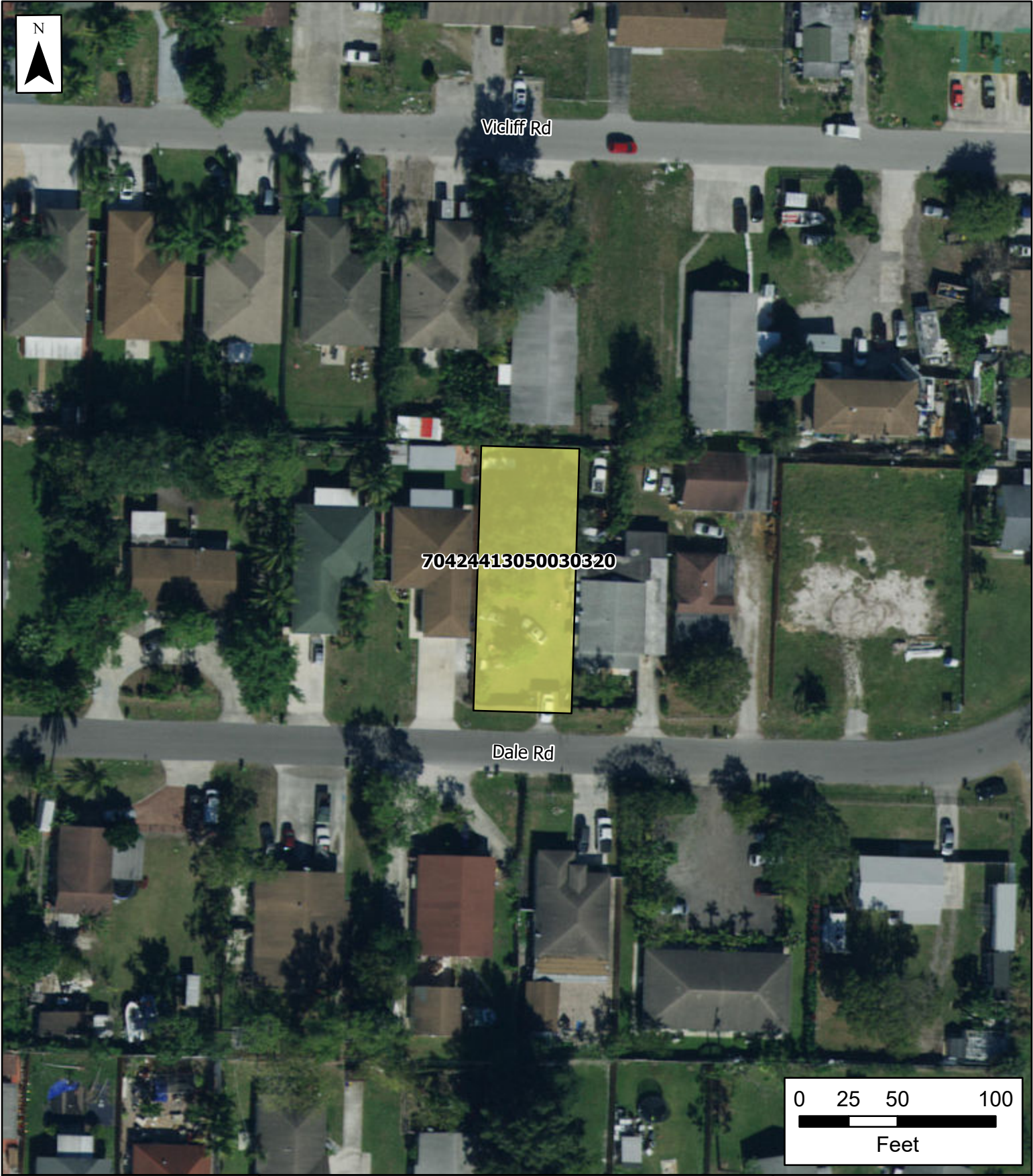
STEVEN BRUH ARCHITECT
CONSTRUCTION COORDINATION
ARCHITECTURE & DESIGN

OFFICE @ 2101 VISTA PARKWAY SUITE 241, W.P.B., FL 33411
6169 EATON STREET W. P. B. FLORIDA 33411
steven.bruch - 904-252-8777 email: sbruch.design@gmail.com

SBA

DRAWN
KC, SJB
DATE
FEBRUARY 10, 2020
SCALE
AS SHOWN
SHEET

E-1
ELECTRICAL PLAN
OF 7 SHEETS



Village of Palm Springs
4083 Dale Road
Lot Width Variance

 4083 Dale Road

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

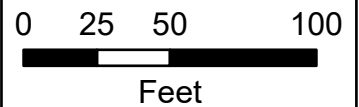
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.



Vicliff Rd

70424413050030320

Dale Rd



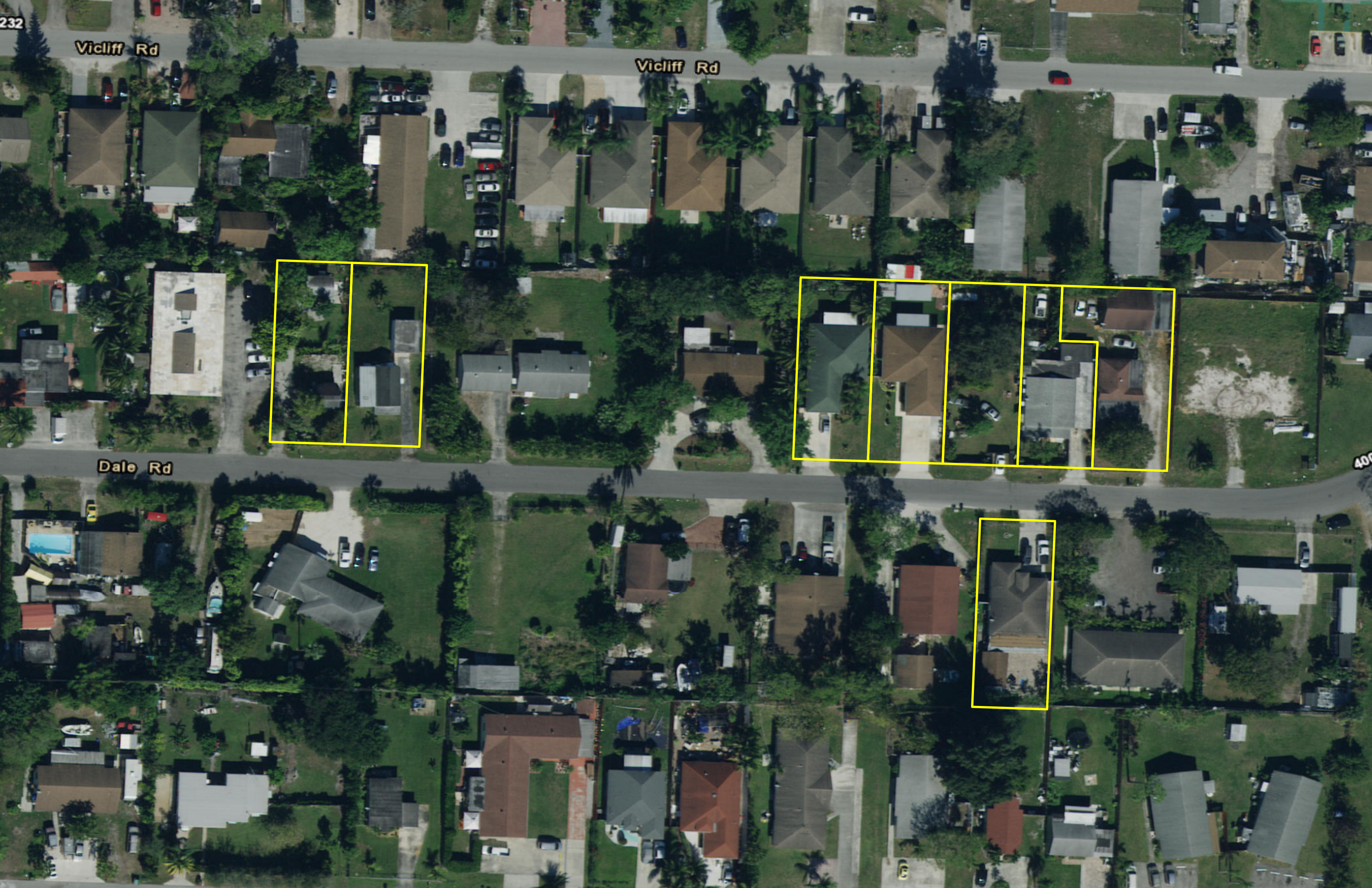
Village of Palm Springs

4083 Dale Road
Lot Width Variance
Location Map

 4083 Dale Road

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



232

Vicliff Rd

Vicliff Rd

Dale Rd

400

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.



Village of Palm Springs

Executive Brief

AGENDA DATE: April 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.6: Planning & Zoning Board Order No. 2020-05 - Setback Variance PSV20-07 & PSV20-08 - Red Rhino Leak Detection & Bayside Pool - 3945 Davis Road (***Quasi-Judicial***)

SUMMARY: The property owner as well as President of Red Rhino Leak Detection, Inc. and Operator of Bayside Pool Services, Inc.), is requesting to be approved to continue utilizing two, 8'x45' storage containers for business-related materials and equipment (i.e., pool pumps, etc.) as outdoor storage on their property located on 3945 Davis Road. The applicant is unable to accommodate the materials within their existing building.

As a result, the Applicant is requesting rear and side setback (2) variances to be approved in order to maintain these two storage containers as accessory buildings for storage:

1. PSV20-07 - requesting a variance relief from Section 34-826(6) to allow a minimum rear setback of 4.2' rather than 20' required.
2. PSV20-08 - requesting a variance relief from Section 34-826(7) to allow a minimum side setback of 4.1' rather than 15 required.

The applicant is proposing to finish the exterior of the containers with vane to eliminate the metal building appearance and properly anchor them to make them comply with Florida Building Code and the Village Land Development Regulations. Additionally, landscape hedges are going to be placed along the property adjacent to the public right-of-way (Davis Road) to enhance the visual appearance of the property.

If the Planning & Zoning Board approves this application, the applicant will need to submit a building permit with the Planning, Zoning and Building Department and complete the work within 12 months of this approval.

FISCAL IMPACT:

There is no direct fiscal impact with this application.

ATTACHMENTS:

Planning & Zoning Board Order 2020-05.doc

Staff Report

Variance Application

Project Narrative

Survey

Aerial and Location Map

Sec.34-602(2) Variances

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PZ&B Order 2020-05
(PSV20-07 – PSV20-08)

A Leak Solution Inc.
3945 Davis Road
Palm Springs, FL 33461
Applicant(s)

PCN: 70-43-44-19-20-068-0060

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on **April 14, 2020**. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following finding of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application PSV20-07 and PSV20-08.
2. The above Applicant(s) is the owner of the property legally described as: **SUB 19-44-43 S 100 FT OF N 200 FT OF W 134.14 FT OF TR 68 IN OR910P394**
3. The Applicant has submitted an application for one (1) variance from the Village of Palm Springs, Florida as set forth below:
 - 1) PSV20-07 – Variance relief from Section 34-826(6), to allow an accessory building to be setback 4.2 feet from rear property line.
 - 2) PSV20-08 – Variance relief from Section 34-826(7), to allow an accessory building to be setback 4.1 feet from north side property line.
4. The Village's Land Development Code Section 34-746 (10) requires the Board to determine that the variance meets the following requirements:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
5. The Board has determined that Variances PSV20-07 and 20-08, meet the requirements of Section 34-746(10) of the Land Development Code.
6. The Variance is hereby **GRANTED/DENIED**.

DONE AND ORDERED in Palm Springs, Florida this 14th day of April, 2020.

ATTEST:

Jane Worth, Deputy Village Clerk

Johnnie Tieche, Chairman
Planning and Zoning Board

Copies furnished to:

A Leak Solution Inc., 3945 Davis Road, Palm Springs, FL 33461

Kim Glas-Castro, Planning, Zoning and Building Director, 226 Cypress Lane, Palm Springs, FL 33461

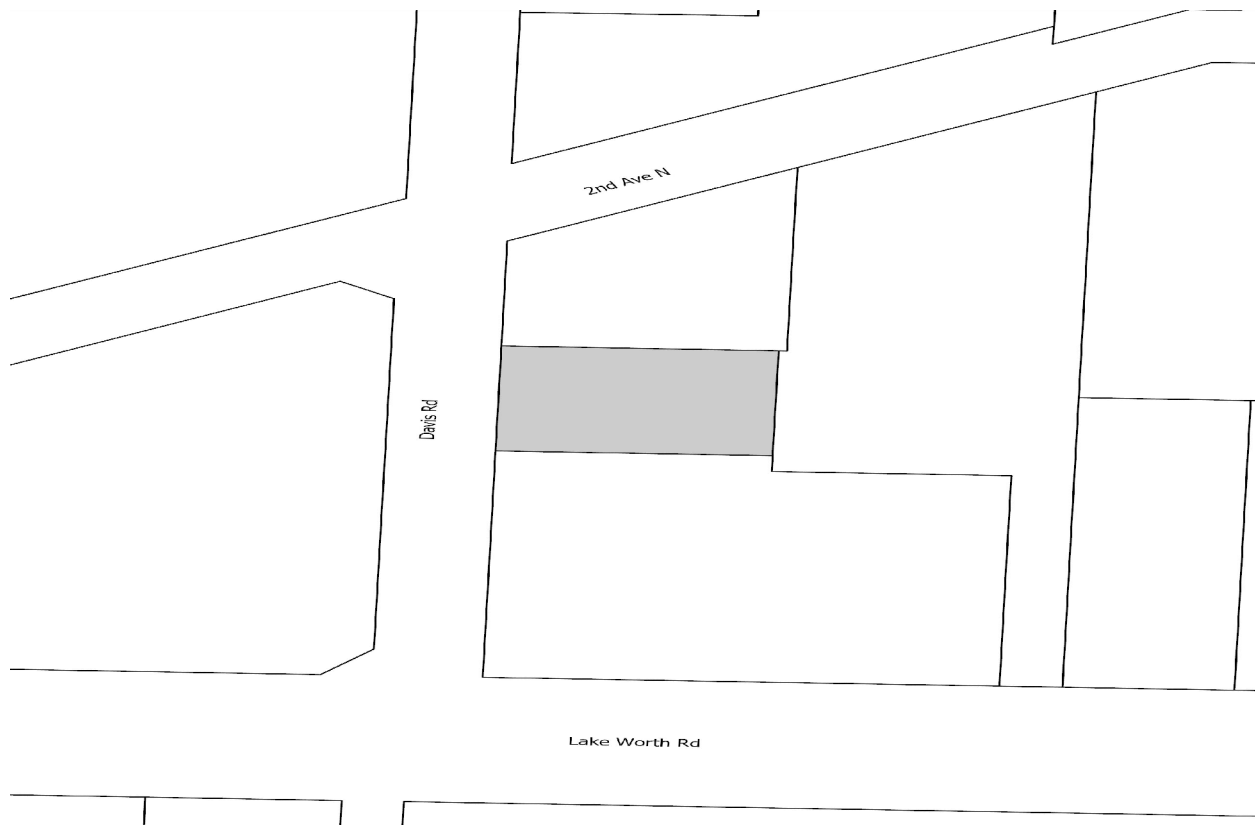
Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
West Palm Beach, FL 33407



LAND DEVELOPMENT STAFF REPORT

SUBJECT: Variance to allow accessory buildings setback 4.2' and 4.1' from rear and side property lines respectively.

Application Summary			
Applicant / Petitioner	A Leak Solution Inc.	Submittal Date	03/10/2020
Parcel Control No	70-43-44-19-20-068-0060	Case Number	PSV20-07 PSV20-08
Location	3945 Davis Road	Site Area	0.30 acres
P&Z B Meeting	April 14, 2020		
Requests			
Variances	PSV20-07 - Variance relief from Section 34-826(6), to allow an accessory building to be setback 4.2 feet from rear property line. PSV20-08 – Variance relief from Section 34-826(7), to allow an accessory building to be setback 4.1 feet from north side property line.		
Proposed Use	Existing storage containers will be properly anchored to bring them into compliance with Florida Building Code for wind load requirements for structures. Additionally, the containers will be finished with vane to eliminate the metal building appearance and bring in compliance with the Village Land Development Regulations Section 34-1363.		
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard	50'	Over 120'	Yes
Rear yard	20'	4.2'	No (variance requested)
Side interior	15'	4.1' (north side) 6' (south side)	Yes (variance requested)
Site Characteristics			
Existing Use	Contractors office/warehouse	Proposed Use	Same
Zoning	Commercial General	Existing Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Restaurant/ sport bar	Commercial	Commercial General
South	A mix of commercial businesses	Commercial	Commercial General
East	PBC Fire Station	Public Buildings and Facility	Governmental (G)
West	Trailer sales	Commercial	Commercial General
Recommendation			
Planning, Zoning and Building Staff support the applicant's request finding the proposals are not increasing the intensity of use of the property over the existing. The applicant is not increasing any vehicular traffic over what is currently existing with the main use of the property. The locations of the units do not impede vehicular or pedestrian traffic, impact drainage, or produce any significant impacts to the site or surrounding properties.			



I Site History

- Ordinance 2004-18: Annexation

The property was voluntary annexed into the Village of Palm Springs on May 13, 2004 as a developed parcel and designated with the Land Development as Commercial General zoning district and Future Land Use commercial.

- Temporary License Agreement – January 2012

A temporary license agreement was approved by the Village Council to allow the placement of two (2) 8' by 45' storage containers on the property for storing pool pumps and equipment. The license expired on January 13, 2013.

- Temporary License Agreement – September 2014

The Temporary License Agreement was extended by the Village Council to September 12, 2016.

- Temporary License Agreement – September 2016

The Temporary License Agreement was extended by the Village Council to September 22, 2018.

- Temporary License Agreement – March 2019

The Temporary License agreement was extended by the Village Council to March 15, 2019.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Commercial General (CG) and Commercial, respectively. Surrounding property are generally commercial use. The proposed variances to allow the placement of the storage containers closer to the rear and side property lines, are considered a formal legalization of the units, to comply with Florida Building Code as a permanent structure sitting on the property as an accessory building.

III Variance Requested

The subject property is located on the East side of Davis Road between Lake Worth Road and 2nd Avenue North. The area is designated Commercial General zoning district and Commercial Future Land Use. The applicant is requesting a variance from Section 34-826(6) and Section 34-826(7) of the Village of Palm Springs Land Development Regulations to allow a minimum rear setback of 4.2' and a minimum side setback of 4.1' for two storage accessory buildings in lieu of 20' and 15' respectively required.

IV Recommendation

Mr. Marino, the property owner as well as President of Red Rhino Leak Detection, Inc. and Operator of Bayside Pool Services, Inc.), is requesting a setback Variance to convert two 8'x45' storage containers into accessory structures to allow their continued use for storage of business-related materials and equipment (i.e., pool pumps, etc.) on their property located on 3945 Davis Road. The applicant is unable to accommodate the materials within their existing building.

As a result, the Applicant is requesting to be approved to maintain these two storage containers, bring them into conformance with Florida Building Code and Village land development regulations as accessory structures, and continue utilizing them as ancillary storage.

Metal buildings are permissible to be used within the Village's Commercial General district per Section 34-1363, if the exterior is finished with stucco, siding, brick, masonry or other comparable material. The applicant is proposing siding with vane to eliminate the metal building appearance and properly anchored them to make it into compliance with Florida Building Code. Additionally, landscape hedges are going to be placed along the property adjacent to right-of-way to enhance the visual appearance of the property.

Planning, Zoning and Building Staff has conducted a review of the application, and found the proposed Variance is compatible with surrounding commercial properties. Granting the variance requested will not confer on the applicant any special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. The Staff considers it will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Planning, Zoning & Building Staff recommend conditional approval of the setback Variances subject to the following conditions below:

1. A building permit is required to be obtained with the Village prior to commencement of any construction activity.
2. Exterior siding shall be painted to match the main building.
3. Shrubs placed along the West landscape buffer shall be maintained at a minimum height of 36”.
4. Works shall be completed within 6 months of Planning & Zoning Board approval.



Village of Palm Springs Land Development Department Unified Development Application

226 Cypress Lane
Palm Springs, FL 33461
Phone: (561) 965-4016
Fax: (561) 439-4132
<http://www.vpsfl.org>

Prior to the submission of this application, the applicant must have a pre-application meeting with Land Development staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| ☐ Comprehensive Plan Amendment (text) | ☐ Administrative Amendment |
| ☐ Future Land Use Map Amendment* | ☐ Site Plan (Minor / Major / PD)* |
| ☐ Rezoning * | ☐ Site Plan Amendment (Minor/Major)* |
| ☐ LDR / Zoning Change (text) | ☐ Special Exception* |
| ☐ Plat (Preliminary) | ☐ Development Order Amendment* |
| ☐ Master Sign Plan | ☒ Variance (District Standard)* |
| ☐ Temporary License Agreement | ☐ Variance (Sign) |
| ☐ Temporary Use Permit | ☐ Variance (Hours of Operation)* |
| ☐ Abandonment | ☐ Administrative Variance |
| ☐ Appeal | ☐ Deed Restriction / Unity of Title |
| ☐ Utility /Civil Plan | ☐ Other _____ |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark **N/A**.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually). Advertising, postage, and cost recovery, including professional fees incurred by the Village, will be billed to the Applicant.
4. Include mailing labels/stamped envelopes of all property owners within a 300 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than 4:00 p.m. 45 days prior to a Land Development Board hearing (see schedule).
6. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
7. Applicants presenting demonstration boards or architectural renderings to the Village Council must have an electronic copy (PDF) of each board submitted to Land Development Department no later than the Wednesday preceding the meeting.
Note: Representations made at the hearing, verbally or graphically, become part of the record.

Staff Use Only

Application Numbers: 202000296

Date Submitted: _____

Posted Signs Required: _____

SECTION 1-PROJECT INFORMATION:Project Name: Ram Marino - Variance RequestProject Address: 3945 Davis Road, Palm Springs, FL 33461

Location of Property: The subject property is located approximately _____
mile(s) N, S, E, W (circle one) from the intersection of _____
& _____, on the N, S, E, W (circle one) side of _____
_____ (street).

Shopping Center / Office Building: _____

Acreage of Property: _____ Building Square Feet: _____

Density or FAR: _____ Plat Name: _____

PCN Number(s): 70-43-44-19-20-068-0060

Dimensions of Property: _____

Legal Description: (or attach separate sheet)

on survey that's attached.

Property History, if applicable: Describe previous applications on property
(Approved Variances, Special Exception, Site Plan, etc...) Include previous
application numbers and any conditions of approval.

Application #	Request	Action	Resolution / Ordinance #	Approval Date

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATIONOwner's Name: a bak Solution Inc - MarinoOwner's Address: 3945 Davis Road.Owner's Email Address: Mark2Pam@aol.comOwner's Phone: 561-201-0649 Owner's Fax: —

Applicant, if different than Owner: _____

Agent: _____

Contact Person: Pam MarinoAgent's Address: 3945 Davis Road, Palm Springs 33461Agent's Email Address: Mark2Pam@aol.comAgent's Phone: 561-201-0649 Agent's Fax: —*All correspondence will be sent directly to agent unless otherwise instructed.***SECTION 3- LAND USE AND ZONING INFORMATION:****EXISTING**Zoning: CGLand Use: CommercialUse: office / storagePlat: n/a**PROPOSED**Zoning: CGLand Use: CommercialUse: office / storagePlat: n/a.**ADJACENT LAND USE / ZONING / USE(S)**North: CommercialSouth: CommercialEast: institutionalWest: Commercial

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

Making Containers into FBC Compliant Structures and putting (installing) Vaneer to eliminate the metal building appearance and will look like a normal building structure. The Containers are Set back in Such away that we need a Variance to Keep them where they are.

We will also do a strap(tie) down to the Containers to make them FBC compliance as well. The Set backs are normally 20' in the rear and 15' on the Sides.

Our business depends on having enough Storage and it would be a hardship to us without this Storage System.

We have planted hedges around the property and want to Keep the property looking clean and professional, for the Community as well. We will always invest in the appearance of our buildings and land so that we help beautify the Village of Palm Springs.

SECTION 5- PROJECT AUTHORIZATION

OWNER CERTIFICATION

(If more than one owner, attached executed Certifications for each)

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. The undersigned hereby petitions the Village of Palm Springs Staff, Land Development Board, and the Village Council to call Public Hearings upon due Public Notice in accordance with the Rules, Regulations, and Laws as promulgated by the Village of Palm Springs. The cost of which petition and notice and other costs as promulgated by rule is hereby assumed by the undersigned.

Mark Marino 3/2/20
Signature of Owner Date

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2020 by Mark Marino, who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Signature of person taking acknowledgement Sandra Kay Walton

Name of officer taking acknowledgement--typed, printed or stamped SANDRA KAY WALTON

Title or rank _____ Serial number 66 923518



AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Pamela Marino

03/02/2020

Signature of Agent

Date

STATE OF Florida, COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2020 by Pamela Marino, who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

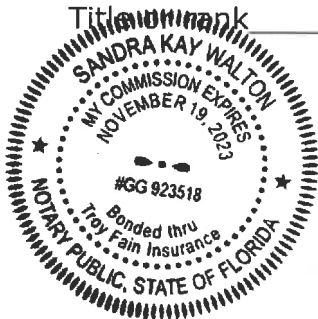
Signature of person taking acknowledgement

Sandra Kay Walton

Name of officer taking acknowledgement--typed, printed or stamped SANDRA KAY WALTON

Title Notary Public

Serial number GG 923518





GENERAL SUBMITTAL REQUIREMENTS FOR ALL APPLICATIONS:

- Completed Application, with original signatures, and applicable filing fees
- Evidence of Ownership (recorded warranty deed, title policy, or attorney's opinion)
- Owner's Authorization for Agent or Applicant to file application
- Current Survey (dated not more than 12 months prior to date of submittal)
- Color Photographs of entire property
- Traffic Study or Statement (2 copies)*, as applicable
- One (1) electronic version of complete application, narratives, plans, reports and supplemental documents in .pdf format

ADDITIONAL REQUIREMENTS FOR PUBLIC HEARING APPLICATIONS:

- Radius Map and Listing of all property owners within 300 feet of the property, from the Palm Beach County Property Appraiser's Office - contact their Mapping Department at 355-2881.
- One (1) Set of Mailing Labels and Pre-Stamped Envelopes for all property owners within said 300 feet radius
- Public Notice Sign: One sign for each street frontage shall be posted no less than 10 calendar days prior to the hearing. The sign shall be legible from a distance of 100 feet and shall contain a description of the approval being sought, the date, time and location of hearing, and a statement that the application is available for inspection in the Village Land Development Department (**see attached**).
- Affidavit (**see attached**) certifying to listing and sign posting

**Transmit traffic study directly to Palm Beach County Traffic Engineering with applicable review, and copies to the Village – TPS letter is required prior to public hearings*


DOROTHY JACKS

 CFA, AAS
 Palm Beach County Property Appraiser
 We Value What You Value

[PAPA Home](#)

Search by Owner, Address or Parcel


[View Property Record](#)
Owners

A LEAK SOLUTION INC

Property Detail

Location 3945 DAVIS RD.
 Municipality PALM SPRINGS
 Parcel No. 70434419200680060
 Subdivision SUB 19-44-43
 Book 27120 Page 1794
 Sale Date OCT-2014
 Mailing Address 3945 DAVIS RD.
 LAKE WORTH FL 33461
 3609
 Use Type 1200 -
 STORE/OFFICE/RESIDENTIAL
 Total Square Feet 2000

Sales Information

Sales Date	Price
OCT-2014	10
OCT-2014	10
JUN-2008	10
FEB-2002	10
JUN-1997	90000

1 2

Appraisals

Tax Year	2019
Improvement Value	\$96,217
Land Value	\$115,962
Total Market Value	\$212,179

All values are as of



1 Frenchies Bar - 3476 2nd Ave Palm Springs FL
 2 PBCFL Station 31 - 3400 2nd Ave Palm Springs, FL
 3 All American Trailer Connection - 3531 Lake Worth Rd, Palm Springs
 4 Los Gallitos Tortilleria Plaza - 3485 Lake Worth Rd, Palm Springs

SECTION 6 - LAND USE PLAN AMENDMENT APPLICATION ONLY

Existing Village Land Use/Rezoning: _____

Requested Village Land Use/Rezoning _____

Reason or basis the land use change/rezoning is required and the intended use or uses this request will accommodate.

ATTACH: LAND USE CHANGE: Analysis of Existing and Proposed Use(s), including analysis of infrastructure/public services, natural resources, open space, affordable housing, land use compatibility, intergovernmental coordination, and consistency with adopted goals, objectives and policies.

REZONING: Confirmation of the provisions of all necessary facilities and systems, including storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

SECTION 7 – APPEAL ONLY

- ☐ Appeal of LDB Action
- ☐ Appeal of Decision / Interpretation of Land Development Director
- ☐ Appeal of Interpretation / Requirement of Building Official

Requirement or Code Section Being Appealed or That Is At Issue:

Summary of Decision or Condition being Appealed:

Summary of the Relief being Requested:

*

SECTION 8 – VARIANCE ONLY

(Administrative / Standard / Hours of Operation / Sign)

Related Applications _____

Code Section: 834-826 834-1363 metal building

Required: 20' rear setback; 15' side setback

Request: to keep containers where they are now

Details of Variance Request or Appeal:

There will be no impact to surrounding areas. We have had the containers here for many years with no problems. They are necessary for our business because they serve as our storage. We have had a temporary license agreement for them and would like to turn them into FBC Compliant Structures. Granting the Variance would have no conflict to surrounding businesses.

ATTACH NARRATIVE AS ADDITIONAL PAGE(s)

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

- That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
- That the special conditions and circumstances do not result from the actions of the applicant.
- That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.
- That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
- That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

Making Containers into FBC Compliant Structures and putting (installing) Vaneer to eliminate the metal building appearance and will look like a normal building structure. The Containers are Set back in Such away that we need a Variance to Keep them where they are.

We will also do a strap(tie) down to the Containers to make them FBC compliance as well. The Set backs are normally 20' in the rear and 15' on the Sides.

Our business depends on having enough Storage and it would be a hardship to us without this Storage System.

We have planted hedges around the property and want to Keep the property looking clean and professional, for the Community as well. We will always invest in the appearance of our buildings and land so that we help beautify the Village of Palm Springs.



LEGEND:

- = FOUND IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- (D) = DEED (RECORD) DISTANCE
- (M) = MEASURED (FIELD) DISTANCE
- Ø = WOOD UTILITY POLE
- OH — = OVERHEAD WIRES
- ⊕ = METAL SIGN

LEGAL DESCRIPTION

A PARCEL OF LAND IN TRACT 68 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 6, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT 68 RUN SOUTHERLY ALONG THE WEST LINE OF SAID TRACT 68, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID TRACT 68, A DISTANCE OF 100 FEET;
THENCE TURN AN ANGLE OF 90 DEGREES 17 MINUTES 05 SECONDS FROM NORTH TO EAST AND GO EASTERLY, A DISTANCE OF 134.14 FEET;
THENCE GO NORTHERLY, PARALLEL TO THE WEST LINE OF TRACT 68, A DISTANCE OF 100 FEET;
THENCE, TURN AN ANGLE OF 90 DEGREES 17 MINUTES 05 SECONDS FROM SOUTH TO WEST AND GO WESTERLY, A DISTANCE OF 134.14 FEET TO THE WEST LINE OF SAID TRACT 68 AND THE POINT OF BEGINNING.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

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. THIS SURVEY PREPARED FOR CONTAINER LOCATION.

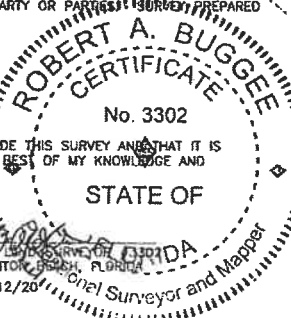
CERTIFIED TO:

PAMELA MARINO

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: ROBERT A. BUGGEE, FLORIDA LICENSED SURVEYOR
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 02/12/20
DWG # 0201520

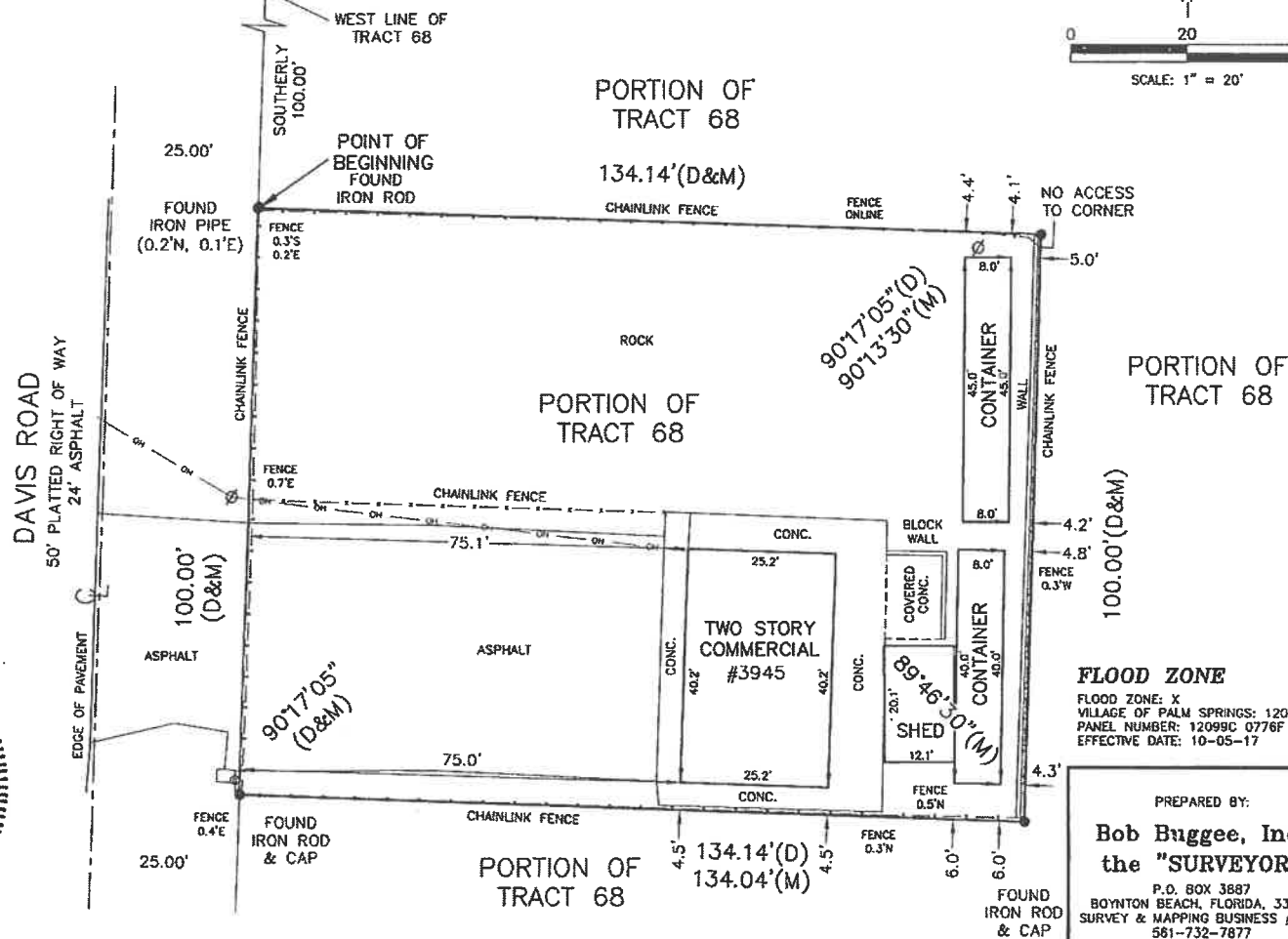
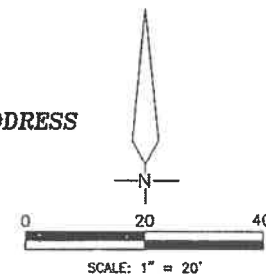


POINT OF COMMENCEMENT
N.W. CORNER
TRACT 68

Boundary Survey for PAMELA MARINO

PROPERTY ADDRESS

3945 DAVIS ROAD
LAKE WORTH, FL 33461



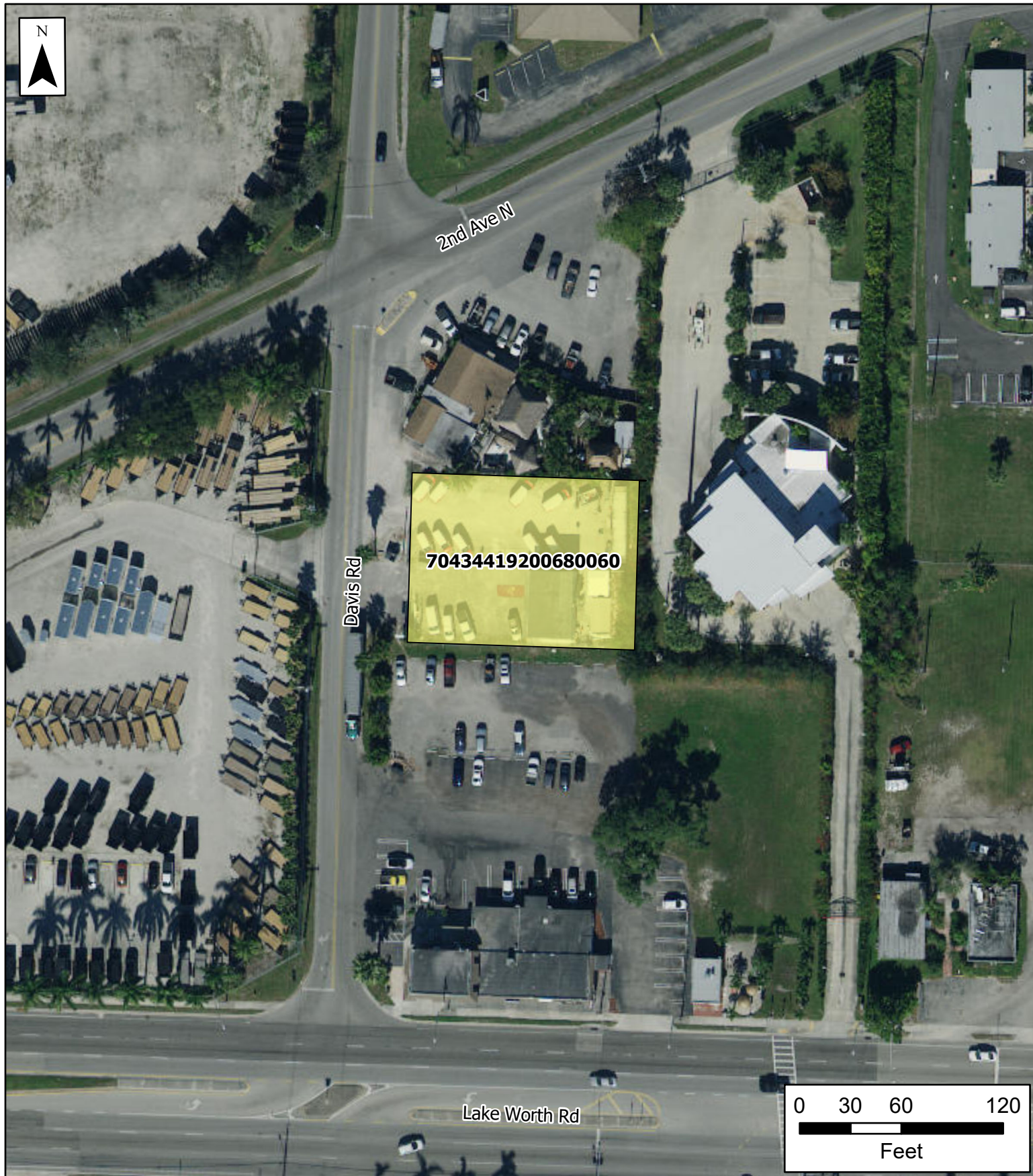
FLOOD ZONE

FLOOD ZONE: X
VILLAGE OF PALM SPRINGS: 12023
PANEL NUMBER: 12099C 0776F
EFFECTIVE DATE: 10-05-17

PREPARED BY:

Bob Buggie, Inc.
the "SURVEYOR"

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877



Village of Palm Springs

3945 Davis Rd - Bayside Pools

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

 3945 Davis Rd

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

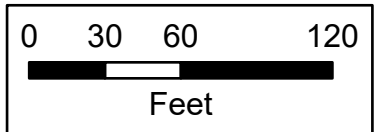


2nd Ave N

Davis Rd

70434419200680060

Lake Worth Rd



Village of Palm Springs

3945 Davis Rd - Bayside Pools

 3945 Davis Rd

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Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.

Sec. 34-602. - Land Development Board. [Note: Being updated to Planning & Zoning Board]

(2) *Variances.*

- a. The land development board shall authorize, upon appeal, such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship, including any alterations to nonconforming or grandfathered uses or structures. In order to authorize any variance in the terms of this chapter, the land development board must and shall find that:
 1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.
 2. The special conditions and circumstances do not result from the actions of the applicant.
 3. Granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings or structures in the same land development district.
 4. Literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
 5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
 6. The grant of the variance will be in harmony with the general intent and purpose of this chapter.
 7. Such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- b. In granting any variance, the land development board may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. The land development board may also prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed, or both. Under no circumstances, except as permitted in this section, shall the land development board grant a variance to permit a use not generally permitted in the land development district involved. No nonconforming or grandfathered use of neighboring lands, structures or buildings in the land development district shall be considered grounds for the authorization of a variance. Financial hardship is not to be considered alone as sufficient evidence of a hardship in the grant of a variance. A variance granted under the provisions of this chapter shall automatically lapse if building construction, in accordance with the plans for which such variance was granted, has not been initiated within one year from the date of granting of such variance by the land development board, or, if judicial proceedings to review the land development board's decision are instituted, from the date of entry of the final order in such proceedings, including all appeals.