AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JUNE 9, 2026
6:30 PM

Ralph Lashells, Chairman
Richard Hughes, Vice-Chairman
Ralph Wiles, Board Member
Brenda Browning, Jr. Alternate
Peter Braun, Board Member
Kim Gehrman, Board Member
Brian Ruscher, Sr. Alternate

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez
Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and for such purpose they 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.

CALL TO ORDER

ROLL CALL

Chairman Ralph Lashells
Vice Chairman Richard Hughes
Ralph Wiles
Peter Braun
Kim Gehrman
Brian Ruscher, Sr. Alternate
Brenda Browning, Jr. Alternate
PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
Deputy Village Clerk Jane R. Worth

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.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

1. **Approval of May 12, 2026, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the May 12, 2026, minutes from the Planning and Zoning Board meeting.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

2. ***(THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING)*** **Planning & Zoning Board Order No. 2026-02 - Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse – 4300 Lake Worth Road:** Motion for approval of an application submitted by Mr. Gabriel Bagnoli, agent for the applicant, agent for Cida Properties Inc. ("Owner"), is requesting a variance relief from Section 34-826.9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

3. **(*THIS ITEM WAS CONTINUED FROM THE MAY 14, 2026, MEETING*) Site Development Plan Amendment (SPR26-03) and Special Exception Use (PSSE26-02) – EPLUMBINGFL Flex Space – 4300 Lake Worth Road:** Motion to recommend approval of a Site Plan Amendment (SPR26-03) and Special Exception (PSSE26-02) with one (1) variance to allow redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One existing warehouse building will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

4. **Site Plan Amendment (SPR26-06) and Special Exception Use (PSSE26-06) - Centro Familiar de Adoración, INC. - 4216 Lake Worth Road:** Motion to approve an application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant" is requesting a Site Plan Amendment (SPR26-066) and Special Exception Use (PSSE26-06) to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING
NEXT MEETING
TUESDAY, JULY 14, 2026 @ 6:30 PM – VILLAGE COUNCIL CHAMBERS

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8421

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422

Village of Palm Springs

Staff Report

AGENDA DATE: June 9, 2026

DEPARTMENT: Village Clerk

ITEM #2: Approval of May 12, 2026, Planning and Zoning Board Meeting Minutes

FISCAL IMPACT:

ATTACHMENTS:
None

Village of Palm Springs

Staff Report

AGENDA DATE: June 9, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Planning & Zoning Board Order No. 2026-02 — Minimum Rear Setback Variance Request (PSV26-09) – EPLUMBINGFL Office Warehouse – 4300 Lake Worth Road

SUMMARY: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square foot flex-space facility within a two-floor structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

As part of the proposed site Plan, the applicant is requesting one (1) variance that is subject to the Planning and Zoning Board's consideration:

1. **PSV26-09** – Variance Relief from Sec. 34-826.9 — to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square foot warehouse will be renovated to include 166 square feet of waste room. Access to the site will be via a full-access driveway connection on 42nd Way South.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff conducted a review of the variance application and found the proposed variance to be generally consistent with the Land Development and zoning regulations and recommend conditional approval.

FISCAL IMPACT:
The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may positively affect neighboring properties.

ATTACHMENTS:

1. Planning & Zoning Board Order No. 2026-02 - PSV26-09 - EPLUMBINGFL - 4300 Lake Worth Road
2. Exhibit "A" Staff Report
3. Variance Justification Narrative
4. Site Plan

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2026-02
VARIANCE (PSV26-09)

Cida Properties, Inc. (Applicant)
4300 Lake Worth Road
Palm Springs, FL 33461 **PCN: 70-42-44-25-00-000-1410**
Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on April 14, 2026. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the following variance application, **PSV26-09**.

2. The above Applicant(s) are the owners of the property legally described as: **25-44-42, N 225 FT OF W 135 FT OF E 1/2 OF NE 1/2 OF NW 1/4 OF NE 1/4 (LESS N 60 FT LAKE WORTH RD R/W)**

3. The Applicant has submitted an application for a variance from the Village of Palm Springs, Florida, as set forth below:

   1. (PSV26-09) - The applicant is requesting a Variance from Section 34-826.9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to a residential property.

4. The Village's Land Development Code Section 34-826.9 requires the Board to determine that the variance meets the following requirements:

   1. Property Development Regulations: *Minimum yards adjacent to residential land development districts:* 30 feet, excluding the front yard which shall remain at 50 feet.

   2. The Board has determined that Variance **PSV26-09** has met the requirements of Section 34-826.9 of the Land Development Code.

3. The Variance is hereby **GRANTED/DENIED.**

DONE AND ORDERED in Palm Springs, Florida, on this **14th** day of **April 2026**.

ATTEST:

_____	_____
Jane Worth	Ralph Lashells
Deputy Village Clerk	Chairman – Planning and Zoning Advisory Board

Copies furnished to:

Cida Properties, Inc., 4300 Lake Worth Road, Palm Springs, FL 33461

Mr. Gabriel Bagnoli, 9174 Glades Road, Boca Raton, FL 33434

SPS, 333 Las Olas Way, Ft. Lauderdale, FL 33301

Iramis Cabrera, Planning, Zoning, & 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: Site Development Plan Amendment, Special Exception Use, and a Variance – EPLUMBINGFL – Flex Space

Application Summary			
Applicant / Petitioner	Cida Properties Inc.	**Submittal Date**	8/19/2024
Reference Name	EPLUMBINGFL	**Parcel Control No**	**70-42-44-25-00-000-1410 & 70-42-44-25-00-000-1430**
Case Number	**SPR26-03; PSSE26-02; PSV26-09**		
Location	4300 Lake Worth Road	**Site Area**	±0.73 acres
P&Z Bd	June 9, 2026	**Council Meeting**	July 7, 2026
Requests			
Proposed Use(s)	Site Development Plan Amendment (**SPR26-03**), Special Exception Use **(PSSE26-02),** and a Variance **(PSV26-09)** to allow the redevelopment of the site with the construction of an 8,428 square feet flex space facility. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to allocate 166 square feet to a waste room and 722 square feet of storage for maintenance equipment.		
Number of buildings	2 Buildings - 9,316 sf total Existing - 888 sf (722 sf storage for maintenance equipment + 166 sf waste room) New flex building: total of 8,428 sf 2-Story (warehouse 3,330 sf + Office 4,022 sf)		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**A total of 26 parking spaces** Office 1/200 @ 4,022 sf = 21 spaces Warehouse 1/2000 @ 3,330 sf = 2 spaces	23 spaces	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
North, East & West	15’	North – 50’ East – 15’ West – 25’	Yes
South	Adjacent to residential use - 30’	South- 20.2’	No* (Variance requested)

Site Characteristics			
Existing Use	Commercial and Vacant Lot	**Proposed Use**	Warehouse/Office
Existing Zoning	Commercial General (CG)	**Existing FULM**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Home Depot	Commercial Renewal (CR)	Commercial Renewal (CR)
South	Residential uses	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Residential & Commercial uses	Unknown Unincorporated PBC	Commercial Renewal (CR)
West	Residential & Commercial uses	Commercial General (CG) & Unknown Unincorporated PBC	Commercial General (CG) & Unknown Unincorporated PBC

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the site development plan with a variance, as depicted on the proposed site plan, to facilitate the redevelopment project for the property.

Site Development Plan & Special Exception Use – EPLUMBINGFL Office Warehouse – 4300 Lake Worth Rd

I. Site History

- Ordinance 2014-31: Annexation

The properties were annexed into the Village of Palm Springs, 4300 Lake Worth Road, as a developed parcel, and the other one as a vacant lot, on December 11, 2014, and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to redevelop the property is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed flex space is permissible as a special exception use within the zoning district.

III. Variance Requested

The applicant is seeking the following variance:

PSV26-09 – Variance Relief from Sec. 34-826.9 - to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.

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 do not apply to other lands, structures, or buildings in the same Planning, Building & Zoning district.*

The applicant's case presents unique and specific conditions that are not generally applicable to other properties in the zoning district or the surrounding neighborhood. The property is located within the Lake Worth Road CRA area and is designated under the CG (Commercial General) zoning district. The proposed development is for an office/warehouse combination. Despite having frontage along Lake Worth Road, the site does not benefit from direct access to this major road. Instead, access is provided through 42nd Way, located at the center of the lot, which introduces distinct challenges for site design and circulation. Additionally, there is an existing warehouse building in the northwest portion of the property. While still beneficial to the site's functionality, this building further limits the potential layout options for the proposed development, adding another layer of constraint to the site's design. This feature limits the space available for site layout and building configuration, which is part of what has constrained the site to its current layout. The site plan demonstrates that a 20-foot and 2-inch setback is adequate in this context, especially when considering the adjacent property's setback and the fact that none of the bay doors on the proposed building face the property to the South. This provides a sufficient buffer between the two properties while maintaining functionality for the proposed development. Moreover, similar setback reductions have been granted to other properties along Lake Worth Road, as the neighborhood was developed under prior zoning codes and is currently transitioning with ongoing improvements. Given these factors, the requested variance does not confer any special privileges to the property owner. Instead, it addresses the special conditions and circumstances unique to this specific site, including the indirect access and the presence of the existing warehouse building, which are not common to other properties in the area.

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

The special and unique conditions affecting the property are not attributable to the actions of the applicant. The lack of direct access from Lake Worth Road and the presence of an existing warehouse on the northwest portion of the property are all pre-existing conditions that limit the layout options for the site. These constraints existed before the applicant's involvement and have shaped the current site configuration. Therefore, the variance is necessitated by these unique site characteristics, not by actions taken by 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 Planning, Building & Zoning district.*

AND

d. *That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*

A literal interpretation of the code, as applied to the applicant, would deprive them of rights commonly enjoyed by others in similar situations. Due to the unique conditions of the site, such as the lack of direct access from Lake Worth Road and the presence of the existing structure, strict adherence to the code would unreasonably restrict the layout and development options. Other properties along Lake Worth Road have also received setback reductions or have shorter setbacks due to older code requirements, which further justifies the requested variance for this site.

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

The reduction of the Southern yard setback from thirty (30') feet to twenty feet and two inches (20'2") is the minimum variance that allows reasonable use of the property.

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

AND

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

Granting the variance is not detrimental to public welfare or injury to properties or improvements in the zoning district. The Southern property's north setback is generous, while the proposed 20'2" setback, combined with the orientation of the structure itself, ensures adequate separation. The site has been designed in a way that minimizes noise, light, traffic, and other potential nuisance factors, especially for the adjacent properties with a current residential use. Additionally, the planned planting of trees and shrubs within the buffer will provide effective buffering and screening, maintaining the overall integrity of the neighborhood. Furthermore, this development will bring a modern improvement to an otherwise undeveloped and vacant site in a major commercial corridor. The new flex space structure will enhance the overall area and will be in harmony with the general intent of the village code of ordinances by contributing to the revitalization and modernization of the district.

Staff support the applicant's request based on the existing circumstances, which are peculiar to the land and do not result from the actions of the applicant. Granting the variances requested will not confer on the applicant any privilege that is denied to other lands and will make possible reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant's requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

1) Surrounding properties are commonly zoned General Commercial except for the unincorporated parcels south of the project, which are residential.
2) The property is located within the Lake Worth Road District CRA.
3) Available public transportation on Lake Worth Road exists within less than 1000 feet of the property.
4) A mix of different commercial uses exists along the Lake Worth Road corridor.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Commercial General district.
  1) The proposed project plan generally meets the required site development regulations.
  2) A recorded Unity of Title is required
  3) Permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue, and the Village of Palm Springs, are required before any construction activity commences.
  4) The project is located within the Palm Beach County Water Utility Service area and Lake Worth Electric service area.
  5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on March 31, 2026, and on June 1, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on March 31, 2026.
- Legal advertisement was published on the Palm Beach County website on March 30, 2026, and on June 1, 2026.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on August 19, 2024, depict the following:

- An application submitted for a Site Development Plan Approval concurrently with Special Exception Use for the redevelopment of the site with 1 variance to allow the construction of 8,428 square feet of flex space.

1. Site Plan received August 19, 2024, revised and resubmitted on May 28, 2026.
2. Landscape plans received August 19, 2024, revised and resubmitted on March 18, 2026.
3. Engineering plans received August 19, 2024, revised and resubmitted on March 18, 2026.
4. Photometric plan
5. Architectural Plans
6. Justification Statement.
7. Drainage calculations.

IX. Recommendation

The applicant is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room and 722 square feet of storage for maintenance equipment.

The 0.73-acre project combines two individual properties, which are proposed to be unified as a single parcel, and are generally located on the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, with a total of 7,943 square feet of floor area. The existing metal building will be renovated to include a waste room and enhance the exterior façade to match the proposed new structure. Access to the site will be via a full-access driveway connection on 42nd Way South.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The proposed building would provide the perfect location for businesses to serve the neighboring community, with warehouse space on the ground floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the general public and will be for the exclusive use of the businesses on the property.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan, subject to the following thirty-six (36) conditions:

1. The site plan approval is valid for 24 months from Village Council approval.
2. The special exception use shall be implemented within 18 months of Village Council approval.

3. A unity of title shall be submitted to the Planning and Zoning department **before the issuance of any building permit.**
4. The existing barbed wire on the chain link fence along the west and south sides shall be removed from the fence as it is prohibited by the Village's code. Plans shall be revised accordingly **at the time of permitting**.
5. The existing metal building shall be finished with stucco, siding, brick, masonry, or other comparable material to match the new building.
6. The existing building proposed to be used as a storage facility shall be used **exclusively** for the storage of maintenance equipment. **No business or additional warehouse** shall be permitted within this building.
7. All unit owner(s) or user(s) shall abide by the following restrictions and/or conditions (which shall be included in any standard lease agreement:
   - No manufacturing business shall be conducted in the property
   - All business activities shall be conducted inside the principal structure(s) and shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.
   - No outdoor business activities shall be permitted under any circumstances
   - No outdoor storage shall be permitted
   - All tenants must obtain a business tax receipt before commencing any business activities
   - Hours of operation shall comply with the Village's Land Development Regulation Section 34-891
   - All warehouses and storage areas shall be closed from access by the public
   - Each unit shall maintain at least a minimum of 50% office space
8. Failure to enforce provisions herein may result in code enforcement action against the property owner for the violation(s).
9. A sidewalk shall be provided along the property's 42nd Way S East frontage **before issuance of the Certificate of Occupancy**.
10. The existing chain link fence along Lake Worth Road shall be removed **before issuance of the Certificate of Occupancy**.
11. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with a match design according to the existing/proposed location.
12. Any existing and proposed signs, including but not limited to monuments and walls, shall be reviewed and approved by the Planning, Zoning, and Building Department **at the time of permitting**. Said signs shall comply with the Village's Land Development Regulations.
13. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), before the issuance of any Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
14. The Village Engineer shall approve a Utility/Civil Plan **at the time of permitting**.
15. **At the time of construction**, the right-of-way shall remain free from silt, debris, and foreign materials at all times. All NPDES compliance measures shall be in place throughout the duration of the project. The restoration of the right-of-way shall meet all applicable standards of PBC and Palm Springs. Areas disturbed by construction outside of the project limits shall be restored to a like or better condition and sodded. An MOT plan shall be submitted and approved **before any road closures or detours**.
16. A root barrier shall be provided on trees that are within 12' of utility lines.
17. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
18. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
19. Landscaped areas shall be irrigated, including but not limited to buffers, 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 the Village code.

21. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs **at the time of permitting**.
22. The property owner shall register an Agent of Record before 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. All mechanical equipment and above-ground infrastructure shall be screened from view.
24. 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.
25. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
26. All new electric utilities shall be underground.
27. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department before commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
28. 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.
29. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
30. The Landscaping shall be certified by the Landscape Architect upon completion and **before the issuance of the Certificate of Occupancy/Certificate of Completion** of each improvement area.
31. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
32. Photometrics must be certified by an engineer **before CO**.
33. The civil engineer of record shall certify the site construction **before the issuance of the Certificate of Occupancy**.
34. 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 the time of the pre-construction conference with the Planning, Zoning, and Building Department.
35. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
36. **At the time of CO**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

Variance Justification For: 4300 Lake Worth Road

Sec. 34-329. Variances from the strict interpretation of this article may be granted by the village council, for good cause shown, following a quasi-judicial public hearing, with due public notice and an opportunity to be heard.

The following table depicts the requested variances for the proposed Flex Space project.

	Code Reference	Required	Provided	Variance
V1	Sec. 34-826 (9) *Setback from Residential Land Development*	30’ on South Side	20’ 2”	9’ 10”

a) 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.

Variance 1 - YES:

The applicant's case presents unique and specific conditions that are not generally applicable to other properties in the zoning district or surrounding neighborhood. The property is located within the Lake Worth Road CRA area and is designated under the CG (Commercial General) zoning district. The proposed development is for an office/showroom and warehouse combination. Despite having frontage along Lake Worth Road, the site does not benefit from direct access to this major road. Instead, access is provided through 42nd Way, located at the center of the lot, which introduces distinct challenges for site design and circulation.

Additionally, there is an existing warehouse building on the northwest portion of the property. While still useful and beneficial to the site’s functionality, this building further limits the potential layout options for the proposed development, adding another layer of constraint to the site’s design. This feature limits the space available for site layout and building configuration, which is part of what has constrained the site to its current layout.

The site plan demonstrates that a 20-foot and 2 inch setback is adequate in this context, especially when considering the adjacent property’s setback and the fact that none of the bay doors on the proposed building face the property to the South. This provides a sufficient buffer between the two properties while maintaining functionality for the proposed development. Moreover, similar setback reductions have been granted to other properties along Lake Worth

Road, as the neighborhood was developed under prior zoning codes and is currently transitioning with ongoing improvements.

Given these factors, the requested variance does not confer any special privileges to the property owner. Instead, it addresses the special conditions and circumstances unique to this specific site, including the indirect access and the presence of the existing warehouse building, which are not common to other properties in the area.

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

Variance 1 - YES:

The special and unique conditions affecting the property are not attributable to the actions of the applicant. The lack of direct access from Lake Worth Road, and the presence of an existing warehouse on the northwest portion of the property are all pre-existing conditions that limit the layout options for the site. These constraints existed before the applicant's involvement and have shaped the current site configuration. Therefore, the variance is necessitated by these unique site characteristics, not by actions taken by the applicant.

c) 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.
AND
d) 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.

Variance 1 - YES:

A literal interpretation of the code, as applied to the applicant, would deprive them of rights commonly enjoyed by others in similar situations. Due to the unique conditions of the site—such as the lack of direct access from Lake Worth Road, and the presence of the existing structure—strict adherence to the code would unreasonably restrict the layout and development options. Other properties along Lake Worth Road have also received setback reductions, or have shorter setbacks due to older code requirements, which further justifies the requested variance for this site.

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

Variance 1 - YES:

The reduction of the Southern yard setback from thirty (30') feet to twenty feet and two inches (20'2") is the minimum variance that allows reasonable use of the property.

f) The grant of the variance will be in harmony with the general intent and purpose of this chapter.

AND

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

Variance 1 - YES:

Granting the variance is not detrimental to public welfare or injurious to properties or improvements in the zoning district. The Southern property's north setback is generous, while the proposed 20'2" setback combined with the orientation of the structure itself, ensures adequate separation. The site has been designed in a way that minimizes noise, light, traffic and other potential nuisance factors, especially for the adjacent properties with a current residential use. Additionally, the planned planting of trees and shrubs within the buffer will provide effective buffering and screening, maintaining the overall integrity of the neighborhood.

Furthermore, this development will bring a modern improvement to an otherwise undeveloped and vacant site in a major commercial corridor. The new flex space structure will enhance the overall area and will be in harmony with the general intent of the village code of ordinances by contributing to the revitalization and modernization of the district.

The applicant respectfully requests approval as he has acted in good faith in coming before this board for their review and approval.

EPLUMBINGFL

4300 LAKE WORTH RD. , PALM SPRINGS, FL 33461 | FOLIO NO. 70-42-44-25-00-000-1410

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ARCHITECT LICENSE NO. AR99203

333 LAS OLAS WAY, SUITE 422, FORT LAUDERDALE, FL

PHONE: 561.603.8395 | STUDIO@PATRICKOSOARES.COM

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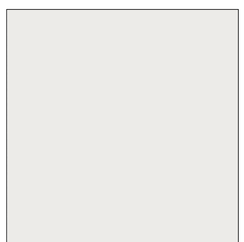
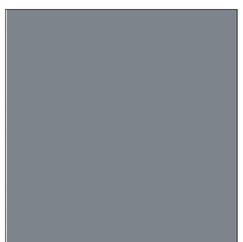


STUCCO

NATURAL WHITE
SW 9542



STUCCO

SERIOUS GRAY
SW 6256

WINDOWS

ANDERSEN
100 SERIES
BLACK

DRIVEWAY

CEMENT PAVERS

MECHANICAL EQUIP.
SCREENING

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4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TDP

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

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NORTH:

N

SEAL:

DETAILS

G-003

Printed: 6/1/2026

SHEET INDEX

DRC	
G-001	COVER SHEET
G-002	INDEX DATA
G-003	DETAILS
G-004	SURVEY
SP-101	SITE PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS
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A-203	ELEVATIONS
A-301	SECTIONS
A-401	SIGN DETAIL
A-501	PHOTOMETRIC PLAN
A-701	RENDERINGS

APPLICABLE CODES: FBC 2023

FLORIDA BUILDING CODE 2023 8TH EDITION
INTERNATIONAL PLUMBING CODE 2024
NATIONAL ELECTRICAL CODE 2023
INTERNATIONAL ENERGY CONSERVATION CODE 2024

SCOPE OF WORK

DEMOLITION - NEW CONSTRUCTION

PROJECT TEAM

ARCHITECT:
STUDIOPATRICKSOARES
333 LAS OLAS WAY SUITE 422 FORT LAUDERDALE FL 33301
PHONE: 561.603.8395
E-MAIL: studio@patrickosoares.com

LANDSCAPE ARCHITECT:
DEBRA NORTHSEA
6008 EAGLES NEST DRIVE
PHONE: 561.758.6739
E-MAIL: dlnladesign@aol.com

CIVIL ENGINEER:
EA3 CIVIL ENGINEERING
PHONE: 754.777.7993
E-MAIL: WWW.EA3CIVIL.COM

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

USE		
NEW WAREHOUSE	2,326 SF/500 GROSS	5 PERSONS
NEW OFFICES (BUSINESS)	3,825 SF/150 GROSS	26 PERSONS
WASTE ROOM (STORAGE)	166 SF/500 GROSS	1 PERSON
EX. MTL BLDG. (STORAGE)	722 SF/500 GROSS	2 PERSON
TOTAL		**34 PERSONS**

PARKING CALCULATIONS

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE = 2,326SF	1/2000 SF	3	
OFFICE = 3,825 SF	1/200 SF	20	
EX. MTL BLDG. = 722SF	1/2000 SF	1	
WASTE ROOM	- -	- -	- -
MECHANICAL ROOM	- -	- -	- -
TOTAL		**24**	**26**
ACCESIBLE		**1**	2
LOADING			1

VARIANCES

CODE REFERENCE	REQUIREMENT	PROVIDED	VARIANCE
SEC. 34-826 (9) SETBACK FROM RESIDENTIAL LAND DEVELOPMENT	30'-0"	20'-2"	9'-10"

PROPERTY INFO:

PROJECT TYPE:	NEW CONSTRUCTION
OWNERS:	CIDA PROPERTIES INC
SITE ADDRESS:	4300 LAKE WORTH RD PALM SPRINGS FL 33461 42ND WAY S PALM SPRINGS FL 33461
PROPERTY ID#	70-42-44-25-00-000-1410 70-42-44-25-00-000-1430
LAND USE	COMMERCIAL
ZONING CLASSIFIC.	CG
ABBREVIATED LEGAL DESCRIPTION	25-44-42, N 225 FT OF W 135 FT OF E 1/2 OF NE 1/2 NW 1/4 OF NE 1/4 (LESS N 60 FT LAKE WORTH RD R/W) 25-44-42, S 74.5 FT OF N 299.5FT OF W 135 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4
OCCUPANCY GROUP:	S-1 / B
CONSTRUCTION TYPE:	III-B

SITE DATA

ALLOWABLE	AREA IN SF	% OF SITE
MAX. LOT COVERAGE	N/A	-
PROVIDED	**AREA IN SF**	**% OF SITE**
TOTAL LOT AREA	31,953.9	100%
LOT COVERAGE	5,278	16.5%
INTERNAL ROADWAY/SIDEWALK	15,889	49.7%
UTILITY AREA (EXISTING LIFT STATION)	115	0.01%
NATURAL & LANDSCAPE	10,672	33.4%

BUILDING SETBACKS:

	CITY MINIMUM STANDARD	PROVIDED ON SITE
FRONT (LAKE WORTH ROAD)	50'-0"	113'-8"
LEFT SIDE	15'-0"	67'-6"
RIGHT SIDE (42ND WAY SOUTH)	25'-0"	25'-0"
REAR	20'-0"	20'-2"

MAXIMUM DISTANCES:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. HEIGHT	45'-0" (A)	31'-0" (A)
MAX. HEIGHT AT SIDE SETBACK	N/A	N/A
MAX. OVERHANG OVER SETBACK	2'-0"	2'-0"

NOTES:

A. AS MEASURED FROM AVERAGE GRADE

CALCULATIONS:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. LOT COVERAGE	N/A	16.5% PROVIDED OR 5,278 SF
CALCS: LOT COVERAGE → 5,282 / SITE AREA → 31,954 = .165 OR 16.5%		
MAX. GROSS FLOOR AREA	50% MAX OR 15,977 SF	29.1% PROVIDED OR 9,316 SF
CALCS: GROSS FLOOR AREA → 9,316 SF / TOTAL SITE AREA → 31,954 SF = .291 < .50		

FLOOD ZONE INFORMATION:

FLOOD ZONE:	"X"
PANEL NUMBER:	12099C0776F
PANEL DATE:	10/5/2017

AREA CALCULATIONS

DIVISION	AREA	RATIO
WAREHOUSE BAY 1	1,370 SF	39.6%
OFFICE 1 (FOR WAREHOUSE BAY 1)	2,082 SF	60.4%
WAREHOUSE BAY 2	1,308 SF	40.2%
OFFICE 2 (FOR WAREHOUSE BAY 2)	1,940 SF	59.8%
TOTAL WAREHOUSE	3,330 SF	45.2%
TOTAL OFFICES	4,022 SF	54.8%
EX. MTL BLDG. (STORAGE)	722 SF	
WASTE ROOM (STORAGE)	166 SF	
GROUND FLOOR CORRIDOR/BATH	253 SF	
SECOND FLOOR CORRIDOR/BATH	273 SF	
MECHANICAL ROOM	65 SF	
***TOTAL BLDG. (GROSS)**	**9,316 SF**	

* GROSS AREA INCLUDES STAIRS, ELEVATOR, AND WALLS MEASURED TO THE EXTERIOR FACE.

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PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TRK

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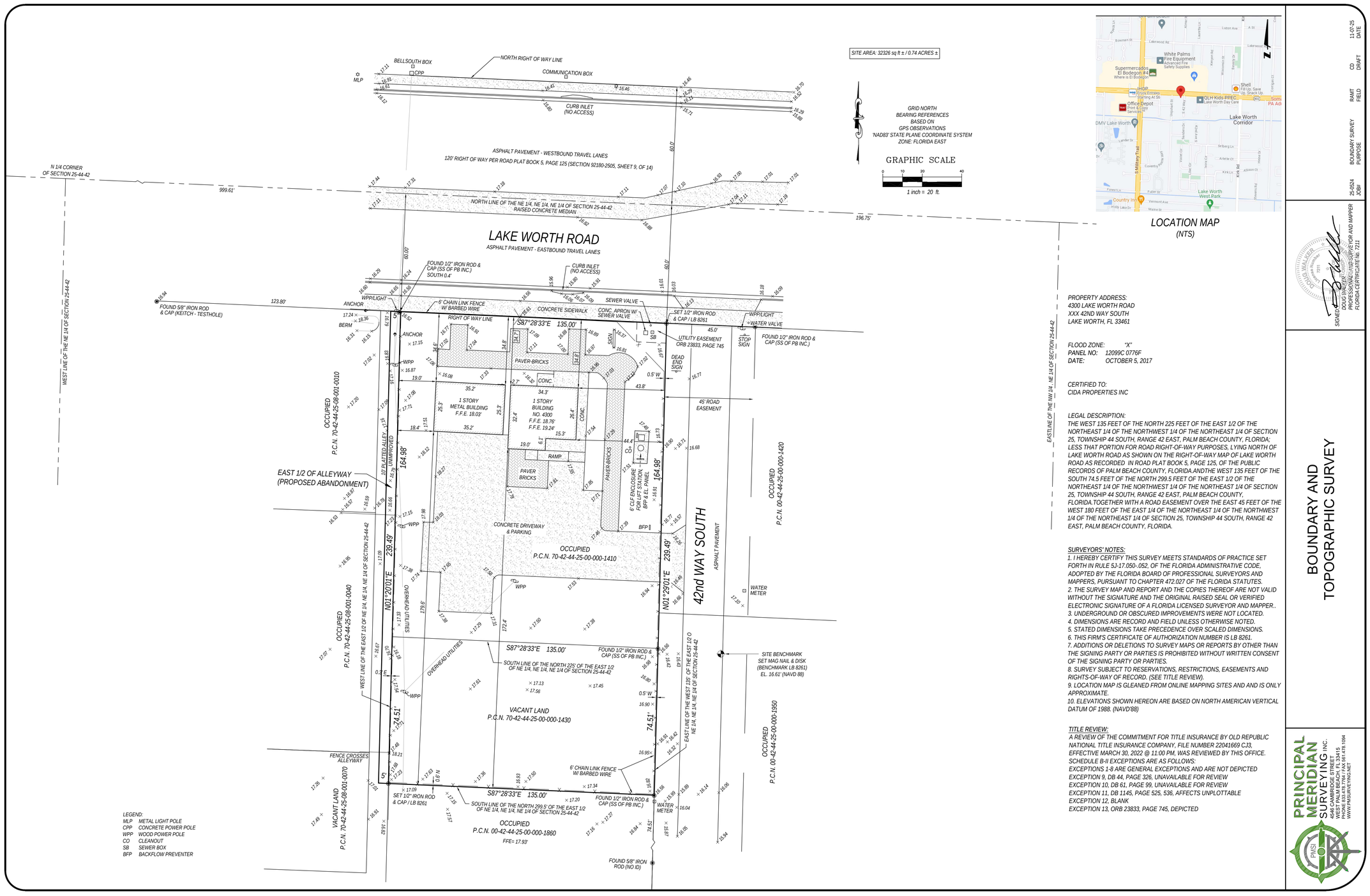
XTH:

L:

N

INDEX DATA
G-002

Printed: 6/1/2026



LOCATION MAP
(NTS)

PROPERTY ADDRESS:
4300 LAKE WORTH ROAD
XXX 42ND WAY SOUTH
LAKE WORTH, FL 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0776F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
CIDA PROPERTIES INC

LEGAL DESCRIPTION:
THE WEST 135 FEET OF THE NORTH 225 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION FOR ROAD RIGHT-OF-WAY PURPOSES, LYING NORTH OF LAKE WORTH ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF LAKE WORTH ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.ANDTHE WEST 135 FEET OF THE SOUTH 74.5 FEET OF THE NORTH 299.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.TOGETHER WITH A ROAD EASEMENT OVER THE EAST 45 FEET OF THE WEST 180 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE 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. (SEE TITLE REVIEW).
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. (NAVD'88)

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 22041669 C13, EFFECTIVE MARCH 30, 2022 @ 11:00 PM, WAS REVIEWED BY THIS OFFICE.
SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 9, DB 44, PAGE 326, UNAVAILABLE FOR REVIEW
EXCEPTION 10, DB 61, PAGE 99, UNAVAILABLE FOR REVIEW
EXCEPTION 11, DB 1145, PAGE 525, 536, AFFECTS UNPLOTTABLE
EXCEPTION 12, BLANK
EXCEPTION 13, ORB 23833, PAGE 745, DEPICTED

BOUNDARY AND TOPOGRAPHIC SURVEY

SIGNED: DOUG WALKER
DOUG WALKER, PSM
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

PRINCIPAL MERIDIAN SURVEYING INC.
4646 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE: 561.478.1154 FAX: 561.478.1094
WWW.PMSURVEYING.NET

SPS Architecture Design People
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PALM SPRINGS, FL 33461

JOB#	PURPOSE	BY	DATE
25-0524	BOUNDARY SURVEY	RAMT	11-07-25
	FIELD	CD	DRAFT

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TBR

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NORTH:

N

SEAL:

SURVEY
G-004

Printed: 6/1/2026

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

USE		
NEW WAREHOUSE	2,326 SF/500 GROSS	5 PERSONS
NEW OFFICES (BUSINESS)	3,825 SF/150 GROSS	26 PERSONS
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MECHANICAL ROOM	- -	- -	- -
TOTAL		**24**	**26**
ACCESIBLE		**1**	2
LOADING			1

VARIANCES

CODE REFERENCE	REQUIREMENT	PROVIDED	VARIANCE
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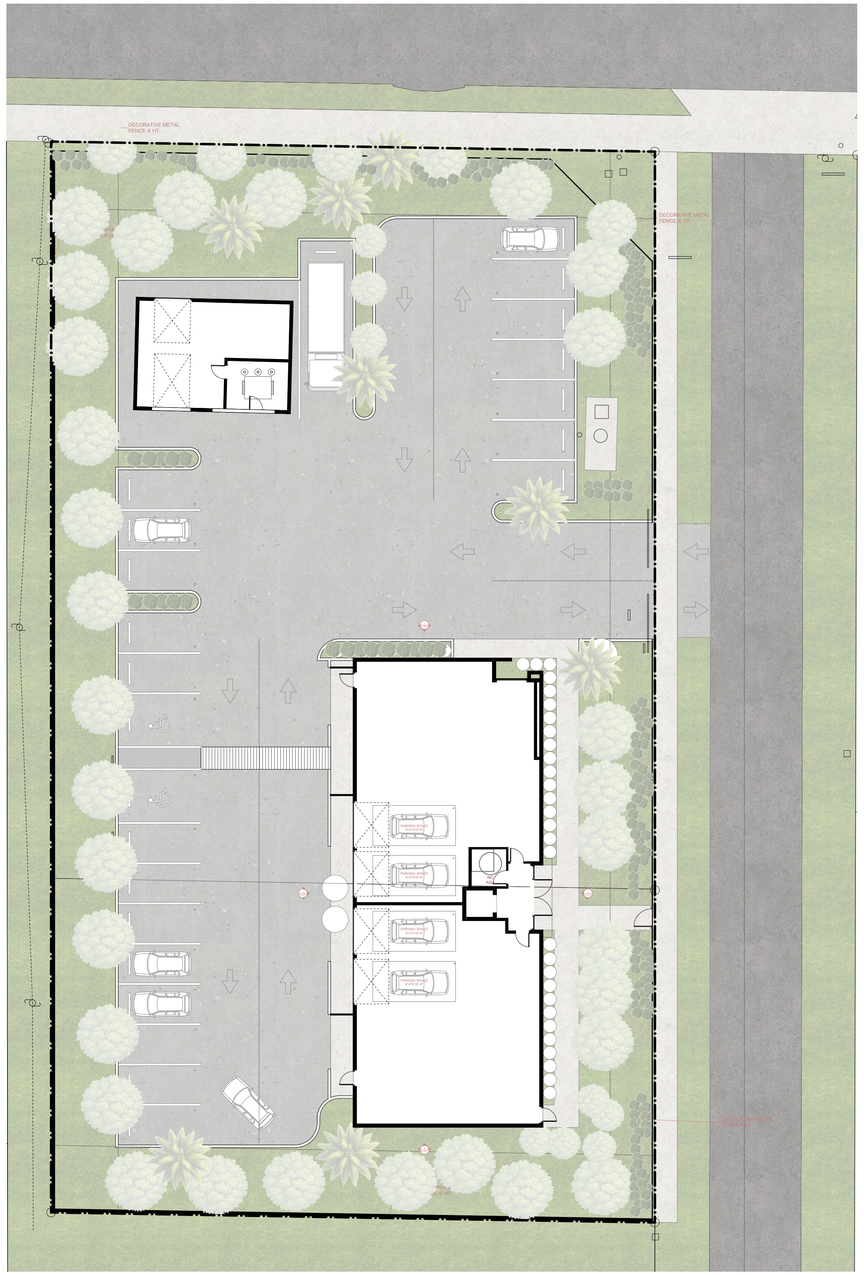
DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

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VARIANCES

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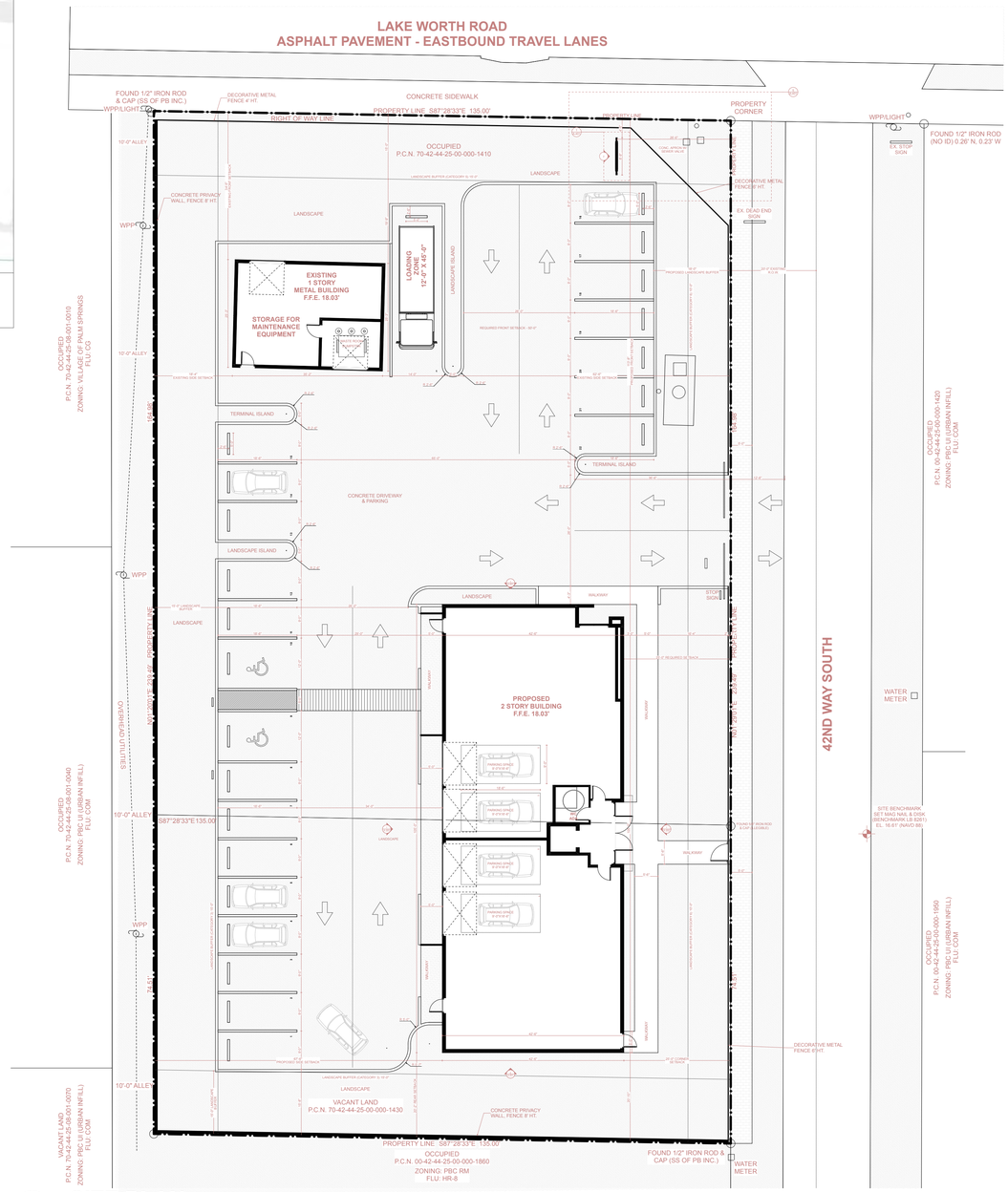

1
SP-101

SITE PLAN

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

PROPERTY INFO:

PROJECT TYPE:	NEW CONSTRUCTION
OWNERS:	CIDA PROPERTIES INC
SITE ADDRESS:	4300 LAKE WORTH RD PALM SPRINGS FL 33461 42ND WAY S PALM SPRINGS FL 33461
PROPERTY ID#	70-42-44-25-00-000-1410 70-42-44-25-00-000-1430
LAND USE	COMMERCIAL
ZONING CLASSIFIC.	CG
ABBREVIATED LEGAL DESCRIPTION	25-44-42, N 225 FT OF W 135 FT OF E 1/2 OF NE 1/2 NW 1/4 OF NE 1/4 (LESS N 60 FT LAKE WORTH RD R/W) 25-44-42, S 74.5 FT OF N 299.5FT OF W 135 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4
OCCUPANCY GROUP:	S-1 / B
CONSTRUCTION TYPE:	III-B

SITE DATA

ALLOWABLE	AREA IN SF	% OF SITE
MAX. LOT COVERAGE	N/A	-
PROVIDED	**AREA IN SF**	**% OF SITE**
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	MAXIMUM ALLOWABLE	PROVIDED ON SITE
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NOTES:

A. AS MEASURED FROM AVERAGE GRADE

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MAX. LOT COVERAGE	N/A	16.5% PROVIDED OR 5,278 SF
CALCS: LOT COVERAGE → 5,282 / SITE AREA → 31,954 = .165 OR 16.5%		
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CALCS: GROSS FLOOR AREA → 9,316 SF / TOTAL SITE AREA → 31,954 SF = .291 < .50		

FLOOD ZONE INFORMATION:

FLOOD ZONE:	"X"
PANEL NUMBER:	12099C0776F
PANEL DATE:	10/5/2017

AREA CALCULATIONS

DIVISION	AREA	RATIO
WAREHOUSE BAY 1	1,370 SF	39.6%
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WAREHOUSE BAY 2	1,308 SF	40.2%
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* GROSS AREA INCLUDES STAIRS, ELEVATOR, AND WALLS MEASURED TO THE EXTERIOR FACE.

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PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Work in Progress	01 - WIP

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NORTH:

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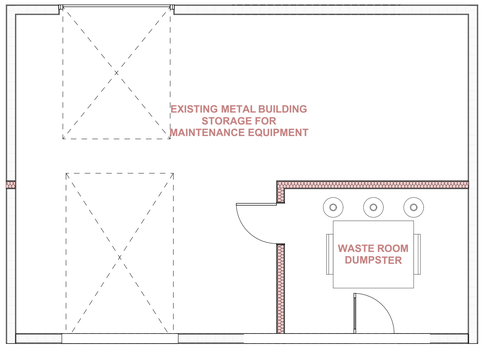
SEAL:

SITE PLAN
SP-101

Printed: 5/22/26



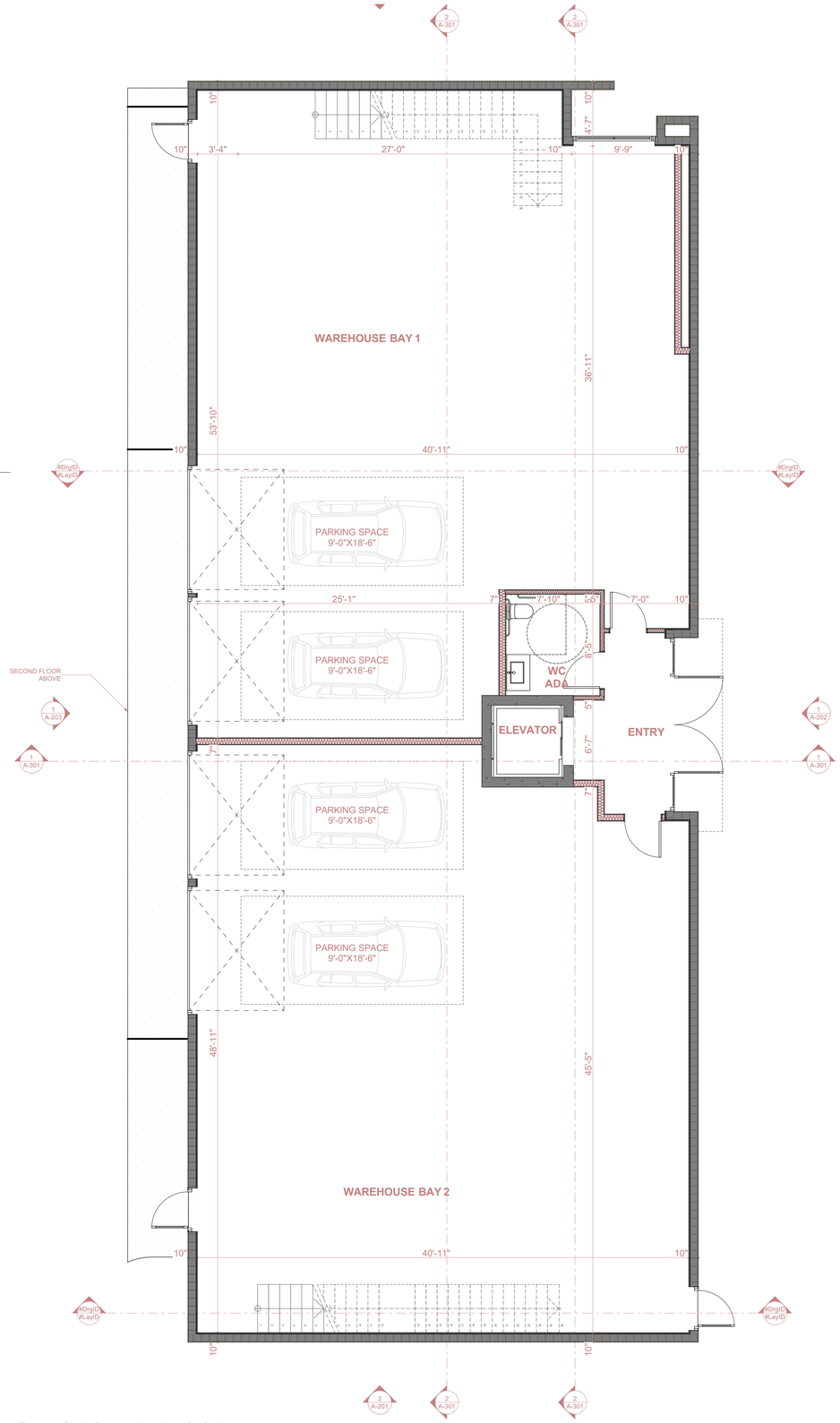
2 A-101

GROUND FLOOR PLAN - EX. METAL BUILDING

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

WALL LEGEND

	MASONRY WALLS WITH INSULATION
	MASONRY WALLS WITHOUT INSULATION
	STUDY WALLS WITH INSULATION
	STUDY WALLS WITHOUT INSULATION



1 A-101

GROUND FLOOR PLAN

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

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EPLUMBINGFL

4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	DI - TDP

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NORTH:

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SEAL:

GROUND FLOOR PLAN

A-101

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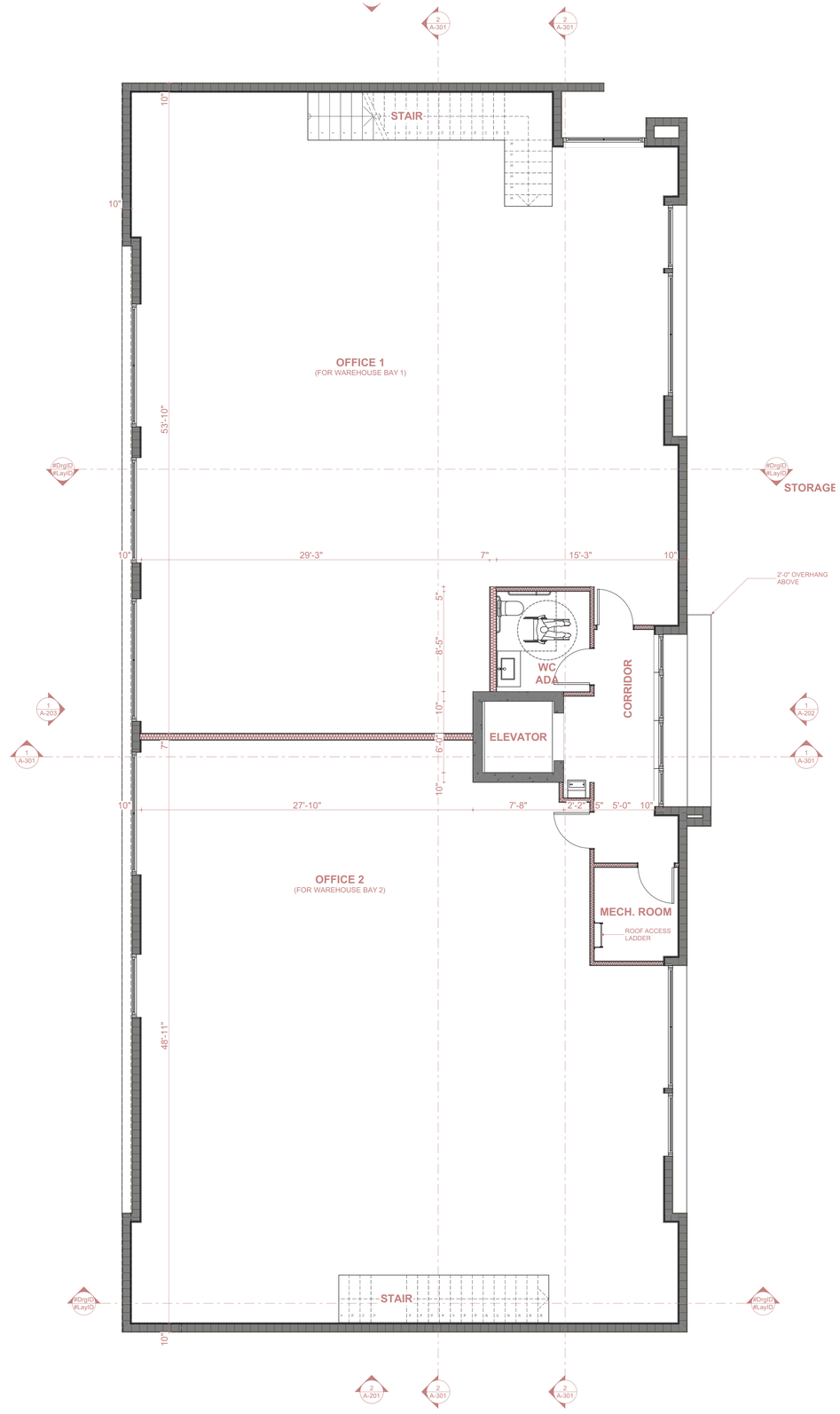

1 A-102

SECOND FLOOR PLAN LEVEL

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

WALL LEGEND	
	MASONRY WALLS WITH INSULATION
	MASONRY WALLS WITHOUT INSULATION
	STUDY WALLS WITH INSULATION
	STUDY WALLS WITHOUT INSULATION

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EPLUMBINGFL

4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	

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NORTH:

N

SEAL:

SECOND FLOOR PLAN

A-102

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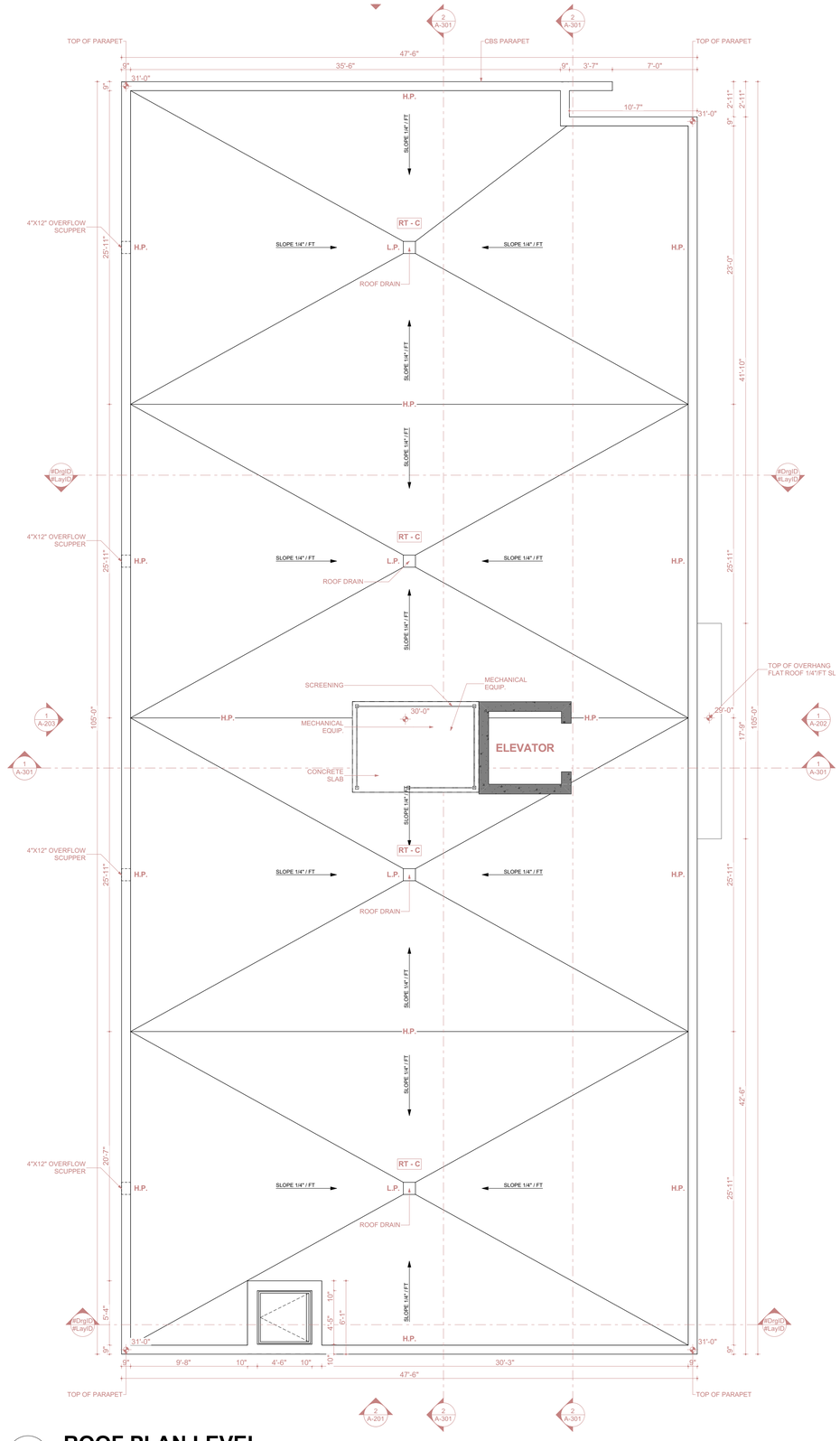
ROOF TYPES			
MARK	**TYPE**	**NOA**	**AREA**
RT - A	**LOW SLOPED ROOF** PROVIDE GAF EVERGUARD TPO SINGLE-PLY ROOFING SYSTEM OVER 5/8" CDX PLYWOOD DECKING OVER WOOD TRUSSES SLOPED 1/4" PER FOOT MIN. TO ROOF DRAINS	NOA: 15-0729.18 OR EQUAL	4,585
RT - B	**TRAFFICABLE DECK** MUD SET TILE/OVER KEMPEROL MEMBRANE WATERPROOFING SYSTEM OVER POURED IN PLACE STRUCTURAL CONCRETE SLOPE 1/4" PER FOOT MIN. TO FLOOR DRAINS	NOA: 20-0304.01 OR EQUAL	
RT - C	**LOW SLOPED ROOF** PROVIDE GAF EVERGUARD TPO SINGLE-PLY ROOFING SYSTEM OVER CONCRETE DECK SLOPED 1/4" PER FOOT MIN. TO ROOF DRAINS	NOA: 16-0615.05 OR EQUAL	
RT - D	**CONCRETE STRUCTURE** KEMPER SYSTEM APPLIED DIRECTLY TO SLOPED STRUCTURAL CONCRETE SLAB	NOA: 14-1202.09 OR EQUAL	

NOTES

THE ROOF SYSTEMS SHALL BE INSTALLED BY A LICENSED ROOFER AS PER APPROVED AND VALID MIAMI DADE N.O.A., THE FLORIDA BUILDING CODE LATEST EDITION AND THE MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.

ROOF PARAPET LEGEND

	WOOD FRAMED PARAPET
	MASONRY WALLS PARAPET



ROOF PLAN LEVEL

3 / A-103

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

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NORTH:

N

SEAL:

ROOF PLAN

A-103

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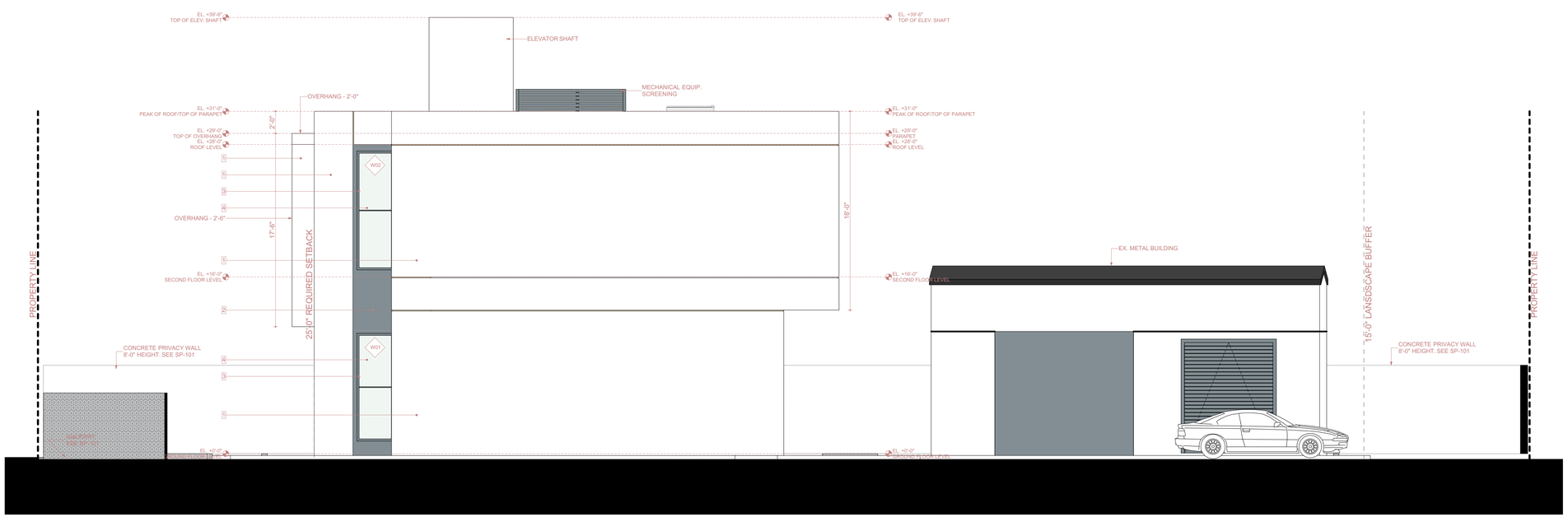
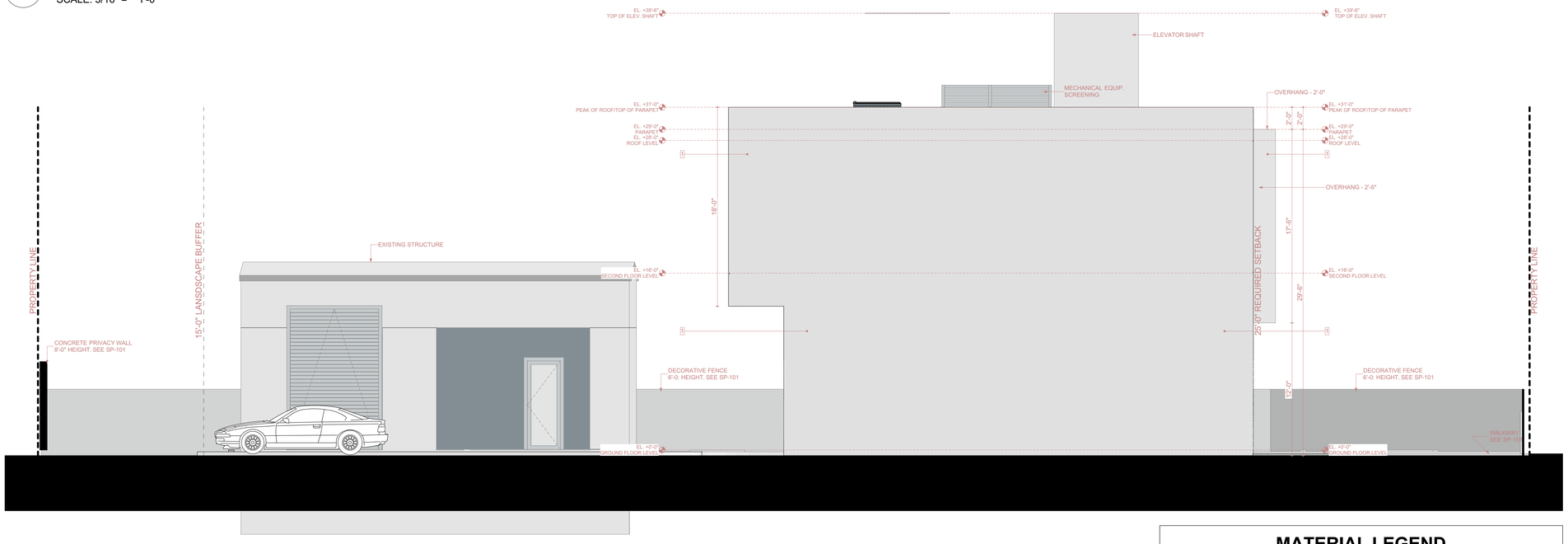


1
A-201

NORTH ELEVATION

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



2
A-201

SOUTH ELEVATION

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

MATERIAL LEGEND

1	WHITE SMOOTH STUCOO (PAINTED STUCCO)
2	T & G RIBBED FASCIA COMPOSITE BOARD

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TRP

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NORTH:

N

SEAL:

ELEVATIONS

A-201

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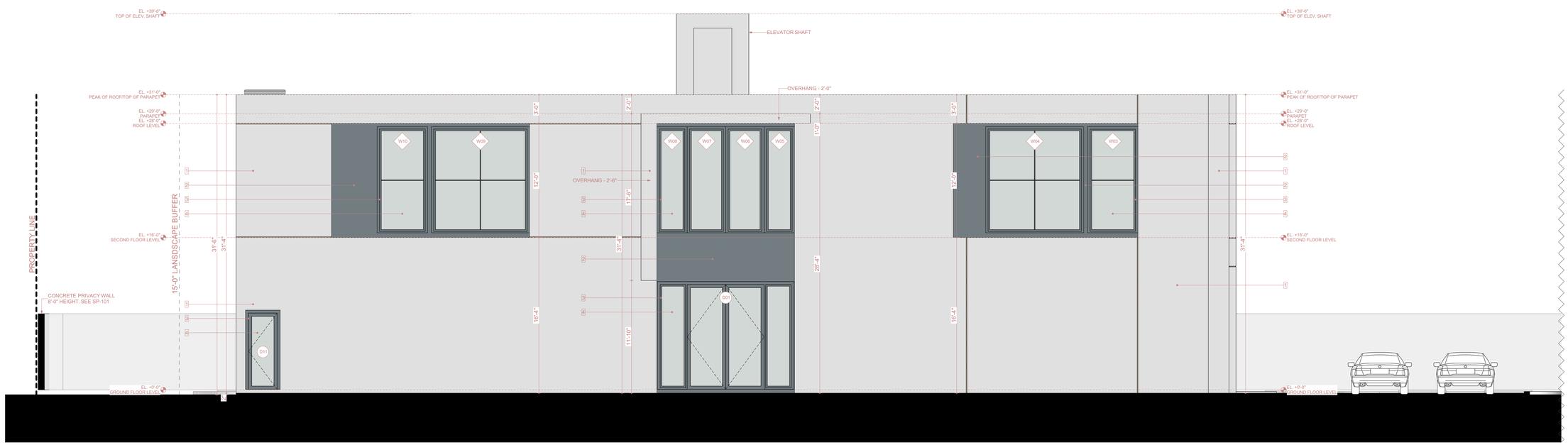
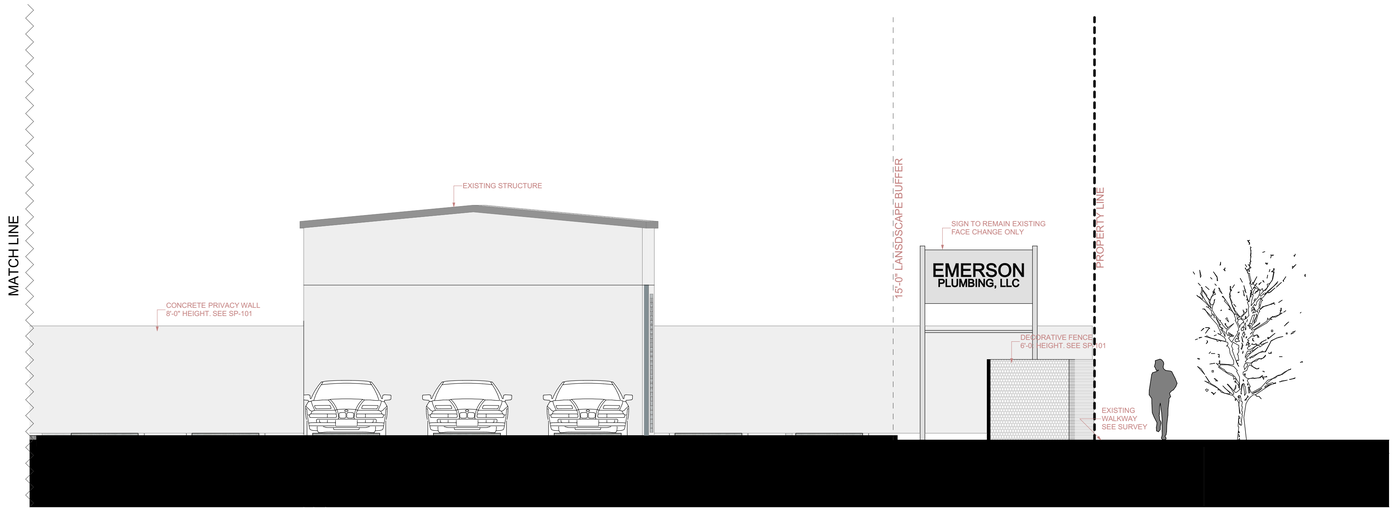


1
A-202

EAST ELEVATION

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



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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TEP

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NORTH:

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SEAL:

ELEVATIONS

A-202

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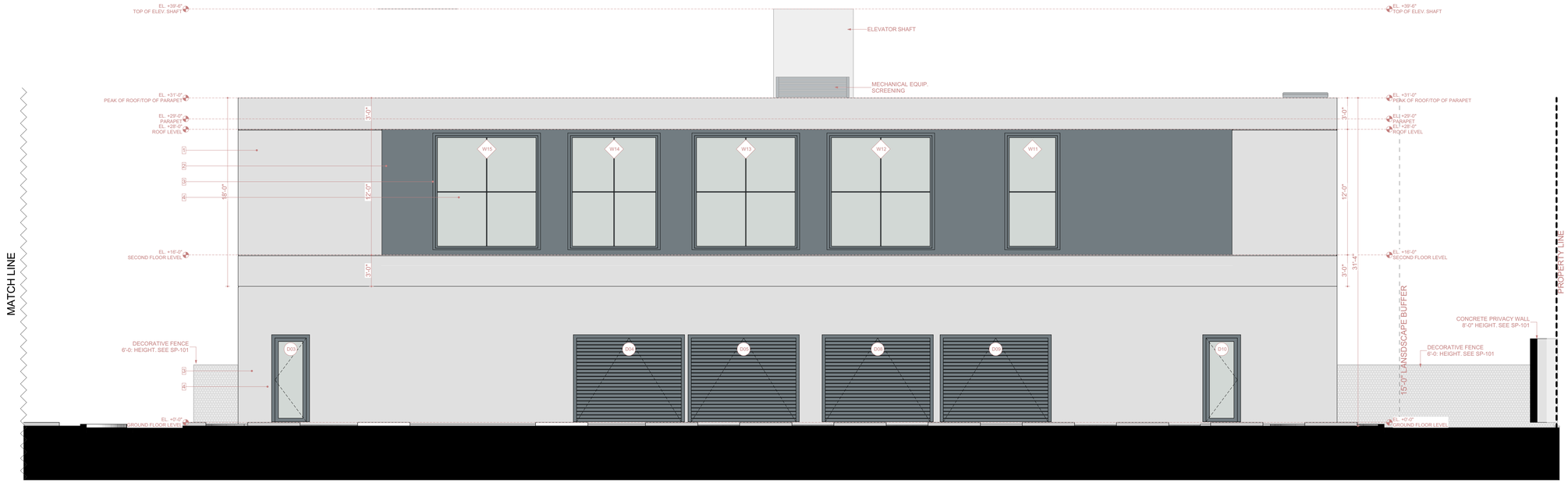

1
A-203

WEST ELEVATION

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

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	1

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NORTH:

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SEAL:

ELEVATIONS

A-203

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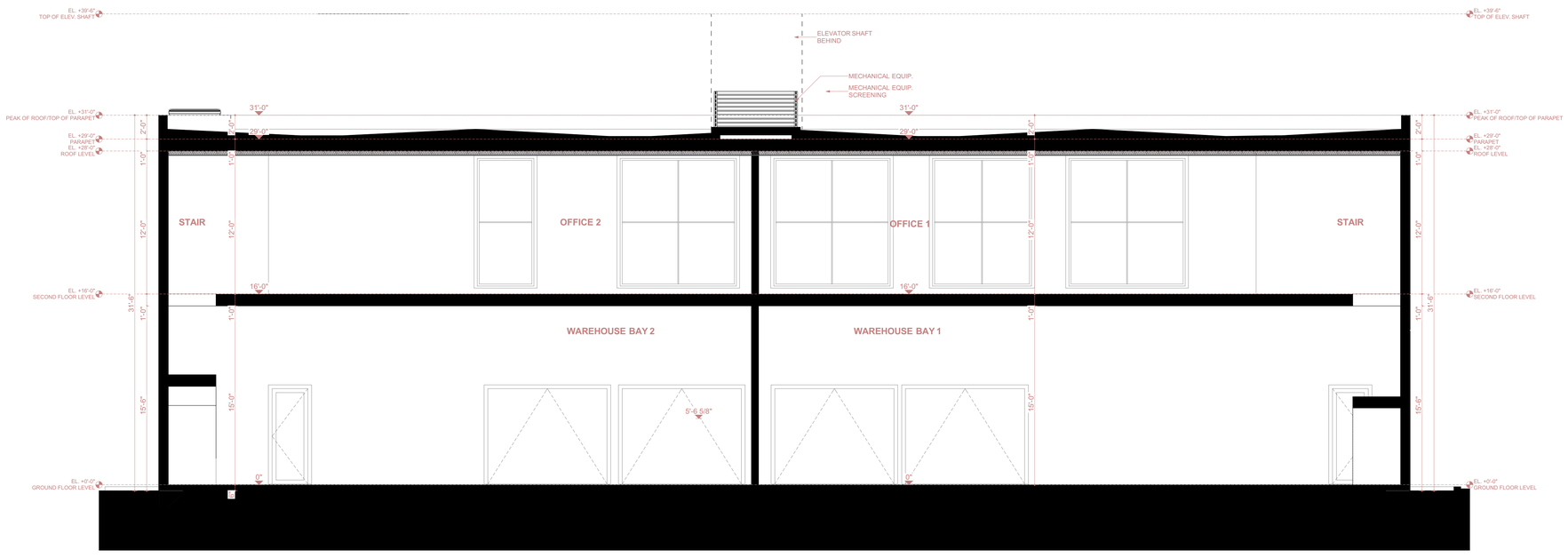
1
A-301

TRANSVERSAL SECTION 1

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



2
A-301

LONGITUDINAL SECTION 1

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

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NORTH:

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SEAL:

SECTIONS

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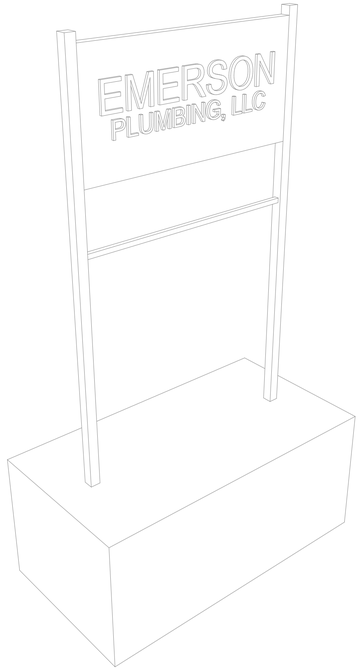
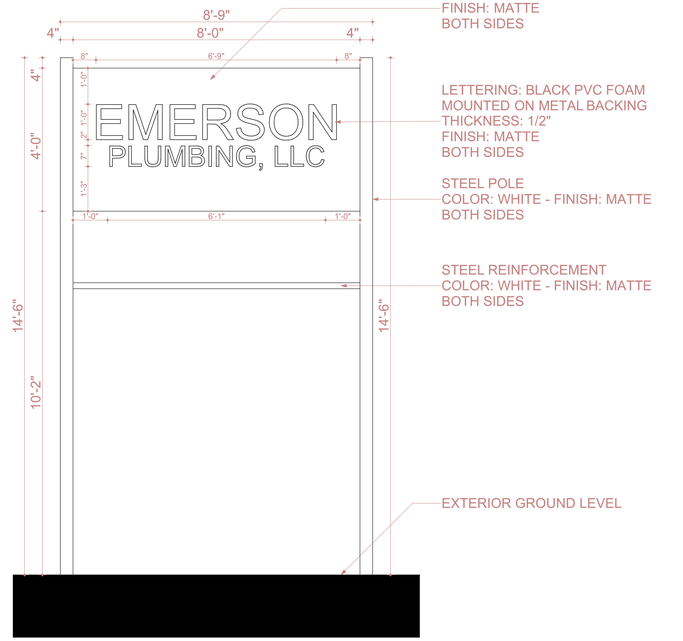


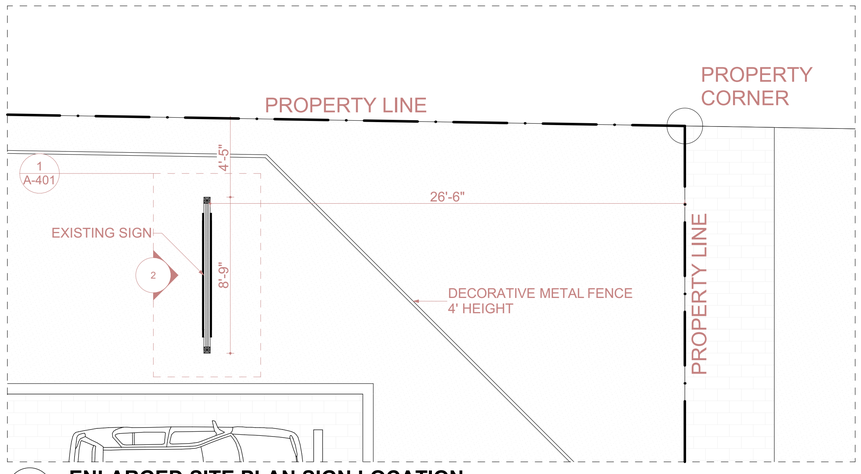
3 A-401 **SIGN 3D DOCUMENT**

NOT TO SCALE



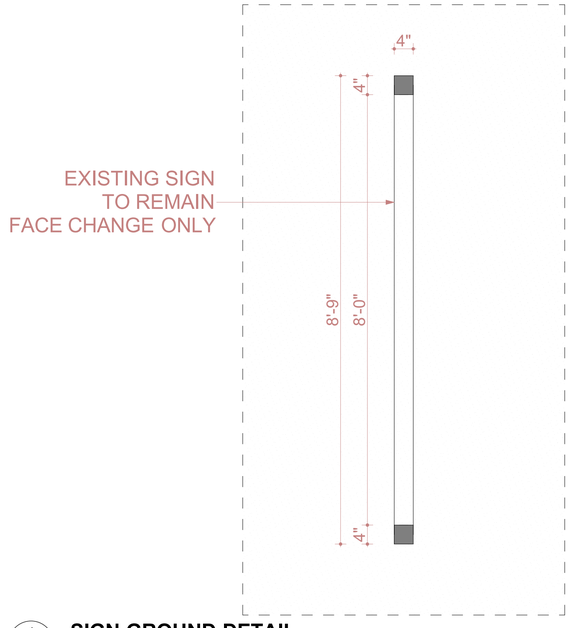
2 A-401 **SIGN ELEVATION**

SCALE: 1/2" = 1'-0"



4 A-401 **ENLARGED SITE PLAN SIGN LOCATION**

SCALE: 1/4" = 1'-0"



1 A-401 **SIGN GROUND DETAIL**

SCALE: 3/4" = 1'-0"

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SIGN DETAIL
A-401

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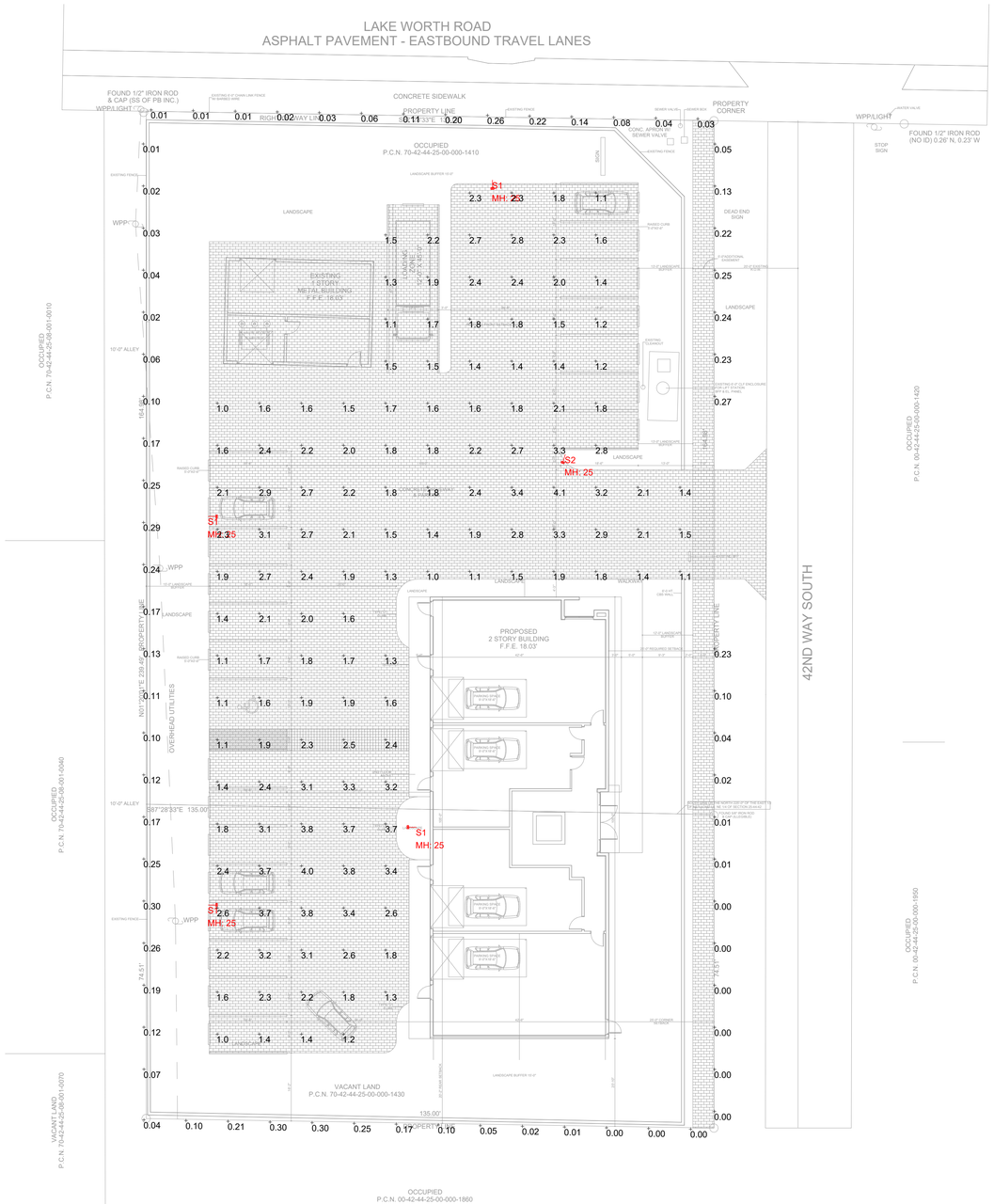

1 A-501 **PHOTOMETRIC PLAN**

NOT TO SCALE

1

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	4	S1	Single	8212	8212	0.900	93.7	93.7
	1	S2	Single	11923	11923	0.900	93.7	93.7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.11	4.1	1.0	2.11	4.10
PROPERTY LINE AT 5' AFG	Illuminance	Fc	0.11	0.30	0.00	N.A.	N.A.

EPLUMBINGFL

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	WATTS	LAMP TYPE	DIM TYPE	MOUNTING	NOTES
S1	LED SITE LUMINAIRE	STREETWORKS	ARCH2-90-730-U-T4W-FINISH-HSS	UNV	3000K	8212	93.7	LED	0-10V	25' POLE	**NOTE 1, 2**
S2	LED SITE LUMINAIRE	STREETWORKS	ARCH2-90-730-U-T2U-FINISH	UNV	3000K	11923	93.7	LED	0-10V	25' POLE	**NOTE 1, 2**
S3	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-735-U-WQ-FINISH	UNV	3500K	3662	28	LED	0-10V	SURFACE	**NOTE 2**
S3E	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-735-U-WQ-FINISH-IBP	UNV	3500K	3662	28	LED	0-10V	SURFACE	**NOTE 2**

FIXTURE SCHEDULE NOTES

GENERAL NOTES

NOTE 1: FIXTURE MOUNTED ON 25' VALMONT POLE MODEL #R-240840606T4-P2-COOPER FINISH (TO BE CONFIRM)

NOTE 2: CONFIRM FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT STEVE SANDERS @ LIGHTING DYNAMICS- 772-285-7169 OR SSANDERS@LIGHTINGDYNAMICS.COM

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	DI - TEP

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PHOTOMETRIC PLAN

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RENDERINGS

A-701

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Village of Palm Springs

Staff Report

AGENDA DATE: June 9, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Site Development Plan Amendment (SPR26-03) & Special Exception Use (PSSE26-02) – EPLUMBINGFL Flex Space – 4300 Lake Worth Road

SUMMARY: Mr. Gabriel Bagnoli, agent for the owner, Cida Properties, Inc., is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room.

The 0.73-acre project combines two individual properties, proposed to be unified into a single parcel, and is generally located at the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, for a total of 8,428 square feet of floor area. The existing 888 square feet warehouse will be renovated to include 166 square feet of waste room and enhance the exterior façade to match the proposed new structure. Access to the site will be via a full-access driveway connection on 42nd Way South.

As part of the proposed Site Plan, the applicant is requesting one (1) variance:

1. PSV26-09 - Request relief from Sec. 34-826.9 to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to a residential property.

Note: The requested variance is subject to the Planning & Zoning Board's consideration.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The applicant suggests that the proposed building will provide the perfect location for businesses to serve the neighboring community, with warehouse space on the first floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the public and will be for the exclusive use of the businesses on the property.

The Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan, subject to the thirty-five (35) conditions stated in the staff report.

FISCAL IMPACT:

The proposed development will enhance the village's assessed property valuation. Additionally, the new construction may have a positive effect on neighboring properties.

ATTACHMENTS:

1. Exhibit "A" Staff Report
2. Project Narrative and Justification Statement
3. Site Plan, Landscape Plans, Civil Plans and Architectural Plans
4. Rendering

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan Amendment, Special Exception Use, and a Variance – EPLUMBINGFL – Flex Space

Application Summary			
Applicant / Petitioner	Cida Properties Inc.	**Submittal Date**	8/19/2024
Reference Name	EPLUMBINGFL	**Parcel Control No**	**70-42-44-25-00-000-1410 & 70-42-44-25-00-000-1430**
Case Number	**SPR26-03; PSSE26-02; PSV26-09**		
Location	4300 Lake Worth Road	**Site Area**	±0.73 acres
P&Z Bd	June 9, 2026	**Council Meeting**	July 7, 2026
Requests			
Proposed Use(s)	Site Development Plan Amendment (**SPR26-03**), Special Exception Use **(PSSE26-02),** and a Variance **(PSV26-09)** to allow the redevelopment of the site with the construction of an 8,428 square feet flex space facility. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to allocate 166 square feet to a waste room and 722 square feet of storage for maintenance equipment.		
Number of buildings	2 Buildings - 9,316 sf total Existing - 888 sf (722 sf storage for maintenance equipment + 166 sf waste room) New flex building: total of 8,428 sf 2-Story (warehouse 3,330 sf + Office 4,022 sf)		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**A total of 26 parking spaces** Office 1/200 @ 4,022 sf = 21 spaces Warehouse 1/2000 @ 3,330 sf = 2 spaces	23 spaces	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
North, East & West	15’	North – 50’ East – 15’ West – 25’	Yes
South	Adjacent to residential use - 30’	South- 20.2’	No* (Variance requested)

Site Characteristics			
Existing Use	Commercial and Vacant Lot	**Proposed Use**	Warehouse/Office
Existing Zoning	Commercial General (CG)	**Existing FULM**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Home Depot	Commercial Renewal (CR)	Commercial Renewal (CR)
South	Residential uses	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Residential & Commercial uses	Unknown Unincorporated PBC	Commercial Renewal (CR)
West	Residential & Commercial uses	Commercial General (CG) & Unknown Unincorporated PBC	Commercial General (CG) & Unknown Unincorporated PBC

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the site development plan with a variance, as depicted on the proposed site plan, to facilitate the redevelopment project for the property.

Site Development Plan & Special Exception Use – EPLUMBINGFL Office Warehouse – 4300 Lake Worth Rd

I. Site History

- Ordinance 2014-31: Annexation

The properties were annexed into the Village of Palm Springs, 4300 Lake Worth Road, as a developed parcel, and the other one as a vacant lot, on December 11, 2014, and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to redevelop the property is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed flex space is permissible as a special exception use within the zoning district.

III. Variance Requested

The applicant is seeking the following variance:

PSV26-09 – Variance Relief from Sec. 34-826.9 - to allow a minimum rear setback of 20.2' instead of the 30' minimum required adjacent to residential.

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 do not apply to other lands, structures, or buildings in the same Planning, Building & Zoning district.*

The applicant's case presents unique and specific conditions that are not generally applicable to other properties in the zoning district or the surrounding neighborhood. The property is located within the Lake Worth Road CRA area and is designated under the CG (Commercial General) zoning district. The proposed development is for an office/warehouse combination. Despite having frontage along Lake Worth Road, the site does not benefit from direct access to this major road. Instead, access is provided through 42nd Way, located at the center of the lot, which introduces distinct challenges for site design and circulation. Additionally, there is an existing warehouse building in the northwest portion of the property. While still beneficial to the site's functionality, this building further limits the potential layout options for the proposed development, adding another layer of constraint to the site's design. This feature limits the space available for site layout and building configuration, which is part of what has constrained the site to its current layout. The site plan demonstrates that a 20-foot and 2-inch setback is adequate in this context, especially when considering the adjacent property's setback and the fact that none of the bay doors on the proposed building face the property to the South. This provides a sufficient buffer between the two properties while maintaining functionality for the proposed development. Moreover, similar setback reductions have been granted to other properties along Lake Worth Road, as the neighborhood was developed under prior zoning codes and is currently transitioning with ongoing improvements. Given these factors, the requested variance does not confer any special privileges to the property owner. Instead, it addresses the special conditions and circumstances unique to this specific site, including the indirect access and the presence of the existing warehouse building, which are not common to other properties in the area.

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

The special and unique conditions affecting the property are not attributable to the actions of the applicant. The lack of direct access from Lake Worth Road and the presence of an existing warehouse on the northwest portion of the property are all pre-existing conditions that limit the layout options for the site. These constraints existed before the applicant's involvement and have shaped the current site configuration. Therefore, the variance is necessitated by these unique site characteristics, not by actions taken by 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 Planning, Building & Zoning district.*

AND

d. *That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same Planning, Building & Zoning district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.*

A literal interpretation of the code, as applied to the applicant, would deprive them of rights commonly enjoyed by others in similar situations. Due to the unique conditions of the site, such as the lack of direct access from Lake Worth Road and the presence of the existing structure, strict adherence to the code would unreasonably restrict the layout and development options. Other properties along Lake Worth Road have also received setback reductions or have shorter setbacks due to older code requirements, which further justifies the requested variance for this site.

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

The reduction of the Southern yard setback from thirty (30') feet to twenty feet and two inches (20'2") is the minimum variance that allows reasonable use of the property.

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

AND

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

Granting the variance is not detrimental to public welfare or injury to properties or improvements in the zoning district. The Southern property's north setback is generous, while the proposed 20'2" setback, combined with the orientation of the structure itself, ensures adequate separation. The site has been designed in a way that minimizes noise, light, traffic, and other potential nuisance factors, especially for the adjacent properties with a current residential use. Additionally, the planned planting of trees and shrubs within the buffer will provide effective buffering and screening, maintaining the overall integrity of the neighborhood. Furthermore, this development will bring a modern improvement to an otherwise undeveloped and vacant site in a major commercial corridor. The new flex space structure will enhance the overall area and will be in harmony with the general intent of the village code of ordinances by contributing to the revitalization and modernization of the district.

Staff support the applicant's request based on the existing circumstances, which are peculiar to the land and do not result from the actions of the applicant. Granting the variances requested will not confer on the applicant any privilege that is denied to other lands and will make possible reasonable use of the land. Granting the variances will be in harmony with the general intent and purpose of the applicant's requests and will not be injurious to the area involved or otherwise detrimental to the public welfare.

IV. Neighborhood Compatibility

1) Surrounding properties are commonly zoned General Commercial except for the unincorporated parcels south of the project, which are residential.
2) The property is located within the Lake Worth Road District CRA.
3) Available public transportation on Lake Worth Road exists within less than 1000 feet of the property.
4) A mix of different commercial uses exists along the Lake Worth Road corridor.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Commercial General district.
  1) The proposed project plan generally meets the required site development regulations.
  2) A recorded Unity of Title is required
  3) Permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue, and the Village of Palm Springs, are required before any construction activity commences.
  4) The project is located within the Palm Beach County Water Utility Service area and Lake Worth Electric service area.
  5) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on March 31, 2026, and on June 1, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on March 31, 2026.
- Legal advertisement was published on the Palm Beach County website on March 30, 2026, and on June 1, 2026.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on August 19, 2024, depict the following:

- An application submitted for a Site Development Plan Approval concurrently with Special Exception Use for the redevelopment of the site with 1 variance to allow the construction of 8,428 square feet of flex space.

1. Site Plan received August 19, 2024, revised and resubmitted on May 28, 2026.
2. Landscape plans received August 19, 2024, revised and resubmitted on March 18, 2026.
3. Engineering plans received August 19, 2024, revised and resubmitted on March 18, 2026.
4. Photometric plan
5. Architectural Plans
6. Justification Statement.
7. Drainage calculations.

IX. Recommendation

The applicant is requesting a Site Development Plan Amendment and Special Exception use with one (1) Variance to allow the redevelopment of the property with the construction of an 8,428 square feet flex-space facility within a two-story structure. One of the existing warehouse buildings will be demolished, and the other one will have minor renovations to incorporate a 166-square-foot waste room and 722 square feet of storage for maintenance equipment.

The 0.73-acre project combines two individual properties, which are proposed to be unified as a single parcel, and are generally located on the southwest corner of Lake Worth Road and 42nd Way South.

The project proposed redeveloping the site with the construction of 3,330 square feet of warehouse space on the first floor and 4,022 square feet of office space on the second floor, with a total of 7,943 square feet of floor area. The existing metal building will be renovated to include a waste room and enhance the exterior façade to match the proposed new structure. Access to the site will be via a full-access driveway connection on 42nd Way South.

The proposed flex use is an innovative type of mixed-use project that offers flexibility to its occupants. The proposed building would provide the perfect location for businesses to serve the neighboring community, with warehouse space on the ground floor and office space on the second floor for administrative needs, and it will accommodate a variety of uses. The warehouse areas will not be open to the general public and will be for the exclusive use of the businesses on the property.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan, subject to the following thirty-six (36) conditions:

1. The site plan approval is valid for 24 months from Village Council approval.
2. The special exception use shall be implemented within 18 months of Village Council approval.

3. A unity of title shall be submitted to the Planning and Zoning department **before the issuance of any building permit.**
4. The existing barbed wire on the chain link fence along the west and south sides shall be removed from the fence as it is prohibited by the Village's code. Plans shall be revised accordingly **at the time of permitting**.
5. The existing metal building shall be finished with stucco, siding, brick, masonry, or other comparable material to match the new building.
6. The existing building proposed to be used as a storage facility shall be used **exclusively** for the storage of maintenance equipment. **No business or additional warehouse** shall be permitted within this building.
7. All unit owner(s) or user(s) shall abide by the following restrictions and/or conditions (which shall be included in any standard lease agreement:
   - No manufacturing business shall be conducted in the property
   - All business activities shall be conducted inside the principal structure(s) and shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.
   - No outdoor business activities shall be permitted under any circumstances
   - No outdoor storage shall be permitted
   - All tenants must obtain a business tax receipt before commencing any business activities
   - Hours of operation shall comply with the Village's Land Development Regulation Section 34-891
   - All warehouses and storage areas shall be closed from access by the public
   - Each unit shall maintain at least a minimum of 50% office space
8. Failure to enforce provisions herein may result in code enforcement action against the property owner for the violation(s).
9. A sidewalk shall be provided along the property's 42nd Way S East frontage **before issuance of the Certificate of Occupancy**.
10. The existing chain link fence along Lake Worth Road shall be removed **before issuance of the Certificate of Occupancy**.
11. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with a match design according to the existing/proposed location.
12. Any existing and proposed signs, including but not limited to monuments and walls, shall be reviewed and approved by the Planning, Zoning, and Building Department **at the time of permitting**. Said signs shall comply with the Village's Land Development Regulations.
13. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), before the issuance of any Certificate of Occupancy, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
14. The Village Engineer shall approve a Utility/Civil Plan **at the time of permitting**.
15. **At the time of construction**, the right-of-way shall remain free from silt, debris, and foreign materials at all times. All NPDES compliance measures shall be in place throughout the duration of the project. The restoration of the right-of-way shall meet all applicable standards of PBC and Palm Springs. Areas disturbed by construction outside of the project limits shall be restored to a like or better condition and sodded. An MOT plan shall be submitted and approved **before any road closures or detours**.
16. A root barrier shall be provided on trees that are within 12' of utility lines.
17. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
18. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
19. Landscaped areas shall be irrigated, including but not limited to buffers, 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 the Village code.

21. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs **at the time of permitting**.
22. The property owner shall register an Agent of Record before 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. All mechanical equipment and above-ground infrastructure shall be screened from view.
24. 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.
25. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
26. All new electric utilities shall be underground.
27. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department before commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
28. 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.
29. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
30. The Landscaping shall be certified by the Landscape Architect upon completion and **before the issuance of the Certificate of Occupancy/Certificate of Completion** of each improvement area.
31. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
32. Photometrics must be certified by an engineer **before CO**.
33. The civil engineer of record shall certify the site construction **before the issuance of the Certificate of Occupancy**.
34. 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 the time of the pre-construction conference with the Planning, Zoning, and Building Department.
35. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
36. **At the time of CO**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

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PROJECT: EPLUMBINGFL
ADDRESS: 4300 LAKE WORTH RD
MUNICIPALITY: PALM SPRINGS, FL
PERMIT NUMBER:
Date: 5-2026

4300 Lake Worth Road

Justification for Special Exception to Allow Flex Space in the Commercial General Zoning District

Chapter 34, Sec. 34-824. - Special exceptions. Section 34-607 of the Code of Ordinances, Village of Palm Springs, requires a statement (below) of special reasons or basis for the special exception request leading to site plan and Village Council approval. This statement is predicated on the seven (7) criteria and factors set forth in Sec. 34-607(b) of the Code. The following statement includes 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.

The proposed flex use special exception is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities and intensities of use.

The site is zoned CG (General Commercial) with a Future Land Use of COM (Commercial). The existing General Commercial (CG) Zoning District is consistent with the Commercial (COM) Future Land Use designation.

The Comprehensive Plan Objective N states: *The Village shall encourage the development of a variety of innovative types of mixed-use projects.*

The proposed flex use, which would involve office space and warehouse space, is an innovative type of mixed-use project that offers flexibility to its occupants.

The proposed building would provide the perfect location for businesses to serve the neighboring community, with warehouse space on the ground floor and office space on the second floor for

administrative needs. The proposed building and its mixed use nature is beneficial to the community, as it will accommodate a variety of uses.

The Comprehensive Plan Policy A.2 states: *Limit ingress/egress generated by land use activities which impede traffic flow by discouraging the proliferation and placement of median cuts and curb cuts on major carriers of traffic, primarily Congress Avenue and Tenth Avenue North.*

Ingress and egress from the site are via 42nd Way, South of Lake Worth Road, thereby eliminating the need for an additional median cut and curb cut to serve the property.

The Comprehensive Plan Policy G.3 states: Land development standards for non-residential land use intensities shall be as follows: Commercial 0.50 floor area ratio. The request proposes a 9,316 sq. ft. office and warehouse use, which equates to a Floor Area Ratio (FAR) of approximately of 29%.

The Comprehensive Plan *Policy G.3* states that the maximum Floor Area Ratio (FAR) of 0.50 is allowed for all non-residential Commercial Future Land Uses, which equates to approximately 16,165.5 sq. ft. maximum (32,331,15 sq. ft. x 0.50 maximum FAR = 16,165.5 sq. ft.)

(2) The proposed special exception is consistent with the Planning, Building & Zoning and zoning regulations and all other portions of this Code.

The proposed flex use special exception is consistent with Planning, Building & Zoning and zoning regulations, and specifically Sec. 34-1248 Flex Units Development Standards as described below.

The flex use meets the requirements of the Zoning Regulations as related to: loading zones, parking supply, building setbacks, sidewalks, foundation planting and Supplemental District Regulations development standards.

The proposed development consists of ground-floor warehouses and office spaces on the second floor, designed to accommodate both commercial and administrative functions. The site includes designated parking spaces, a public walkway, and a minor renovation of an existing warehouse to incorporate a waste room.

Access to the property is provided via 42nd Way S, with the project frontage facing Lake Worth Road. Public circulation is facilitated through an internal corridor that connects the warehouse units to stairs and elevators, ensuring vertical access to the upper level offices. The building also includes ADA-compliant restrooms to meet accessibility standards.

Architecturally, the facade features a contemporary design incorporating windowed sections and a flat roof with parapets contributing to the modern character of the development.

The Code of Ordinances, Chapter 34 Land Development, Article VI Land Use, Division 7 Supplemental District Regulations, Subdivision XVII Flex Units, contains the following:

Sec. 34-1249. - Development standards.

(a)Flex-units shall be equipped with sanitary facilities (bathrooms) accessible to the public.

All bathrooms within the development will be accessible to the public without restriction.

(b)The warehouse or storage area shall not be open to the general public.

The warehouse or storage areas will not be open to the general public and will be for the exclusive use of the businesses on the property.

(c)All materials, equipment and inventory shall be stored entirely within an enclosed building.

All materials, equipment and inventory shall be stored entirely within an enclosed building.

(d)Within the CG district, office/showroom floor area shall comprise a minimum of 50 percent of the total floor area of any unit (maximum 50 percent warehouse floor area).

The property is within the CG zoning district. The site plan and the index data show that the square footage of the office spaces does meet the minimum 50% requirement, including the existing building as well.

(e)Bay doors shall not face public streets and shall be screened from view of internal roadways if located within a planned commercial district.

The property is not within a planned commercial district. The bay doors shown on the site plan are located on the West side of the new two -story building. There are no public streets or internal roadways to the West of the property.

Landscaping and Buffering: The Site Plan indicates a 15-foot landscape buffer along the North, South, and West property lines. To the East it shows a 12-13 foot landscape buffer. The proposed development is in compliance with the required landscape buffers and with the required foundation planting requirements.

Signs: The Site Plan indicates one *already existing* free standing monument sign located in the front landscape buffer along Lake Worth Road.

(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.

The subject site is surrounded by a mix of uses and developments. To the east, on the parcel across 42nd Way and along the south side of Lake Worth Road, there is property within unincorporated Palm Beach County, zoned (UI) Urban Infill, which features an adult theater. To the west there is a property with a vacant and boarded up building which is within the Village of Palm Springs and is zoned (CG) General Commercial and below that, also contiguous to the subject is property within unincorporated Palm Beach County zoned (UI) Urban Infill which has a single-family residence Across Lake Worth Road, to the north of

the subject property is a huge commercial center anchored by a Home Depot retail store which is within the Village of Palm Springs, and zoned (CG) General Commercial. To the south, the property is within unincorporated Palm Beach County and is zoned (UI) Urban Infill with a multi-family residential structure.

The hours of operation, traffic, building location, mass, height and setback are no different for the flex use than they would be for any other type of tenancy.

The proposed use is generally consistent with the uses and character of the land surrounding and in the vicinity of the land proposed for development. The warehouse and office flex use spaces are a community use, not a regional use that services residents and workers within proximity of the subject site of the immediate areas and The Village of Palm Springs.

(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.

An internet search of flex space in Palm Beach County was conducted. According to LoopNet there are 45 properties in Palm Beach County with flex use space for Rent and 36 properties with flex use space for Sale. There were no flex uses found within the Village of Palm Springs. The nearest flex use to the subject property is located at 10101 Lantana Road, 8.3 miles from the subject site. It is the position of the Applicant that 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. Therefore, the approval of the flex use special exception use cannot be deemed detrimental to the development or redevelopment of the area in which it is proposed based on this standard.

(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;

The number of persons anticipated to be using or working on the property as a result of the special exception use are perceivably no more than the number which would be generated by any of the property's permitted by-right uses. In fact, the number could be less due to the nature of common flex space uses. A warehouse use requires fewer employees than a typical retail use, which is the predominant use in the surrounding area. Additionally, the parking standards for a warehouse use (1 space per 2,000 sq. ft.) is significantly less (10%) of that for a retail use (1 space per 200 sq. ft) thus, there is no detrimental impact on surrounding properties from the proposed flex use development.

b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and

The special exception use approval is for a specific type of building use and lease and does not have the potential to create any noise, odor, visual, or any other potential nuisance factor generated specifically by the special exception use approval. The code *in Sec. 34-1249.c (Flex Units)* requires all materials, equipment and inventory shall be stored entirely within an enclosed building eliminating or reducing any potential for noise, odor or other nuisance factors.

c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

The special exception use approval does not create any detrimental effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

The amount of traffic may actually be less due to the nature of common flex space uses. This specific type of commercial use in itself does not have the ability to create a negative impact as it relates to the amount and flow of traffic.

(6) That the proposed special exception use:

a. Does not significantly reduce light and air to adjacent properties.

The proposed special exception use site plan shows the existing one-story building to have a front (north) setback of 34.6 feet, and a west side setback of 18.4 feet, further separated from the neighboring property to the west by a 10-foot alley. The proposed two-story building on the south side of the site has a west side setback of 67.5 feet; and a rear (south) setback of 20 feet. All of these building setbacks have met the code requirements and do not significantly reduce light and air to adjacent properties. No setback variances are requested, further demonstrating adherence to this standard. The type of office and warehouse flex use does not create a reduction on light and air to adjacent properties.

b. Does not adversely affect property values in adjacent areas.

By developing both an underutilized and a vacant lot into a manicured, well-designed site, this project has the potential to positively influence property values. The project will enhance the area and provide jobs and services to the local community.

c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

The type of office and warehouse flex use is not a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations in the General Commercial zoning district which is for commerce. The flexibility of the flex use designation also allows for the project to better serve the local area as needs may change over time.

d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

The proposed special exception use does not negatively impact natural systems or public facilities, including parks and open spaces. There is essentially no difference in the natural environment impacts as a result of flex use versus any other type of commercial use.

e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

The site plan shows a pedestrian access aisle to be striped on the pavement from the disabled parking space. There are also pedestrian sidewalks that run along the proposed building and the entire eastern length of the property.

(7) The proposed use would enhance and/or promote redevelopment of the village, fulfill redevelopment objectives, and/or have a positive economic impact on the village, including creating new jobs, economic growth and providing needed community-serving (neighborhood retail and commercial) uses and businesses.

The subject site is composed of two parcels and is within the village of Palm Springs Community Redevelopment Area (CRA). CRAs promote new physical developments that foster economic stimulus for the community. The northern parcel has an existing warehouse building proposed to remain. The southern portion of the subject site is proposed to be the location of a newly constructed office and warehouse building. The proposed use therefore, promotes redevelopment of the Village, creates additional employment opportunities, and creates new jobs and economic growth. This is a small-scale office and warehouse use, not a regional commercial use, it will serve neighborhood commercial uses and businesses.

The property owner, CIDA Properties, Inc., respectfully requests approval of the special exception.

EPLUMBINGFL

4300 LAKE WORTH RD. , PALM SPRINGS, FL 33461 | FOLIO NO. 70-42-44-25-00-000-1410

sps™ / Architecture Design People

ARCHITECT LICENSE NO. AR99203

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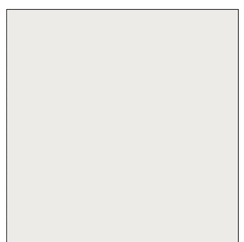

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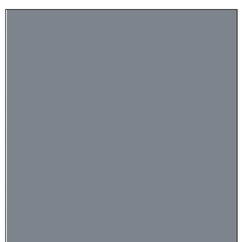
NATURAL WHITE
SW 9542



STUCCO

SERIOUS GRAY
SW 6256

WINDOWS

ANDERSEN
100 SERIES
BLACK

DRIVEWAY

CEMENT PAVERS

MECHANICAL EQUIP.
SCREENING

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EPLUMBINGFL

4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TDP

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© STUDIOPATRICKSOARES

NORTH:

N

SEAL:

DETAILS

G-003

Printed: 6/1/2026

SHEET INDEX

DRC	
G-001	COVER SHEET
G-002	INDEX DATA
G-003	DETAILS
G-004	SURVEY
SP-101	SITE PLAN
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	ROOF PLAN
A-201	ELEVATIONS
A-202	ELEVATIONS
A-203	ELEVATIONS
A-301	SECTIONS
A-401	SIGN DETAIL
A-501	PHOTOMETRIC PLAN
A-701	RENDERINGS

APPLICABLE CODES: FBC 2023

FLORIDA BUILDING CODE 2023 8TH EDITION
INTERNATIONAL PLUMBING CODE 2024
NATIONAL ELECTRICAL CODE 2023
INTERNATIONAL ENERGY CONSERVATION CODE 2024

SCOPE OF WORK

DEMOLITION - NEW CONSTRUCTION

PROJECT TEAM

ARCHITECT:
STUDIOPATRICKSOARES
333 LAS OLAS WAY SUITE 422 FORT LAUDERDALE FL 33301
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PHONE: 561.758.6739
E-MAIL: dlnladesign@aol.com

CIVIL ENGINEER:
EA3 CIVIL ENGINEERING
PHONE: 754.777.7993
E-MAIL: WWW.EA3CIVIL.COM

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

USE		
NEW WAREHOUSE	2,326 SF/500 GROSS	5 PERSONS
NEW OFFICES (BUSINESS)	3,825 SF/150 GROSS	26 PERSONS
WASTE ROOM (STORAGE)	166 SF/500 GROSS	1 PERSON
EX. MTL BLDG. (STORAGE)	722 SF/500 GROSS	2 PERSON
TOTAL		**34 PERSONS**

PARKING CALCULATIONS

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE = 2,326SF	1/2000 SF	3	
OFFICE = 3,825 SF	1/200 SF	20	
EX. MTL BLDG. = 722SF	1/2000 SF	1	
WASTE ROOM	- -	- -	- -
MECHANICAL ROOM	- -	- -	- -
TOTAL		**24**	**26**
ACCESIBLE		**1**	2
LOADING			1

VARIANCES

CODE REFERENCE	REQUIREMENT	PROVIDED	VARIANCE
SEC. 34-826 (9) SETBACK FROM RESIDENTIAL LAND DEVELOPMENT	30'-0"	20'-2"	9'-10"

PROPERTY INFO:

PROJECT TYPE:	NEW CONSTRUCTION
OWNERS:	CIDA PROPERTIES INC
SITE ADDRESS:	4300 LAKE WORTH RD PALM SPRINGS FL 33461 42ND WAY S PALM SPRINGS FL 33461
PROPERTY ID#	70-42-44-25-00-000-1410 70-42-44-25-00-000-1430
LAND USE	COMMERCIAL
ZONING CLASSIFIC.	CG
ABBREVIATED LEGAL DESCRIPTION	25-44-42, N 225 FT OF W 135 FT OF E 1/2 OF NE 1/2 NW 1/4 OF NE 1/4 (LESS N 60 FT LAKE WORTH RD R/W) 25-44-42, S 74.5 FT OF N 299.5FT OF W 135 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4
OCCUPANCY GROUP:	S-1 / B
CONSTRUCTION TYPE:	III-B

SITE DATA

ALLOWABLE	AREA IN SF	% OF SITE
MAX. LOT COVERAGE	N/A	-
PROVIDED	**AREA IN SF**	**% OF SITE**
TOTAL LOT AREA	31,953.9	100%
LOT COVERAGE	5,278	16.5%
INTERNAL ROADWAY/SIDEWALK	15,889	49.7%
UTILITY AREA (EXISTING LIFT STATION)	115	0.01%
NATURAL & LANDSCAPE	10,672	33.4%

BUILDING SETBACKS:

	CITY MINIMUM STANDARD	PROVIDED ON SITE
FRONT (LAKE WORTH ROAD)	50'-0"	113'-8"
LEFT SIDE	15'-0"	67'-6"
RIGHT SIDE (42ND WAY SOUTH)	25'-0"	25'-0"
REAR	20'-0"	20'-2"

MAXIMUM DISTANCES:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. HEIGHT	45'-0" (A)	31'-0" (A)
MAX. HEIGHT AT SIDE SETBACK	N/A	N/A
MAX. OVERHANG OVER SETBACK	2'-0"	2'-0"

NOTES:

A. AS MEASURED FROM AVERAGE GRADE

CALCULATIONS:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. LOT COVERAGE	N/A	16.5% PROVIDED OR 5,278 SF
CALCS: LOT COVERAGE → 5,282 / SITE AREA → 31,954 = .165 OR 16.5%		
MAX. GROSS FLOOR AREA	50% MAX OR 15,977 SF	29.1% PROVIDED OR 9,316 SF
CALCS: GROSS FLOOR AREA → 9,316 SF / TOTAL SITE AREA → 31,954 SF = .291 < .50		

FLOOD ZONE INFORMATION:

FLOOD ZONE:	"X"
PANEL NUMBER:	12099C0776F
PANEL DATE:	10/5/2017

AREA CALCULATIONS

DIVISION	AREA	RATIO
WAREHOUSE BAY 1	1,370 SF	39.6%
OFFICE 1 (FOR WAREHOUSE BAY 1)	2,082 SF	60.4%
WAREHOUSE BAY 2	1,308 SF	40.2%
OFFICE 2 (FOR WAREHOUSE BAY 2)	1,940 SF	59.8%
TOTAL WAREHOUSE	3,330 SF	45.2%
TOTAL OFFICES	4,022 SF	54.8%
EX. MTL BLDG. (STORAGE)	722 SF	
WASTE ROOM (STORAGE)	166 SF	
GROUND FLOOR CORRIDOR/BATH	253 SF	
SECOND FLOOR CORRIDOR/BATH	273 SF	
MECHANICAL ROOM	65 SF	
***TOTAL BLDG. (GROSS)**	**9,316 SF**	

* GROSS AREA INCLUDES STAIRS, ELEVATOR, AND WALLS MEASURED TO THE EXTERIOR FACE.

SPS Architecture Design People
ARB0001 / 333 LAS OLAS WAY SUITE 422, FORT LAUDERDALE, FL / 561 603 8395 / STUDIO@PATRICKOSOARES.COM

EPLUMBINGFL
4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TRK

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property of the Architect. They are not
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Architect.

General Contractor is responsible for
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TUDIOPATRICKSOARES

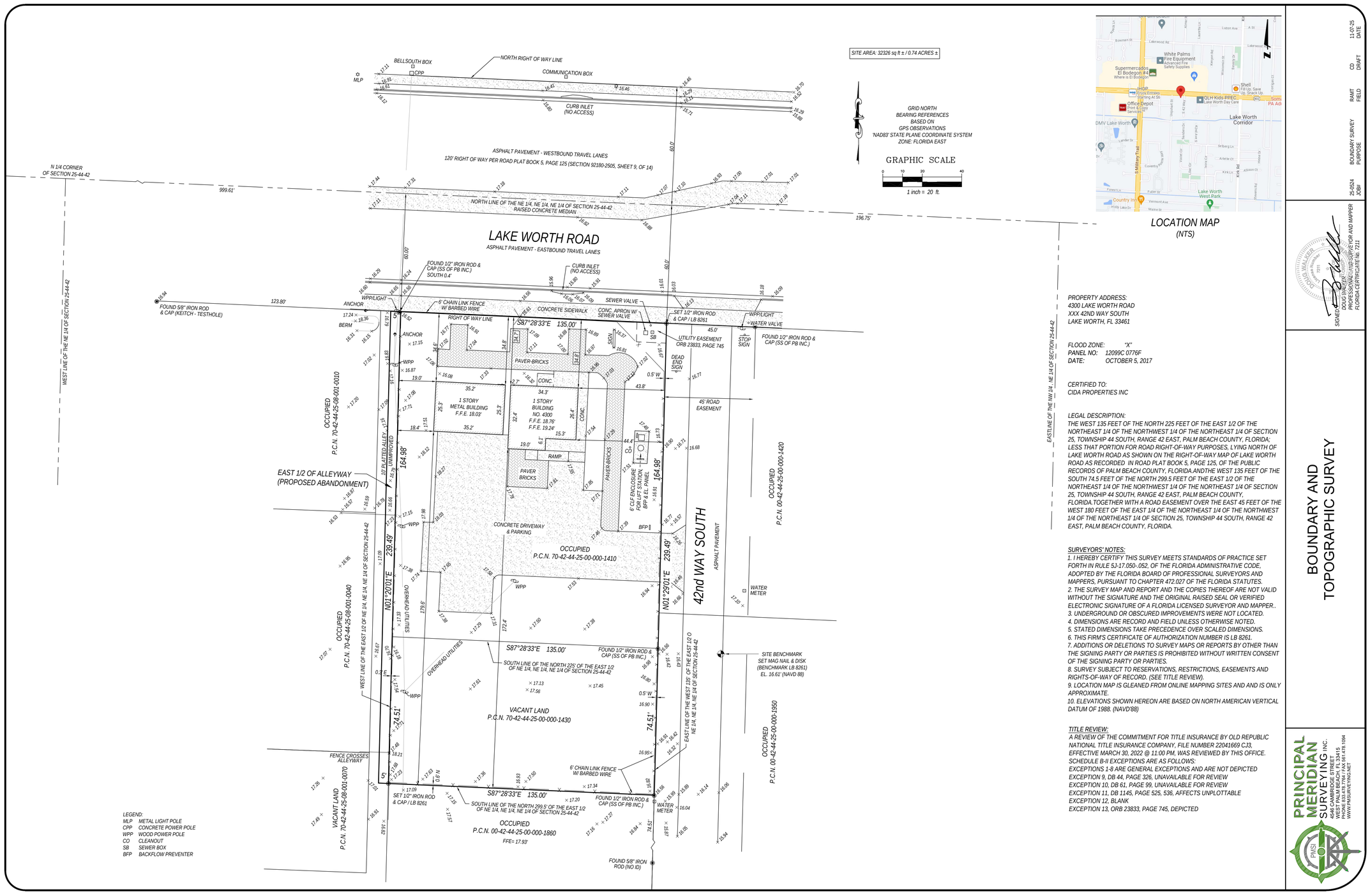
XTH:

L:

N

INDEX DATA
G-002

Printed: 6/1/2026



LOCATION MAP
(NTS)

PROPERTY ADDRESS:
4300 LAKE WORTH ROAD
XXX 42ND WAY SOUTH
LAKE WORTH, FL 33461

FLOOD ZONE: "X"
PANEL NO: 12099C 0776F
DATE: OCTOBER 5, 2017

CERTIFIED TO:
CIDA PROPERTIES INC

LEGAL DESCRIPTION:
THE WEST 135 FEET OF THE NORTH 225 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION FOR ROAD RIGHT-OF-WAY PURPOSES, LYING NORTH OF LAKE WORTH ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF LAKE WORTH ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.ANDTHE WEST 135 FEET OF THE SOUTH 74.5 FEET OF THE NORTH 299.5 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.TOGETHER WITH A ROAD EASEMENT OVER THE EAST 45 FEET OF THE WEST 180 FEET OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE 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. (SEE TITLE REVIEW).
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. (NAVD'88)

TITLE REVIEW:
A REVIEW OF THE COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 22041669 C13, EFFECTIVE MARCH 30, 2022 @ 11:00 PM, WAS REVIEWED BY THIS OFFICE.
SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:
EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS AND ARE NOT DEPICTED
EXCEPTION 9, DB 44, PAGE 326, UNAVAILABLE FOR REVIEW
EXCEPTION 10, DB 61, PAGE 99, UNAVAILABLE FOR REVIEW
EXCEPTION 11, DB 1145, PAGE 525, 536, AFFECTS UNPLOTTABLE
EXCEPTION 12, BLANK
EXCEPTION 13, ORB 23833, PAGE 745, DEPICTED

BOUNDARY AND TOPOGRAPHIC SURVEY

SIGNED: DOUG WALKER
DOUG WALKER, PSM
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7211

PRINCIPAL MERIDIAN SURVEYING INC.
4646 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE: 561.478.1154 FAX: 561.478.1094
WWW.PMSURVEYING.NET

SPS Architecture Design People
ARB95063 / 333 LAS OLAS WAY, SUITE 422, FORT LAUDERDALE, FL / 561 693 8383 / STUDIO@PATRICKSOARES.COM

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PALM SPRINGS, FL 33461

JOB#	PURPOSE	BY	DATE
25-0524	BOUNDARY SURVEY	RAMT	11-07-25
	FIELD	CD	DRAFT

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TBR

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NORTH:

N

SEAL:

SURVEY
G-004

Printed: 6/1/2026

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

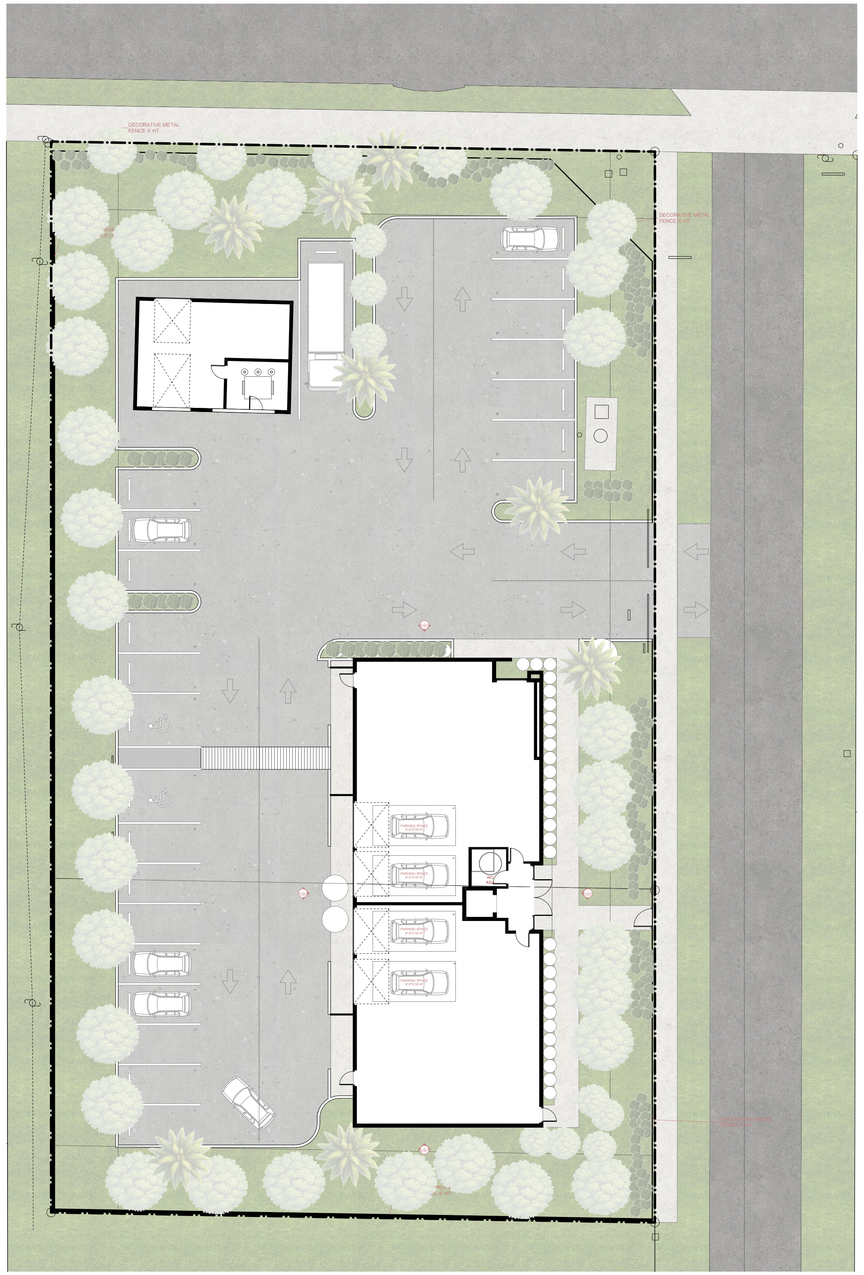
USE		
NEW WAREHOUSE	2,326 SF/500 GROSS	5 PERSONS
NEW OFFICES (BUSINESS)	3,825 SF/150 GROSS	26 PERSONS
WASTE ROOM (STORAGE)	166 SF/500 GROSS	1 PERSON
EX. MTL BLDG. (STORAGE)	722 SF/500 GROSS	2 PERSON
TOTAL		**34 PERSONS**

PARKING CALCULATIONS

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE = 2,326SF	1/2000 SF	3	
OFFICE = 3,825 SF	1/200 SF	20	
EX. MTL BLDG. = 722SF	1/2000 SF	1	
WASTE ROOM	- -	- -	- -
MECHANICAL ROOM	- -	- -	- -
TOTAL		**24**	**26**
ACCESIBLE		**1**	2
LOADING			1

VARIANCES

CODE REFERENCE	REQUIREMENT	PROVIDED	VARIANCE
SEC. 34-826 (9) SETBACK FROM RESIDENTIAL LAND DEVELOPMENT	30'-0"	20'-2"	9'-10"


DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.

VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

USE		
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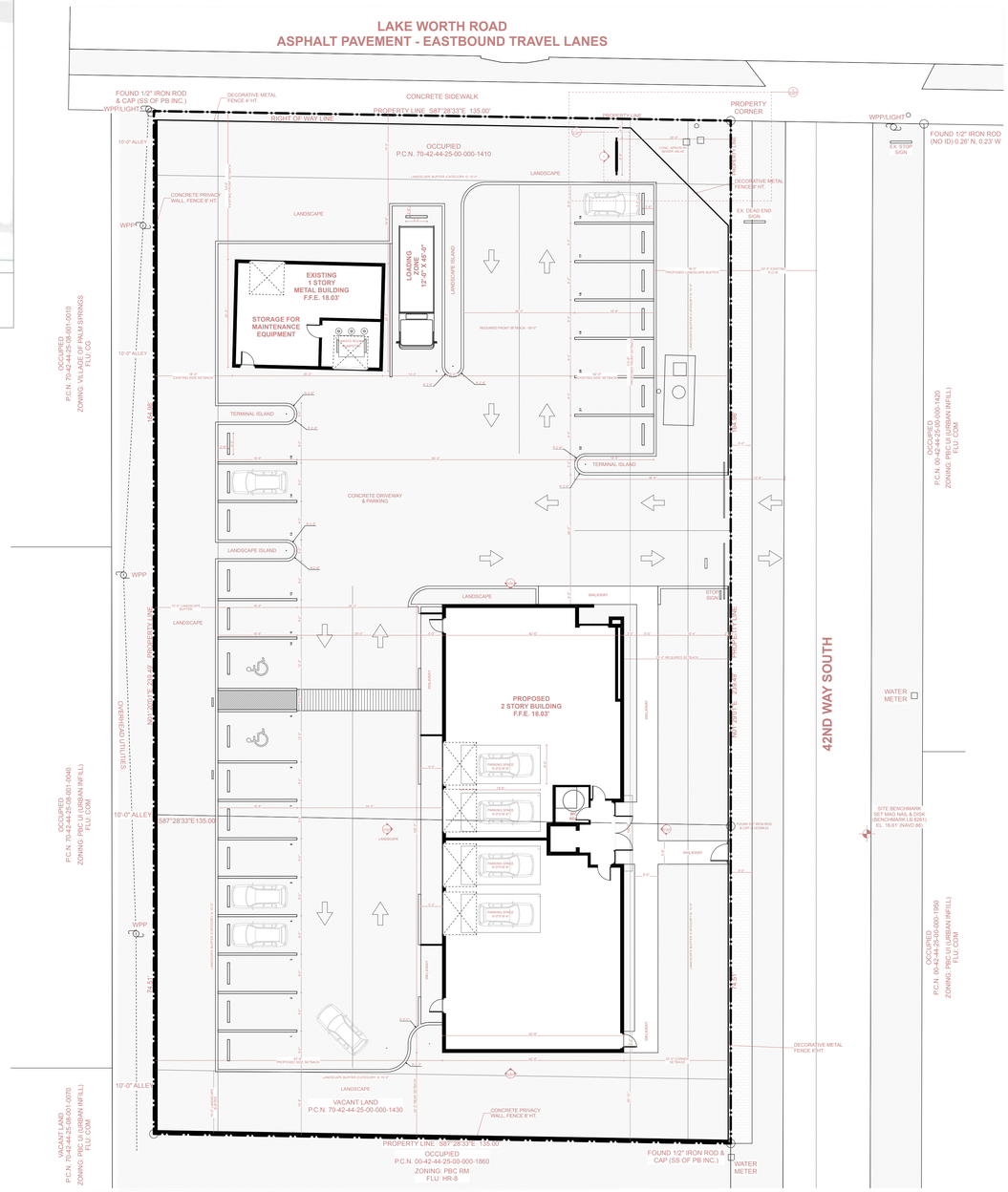

1
SP-101

SITE PLAN

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

PROPERTY INFO:

PROJECT TYPE:	NEW CONSTRUCTION
OWNERS:	CIDA PROPERTIES INC
SITE ADDRESS:	4300 LAKE WORTH RD PALM SPRINGS FL 33461 42ND WAY S PALM SPRINGS FL 33461
PROPERTY ID#	70-42-44-25-00-000-1410 70-42-44-25-00-000-1430
LAND USE	COMMERCIAL
ZONING CLASSIFIC.	CG
ABBREVIATED LEGAL DESCRIPTION	25-44-42, N 225 FT OF W 135 FT OF E 1/2 OF NE 1/2 NW 1/4 OF NE 1/4 (LESS N 60 FT LAKE WORTH RD R/W) 25-44-42, S 74.5 FT OF N 299.5FT OF W 135 FT OF E 1/2 OF NE 1/4 OF NW 1/4 OF NE 1/4
OCCUPANCY GROUP:	S-1 / B
CONSTRUCTION TYPE:	III-B

SITE DATA

ALLOWABLE	AREA IN SF	% OF SITE
MAX. LOT COVERAGE	N/A	-
PROVIDED	**AREA IN SF**	**% OF SITE**
TOTAL LOT AREA	31,953.9	100%
LOT COVERAGE	5,278	16.5%
INTERNAL ROADWAY/SIDEWALK	15,889	49.7%
UTILITY AREA (EXISTING LIFT STATION)	115	0.01%
NATURAL & LANDSCAPE	10,672	33.4%

BUILDING SETBACKS:

	CITY MINIMUM STANDARD	PROVIDED ON SITE
FRONT (LAKE WORTH ROAD)	50'-0"	113'-8"
LEFT SIDE	15'-0"	67'-6"
RIGHT SIDE (42ND WAY SOUTH)	25'-0"	25'-0"
REAR	20'-0"	20'-2"

MAXIMUM DISTANCES:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. HEIGHT	45'-0" (A)	31'-0" (A)
MAX. HEIGHT AT SIDE SETBACK	N/A	N/A
MAX. OVERHANG OVER SETBACK	2'-0"	2'-0"

NOTES:

A. AS MEASURED FROM AVERAGE GRADE

CALCULATIONS:

	MAXIMUM ALLOWABLE	PROVIDED ON SITE
MAX. LOT COVERAGE	N/A	16.5% PROVIDED OR 5,278 SF
CALCS: LOT COVERAGE → 5,282 / SITE AREA → 31,954 = .165 OR 16.5%		
MAX. GROSS FLOOR AREA	50% MAX OR 15,977 SF	29.1% PROVIDED OR 9,316 SF
CALCS: GROSS FLOOR AREA → 9,316 SF / TOTAL SITE AREA → 31,954 SF = .291 < .50		

FLOOD ZONE INFORMATION:

FLOOD ZONE:	"X"
PANEL NUMBER:	12099C0776F
PANEL DATE:	10/5/2017

AREA CALCULATIONS

DIVISION	AREA	RATIO
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MECHANICAL ROOM	65 SF	
***TOTAL BLDG. (GROSS)**	**9,316 SF**	

* GROSS AREA INCLUDES STAIRS, ELEVATOR, AND WALLS MEASURED TO THE EXTERIOR FACE.

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4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Work in Progress	01 - WIP

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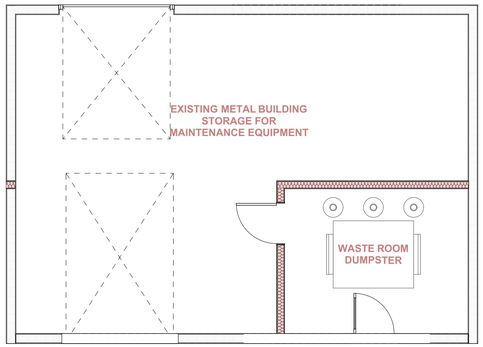
NORTH:

N

SEAL:

SITE PLAN
SP-101

Printed: 5/22/26



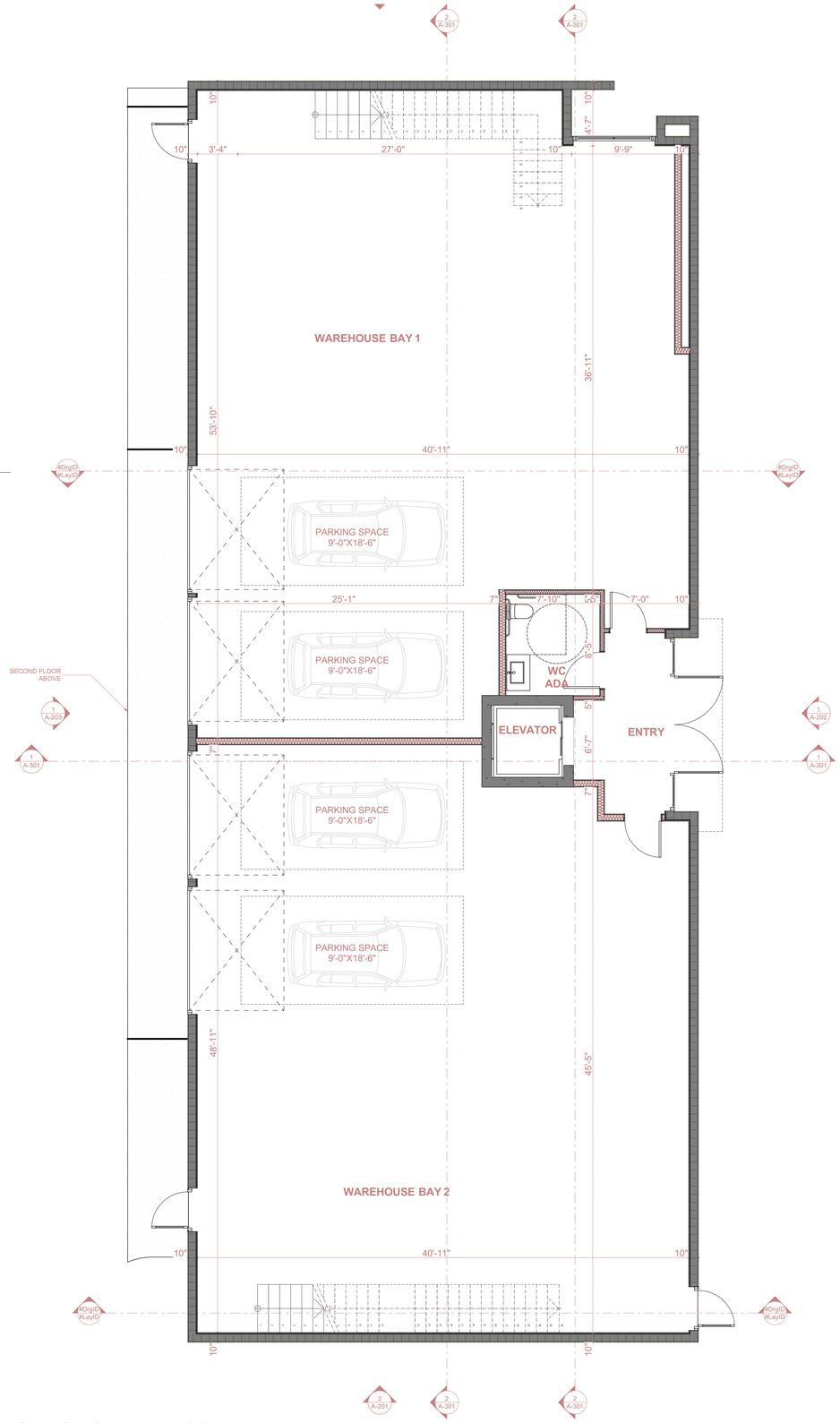
2 A-101

GROUND FLOOR PLAN - EX. METAL BUILDING

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

WALL LEGEND

	MASONRY WALLS WITH INSULATION
	MASONRY WALLS WITHOUT INSULATION
	STUDY WALLS WITH INSULATION
	STUDY WALLS WITHOUT INSULATION



1 A-101

GROUND FLOOR PLAN

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

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4300 LAKE WORTH RD.
PALM SPRINGS, FL 33461

DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	DI - TDP

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NORTH:

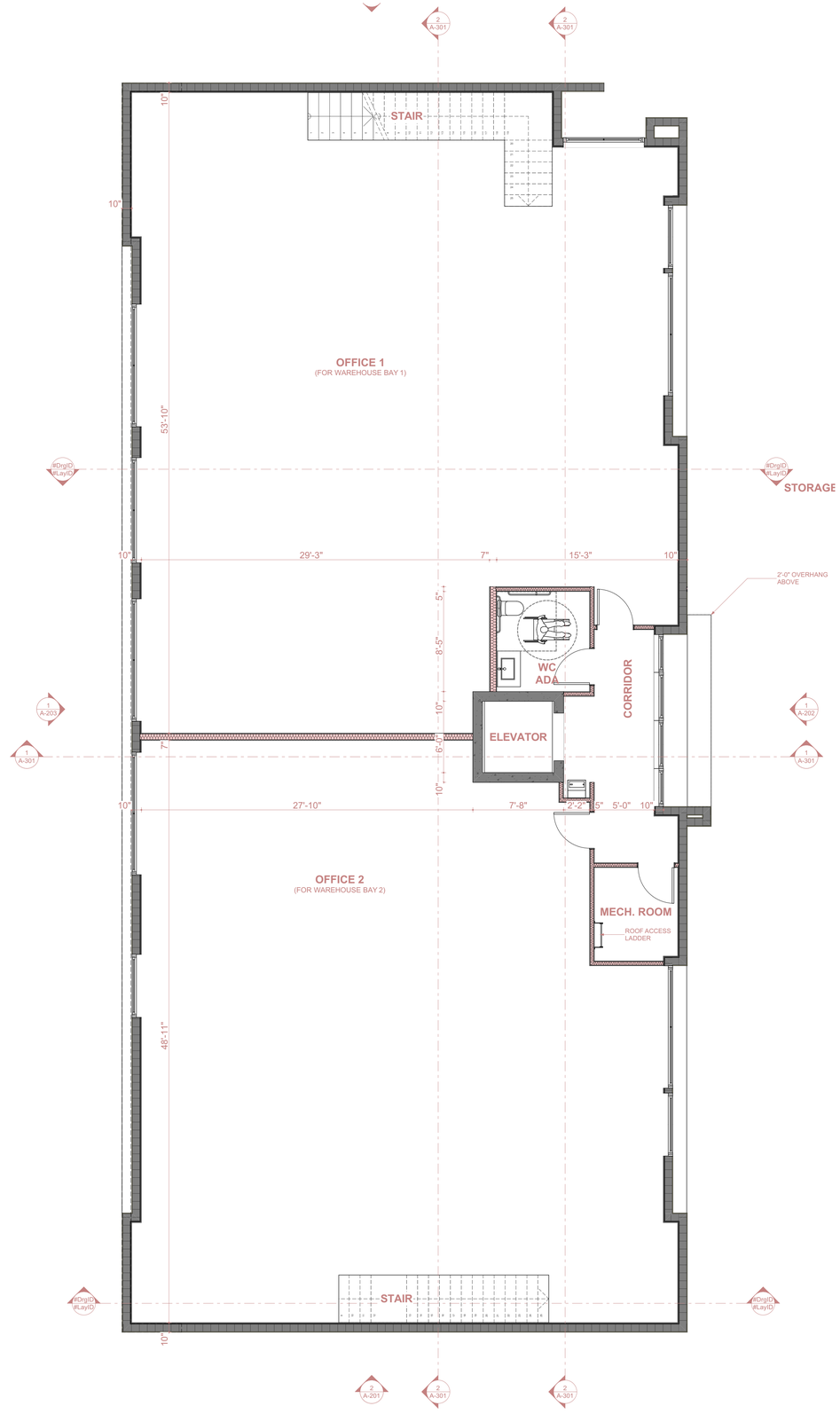
N

SEAL:

GROUND FLOOR PLAN

A-101

Printed: 6/1/2026



1 A-102

SECOND FLOOR PLAN LEVEL

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

WALL LEGEND	
	MASONRY WALLS WITH INSULATION
	MASONRY WALLS WITHOUT INSULATION
	STUDY WALLS WITH INSULATION
	STUDY WALLS WITHOUT INSULATION

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	

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NORTH:

N

SEAL:

SECOND FLOOR PLAN

A-102

Printed: 6/1/2026

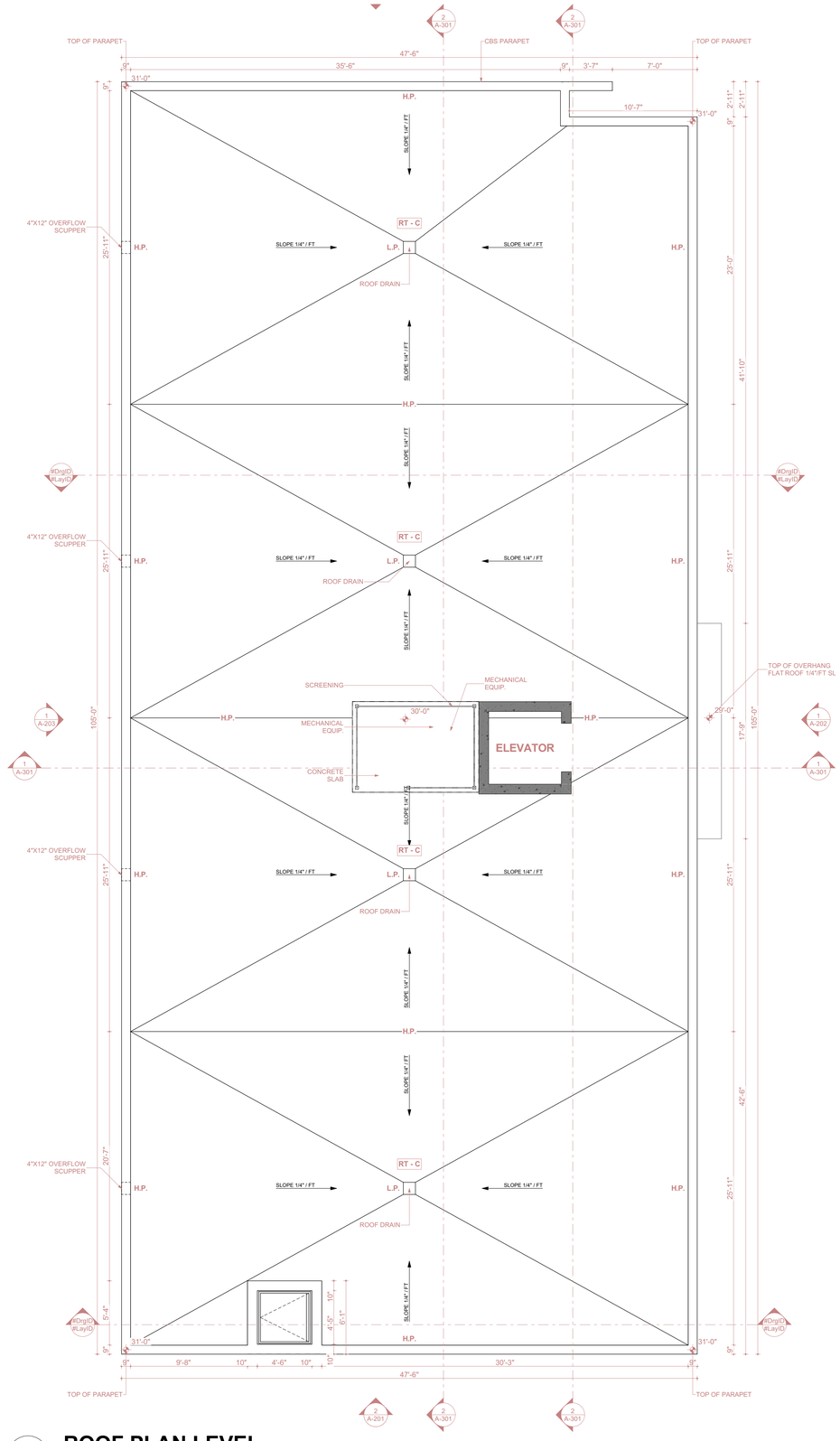
ROOF TYPES			
MARK	**TYPE**	**NOA**	**AREA**
RT - A	**LOW SLOPED ROOF** PROVIDE GAF EVERGUARD TPO SINGLE-PLY ROOFING SYSTEM OVER 5/8" CDX PLYWOOD DECKING OVER WOOD TRUSSES SLOPED 1/4" PER FOOT MIN. TO ROOF DRAINS	NOA: 15-0729.18 OR EQUAL	4,585
RT - B	**TRAFFICABLE DECK** MUD SET TILE/OVER KEMPEROL MEMBRANE WATERPROOFING SYSTEM OVER POURED IN PLACE STRUCTURAL CONCRETE SLOPE 1/4" PER FOOT MIN. TO FLOOR DRAINS	NOA: 20-0304.01 OR EQUAL	
RT - C	**LOW SLOPED ROOF** PROVIDE GAF EVERGUARD TPO SINGLE-PLY ROOFING SYSTEM OVER CONCRETE DECK SLOPED 1/4" PER FOOT MIN. TO ROOF DRAINS	NOA: 16-0615.05 OR EQUAL	
RT - D	**CONCRETE STRUCTURE** KEMPER SYSTEM APPLIED DIRECTLY TO SLOPED STRUCTURAL CONCRETE SLAB	NOA: 14-1202.09 OR EQUAL	

NOTES

THE ROOF SYSTEMS SHALL BE INSTALLED BY A LICENSED ROOFER AS PER APPROVED AND VALID MIAMI DADE N.O.A., THE FLORIDA BUILDING CODE LATEST EDITION AND THE MANUFACTURER'S INSTRUCTIONS & SPECIFICATIONS.

ROOF PARAPET LEGEND

	WOOD FRAMED PARAPET
	MASONRY WALLS PARAPET



ROOF PLAN LEVEL

3 / A-103

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

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TEK

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NORTH:

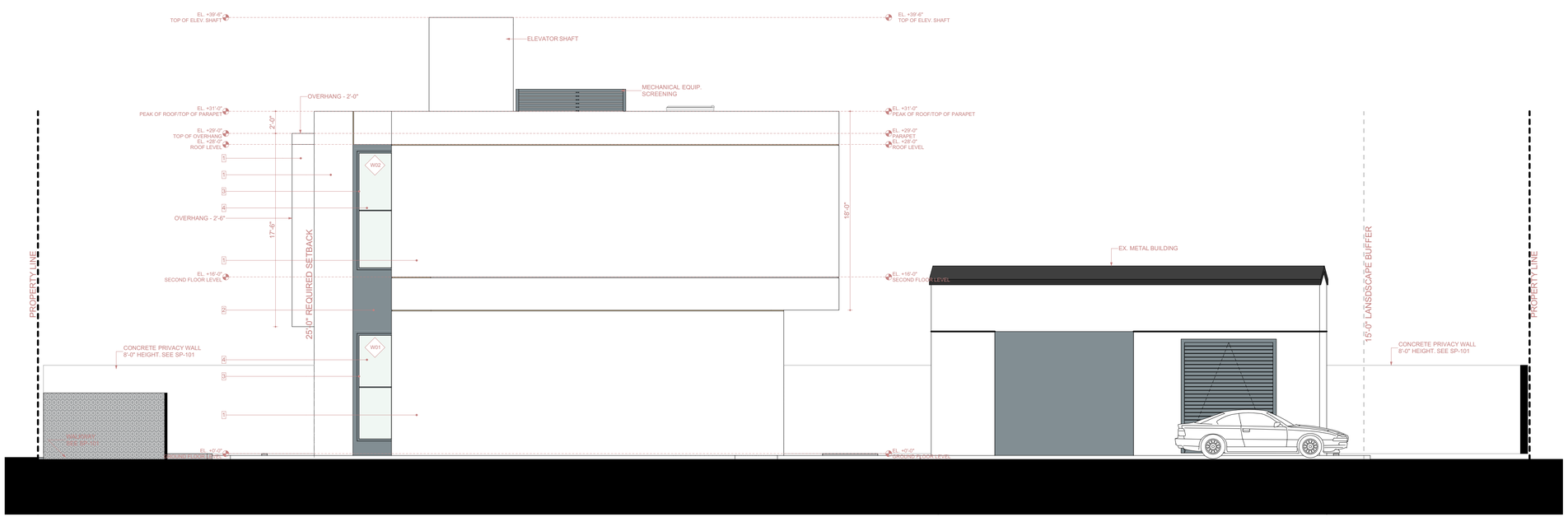
N

SEAL:

ROOF PLAN

A-103

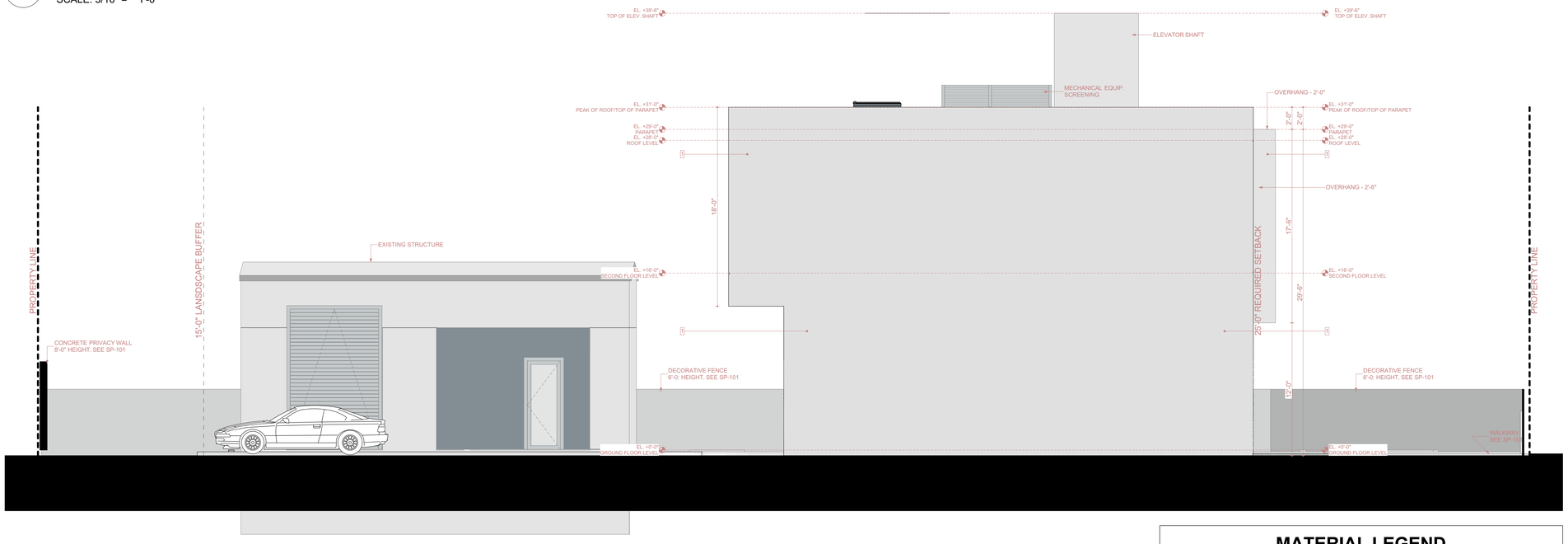
Printed: 6/1/2026



1
A-201

NORTH ELEVATION

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



2
A-201

SOUTH ELEVATION

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

MATERIAL LEGEND

1	WHITE SMOOTH STUCOO (PAINTED STUCCO)
2	T & G RIBBED FASCIA COMPOSITE BOARD

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TRP

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NORTH:

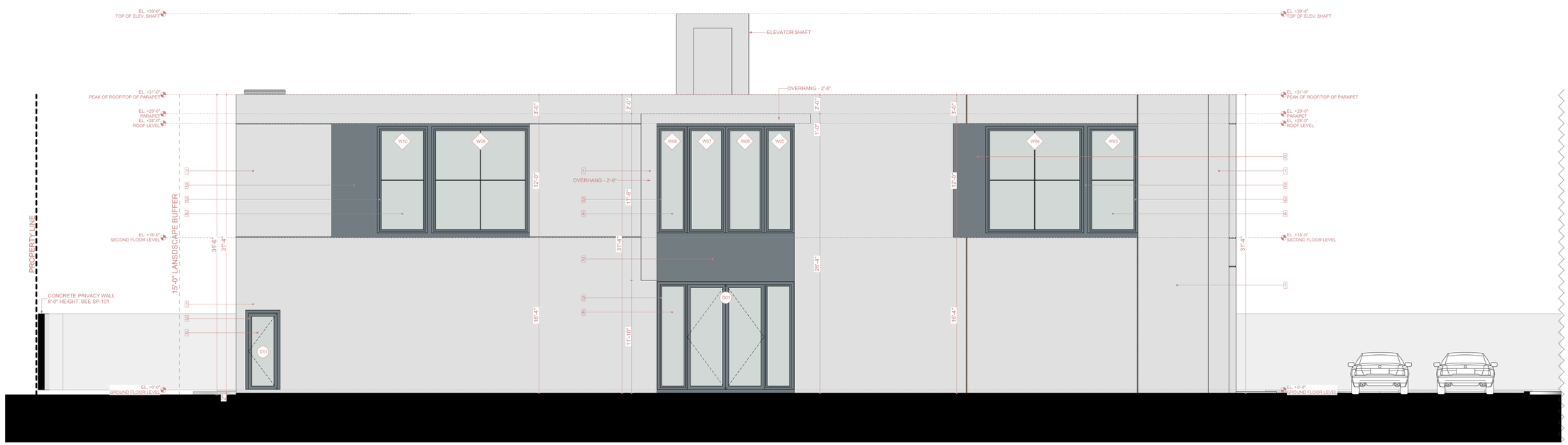
N

SEAL:

ELEVATIONS

A-201

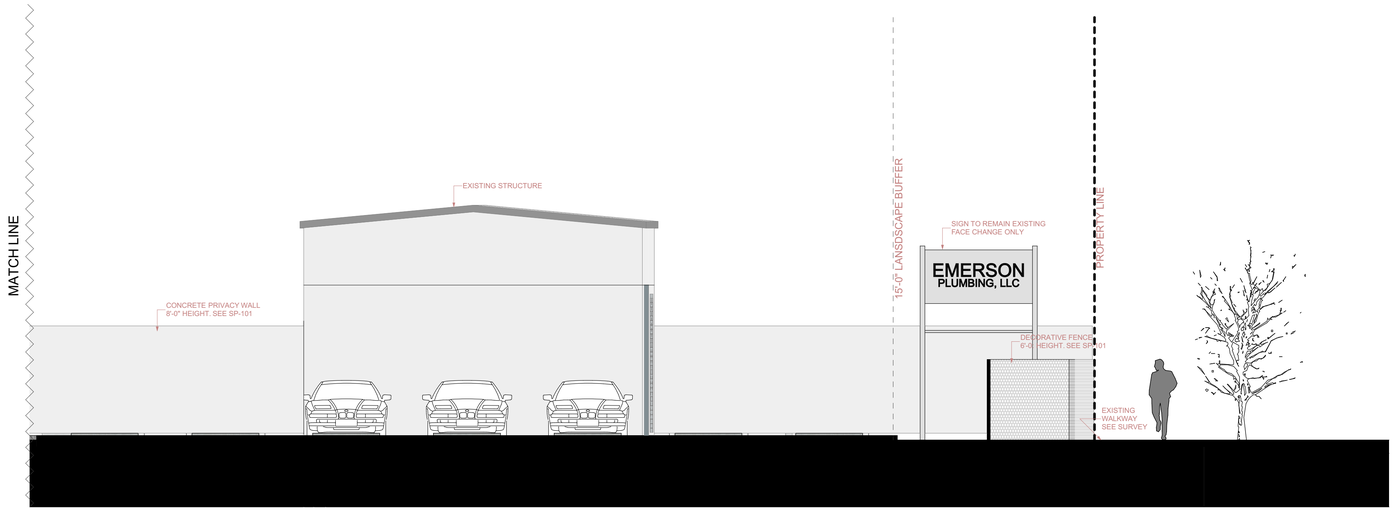
Printed: 6/1/2026



1
A-202

EAST ELEVATION

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



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NORTH:

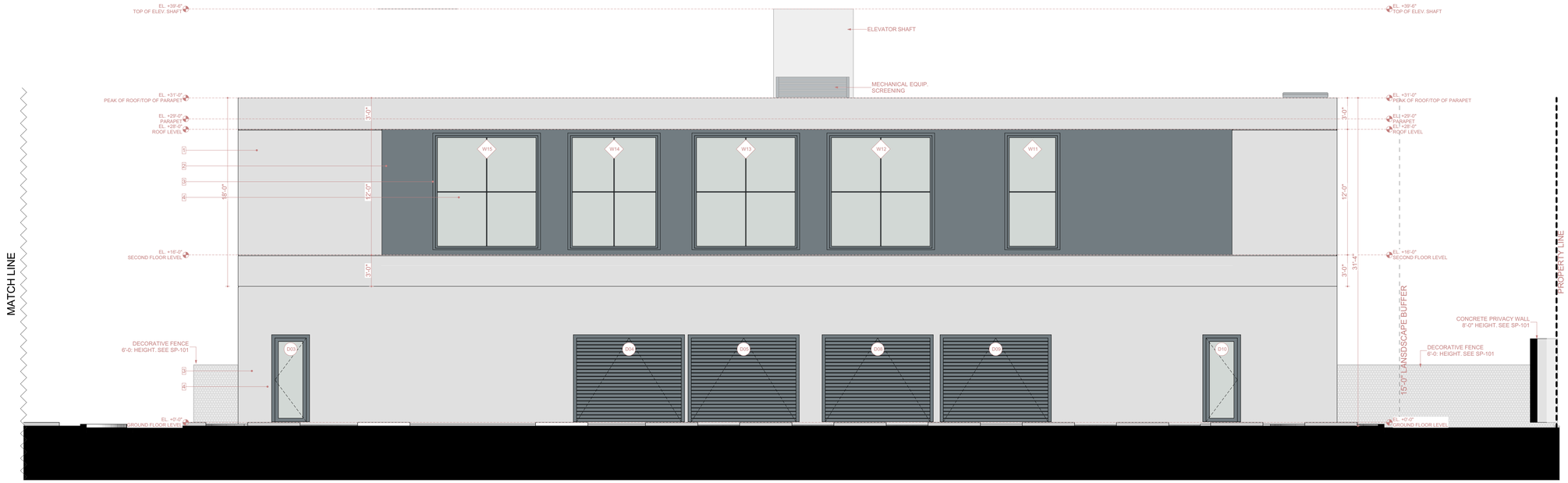
N

SEAL:

ELEVATIONS

A-202

Printed: 6/1/2026



1
A-203

WEST ELEVATION

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

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EPLUMBINGFL

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	1

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ELEVATIONS

A-203

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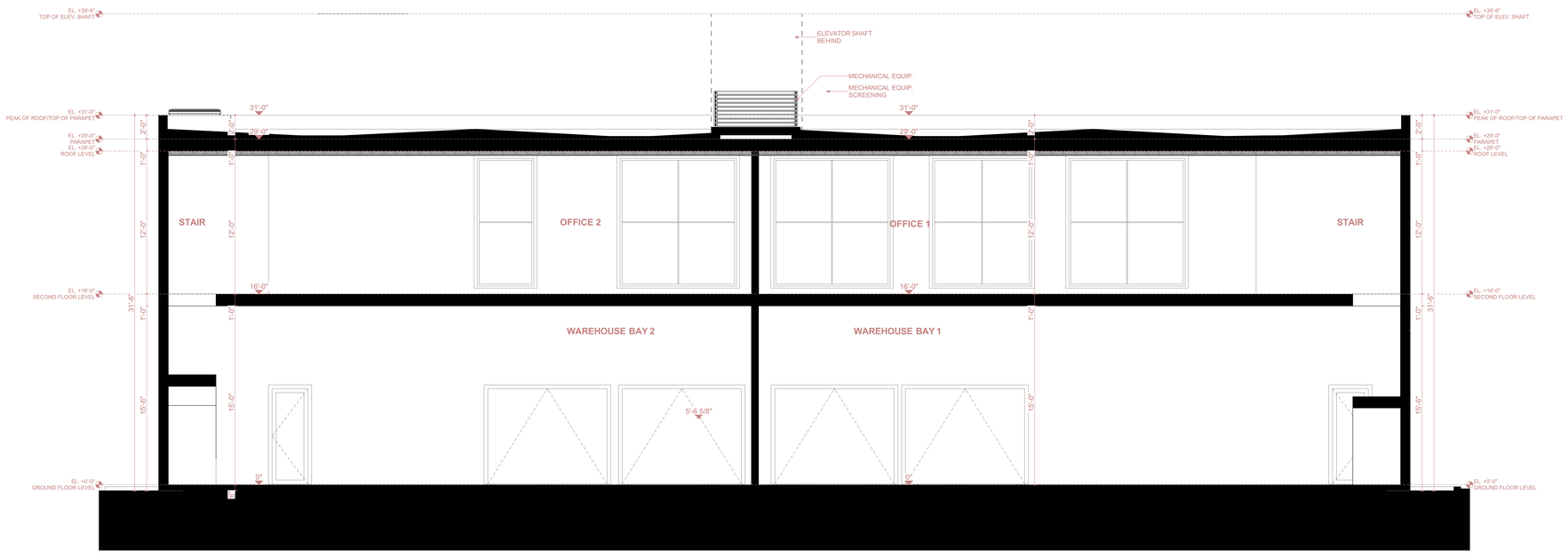
1
A-301

TRANSVERSAL SECTION 1

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



2
A-301

LONGITUDINAL SECTION 1

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

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TEP

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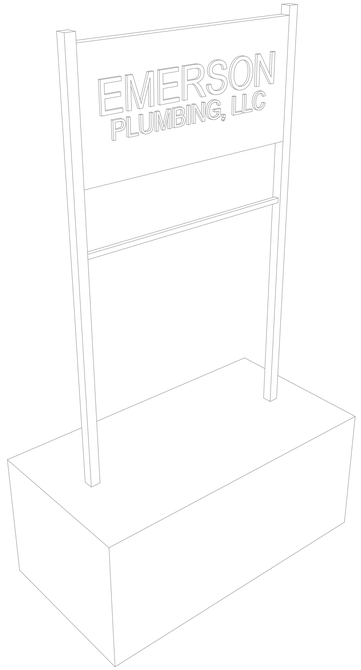
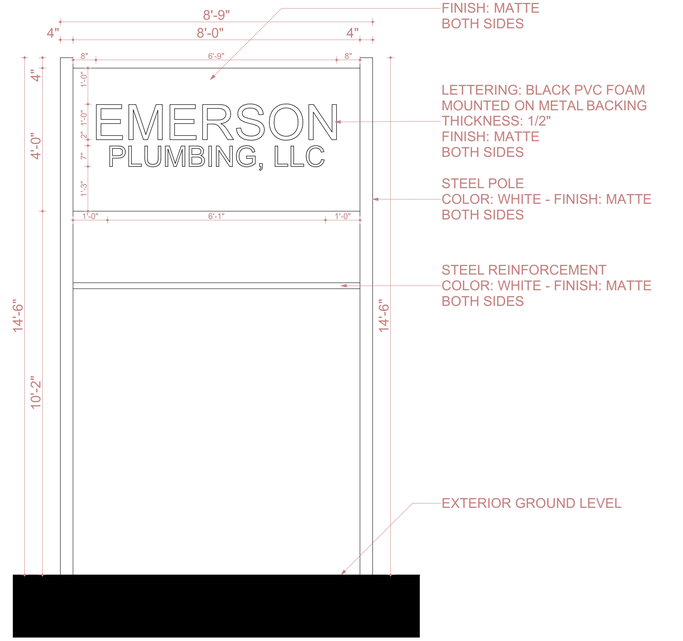


3 A-401 **SIGN 3D DOCUMENT**

NOT TO SCALE



2 A-401 **SIGN ELEVATION**

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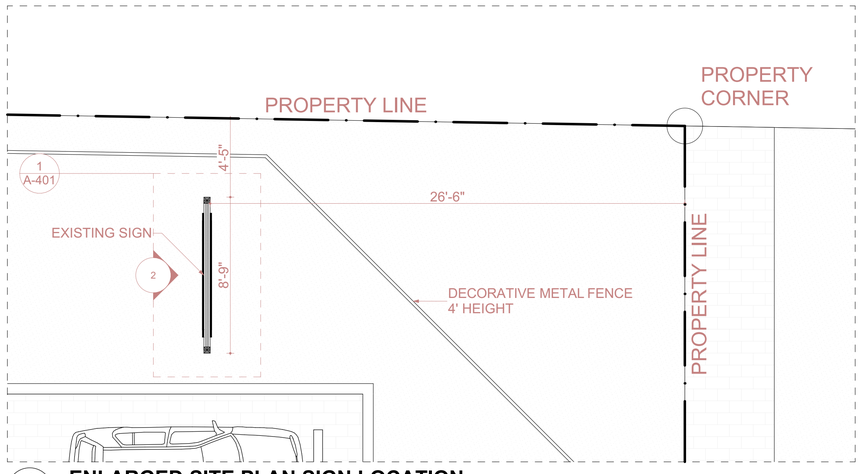
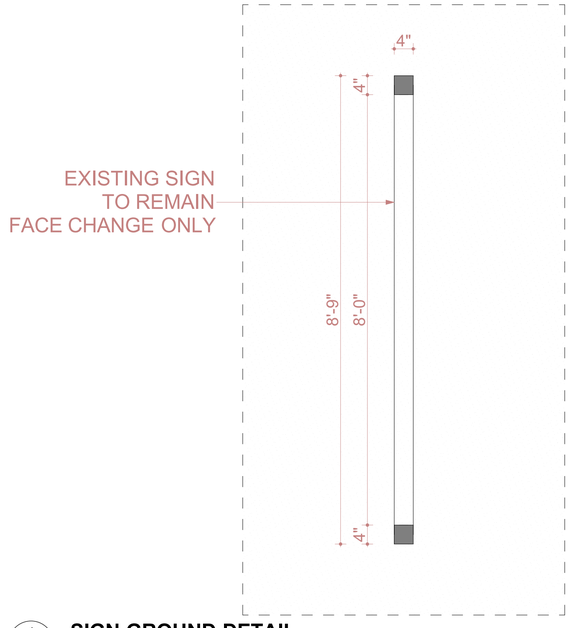


4 A-401 **ENLARGED SITE PLAN SIGN LOCATION**

SCALE: 1/4" = 1'-0"



1 A-401 **SIGN GROUND DETAIL**

SCALE: 3/4" = 1'-0"

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SIGN DETAIL
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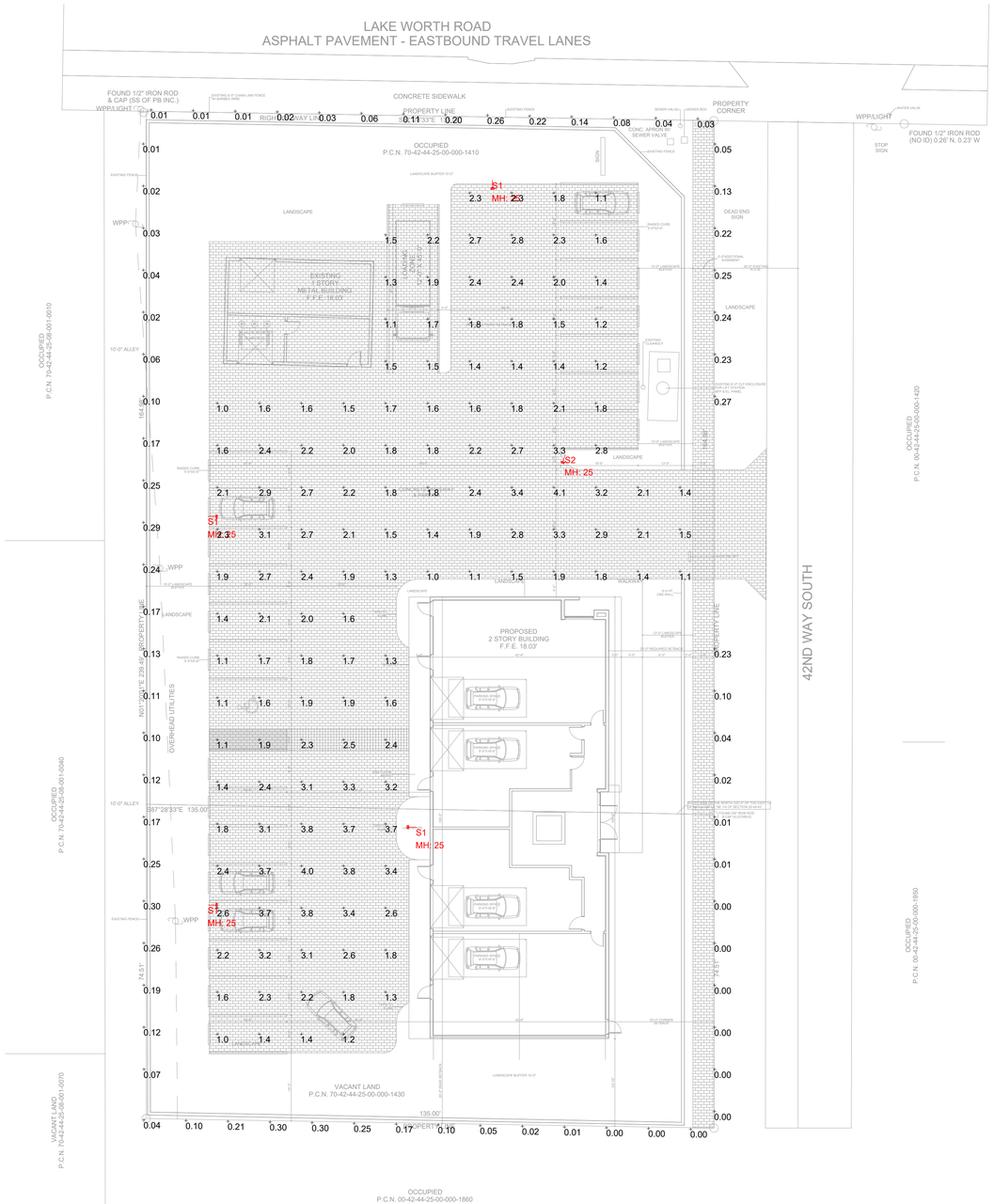

1 A-501 **PHOTOMETRIC PLAN**

NOT TO SCALE

1

Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	4	S1	Single	8212	8212	0.900	93.7	93.7
	1	S2	Single	11923	11923	0.900	93.7	93.7

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.11	4.1	1.0	2.11	4.10
PROPERTY LINE AT 5' AFG	Illuminance	Fc	0.11	0.30	0.00	N.A.	N.A.

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	WATTS	LAMP TYPE	DIM TYPE	MOUNTING	NOTES
S1	LED SITE LUMINAIRE	STREETWORKS	ARCH2-90-730-U-T4W-FINISH-HSS	UNV	3000K	8212	93.7	LED	0-10V	25' POLE	**NOTE 1, 2**
S2	LED SITE LUMINAIRE	STREETWORKS	ARCH2-90-730-U-T2U-FINISH	UNV	3000K	11923	93.7	LED	0-10V	25' POLE	**NOTE 1, 2**
S3	LED PARKING GARAGE LUMINAIRE	MCGRAW-EDISON	TT-D1-735-U-WQ-FINISH	UNV	3500K	3662	28	LED	0-10V	SURFACE	**NOTE 2**
S3E	LED PARKING GARAGE LUMINAIRE W/ BATTERY PACK	MCGRAW-EDISON	TT-D1-735-U-WQ-FINISH-IBP	UNV	3500K	3662	28	LED	0-10V	SURFACE	**NOTE 2**

FIXTURE SCHEDULE NOTES

GENERAL NOTES

NOTE 1: FIXTURE MOUNTED ON 25' VALMONT POLE MODEL #R-240840606T4-P2-COOPER FINISH (TO BE CONFIRM)

NOTE 2: CONFIRM FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT STEVE SANDERS @ LIGHTING DYNAMICS- 772-285-7169 OR SSANDERS@LIGHTINGDYNAMICS.COM

SPS Architecture Design People

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	DI - TEP

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PHOTOMETRIC PLAN

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DESCRIPTION	DATE	MARK
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RENDERINGS

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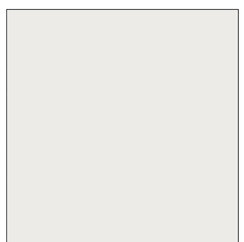
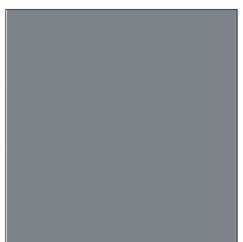


STUCCO

NATURAL WHITE
SW 9542



STUCCO

SERIOUS GRAY
SW 6256

WINDOWS

ANDERSEN
100 SERIES
BLACK

DRIVEWAY

CEMENT PAVERS

MECHANICAL EQUIP.
SCREENING

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DETAILS

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VICINITY PLAN
NOT TO SCALE

OCCUPANCY LOAD

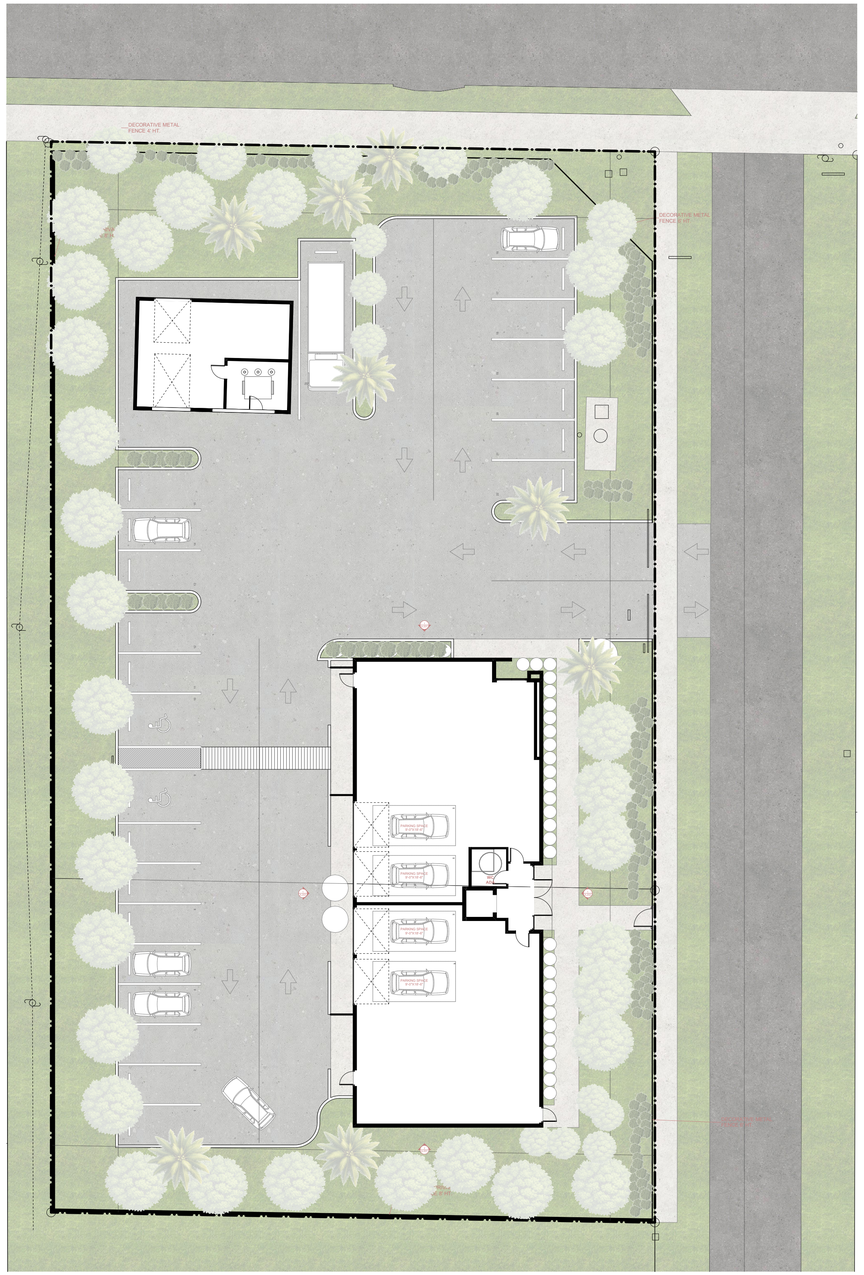
USE		
NEW WAREHOUSE	2,326 SF/500 GROSS	5 PERSONS
NEW OFFICES (BUSINESS)	3,825 SF/150 GROSS	26 PERSONS
WASTE ROOM (STORAGE)	166 SF/500 GROSS	1 PERSON
EX. MTL BLDG. (STORAGE)	722 SF/500 GROSS	2 PERSON
TOTAL		**34 PERSONS**

PARKING CALCULATIONS

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
WAREHOUSE = 2,326SF	1/2000 SF	3	
OFFICE = 3,825 SF	1/200 SF	20	
EX. MTL BLDG. = 722SF	1/2000 SF	1	
WASTE ROOM	- -	- -	- -
MECHANICAL ROOM	- -	- -	- -
TOTAL		**24**	**26**
ACCESIBLE		**1**	2
LOADING			1

VARIANCES

CODE REFERENCE	REQUIREMENT	PROVIDED	VARIANCE
SEC. 34-826 (9) SETBACK FROM RESIDENTIAL LAND DEVELOPMENT	30'-0"	20'-2"	9'-10"


DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.
DECORATIVE METAL FENCE 6' HT.

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DESCRIPTION	DATE	MARK
DRC Comments	Trabalho em Andamento	01 - TBP

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Village of Palm Springs

Staff Report

AGENDA DATE: June 9, 2026

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Site Plan Amendment (SPR26-06) and Special Exception Use (PSSE26-06) - Centro Familiar de Adoración, INC. - 4216 Lake Worth Road

SUMMARY: An application submitted by Sandra Puerta, agent for Centro Familiar de Adoracion, Inc., "Tenant", requesting a Site Plan Amendment **(SPR26-06)** and Special Exception Use **(PSSE26-06)** to allow a 5,247 square feet place of assembly within a tenant bay in the existing Commercial General shopping center property located at 4216 Lake Worth Road.

Note: The 4.25-acre property was annexed into the village in 2014 as a developed parcel with a total of 40,240 square feet of building area within two (2) commercial structures.

The project will occupy an existing commercial tenant space and is not proposing any exterior modifications or changes to the site layout. The place of worship will have a maximum of 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be six (6) administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

Note: An application is being processed for a church in the same plaza, in unit 4210. The proposed church's hours of operation will be on Thursdays at 7:30 pm and on Sundays at 5:00 pm. According to both churches' hours of operation, there will be simultaneous operations on Thursdays between 7:30 pm and 9:00 pm. There will be a minimum of 118 parking spaces required during these hours.

The proposed special exception use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

The Planning, Zoning & Building Staff does not object to the applicant's request and recommends conditional approval.

FISCAL IMPACT:
The proposed request has no immediate fiscal impact on the Village, as the church is tax-exempt.

ATTACHMENTS:
1. Exhibit "A" Staff Report
2. Justification Statement
3. CRA Consistency
4. Site Plan and Life Safety Plan

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Centro Familiar de Adoracion INC. - Site Plan Amendment and Special Exception Use

Application Summary			
Applicant / Petitioner	Centro Familiar de Adoración INC (Tenant)	**Submittal Date**	11/24/2025
Reference Name	Sandra Puerta	**Case Numbers**	**SPR26-06 PSSE26-06**
		Parcel Control No	70-42-44-25-00-000-1030
Location	4216 Lake Worth Rd	**Site Area**	± 4.25 acres
P&Z Meeting	June 9, 2026	**Council Meeting**	July 9, 2026

Requests	
Proposed Uses	Site Plan Amendment and concurrent Special Exception Use request to allow a place of assembly to operate within 5,247 square feet of the existing 40,240 square feet commercial building located at 4236 Lake Worth Road.
Number of Buildings	Two (2) detached commercial buildings. Tenant will occupy a tenant bay (5,247 square feet) within 1 building.

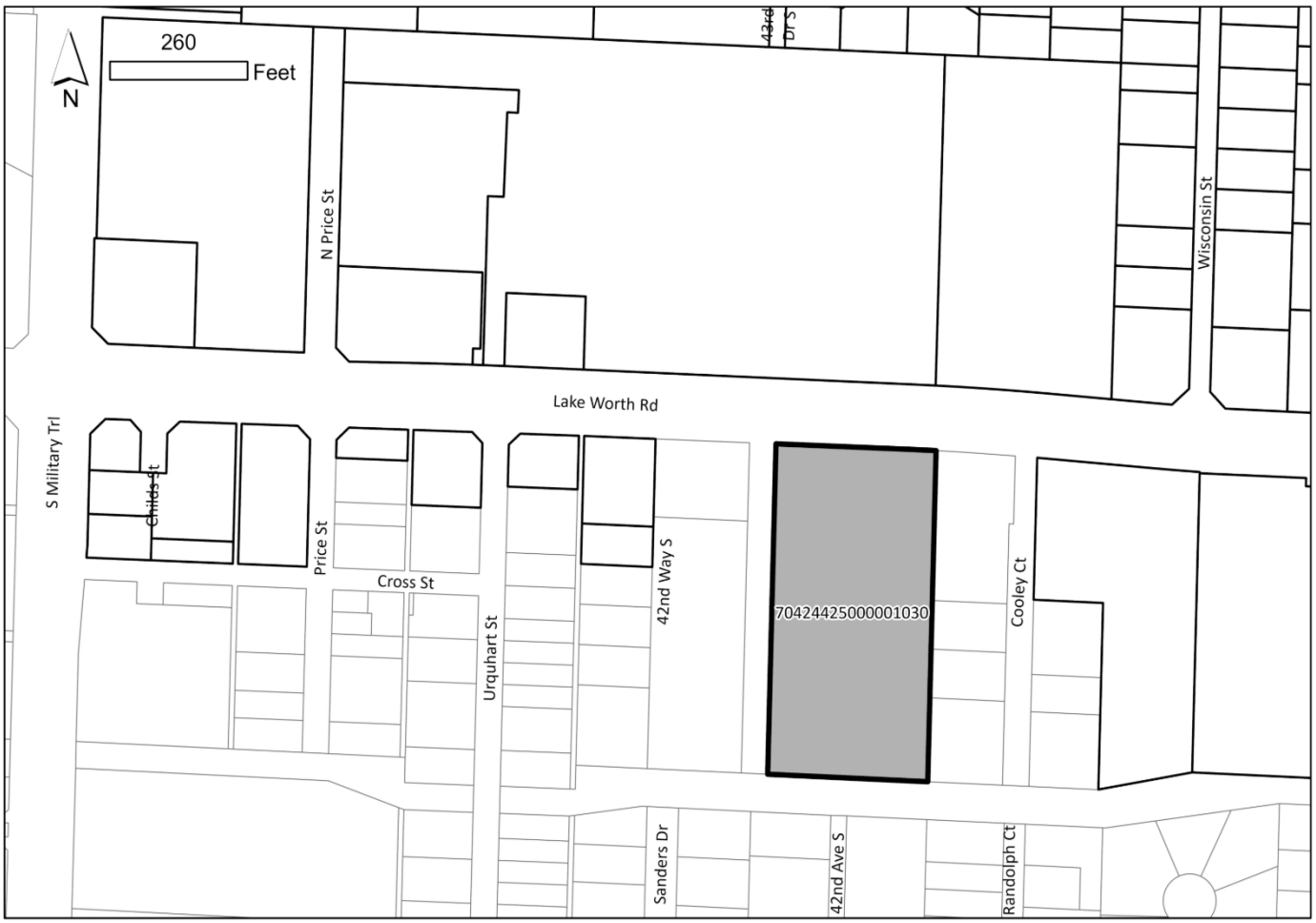
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Vehicular Parking	1/ 3 seats @ 204 seats = 68 spaces or 1 / 100 sf =**54 spaces**	237 spaces for the entire plaza	Yes

Setbacks			
Code	**Required Minimum**	**Existing**	**Meets Requirement**
Front (North)	50’	59.6’	Yes
Rear (South)	20’	34.3’	Yes
Side (West)	15’	28.9’	Yes
Side (East)	15’	54’	Yes

Site Characteristics			
Existing Use	Empty bay	**Proposed Use**	Place of Assembly - Church
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	Home Depot (Retail Store)	Commercial	Commercial General (CG)
South	Canal L-12, LW Drainage District	Unincorporated PBC	Unincorporated PBC
East	Personal Services, Single-Family Residences	Unincorporated PBC	Unincorporated PBC (UI, MR-5)
West	Multi-Family Residences, Vacant Commercial	Unincorporated PBC	Unincorporated PBC (UI, MR-5)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the conversion of the existing 5,247 sf commercial general space 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 2014-31: Annexation**

On December 11, 2014, the property at 4236 Lake Worth Road was involuntarily annexed into the Village of Palm Springs along with thirty-two (32) other commercial and residential parcels. The parcel at 4236 Lake Worth Road was annexed with a Future Land Use Designation of Commercial and a Zoning Designation of Commercial General (CG).

- **Administrative Site Plan Amendment # 202200051**

On January 26, 2022, the Land Development Director issued conditional approval of the administrative site plan amendment for the proposed exterior remodeling work proposed for 4236 Lake Worth Road. The proposed work involves minor modifications to the exterior façade of the building, including a built-up roof, new stucco, new back-light decorative grill, awning, and canopy additions, and architectural tile additions to the walls.

- **Resolution No.2022-45: Site Plan amendment and Special Exception Use**

On November 10, 2022, the Village Council approved a site plan amendment, concurrently with a special exception use, to allow a 5,495 SF child day care facility to provide care for children with medical or skilled nursing needs.

II. Comprehensive Plan Consistency

The subject property's Zoning and Future Land Use designations are Commercial and Commercial General (CG), respectively. The proposed special exception use for a church is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

II. Neighborhood Compatibility

1) The proposed project is located on the south side of Lake Worth Road near the southeast corner of Lake Worth Road and Military Trail, between S 42 Way and Colley Court.
2) Surrounding properties are a mix of residential and commercial uses. The adjacent residential uses are currently in unincorporated Palm Beach County.
3) An application is being processed for a church in the same plaza, in unit 4210. The proposed church hours of operation will be on Thursdays at 7:30 pm and on Sundays at 5:00 pm. According to both churches' hours of operation, there will be simultaneous operations on Thursdays between 7:30 pm and 9:00 pm. There will be a minimum of 118 parking spaces required during these hours.
4) A variety of restaurants, commercial retail, and professional uses are located within walking distance of the site.
5) The existing retail plaza has different tenants occupying the building, providing different retail, professional, and personal services.
6) Transit service is available through Palm Tran routes 62 and 3.

III. Regulatory Issues:

- The site is subject to site inspection to be performed by PBC Fire Department and the Village of Palm Springs Building Official before the occupancy of the unit.
- Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and the Village, are required before any construction.

IV. **Environmental Issues**:

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

V. Community Outreach/ Notification

- The subject property was posted on May 28, 2026.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on May 28, 2026.
- Legal advertisement was published on May 28, 2026.
- Staff have not received any inquiries or comments because of the notices.

VI. Proposed Development Plan Details

The petitioner's development plans depict the following:

1. Application for Special Exception Use and Site Plan Amendment.
2. Justification Statement of Proposed Use.
3. Floor plan
4. Site Plan

5. Life Safety Plan
6. Survey

VII. Recommendation

The 4.25-acre property was annexed into the Village in 2014 as a developed parcel with a total of 40,240 square feet of building area within two (2) commercial structures.

The applicant is requesting a site plan amendment and special exception use to allow the use of 5,247 square feet of tenant space within the commercial plaza, as a place of worship with a maximum of 204 seats. Services and programs are scheduled primarily during non-peak business hours, weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm), minimizing any potential impact on traffic and parking demand within the commercial plaza. There will be 6 administrative offices, about 1,572 square feet, and a waiting area of 70 square feet.

Staff has found the proposed Special Exception use to be generally consistent with the 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 a deterrent to surrounding properties. The new project does not negatively impact natural systems.

Planning, Zoning & Building Staff recommends conditional approval of the proposed place of worship use, as depicted on the proposed plans, and recommends that said motion include the following twenty (20) conditions below:

1. The special exception approval for the new place of worship shall be implemented within 18 months of Council approval.
2. The worship sanctuary area shall be limited to 204 seats.
3. The special exception use is for a Place of worship, and no social services are proposed at this time, and will require subsequent special exception approval if desired in the future.
4. All required improvements shall be completed, and a permanent life safety plan shall be approved by the Building Official as prerequisites to issuance of a **Certificate of Occupancy**.
5. Any proposed outdoor activities will necessitate subsequent approval from the Village.
6. No parking shall be allowed, under any circumstances, along drive aisles, grass areas, or blocking any sidewalks. Parking shall only occur within designated parking stalls.
7. Failure of the property owner to enforce provisions herein (including violations by tenants) may result in code enforcement action against the property owner for the violation(s).
8. Hours of operation shall be limited to weekday evenings (6:00 pm - 9:00 pm) and Saturday evenings (4:00 pm - 10:00 pm).
9. No loitering on the grounds will be permitted.
10. Deliveries shall not occur before 8:00 a.m. or no later than 9:00 p.m.
11. Any special event not covered by the regular business license, including live entertainment, shall be subject to special event code regulations. The Village code allows a maximum of four special events per calendar year and is subject to special event permitting.
12. If a police detail is required, as determined by the Police Chief, it shall be provided and coordinated with the Village Public Safety Department **before any special events**.
13. A Business License must be obtained from the Village before **the commencement of any business operations**.
14. Any construction activity shall obtain permits from the Village of Palm Springs **before any construction commences.**
15. All unpermitted work done on the premises shall be properly permitted and inspected **before the issuance of the business license**.

16. Any sign shall be in accordance with the Village regulations, and a permit must be obtained **before any sign installation.**
17. The Applicant will 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 provisions of on-site security at the operator's sole expense.
18. At the time of CO, the petitioner shall provide the Land Development Department with electronic copies of as-builts.
19. Any Grease traps (size, capacity, and installation) will be evaluated and inspected by the Planning, Zoning, and Building Department during the interior build-out work.
20. The construction dumpster shall be provided only by Waste Pro USA, which is under a franchise agreement with the village.

Section 4 – Description of Project
Supporting Statements and Responses

1. Consistency With Goals and Policies of the Village of Palm Springs

The proposed church use directly supports the Village's goals of fostering community well-being, family support, and accessible neighborhood-based services. "Centro Familiar de Adoración Inc." will provide faith-based gatherings, youth development programs, family assistance workshops, community outreach events, and other activities that promote social connection and wellness.

The use aligns with Palm Springs' objectives of encouraging community-oriented, family-supportive land uses that enhance public welfare, activate underutilized spaces, and provide safe, positive gathering opportunities for local residents. The tenant improvement strengthens the Village's commitment to creating inclusive environments and expanding community-serving resources within existing commercial areas.

2. Consistency With Planning, Building, and Zoning Regulations

All proposed improvements and operations will fully comply with the Village's planning, zoning, and building requirements, including the Florida Building Code (FBC 2023) and local ordinances. The indoor assembly activities—worship services, meetings, and community programs—will operate in accordance with required occupancy loads and life-safety standards.

The project includes appropriate means of egress, ADA-compliant restrooms, smoke detection, fire alarm integration, and interior layout compliance as reviewed by building and fire officials. Any comments identified during plan review will be fully addressed to ensure the space meets all structural, life-safety, and zoning standards.

3. Compatibility With Surrounding Uses and Future Potential Uses

The proposed church is a low- to medium-impact indoor assembly use and is fully compatible with surrounding commercial tenants. Services and programs are scheduled primarily during non-peak business hours—weekday evenings (6:00 pm–9:00 pm) and Saturday evenings (4:00 pm–10:00 pm)—reducing overlap with the plaza's commercial activity.

All operations occur indoors, minimizing external impacts on neighboring tenants. The use does not interfere with future redevelopment opportunities and complements the plaza by adding a stable, community-oriented tenant that supports a vibrant, safe, and welcoming commercial environment.

4. No Concentration or Proliferation of Similar Special Exception Uses

This will be the only assembly-type religious use within the plaza and does not contribute to an over-concentration of special exception uses. Instead, it diversifies the tenant mix and supports the vitality of the existing businesses. The presence of a community-serving use may generate positive activity that benefits nearby restaurants, salons, and retail establishments before and after services.

5. No Disturbing Noise, Odor, Traffic, or Nuisance Impacts

All activities take place entirely indoors, and sound levels will comply with Village noise standards. No activities produce odors, chemicals, or outdoor disturbances. Traffic impacts are minimal due to the church's off-peak operating schedule.

The plaza's existing parking supply and internal circulation are capable of supporting the church's anticipated attendance without creating nuisance conditions, congestion, or negative impacts to neighboring tenants.

6. Adequate Parking and Traffic Considerations

The plaza provides 148 standard spaces and 6 ADA spaces, which adequately support all tenants, including the proposed use. Because primary attendance occurs during evenings and weekends, the church will not conflict with peak business demand.

No modifications to parking, drive aisles, or access points are required. Visitors will use existing entrances and circulation patterns safely and efficiently. Waste generation will be minimal, and the church will coordinate with the plaza's existing waste provider. All signage will remain code-compliant.

7. Overall Benefit to the Plaza and Surrounding Community

The church enhances the plaza by occupying an existing commercial space, increasing consistent evening activity, and contributing to the economic health of nearby businesses. In addition to worship services, the church will offer youth mentorship programs, family workshops, educational classes, support groups, and volunteer outreach.

These programs strengthen community ties, promote resident well-being, and serve as a positive resource for families in the Village. The proposed use adds long-term value by activating indoor space, increasing safety through consistent presence, and enriching the cultural and social fabric of the surrounding neighborhood.

Supporting Statements

• The proposed use fulfills the Village's Comprehensive Plan goals for strengthening community ties, public welfare, and family support.

• Services occur during evening hours, ensuring compatibility with surrounding businesses.

• The church voluntarily commits to maintaining clean, orderly, and safe operations in coordination with plaza management.

• Activities do not involve hazardous materials, food service, outdoor events, or commercial noise.

• The church will maintain open communication with plaza ownership and surrounding tenants to ensure harmonious coexistence.

• The tenant improvement activates an existing space without requiring exterior alterations or new infrastructure.

• Church attendees are likely to patronize nearby restaurants, salons, and stores, helping support local businesses.

•A church special event would include a food distribution which would only take place on a specific time Sunday afternoons, when 70% of the co-sharing businesses are closed, also families must pre-register to control traffic and parking.

May 04, 2026

To: **City of Palm Springs**
Project Address: **4236 Lake Worth Rd**
Palm Springs FL
Project Name: **CENTRO FAMILIAR DE ADORACION FLORIDA**

SECTION 14 NARRATIVE

1) Consistency with the Five (5) Key Goals of the CRA

The proposed church and community gathering facility is consistent with and advances the five (5) key goals of the Community Redevelopment Agency (CRA) as follows:

I. Improving Utilities and Infrastructure
The section will not be fully applicable for our project. Given the site is existing and we will be utilizing the existing utility systems within the Plaza. Our proposed church will not negatively impact the existing utility systems and will only create new opportunities for new customers within the Plaza.

II. Expanding Job Development and Economic Growth
The facility will generate both short-term and long-term operational employment opportunities. In addition, we are proposing gatherings, events, and programs that can increase foot traffic to the area, indirectly supporting nearby local businesses.

III. Enhancing Public Safety
The project enhances public safety by activating the site throughout the week, including evenings and weekends. This consistent presence increases natural surveillance and discourages loitering and illicit activity. With the increase of foot traffic there will be regular occupancy which will contribute to a safer environment within the CRA district.

IV. Increasing and Maintaining Workforce Housing
While the project is not residential in nature, it supports workforce housing goals indirectly by strengthening neighborhood stability and desirability. Our proposed development will provide support services such as food distributions, youth mentorship programs, family workshops, educational classes, support groups, and volunteer outreach. Which can indirectly increase new residences of various incomes within the surrounding residential zones

V. Advancing the Partnership with Palm Beach County
The church and gathering facility will serve as a community partner capable of collaborating with Palm Beach County and local organizations. The site may be used for public meetings, community programs, emergency response coordination, and social services, thereby strengthening intergovernmental and community partnerships.

2) Proposal's Effect on Existing Conditions in the CRA District

Our proposed development will positively impact existing conditions identified in the CRA Community Redevelopment Plan. The project transforms a business Plaza into a well-maintained community asset that can being in new customers to the existing businesses

The facility will increase activity levels in the area, particularly during evenings and weekends without conflicting with the existing business, to maintain traffic control and distribution of patrons. This activation supports neighborhood vitality and discourages undesirable uses.

Additionally, the project provides a dedicated space for community services, youth programs, and outreach initiatives, addressing identified needs for social infrastructure within the CRA district.

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3) Proposal's Ability to Assist in Achieving CRA Strategies and Objectives

The proposed church and community gathering facility directly supports the CRA's broader strategies and objectives related to revitalization, community engagement, and economic stability.

Our development will function as a community anchor, encouraging reinvestment and fostering a sense of place within the district. Its multipurpose design allows for a wide range of activities for new customers that can bring good attention and business within the plaza

By providing consistent programming and outreach, the project enhances quality of life for residents and supports long-term neighborhood stability. The church is also positioned to collaborate with the CRA, Palm Beach County, and local organizations to host events and implement initiatives that align with redevelopment goals.

Overall, the project not only aligns with but actively advances the CRA's mission by improving physical conditions, strengthening community networks, and supporting sustainable growth. If you may please consider our proposed development within the Plaza, our development would like to show the city the positive impact we can bring to not only the exiting plaza but with the city as a whole

Thank you in advance for your consideration!

NEW TENANT IMPROVEMENT **FOR:**

CENTRO FAMILIAR DE ADORACION FLORIDA

4216 LAKE WORTH RD (3)

PALM SPRING, FL 33463

THE SCOPE OF THIS REVIEW FOR PBCFR IS FOR UNIFIED DEVELOPMENT ONLY AND DOES NOT INDICATE APPROVAL OF ANY FINALIZED BUILDING PERMITS OR PLANS. A BUILDING PERMIT AND PLANS WILL BE REQUIRED TO BE SUBMITTED AND REVIEWED BY PBCFR ONCE THE VILLAGE OF PALM SPRINGS APPROVES THE UNIFIED DEVELOPMENT REQUEST. - PBCFR

CHURCH "CENTRO FAMILIAR DE ADORACION FLORIDA" tenant improvement

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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Terms And Conditions - Ownership and Use of Documents
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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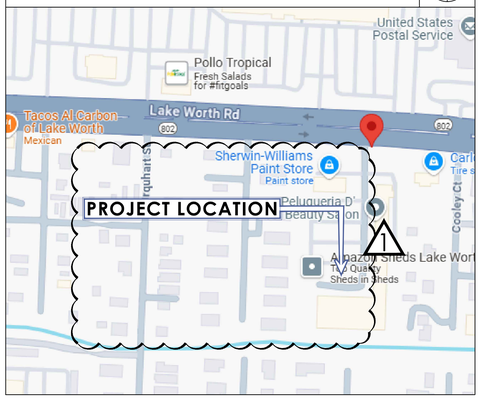
Applicable Law
This site is created and controlled by **Sandra Puerta Architecture, P.A.**, in the State of Florida. As such, the laws of the State of Florida will govern these disclaimers, terms and conditions, without giving effect to any principles of conflicts of laws. **Sandra Puerta Architecture, P.A.** reserves the right to make changes to its site and these disclaimers, terms and conditions at any time. You hereby irrevocably and unconditionally consent to submit to the exclusive jurisdiction of the courts of the State of Florida, and of the United States of America located in Broward County, Florida for any disputes arising out of or relating to use of or purchase made through **Sandra Puerta Architecture, P.A.**, and agree not to commence any litigation relating thereto except in such courts, waive any objection to the laying of venue of any such litigation in the in Broward County, Florida courts and agree not to plead or claim in any court that such litigation brought therein has been brought in an inconvenient forum.

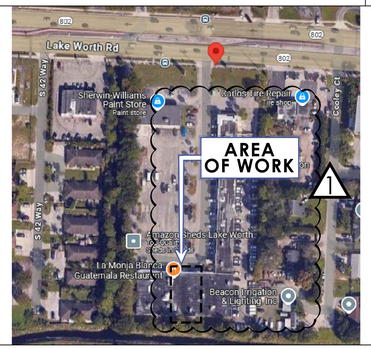
Dispute Resolution
In the unlikely event that any controversy or claim arising out of or relating to this User Agreement or our services shall be settled by binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association. Any such controversy or claim shall 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 IMAGE



OCCUPANCY LOADS (3)

TOTAL AREA	**5,247 S.F.**

OCCUPANCY LOAD CALCULATIONS

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

OCCUPANCY BASED ON USE	OCCUPANTS
MAIN HALL BASED ON SEATING LAYOUT 3,297 S.F	**204**
ADMINISTRATIVE AREA @ 150 GROSS 1,572 S.F./ 150 = 10.48	**11**
WAITING AREA BASED ON SEATING LAYOUT 70 S.F	**5**
STORAGE @ 300 GROSS 308 S.F./ 300 = 1.03	**2**
TOTAL OCCUPANTS	**222**

SCOPE OF WORK

1. NEW TENANT IMPROVEMENT FOR AN EXISTING COMMERCIAL SPACE.
2. NEW RESTROOMS, DOORS AND PARTITION WALLS AS PER PLANS.
3. NEW ELECTRICAL AS PER PLANS
4. NEW PLUMBING FIXTURES AND PIPING AS PER PLANS

NO ROOF, FOUNDATION WORK

SEPARATE PERMIT FOR FIRE SPRINKLER WORK

CODE RESEARCH

OCCUPANCY (1)

BUSINESS (EXISTING)
ASSEMBLY (PROPOSED)-CHANGE OF OCCUPANCY

TYPE OF CONSTRUCTION

TYPE IIB - (FULLY SPRINKLERED)

FIRE WALLS

EXISTING ONE HOUR TENANT SEPARATION WALLS (3)

LIFE SAFETY

MAXIMUM TRAVEL DISTANCE: 73'-4"

EGRESS WIDTH

2 EXITS REQUIRED, 3 EXITS PROVIDED PER TABLE 1005.1
222 OCCUPANTS x 0.2" = 44.4" REQUIRED
108" PROVIDED

PLUMBING FIXTURE CALCULATIONS:

REQUIRED BY FLORIDA BUILDING CODE
BASED ON ASSEMBLY OCCUPANCY (TABLE 403.1)

WATER CLOSET: 1 PER 125 (MEN)
1 REQUIRED/ 2 PROVIDED MEN

WATER CLOSET: 1 PER 65 (WOMEN)
2 REQUIRED/3 PROVIDED WOMEN

LAVATORIES: 1 PER 200
2 REQUIRED/ 3 PROVIDED (WOMEN)
2 PROVIDED (MEN)

DRINKING FOUNT:
1 REQUIRED/ 1 PROVIDED

SERVICE SINK:
1 REQUIRED/ 1 PROVIDED

FLOOR AREA 5,247 S.F.

AREA CALCULATIONS

EXISTING TOTAL SQ. FT.	**5,247 S.F.**
NEW RESTROOMS AREA	318 S.F.
NEW OFFICE AREA	1,049 S.F.
NEW RECEPTION AREA	205 S.F.
WAITING AREA	70 S.F.
NEW STORAGE AREA	308 S.F.
NEW CHURCH AREA (MAIN HALL)	3,047 S.F.
SHOW AREA	250 S.F.
TOTAL AREA	**5,247 S.F.**

NOTE:
SQUARE FOOTAGE OF SPACE IS NOT BEING AFFECTED.

PROPERTY INFORMATION

ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2023,8TH EDITION WITH ALL AMENDMENTS, THE N.E.C. 2020, THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

LEGAL DESCRIPTION
25-44-42, W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 (LESS N 60 FT SR 802 R/W & W 30 FT RD R/W)

MUNICIPALITY
PALM SPRINGS

PARCEL CONTROL NUMBER
70-42-44-25-00-000-1030

SUBDIVISION
-

LAND USE CODE
1100—STORES

ZONING CODE
CG—COMMERCIAL GENERAL (70-PALM SPRINGS)

LOCATION ADDRESS (3)
4216 LAKE WORTH RD
PALM SPRINGS, FL 33463

CLASSIFICATION OF WORK
TENANT IMPROVEMENT

PROJECT TEAM

OWNER
MAMPG LLC
6312 NORTHERN BLVD
EAST NORWICH NY 11732

BUILDING DEPARTMENT
VILLAGE OF PALM SPRINGS BUILDING DEPARTMENT
226 Cypress Ln, Palm Springs, FL 33461
Voice | (561) 584-8200

ARCHITECT
SANDRA PUERTA, AR 95385
2224 S Jog Rd
Greenacres, FL 33415
Voice | 561.712.8898
Fax | 561.712.8895
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ZONING DEPARTMENT
VILLAGE OF PALM SPRINGS PLANNING & ZONING DIVISION
226 Cypress Ln, Palm Springs, FL 33461
Voice | (561) 584-8200

SHEET INDEX

CVR	COVER SHEET
A-0	GENERAL NOTES AND SPECS
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LS-1	LANDSCAPE PLAN + NOTES (1)
PH-1	PHOTOMETRIC PLAN
D-1	DEMOLITION PLAN + NOTES
A-1	CONSTRUCTION FLOOR PLAN
A-1.1	STAGE FLOOR PLAN+ DET.
A-2	LIFE SAFETY / EGRESS PLAN + NOTES
A-3	CONSTRUCTION DETAILS + NOTES (1)
M-1	MECHANICAL PLAN + NOTES
M-2	MECHANICAL PLAN + NOTES
E-1	ELECTRICAL PLAN + NOTES
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P-1	PLUMBING PLAN + NOTES
P-2	PLUMBING (WATER) 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. 2023 8TH EDITION WITH ALL AMENDMENTS, THE 2020 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

SANDRA PUERTA ARCHITECT
THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA — FL Lic. #: AA26002780 • AR 95385
2224 S Jog road, Greenacres FL 33415
Phone | 561.248.5498 Fax | 561.828.2645

Sandra Puerta
Digitally signed by Sandra Puerta, ou=Florida, l=Lake Worth, serialNumber=AATL20250724063627, t=THE CONSTRUCTION AND ARCHITECTURE GROUP, INC., cn=Sandra Puerta, email=thearchitectgroup@msn.com
Date: 2025.07.24 15:09:27 -04'00'

DATE:
Apr. 1, 25

BLDG. DEPT. PLAN REVISIONS:

1	Mar. 4, 26
2	Mar. 17, 26
3	Apr. 10, 26
4	May. 18, 26

NEW TENANT IMPROVEMENT **FOR:**
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD (3)
PALM SPRING, FL 33463
Parcel ID: **70-42-44-25-00-000-1030**

Cover and Project Information

MANAGED BY:	SP
DRAWN BY:	MB
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 JURISDICTION ON THIS PROJECT. IN THE EVENT OF A CONFLICT BETWEEN 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 MISDESCRIPTION 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 DETAILED 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 RESPECT 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 REQUIRED IMPACT AND MISSLE 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 4000 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-EXPOSED 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 Z79.1 ALL WINDOWS (OPERABLE) SHALL WITHSTAND A FORCE OF 150# IN ANY OPERABLE DIRECTION. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM TRACKS POSITION AND SHALL COMPLY WITH THE A.A.M.A.STANDARDS FOR FORCED ENTRY RESISTANCE A.A.M.A. 1303-3, SLIDING GLASS DOORS SHALL HAVE DEAD BOLT OR PIN SYSTEM NOT REMOVABLE FROM THE OUTSIDE AT THE JAMB AND SILL. INTERIOR DOORS TO HAVE CYLINDRICAL TYPE LOCK SETS WITH PRIVACY LOCK BY INSIDE PUSH BUTTON WHICH AUTOMATICALLY OPENS BY TURN OR CLOSING ACCORDING TO FED. SPEC. #160 AND 1511. 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 ENGINES 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, WHIRLPOOLS, SPAS, SAUNAS AND STEAM ROOMS SHALL BE TEMPERED SAFETY GLASS.

FIREPLACE NOTES:

A. FIREBOX. SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, RULES & REGULATIONS HAVING JURISDICTION.
B. CLEAR FIREPLACE OPENING SHALL BE 40x29x16" DEEP.
C. PROVIDE 12"x12" FLUE LINING
D. PROVIDE FIREBRICK INNER HEARTH & LINING
E. MASONRY CHIMNEY (SEE ELEVATIONS) TOP OF FLUE TO BE 24" ABOVE. THE HIGHEST POINT 10'-0" AWAY.
F. PROVIDE 24" DEEP TILED OUTER HEARTH, 12" ABOVE FINISHED FLOOR & MIN. 16" WIDER THAN FIREPLACE OPENING
G. PROVIDE CAST IRON DAMPER.
H. FIREPLACE AND MATERIALS TO BE U.L. RATED AND APPROVED.
I. 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 THE SIX INCHES FROM THE INSIDE FACE OF THE NEAREST FLUE LINING
J. WOODWORK SHALL NOT BE PLACED WITHIN SIX INCHES OF A FIREPLACE OPENING. WOODWORK ABV AND 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.
K. 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-530-2/ ASCE 5-92/ TMS 402-92 2705.2(b) - ACI-530.1-92/ ASCE 6-92/ TMS 602-92 /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 1"
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 HEAD JOINTS AND WITH FACE SHELL 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 1.4/1.4 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 AREA SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% OF THE T-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.
ALL PLATES, ANGLES AND MISCELLANEOUS METAL ITEMS TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY AND ACCURATELY FASTENED TO THE CONCRETE FORM WORK BY A MINIMUM OF TWO (2) FASTENERS PRIOR TO CONCRETE PLACEMENT.
BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORT WITH TOP BARS FROM ADJACENT BEAM, ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJACENT STRUCTURAL BEAM. ALL ADDED LONGITUDINAL STEEL REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT U.O.N.

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 LINTELS 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 WELD SIZE SHALL BE 1/4" MIN. STRUCTURAL STEEL SHALL RECIEVE SHOP 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 BELOW. WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURER'S 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).
SLAB ON COMPACTED FILL = 3000 PSI
STRUCTURAL SLABS = 4000 PSI
FOUNDATIONS = 3000 PSI
COLUMNS AND BEAMS = 4000 PSI (U.O.N.)
BEAMS = 4000 PSI (U.O.N.)
CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 6"
MAXIMUM AGGREGATE SIZE SHALL BE ¾". ALL AGGREGATE SHALL CONFORM TO ASTM-33.
MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD OR CONCRETE.
MINIMUM CONCRETE PROTECTION FOR REINFORCING BARS:
FOOTINGS = 3" BEAMS = 1 ½" SUSPENDED SLABS = 1"
SLAB SHALL BE A MIN IMUM 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 T-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 TIE 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	2"
BEAMS AND COLUMNS	1 1/2"
SLABS	1"
FOOTINGS	2" FROM TOP, 3"BOTTOM/SIDES
TIE COLUMNS	1 1/2" 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 ONTO STEM WALL. WHERE PIPES, CONDUITS, STAKES, REINFORCING BARS OR OTHER OBJECT PASS THGROUGH 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 W/ A 7.5 Mph WIND.
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 6 X 6 - W1.4 X W1.4 WELDED WIRE FABRIC (UNLESS OTHERWISE NOTED).
ALL SLABS ON GRADE TO BE CONSTRUCTED IN ACCORDANCE WITH LATEST A.C.I - "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (A.C.I. - 302.1R).
JOINTS SHALL BE PROVIDED IN ALL INTERIOR SLABS ON GRADE AT COLUMN CENTER-LINES DIVIDING THE SLAB INTO SQUARE PANELS NOT TO EXCEED 20 X 20 FT. IN SIZE. CAST SLAB IN LONG ALTERNATE STRIPS. PROVIDE A CONTRACTION JOINT BETWEEN EACH STRIP. SEE PLAN FOR SAW-CUT, CONTRACTION AND ISOLATION JOINT DETAILS.
PROVIDE SAW-CUT JOINTS AT ALL SIDEWALKS AT A MAXIMUM SPACING OF FIVE FEET ON CENTERS AND ISOLATION JOINTS AT 20 FEET O.C. (U.O.N.).
FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 12" AND COMPACTED TO 95 % MODIFIED PROCTOR (ASTM D-1557) WITHIN A DISTANCE OF 3 FEET BEYOND ALL FOOTING EDGES. TAKE AT LEAST ONE DENSITY TEST FOR EACH 1,600 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, FABRICATED IN ACCORDANCE WITH C.R.S.I. MANUAL OF STANDARD PRACTICE AND PLACED IN ACCORDANCE WITH A.C.I. 315 AND C.R.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 TEMPLETS FOR DOWEL LOCATION. PROVIDE STANDARD HOOKS AT TOP OF ALL VERTICAL REINFORCEMENT AT NONCONTINUOUS 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 NONCONTINUOUS 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 , GRADE N, f'm = 1500 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR N-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 LIFT. 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 AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI-530.1-99/ASCE 6-99/ACSE/TMS 602-99) , AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.
MASAONRY 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" +- 1"

LINTELS AND SILLS

ANY CMU WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED SHALL HAVE 8"x8" (NOMINAL) CONCRETE LINTELS & SILLS 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 + LL) = 60 PSF, (BALCONY = 125 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 16 GAUGE GALVANIZED METAL TIES ON A 'V' FORM FROM BOTTOM TO TOP PLATE. ATTACH BRACES TO 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 DIMENSIONS. ALL WOOD TRUSSES SHALL BE ANCHORED AT BOTH ENDS WITH APPROVED GALVANIZED METAL TRUSS STRAPS, TYPICAL EACH TRUSS.
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 TIE BEAMS, TO HAVE GALVANIZED METAL TRUSS SEATS CAST INTO CONCRETE AT EACH TRUSS TYPICAL. TRUSS MANUFACTURER SHALL COORDINATE TRUSS FABRICATION WITH AIR CONDITIONING DUCT LAYOUT. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'0" MUST BE ENGINEERED BY TRUSS MANUFACTURER. ALL HEADERS FOR FRAMED OPENINGS LESS THAN 6'0" HAVE BEEN DESIGNED BY RATIONAL ANALYSIS BY THE ENGINEER OF RECORD THE BRACING SHOWN IN PLAN ACTS AS A RIGID CEILING PROVIDE REQUIRED DRAFTSTOPS IN TRUSS SPACE.

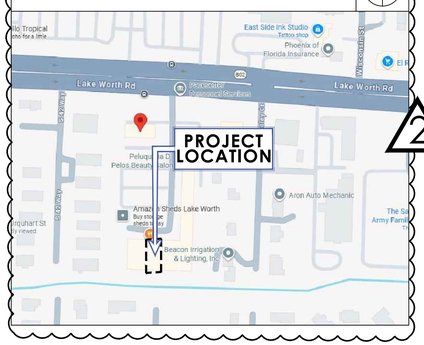
PRE-FABRICATED WOOD TRUSSES

TRUSS MANUFACTURER IS RESPONSIBLE FOR THE DESIGN AND FABRICATION OF TRUSSES, GIRDERS, AND THEIR CONNECTIONS TO EACH OTHER. DESIGN FOR BRACING OF INDIVIDUAL TRUSS OR GIRDER MEMBERS TO RESIST LATERAL BUCKLING UNDER GRAVITY OR WIND LOADS IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.

(DELEGATED ENGINEERING SHOP DRAWINGS REQUIRED)
THE BUILDING CODE REQUIRES THE ENGINEER-OF-RECORD TO INCLUDE WITH ALL RECORD PLANS COMPLETE TRUSS FRAMING PLANS, INCLUDING ALL CONNECTIONS AND LOADING DATA, TO THE BUILDING DEPARTMENT FOR PERMIT. THE TRUSS DESIGN DELEGATED ENGINEER MUST FOLLOW THE LAYOUT OF THE TRUSSES AND GIRDER- TRUSSES, AS SHOWN ON THE STRUCTURAL FRAMING PLANS, DESIGNED AND FABRICATED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS" BY NFPA (LATEST EDITION)
TRUSSES SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER, WHO MAY BE ASSIGNED AS A DELEGATED ENGINEER FOR THE CONTRAC

VICINITY MAP

N



REMAINING PORTION
SECTION 25
TOWNSHIP 44 SOUTH
RANGE 42 EAST

1/4 1/4 SECTION LINE
S 01°28'58"W

20'X25' U.E. (ORB 12008, PG. 1375)
15' U.E. (ORB 12008, PG. 1375)
S 01°28'58" W 612.38' LESS WEST 30'
6' CHAINLINK FENCE

FOUND IRON ROD
227.82' MEASURED
1331.35' MEASURED
N 1/4 CORNER SECTION 25
25 24 SECTION 25 TOWNSHIP 44 SOUTH RANGE 42 EAST

SET 1/2" IRON ROD/CAP LS 3302

10' U.E. (ORB 4809, PG. 0059)
28.74' SETBACK
34.38' SETBACK
AREA OF WORK
NE 1/4 OF THE NE 1/4
4216
L – 22 CANAL
S 87°22'52" E 302.85'
REMAINING PORTION SECTION 25 TOWNSHIP 44 SOUTH RANGE 42 EAST

29.10'
28.32'
30.06'
26.17'
ONE STORY COMMERCIAL #4236 FF=18.27' N.A.V.D. 88
30'X15' U.E. (ORB 12008, PG. 1375)
LIFT STATION
SEWER C/O
ASPH. PARKING
CONCRETE WALK
GRASS
6" CURB
ACCESSIBLE ROUTE TO ENTRANCE
SECTION 25 TOWNSHIP 44 SOUTH RANGE 42 EAST

17.0' SETBACK
101.30' SETBACK
FIBER OPTIC
CL 15' U.E. (ORB 12008, PG. 1375)
LESS ROAD RIGHT OF WAY
S 87°28'34" E 302.83'
EASTBOUND 36' ASPHALT
WESTBOUND 36' ASPHALT
NORTH SECTION LINE
LAKE WORTH ROAD 120' RIGHT OF WAY
TRAFFIC ISLAND
SECTION 24 TOWNSHIP 44 SOUTH RANGE 42 EAST

37.92' SETBACK
FIRE CONNECT
X45' U.E. (ORB 12008, PG. 1375)
15' U.E. (ORB 12008, PG. 1375)
7 PARKING SPACES
6 PARKING SPACES
8 PARKING SPACES
18 PARKING SPACES
54.08' SETBACK
54.08' SETBACK
118.48' SETBACK
ONE STORY COMMERCIAL #4236 FF=18.27' N.A.V.D. 88
356.0'
356.2'
118.9'
118.2'
NO ACCESS TO CORNER LARGE STOCKPILE ONLINE
6' WOOD FENCE
FENCE ONLINE
FOUND 5/8" IRON ROD
N 01°28'58" E 612.88'
367.34' MEASURED
FENCE 1.2'E
SEWER SERVICE
FOUND IRON ROD
60.01'
30'X40' U.E. (ORB 12008, PG. 1375)
S 87°28'34" E 998.52'
NE CORNER SECTION 25 TOWNSHIP 44 SOUTH RANGE 42 EAST
N 01°28'45" E EAST SECTION LINE
25 24 30 19

REMAINING PORTION
SECTION 25
TOWNSHIP 44 SOUTH
RANGE 42 EAST

LEGEND:

- ● = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- = CATCH BASIN
- = WATER METER
- = WOOD UTILITY POLE
- U.E. = UTILITY EASEMENT
- = SPOT ELEVATION
- = LIGHT POLE
- = HANDICAP APRKING
- ELEC = ELECTRIC UTILITY
- CATV = CABLE TV UTILITY
- = OVERHEAD WIRES
- AT&T = AT&T UTILITY
- = FIRE HYDRANT
- = GATE VALVE
- = SIGN
- = BACKFLOW PREVENTER
- = CONCRETE UTILITY POLE

PARKING INVENTORY AND DISTRIBUTION SUMMARY (4216)

PARKING TYPE	REQUIRED FOR SUBJECT BAY	PROVIDED ON SITE	ALLOCATION TO SUBJECT BAY
STANDARD SPACES	27	163	27
COMPACT SPACES	-	N/A	
ADA SPACES	2	13	2
EV SPACES	-	N/A	
PARALLEL SPACES	-	N/A	
BICYCLE SPACES	-	N/A	
TOTAL	**27**	**176**	**27**

NOTE:
PARKING CALCULATED PER PALM BEACH COUNTY ULDC TABLE 6.A.1.B-1
-PREVIOUS USE, BUSINESS (1 SPACE/250 S.F.)=5,247 S.F./250= 21 SPACES
-PROPOSED USE ASSEMBLY: (1 SPACE/200 S.F.)= 5247 SF/200=26.2 SPACES
ADA PARKING:
2 ACCESSIBLES SPACES REQUIRED PER ADA STANDARDS. ACCESSIBLE SPACES ARE INCLUDED WITHIN THE REQUIRED PARKING TOTAL.
TOTAL REQUIRED = 27 SPACES

NOTE:
THERE ARE NO AREA SPECIFIC PARKING SPACES BY UNIT OR TENANT BAY. CLIENTS & VISITORS HAVE ACCESS TO ALL AND ANY SPACE AVAILABLE

NOTE:
THE TOTAL SITE PARKING COUNT IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY.
THIS SUBJECT BAY WILL UTILIZE 27 GENERAL PARKING SPACES FROM THE SHARED LOT.
NO EXCLUSIVE OR RESERVED PARKING IS DESIGNATED.

EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"

N

SANDRA PUERTA ARCHITECT

THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
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2224 S Jog road, Greenacres FL 33415
Phone | 561.248.5498 Fax | 561.828.2645

Sandra Puerta
c=US, st=Florida, l=Lake Worth, serialNumber=AATL 20250702040630, o=THE CONSTRUCTION AND ARCHITECTURE GROUP, INC., cn=Sandra Puerta, email=mastercontractors@mac.com
2024.05.21 15:08:13 04'00'

DATE: Apr. 1, 25

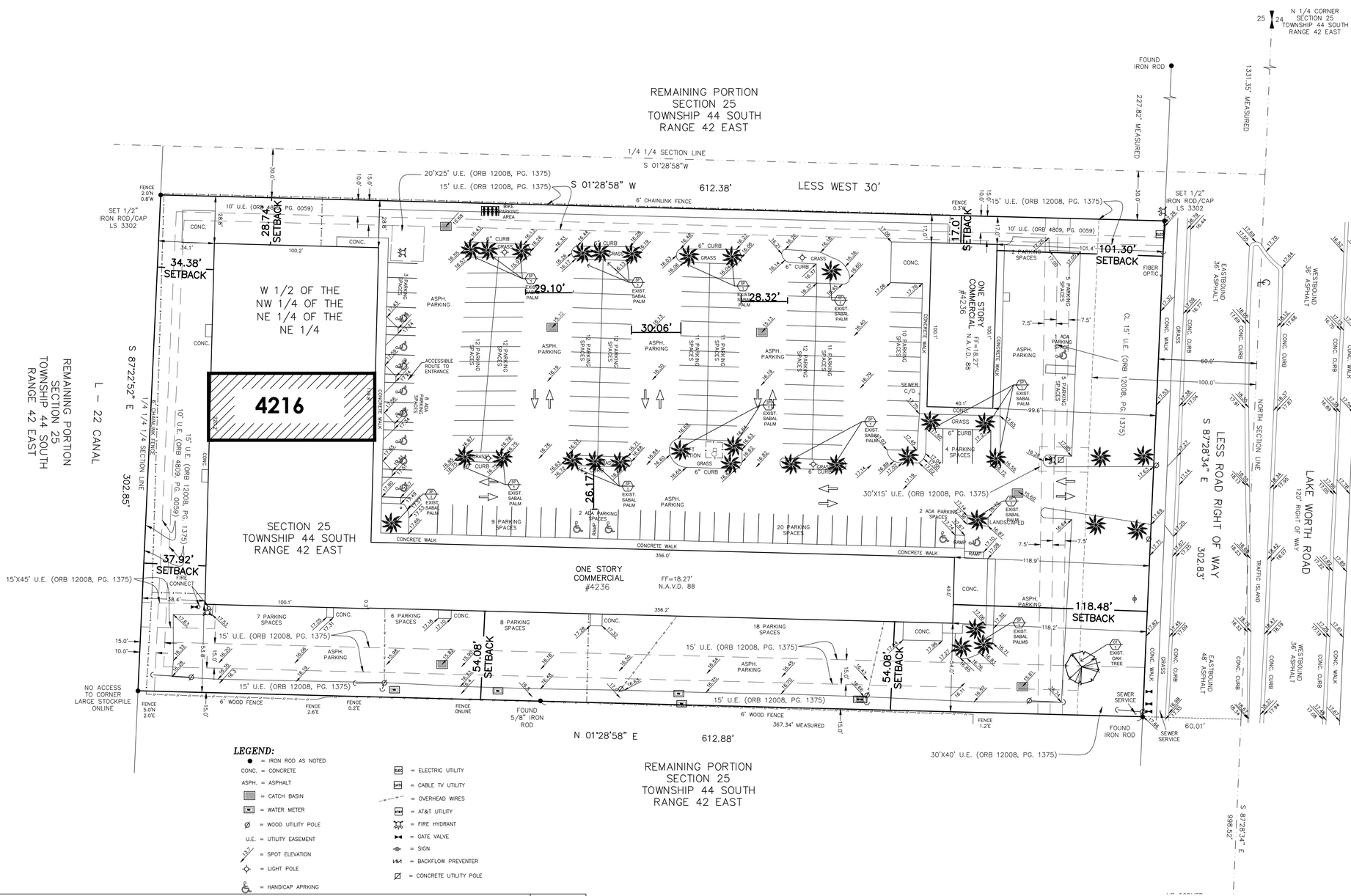
BLDG. DEPT. PLAN REVISIONS:
1 Mar. 4, 26
2 Mar. 17, 26
3 Apr. 10, 26
4 May. 18, 26

NEW TENANT IMPROVEMENT FOR:
CENTRO FAMILIAR DE ADORACIÓN FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

Existing/demo Floor Plan

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: **SP-1**



LEGEND:

- ● = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- = CATCH BASIN
- = WATER METER
- = WOOD UTILITY POLE
- U.E. = UTILITY EASEMENT
- = SPOT ELEVATION
- = LIGHT POLE
- = HANDICAP APRKING
- = ELECTRIC UTILITY
- = CABLE TV UTILITY
- = OVERHEAD WIRES
- = AT&T UTILITY
- = FIRE HYDRANT
- = GATE VALVE
- = SIGN
- = BACKFLOW PREVENTER
- = CONCRETE UTILITY POLE

EXISTING LANDSCAPE PLAN

SCALE: 1/32" = 1'-0"

PLANT LIST

Palm / Trees / Shrubs

EXISTING

1		LIVE OAK TREE/ (QUERCUS VIRGINIANA)	TREE. LOCATED AT BACK OF HOUSE	12'	CAL.: 4"	12'	FULL SUN/ PARTIAL SHADE
45 2 CUBIC FT BAGS.		MULCH NON-CYPRESS	2" DEEP GROUNDCOVER. LOCATED AT PLANTINGS	-	-	-	-
32		SABAL PALM/ (SABAL PALMETTO)	PALM.	12'	CT: 24" - 26"	10'	FULL SUN/ PARTIAL SHADE

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Sandra Puerta

Sandra Puerta
I am the author of this document, located in Lake Worth, Florida, with the unique identifier AATL20250702040362, on behalf of THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.. My email address is Sandra Puerta, email=mastercontractor@msn.com and my phone number is 561.248.5498. I am signing this document on 2025.07.21 11:09:24 -04'00'

DATE: Apr. 1, 25

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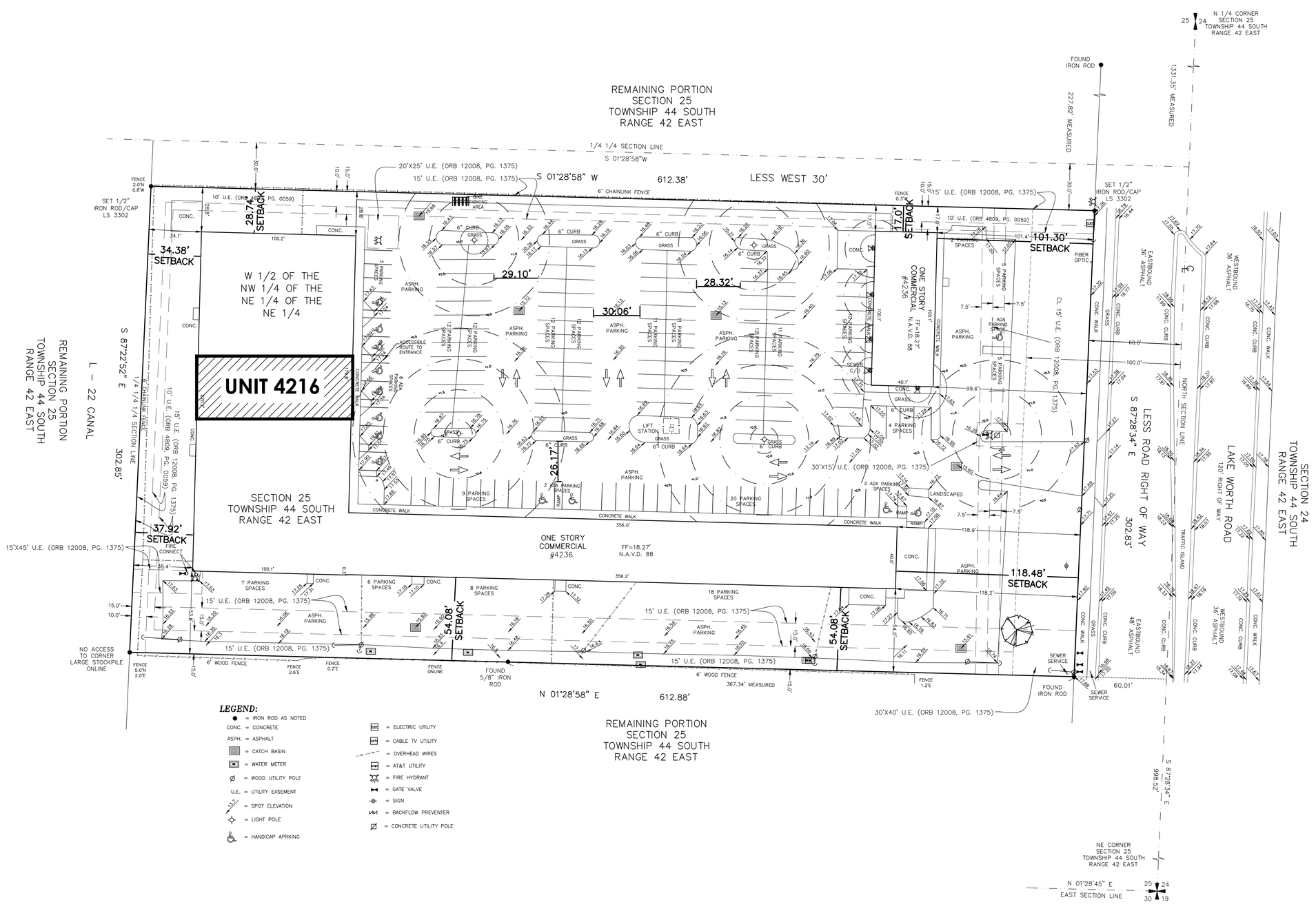
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

Existing Landscape Plan

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET: LS-1



EXISTING PHOTOMETRIC PLAN

SCALE: 1/32" = 1'-0"

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2026.05.21 15:28:41 -04'00'

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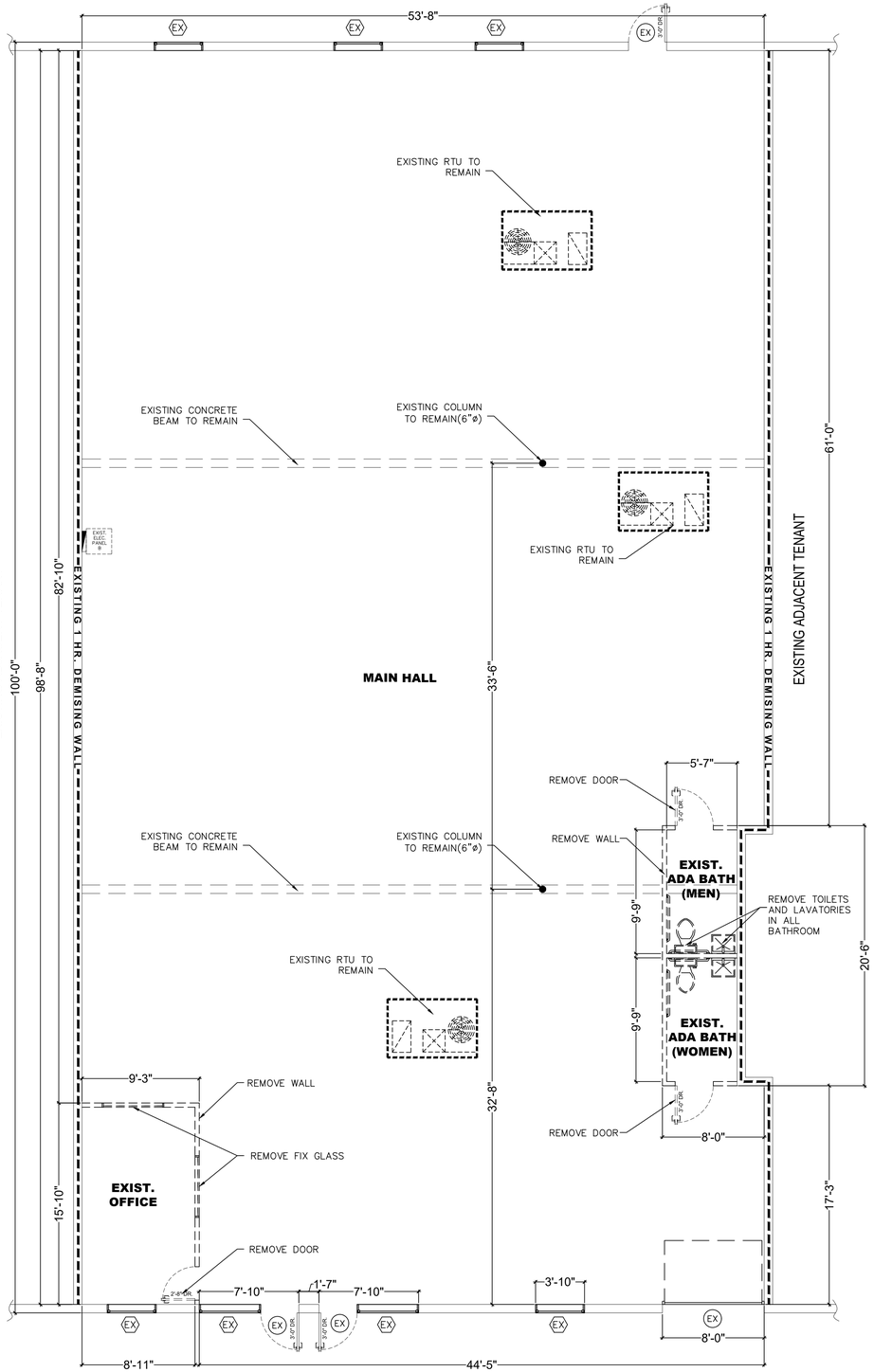
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

Photometric Plan

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: PH-1



DEMOLITION/ EXISTING FLOOR PLAN

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

DEMOLITION PLAN GENERAL NOTES

1. DEMOLITION SHALL NOT BE LIMITED TO WORK ON THESE DRAWINGS BUT SHALL INCLUDE ALL DEMOLITION NECESSARY TO ACCOMMODATE THE NEW WORK. THE DEMOLITION DRAWINGS ARE COMPLIMENTARY AND THE GC AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND FAMILIARIZE WITH THE WORK REQUIRED FOR DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE THE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER AND/OR LEASING AGENT.
3. THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVALS PRIOR TO THE EXECUTION OF ANY DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA.
4. THE CONTRACTOR SHALL COORDINATE WITH OWNER THE USE OF A CONSTRUCTION DUMPSTER FOR PLACEMENT UNLESS A DUMP TRUCK IS USED. THE CONTRACTOR SHALL PROTECT ALL EXTERIOR OF BUILDING AND ADJACENT AREAS AS WELL AS ALL ROADWAYS AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.
5. THE CONTRACTOR SHALL KEEP ALL AREAS IN A SAFE AND CLEAN CONDITION AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN LIFE SAFETY STANDARDS AT ALL TIMES.
7. THE CONTRACTOR SHALL STRIP PARTITIONS THAT ARE PART OF THE SCOPE OF WORK TO DETERMINE IF IT CAN BE DEMOLISHED OR TO DETERMINE IF THEY ARE ANY ADDITIONAL ELEMENTS THAT MAY NEED TO BE REMOVED OR CAP PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SITE AND BE FULLY INFORMED HIMSELF AS TO THE NATURE OF THE EQUIPMENT AND MATERIALS NEEDED FOR THE PROPER EXECUTION OF THE WORK.
9. IF THE CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION, THE CONTRACTOR MUST COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO THE REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER INMEDIATELY.
10. THE CONTRACTOR SHALL MAINTAIN PREMISES FREE FROM ACCUMULATION OF WASTE, DEBRIS AND RUBBISH CAUSED BY WORK. AT THE COMPLETION OF A DAY WORK LEAVE PREMISES AND PUBLIC AREAS BROOM CLEAN ON A DAILY BASIS.
11. ALL ITEMS DEMOLISHED ARE TO BE DISPOSED BY CONTRACTOR UNLESS IT IS INDICATED OTHERWISE BY OWNER.
12. COORDINATE WITH CONSTRUCTION DRAWINGS AND ANY OTHER TRADE AS REQUIRED PRIOR TO START OF DEMOLITION.
13. ELECTRICAL POWER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
14. WATER SERVICE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH ALL TRADES AND OWNER AT LEAST 48 HOURS PRIOR TO PROPOSED INTERRUPTION.
15. REMOVE ALL WIRING FROM ALL DEMOLISHED RECEPTACLES AND WALLS TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING AND DISPOSE.
16. PATCH ALL HOLES AND SURFACES IN ALL AREAS AFFECTED BY THE DEMOLITION WORK. ALL PATCHING SHALL INCLUDE BUT IS NOT LIMITED TO DUCTWORK, PIPING, PLUMBING, CONDUITS, SWITCHES, RECEPACLES, CONTROLS, JUNCTION, FLOORING, CEILING AND SHALL MATCH EXISTING FINISHES.

◦ WALL PLAN LEGEND ◦

WALL TYPE		WALL DESCRIPTION
——— ———	EXISTING EXTERIOR WALL	EXISTING – NO CHANGE
——— ———	EXISTING INT WALLS	EXISTING – NO CHANGE
- - - - - -	DEMO EXT WALLS	WALLS TO BE DEMOLISH

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Sandra Puerta
c=US, o=Florida, l=Lake Worth, serialNumber=ATL 20250702406361, o=THE CONSTRUCTION AND ARCHITECTURE GROUP, INC., cn=Sandra Puerta, email=master@centractors@msn.com
2026.04.01 15:08:54 -05'00'

DATE:
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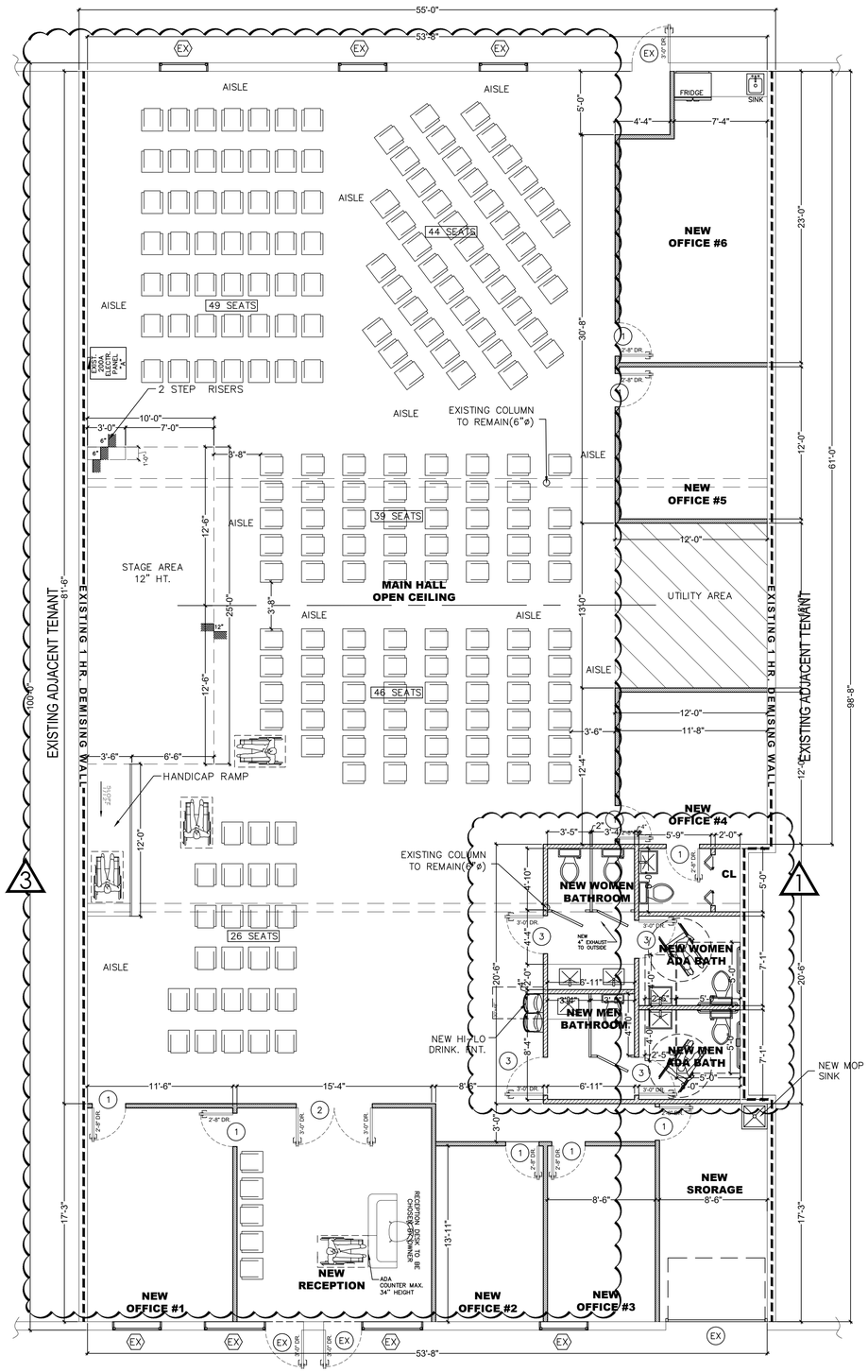
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: **70-42-44-25-00-000-1030**

Demo Floor Plan and Notes

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET:
D-1



CONSTRUCTION FLOOR PLAN

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

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

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2023 FBC SECTION 501.2.

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

NOTE:
CONTRACTOR TO VERIFY EXISTING CONDITIONS OF SPACE TO MEET FIRE-RESISTANCE RATING REQUIREMENTS AS PER FBC TABLE 706.3.7.

NOTE:
ALL REQUIRED EGRESS DOORS SHALL HAVE PANIC HARDWARE PER FBC 2023 8TH ED. SEC. 1010.2.9.

NOTE:
ALL FINISHES TO BE SPECIFIED BY TENANT. INSTALL ALL FINISHES ACCORDING TO FBC 2023.

3

NOTE:
PLATFORM TO BE 12" HIGH, WOOD FRAMED, NO STORAGE BELOW, ACCESSED BY STEPS

NOTE:
SEATING LAYOUT SHOWN IS FOR REFERENCE ONLY. CHAIRS ARE NON-FIXED AND MAY BE REARRANGED. AISLES MAINTAINED MINIMUM 36" CLEAR AT ALL TIMES.

1

ROOM FINISH SCHEDULE

NUMBER	ROOM	FLOOR	BASE	WALLS MATERIAL	WALLS FINISH	WAINSCOT	HEIGHT	CEILING
	RESTROOM	CT	PC	GB	CT	–	–	L2
	RECEPTION AREA	PC	PC	GWB	PP			OP
	OFFICES AREA	PC	PC	GWB	PP			OP
	STORAGE AREA	PC	PC	GWB	PP			OP
	MAIN HALL AREA	PC	PC	GWB	PP			OP

FLOOR COVERINGS:
CT: CERAMIC TILE
CO: CONCRETE
M: MARBLE
PC: PAINTED CONCRETE

BASE:
PW: PAINTED WOOD
PC: PAINTED CONCRETE
CT: CERAMIC TILE
LW: LAMINATE IMMITATION WOOD.

WALL MATERIAL:
GWB: GYPSUM WALL BOARD
MRGWB: MOISTURE RESISTANT GYPSUM WALL BOARD
GB: GREEN BOARD
FRP: FIRE RATED PANEL

FINISH:
PP: PRIME & PAINT (WITH FILLER)
CT: CERAMIC TILE

CEILING:
L1: 2X2 LAY IN
L2: PAINT G.W.B.
FRCP: FIRE RATED CEILING PANEL
OP: OPEN CEILING

NOTE:
1) ALL DRYWALL TO BE SMOOTH FINISH, PAINTED.

ALL WINDOWS AND STOREFRONT ARE EXISTING AND TO REMAIN

1

GENERAL CONSTRUCTION NOTES

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2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.

3. 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.

4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.

5. 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.

6. INSULATE EXTERIOR MASONARY WALL WITH MIN. R-4.1 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-19 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.

7. COMPACT ALL FILL TO A MIN. OF 95% DENSITY AND POISON SOIL FOR TERMITES; MIN. SOIL BRG.: 2500 P.S.F.

8. MIN. CONC. STRENGTH: 3000 P.S.I. @ 28 DAYS. MIN. CONCRETE COVERAGE FOR REINF. BARS. SLAB: 3/4"; BEAMS & COLS: 1 1/2"; TIE COLS: 3/4"; FORMED CONC. BELOW GRADE: 2" & UNFORMED CONC.: 3".

9. REINFORCING STEEL TO BE GRADE 60.

10. DETAILS OF CONCRETE REINF. SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STD. PRACTICE FOR REINFORCED CONCRETE CONSTRUTION". TRAP.

11. TIE COLUMNS TO HAVE DOWELS INTO CONCRETE FTG. WITH THE SAME SIZE AND NUMBER OF DOWELS AS VERTICAL REINF. BARS.; REINF. STL. TO BE LAPPED 30 BAR DIAM. MIN. @ SPLICES.

12. PROVIDE CLEANOUT OPENINGS AT THE BOTTOM OF GROUTED CELLS OF CONCRETE BLK. TIE COLUMNS.

13. 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).

14. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.

15. 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.

16. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.

17. SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.

18. ALL UNDERGRD. WATER PIPING SHALL BE COPPER TYPE "K; ALL OTHER WATER PIPING SHALL BE COPPER TYPE "L".

19. PROVIDE AIR CHAMBERS AND SHUT OFF VALVES FOR ALL WATER SUPPLY PIPING AT FIXTURES; PROVIDE VACUUM BREAKER AND SHUTOFF VALVE ON ALL HOSE BIBBS.

20. A/C AIR HANDLING UNITS TO HAVE CONDENSATE SAFE WASTE WITH TRAP.

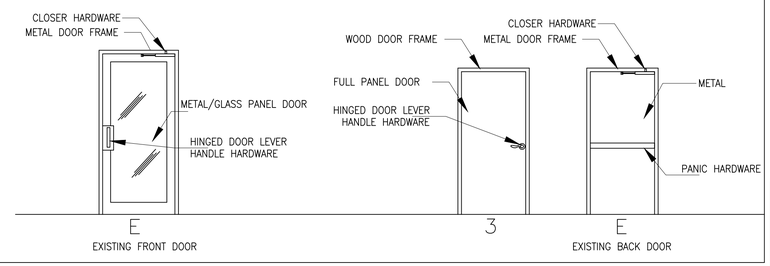
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE F.B.C. 2023, 8TH EDITION WITH ALL AMENDMENTS, THE 2020 N.E.C., THE ZONING ORDINANCES IN THE CITY OF JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.

◦ WALL PLAN LEGEND ◦

WALL TYPE		WALL DESCRIPTION
———	EXISTING EXTERIOR WALL	EXISTING – NO CHANGE
▨	NEW INT WALLS	NEW PARTITION WALL.

DOOR SCHEDULE

MARK	DESCRIPTION	SIZE	FINISH	TYPE
E	EXISTING DOOR TO REMAIN			
1	INTERIOR WOOD PANEL DOOR	2'8"x8'0"	BY OWNER	3
2	INTERIOR WOOD PANEL DBL DOOR	6'0"x8'0"	BY OWNER	3
3	INTERIOR WOOD PANEL DOOR	3'0"x8'0"	BY OWNER	3



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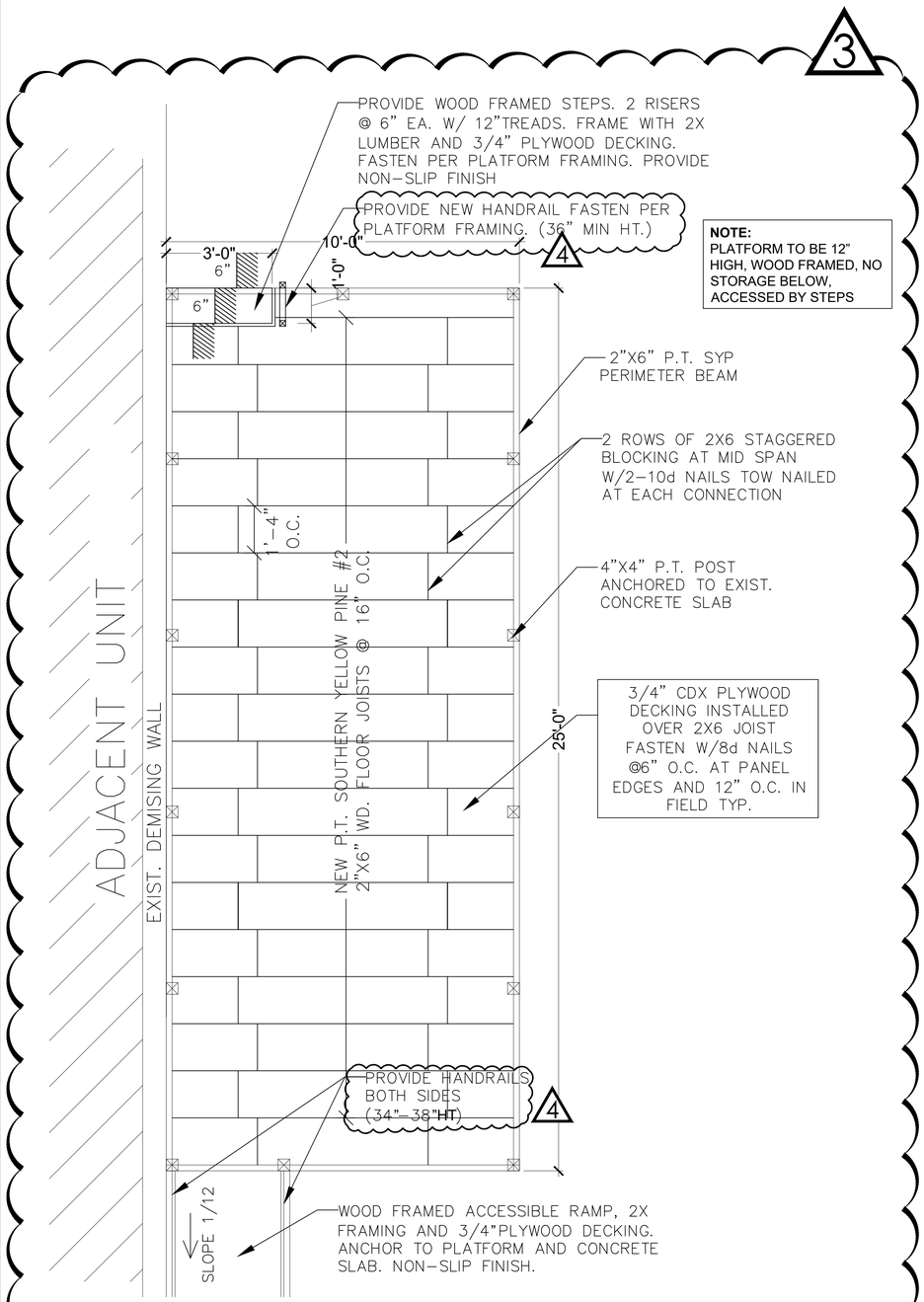
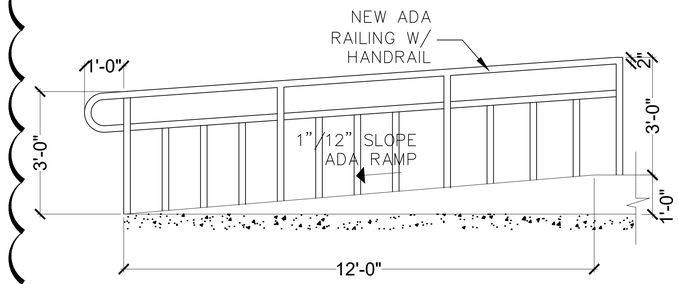
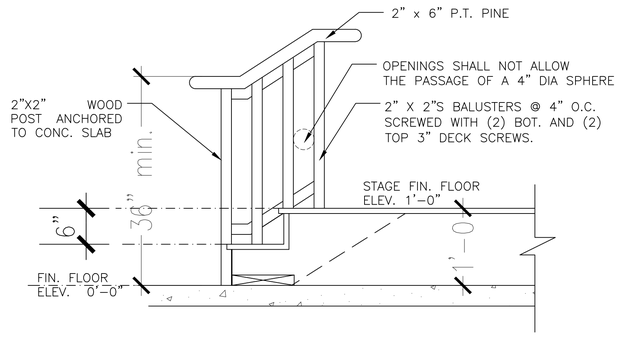


STAGE AREA FRAMING PLAN
SCALE: 1/2" = 1'-0"



TYP. ADA RAMP SECTION DET.
SCALE: N.T.S.



TYP. STEPS SECTION DET.
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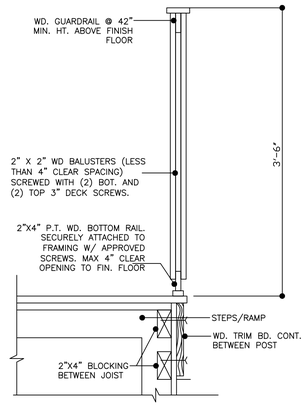

TYP. GUARDRAIL ATT. DET.
SCALE: N.T.S.

4

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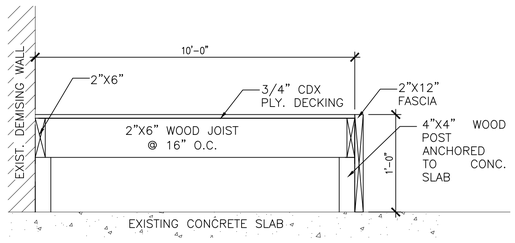
	EXISTING EXTERIOR WALL	EXISTING – NO CHANGE
	NEW INT WALLS	NEW PARTITION WALL.



STAGE AREA SECTION DET.
SCALE: N.T.S.

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e=US, st=Florida, l=Lake Worth, serialNumber=AR1L20250702406362, o=THE CONSTRUCTION AND ARCHITECTURE GROUP, INC., cn=Sandra Puerta, email=mastercontractors@msn.com
2025.07.15 09:47:47 -04'00'

DATE: Apr. 1, 25

BLDG. DEPT. PLAN REVISIONS:

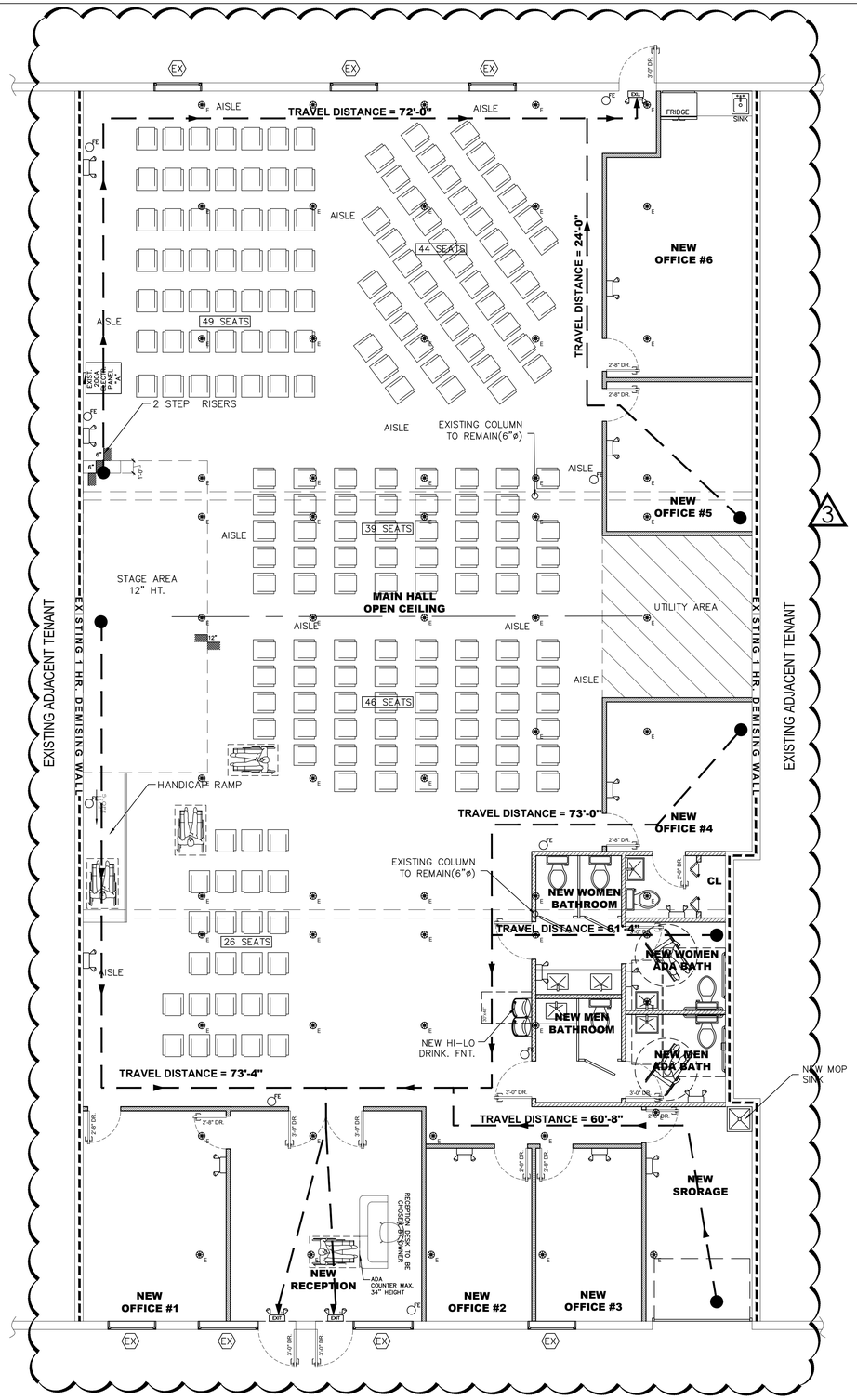
1	Mar. 4, 26
2	Mar. 17, 26
3	Apr. 10, 26
4	May. 18, 26

NEW TENANT IMPROVEMENT **FOR:**
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: **70-42-44-25-00-000-1030**

Stage Floor Plan and Notes

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET: A-1.1



LIFE SAFETY/EGRESS PLAN
SCALE: 3/16" = 1'-0"

EGRESS | LIFE SAFETY GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) 10 LBS. ABC TYPE U.L. LISTED FIRE EXTINGUISHER PER 2500 S.F. LOCATION SHALL BE APPROVED BY FIRE MARSHALL PRIOR TO INSTALLATION.

2. EQUIPMENT AND CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. THE CONTRACTOR SHALL VERIFY THE BUILDING SYSTEM PRIOR TO BIDDING AND INCLUDE ALL REQUIRED ELEMENTS IN THE BID.

3. SHOP DRAWINGS TO BE SUBMITTED FOR A SEPARATE PERMIT FOR FIRE ALARM ALTERATIONS.

BUSINESS OCCUPANCIES

EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101, CHAPTER 7 SECTION 7.2, MEANS OF EGRESS COMPONENTS AND SECTION 12.2, MEANS OF EGRESS REQUIREMENTS FOR BUDINESS OCCUPANCIES, ALL HARDWARE SHALL COMPLY WITH SECTION 7.2.1.5.LOCKS, LATCHES, AND ALARM DEVICES FOR LOCKING REQUIREMENTS

EXIT REQUIREMENTS

MORE THAN 49 PERSONS: TWO EXITS REQUIRED AND DOOR MUST SWING WITH PATH OF EGRESS.

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1006.2.1 FOR NONSPRINKLERED BUSINESS OCCUPANCY:
A) GREATER THAN 30 PERSONS: 75'-0"
B) NOT MORE THAN 30 PERSONS:100'-0".

OCCUPANCY LOADS

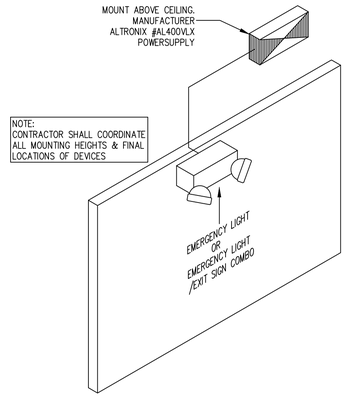
TOTAL AREA	**5,247 S.F.**
OCCUPANCY LOAD CALCULATIONS *TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT*	
OCCUPANCY BASED ON USE	OCCUPANTS
MAIN HALL BASED ON SEATING LAYOUT 3,297 S.F	**204**
ADMINISTRATIVE AREA @ 150 GROSS 1,572 S.F./ 150 = 10.48	**11**
WAITING AREA BASED ON SEATING LAYOUT 70 S.F	**5**
STORAGE @ 300 GROSS 308 S.F./ 300 = 1.03	**2**
TOTAL OCCUPANTS	**222**

EGRESS | LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION	
	EGRESS PATH	DENOTES PATH OF EGRESS AND TRAVEL DISTANCE.
FE	FIRE EXTINGUISHER	FIRE EXTINGUISHER 2A10BC 10 LBS
EXIT	EMERGENCY LIGHTS/EXIT SIGNS	EMERGENCY LIGHTS / EXIT SIGN AND LIGHTS
	EMERGENCY LIGHTS/EXIT SIGNS	EMERGENCY LIGHTS / EXIT SIGN AND LIGHTS
#	KEY NOTE	SEE EGRESS | LIFE SAFETY NOTES
FA	FIRE ALARM	POLE STATION
	SPRINKLER & SPRINKLER LINE	SPRINKLER AND SPRINKLER LINE LOCATION

◦ WALL PLAN LEGEND ◦

WALL TYPE		WALL DESCRIPTION
	EXISTING EXTERIOR WALL	EXISTING – NO CHANGE
	EXISTING INT WALLS	EXISTING – NO CHANGE
	IN FILL EXTERIOR WALL	IN FILL OPENING
	NEW INT WALLS	NEW WALLS AS PER DETAIL
	NEW EXT WALLS	NEW WALLS AS PER DETAIL
	NEW EXT WALLS	NEW WOOD FRAMED WALLS AS PER DETAIL



1 A-2 EMERGENCY LIGHT MOUNTING DET
SCALE: N.T.S.

NOTE:
CONTRACTOR TO VERIFY EXISTING CONDITIONS OF SPACE TO MEET FIRE-RESISTANCE RATING REQUIREMENTS AS PER FBC 2023 TABLE 706.3.7.

NOTE:
BUILDING IS REQUIRED TO BE PROVIDED WITH ADDRESS NUMBERS OR LETTERS PLAINLY VISIBLE FROM THE STREET PER 2023 FBC SECTION 501.2.

- ☐ FLAME SPrEAD GROUP:
- ☐ 1. Class A Interior Finish. Flamespread 0–25, Smoke Developed 0–450. Any element thereof when do tested shall not continue to propagate fire.
- ☐ 2. Class B Interior Finish. Flamespread 26–75, Smoke Developed 0–450.
- ☐ 3. Class C Interior Finish. Flamespread 76–200, Smoke Developed 0–450.

MINIMUM INTERIOR FINISH CLASSIFICATION:

OCCUPANY	UNSPRINKLERED			SPRINKLERED		
	Exit[1]	Exit Access	Other Spaces	Exit[1]	Exit Access	Other Spaces
A	A	A	B	B	C	C
B	B	B	C	C	C	C
E	A	B	B	B	C	C
F	C	C	C	B	C	C
H	Sprinkler required			B	C	C
IRestrined	A	A	C	A	A	C
IUnrestrined	Sprinkler required			B	B	B[3]
M	B	B	C	C	C	C
R[2,4]	B	B	C	C	C	C
S	C	C	C	C	C	C

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Sandra Puerta
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email=mail@sandrapuertaarch.com
2025.07.21 15:09:34 -04'00'

DATE: Apr. 1, 25

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Parcel ID: **70-42-44-25-00-000-1030**

Life Safety Plan and Notes

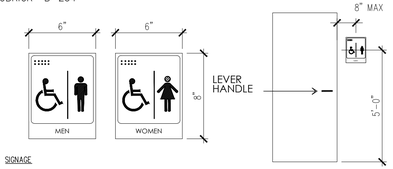
MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: **A-2**

NOTE: ACCESSIBLE KNEE SPACE PER FABC 11-4.24.6 HOT WATER AND DRAIN PIPES EXPOSED UNDER THE SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED AS TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.

GC TO COORDINATE THAT ADA RESTROOMS ARE EQUIPPED WITH THE FOLLOWING AND INSTALLED PER CODE
(SEE MANUFACTURER FOR RECOMMENDED ADA MOUNTING HEIGHTS).

- (A) CONTURA SERIES SURFACE-MOUNTED MULTI-ROLL TOILET TISSUE DISPENSER @ 21" AFF: BOBRICK B-4288 OR APPROVED EQUAL
- (B) 1-1/2" H.C. 36" L STAINLESS STEEL GRAB BARS WITH CONCEALED MOUNTINGS: BOBRICK B-6806 X 36 OR EQUAL. PROVIDE BLOCKING.
- (C) 1-1/2" H.C. 42" L STAINLESS STEEL GRAB BARS WITH CONCEALED MOUNTINGS: BOBRICK B-6806-42 OR EQUAL. PROVIDE BLOCKING. SEE SHEET A000.
- (D) CONTURA SERIES SURFACE-MOUNTED SOAP DISPENSER: BOBRICK B-4112 OR EQUAL
- (E) BOBRICK OR EQUAL CHANNEL FRAMED STAINLESS STEEL MIRROR, SATIN 24" W x 48" HIGH.
- (F) CONTURA SERIES SURFACE-MOUNTED PAPER TOWEL DISPENSER/WASTE RECEPTACLE: BOBRICK B-43699 OR EQUAL
- (G) H.C. WATER CLOSET. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH SECTION 11-4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44 INCHES (1120 MM) ABOVE THE FLOOR. CONNECT TO EXISTING SANITARY AND WATER SUPPLY.
- (H) MURRO WALL-MOUNT SINK (SEE MANUFACTURER FOR RECOMMENDED MOUNTING HEIGHTS): AMERICAN STANDARD 0954.00 OR EQUAL WITH OPTIONAL VITREOUS CHINA SHROUD/ KNEE CONTACT GUARD 0059.020EC
- (I) 4" CENTER-SET LEVER LAVATORY FAUCET: MONTERREY 0.5 GPM TWO-HANDLE CENTERSET LAVATORY FAUCET WITH CONVENTIONAL SPOUT . CONNECT TO EXISTING SANITARY AND WATER SUPPLY.
- (J) SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL @ 21" AFF AT WOMEN'S RESTROOM ONLY: BOBRICK B-254



SIGNAGE

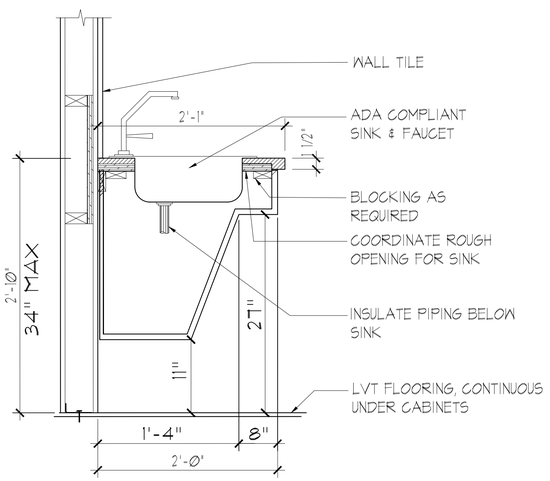
CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. (PICTOGRAMS). LETTERS AND NUMERALS SHALL BE RAISED 1/32 IN., UPPER CASE, SONS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8 IN. (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6 IN. (152 MM) MINIMUM OF HEIGHT.

FINISH AND CONTRAST. THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

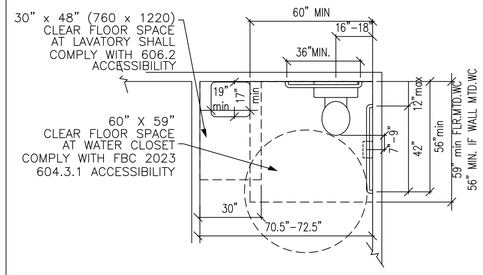
MOUNTING LOCATION AND HEIGHT. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO ALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60 IN. (1525 MM) ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 IN. (76 MM) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE WING DOOR. SYMBOLS OF ACCESSIBILITY. FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE BY SECTION 4.1 OF THE ADAAG, SHALL USE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

TYPICAL HANDICAP SIGNAGE

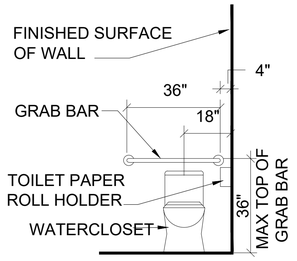


* PARTITION REINFORCEMENT FOR WALL HUNG CABINETS & PLUMBING FIXTURES: PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD BETWEEN STUDS, FASTENED @ 6" O.C., FRT 2X BLOCKING BETWEEN STUDS, STEEL STUDS SHALL BE DOUBLED OR NOT LESS THAN 20 GA., WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN.

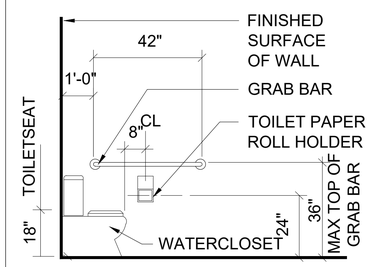
9 A-3 **ADA SINK DETAIL**
SCALE: NOT TO SCALE



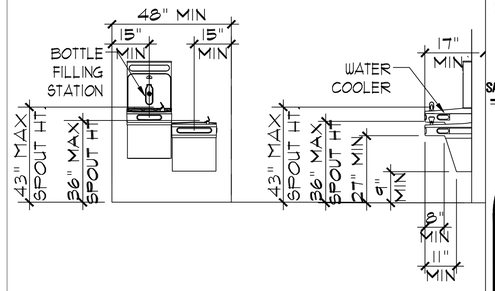
1 A-3 **TYP. A.D.A TOILET ROOM**
SCALE: NOT TO SCALE



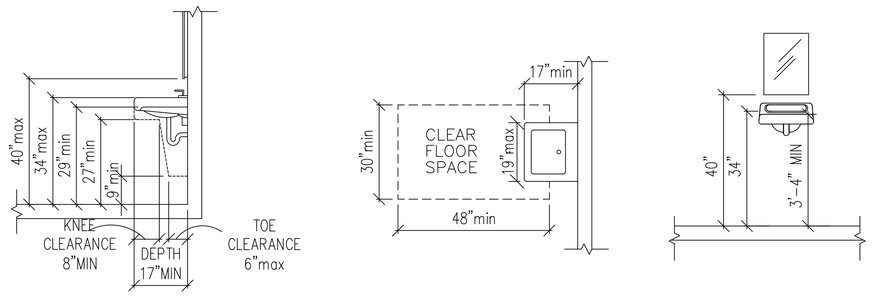
2 A-3 **TYP. A.D.A GRAB BARS**
SCALE: NOT TO SCALE



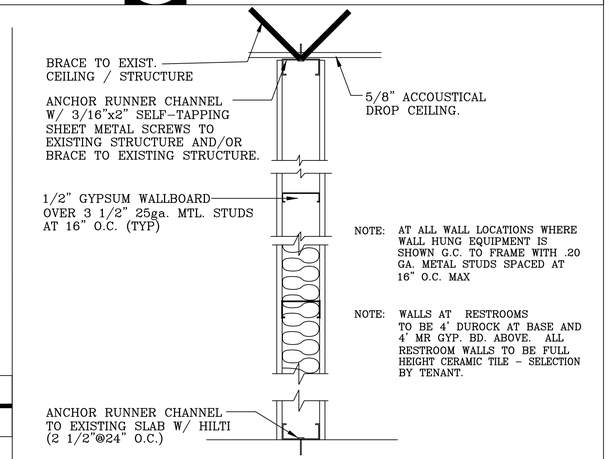
3 A-3 **TYP. A.D.A GRAB BARS**
SCALE: NOT TO SCALE



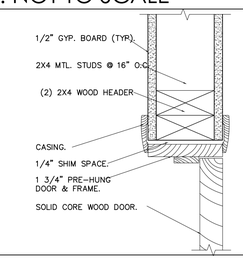
4 A-3 **TYP. DRINKING FOUNTAIN DET.**
SCALE: NOT TO SCALE



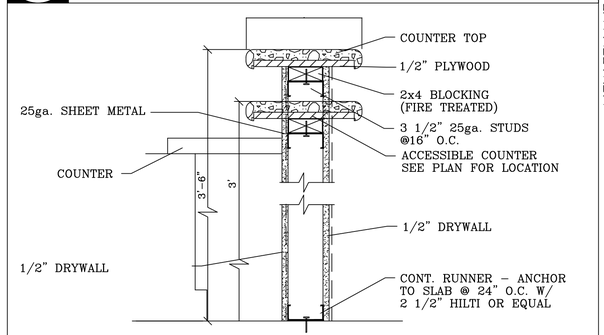
7 A-3 **TYP. A.D.A LAVATORY CLEARANCES AND FLOOR SPACE**
SCALE: NOT TO SCALE



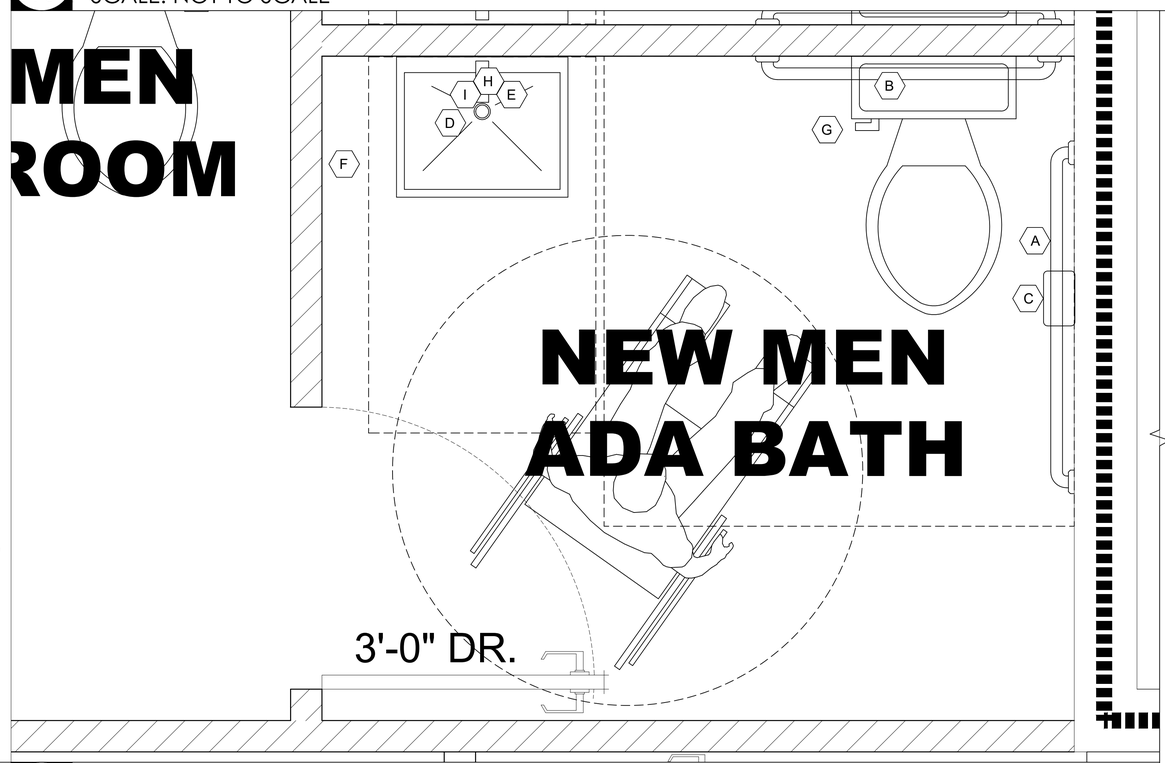
5 A-3 **TYP. INTERIOR WALL PARTITIONS**
SCALE: NOT TO SCALE



6 A-3 **TYP. INT. DOOR HEAD DETAIL**
SCALE: NOT TO SCALE



8 A-3 **TYPICAL ADA COUNTER DETAIL**
SCALE: NOT TO SCALE



10 A-3 **NEW ADA BATHROOM DETAIL**
SCALE: NOT TO SCALE

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FLMLS, ts=Florida, li=Lake Worth, serialNumber=AATL20250702406364, cn=THE CONSTRUCTION AND ARCHITECTURE GROUP, INC., cn=Sandra Puerta, email=masterconstructors@msn.com
2025.05.21 15:09:46 -04'00'

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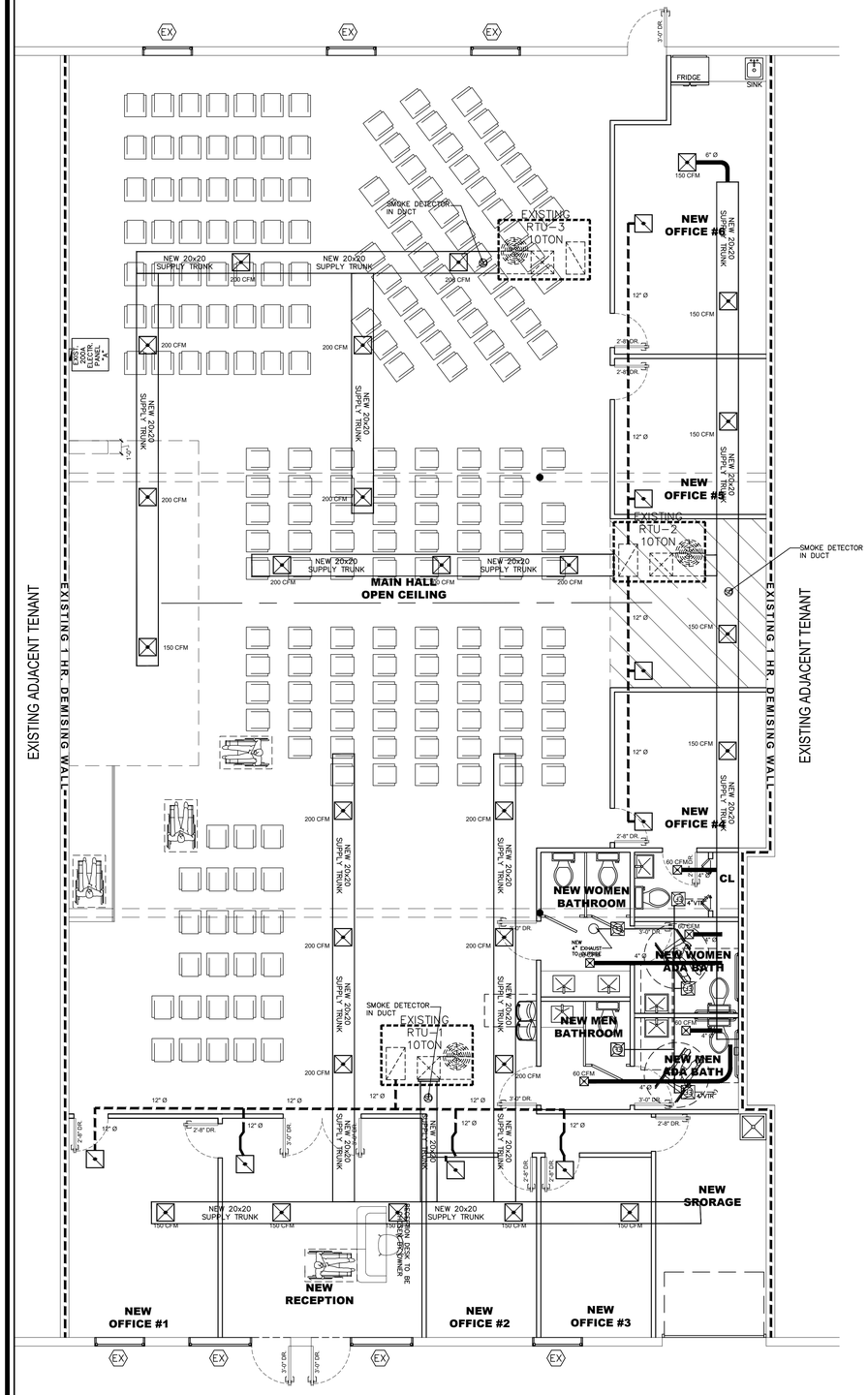
Parcel ID: **70-42-44-25-00-000-1030**

Construction Details

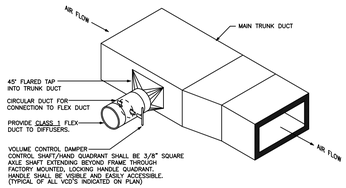
MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

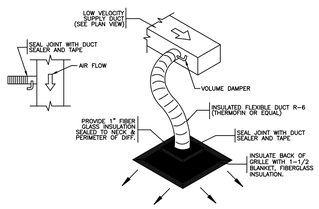
SHEET: A-3

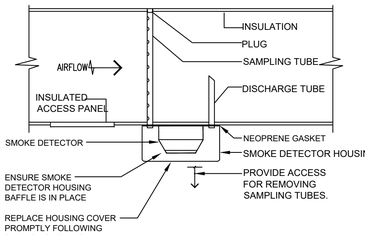


MECHANICAL PLAN

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







NOTES:

a. SMOKE DETECTOR SHALL BE INSTALLED TO MONITOR THE ENTIRE AIRFLOW CONVEYED BY THE SYSTEM.

b. PROVIDE ACCESS TO SMOKE DETECTOR FOR INSPECTION AND MAINTENANCE.

c. UPON ACTIVATION, THE SMOKE DETECTORS SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. AIR DISTRIBUTION SYSTEMS THAT ARE PART OF A SMOKE CONTROL SYSTEM SHALL SWITCH TO THE SMOKE CONTROL MODE UPON ACTIVATION OF A DETECTOR.

d. THE DUCT SMOKE DETECTORS SHALL BE CONNECTED TO A FIRE ALARM SYSTEM WHERE A FIRE ALARM SYSTEM IS REQUIRED BY THE FLORIDA FIRE PREVENTION CODE. THE ACTUATION OF A DUCT SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION.

EXCEPTIONS:

1. THE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION IS NOT REQUIRED WHERE THE DUCT SMOKE DETECTOR ACTIVATES THE BUILDING'S ALARM-INDICATING APPLIANCES.

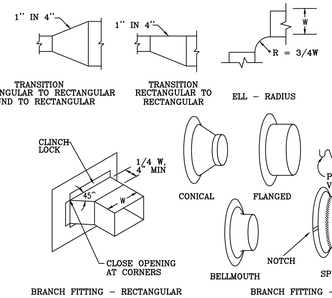
2. IN OCCUPANCIES NOT REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM, ACTUATION OF A SMOKE DETECTOR SHALL ACTIVATE A VISIBLE AND AUDIBLE SIGNAL IN AN APPROVED LOCATION. DUCT SMOKE DETECTOR TROUBLE CONDITIONS SHALL ACTIVATE A VISIBLE OR AUDIBLE SIGNAL IN AN APPROVED LOCATION AND SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE.

1 M-1 TYP FLEX DUCT CONNECTION DETAIL

SCALE: NOT TO SCALE

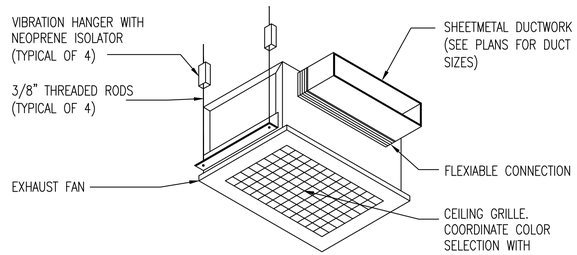
2 M-1 DUCT SMOKE DETECTOR DETAIL

SCALE: NOT TO SCALE



3 M-1 TYP. DUCTWORK FITTINGS DET.

SCALE: NOT TO SCALE



NOTES:
1. PROVIDE BACKDRAFT DAMPER WITH INSECT SCREEN
2. FLASH AND SEAL WALL
3. PROVIDE INTERNAL ISOLATOR AND SOUND INSULATIONS
4. SUPPORT FAN FROM STRUCTURE

4 M-1 TYP. CEILING EXHAUST FAN DETAIL

SCALE: NOT TO SCALE

SCOPE:

1. EXISTING HVAC TO REMAIN.

2. NEW SUPPLY RIGID DUCT MAIN, DUCT FLEXES & DIFFUSERS PER PLANLAYOUT.

3. NEW RETURN RIGID DUCT MAIN, DUCT FLEXES & DIFFUSERS PER PLAN LAYOUT.

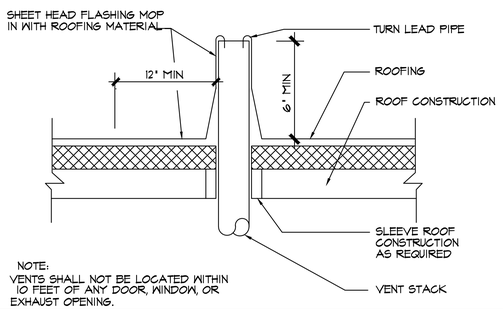
OUTSIDE AIR CALCULATION 1

PER FBC 2023 – MECHANICAL – SECTION 403 – TABLE 403.3.1.1

DESCRIPTION	VALUE
TOTAL FLOOR AREA	5,247 S.F.
TOTAL OCCUPANTS	236 PERSONS
VENTILATION RATE (RP)	7.5 CFM/PERSON
VENTILATION RATE (RA)	0.06 CFM/S.F.
OUTSIDE AIR REQUIRED (PEOPLE)	1,770 CFM
OUTSIDE AIR REQUIRED (AREA)	315 CFM
TOTAL REQUIRED OUTSIDE AIR	2,085 CFM
TOTAL SUPPLY AIR (3 – 10 TON RTU @ 4,000 CFM EACH)	12,000 CFM
MINIMUM OUTSIDE AIR PERCENTAGE REQUIRED	18%

PROVIDED OUTSIDE AIR IS GREATER THAN REQUIRED – COMPLIES WITH FBC 2023 MECHANICAL SECTION 403

NOTE:
EACH RTU SHALL BE PROVIDED WITH MANUAL OR MOTORIZED OUTSIDE AIR DAMPER ADJUSTED TO PROVIDE MINIMUM REQUIRED VENTILATION AIR PER FBC 2023 MECHANICAL SECTION 403.



NOTE:
VENTS SHALL NOT BE LOCATED WITHIN 10 FEET OF ANY DOOR, WINDOW, OR EXHAUST OPENING.

5 M-1 TYP. VENT THRU ROOF DETAIL

SCALE: NOT TO SCALE

AIR RTU A/C UNIT SCHEDULE UNIT #1 & #2
EXIST A/C: 10–TON 3,800 CFM 14 SEER

AIR HANDLING UNIT		UNIT DESIGNATION	RTU1 / RTU 2 / RTU 3
		AREA SERVED	SEE PLAN
		OPERATING WEIGHT LBS.	310
		DESIGN MANUFACTURED	
		MODEL NUMBER	
	FAN	TOTAL AIR CFM	4,000
		FRESH AIR CFM	175
		EXTERNAL STATIC PRESSURE IN. OF H2O	.50
		FAN MOTOR HP (NON–OVERLOAD) /F.L.A.	2/3.4
		ELECTRICAL SERVICE AVAILABLE	1–60–208/230
		SMOKE DETECTORS IN SUPPLY DUCT	
	COIL	GRAND TOTAL CAPACITY BTU/HR.	28,000
		TOTAL SENSIBLE CAPACITY BTU/HR.	22,200
		ENTERING AIR TEMP. DB/WB	80/67
		LEAVING AIR TEMP. DB/WB	–
	FILTER	TYPE AND THICKNESS	TA–1
		QUANTITY AND SIZE	–
	HEAT	ELECTRIC HEAT CAPACITY KW	7
		NO. OF HEATING STEPS	2
		MAX AMPS	40/40
AIR COOLED CONDENSING UNIT		UNIT DESIGNATION	–
		TYPE OF FAN	PROP
		NO. OF FANS AND HP. (EA.)	1
		AMBIENT AIR TEMPL (EA.)	95°
		NO. OF COMPRESSORS	1
		MAX AMPS	40/40
		COMPRESSOR F.L.A. (EA.)	18.6
		ELECTRICAL SERVICE AVAILABLE	1–60–208/230
		OPERATING WEIGHT LBS	–
		DESIGN MANUFACTURE MODEL NO.	
		SEER	14
		REF. PIPING SIZE SUC/L10. INCH.	–

AIR CONDITIONING NOTES

1. HVAC SUBCONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING A/C SYSTEM. HVAC SUBCONTRACTOR TO PROVIDE ALL REQUIRED HVAC PERMITS.

2. HVAC SUBCONTRACTOR SHALL PROVIDE EQUIPMENT AS SCHEDULED ON PLANS.

3. INSTALLATION SHALL BE IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE, 8TH EDITION.

4. DUCTBOARD DUCTWORK SHALL BE FABRICATED FROM 1.5" JOHNS-MANVILLE J-M MICROAIRE SD/M-F FIBERGLASS

5. DUCTBOARD AND INSTALLED PER MANUFACTURER'S AND SMACNA RECOMMENDATIONS. FLEXIBLE DUCT SHALL BE THERMAFLEX M-KE OR EQUAL. DUCT SHALL BE U.L. LISTED. ALL AIR DEVICES SHALL BE OF ALUMINUM CONSTRUCTION. TITUS , METALAIRE OR AS APPROVED BY ARCHITECT.

6. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED SHEET METAL.

7. HVAC SUBCONTRACTOR SHALL TEST AND BALANCE THE AIR QUANTITIES TO THOSE INDICATED ON PLANS.

8. PROVIDE A T&B REPORT IN ACCORDANCE WITH AIR BALANCE COUNCIL STANDARDS.

9. HVAC SUBCONTRACTOR SHALL PROVIDE ALL CONTRACTORS, RELAYS AND THERMOSTATS. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES. THERMOSTATS SHALL BE APPROVED BY EQUIPMENT MANUFACTURER WITH HEAT/COOL/OFF & FAN AUTO/ON SETTING. CONTROL TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR.

10. THE HVAC SUBCONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

11. ANY WORK PERFORMED DURING THE FIRST YEAR SHALL BE PERFORMED AT NO COST TO OWNER. COMPRESSORS SHALL HAVE 5 YEAR WARRANTY (LABOR & MATERIALS). ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID DELAYS WHICH MAY DELAY PROGRESS OF CONSTRUCTION.

12. FILTERS SHALL BE DISPOSABLE TYPE WITH INITIAL SHARE WEIGHT ARRESTANCE OF 10%, AND A CLEAN PRESSURE DROP OF .15. PROVIDE 2 SETS.

13. HVAC SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY OFFSETS BENDS AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE AND OPERATING A/C SYSTEM AT NO ADDITIONAL COST TO OWNER.

14. PIPE A/C CONDENSATE DRAINS TO GRADE AT EXTERIOR OF BUILDING. PROVIDE FLOAT SWITCH IN SAFE PAN.

15. RETURN GRILLES SHALL BE "TITUS" 350ZRL SERIES. UNLESS NOTED OTHERWISE.

16. SIDEWALL GRILLES SHALL BE "TITUS" 271 SERIES. UNLESS NOTED OTHERWISE.

17. CEILING DIFFUSERS SHALL BE "TITUS" TDC & 250-AA SERIES. UNLESS NOTED OTHERWISE.

18. LINEAR DIFFUSERS SHALL BE "TITUS" FL SERIES W/ CONTINUOUS SLOT PLENUMS. COORDINATE APPLICATION AND BORDER TYPE WITH MANUFACTURER.

19. EXHAUST FANS TO BE BROAN OR EQUIVALENT. SPECIFICATIONS ARE LISTED IN FAN SCHEDULE.

20. ALL DRAIN PANS SHALL BE HAVE A CONDENSATE OVERFLOW SHUT-OFF SWITCH. 21. ("ASFE-T-SWITCH" MODEL SS2 OR APPROVED EQUAL)

MECHANICAL PLAN LEGEND

SUPPLY RIGID DUCT	SUPPLY AIR
RETURN RIGID DUCT	SUPPLY AIR
SUPPLY FLEX DUCT	RETURN AIR/ TRANSFER GRILLS
RETURN FLEX DUCT	
OA LINE DUCT	DEHUMIDIFIER
SUPPLY GRILL SIZE A – 10"x10" B – 8"x8" C – 6"x6" D – 4"X6" (A,B,C CFM)	EXHAUST FAN (EF)

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2025.08.13 15:50:00 -04'00'

DATE: Apr. 1, 25

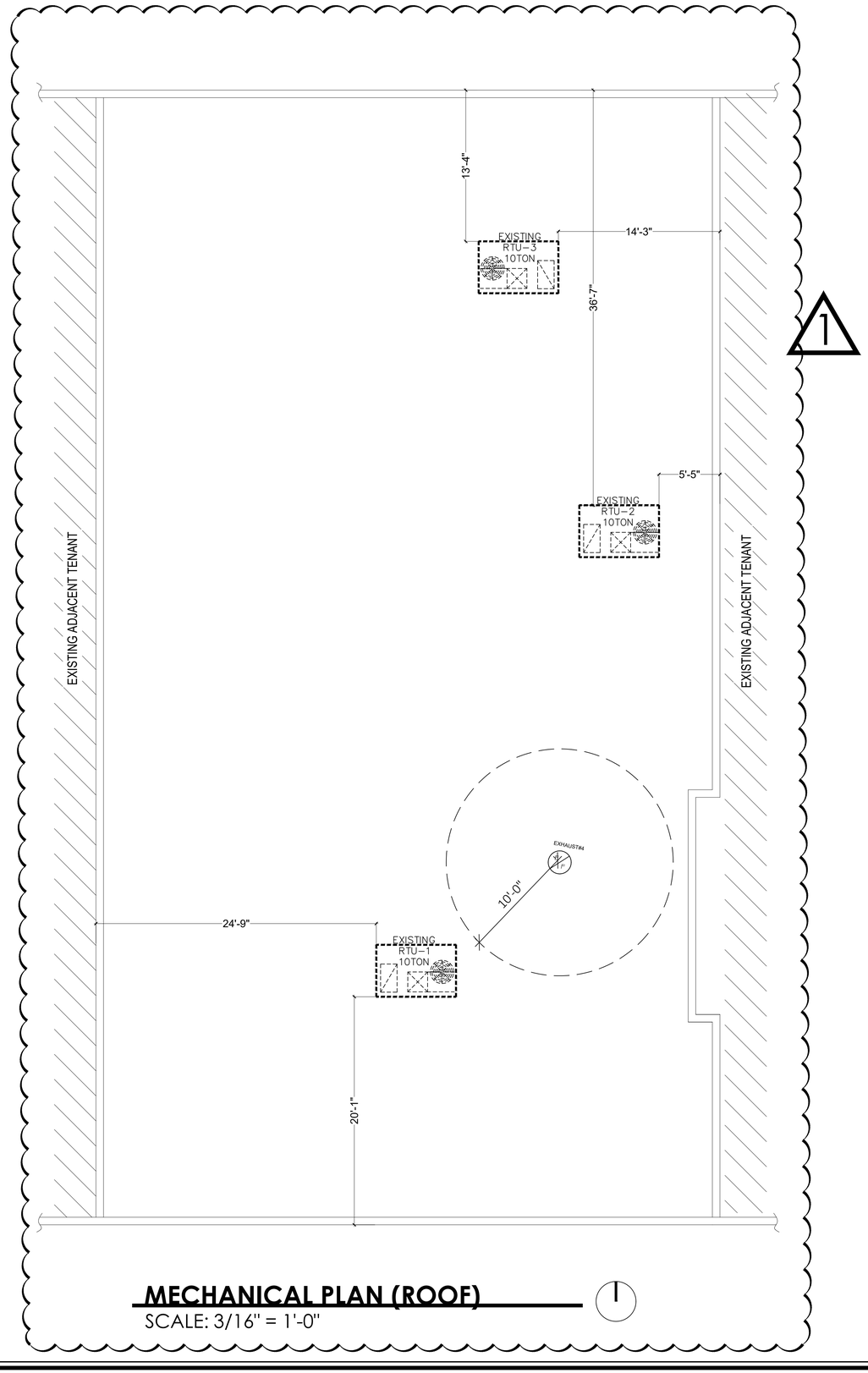
BLDG. DEPT. PLAN REVISIONS:
1 Mar. 4, 26
2 Mar. 17, 26
3 Apr. 10, 26
4 May. 18, 26

NEW TENANT IMPROVEMENT FOR:
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

Mechanical Plan and Notes

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: M-1



MECHANICAL PLAN (ROOF)

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

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2026.04.21 15:10:32 -04'00'

DATE:
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CENTRO FAMILIAR DE ADORACION FLORIDA

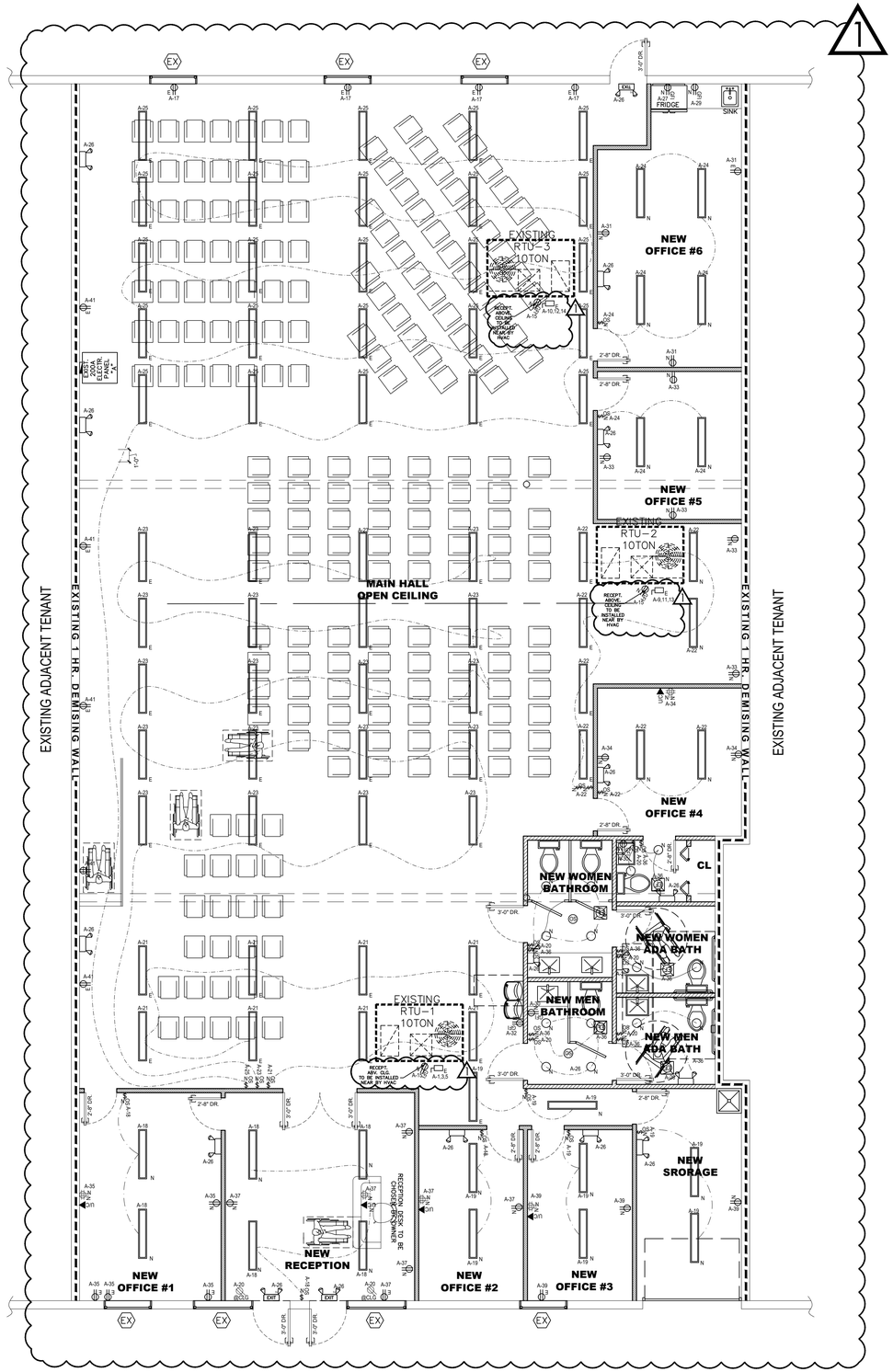
4216 LAKE WORTH RD

PALM SPRING, FL 33463
Parcel ID: **70-42-44-25-00-000-1030**

Mechanical Exhaust Notes

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET:
M-2



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

TYPE LOAD CENTER				EXISTING PANEL A A. I. C. = 22,000				MAIN BUS 200A			
SERVICE 3ø/4W								NEUTRAL FULL			
VOLTAGE 120/208								MAINS M.L.O.			
MOUNTING SURFACE								LOCATION			
POLES 42								SEE PLAN			
NO. DEM. V.A.	POLE TRIP	COND.	WIRE	DESCRIPTION	CKT	CKT	DESCRIPTION	WIRE	COND.	POLE TRIP	NO. DEM. V.A.
4500	3/50	3/4"	8	RTU-1	1	2	GENERAL RECEPTACLES	12	1/2"	1/20	1000
					3	4	GENERAL RECEPTACLES	12	1/2"	1/20	1000
					5	6	GENERAL RECEPTACLES	12	1/2"	1/20	1000
600	1/20	1/2"	12	WP GFI	7	8	GENERAL RECEPTACLES	12	1/2"	1/20	1000
4500	3/50	3/4"	8	RTU-2	9	10	RTU-3	8	3/4"	3/50	4500
					11	12					
					13	14					
1500	1/20	1/2"	12	HVAC GFI	15	16	WP GFI	12	1/2"	1/20	600
1000	1/20	1/2"	12	GENERAL RECEPTACLES	17	18	GENERAL LIGHTING	12	1/2"	1/20	1000
1200	1/20	1/2"	12	GENERAL LIGHTING	19	20	GENERAL LIGHTING	12	1/2"	1/20	1000
1200	1/20	1/2"	12	GENERAL LIGHTING	21	22	GENERAL LIGHTING	12	1/2"	1/20	1000
1200	1/20	1/2"	12	GENERAL LIGHTING	23	24	GENERAL LIGHTING	12	1/2"	1/20	1000
1000	1/20	1/2"	12	GENERAL LIGHTING	25	26	GENERAL LIGHTING (EM. LT.)	12	1/2"	1/20	1000
1000	1/20	1/2"	12	FRIDGE/GFI PROTECTED	27	30	GENERAL RECEPT. BATHS/GFI	12	1/2"	1/20	1000
1000	1/20	1/2"	12	GENERAL RECEPTACLES/GFI	29	32	GENERAL RECEPT. DRNK FNT/GFI	12	1/2"	1/20	1000
1000	1/20	1/2"	12	GENERAL RECEPTACLES	31	20	SIGN	12	1/2"	1/20	600
1000	1/20	1/2"	12	GENERAL RECEPTACLES	33	34	GENERAL RECEPTACLES	12	1/2"	1/20	1000
1000	1/20	1/2"	12	GENERAL RECEPTACLES	35	36	EXHAUST FANS	12	1/2"	1/20	1000
1000	1/20	1/2"	12	GENERAL RECEPTACLES	37	38					
1000	1/20	1/2"	12	GENERAL RECEPTACLES	39	40					
1000	1/20	1/2"	12	GENERAL RECEPTACLES	41	42					
23,800											18,700

TOTAL LOAD 42,500 VA

DEMAND LOAD CALCULATION

TOTAL RECEPT. LOAD	19,400 VA	
RECEPT. 1st 10,000VA @100%	10,000 @ 100%	10,000 VA
REST @ 50%	9,400 @ 50%	4,700 VA
LIGHTING LOAD @125%	9,600 @ 125%	12,000 VA
OTHERS MOTORS @100%	0 @ 100%	
AIR COND. @100%	13,500 @ 100%	13,500 VA
REST OF ALL OTHER LOADS @100%	0 @ 100%	
	TOTAL LOAD	40,200 VA
CURRENT PHASE	TOTAL LOAD (VA)/(208x1.732)	112 AMP

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, THE 2020 NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES.
2. THE ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION OF THIS WORK WITH THAT OF THE GENERAL CONTRACTOR AND THE OTHER SUB-CONTRACTORS.
3. PROVIDE A GUARANTEE AGAINST DEFECTIVE WORKMANSHIP, MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY OWNER.
4. ALL POWER AND CONTROL WIRING SHALL BE BY THE ELECTRICAL SUB-CONTRACTOR.
5. ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES TAXES AND PERMITS. WIRING DEVICES SHALL BE U.L. LISTED COMMERCIAL GRADE.
6. ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT AS FOLLOWS:
A: EMT MAY BE USED INDOORS, WHERE NOT SUBJECT TO ABUSE.
B: PVC MAY BE USED UNDERGROUND WHERE ALLOWED BY CODE.
8. ALL WIRE SHALL BE COPPER. #10 AND SMALLER SHALL BE SOLID THHN. #8 AND LARGER SHALL BE STRANDED THHN. CONTROL WIRING SHALL BE # 14 THHN.
9. THESE PLANS ARE BASED ON AVAILABLE INFORMATION. NOTIFY ARCHITECT/ OWNER OF ANY CONDITIONS WHICH AFFECT PROGRESS OF CONSTRUCTION.
10. VERIFY ELECTRICAL REQUIREMENTS OF EACH PIECE OF EQUIPMENT PRIOR TO ACTUAL CONNECTION THERE-TO.
11. ESTABLISH FIELD LIAISON WITH PROJECT MANAGER PRIOR TO STARTING WORK. VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT / OWNER OF ANY DISCREPANCIES.
12. ELECTRICAL SUBCONTRACTOR SHALL VERIFY LOCATIONS AND CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS, PRIOR TO INSTALLING OUTLETS, CONDUIT STUBS , DROPS , ETC. VERIFY LOCATIONS OF ALL CONTROLS FURNISHED BY OTHERS. INSTALL CONTROLS AND MAKE CONNECTIONS THERETO.
13. ALL SLEEPING ROOM BRANCH CIRCUITS SHALL BE ARC FAULT RECEPTACLE. ALL BATH OUTLETS , KITCHEN AND WITHIN 6' OF ANY SOURCE OF WATER TO BE GFI.
14. TAMPER RESISTANT RECEPTACLE REQUIRED AS PER NEC 406.11 FOR ALL NEW OUTLETS
15. COMBINATION TYPE BREAKERS ARE REQUIRED FOR ALL SMOKE DETECTORS. PER NEC 210.12B 16.
16. ALL PHONE / INTERNET LOCATIONS TO HAVE (2)CAT6 CABLES. ALL T.V. LOCATIONS TO HAVE (2) CAT6 CABLES.
17. ALL T.V. LOCATIONS TO HAVE (2) CAT6 CABLES.
18. COMPLY WITH NEC 517-13 (HEALTH CARE FACILITIES/REDUNDANT GROUNDING)

1 LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	FIXTURE DESCRIPTION	MANUFACTURER	QTY.	VOLTS	WATTS	TOTAL WATTS	LAMP TYPE	REMARKS
A		6" RECESSED LED DOWNLIGHT, 3000K OR 4000K LIGHT	OWNER SELECTED	14	120	12	168	INTEGRATED LED	
EM		EMERGENCY LIGHTING	MCPHILBEN CF6	14	120	14	196	6W TUNGSTEN	UNIVERSAL W/ BATTERY BA COMPLY W/ LSC-101. SECTI
X		EXIT SIGN	BEGHELLI OL2-SA-LG-1/2MCR	3	120	4	12	LED	WALL OR CEILING MOUNTED NICAD BATTERY VACK UP, LSC-101 SEC. 7.9)

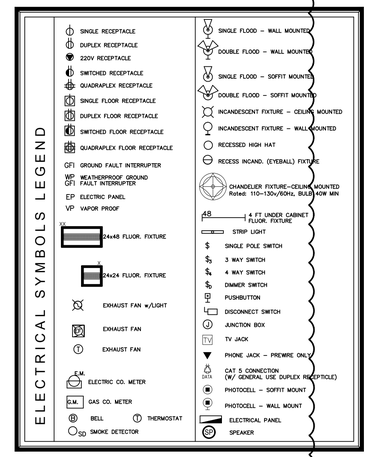
INTERIOR LIGHTING POWER CALCULATION
(BUILDING AREA METHOD -FBC C405.3.2)

SPACE TYPE	AREA (S.F.)	ALLOWED W/SF	ALLOWED WATTS	INSTALLED WATTS
ASSEMBLY WORKSHIP	5,247 S.F.	0.79	4,145.13	3,211

LIGHTING CONTROL COMPLIANCE TABLE
(FBC ENERGY CONSERVATION -COMMERCIAL C405.4)

SPACE	CONTROL TYPE	AUTOMATIC SHUTOFF	ADDITIONAL CONTROLS	COMPLIES
MAIN HALL	TIME SWITCH+WALL SWITCH	YES	MULTI-LEVEL CONTROL	YES
OFFICES	WALL OCCUPANCY SENSOR	YES	MANUAL OVERRIDE	YES
RECEPTION	WALL OCCUPANCY SENSOR	YES	MANUAL OVERRIDE	YES
RESTROOMS	CLG MOUNTED OCC. SENSOR	YES	N/A	YES
STORAGE	OCCUPANCY SENSOR	YES	N/A	YES

NOTE:
VOLTAGE DROP CALCULATIONS COMPLY WITH FBC C405.6.3. BRANCH CIRCUITS LIMITED TO 3% AND TOTAL SYSTEM NOT EXCEEDING 5%."



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2026.04.21 11:04:47 -04'00'

DATE: Apr. 1, 25

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1 Mar. 4, 26
2 Mar. 17, 26
3 Apr. 10, 26
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NEW TENANT IMPROVEMENT FOR:
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

MEP Plan and Notes

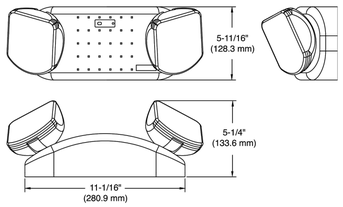
MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: E-1

Features

- CODES AND STANDARDS – UL listed to Standard 924. NFPA-101, NEC
- VOLTAGE INPUT – 120/277 VAC selectable input.
- BATTERY/ELECTRONICS – Six volt maintenance-free lead acid battery with temperature range 65°F to 85°F. Standard emergency electronics provide a state-of-the-art self-diagnostic/ self-test circuit. All emergency units have built-in circuitry protection/ low-voltage battery disconnect and transformer isolation. Solid state charger, test switch and green LED AC status indicator, along with three red fault indicators.

Dimensions



Xtest

Xtest self-diagnostic/self-testing management system is standard.

- Multiple LED indicators flash warnings when attention is needed
- Micro-controller verifies all systems operation
- Exceeds all UL and NFPA requirements for self-testing.
- Full open circuit testing every hour.

Emergency

CTX6 Series

COMPAC Thermoplastic Units

mcPhilben's CTX6 is a ruggedly constructed, low profile emergency fixture that has an improved appearance and performance. The CTX6 meets the demands of today's emergency lighting market with a new contemporary design and Xtest self-test/ self-diagnostic circuitry. With its small compact housing, the CTX618 unit is the smallest 18 watt thermoplastic emergency unit available.

Additional Features

Construction – Flame-rated, UV stable, ABS thermoplastic housing. Features a snap-together quick mount design and a universal J-box mounting pattern.
Finish – All units are available in white or black.
Lamp Heads – The external square style lamp heads utilize an innovative track system that allows for a full range of adjustment. The standard unit has 6 volt, 5.4 watt tungsten lamps. Units with "H" option contain two 6 volt, 6 watt halogen lamps. The 18 watt unit comes standard with 9w tungsten lamps.
Warranty – Five years on unit (lamps not included).

Accessories

WG4 – Wire Guard
PVS1 – Polycarbonate Vandal Shield
RLT – Remote Laser Transmitter

Options

DR – Damp Location Rating
TD – Time Delay (15 minutes)
LX – Laser activation of manual test via handheld remote laser tester, RLT (sold separately).
LS – Less Self-test of lamps.

Green Product Choice: CTX6

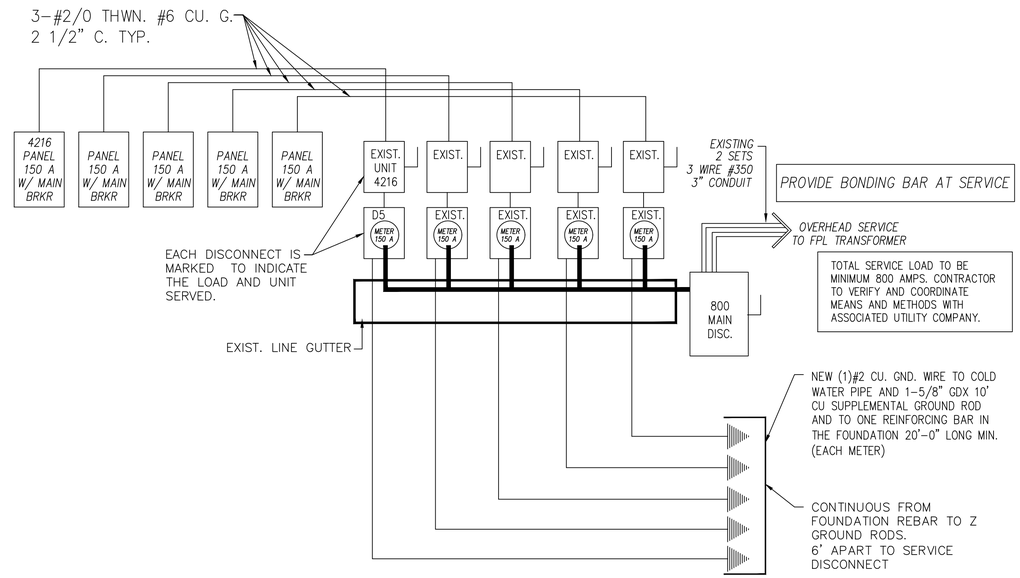
Catalog Number	Voltage	Wattage	Remote[1]	Housing Color	Lamp Type
CTX6	6	12w	none	White	5.4w tungsten
CTX6B	6	12w	none	Black	5.4w tungsten
CTX6H	6	12w	none	White	6w halogen
CTX6BH	6	12w	none	Black	6w halogen
CTX618	6	18w	none	White	9w tungsten
CTX618R	6	18w	6w	White	5.4w tungsten
CTX618HR	6	18w	6w	White	6w halogen

Footnotes

[1]Refer to ERA6015.2 for matching remote lamp heads.

EMERGENCY LIGHTS SPEC SHEET

SCALE: NTS



ELECTRICAL RISER

SCALE: N.T.S.

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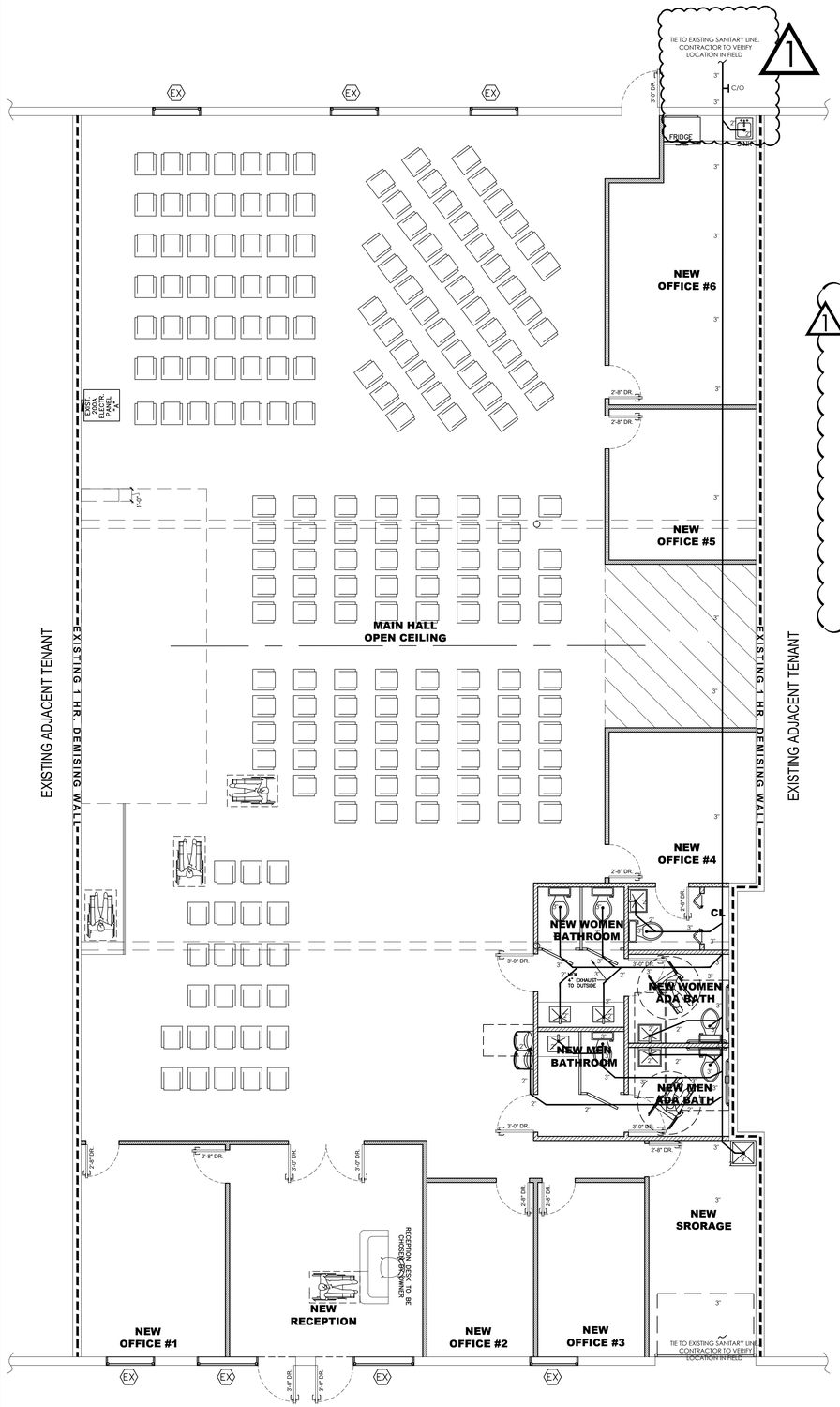
Parcel ID: **70-42-44-25-00-000-1030**

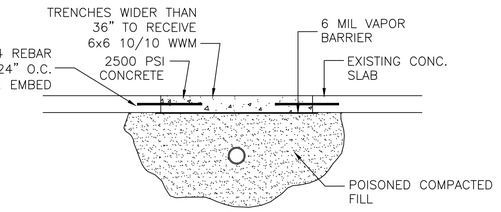
Elec. Plan and Notes

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET: E-2



PLUMBING PLAN (SANITARY)
SCALE: 3/16" = 1'-0"



1 P-1 SLAB REPAIR / TRENCH DETAIL
SCALE: NOT TO SCALE

1

ROOM FINISH SCHEDULE

NUMBER	ROOM	FLOOR	BASE	WALLS MATERIAL	WALLS FINISH	WAINSCOT	HEIGHT	CEILING
	RESTROOM	CT	PC	GB	CT	1	1	L2
	RECEPTION AREA	PC	PC	GWB	PP			OP
	OFFICES AREA	PC	PC	GWB	PP			OP
	STORAGE AREA	PC	PC	GWB	PP			OP
	MAIN HALL AREA	PC	PC	GWB	PP			OP

FLOOR COVERINGS:
CT: CERAMIC TILE
CO: CONCRETE
M: MARBLE
PC: PAINTED CONCRETE

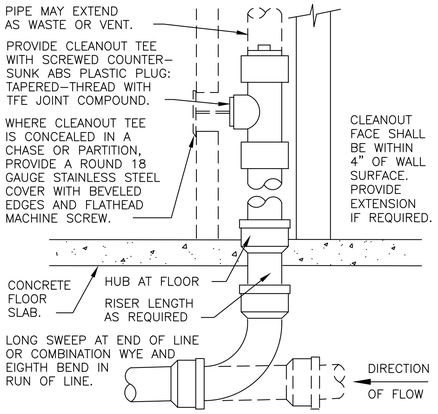
BASE:
PW: PAINTED WOOD
PC: PAINTED CONCRETE
CT: CERAMIC TILE
LW: LAMINATE IMMITATION WOOD.

WALL MATERIAL:
GWB: GYPSUM WALL BOARD
MRGWB: MOISTURE RESISTANT GYPSUM WALL BOARD
GB: GREEN BOARD
FRP: FIRE RATED PANEL

FINISH:
PP: PRIME & PAINT (WITH FILLER)
CT: CERAMIC TILE

CEILING:
L1: 2X2 LAY IN
L2: PAINT G.W.B.
FRCP: FIRE RATED CEILING PANEL
OP: OPEN CEILING

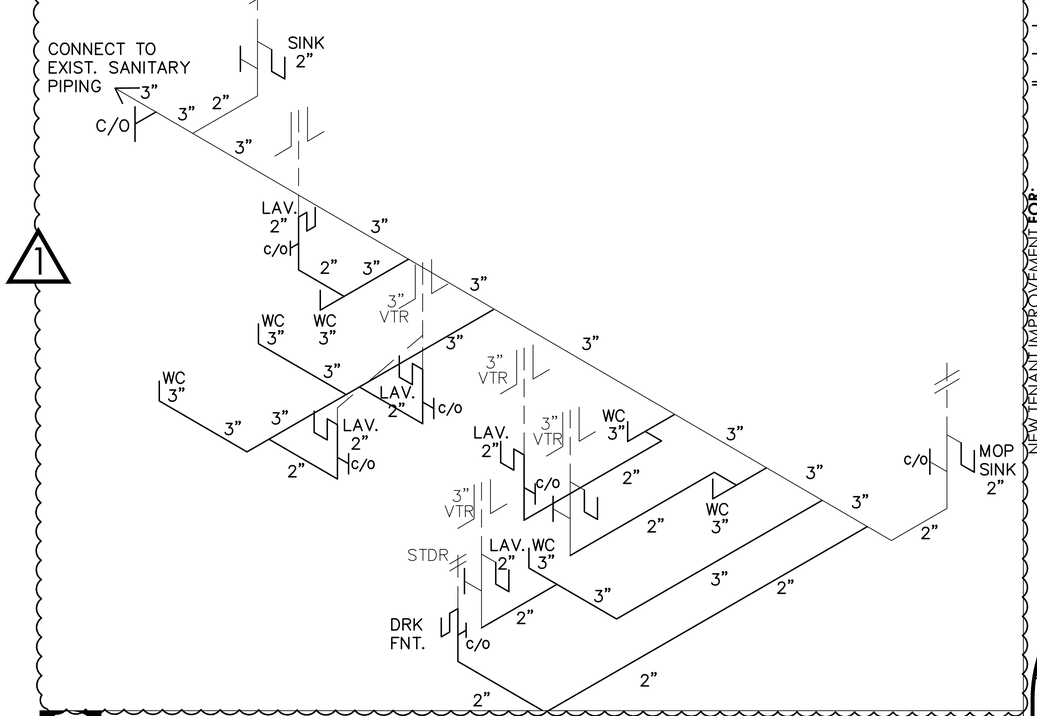
NOTE:
1) ALL DRYWALL TO BE SMOOTH FINISH, PAINTED.



2 P-1 TYP. WALL CLEAN OUT DET
SCALE: NOT TO SCALE

NOTE:
CUT AND PATCH EXISTING CONCRETE SLAB ON GRADE AS REQUIRED, REPLACE AND INSTALL WITH EPOXY ANY STEEL OR MESH REINFORCING REMOVED DURING CUTTING. SEE DETAIL 1 ON SHEET P-1.

1



3 P-1 SANITARY RISER DIAGRAM
SCALE: NOT TO SCALE

PLUMBING NOTES

1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION AND ALL LOCAL CODES.
2. ALL MATERIALS SHALL BE NEW AND CODE APPROVED.
3. ALL NEW DOMESTIC WATER PIPING SHALL BE CPVC. ALL NEW SANITARY PIPING SHALL HUBLESS C.I. OR PVC. AS REQUIRED TO INTEGRATE WITH EXISTING PIPING.
4. THE PLUMBING SUB-CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT PLUMBING WORK IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER. REPAIR OR REPLACE ALL WORKWHICH BECOMES DEFECTIVE AT NO COST TO OWNER.
5. PLUMBING SUB-CONTRACTOR SHALL PROVIDE REQUIRED PERMITS.
6. INSTALL PLUMBING FIXTURES AS INDICATED ON THESE PLANS. COMPLETE SYSTEM, FIXTURES AND DEVICES SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF INSTALLATION.
7. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION, SHALL BE PART OF THIS CONTRACT.
8. DRAINAGE SYSTEM IS BASED ON 1/8"/ FT. MIN. FALL. FOR ALL PIPING 2" AND SMALLER SHALL SLOPE @ 1/4"/FT. ALL DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER AND PLUMBING INSPECTOR
9. DO NOT SCALE FOR THE EXACT FIXTURES, PIPING , EQUIPMENT ETC.
10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION.
11. WATER PIPING SHALL BE TYPE "L" COPPER WITH WROUGHT SOLDER FITTINGS. UNDERGROUND PIPING MAY BE TYPE "M" WITH PROPER SLEEVING AND NO JOINTS BELOW SLAB.
12. FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AND SHUTOFF VALVES WITH ACCESS PANELS AT EACH FIXTURE GROUP. INSTALL PER PDI IN EFFECTIVE RANGE.

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2026.04.01 15:11:33 -04'00'

DATE: Apr. 1, 25

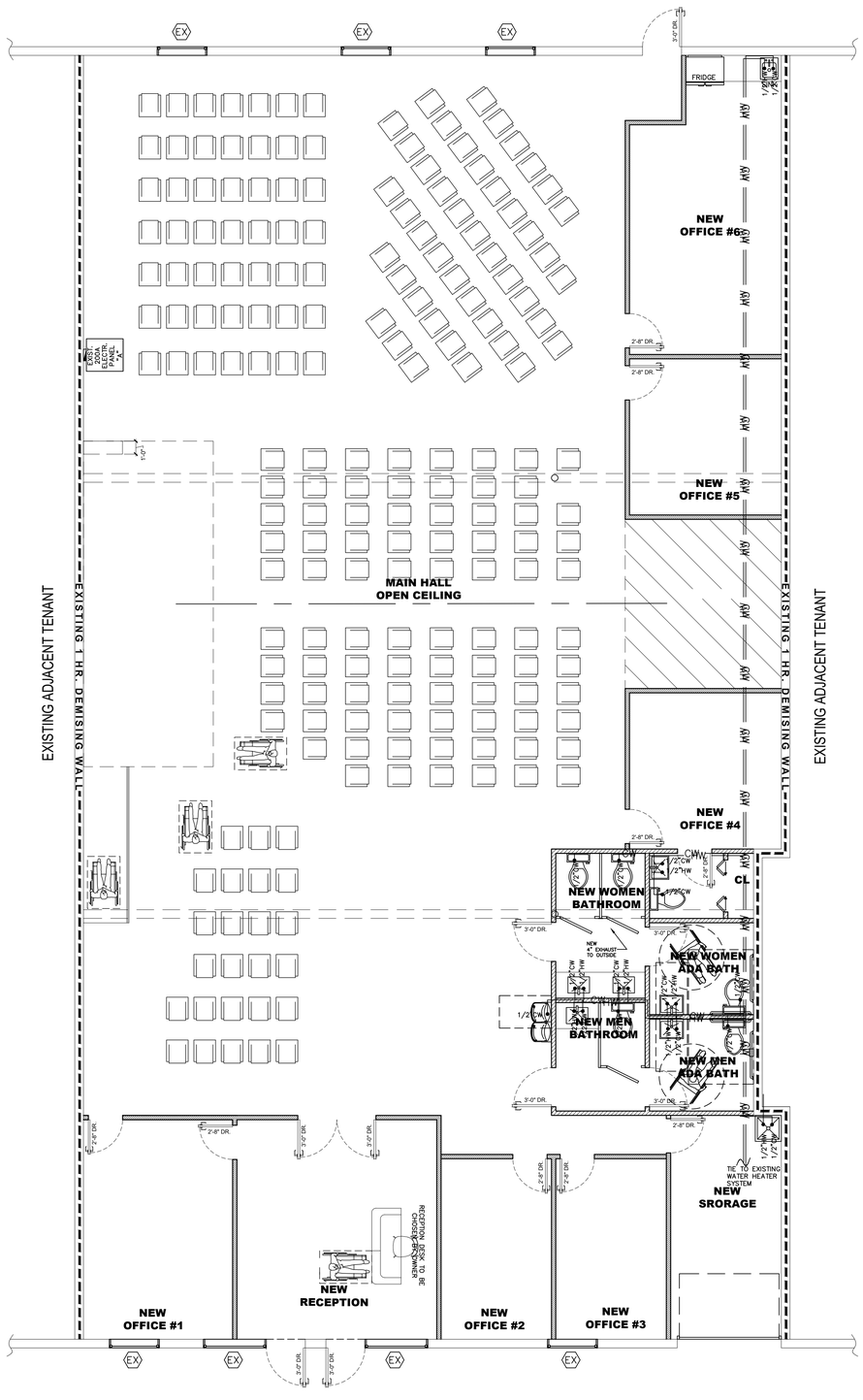
BLDG. DEPT. PLAN REVISIONS:
1 Mar. 4, 26
2 Mar. 17, 26
3 Apr. 10, 26
4 May. 18, 26

NEW TENANT IMPROVEMENT FOR:
CENTRO FAMILIAR DE ADORACION FLORIDA
4216 LAKE WORTH RD
PALM SPRING, FL 33463
Parcel ID: 70-42-44-25-00-000-1030

Plumbing Plan and Notes

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: P-1



PLUMBING PLAN (WATER)
SCALE: 3/8" = 1'-0"

607.1 WHERE REQUERID
IN RESIDENTIAL OCCUPANCIES, HOT WATER SHALL BE SUPPLIED TO PLUMBING FIIXTURES AND EQUIPMENT UTILIZED FOR BATHING, WASHING, CULINARY PURPOSES, CLEANSING, LAUNDRY OR BUILDING MAINTENANCE. IN NONRESIDENTIAL OCCUPANCIES, HOT WATER SHALL BE SUPPLIED FOR CULINARY PURPOSES, CLEANSING, LAUNDRY OR BUILDING MAINTENANCE PURPOSES. IN NONRESIDENTIAL OCCUPANCIES, HOT WATER OR TEMPERED WATER SHALL BE SUPPLIED FOR BATHING AND WASHING PURPOSES

607.1.1. TEMPERATURE LIMITING MEANS
A THERMOSTAT CONTROL FOR A WATER HEATER SHALL NOT SERVE AS THE TEMPERATURE LIMITING MEANS FOR THE PURPOSES OF COMPLYING WITH THE REQUERIMENTS OF THIS CODE FOR MAXIMUM ALLOWABLE HOT OR TEMPERED WATER DELIVERY TEMPERATURE AT FIXTURES.

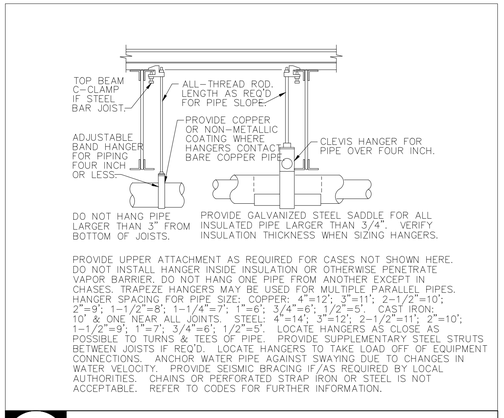
607.1.2 TEMPERED WATER TEMPERATURE CONTROL
TEMPERED WATER SHALL BE SUPPLIED THROUGH A WATER TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110ºF (43ºC). THIS PROVISION SHALL NOT SUPERSEDE THE REQUERIMENT FOR PROTECTIVE SHOWER VALVES IN ACCORDANCE WITH SECTION 412.3

607.2 HOT OR TEMPERED WATER SUPPLY TO FIXTURES
THE DEVELOPED LENGTH OF HOT OR TEMPERED WATER PIPING, FROM THE SOURCE OF HOT WATER TO THE FIXTURES THAT REQUIRE HOT OR TEMPERED WATER, SHALL NOT EXCEED 50FT. (15 240 MM). RECIRCULATING SYSTEM PIPING AND HEAT-TRACED PIPING SHALL BE CONSIDERED TO BE SOURCES OF HOT OR TEMPERED WATER

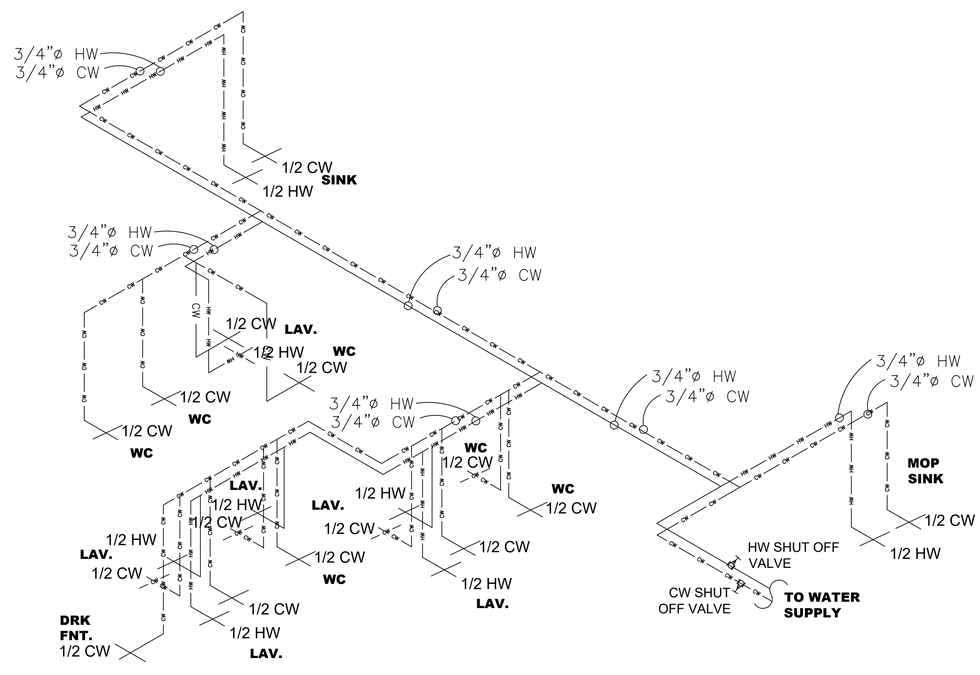
419.5 WATER FOR PUBLIC HAND-WASHING FACILITIES
COLD OR TEMPERED WATER SHALL BE DELIVERED FROM LAVATORIES AND GROUP WASH FIXTURES LOCATED IN PUBLIC TOILET FACILITIES PROVIDED FOR CUSTOMERS, PATRONS, AND VISITORS. TEMPERED WATER SHALL BE DELIVERED THROUGH AN APPROVED WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3

NOTE:
WATER SUPPLY SYSTEM COMPLIES WITH MINIMUM CRITERIA OF THE WATER CAPACITY AT FIXTURES WITH TABLE 604.3 & APPENDIX FLORIDA BUILDING CODE PLUMBING, 8TH EDITION (2023)

NOTE:
VENT FOR FLOW CONTROL DEVICE SHALL TERMINATE NOT LESS THAN 6 INCHES ABOVE THE FLOOR LEVEL RIM ELEVATION.



1 P-2 **PIPES HANGERS DETAIL**
SCALE: NOT TO SCALE



2 P-2 **WATER RISER DIAGRAMS**
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Water Plan and Notes

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: **P-2**