CITY OF WINTER PARK
PLANNING AND ZONING BOARD

Staff Report
March 7, 2017

REQUEST OF DESHPANDE, INC. TO: AMEND THE "COMPREHENSIVE PLAN" FUTURE LAND USE MAP TO CHANGE FROM A SINGLE FAMILY FUTURE LAND USE DESIGNATION TO LOW DENSITY RESIDENTIAL ON THE PROPERTY AT 524 COUNTRY CLUB DRIVE.

REQUEST OF DESHPANDE, INC. TO: AMEND THE OFFICIAL ZONING MAP TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT TO LOW DENSITY RESIDENTIAL (R-2) DISTRICT ZONING ON THE PROPERTY AT 524 COUNTRY CLUB DRIVE.

REQUEST OF DESHPANDE, INC. TO: AMEND THEIR PRELIMINARY SUBDIVISION PLAT ENCOMPASSING THE CURRENT LAKEFRONT PROPERTIES AT 524/532/600/604 COUNTRY CLUB DRIVE TO REVISE THE LOT SIZE DIMENSIONS OF THE PROPOSED SIX LAKEFRONT LOTS AND TO INCLUDE A COMMON AREA LAKEFRONT TRACT.

Deshpande Inc. (contract purchaser) is requesting:

1. Change in the Comp. Plan Future land Use and Zoning from Single Family Residential (R-1A) to Low Density Residential (R-2) on the property at 524 Country Club Drive; and
2. To Amend the Preliminary Plat subdivision approval to replat the properties at 524/532/600/604 Country Club Drive, into 6 single family residential lots and to include a common area lakefront tract.

Zoning Status and Request: As detailed at the February 7th P&Z meeting, the lakefront lot at 524 Country Club Drive is zoned single family R-1A. It meets and exceeds the minimum 75 feet of frontage (84 feet) and 8,500 square feet of lot area (10,717 sq. ft.). The rest of the lakefront properties that are part of this subdivision project are zoned R-2. In the R-2 zoning district, the minimum size for single family lots is 50 feet of lot width and 6,000 square feet of lot area. Thus, the request of the applicant is to change the Comp. Plan FLU from Single Family to Low Density Residential and to rezone this property at 524 Country Club Drive from R-1A to R-2. In that manner the lot size can be reduced (from 10,717 sq. ft. to 9,070 sq. ft.) and that surplus land and some of the adjoining lot can be used to create a common area lakefront access tract for this project.

Planning Staff Analysis and Summary: From the Planning staff's perspective, this request is not increasing the residential density along the lakefront as the current approval and the amendment both result in six lakefront homes. There also is a public benefit to creating the open space lakefront access tract and allowing other residents of this subdivision to enjoy the lake views, launch a kayak or paddleboard, etc. The only issue is the impact upon the adjacent lakefront property at 518 Country Club Drive. If Lot 9 remains zoned R-1A, then the maximum FAR is 43% and the maximum house size is 3,900 sq. ft. When the property is rezoned to R-2, then the maximum FAR is 55% and the maximum house size grows to 4,988 sq. ft.

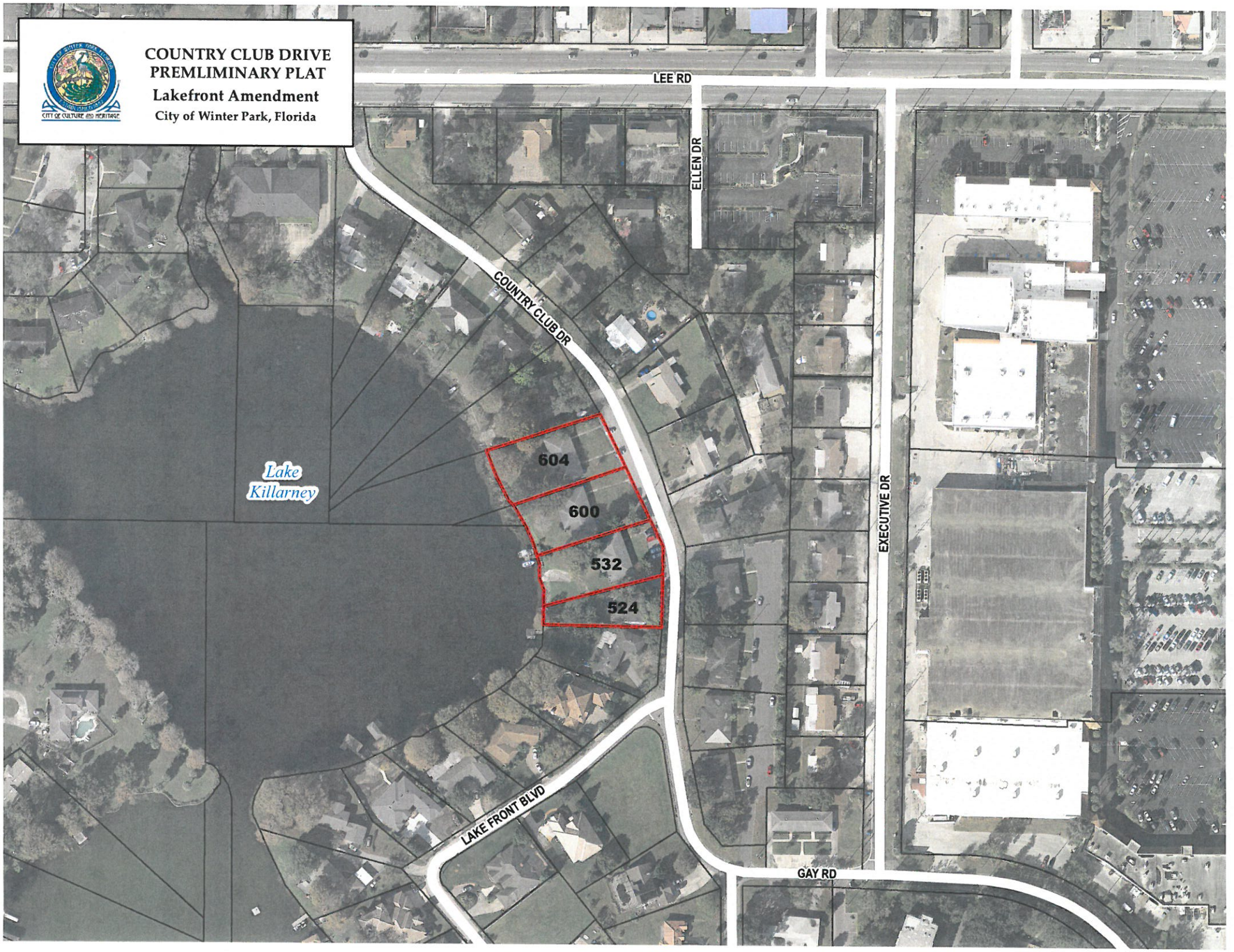
The planning staff is suggesting a condition of approval in order to provide an appropriate transition in house/structure size as one moves from R-2 to R-1A. The staff is suggesting that the City condition this approval by averaging the FAR from the R-2 FAR of 55% and the R-1A FAR of 43% by making the maximum FAR for this property at 49%. Then the maximum house size for this new Lot 9 would be 4,444 sq. ft. which is halfway between the increase from 3,900 to 4,944 sq. ft. by virtue of the rezoning.

Use of the Lakefront Tract: At the February 7th P&Z meeting there was commentary about deeded lakefront access rights. There is no "deeded" lakefront access but there may be some private obligations due to historical use. The lakefront access common area tract will be a fenced/gated area open to the residents of this subdivision. It will be the developers responsibility to determine if other neighboring properties are also entitle to access.

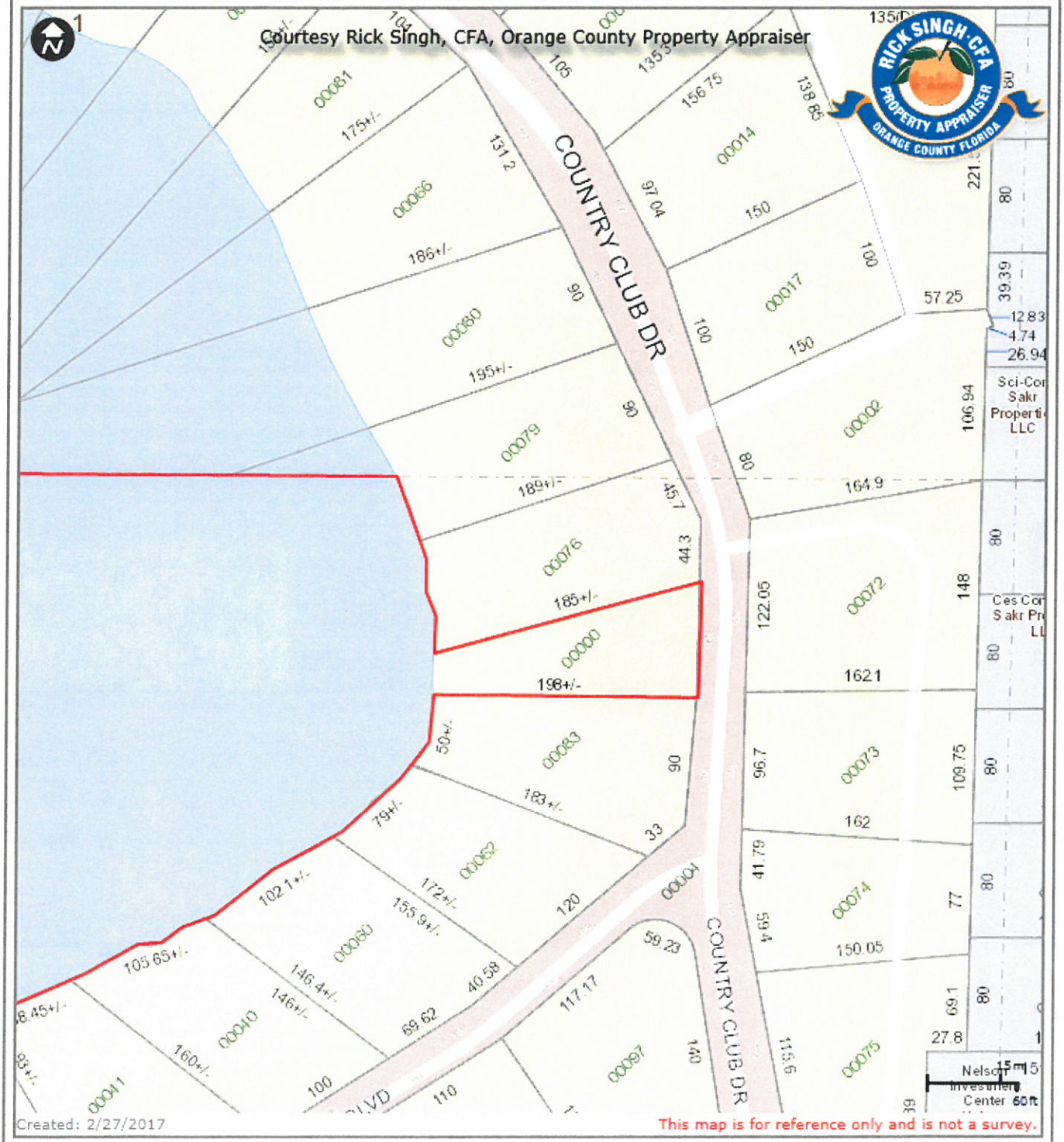
Lakes Board and P&Z Board Duties: The City's Lakes and Waterways Board has the sole jurisdiction and determination on the size and location of any dock/boathouse on the lakefront lots, as well as the jurisdiction on whatever lakefront amenity, such as gazebo/dock or ramp is located on the common lakefront access tract. The P&Z Board has the sole jurisdiction on the approval of the lakefront homes per our normal lakefront review authority.

Staff Recommendation is for APPROVAL of the Requests, with the following condition to be placed in the zoning ordinance and on the plat:

1. **That the final plat contain a note and restriction on the FAR permitted on Lot 9, as limited to a FAR of 49%.**

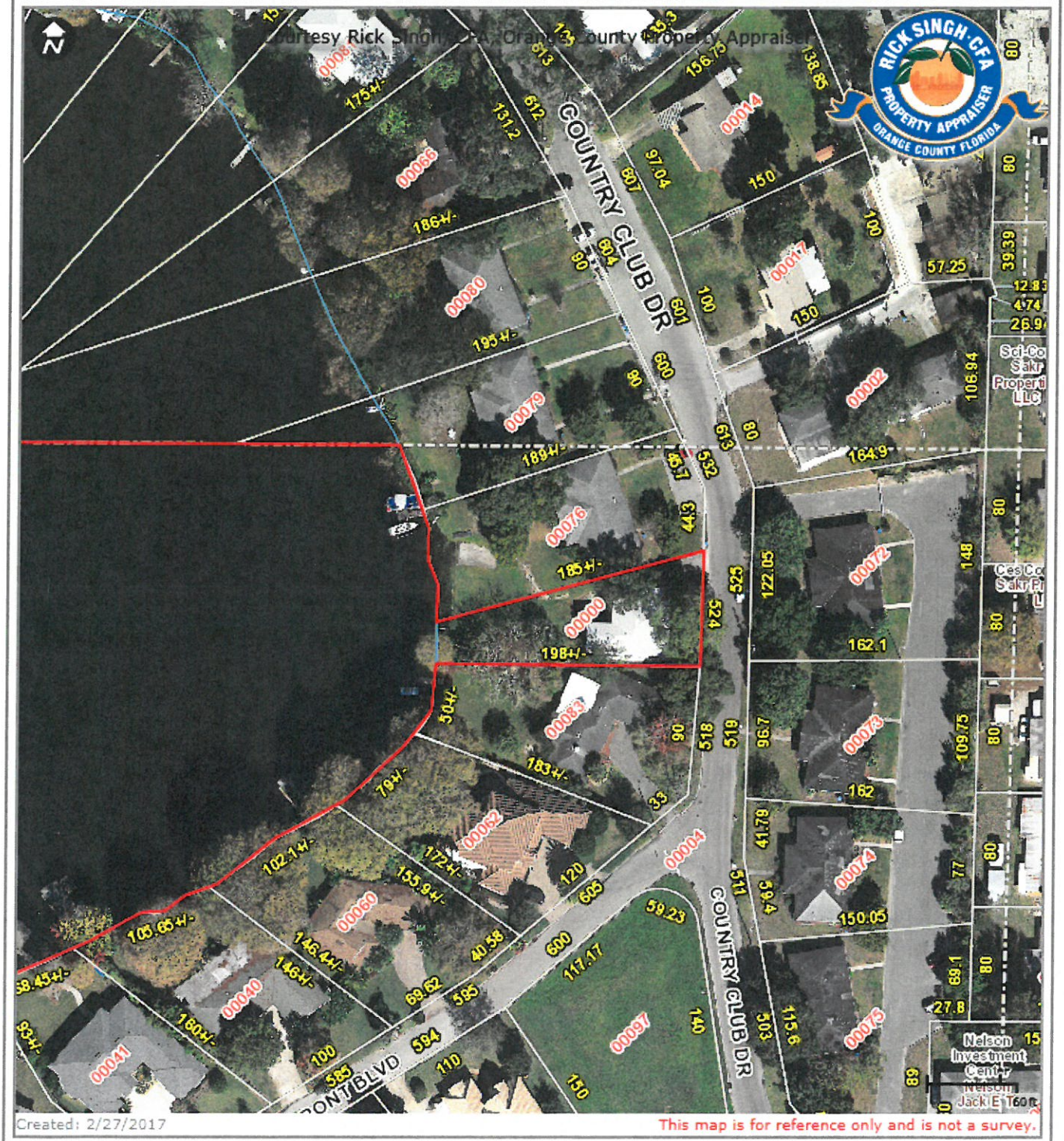

COUNTRY CLUB DRIVE
PREMLIMINARY PLAT
Lakefront Amendment
City of Winter Park, Florida
LEE RD
ELLEN DR
COUNTRY CLUB DR
EXECUTIVE DR
604
600
532
524
Lake
Killarney
LAKE FRONT BLVD
GAY RD

Parcel Report for 01-22-29-5224-00-000



OCPA Web Map									
Florida turnpike	Major Roads	Proposed Roa	Residential	Commercial/ Industrial Vacant Land	Parks	6	Lot Number		
Interstate 4	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060	Parcel Numbe		
Toll Road	Gated Roads	Block Line	Commercial/ Institutional	Hydro	Building	3106	Parcel Addres		
	Road Under Conetruction	Lot Line	Governmental/ Institutional/ Misc	Waste Land	E	Block Number	111.9	Parcel Dimens	

Parcel Report for 01-22-29-5224-00-000



OCPA Web Map									
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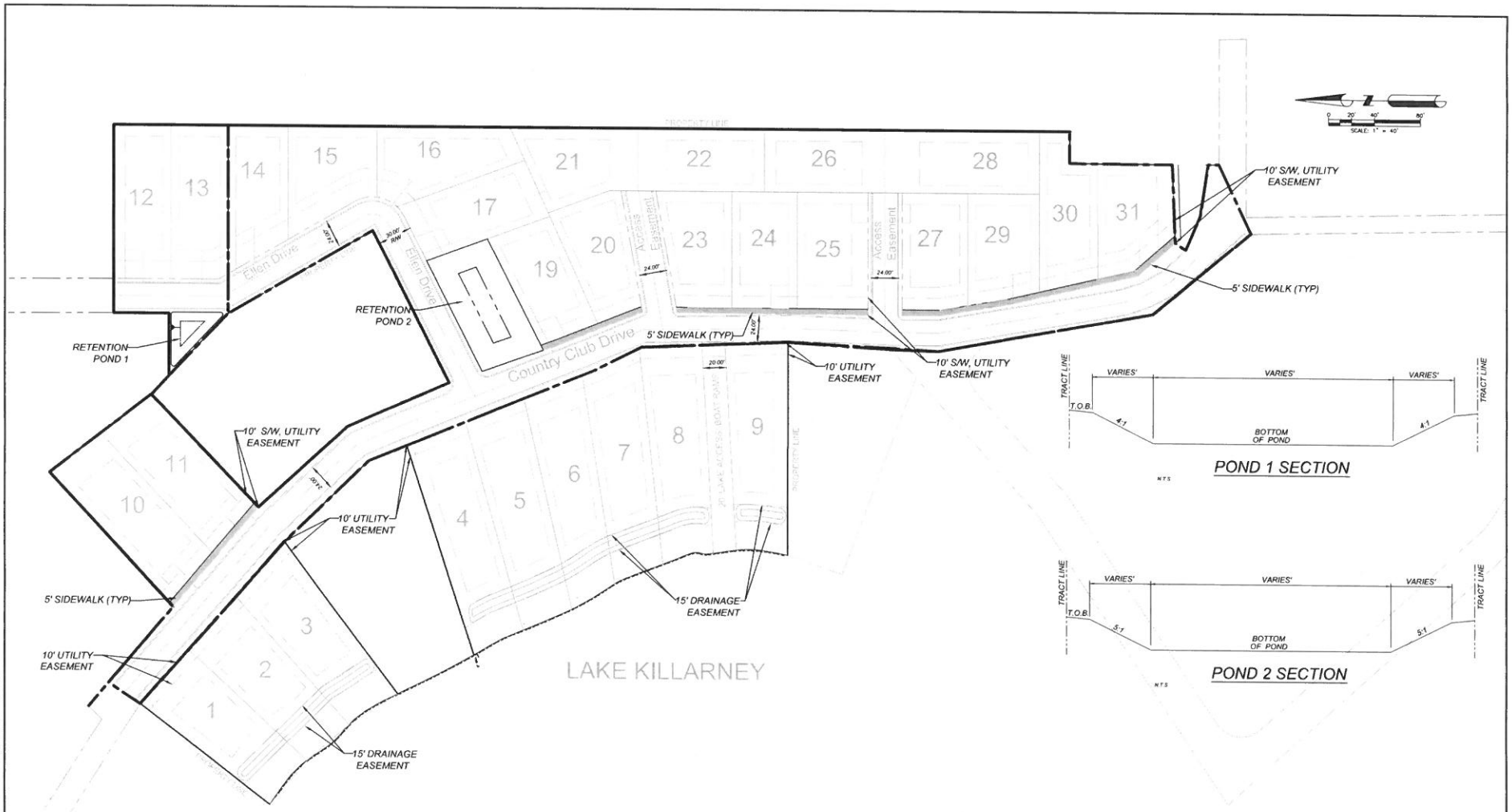


F:\D11\Drainage\CONCEPTUAL 2017.02.16.dwg,2/16/2017 10:30:39 AM

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor _____ Engineer _____

Not valid without the signature and the original raised seal of a Florida Registered Engineer.

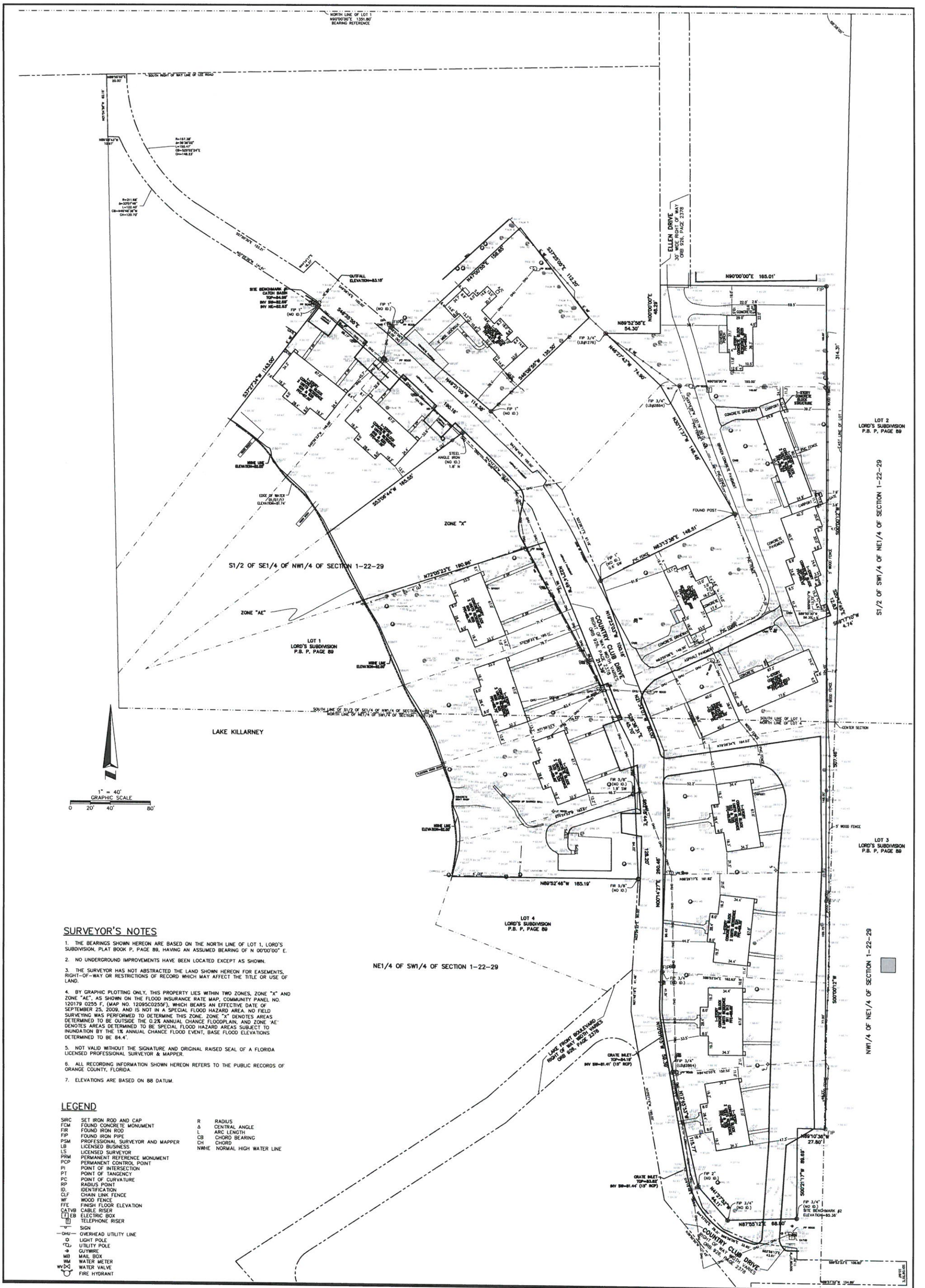
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

POST-DEVELOPMENT BASIN MAP

LAKE KILLARNEY
ORANGE COUNTY, FLORIDA

DATE:	JANUARY 2017
PROJECT NO.:	DI-1
DRAWN BY:	JL
CHECKED BY:	DSE
SCALE:	1"=40'
SHEET:	1 OF 1



SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, LORD'S SUBDIVISION, PLAT BOOK P, PAGE 89, HAVING AN ASSUMED BEARING OF N 00°00'00" E.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN TWO ZONES, ZONE "X" AND ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120179 0255 F, (MAP NO. 12095C0255F), WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 25, 2009, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE 'AE' DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED TO BE 84.4'.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
7. ELEVATIONS ARE BASED ON 88 DATUM.

LEGEND

SIRC	SET IRON ROD AND CAP	R	RADIUS
FCM	FOUND CONCRETE MONUMENT	Δ	CENTRAL ANGLE
FIR	FOUND IRON ROD	L	ARC LENGTH
FIP	FOUND IRON PIPE	CB	CHORD BEARING
PSM	PROFESSIONAL SURVEYOR AND MAPPER	CH	CHORD
LB	LICENSED BUSINESS	NWHE	NORMAL HIGH WATER LINE
LS	LICENSED SURVEYOR		
PRM	PERMANENT REFERENCE MONUMENT		
PCP	PERMANENT CONTROL POINT		
PI	POINT OF INTERSECTION		
PT	POINT OF TANGENCY		
PC	POINT OF CURVATURE		
RP	RADIUS POINT		
ID.	IDENTIFICATION		
CLF	CHAIN LINK FENCE		
WF	WOOD FENCE		
FFE	FINISH FLOOR ELEVATION		
CATV⊟	CABLE RISER		
E⊟	ELECTRIC BOX		
T	TELEPHONE RISER		
	SIGN		
—OHU—	OVERHEAD UTILITY LINE		
	LIGHT POLE		
	UTILITY POLE		
	GUYWIRE		
MB	MAIL BOX		
WM	WATER METER		
WV	WATER VALVE		
	FIRE HYDRANT		

JOB NO.:	161216
FIELD DATE:	01/12/17
SCALE:	1"= 40'
DRAWN BY:	GHF
APPROVED BY:	JF

DRAWING FILE#
G:\2016#8\1612\161216 WINTER PARK SITE - ORANGE\SURVEY\ 161216 LORDS SUBDIVISION.dwg

ASM
AMERICAN SURVEYING & MAPPING INC.
CERTIFICATION OF AUTHORIZATION NUMBER LB#5363
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FL 32803
(407) 928-7839
WWW.AMERICANSURVEYINGANDMAPPING.COM

BOUNDARY & TOPOGRAPHIC SURVEY

OF

WINTER PARK SITE

PORTION OF LORD'S SUBDIVISION

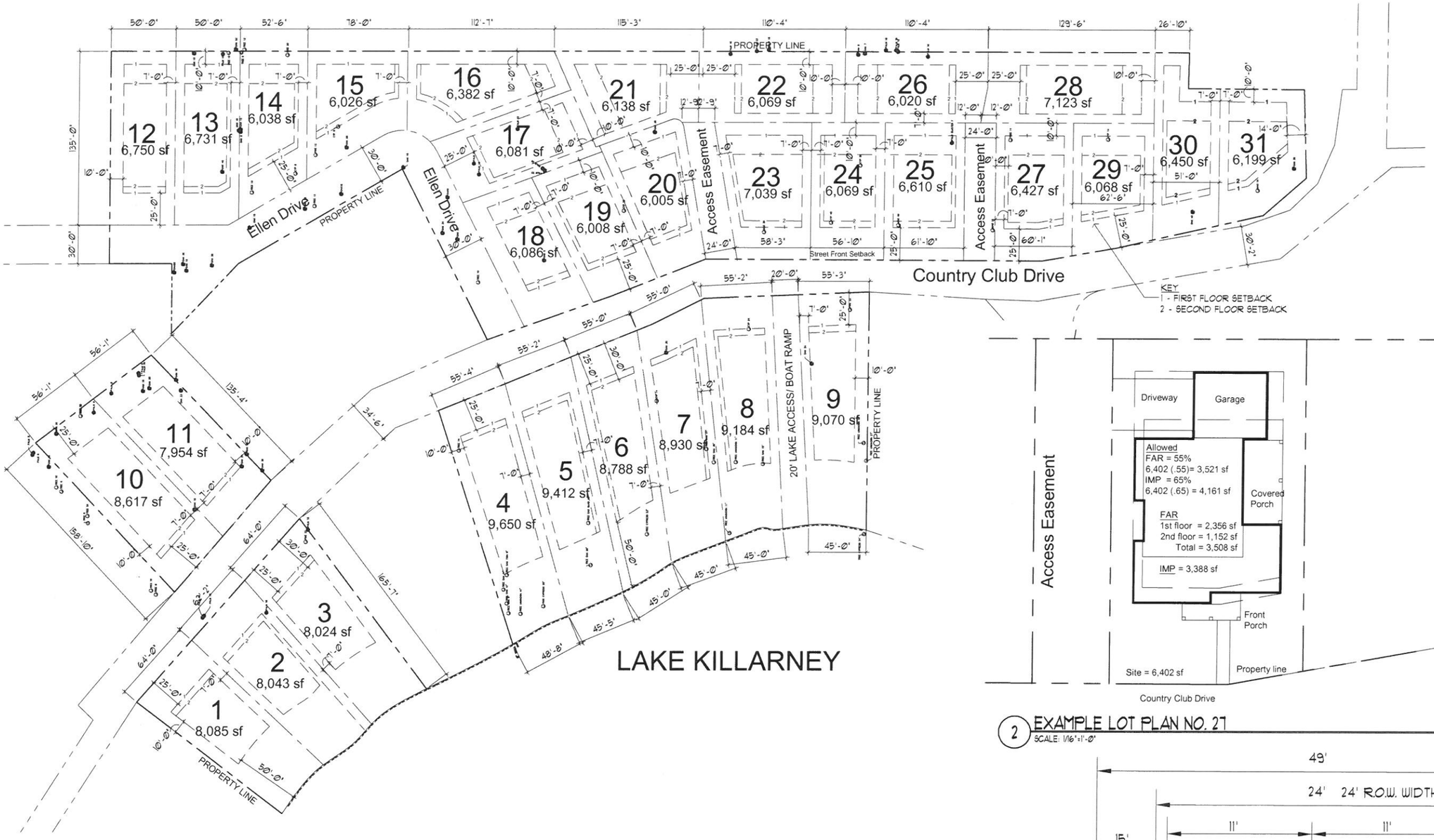
SECTION 1-22-29 ORANGE COUNTY, FLORIDA

NO.	DATE	REVISIONS

FOR THE FIRM

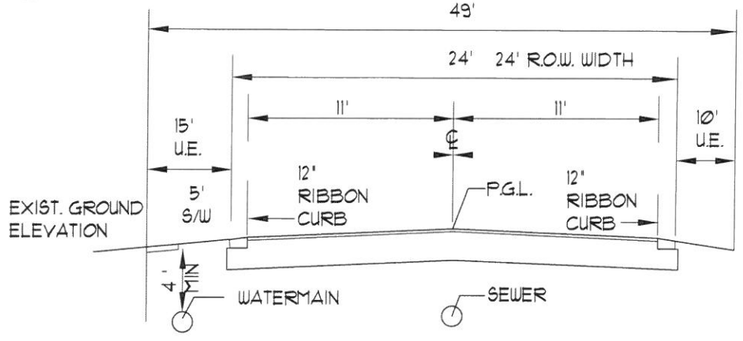
XXXXXXXXXXXX, PSM #XXXX DATE

SHEET 1 OF 1



1 ARCHITECTURAL SITE PLAN - (R-2) SINGLE FAMILY/ MULTI-FAMILY LOTS
SCALE: 1" = 40'-0"

2 EXAMPLE LOT PLAN NO. 27
SCALE: 1/16"=1'-0"



3 SECTION THRU COUNTRY CLUB DRIVE
SCALE: NTS

REVISIONS

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13242
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL. (407)645-3019 FAX (407)645-2771
WWW.SLOCUMPLATTS.COM

ARCHITECTURAL SITE PLAN

LAKE KILLARNEY
SINGLE FAMILY LOTS
WINTER PARK FLORIDA

WILLIAM P. PLATTS AR0362

DRAWN	CAD
CHECKED	WPP
DATE	2 8 17
SCALE	AS NOTED
JOB NO.	16-062
SHEET	A1.0

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CONCEPTUAL STREETSCAPE ONE

LAKE KILLARNEY SINGLE FAMILY LOTS

16-062

2.8.17

SLOCUM PLATTS
ARCHITECTS

CONCEPTUAL STREETSCAPE TWO

LAKE KILLARNEY SINGLE FAMILY LOTS

16-062

2.8.17

SLOCUM PLATTS
ARCHITECTS

CONCEPTUAL STREETSCAPE THREE

LAKE KILLARNEY SINGLE FAMILY LOTS

16-062

2.8.17

SLOCUM PLATTS
ARCHITECTS

CITY OF WINTER PARK
PLANNING AND ZONING BOARD

Staff Report
March 7, 2017

REQUEST OF VILLA TUSCANY HOLDINGS, LLC FOR: CONDITIONAL USE APPROVAL TO BUILD A THREE STORY, 41,352-SQUARE FOOT, 24-UNIT, 51 BED, MEMORY CARE FACILITY AT 1298 HOWELL BRANCH ROAD, ZONED MULTI-FAMILY RESIDENTIAL (R-3), PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

This public hearing is at the request of Villa Tuscany Holdings, LLC for Conditional Use approval to build a three-story, 41,352 square foot memory care/assisted living facility at 1298 Howell Branch Road, on property zoned R-3. This type of facility falls under the "adult congregate living facilities" or "assisted living facilities", conditional use provision in the R-3 zoning, as well as being a three story building over 10,000 square feet.

This matter was tabled by the P&Z Board at the October 4, 2016 meeting with a positive vote on allowing the 'use' a request for a memory care or assisted living facility but with no formal action, but direction to the applicant to revise the plans eliminating the building height and lakefront setbacks variances. Also in the interim, the applicant has closed on and purchased this property.

Project Site: Per the applicant's survey, the entire property is 3.777 acres in size. Of that total land area size, there is 2.18 acres (94,961 sq. ft.) that is land above the Ordinary High Water (OHW) elevation (66.6 feet – NAVD 88 datum) of the two water bodies onsite. The larger one to the south is Lake Temple and the smaller one to the northeast is a remnant sinkhole with no name. The ordinary high water boundary is just what the words suggest: the ordinary or normal reach of water during the high water season. The term "ordinary" excludes floods and other extraordinary high water events but includes the average or normal reach of high water of each year. The remaining 1.597 acres (69,565 sq. ft.) is then both water bodies either as actual water or shoreline below the Ordinary High Water elevation of 66.6 feet (NAVD 88 datum). All of these numbers have been confirmed by a recent survey.

To the north and east are commercial properties and to the south and west are single family residential properties. The property is vacant and has been zoned R-3 for many decades including prior to the City's annexation of this area in the 1980.

Memory Care Project Proposal: The proposed memory care/assisted living facility is three-stories and a total of 41,352 square feet, per the City's calculation of floor area ratio (FAR). Under the defintion of "gross floor area", the City counts the open area that is under the footprint of upper floors. This building design has a front porte-cochere which is the front driveway area that has building floor space above it on the third floor. Thus, per the City's definition of FAR, this open to the air front porte-cochere area under the third floor building footprint counts toward the floor area ratio for both the first and second story volumne of that prote-cochere space. That is 3,615 sq. ft. per floor. That

building size yields a 43.5% FAR. This is less than the maximum 110% FAR permitted in the R-3 zoning.

However, while this is a 41,352 square foot building per the defintion of "gross floor area" the actual enclosed air condioned size of this building is 34,112 square foot building. The proposed building lot coverage (footprint) of 14.8% is within the maximum permitted of 40%. The impervious coverage is approximately 31.3% which is also within the maximum permitted coverage of 75%.

Parking and drives are shown on the plan accomodating 23 parking spaces on-site and 4 leased spaces across the street. The front driveway entrance/exit is aligned with the traffic light at the Howell Branch Road and Temple Trail intersection for safe turning movements into and out of the site. The project proposes a six foot tall wall buffer for the parking lot on the south (lake) side in order to screen view of vehicles from the residential properties to the south and west. The Zoning Code specifies that "to the extent practical, vehicles shall not be visible from the lake" That six foot wall screening the parking lot and the dumpster pad will ensure that the neighbors are not looking at cars in the parking lot or getting glare from windshield deflection. It also will serve as a buffer for headlights given the shift changes for the staff of this facility. The Zoning Code is silent as to the required setback for parking on a lakefront, however as a matter of precedent, 25 feet is as close as has been previously permitted.

Storm water retention is required to meet the City Code and the regulations of the St. John River Water Management District. A letter is included in the materials outlining the design parameters and the conceptual method of compliance, as is satisfactory at this preliminary stage. The specific design details and calculations are presented as part of the final condional use approval process or as may be delegated to the Public Works staff to review and approve.

The project incorporates Mediterranean architecture in order to be residential in style both for compatibility with the surrounding neighborhoods but also for the residential context of their business.

The Fire Department access is around the front circle. Emergency vehicles can drive over the grass and use a driveway apron to exit the property and not have to go into the parking lot for a three point turn. However, the applicant has a graphic that shows how any truck or other large vehicle can make that three point turn.

Comprehensive Plan/Zoning Code Exceptions Requested: The Conditional Use process allows the applicant to request certain exceptions or variances regarding setbacks and other similar development standards. The P&Z Board direction in October was to revise the plans to eliminate the variances especially the major ones from the previous design that involved building height and the lakefront setback. Those have been accomplished as the project building height is now at the permitted 35 feet of height which then makes the project in conformance with the 75 foot setback from the ordinary high water elevation of Lake Tuscany.

There is one small front setback variance request along Howell Branch Road. The graphic "setback diagram" shows three small corners of the building (in red) that encroach into the 25 foot front setback. These three areas total 58.5 sq. ft. of building footprint into the setback. The front property line in behind the sidewalk along Howell Branch Road so that

there is 25 feet from the building to the sidewalk. This small setback variance on the building side facing the four lane arterial road does not seem to be a significant detraction to the project.

The Comprehensive Plan also requires a third floor roof slope rather than vertical walls for the third floor. In essence this requirement provides the appearance of a 2½ story building with dormer windows for the 3rd floor tucked into the roof slope versus a three story vertical wall building appearance which these facades incorporate. This architectural design incorporates that required design function with exceptions supported by staff in three locations. One is the front entrance feature in order to accommodate a more attractive front entrance element. Second is the stair/elevator towers where the interior ceiling height is required. The third is a balcony element that faces the "sinkhole" property that will not be visible from Howell Branch Road or from neighbors' properties.

Other Zoning Code Design Regulations: The Zoning Code allows the City via this conditional use process to approve architectural appendages to buildings that are simply to make the appearance of the building more attractive. At the front entrance there is a Mission Mediterranean architectural façade component with a slight cornice element over the 35 feet. Also the plans show a sloped tile roof over the stair towers that exceed the 35 feet. Both could be eliminated. The stair tower could have a flat roof. But to be consistent with the Mediterranean style, the planning staff feels that these small architectural appendages do accomplish the intent of the Code by adding architectural interest and appeal to the facades.

Traffic/Mobility Impacts: A memory care facility is not a large traffic generator as the residents do not drive so the traffic is staff turnover, deliveries and visitors. In terms of traffic impact for the proposed use, according to the Institute of Transportation Engineers (I.T.E.) data, the traffic generation/car trips per day for this project will be approximately 50-80 daily trip ends. All traffic is to enter and exit on Howell Branch Road via the signalized intersection at Temple Trail and Howell Branch Road, onto the roadway with 30,600 cars a day. Utilizing access at the traffic light will insure safe turning movements into and out of the project. The traffic signal upgrades will be done at the applicant's expense.

Parking Impacts: The City's parking requirement for an assisted living facility is what correlates the closest to the proposed memory care facility. That parking requirement is one space for each three beds and one space for each staff person. Based on the proposed 51 beds and the applicant's representations of 10 employees, the parking requirement would be for 27 parking spaces. The applicant is providing 23 parking spaces on-site and 4 spaces directly across the street via a long term lease commitment.

Tree Preservation: This vacant property is covered with trees of all types and sizes. The City's code requires identification of the trees nine inches in diameter or greater. The applicant has submitted a tree survey and plan showing the trees to be removed and the trees proposed to be saved. There are 65 protected shade trees on the property. Of those 65 trees, the applicant's plans contemplate that 31 trees are to be removed and 33 trees are to remain. The applicant has committed to work with Urban Forestry, once the site is cleared of underbrush and the invasive trees to explore opportunities for further tree preservation. The landscape plan commit to planting 11 new live oaks and 3 new cypress trees along with other understory tree plantings.

Other City Department Comments: During the review by other city departments the site plan was revised, per the comments from the Fire Dept. in order to create an emergency exit from the front circular driveway. This avoids the need for emergency vehicles to turn around and speeds the response for time critical transport to the Hospital.

The Public Works Dept. has also asked for two easements. One is for those sections of the sidewalk along Howell Branch Road that encroach upon this property. Another is for a drainage easement over the weir or control structure between these two water bodies in case maintenance work is required. Other comments from Public Works related to the traffic signal upgrades have been agreed to by the applicant. Similarly the sanitary sewer lift station necessary for this project will be designed to meet city specifications.

Summary and Staff Recommendation: Memory care facilities are a business but they also provide a social benefit for the community. There is a need for Winter Park residents and for their families to be served by a memory care facility, especially given the aging baby boomer population. Locating a memory care facility on a four lane arterial highway of Howell Branch Road, at a signalized intersection, is an acceptable location for this type of conditional use for assisted living/memory care. The architectural style of the building is also well suited for this location on Howell Branch Road and adjoining residential neighborhoods and the 2½ story image facing the neighborhoods is appropriate in scale. The planning staff understands that many neighbors are concerned with the size and scale of a three story building with 34,000 square feet of air conditioned building area, in close proximity to neighborhoods of single family homes. It is a building that is 10 times larger than the typical home in this area. However, the property is designated Multi-Family Residential and zoned R-3. If this project is denied then the other viable use is as a residential condominium or townhouse development. This site plan shows everyone that it is possible to site plan the property with 23-25 parking spaces. That would support 10 residential condominium units and if those living units were each 3,400 sq. ft. in size the resultant residential condominium building would be of similar size to what is now being requested.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE PROJECT WITH THE FOLLOWING CONDITIONS:

1. **That the Project be limited to a monument sign.**
2. **That the traffic signal upgrades necessary for this Project are the expense of the applicant.**
3. **That the project grant to the City the requested sidewalk and drainage easements.**
4. **That the site clearing and tree removal be done in coordination with Urban Forestry and that options for further tree preservation be explored at that time.**

Sec. 58-90. Conditional uses.

(j) *Standards for Consideration of Conditional Use Requests.*

1. That the proposed plan is consistent with all applicable goals, objectives, policies and standards in the city comprehensive plan;

2. That the proposed plan meets or exceeds all other applicable minimum standards and requirements as set forth in this section and this article;

3. That the proposed site plan and proposed use, business type, operating hours, noise, parking and traffic impact will be compatible with existing and anticipated land use activities in the immediate neighborhood and that such application will be compatible with the character of the surrounding area;

4. That adequate facilities and services necessary to service the development associated with the proposed site plan will be available and in place at the time of impact of the development or phase thereof;

5. That the building size, floor area ratio, height and mass are compatible with the zoning code requirements and consistent with the scale and character of the immediate neighborhood.

6. That the proposed site is properly landscaped and irrigated in and around buildings, along sidewalks, and buffering neighboring land. The topographical and natural features of the site shall be given priority consideration, thus assuring the retention of the trees. The developer, furthermore, shall make provisions for the continued maintenance of landscaped areas, open spaces, and recreational areas. Other screening and buffering may also be required when necessary to protect the integrity of the surrounding area;

7. That traffic generated from the proposed uses shall not, on a daily or peak hour basis, degrade the level of service on adjacent roads or intersections or raise any traffic safety hazards. That driveway and curb cut access directs traffic onto more heavily traveled roadways and away from residential neighborhoods;

8. That the site plan provides onsite parking to meet the code required and expected demands of the proposed use;

9. That adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings, one to another and to neighbors;

10. That the architectural design and aesthetic features of the building plans are compatible with the surrounding area;

11. That adequate light shall be provided in all parking areas and interior streets. This shall include the replacement of light poles with appropriate illumination appropriately spaced;

12. That the proposed use does not create through noise, intensity of activity, traffic, overflow, parking, storm water runoff etc. any conditions that degrade the value of adjacent properties, the peaceful use of adjacent properties, degrade the economy of adjacent businesses or negatively impacts the existing character or future use of the surrounding neighborhood or adjacent properties.

Sec. 58-87. - Lakefront lots, canalfront lots, streamfront lots, boathouses and docks.

(5) Structures on lakefront lots require the approval of the planning and zoning board prior to the issuance of a building permit. As conditions necessitate the planning and zoning board or city commission may impose

increased setbacks in concert with their waterfront review or conditional use authority as necessary to accomplish the objectives in this section. Structures in this context shall also include swimming pools, cabanas, gazebos, screen enclosures, tennis courts and other accessory buildings.

b. *Setbacks - Multi-family/non-residential/mixed use.* The water front setback from the ordinary high water elevation for multi-family (three or more units) or non-residential or mixed use buildings and any other accessory structures on those properties (other than boathouses, docks, over the water gazebos or retaining walls) shall correspond to the height of the proposed structure. For buildings and structures 35 feet in height or less, the water front setback shall be a minimum of 75 feet. As the height of the building or structure increases, for each one foot increase in height over 35 feet in height, the water front setback shall increase by two and one-half feet.

RELEVANT COMPREHENSIVE PLAN POLICIES:

Policy 1-3.7.3: Limitations of Development of Waterfront Lots. The City shall require that the Planning and Zoning Commission review and approve plans for construction on waterfront properties due to the environmental sensitivity of such properties, including surface water management, water quality control, public safety and reduction of boating hazards, preservation of waterfront views, sensitivity of scale and design of house to slope of site and surrounding properties, suitability of soils for development and impacts of development on soil conditions and topography, elevation of water bottom, impact of development on aquatic habitat, and retention of natural shoreline appearance and vegetative cover including tree coverage. The Planning and Zoning Commission shall have the authority to apply specific conditions to development approvals for waterfront lots in order to ensure that future development properly addresses objectives herein stated within this policy or other policies incorporated in the Comprehensive Plan and Land Development Code. Similarly, the Planning and Zoning Commission shall have the authority to require scientific data describing existing and proposed characteristics of the site, land forms, water quality, and structural components.

Policy 1-3.7.4: Management of Lakefront Development. The City shall restrict lakefront development outside of the floodplain and lake setback areas around the lakes to the lowest density residential land uses with the corresponding lot coverage and impervious coverage.

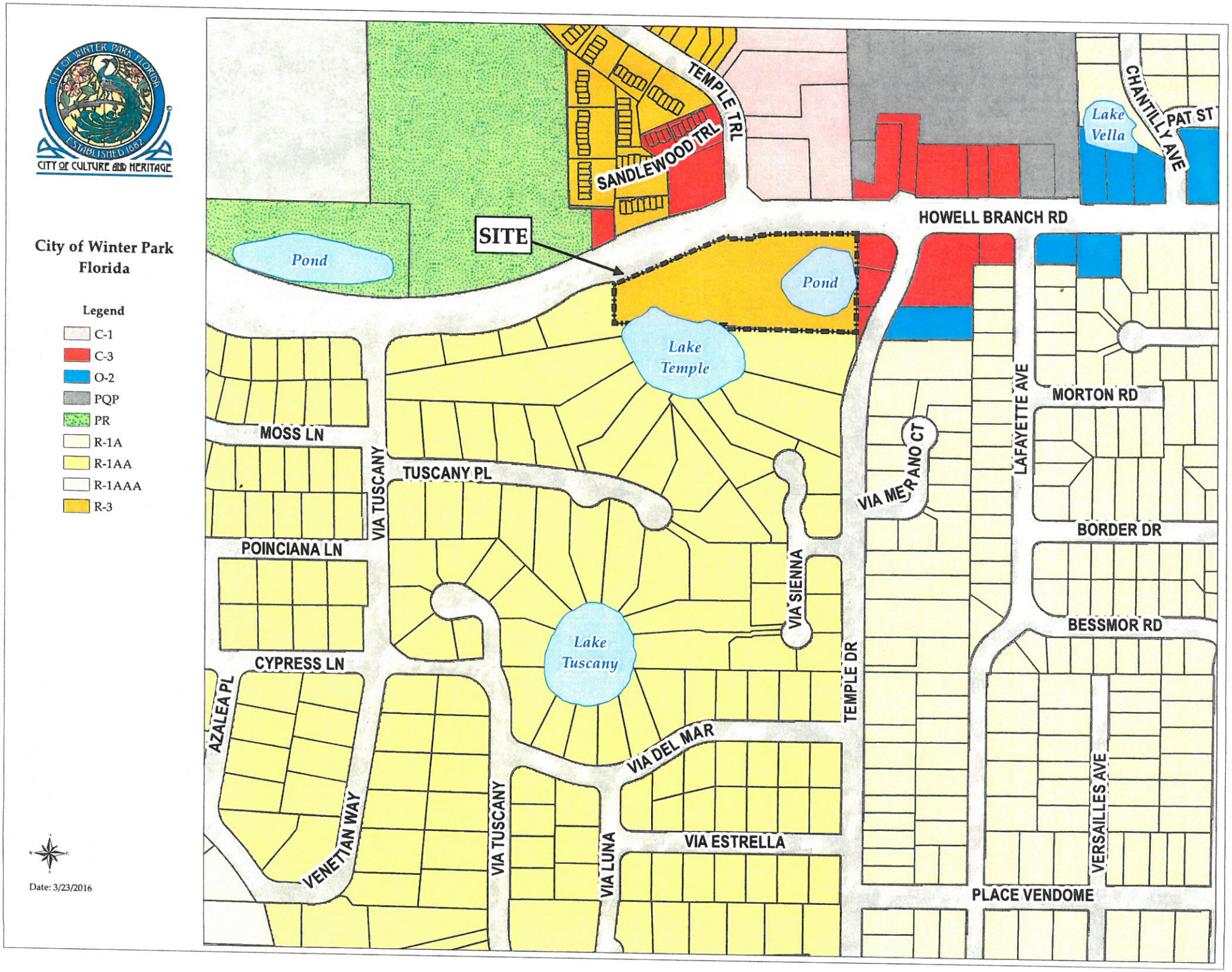
Policy 5-1.7.1: Implementing Protection of Vegetative Communities and Lake Habitats. The City shall require that development protect trees and vegetation by minimizing the removal of protected trees and requiring compensation and replanting for the loss of protected trees based on the diameter of tree. The City shall review development plans and shall require minimal lot clearance to preserve vegetation. Plans for lakeshore development shall be reviewed to prevent shoreline erosion, degradation of water quality, and harmful impacts on lake habitat.

Urban Forestry Staff Comments

RE: Villa Tuscany (revision)

DRC Meeting 2/15/17

- Staff met with Landscape Architect in an effort to preserve as many trees on site as possible.
- A new survey was provided.
- Tree protection barricades are required prior to issuance of permit.


City of Winter Park
Florida
Legend
C-1
C-3
O-2
PQP
PR
R-1A
R-1AA
R-1AAA
R-3
SITE
Pond
Pond
Lake Temple
Lake Vella
Lake Tuscany
TEMPLE TRL
SANDLEWOOD TRL
CHANTILLY AVE
PAT ST
HOWELL BRANCH RD
MORTON RD
LAFAYETTE AVE
VIA MERANO CT
BORDER DR
BESSMOR RD
MOSS LN
TUSCANY PL
VIA TUSCANY
POINCIANA LN
CYPRESS LN
AZALEA PL
VENETIAN WAY
VIA SIENNA
TEMPLE DR
VIA DEL MAR
VIA ESTRELLA
VIA LUNA
VERSAILLES AVE
PLACE VENDOME
Date: 3/23/2016

SITE ANALYSIS

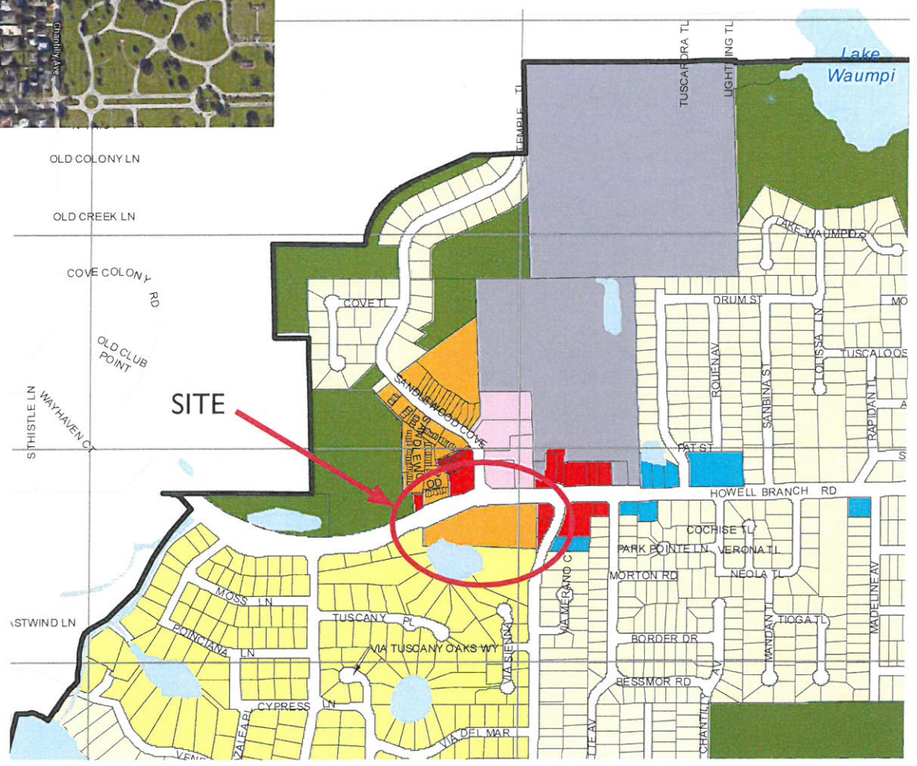
Address: 1298 Howell Branch Road
Parcel: 32-21-30-0000-00-029
Acres: 3.777 (164,526.1 SF)
Acres Above OHW Elevation: 2.18 Acres
(94,960.8 SF)

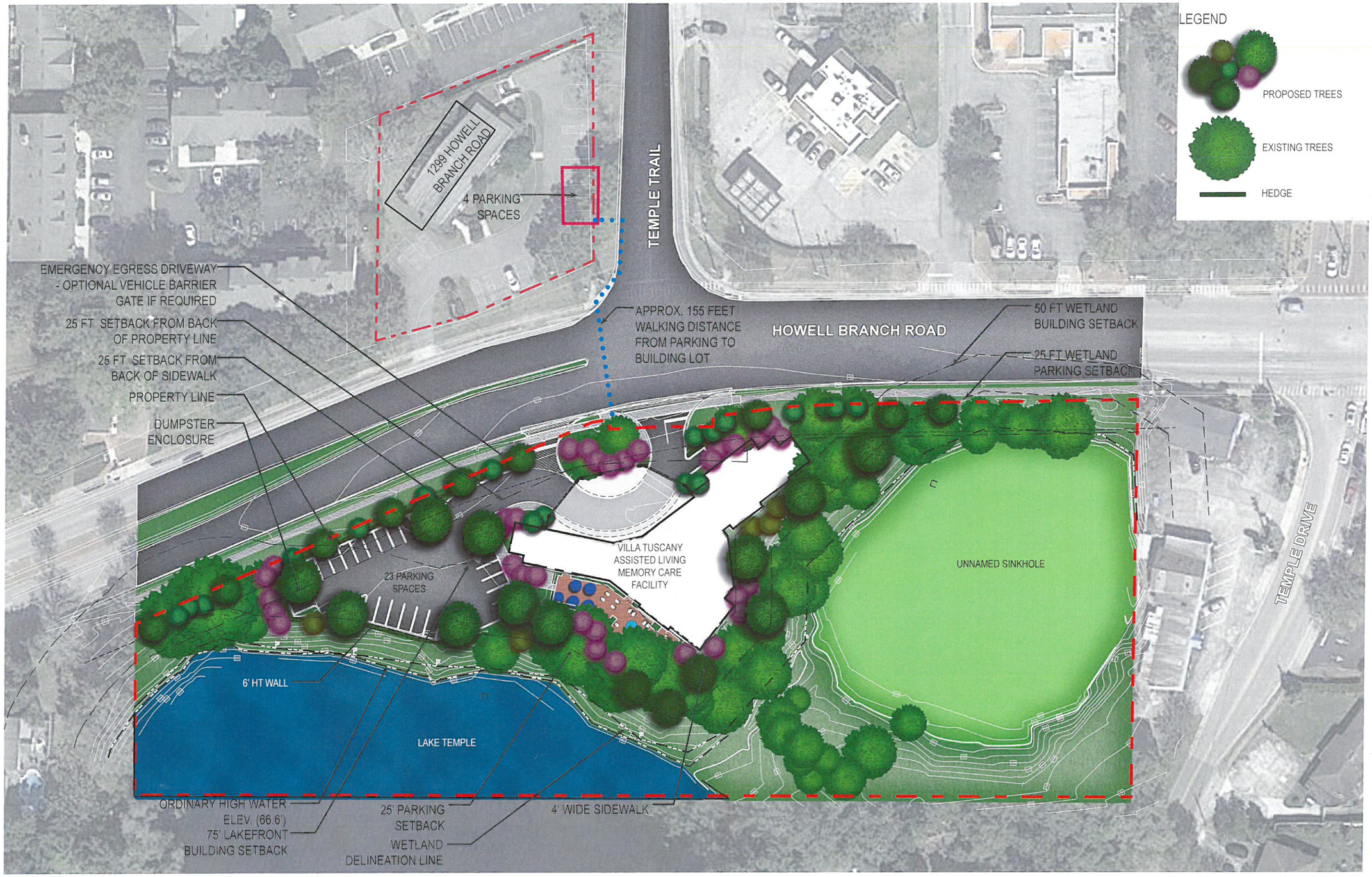
Zoning: R-3
Max. Density: 17 DU/AC
Max. Height: 35 ft.

Min Setbacks
Front: 25 ft.
Side: 20 ft.
Rear: 25 ft.

Max. FAR 110%
(3 Stories)

Lakefront Setback from OHW line:
75 ft. for buildings
25 ft. for parking
Wetlands Buffer:
50 ft. for buildings
25 ft. for parking





150336.00 01.04.17 VILLA TUSCANY // LANDSCAPE PLAN / L-2

GRAPHIC SCALE 0 15 30 60

Baker Barrios

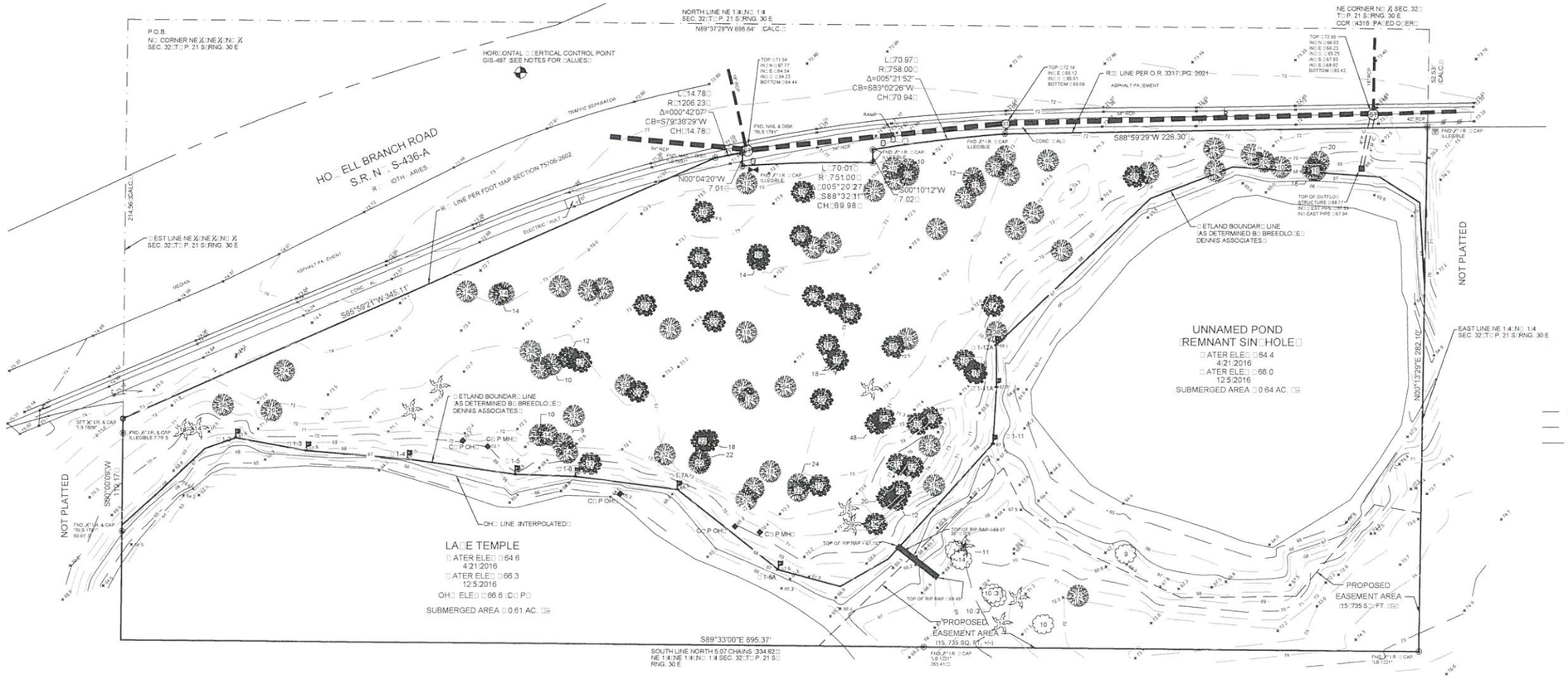
LEGAL DESCRIPTION (AS PROVIDED BY CLIENT):

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF HOWELL BRANCH ROAD RIGHT OF WAY: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 5.07 CHAINS, THENCE EAST TO EAST LINE OF NORTHEAST ¼ OF NORTHWEST ¼ OF SAID SECTION, THENCE NORTH ON SAID EAST LINE TO THE NORTH LINE OF NORTHEAST ¼ OF NORTHWEST ¼ OF SAID SECTION, THENCE WEST ON SAID NORTH LINE TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA.

PROPOSED EASEMENT

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 5.07 CHAINS (334.62 FEET) OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE N 01°22'17" E 74.38 FEET ALONG THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION; THENCE N 78°44'49" W 25.62 FEET, TO AN ENVIRONMENTAL FLAG; THENCE S 41°05'20" W 64.48 FEET ALONG AN ENVIRONMENTAL WETLAND LINE; THENCE CONTINUE ALONG SAID ENVIRONMENTAL WETLAND LINE N 89°46'00" W 61.39; THENCE N 63°48'48" W 58.38 FEET; THENCE N 53°40'30" W 39.32 FEET; THENCE N 25°52'01" W 24.59 FEET TO THE APPROXIMATE CENTERLINE OF AN EXISTING DITCH; THENCE S 46°31'53" W 136.97 FEET ALONG SAID APPROXIMATE CENTERLINE, TO THE SOUTH LINE OF SAID NORTH 5.07 CHAINS; THENCE S 88°34'51" E 311.94 FEET MORE OR LESS ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 15,735 SQUARE FEET, MORE OR LESS.



Legend

- Air Conditioning Unit
- Benchmark
- (E) Electric Pull Box (Traffic Signal)
- Fiber Optic Marker
- Fire Hydrant
- Skimmer
- Gas Line Marker
- (G) Gas Meter
- Gas Valve
- Metal Light Pole
- (ST) Storm Manhole
- (SS) Sanitary Sewer Manhole
- Sign
- (T) Telephone Manhole
- (T) Telephone Pullbox
- (T) Telephone Riser
- (TV) Televison Pullbox
- (T) Television Riser
- (TS) Traffic Signal Pole
- Transformer
- Trashcan
- (W) Water Meter
- Water Valve
- BB Bottom of Bank
- TB Top of Bank
- G Gas Line Paint Marks
- Wetland Flag
- Ear Tree (Diameter in inches)
- Oak Tree (Diameter in inches)
- Palm Tree (Diameter in inches)
- Tree, Unknown Type (Diameter in inches)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

LEGEND	Δ DELTA	P.O.B.-POINT OF BEGINNING	O.R. OFFICIAL RECORD BOOK	P.C.-POLE
FND-FOUND	R-RADIUS	CB-CHORD BEARING	1-5 WETLAND FLAG MARK	CIN-CINCINNATI
I.R.-IRON ROD	L-ARC LENGTH	P.O.C.-POINT OF COMMENCEMENT	CALC.-CALCULATED	MH-MEAN HIGH WATER
IP-IRON PIPE	B.R.-BEARING REFERENCE	D-PER DEED	C.M.-CONC. MONUMENT	CHLORIDE PIPE
SEC.-SECTION	R/W-RIGHT OF WAY	CH-CHORD	OHW-ORDINARY HIGH WATER	
T.O.P.-TONISHIP	P.T.-POINT OF TANGENCY	RCP-REINFORCED CONC. PIPE	℄-CENTERLINE	
RNG.-RANGE	P.C.-POINT OF CURVATURE	CCR-CERTIFIED CORDER RECORD	PG-PAGE	S.R.-STATE ROAD
PB-PLAT BOOK	C.P.C.I.T.-POINT OF INTERSECTION	PA-PAVEMENT	LB-LICENSED BUSINESS	
CONC.-CONCRETE	LS-LAND SURVEYOR	FDOT-FLORIDA DEPARTMENT OF TRANSPORTATION	ID-IDENTIFICATION	ELEV-ELEVATION

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 231613 A1, DATED OCTOBER 27, 2016.
2. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE INFORMATION PROVIDED BY THE CLIENT.
3. NORTH ROTATION, COORDINATE VALUES AND ELEVATIONS REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM NAD83 1990 ADJUSTMENT, FLORIDA EAST ZONE AND NAVD 88 DATUM AS DERIVED FROM THE FOLLOWING CONTROL POINTS AS PUBLISHED BY SEMINOLE COUNTY FLORIDA:
   - 0497 GIS-497 N 1560032.915 E 547854.530 ELEV 75.068
   A ROUND CONCRETE MONUMENT WITH ORANGE COUNTY DISK STAMPED "GIS-497" APPROXIMATELY 150 FEET EAST OF TEMPLE TRAIL AND 30 FEET NORTH OF HOWELL BRANCH ROAD
   - 497A HEART N 1560053.493 E 551116.910 ELEV 92.748
   A 5/8 CONCRETE MONUMENT WITH BRASS DISK STAMPED "GPS 497A HEART" APPROXIMATELY 150 FEET EAST OF LAKEMONT AVENUE AND 50 FEET SOUTH OF HOWELL BRANCH ROAD
4. ALL DISTANCES/ANGLES ARE MEASURED UNLESS OTHERWISE SHOWN.
5. THE PROPERTY IS LOCATED IN FLOOD ZONE AS DETERMINED FROM FLOOD INSURANCE RATE MAP NUMBER 12095C0255F DATED SEPTEMBER 25, 2009.
6. WETLAND LINE AND FLAG LOCATIONS ARE BASED ON LINE ESTABLISHED BY BREEDLOVE DENNIS ASSOCIATES.
7. ORDINARY HIGH WATER AND MEAN HIGH WATER LATHS WERE ESTABLISHED BY THE CITY OF INTERPAR.
8. OVERALL AREA 3.77 ACRES
   AREA ABOVE ORDINARY HIGH WATER LINE 2.16 ACRES
9. NO UNDERGROUND UTILITIES WERE MARKED OR DESIGNATED, ONLY ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES IS SHOWN.
10. ORDINARY HIGH WATER LINE LOCATION IS INTERPOLATED FROM GROUND SHOTS BASED ON THE ELEVATION OF 66.6 AS DETERMINED BY THE CITY OF INTERPAR.
11. ONLY TREES 9" IN DIAMETER OR GREATER WERE LOCATED AS A PART OF THIS SURVEY.
12. WETLANDS AREA AS DETERMINED BY: BREEDLOVE DENNIS ASSOCIATES, INC. 2.11 ACRES

THIS SURVEY IS CERTIFIED TO AND IS FOR THE EXCLUSIVE BENEFIT OF THE FOLLOWING PARTIES:
VILLA TUSCANY HOLDING, LLC
HARBOR COMMUNITY BANK
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
MARVIN L. BEAMAN, JR., P.A.
NO ADDITIONS OR DELETIONS TO THIS SURVEY ARE VALID WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY.

CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARY TOPOGRAPHIC SURVEY HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 472.027, ONLY. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MARVIN L. BEAMAN JR. No. 5270 STATE OF FLORIDA SURVEYOR & MAPPER

BY: _____ DATE: 12/08/2016

BEIER HART JONES
FLORIDA REGISTRATION NO. 5270
LB NO. 7809

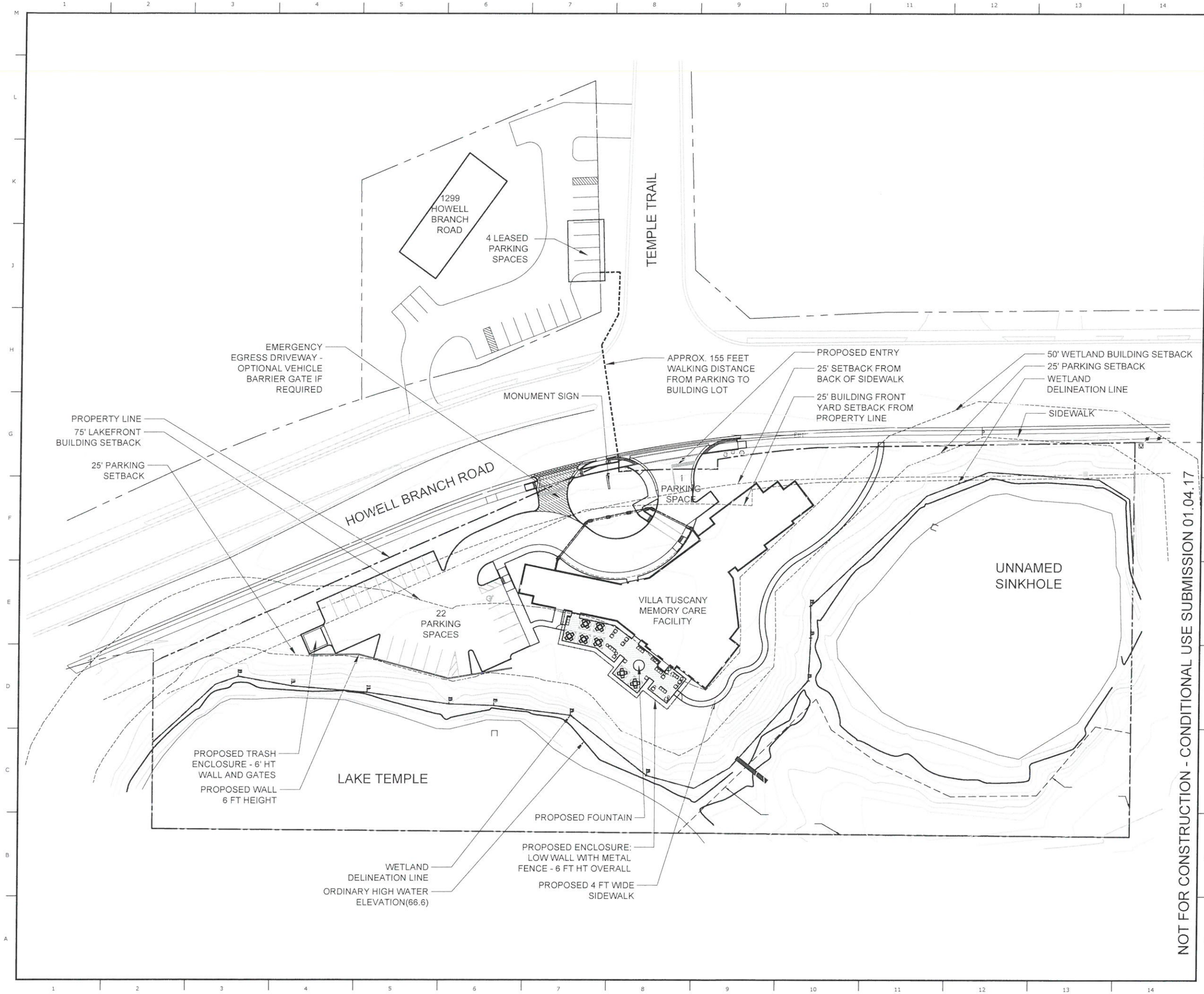
SECOM LLC
124 WAX MYRTLE DRIVE
SANFORD, FLORIDA 32773 (407)352-7181

BOUNDARY & TOPOGRAPHIC SURVEY

1298 HOWELL BRANCH ROAD

DATE 4.21.2016 REV. 5.10.2016 (NOTE 10) REV. 6.13.2016 (BND)
REV. 10.27.2016 (LAKE TEMPLE AREA) REV. 11.11.2016 (CERT) REV. 12.5.2016 (LAKE TEMPLE & UNNAMED POND)

PROJECT NO.
16006



0' 15' 30' 60'

NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION 01.04.17

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BAKER BARRIOS ARCHITECTS, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BAKER BARRIOS ARCHITECTS, INC. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 506. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF L.C.2-4-3-1-1 ET. SEQ. AND OTHER LAWS. THE IDEAS, ARRANGEMENTS AND DESIGNS DISCLOSED HEREIN MAY BE PATENTED OR BE THE SUBJECT OF PENDING PATENT APPLICATION.

No.	Date	Revisions / Submissions	D.	CK.

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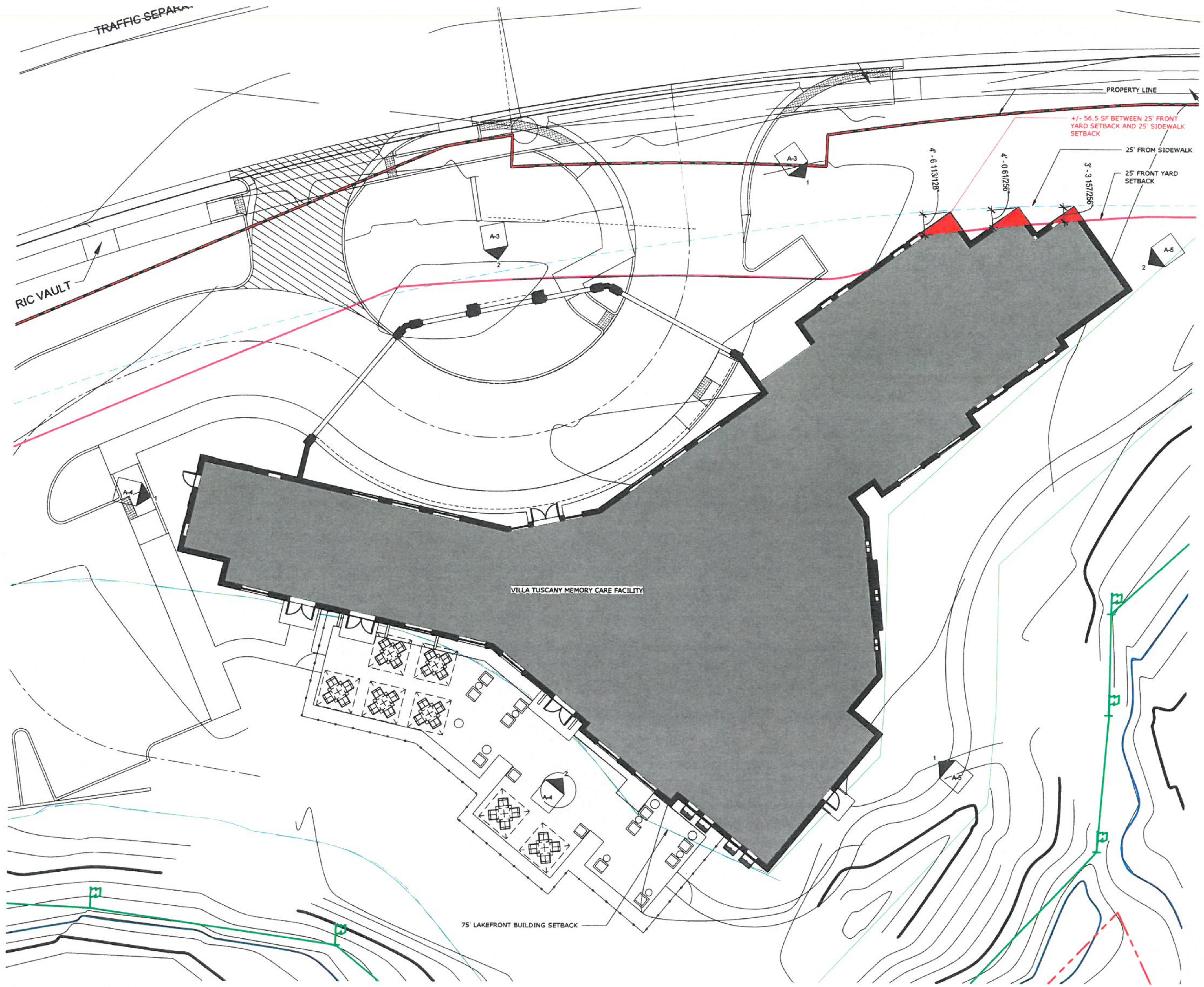
VILLA TUCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

SITE PLAN

PROJECT NO.: 150336.00

A-1



1 FLOOR PLAN LEVEL 1

3/32" = 1'-0"

DATE: 2/6/2017 2:00:05 PM

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NO	DATE	REVISION/ SUBMISSION

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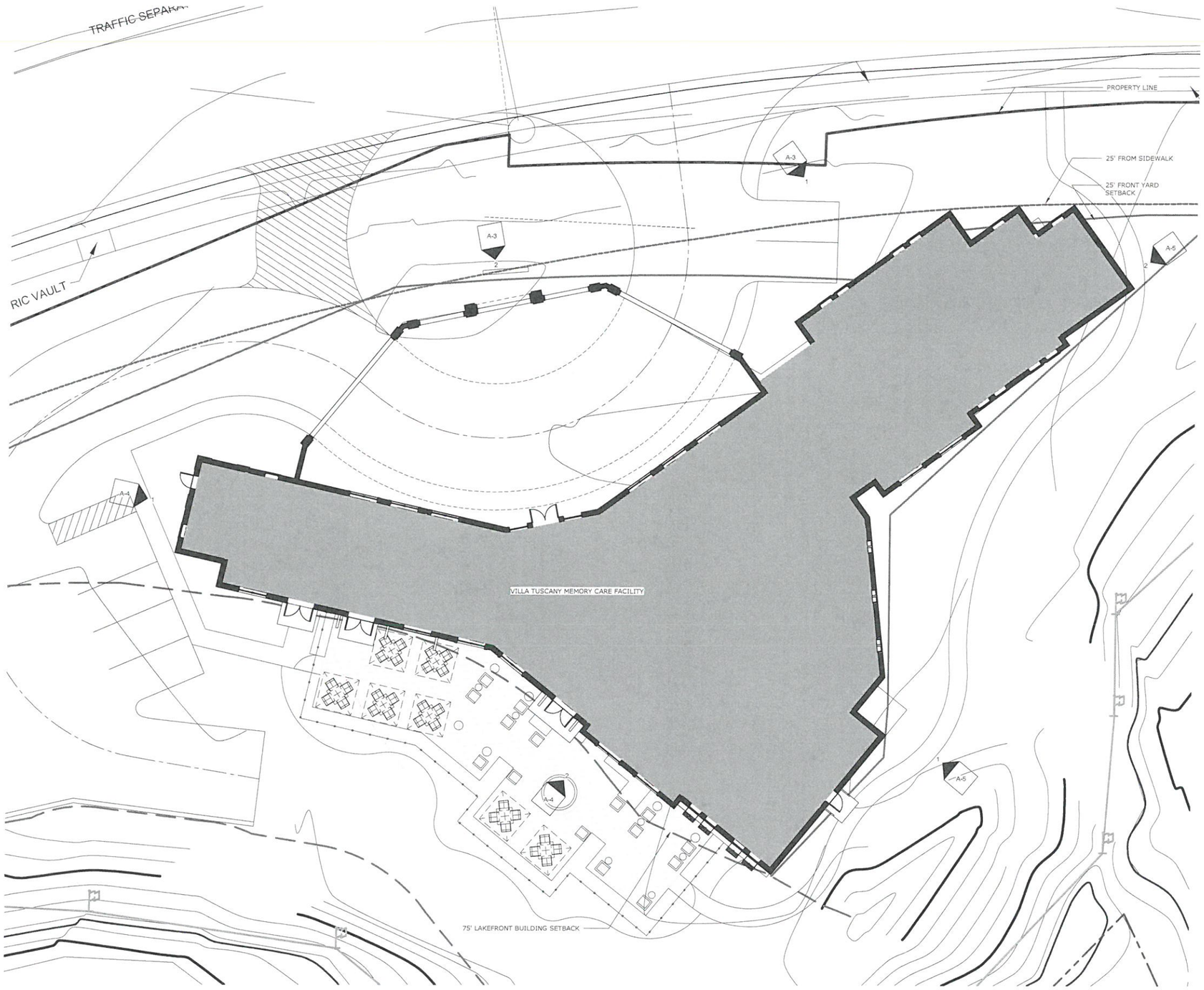
VILLA TUSCANY

BROOK ROSE DEVELOPMENT

WINTER PARK, FL

SETBACK DIAGRAM

PROJECT NO.:	DRAWN BY: MD	CHECKED BY: WD
150336.00	A-9	



1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

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BROOK ROSE DEVELOPMENT
WINTER PARK, FL

FLOOR PLAN LEVEL 1

PROJECT NO.:	DRAWN BY:	CHECKED BY:
150336.00	MD	WD
	A-2	

DATE: 1/9/2017 12:32:37 PM

150336.00 02.22.17 VILLA TUSCANY / View from Howell Branch Road // A-6

Baker Barrios

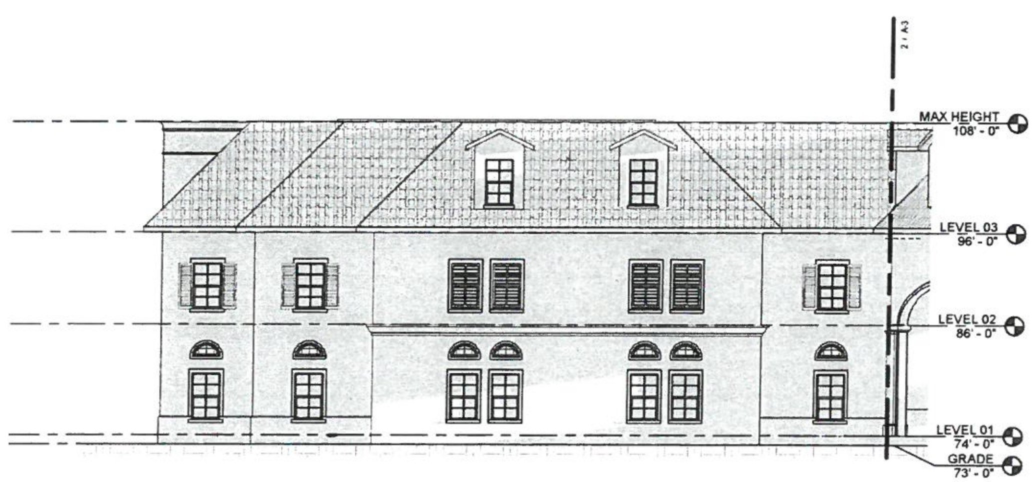
150336.00 02.22.17 VILLA TUSCANY / View of Building from Southwest // A-7

Baker Barrios

150336.00 02.22.17 VILLA TUSCANY / View of Building from Southwest // A-8

Baker Barrios

2 NORTH ELEVATION B



1 NORTH ELEVATION A

DATE: 2/14/2017 1:54:16 PM

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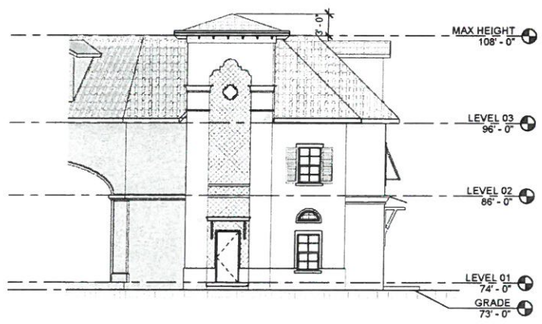
VILLA TUSCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

BUILDING ELEVATIONS

PROJECT NO.:	DRAWN BY MD	CHECKED BY WD
150336.00	A-3	

2 SOUTHWEST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

DATE: 2/14/2017 1:54:23 PM

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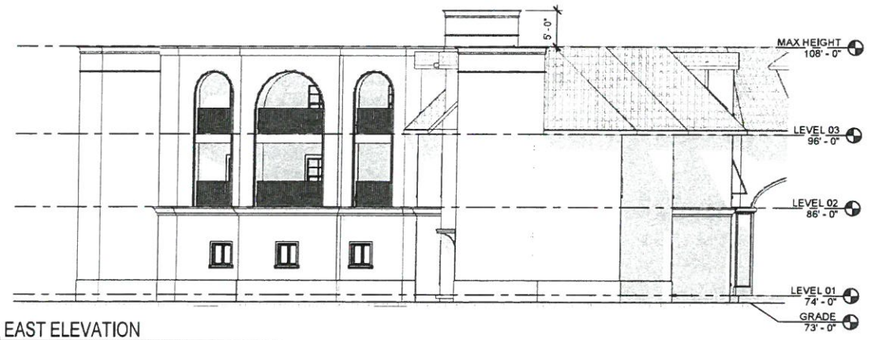
VILLA TUSCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

BUILDING ELEVATIONS

PROJECT NO.:	Drawn By: MD	Checked By: WD
150336.00	A-4	



2 EAST ELEVATION
1/8" = 1'-0"

1 SOUTHEAST ELEVATION
1/8" = 1'-0"

DATE: 2/14/2017 1:54:29 PM

NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION REV DRAFT 021517

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VILLA TUSCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

BUILDING ELEVATIONS

PROJECT NO.:	Drawn By: MD	Checked By: WD
150336.00	A-5	

1 VIEW FROM HOWELL BRANCH ROAD

2 VIEW FROM WATER

NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION REV DRAFT 021517

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VILLA TUSCANY

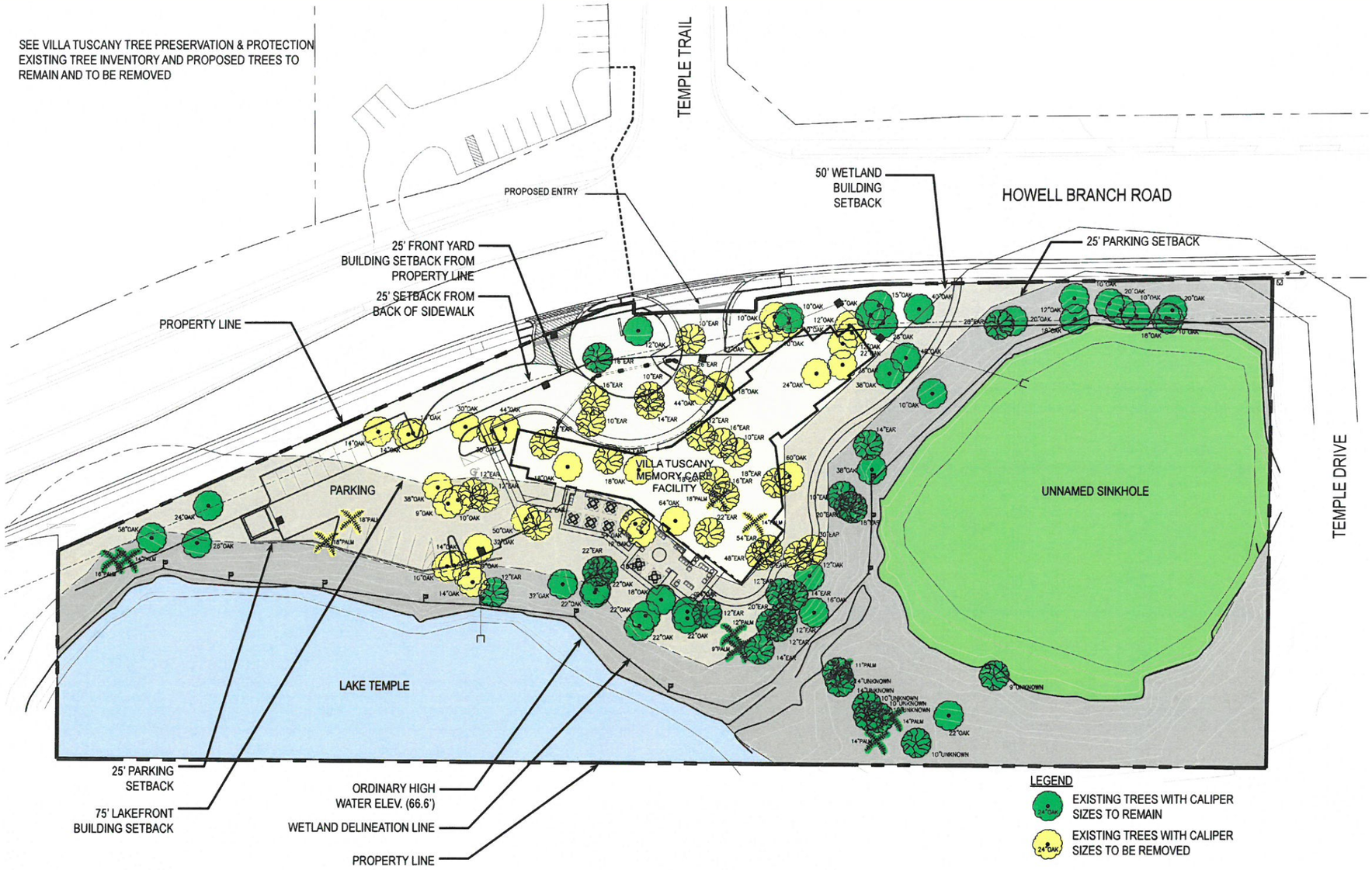
BROOK ROSE DEVELOPMENT
WINTER PARK, FL

3D VIEWS

PROJECT NO.:	DRAWN BY: MD	CHECKED BY: WD
150336.00	A-7	

DATE: 2/14/2017 1:54:53 PM

SEE VILLA TUSCANY TREE PRESERVATION & PROTECTION EXISTING TREE INVENTORY AND PROPOSED TREES TO REMAIN AND TO BE REMOVED



150336.00 02.06.17 VILLA TUSCANY // TREE PRESERVATION & PROTECTION / L-1

GRAPHIC SCALE 0 15 30 60

Baker Barrios

LANDSCAPE CODE REQUIREMENTS

BUILDING FACADE LANDSCAPING

270 LF OF BUILDING FACADE FACING R.O.W.
8' WIDE REQUIRED LANDSCAPE
- 2160 SF LANDSCAPE REQUIRED
- 3190 SF LANDSCAPE PROVIDED

5 UNDERSTORY TREES FOR EVERY 100 LF
- 14 TREES REQUIRED
- 19 TREES PROVIDED

VEHICLE USE AREA LANDSCAPING - AT R.O.W.

MIN 8' WIDE REQUIRED LANDSCAPE BETWEEN VEHICLE USE AREAS AND R.O.W.
175 LF OF VEHICULAR USE AREA ON WEST SIDE OF ENTRANCE DRIVE
20 LF OF VEHICULAR USE AREA ON EAST SIDE OF ENTRANCE DRIVE
- 1560 SF OF LANDSCAPE AREA REQUIRED
- 1724 SF OF LANDSCAPE AREA PROVIDED

1 SHADE TREE EVERY 50 LF
- 4 SHADE TREES REQUIRED
- 4 SHADE TREES PROVIDED

1 UNDERSTORY TREE EVERY 50 LF
- 4 UNDERSTORY TREES REQUIRED
- 7 UNDERSTORY TREES PROVIDED

VEHICLE USE AREA LANDSCAPE - INTERNAL

14,397 SF VEHICLE USE AREA
7.5% REQUIRED LANDSCAPE ISLANDS
- 1080 SF LANDSCAPE ISLANDS REQUIRED
- 1192 SF LANDSCAPE ISLANDS PROVIDED

SOLID WASTE STORAGE

- 3 SIDES CONCEALED WITH 6' OPAQUE WALL PROVIDED
- 6' HEIGHT HEDGE PROVIDED
- 4' WIDE PLANTING AREA PROVIDED

NOTE: ALL LANDSCAPE AREAS WILL BE LOW WATER USE ZONES AS ALL LANDSCAPE ARES WILL BE IRRIGATED USING MICRO-IRRIGATION.

TREE REPLACEMENT REQUIREMENTS

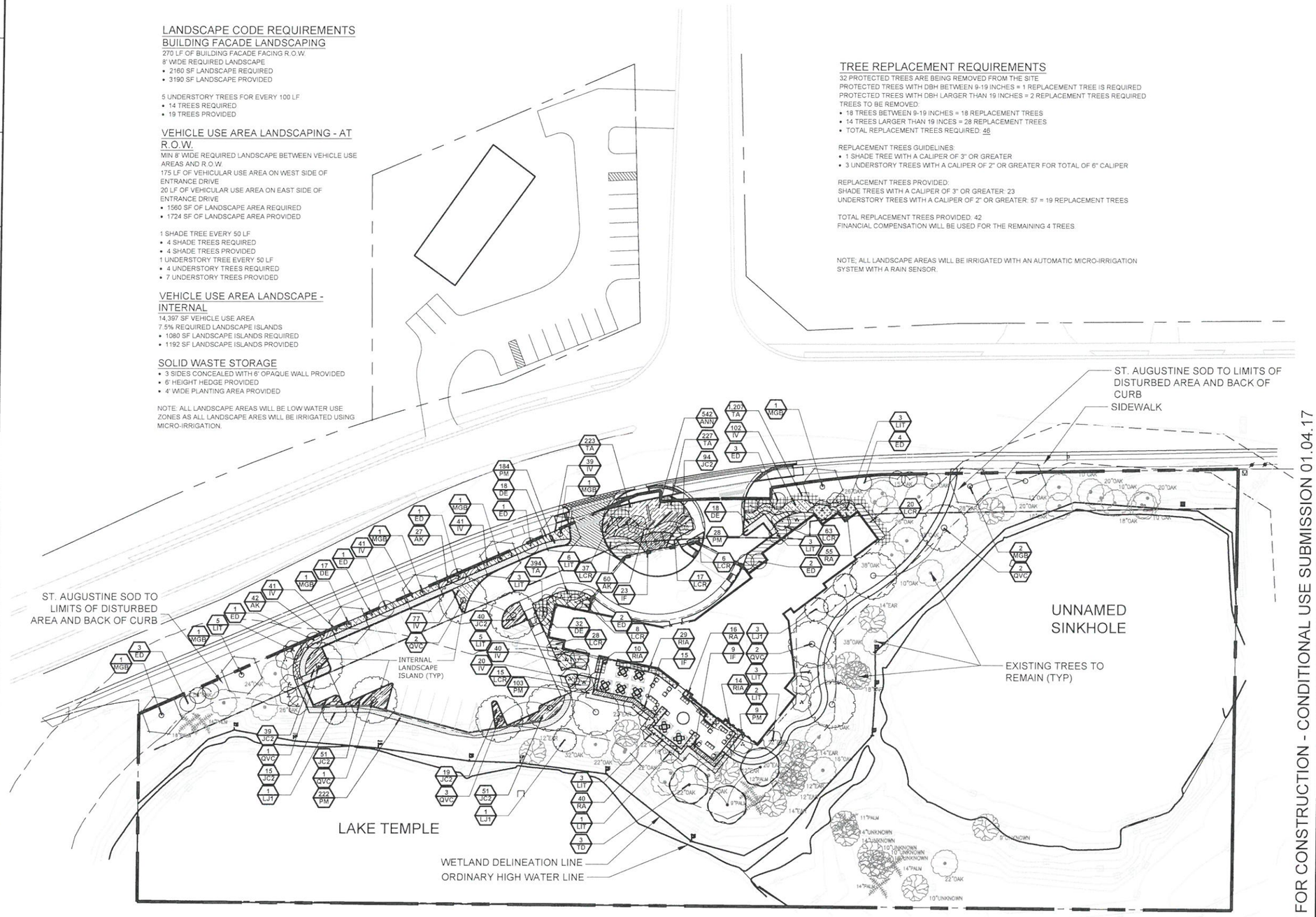
32 PROTECTED TREES ARE BEING REMOVED FROM THE SITE
PROTECTED TREES WITH DBH BETWEEN 9-19 INCHES = 1 REPLACEMENT TREE IS REQUIRED
PROTECTED TREES WITH DBH LARGER THAN 19 INCHES = 2 REPLACEMENT TREES REQUIRED
TREES TO BE REMOVED:
- 18 TREES BETWEEN 9-19 INCHES = 18 REPLACEMENT TREES
- 14 TREES LARGER THAN 19 INCES = 28 REPLACEMENT TREES
- TOTAL REPLACEMENT TREES REQUIRED: 46

REPLACEMENT TREES GUIDELINES:
- 1 SHADE TREE WITH A CALIPER OF 3" OR GREATER
- 3 UNDERSTORY TREES WITH A CALIPER OF 2" OR GREATER FOR TOTAL OF 6" CALIPER

REPLACEMENT TREES PROVIDED:
SHADE TREES WITH A CALIPER OF 3" OR GREATER: 23
UNDERSTORY TREES WITH A CALIPER OF 2" OR GREATER: 57 = 19 REPLACEMENT TREES

TOTAL REPLACEMENT TREES PROVIDED: 42
FINANCIAL COMPENSATION WILL BE USED FOR THE REMAINING 4 TREES.

NOTE; ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC MICRO-IRRIGATION SYSTEM WITH A RAIN SENSOR.



NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION 01.04.17

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No.	Date	Revisions / Submissions	D.	CK.

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VILLA TUCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

LANDSCAPE PLAN

PROJECT NO.: 150336.00

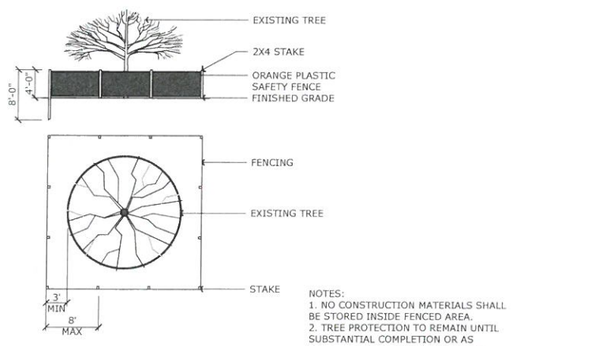
L-3

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE		REMARKS
ED	18	Elaeocarpus decipiens	Japanese Blueberry Tree	45 Gal.	3" Cal. - 8` ht		Single / straight trunk / full
LIT	34	Lagerstroemia indica `Tuskegee`	Tuskegee Crape Myrtle	30 Gal.	12` Ht. x 8` Spd.		Multi-trunk
LJ1	5	Ligustrum japonicum	Japanese Privet	65 gal	8` ht. x 4` spd.		Multi-trunk / full
MGB	9	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	200 Gal.	14`-15` Ht. x 8` Spd.		5" Cal. / Single trunk
QVC	11	Quercus virginiana `Cathedral`	Cathedral Live Oak	100 Gal.	16`-18` Hgt. x 6`-7` Spd.		3" Cal.
TD	3	Taxodium distichum	Bald Cypress	100 Gal.	12` Ht. x 8` Spd.		3" CAL.
SHRUB AREAS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**SIZE**	**SPACING**	**REMARKS**
AK	129	Abelia x grandiflora `Kaleidoscope`	Glossy Abelia	3 Gal.	18" O.A.	24" o.c.	Full
DE	85	Duranta erecta `Gold Mound`	Gold Mound Duranta	3 Gal.	24" O.A.	30" o.c.	Full
IF	47	Illicium floridanum	Florida Anise	3 gal	36" O.A.	36" o.c.	Full
IV	401	Ilex vomitoria `Schillings Dwarf`	Dwarf Schillings Holly	3 Gal.	15" O.A.	18" o.c.	Full
LCR	194	Loropetalum chinense rubrum `Plum Delight`	Purple Leaf Fringe Flower	3 gal	20" O.A.	30" o.c.	Full
PM	546	Podocarpus macrophyllus	Japanese Yew	7 Gal.	36" HT x 18" SPRD	24" o.c.	Full
RA	111	Rhododendron azalea `Duc De Rohan`	Azalea	3 Gal.	18" O.A. / full	24" o.c.	Full
RIA	53	Rhaphiolepis indica `Alba`	White Indian Hawthorn	3 Gal.	18" O.A.	24" o.c.	Full
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT.**	**SIZE**	**SPACING**	**REMARKS**
ANN	542	Annuals		4" Pots	N/A	8" o.c.	Full / Selected in season
JC2	309	Juniperus conferta `Blue Pacific`	Shore Juniper	3 gal	6" ht. x 12" spd.	24" o.c.	Full
TA	2,051	Trachelospermum asiaticum `Minima`	Asiatic Jasmine	4"pot	8" O.A.	8" o.c.	Full / 6 runners

NOTES

1. ALL LANDSCAPE AREAS □ ILL BE IRRIGATED □ ITH AN AUTOMATIC MICRO-IRRIGATION S□STEM □ ITH A RAIN SENSOR.
2. ALL LANDSCAPE MATERIAL SHALL BE .LORIDA NO. 1□OR GREATER AS ESTABLISHED IN THE LATEST FLORIDA GRADES ANDS TANDARDS MANUAL FOR NURSER□ PLANTS B□ STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SER□ICES:.DI□SION OF PLANT INDUSTRIES.
3. ALL SHRUB BEDS AND TREES PITS SHALL RECEI□E A 2" MIN. LA□ER OF MINI PINE BAR□ NUGGET MULCH.



NOTES:
1. NO CONSTRUCTION MATERIALS SHALL BE STORED INSIDE FENCED AREA.
2. TREE PROTECTION TO REMAIN UNTIL SUBSTANTIAL COMPLETION OR AS DIRECTED BY THE LANDSCAPE ARCH.

1 EXISTING TREE PROTECTION
NTS

EXISTING TREE PROTECTION.DWG

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VILLA TUCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

PLANT SCHEDULE□
DETAILS □ NOTES

PROJECT NO.: 150336.00

L-4

PRELIMINARY STORMWATER CALCULATIONS

PURSUANT TO DISCUSSIONS WITH CITY STAFF, THIS PROJECT DISCHARGES TO A CLOSED BASIN, LAKE TEMPLE. THEREFORE, THE 100-YR / 24-HR STORM EVENT IS REQUIRED TO BE RETAINED ON-SITE.

SCS METHOD -

TOTAL POST-DEVELOPMENT AREA OF WATERSHED = 44,890-SF (1.03±AC)
POST-DEVELOPMENT IMPERVIOUS AREA = 29,690-SF (CN = 98)
POST-DEVELOPMENT PERVIOUS AREA = 15,200-SF (CN = 39)

HYDRAULIC SOIL TYPE A

COMPOSITE CURVE NUMBER, (CN_c) = ((98*29,690-SF)+(39*15,200-SF))/44,890-SF
CN_c = 78

MAXIMUM SOIL STORAGE, (S) = $\frac{1000}{CN}$ -10 = $\frac{1000}{78}$ -10
S = 2.82-IN

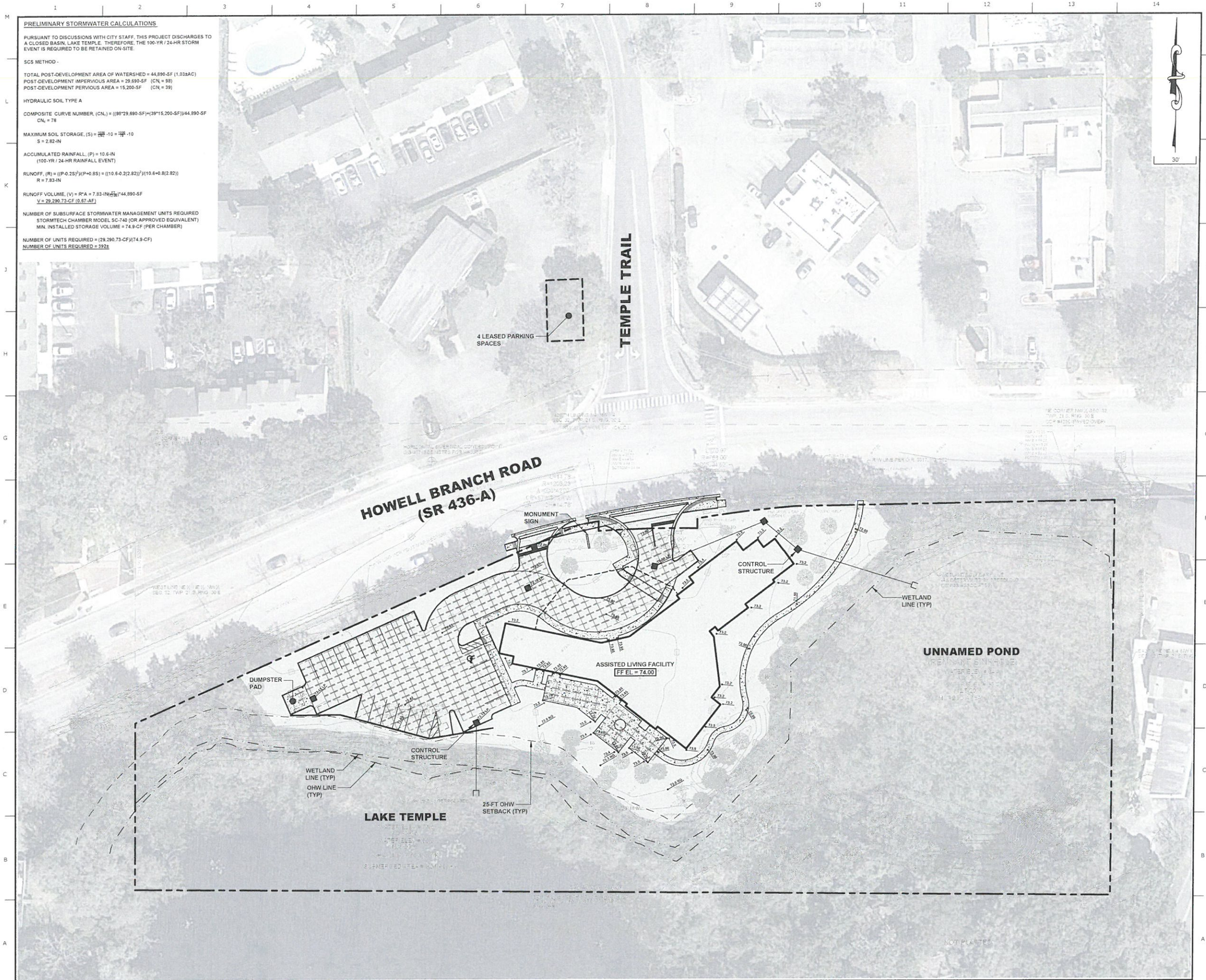
ACCUMULATED RAINFALL, (P) = 10.6-IN
(100-YR / 24-HR RAINFALL EVENT)

RUNOFF, (R) = ((P-0.2S)^2)/(P+0.8S) = ((10.6-0.2(2.82))^2)/(10.6+0.8(2.82))
R = 7.83-IN

RUNOFF VOLUME, (V) = R*A = 7.83-IN($\frac{1-FT}{12-IN}$)*44,890-SF
V = 29,290.73-CF (0.67-AF)

NUMBER OF SUBSURFACE STORMWATER MANAGEMENT UNITS REQUIRED
STORMTECH CHAMBER MODEL SC-740 (OR APPROVED EQUIVALENT)
MIN. INSTALLED STORAGE VOLUME = 74.9-CF (PER CHAMBER)

NUMBER OF UNITS REQUIRED = (29,290.73-CF)/(74.9-CF)
NUMBER OF UNITS REQUIRED = 392±



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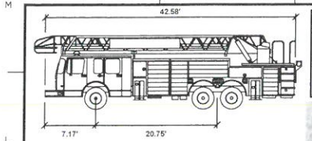
VILLA TUCANY

BROOK ROSE DEVELOPMENT
WINTER PARK, FL

CONCEPTUAL SITE AND GRADING PLAN

PROJECT NO.: 246001L

C100



WIDTH	: 8.00'
TRACK	: 6.72'
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 40.0°

FIRE TRUCK DIMENSIONS

NTS

FIRE DEPT. LEGEND

PROPERTY BOUNDARY

FIRE TRUCK VEHICLE PATH LIMITS

EXIST. FIRE HYDRANT

FIRE HYDRANT

FIRE HYDRANT

80'±

152'±

133'±

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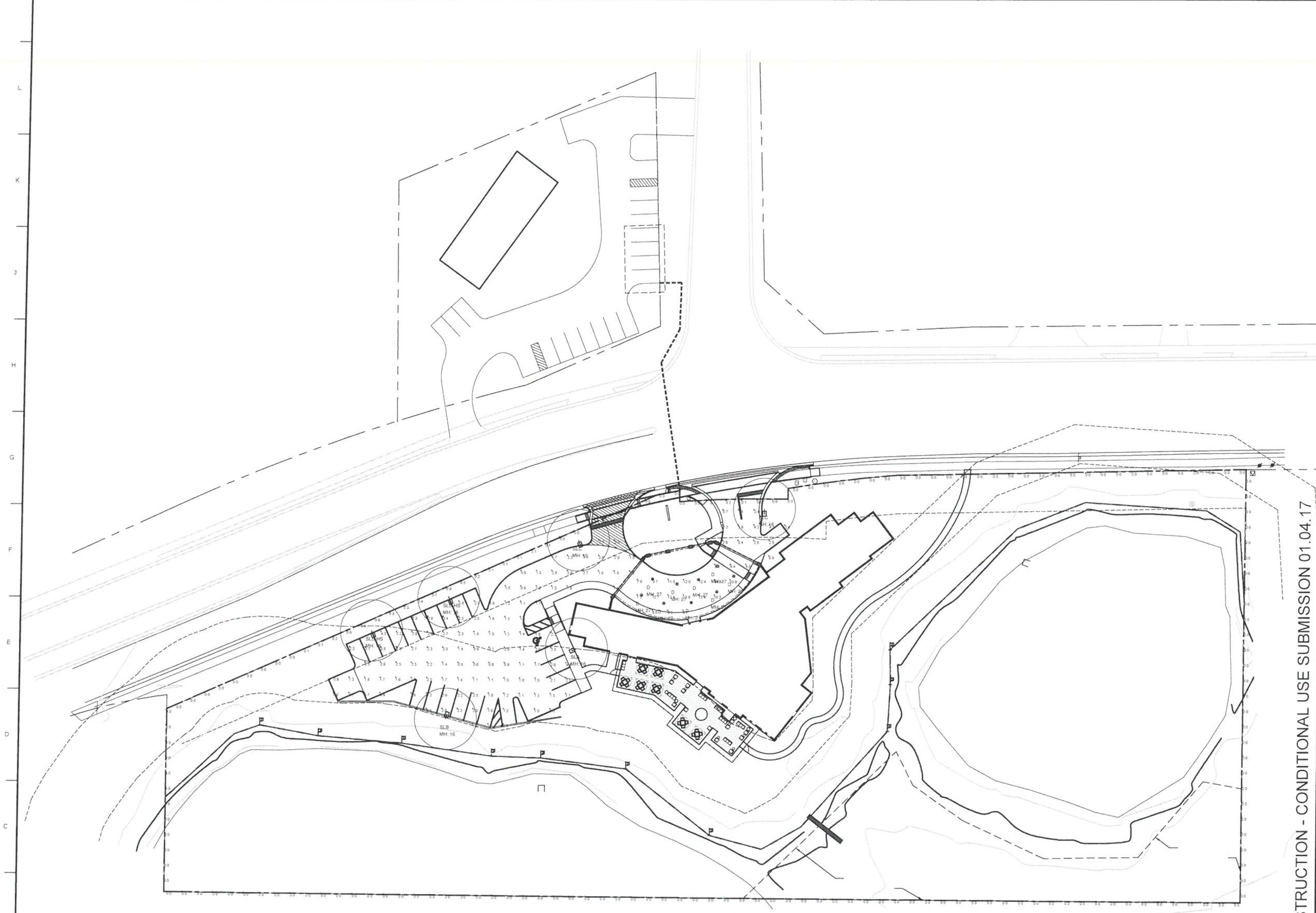
BROOK ROSE DEVELOPMENT
WINTER PARK, FL

FIRE DEPARTMENT LAYOUT

PROJECT NO.: 246001L

C200



Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	9	D	SINGLE	LDN6 40/40 LO6AR LD MVOLT EZ10 WL	1.000	44.07	3470	B3-U0-G0
	Lithonia Lighting	1	SLA	SINGLE	DSX0 LED 20C 1000 40K TFTM MVOLT MOUNTING FINISH: POLE MOUNTED @ 16' AFG	1.000	72	7712	B2-U0-G2
	Lithonia Lighting	1	SLB	SINGLE	DSX0 LED 20C 1000 40K T3M MVOLT MOUNTING FINISH: POLE MOUNTED @ 16' AFG	1.000	72	7724	B2-U0-G2
	Lithonia Lighting	2	SLB-HS	SINGLE	DSX0 LED 20C 1000 40K T3M MVOLT HS MOUNTING FINISH: POLE MOUNTED @ 16' AFG	1.000	72	6136	B1-U0-G2
	Lithonia Lighting	2	SLC	SINGLE	DSX0 LED 20C 1000 40K BLC MVOLT MOUNTING FINISH: POLE MOUNTED @ 16' AFG	1.000	72	5543	B1-U0-G1

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary	Illuminance	Fc	0.04	0.9	0.0	N.A.	N.A.
Site Lighting	Illuminance	Fc	2.01	4.3	0.6	3.35	7.17
Under Canopy	Illuminance	Fc	10.46	14.8	4.6	2.27	3.22

NOT FOR CONSTRUCTION - CONDITIONAL USE SUBMISSION 01.04.17

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BROOK ROSE DEVELOPMENT
WINTER PARK, FL

SITE LIGHTING PLAN

PROJECT NO.: 150336.00

E-1

CITY OF WINTER PARK
PLANNING AND ZONING BOARD

Staff Report
March 7, 2017

REQUEST OF OPPIDAN HOLDINGS LLC FOR: CONDITIONAL USE APPROVAL TO BUILD AN ORCHARD SUPPLY HARDWARE STORE OF APPROXIMATELY 39,877 SQUARE FEET IN SIZE ON THE CURRENT SITE OF THE ALOMA BOWL AT 2530 ALOMA AVENUE, ZONED COMMERCIAL (C-3) AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR A DEVELOPMENT AGREEMENT, IF REQUIRED.

Oppidan Holdings LLC is the contract purchaser of Aloma Bowl property, located at 2540 Aloma Avenue. The property measures 2.06 acres, and is zoned C-3. This request is for a Conditional Use approval to redevelop this property with a new Orchard Supply Hardware store of 39,877 square feet in size, two-stories, 36 feet in height. Orchard Supply is a boutique hardware store that is a subsidiary of Lowe's, and this will be the second store within the City limits. That size does not include the 4,349 square feet of open landscape garage area since it is uncovered. This is a Conditional Use because the building size exceeds 10,000 square feet.

Site and Context: The 2.06 acre property currently holds the Aloma Bowl. The project would demolish the Aloma Bowl building and rebuild a building in generaly the same locations with parking in the front and side. To the north, across Aloma Avenue is a CVS Pharmacy and bank. To the south is the two-story, Winter Park Oaks apartment complex. To the east is a dentist/orthodontist building as well as duplex homes, further east across Balfour Drive are additional single-family homes that are in unincorporated Orange County. To the west is a Panera Bread and a Jimmy Hulas.

Current Aloma Bowl Development Request: The application package for "preliminary and final" conditional use approval includes the final site plan, architectural perspective images of the main building facades, final landscape and storm water retention design, signage, lighting and photometrics. A traffic impact report and parking demand analysis has also been submitted.

Comparison with the Orlando Avenue Orchard Supply: The Orchard Supply Hardware Store on Orlando Avenue is 32,355 square feet under roof with another 2,678 square feet of open air landscape garden sales area. The City's parking requirements for that project were based on one space per 250 square feet for the 26,547 square feet of retail commercial floor space; one space per 1,000 square feet for the 3,947 square feet of warehouse area and one space per 500 square feet for the 4,512 square feet of covered and open landscape garden area. The total parking required was 119 spaces. The plan proposed 96 spaces on-site, and was granted a parking variance of 23 spaces (19.3%). P&Z and the City Commission both approved this parking variance.

Proposed Aloma Avenue Orchard Supply: This proposed Orchard Supply store is slightly larger but some of that square footage is the two-story vaulted ceiling space inside the store entrance. The actual physical floor space on both floors is 30,293 square feet of retail commercial floor space, 2,616 square feet of warehouse area, and 1,299 square feet of covered landscape garden area for a total useable floor space of 34,208 square feet.

In terms of parking, 30,293 square feet of retail commercial floor space at one space per 250 sq. ft., 2,616 square feet of warehouse area at one space per 1,000 sq. ft., and 5,648 square feet of covered and open landscape garden area at one space per 500 sq. ft. yields a total parking requirement of 135 spaces. The plan proposes 90 spaces, which would require a variance of 45 spaces (33%).

The applicants believe that the nature of their business and the significant amount of floor area covered by inventory reduce the need for parking well within the amount of parking provided. The applicants have provided a parking demand analysis prepared by CPH, the civil engineers for the project. That survey observed maximum parking rates of 1.10 cars per 1,000 square feet versus the blended Winter Park requirement of 3.40 cars/spaces per 1,000 square feet. Based upon the 90 parking spaces to be provided, that would result in a blended ratio of 2.26 cars/spaces per 1,000 square feet.

The applicant is also indicates that they have secured two off-site parking agreements with the adjacent Panera Bread (21 spaces) and dentist/orthodontist (23 spaces on weekends when the office is closed). The agreement with the dentist/orthodontist is good for the weekend peak times. However, those spaces cannot be counted toward the City's parking requirement with that limited time availability.

The Panera Bread has 152 seats, which per code requires 51 parking spaces. The Panera Bread property has 72 parking spaces, so 21 spaces are above the code requirements. No more than that number can be committed to another building. Staff did a parking count on two occasions at the Panera Bread parking lot at their weekday peak lunch-time hour and counted a maximum of 10 open parking spaces.

There are concerns with the arrangement for off-site parking for this project and the reliance upon off-site parking for a building size that is larger than can be accommodated on-site. One concern is that the staff cannot support such a large 33% parking variance of 45 spaces. If a project can only accommodate two-thirds of the required parking on-site then perhaps the building is too large. As a result, the off-site parking at Panera Bread becomes essential. With the Panera parking of 21 spaces, the parking variance is 24 spaces or a 17.8% parking variance which is in line with the extent of the parking variances granted for the Orlando Avenue store.

The planning staff has not seen any parking agreement documents. In the submittal when it says that Orchard Supply has an agreement that allows "use of 24 parking spaces" then the assumption of the planning staff is that there are a specific number of parking spaces that Orchard Supply has use of and can count on those spaces being available. However, it is not sufficient if the agreement is only a cross parking easement then that means "you can park over here and I can park over there, if there are any spaces open". In this context, neither party is committing that parking will be available to the other party, it is just creating the opportunity for the two businesses.

The City must also look forward and anticipate the possibility that Panera may want to increase their seating or another restaurant may occupy that building and desire to increase their seating up to 214 seats which was similar to the size of the previous Pebbles Restaurant on that site. If the agreement is just a cross parking arrangement than the City is obligated to count the 21 surplus spaces on the Panera property toward seating expansions. Thus, one can understand the concern of the staff if the City is counting these 21 spaces toward the parking needs of Orchard Supply and then the City at some future time may be obligated to count the same 21 spaces toward the requirements for an expanded restaurant.

Landscaping and Tree Preservation: Overall the impervious coverage of the site will be below the code maximum of 85% at 80%. The applicant is adding additional landscape islands than what exists in the current Aloma Bowl parking lot/entrance. The City Arborist reviewed the landscape plans. Although the center parking rows exceed the 10 spaces in a row without a landscape island, the City Arborist is okay with this because of the additional landscaped areas created at the entrance to the property. The western parking row however, has 18 spaces in a row without a landscape island, and the City Arborist is not okay with this long row and is recommending compliance with Code via the placement of an additional landscape island (variance for 9 feet width versus 12 feet required) which results in a lost parking space. A specific detailed landscape plan with types, sizes, quantities, etc. is provided. *Note that the loss of this one space makes the variance request 46 spaces (34%) and with the 21 spaces at Panera the variance is 25 spaces (18.5%).*

Storm Water Retention: The site currently has no storm water retention. The redevelopment of this property will retrofit the site to conform to the storm water retention requirements of the City and St. Johns River Water Management District. The storm water design and calculations have been submitted. The location of the storm water retention area has been purposefully selected to be adjacent to the southern multifamily development.

Traffic Impact: The applicant has submitted a traffic study addressing the traffic generation and impacts from this project and included are the summary pages with this staff report. The proposed project will generate 1,034 trips per day. Of those cars, about 26% are passer-by trips meaning that they are cars that were already on Aloma Avenue that may be stopping by on their way home from work or on other business trips. The remaining 74% of the traffic are destination cars that are going specifically to Orchard Supply. Also, the current bowling alley has 0% passer-by trips, as well as extended hours of operation compared to the hardware store. It is important to note that these 2.04 acres are zoned commercial. Traffic generation from this property could be lower, for example, if it were alternatively redeveloped as an office building but traffic generation could also be much higher if it were to be developed as retail and restaurant space especially if that included a drive-through.

There are two options to exit eastbound onto Aloma Avenue, but no options to exit westbound. This forces drivers to make a u-turn at the Aloma/Balfour intersection. There is frontage road that terminates at the east adjoining dentist/orthodontist property. Creating an access point from the hardware store to this frontage road would allow an exit onto Balfour where one could utilize that traffic light to head westbound instead of making a u-turn. Staff discussed this option with the applicants, but they stated that this may be an issue with FDOT since the frontage road is basically on top of their eastern entrance.

Site and Urban Design: Staff would typically prefer to see this building located closer to Aloma Avenue to hide their parking lot, as well as be in line with the adjacent building locations. However this would create a mix of back-of-house operations with the parking lot. The applicant is creating a safer pedestrian connection from Aloma Avenue into the store than what exists today. While patrons to a hardware store would likely not ride their bicycles to this store, bicycle parking should still be provided, particularly for the employees. The site plan does not show any bicycle parking and per code, 14 bike parking spaces are required.

The location of the storm water retention area adjacent to the neighboring Winter Park Oaks apartments which provides a small buffer from that common property line, but the receiving area is also located in this area. There are also two duplex homes to the east of the property. It is important that the project screen to the extent possible the loading area and dumpsters as well as the massing of the building from these adjacent residential properties. There is an existing concrete screen wall and landscaping, and the applicant is proposing to add additional trees to these property lines.

Project Signage: The project's signs are part of the submittal package. The wall signs proposed are compatible with the scale of the building but technically the code only allows one wall sign per street frontage. In light of this minor exception requested, the City is proposing a change to the main building signage on Orlando Avenue. Rather than a 25 foot tall, 85 square foot pylon sign, the staff (City Architect) is suggesting that we substitute a monument sign, per the dimensions and materials as shown in the attached drawing. It is the same size but with a stone material base and other elements of the building architecture. Staff believes that this alternate sign will be more attractive but also be more visible as is at eye level with motorists passing by. Surface lighting should also be used here, instead of internal illumination.

Conditional Use Process: Winter Park's conditional use process provides the opportunity for major projects to combine the "Preliminary" and "Final" Conditional Use approvals if they provide all of the information required for both. The applicants have satisfied that requirement.

Staff Summary: The planning staff understands that there is sentiment and lament in the community concerning the potential loss of the Aloma Bowl. However, the Aloma Bowl can close at any time and the existing building converted to a retail business use.

The City does exercise its' Conditional Use authority to ensure that any expansion to the Aloma Bowl or any building is being built in conformance with the Code. This proposed building is too large to support the parking needed by Code on-site. The request for a parking variance of 46 spaces (34%) cannot be supported by staff. A parking variance of 25 spaces or up to 19% and the reliance on 21 off-site parking spaces can be accepted by staff as that is in line with the parking variance approved for the Orlando Avenue store. However, during peak hours, no more than 10 of those spaces are available on the Panera lot. Thus, any surplus parking provided off-site at Panera cannot be counted toward any future restaurant expansion on that property. That condition and others below suggested by staff that can help safeguard the adequacy of parking and provide some aesthetic upgrades through modifications to the landscape package and signage.

STAFF RECOMMENDATION IS FOR APPROVAL OF THE "PRELIMINARY" AND "FINAL" CONDITIONAL USE subject to:

1. **That the project is approved with the building signage as presented and in consideration of the exception provided for wall signage, that the Aloma Avenue primary sign be limited to monument signage with non-interior illumination and dimensions as presented by staff in lieu of a pole/pylon sign.**
2. **That the project's landscape plan be supplemented by adding an additional landscape island via the loss of one parking space on the western parking row.**
3. **That the loading and service area screen walls for the dumpsters and loading dock be of comparable decorative design materials to the main building.**
4. **That the off-site parking agreement with Panera must include provisions which indicate that 21 off-site spaces are to be utilized by Orchard Supply to meet the minimum parking requirements established by the City via this Conditional Use approval and that those 21 spaces may not be used by Panera or any predecessors in title in the future for restaurants remodeling or expansion toward any increase in seating on that property above the 151 seats now allowed.**
5. **The electric transformer/switch gear and all backflow preventers shall be located where not visible from a public street and shall also be landscaped so as to be effectively screened from view.**
6. **That the project comply with the City's bicycle parking ordinance and provide at least 14 bike parking spaces.**

Urban Forestry Staff Comments
RE: Orchard Supply (Aloma Bowl)
DRC Meeting 2/15/17

- UF staff met with landscape architect on site.
- UF staff recommends removing a declining laurel oak on the west property line due to poor health.
- UF staff recommends planting 2 live oaks on the west property line.
- UF staff suggests a break in the hedge to prevent damage to plant material from social trail activity between the two parking lots.
- As a condition of approval UF staff to direct the pruning and advise of BMP's for pruning prior to any pruning of trees on site. In particular, the crape myrtles located near/under the Duke Energy transmission facility.

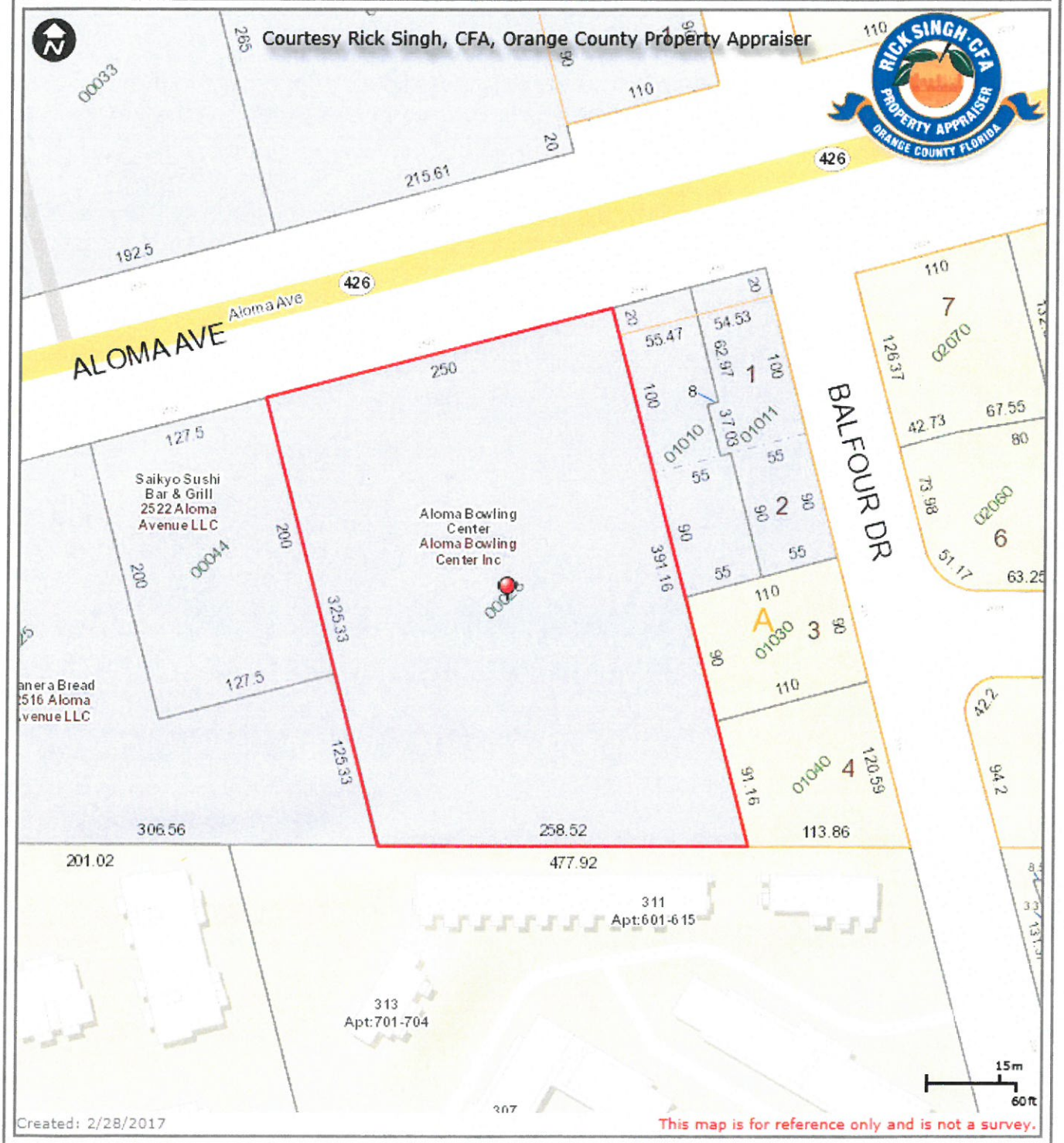
Parcel Report for 04-22-30-0000-00-028

Created: 2/28/2017

This map is for reference only and is not a survey.

OCPA Web Map								
Florida turnpike	Major Roads	Proposed Roa	Residential	Commercial/ Industrial Vacant Land	Parks	6	Lot Number
Interstate 4	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060	Parcel Numbe
Toll Road	Gated Roads	Block Line	Commercial/ Institutional	Hydro	Building	3106	Parcel Addres
	Road Under Construction	Lot Line	Governmental/ Institutional/ Misc	Waste Land	E Block Number	111.9	Parcel Dimens

Parcel Report for 04-22-30-0000-00-028



OCPA Web Map

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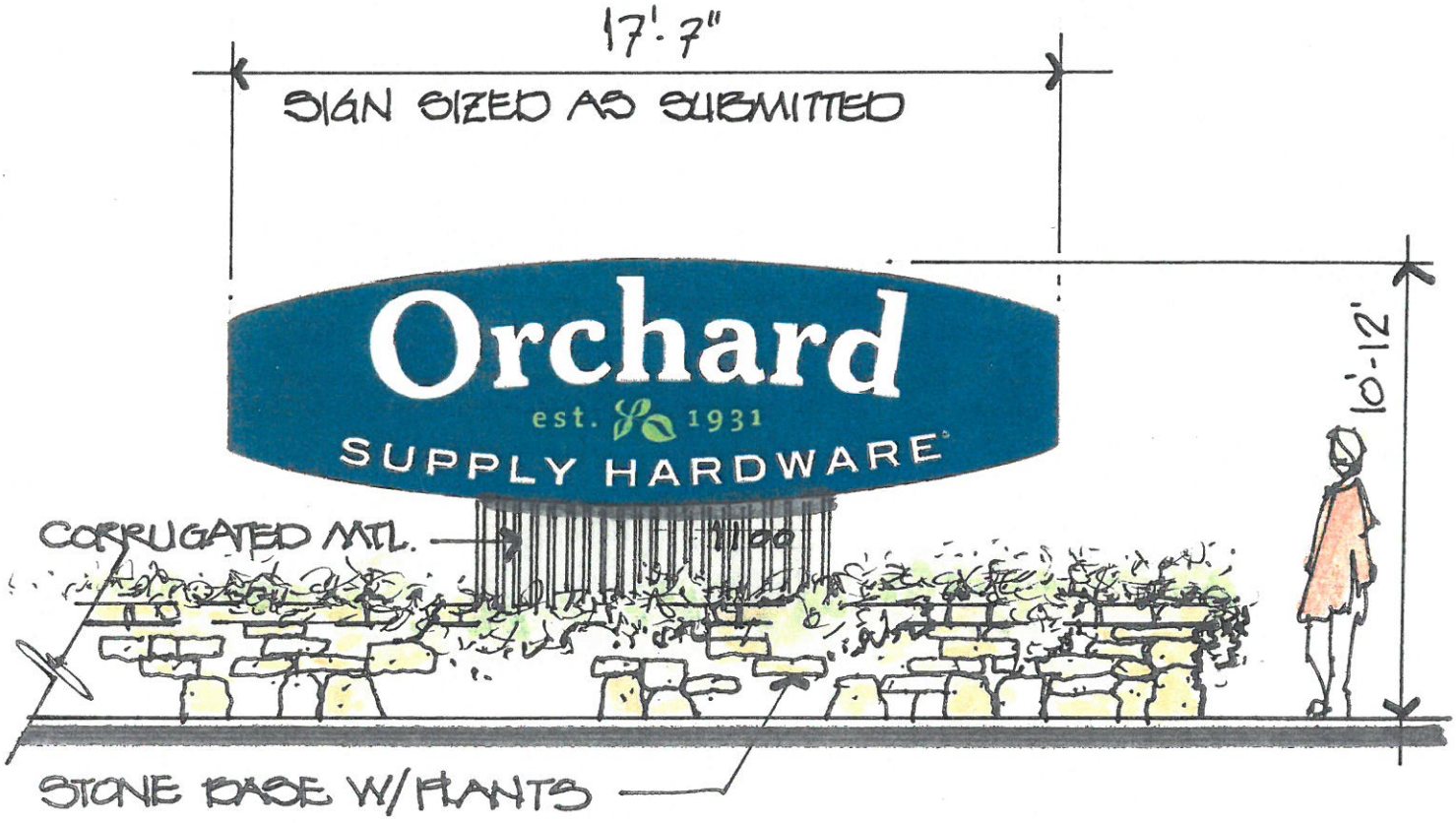
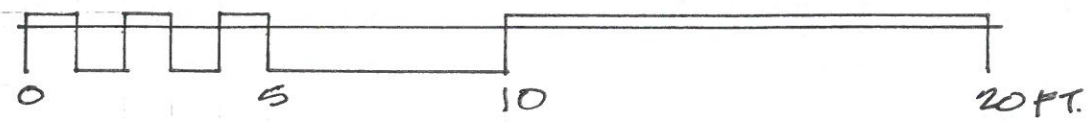


PROPOSED ALTERNATIVE CORNER IDENTITY SIGN

B. WEIBS, CITY ARCHITECT
CITY OF WINTER PARK 17 JUNE 2016



D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

Type **L1**

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

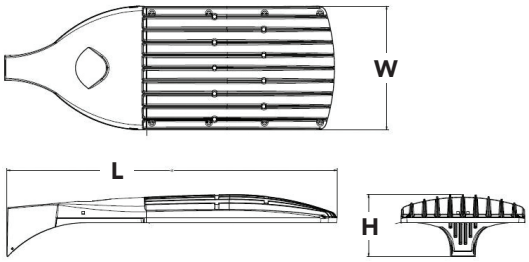
EPA: 1.1 ft² (0.10 m²)

Length: 40″ (101.6 cm)

Width: 15″ (38.1 cm)

Height: 7-1/4″ (18.4 cm)

Weight (max): 36 lbs (16.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED	100C	700	40K	T5M	MVOLT	
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** [1] 90C 90 LEDs	530 530 mA 700 700 mA 1000 1000 mA (1 A)[2] 1200 1200 mA[2] (1.2 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[3]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [6] 347 [6] 480 [6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [7] RPUMBA Round pole universal mounting adaptor [7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [8]

VERIFY FINISH

Control options

Shipped installed

PER	NEMA twist-lock receptacle only (no controls) [9]
PER5	Five-wire receptacle only (no controls) [9,10]
PER7	Seven-wire receptacle only (no controls) [9,10]
DMG	0-10V dimming driver (no controls) [11]
DCR	Dimmable and controllable via ROAM® (no controls) [12]
DS	Dual switching [13,14]
PIRH	Motion sensor, 15-30′ mounting height [15]
BL30	Bi-level switched dimming, 30% [14,16]
BL50	Bi-level switched dimming, 50% [14,16]
PNMTDD3	Part night, dim till dawn [17]
PNMT5D3	Part night, dim 5 hrs [17]
PNMT6D3	Part night, dim 6 hrs [17]
PNMT7D3	Part night, dim 7 hrs [17]
FAO	Field Adjustable Output [18]

Other options

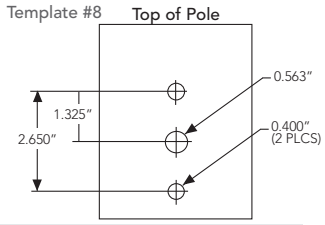
Shipped installed

HS	House-side shield [19]
SF	Single fuse (120, 277, 347V) [5]
DF	Double fuse (208, 240, 480V) [5]
L90	Left rotated optics [20]
R90	Right rotated optics [20]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
**Round pole top must be 3.25″ O.D. minimum.*
***For round pole mounting (RPA) only.*

Controls & Shields

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [21]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [21]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [21]
SC U	Shorting cap [21]
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 90C U	House-side shield for 90 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8″	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8″	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Rotated optics option (L90 or R90) required for 90C.
2. Not available in AMBPC.
3. Only available with 530mA or 700mA.
4. Not available with AMBPC in 530mA or 700mA in BLC, LCCO or RCCO distribution.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
6. Not available with BL30, BL50 or PNMT options.
7. Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
8. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8″ mast arm (not included).
9. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
10. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
11. DMG option for 347V or 480V requires 1000mA.
12. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PIRH, PER5, PER7, BL30, BL50 or PNMT options.
13. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
14. Requires an additional switched circuit.
15. Specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS, PER5 or PER7.
16. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options.
17. Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50.
18. Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options.
19. Also available as a separate accessory; see Accessories information.
20. Available with 90 LEDs (90C option) only.
21. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	530 mA	137 W	T1S	15,779	3	0	3	115	16,599	3	0	3	121	16,701	3	0	3	122	10,752	2	0	2	78
			T2S	16,270	3	0	3	119	17,115	3	0	3	125	17,220	3	0	3	126	10,554	2	0	2	77
			T2M	15,897	3	0	3	116	16,723	3	0	3	122	16,826	3	0	3	123	10,571	2	0	2	77
			T3S	15,877	3	0	3	116	16,702	3	0	3	122	16,805	3	0	3	123	10,548	2	0	2	77
			T3M	16,021	3	0	3	117	16,854	3	0	3	123	16,958	3	0	3	124	10,569	2	0	2	77
			T4M	16,239	3	0	3	119	17,083	3	0	3	125	17,188	3	0	3	125	10,547	2	0	2	77
			TFTM	15,996	3	0	3	117	16,827	3	0	3	123	16,931	3	0	3	124	10,741	1	0	2	78
			T5VS	16,899	4	0	1	123	17,776	4	0	1	130	17,886	4	0	1	131	11,155	3	0	0	81
			T5S	17,024	4	0	1	124	17,908	4	0	1	131	18,019	4	0	1	132	11,149	3	0	0	81
			T5M	17,053	4	0	2	124	17,939	4	0	2	131	18,050	4	0	2	132	11,096	3	0	2	81
			T5W	16,802	5	0	3	123	17,675	5	0	3	129	17,784	5	0	3	130	10,957	3	0	2	80
			BLC	12,283	1	0	2	90	13,190	1	0	2	96	13,272	2	0	2	97					
			LCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			RCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
	700 mA	188 W	T1S	20,018	3	0	3	106	21,058	3	0	3	112	21,188	3	0	3	113	13,362	2	0	2	71
			T2S	20,640	3	0	3	110	21,712	3	0	3	115	21,846	3	0	3	116	13,116	2	0	2	70
			T2M	20,167	3	0	3	107	21,215	3	0	3	113	21,346	3	0	3	114	13,138	2	0	2	70
			T3S	20,142	3	0	3	107	21,188	3	0	3	113	21,319	3	0	3	113	13,110	2	0	2	70
			T3M	20,325	3	0	4	108	21,381	3	0	4	114	21,513	3	0	4	114	13,135	2	0	3	70
			T4M	20,601	3	0	4	110	21,672	3	0	4	115	21,805	3	0	4	116	13,108	2	0	2	70
			TFTM	20,293	3	0	4	108	21,348	3	0	4	114	21,479	3	0	4	114	13,349	2	0	2	71
			T5VS	21,438	4	0	1	114	22,551	4	0	1	120	22,690	4	0	1	121	13,864	3	0	1	74
			T5S	21,596	4	0	1	115	22,718	4	0	1	121	22,859	4	0	1	122	13,856	3	0	1	74
			T5M	21,634	5	0	3	115	22,758	5	0	3	121	22,898	5	0	3	122	13,790	3	0	2	73
			T5W	21,316	5	0	3	113	22,423	5	0	3	119	22,561	5	0	3	120	13,617	4	0	2	72
			BLC	15,637	2	0	2	83	16,791	2	0	3	89	16,896	2	0	3	90					
			LCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
			RCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
	1000 mA	282 W	T1S	27,547	3	0	3	98	28,978	3	0	3	103	29,157	3	0	3	103	18,125	2	0	2	64
			T2S	28,403	3	0	3	101	29,879	4	0	4	106	30,063	4	0	4	107	17,791	3	0	3	63
			T2M	27,753	3	0	4	98	29,195	3	0	4	104	29,375	3	0	4	104	17,821	3	0	3	63
			T3S	27,718	3	0	4	98	29,158	3	0	4	103	29,338	3	0	4	104	17,782	2	0	2	63
			T3M	27,970	3	0	5	99	29,423	4	0	5	104	29,605	4	0	5	105	17,817	3	0	3	63
			T4M	28,350	3	0	4	101	29,823	3	0	5	106	30,007	3	0	5	106	17,779	2	0	3	63
			TFTM	27,927	3	0	4	99	29,377	3	0	4	104	29,559	3	0	4	105	18,107	2	0	3	64
			T5VS	29,501	5	0	1	105	31,034	5	0	1	110	31,225	5	0	1	111	18,805	3	0	1	67
			T5S	29,720	5	0	2	105	31,264	5	0	2	111	31,457	5	0	2	112	18,794	3	0	1	67
			T5M	29,772	5	0	3	106	31,318	5	0	3	111	31,512	5	0	3	112	18,705	4	0	2	66
			T5W	29,333	5	0	4	104	30,857	5	0	4	109	31,048	5	0	4	110	18,740	4	0	2	66
			BLC	20,649	2	0	3	73	22,174	2	0	3	79	22,313	2	0	3	79					
			LCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
			RCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
	1200 mA	322 W	T1S	30,431	3	0	3	95	32,011	4	0	4	99	32,209	4	0	4	100					
			T2S	31,376	4	0	4	97	33,006	4	0	4	103	33,210	4	0	4	103					
			T2M	30,658	4	0	4	95	32,251	4	0	4	100	32,450	4	0	4	101					
			T3S	30,620	3	0	4	95	32,210	3	0	4	100	32,409	3	0	4	101					
			T3M	30,898	4	0	5	96	32,503	4	0	5	101	32,703	4	0	5	102					
			T4M	31,318	3	0	5	97	32,945	3	0	5	102	33,148	3	0	5	103					
			TFTM	30,850	3	0	4	96	32,452	3	0	5	101	32,652	3	0	5	101					
			T5VS	32,589	5	0	1	101	34,282	5	0	1	106	34,494	5	0	1	107					
			T5S	32,830	5	0	2	102	34,536	5	0	2	107	34,749	5	0	2	108					
			T5M	32,888	5	0	4	102	34,596	5	0	4	107	34,810	5	0	4	108					
			T5W	32,404	5	0	4	101	34,087	5	0	4	106	34,297	5	0	4	107					

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Performance Data

Forward Optics (continued)

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			T5VS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			T5S	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			T5M	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			T5W	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
	700 mA	232 W	T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
			TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71
			T5VS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74
			T5S	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73
			T5M	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73
			T5W	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72
			BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113					
			LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
			RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
	1000 mA	360 W	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62
			T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61
			T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61
			T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60
			T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61
			T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60
			TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62
			T5VS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64
			T5S	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64
			T5M	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64
			T5W	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63
			BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96					
			LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
			RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
	1200 mA	400 W	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100					
			T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103					
			T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100					
			T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100					
			T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101					
			T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103					
			TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101					
			T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107					
			T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108					
			T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108					
			T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106					

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Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90C (90 LEDs)	530 mA	150 W	T1S	17,539	3	0	3	117	18,451	3	0	3	123	18,564	3	0	3	124	11,475	3	0	3	76
			T2S	18,084	3	0	3	121	19,024	3	0	3	127	19,141	3	0	3	128	11,448	3	0	3	76
			T2M	17,670	3	0	3	118	18,588	3	0	3	124	18,703	3	0	3	125	11,467	3	0	3	76
			T3S	17,648	3	0	3	118	18,565	3	0	3	124	18,680	3	0	3	125	11,442	3	0	3	76
			T3M	17,808	3	0	3	119	18,734	3	0	4	125	18,849	3	0	4	126	11,464	4	0	4	76
			T4M	18,051	3	0	4	120	18,988	3	0	4	127	19,106	3	0	4	127	11,440	4	0	4	76
			TFTM	17,781	3	0	3	119	18,704	3	0	3	125	18,820	3	0	3	125	11,651	4	0	4	78
			T5VS	18,783	4	0	1	125	19,759	4	0	1	132	19,881	4	0	1	133	12,289	3	0	1	82
			T5S	18,923	4	0	1	126	19,906	4	0	1	133	20,028	4	0	1	134	11,978	3	0	1	80
			T5M	18,956	4	0	2	126	19,940	4	0	2	133	20,063	4	0	2	134	12,301	4	0	2	82
			T5W	18,677	5	0	3	125	19,647	5	0	3	131	19,768	5	0	3	132	12,109	4	0	2	81
			BLC	16,949	4	0	4	113	18,200	4	0	4	121	18,314	4	0	4	122					
			LCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			RCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
	700 mA	206 W	T1S	22,323	3	0	3	108	23,483	3	0	3	114	23,628	3	0	3	115	14,387	3	0	3	70
			T2S	23,017	3	0	3	112	24,213	3	0	3	118	24,362	3	0	3	118	14,354	3	0	3	70
			T2M	22,490	3	0	3	109	23,658	3	0	3	115	23,804	3	0	3	116	14,378	4	0	4	70
			T3S	22,462	3	0	3	109	23,629	3	0	3	115	23,774	3	0	3	115	14,347	4	0	4	70
			T3M	22,666	3	0	4	110	23,843	3	0	4	116	23,990	3	0	4	116	14,374	4	0	4	70
			T4M	22,974	3	0	4	112	24,167	3	0	4	117	24,317	3	0	4	118	14,344	4	0	4	70
			TFTM	22,630	3	0	4	110	23,806	3	0	4	116	23,953	3	0	4	116	14,609	4	0	4	71
			T5VS	23,906	5	0	1	116	25,148	5	0	1	122	25,304	5	0	1	123	15,408	4	0	1	75
			T5S	24,084	4	0	2	117	25,335	5	0	2	123	25,491	5	0	2	124	15,019	4	0	1	73
			T5M	24,126	5	0	3	117	25,379	5	0	3	123	25,536	5	0	3	124	15,424	4	0	2	75
			T5W	23,770	5	0	3	115	25,005	5	0	4	121	25,160	5	0	4	122	15,182	4	0	2	74
			BLC	21,577	4	0	4	105	23,170	4	0	4	112	23,315	4	0	4	113					
			LCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
			RCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
	1000 mA	320 W	T1S	30,621	3	0	3	96	32,212	4	0	4	101	32,411	4	0	4	101	19,288	4	0	4	60
			T2S	31,573	4	0	4	99	33,213	4	0	4	104	33,418	4	0	4	104	19,243	4	0	4	60
			T2M	30,850	4	0	4	96	32,453	4	0	4	101	32,653	4	0	4	102	19,275	4	0	4	60
			T3S	30,812	3	0	4	96	32,412	3	0	4	101	32,612	3	0	4	102	19,233	4	0	4	60
			T3M	31,091	4	0	5	97	32,706	4	0	5	102	32,908	4	0	5	103	19,270	4	0	4	60
			T4M	31,514	3	0	5	98	33,151	3	0	5	104	33,356	3	0	5	104	19,230	4	0	4	60
			TFTM	31,043	3	0	4	97	32,656	3	0	5	102	32,857	3	0	5	103	19,585	4	0	4	61
			T5VS	32,793	5	0	1	102	34,497	5	0	1	108	34,710	5	0	1	108	20,656	4	0	1	65
			T5S	33,036	5	0	2	103	34,752	5	0	2	109	34,967	5	0	2	109	20,135	4	0	1	63
			T5M	33,094	5	0	4	103	34,813	5	0	4	109	35,028	5	0	4	109	20,677	4	0	2	65
			T5W	32,607	5	0	4	102	34,301	5	0	4	107	34,512	5	0	4	108	20,354	5	0	3	64
			BLC	28,493	4	0	4	89	30,597	5	0	4	96	30,788	5	0	4	96					
			LCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
			RCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
	1200 mA	363 W	T1S	33,523	4	0	4	92	35,265	4	0	4	97	35,483	4	0	4	98					
			T2S	34,565	4	0	4	95	36,361	4	0	4	100	36,585	4	0	4	101					
			T2M	33,774	4	0	4	93	35,528	4	0	4	98	35,748	4	0	4	98					
			T3S	33,732	3	0	4	93	35,484	3	0	4	98	35,703	3	0	4	98					
			T3M	34,038	4	0	5	94	35,806	4	0	5	99	36,027	4	0	5	99					
			T4M	34,501	4	0	5	95	36,293	4	0	5	100	36,517	4	0	5	101					
			TFTM	33,985	3	0	5	94	35,750	3	0	5	98	35,971	3	0	5	99					
			T5VS	35,901	5	0	1	99	37,766	5	0	1	104	37,999	5	0	1	105					
			T5S	36,167	5	0	2	100	38,046	5	0	2	105	38,281	5	0	2	105					
			T5M	36,230	5	0	4	100	38,112	5	0	4	105	38,348	5	0	4	106					
			T5W	35,697	5	0	4	98	37,551	5	0	4	103	37,783	5	0	4	104					

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

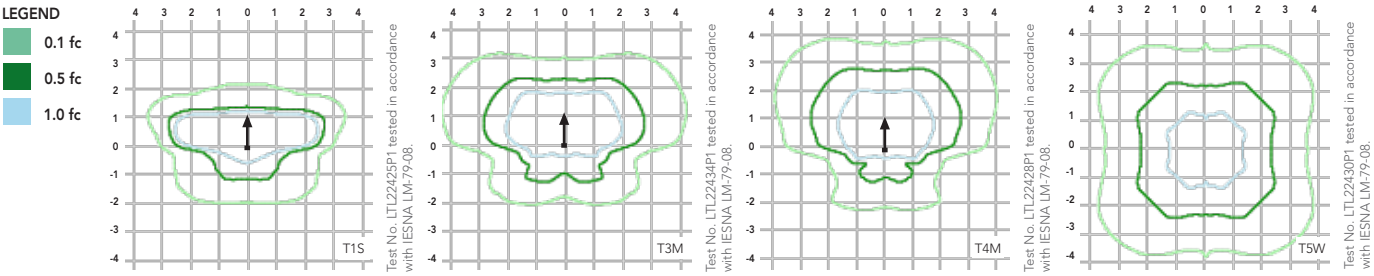
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
	1000	360W	3.03	1.72	1.49	1.3	1.05	0.77

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L99/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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d-series

D-Series Size 2
LED Wall Luminaire

Catalog Number

Notes

Type L2

Hit the Tab key or mouse over the page to see all interactive elements.

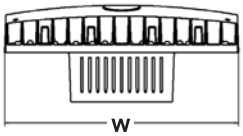
Specifications

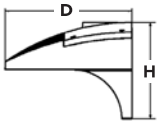
Luminaire

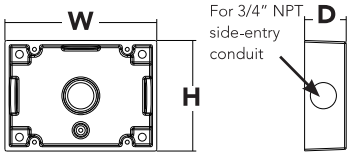
Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		







Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

DSXW2 LED							
Series	**LEDs**	**Drive Current**	**Color temperature**	**Distribution**	**Voltage**	**Mounting**	**Control Options**
DSXW2 LED	20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately**[3] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type [4] PER NEMA twist-lock receptacle only (no controls) DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM® (no controls)[5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [6] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7]

Other Options				Finish *(required)*					
Shipped installed		**Shipped separately** [9]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277, 347V) [8]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240, 480V) [8]	WG	Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield [3]	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection [9]								

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [10]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [10]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [10]
SC U	Shorting cap [10]
DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW2WG U	Wire guard accessory
DSXW2VG U	Vandal guard accessory
DSXW2BBW DDBXD U	Back box accessory (specify finish)

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Available with 30 LED/700mA options only (DSXW2 LED 30C 700). DMG option not available.
3 Also available as a separate accessory; see Accessories information.
4 Photocontrol (PE) requires 120, 208, 240 or 277 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347V, 480V or PIRH. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
6 Specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell) or DCR. Dimming driver standard.
7 PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
8 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9 See the electrical section on page 2 for more details.
10 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBER				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	350mA	25W	T2S	2,783	1	0	1	111	2,989	1	0	1	120	3,007	1	0	1	120	1,720	1	0	1	69
			T2M	2,708	1	0	1	108	2,908	1	0	1	116	2,926	1	0	1	117	1,673	1	0	1	67
			T3S	2,748	1	0	1	110	2,951	1	0	1	118	2,970	1	0	1	119	1,698	0	0	1	68
			T3M	2,793	1	0	1	112	2,999	1	0	1	120	3,018	1	0	1	121	1,726	1	0	1	69
			T4M	2,756	1	0	1	110	2,959	1	0	1	118	2,978	1	0	1	119	1,703	0	0	1	68
			TFTM	2,754	1	0	1	110	2,957	1	0	1	118	2,975	1	0	1	119	1,701	0	0	1	68
	530 mA	36W	T2S	4,029	1	0	1	112	4,327	1	0	1	120	4,354	1	0	1	121	1,698	0	0	1	68
			T2M	3,920	1	0	1	109	4,210	1	0	1	117	4,236	1	0	1	118	1,726	1	0	1	69
			T3S	3,979	1	0	1	111	4,272	1	0	1	119	4,299	1	0	1	119	1,720	1	0	1	69
			T3M	4,044	1	0	1	112	4,342	1	0	2	121	4,369	1	0	2	121	1,701	0	0	1	68
			T4M	3,990	1	0	1	111	4,284	1	0	1	119	4,311	1	0	1	120	1,703	0	0	1	68
			TFTM	3,986	1	0	1	111	4,281	1	0	1	119	4,307	1	0	1	120	1,673	1	0	1	67
	700 mA	47W	T2S	5,130	1	0	1	109	5,509	1	0	1	117	5,544	1	0	1	118	2,473	1	0	1	69
			T2M	4,991	1	0	1	106	5,360	1	0	1	114	5,393	1	0	2	115	2,406	1	0	1	67
			T3S	5,066	1	0	1	108	5,440	1	0	1	116	5,474	1	0	1	116	2,442	1	0	1	68
			T3M	5,148	1	0	2	110	5,528	1	0	2	118	5,563	1	0	2	118	2,482	1	0	1	69
			T4M	5,080	1	0	1	108	5,455	1	0	1	116	5,489	1	0	2	117	2,449	1	0	1	68
			TFTM	5,076	1	0	1	108	5,450	1	0	1	116	5,484	1	0	2	117	2,447	1	0	1	68
	1000 mA	74W	T2S	7,148	1	0	1	97	7,675	1	0	1	104	7,723	1	0	1	104	3,060	1	0	1	65
			T2M	6,954	1	0	2	94	7,467	1	0	2	101	7,514	2	0	2	102	2,977	1	0	1	63
			T3S	7,058	1	0	1	95	7,579	1	0	1	102	7,626	1	0	2	103	3,021	1	0	1	64
			T3M	7,173	1	0	2	97	7,702	1	0	2	104	7,750	1	0	2	105	3,070	1	0	1	65
			T4M	7,077	1	0	2	96	7,599	1	0	2	103	7,647	1	0	2	103	3,029	1	0	1	64
			TFTM	7,071	1	0	2	96	7,593	1	0	2	103	7,641	1	0	2	103	3,027	1	0	1	64
30C (30 LEDs)	350mA	36W	T2S	4,160	1	0	1	116	4,467	1	0	1	124	4,495	1	0	1	125	2,573	1	0	1	103
			T2M	4,047	1	0	1	112	4,346	1	0	1	121	4,373	1	0	1	121	2,503	1	0	1	100
			T3S	4,107	1	0	1	114	4,411	1	0	1	123	4,438	1	0	1	123	2,541	1	0	1	102
			T3M	4,174	1	0	1	116	4,482	1	0	2	125	4,511	1	0	2	125	2,582	1	0	1	103
			T4M	4,119	1	0	1	114	4,423	1	0	1	123	4,450	1	0	1	124	2,547	1	0	1	102
			TFTM	4,115	1	0	1	114	4,419	1	0	1	123	4,447	1	0	1	124	2,545	1	0	1	102
	530 mA	54W	T2S	6,001	1	0	1	111	6,444	1	0	1	119	6,485	1	0	1	120	2,573	1	0	1	71
			T2M	5,839	1	0	1	108	6,270	1	0	2	116	6,309	1	0	2	117	2,503	1	0	1	70
			T3S	5,926	1	0	1	110	6,363	1	0	1	118	6,403	1	0	1	119	2,541	1	0	1	71
			T3M	6,022	1	0	2	112	6,467	1	0	2	120	6,507	1	0	2	121	2,582	1	0	1	72
			T4M	5,942	1	0	1	110	6,381	1	0	2	118	6,420	1	0	2	119	2,547	1	0	1	71
			TFTM	5,937	1	0	1	110	6,375	1	0	2	118	6,415	1	0	2	119	2,545	1	0	1	71
	700 mA	71W	T2S	7,609	1	0	1	107	8,170	1	0	1	115	8,221	2	0	2	116	3,696	1	0	1	68
			T2M	7,402	1	0	2	104	7,949	2	0	2	112	7,999	2	0	2	113	3,596	1	0	1	67
			T3S	7,513	1	0	1	106	8,068	1	0	2	114	8,118	1	0	2	114	3,649	1	0	1	68
			T3M	7,635	1	0	2	108	8,199	1	0	2	115	8,250	2	0	3	116	3,709	1	0	2	69
			T4M	7,533	1	0	2	106	8,089	1	0	2	114	8,140	1	0	2	115	3,659	1	0	1	68
			TFTM	7,527	1	0	2	106	8,083	1	0	2	114	8,133	1	0	2	115	3,656	1	0	1	68
	1000 mA	109W	T2S	10,468	2	0	2	96	11,241	2	0	2	103	11,311	2	0	2	104	4,559	1	0	1	64
			T2M	10,184	2	0	2	93	10,936	2	0	2	100	11,004	2	0	2	101	4,436	1	0	2	62
			T3S	10,336	1	0	2	95	11,099	1	0	2	102	11,169	2	0	2	102	4,502	1	0	1	63
			T3M	10,505	2	0	3	96	11,280	2	0	3	103	11,351	2	0	3	104	4,575	1	0	2	64
			T4M	10,364	1	0	2	95	11,129	1	0	2	102	11,199	2	0	2	103	4,514	1	0	2	64
			TFTM	10,356	1	0	2	95	11,120	2	0	2	102	11,190	2	0	2	103	4,510	1	0	1	64

Note:
Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm.
Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
20C	350	25 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	-	-
	1000	74 W	0.68	0.39	0.34	0.29	-	-
30C	350	36 W	0.33	0.19	0.17	0.14	-	-
	530	54 W	0.50	0.29	0.25	0.22	-	-
	700	71 W	0.66	0.38	0.33	0.28	0.23	0.16
	1000	109 W	1.01	0.58	0.50	0.44	-	-

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

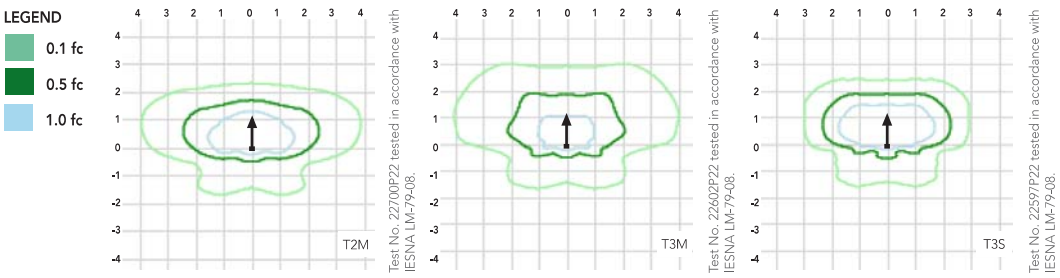
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

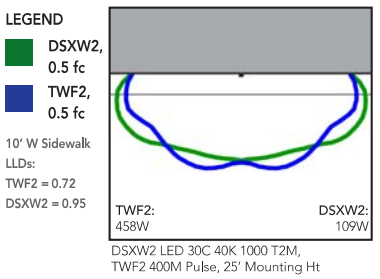
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.

Isofootcandle plots for the DSXW2 LED 30C 1000 40K. Distances are in units of mounting height (25').



Distribution overlay comparison to 400W metal halide.



DSXW2 LED 30C 40K 1000 T2M, TWF2 400M Pulse, 25' Mounting Ht

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 2 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Traffic Impact Statement
For Submittal to FDOT

Orchard Supply Hardware Store# O7404
Aloma Avenue
Winter Park, Florida

Prepared for:
Oppidan Holding LLC

January 2016

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build

Certificate of Authorization No. 00003215

5601 Mariner Street
Suite 105
Tampa, FL 33609
Tel: (813) 288-0233
Fax: (813) 288-0433
Contact: Sandra Gorman

Sandra Gorman
59530
P.E. Number

Date

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Executive Summary

A new Orchard Supply Hardware Store is proposed on Aloma Avenue in Winter Park, Florida on the site of the existing Aloma Bowl bowling alley. **Figure 1** illustrates the project location and **Figure 2** is a site plan of the proposed development. This Traffic Impact Statement has been prepared to support the proposed change in use.

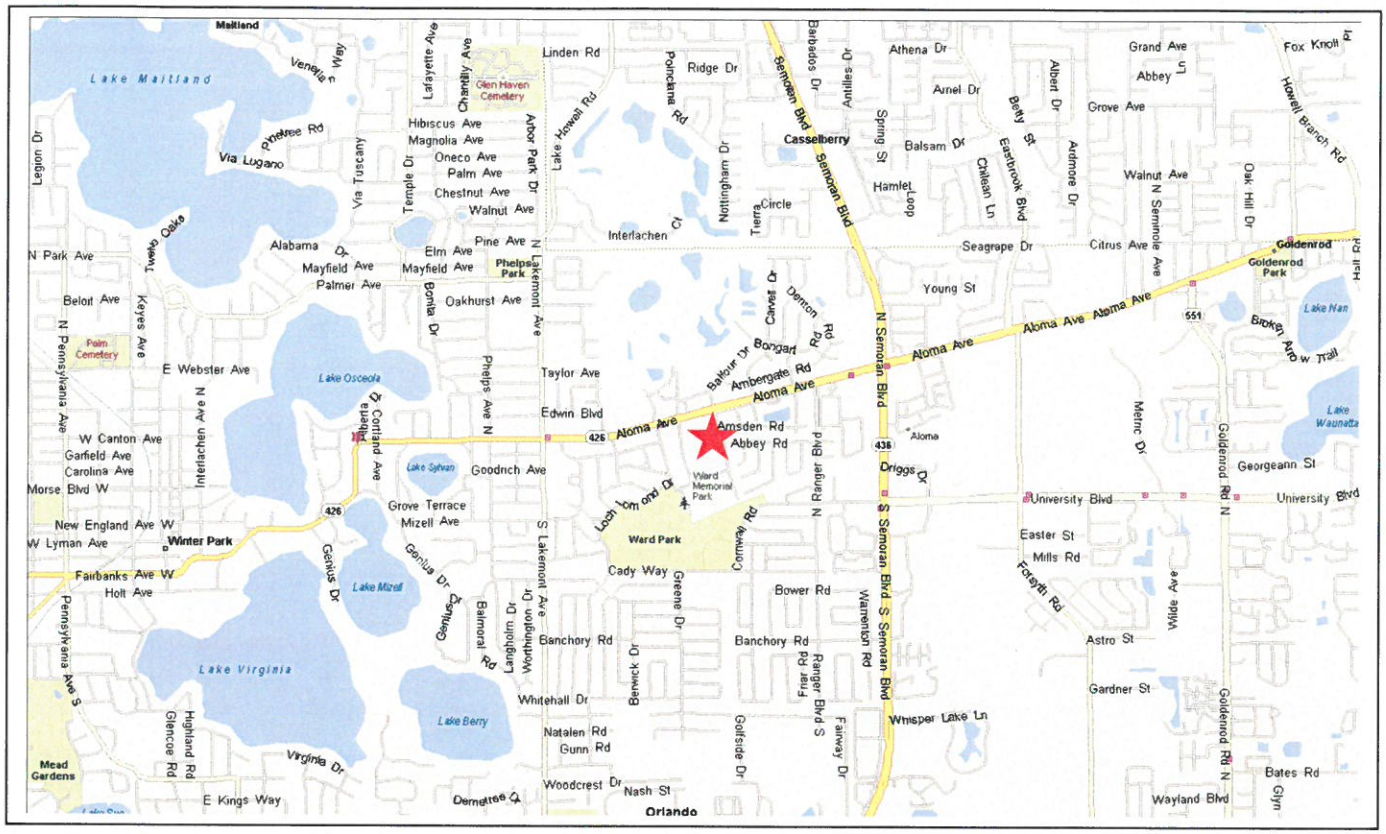
Access to the site is proposed through 2 existing right in right out driveways on Aloma Avenue.

Based upon the analysis, the roadway segments in the study are anticipated to continue to operate at acceptable levels of service with the addition of the project.

Introduction

A new Orchard Supply Hardware Store is proposed at 2530 Aloma Avenue in Winter Park, Florida on the site of the existing Aloma Bowl bowling alley. **Figure 1** illustrates the project location and **Figure 2** is a site plan of the proposed development. This Traffic Impact Statement has been prepared to support the proposed change in use.

Access to the site is proposed through 2 existing right in right out driveways on Aloma Avenue.



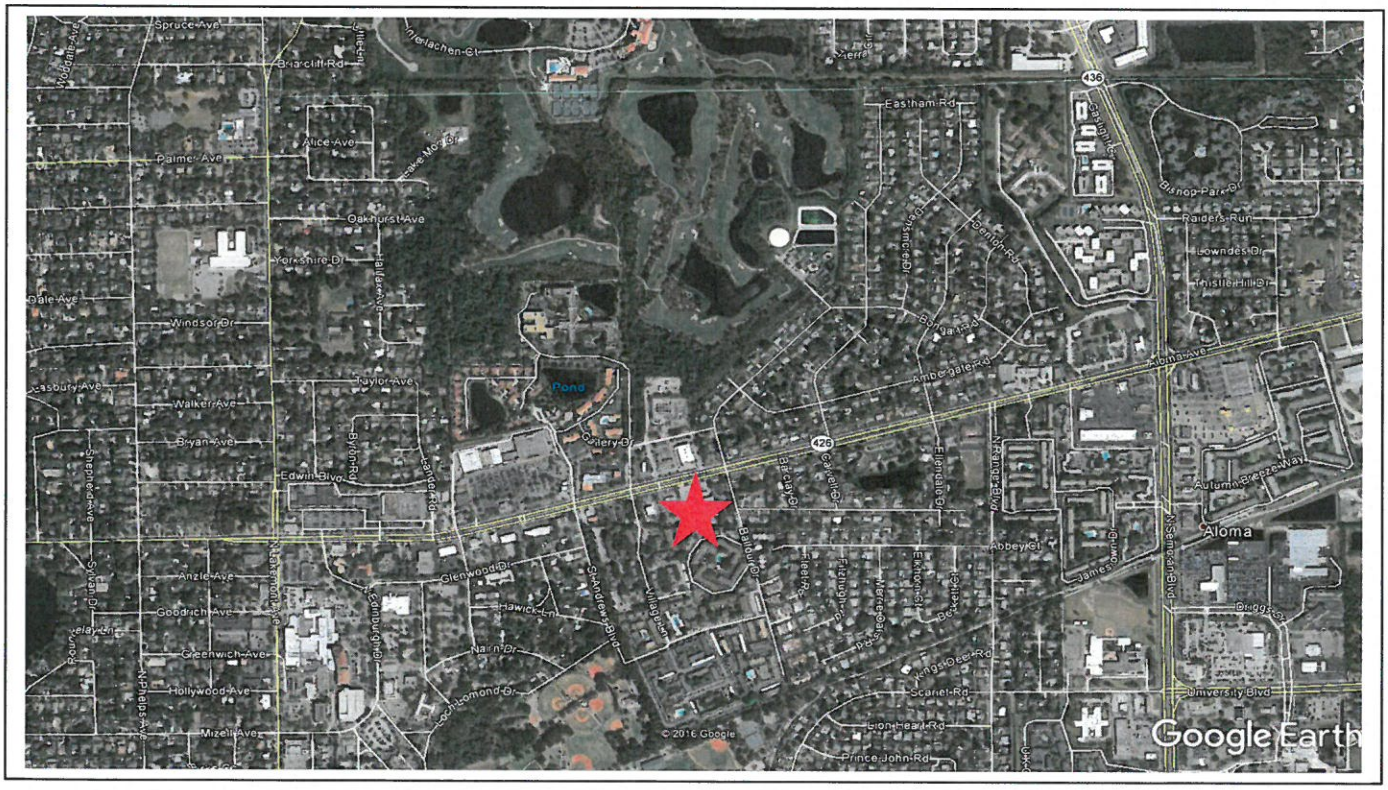
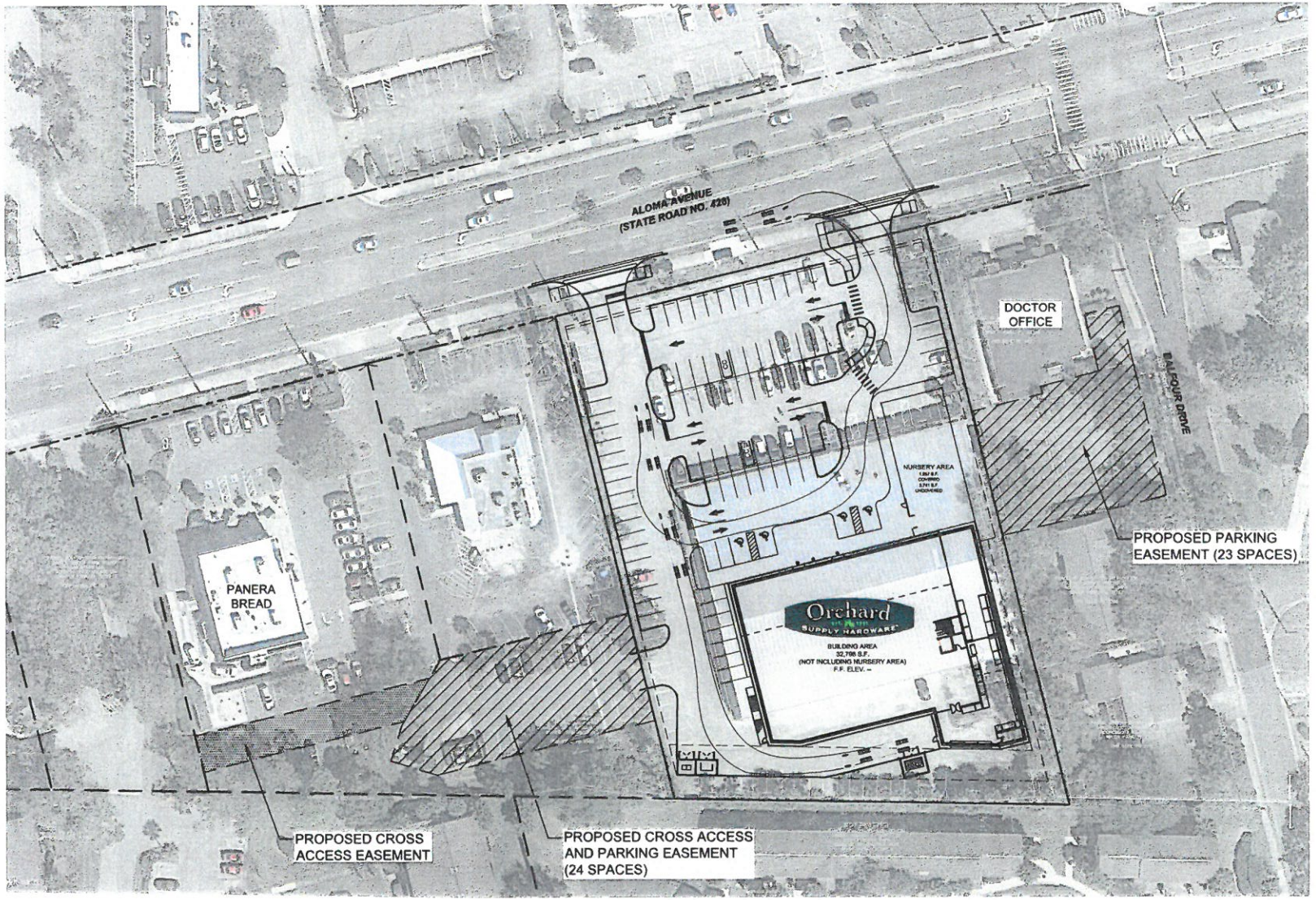


Figure 1
Site Location Map
Orchard Supply Hardware
Aloma Avenue
Winter Park, Florida

cph
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build
www.cphengineers.com



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No.	Date	Revision	By
1	12/14/16		PJS

Designed by: PJS
Drawn by: TWE
Checked by: PJS
Approved by: PJS
Scale: 1" = 30'
Date: 12/14/16
Job No.: 01407

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Licenses:
Eng. C.O.A. No. 3915
Survey L.B. No. 7143
Arch. Lic. No. AA26000626
Landscp. Lic. No. LC26000290

CROSS ACCESS AND PARKING EASEMENT EXHIBIT

2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-1

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P:\01407\Civil\Dwg\Design\Exhibits\C-1 CROSS ACCESS PARKING.dwg, Dec 14, 2016 - 1:28pm, wilson

Project Impacts

Project Trip Generation

Trip generation was calculated using the rates and equations from the *9th Edition ITE Trip Generation*. The existing property has 29,971 square feet of bowling alley. To estimate trip generation for the existing scenario, Land Use Code 437– Bowling Alley was used to calculate the existing trip generation.

To estimate trip generation for the proposed scenario, Land Use Code 816- Hardware/Paint Store was applied to the calculations. Pass-By Capture was calculated using the methods outlined in the *ITE Trip Generation Handbook*.

The proposed Orchard Supply is capped to a maximum of 40,310 square feet of gross floor area (including the hard covered garden center) based on a maximum floor area ratio of 0.45 for C-3 zoning district. In order to be conservative the Traffic Impact Analysis was completed based on maximum floor area allowed.

Because the existing development will be replaced by the Orchard Supply Hardware store, only the new trips were utilized in the roadway analysis since trips associated with the existing bowling alley are included in the existing traffic data.

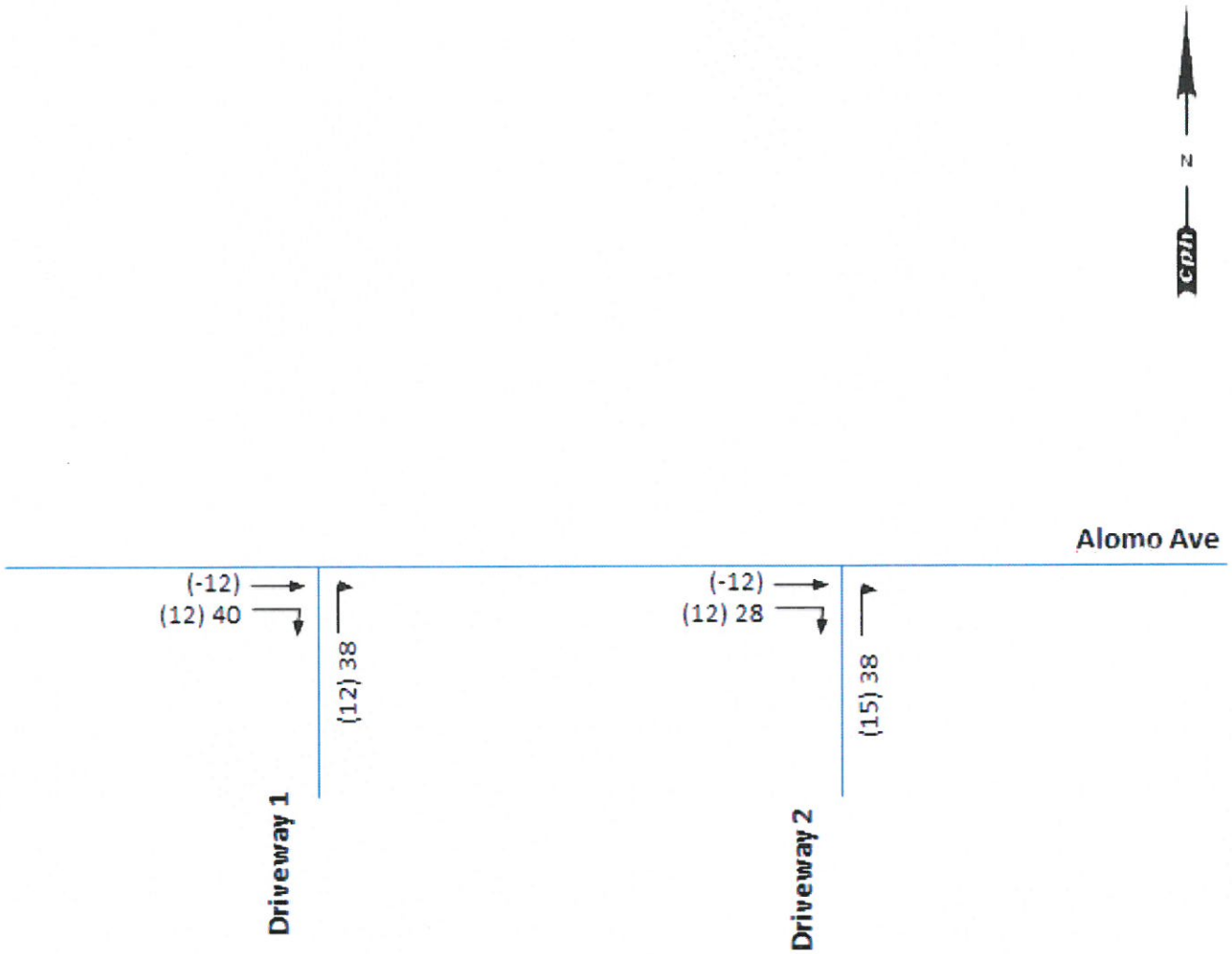
Table 1 summarizes the trip generation estimated for the project, and detailed worksheets from the OTISS Traffic Analysis Software are attached.

Table 1 - ITE Trip Generation

Scenario	Land Use	Size	Weekday			PM		
			Entry	Exit	Total	Entry	Exit	Total
Existing	437 - Bowling Alley	29,970 square feet	500	499	999	31	20	51
Proposed	816 - Hardware/Paint Store	40,310 square feet	1034	1034	2068	92	103	195
		Gross Trips	1034	1034	2068	92	103	195
		Pass By	-267	-267	-534	-24	-27	-51
		Net Trips	767	767	1534	68	76	144
	Change in Gross Trips		**534**	**535**	**1069**	**61**	**83**	**144**
	% Change in Gross Trips		**107%**	**107%**	**107%**	**197%**	**415%**	**282%**
	Change in New Trips		**267**	**268**	**535**	**37**	**56**	**93**
	% Change in New Trips		**53%**	**54%**	**54%**	**119%**	**280%**	**182%**

Trip Distribution and Assignment

Project traffic was distributed based on the observed traffic patterns in the area. **Figure 3** illustrates the project traffic assignment at the project driveways.



NEW TRIPS (PASS-BY)

Figure 3
Orchard Supply
Winter Park, Florida
Project Traffic Assigment

cph

Engineers
Architects
Planners
Landscape Architects
Transportation/Traffic
Surveyors
Environmental Scientists
Construction Management

Future Conditions Analysis

Roadway level of service was calculated using capacities obtained from the *FDOT Quality Level of Service Report.* Existing traffic volumes were obtained from the Orange County Traffic Count database, and future conditions were based on year 2018 analysis to be consistent with the anticipated opening year of the project. Background growth was calculated using historical growth trends in the area, approximately 1% per year. According to the Orange County Comprehensive Plan, the segment of Aloma Avenue west of Lakemont Avenue and East of Semoran Boulevard are considered constrained facilities. The adjacent segment of Aloma Avenue from Lakemont Avenue to Semoran Boulevard is not considered constrained per the comprehensive plan. **Table 2** summarizes the peak hour directional segment analysis.

Table 2 - Roadway Level of Service

Roadway	Number of Lanes	LOS Standard	LOS D Two Way Service Volume	Existing		Future Background			Project Trips		Future Total	
				2015 Volume	LOS	Growth Rate	2018 Volume	LOS	%	Trips	Volume	LOS
Aloma Avenue – Lakemont Avenue to Semoran Boulevard	4 LD	E	3,580	3,373	C	1%	3,340	C	100%	93	3,433	D

Site Access Analysis

HCS intersection analysis was performed for each of the project driveways and indicate that each project driveway is anticipated to continue to operate at acceptable levels of service with the addition of project traffic.

Table 3 summarizes the driveway analysis.

Table 3- Driveway Level of Service

Intersection	Direction	PM Peak Hour LOS
Aloma Ave & Driveway 1	NBR	C
Aloma Ave & Driveway 2	NBR	C

Conclusion

CPH conducted a traffic impact statement for the proposed Orchard Supply Hardware Store on Aloma Road in Winter Park, Florida. Future roadway analysis conducted for the year 2018 indicate that the roadways in the study area are anticipated to continue to operate at acceptable levels of service from existing through future total traffic conditions with the addition of the project traffic.

APPENDIX

APPENDIX A TRIP GENERATION

APPENDIX B TRAFFIC COUNTS

APPENDIX C TURNING MOVEM ENT CALCULATIONS

APPENDIX D DRIVEWAY ANALYSIS

APPENDIX A
TRIP GENERATION

Roadway Count Summary

Start Date	22-Sep-15	Start Time	00:00
Stop Date	24-Sep-15	Stop Time	24:00
County	Orange	Station ID	5078
Location	Aloma Av : Lakemont Av to Semoran Bv (0.25 Miles E. of Lakemont Av)		

22-Sep-15 — Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	37	17	13	16	18	46	190	389	501	414	339	328
30	22	10	11	13	23	80	263	475	535	452	353	361
45	20	12	12	17	43	111	315	544	493	436	387	412
00	18	13	11	19	55	146	420	534	477	445	360	384
Hr Total	96	52	47	65	139	383	1188	1942	2007	1748	1440	1486

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	368	367	380	368	340	375	405	281	217	161	87	66
30	371	382	360	389	347	412	399	278	230	145	71	60
45	407	400	376	384	358	400	369	223	196	111	75	55
00	400	440	397	377	401	413	301	221	165	103	64	42
Hr Total	1546	1590	1513	1519	1446	1600	1474	1003	808	520	297	224

24 Hour Total	24,130					
AM Peak Hour Begins	7:30	AM Peak Volume	2,114	AM Peak Hour Factor		0.97
PM Peak Hour Begins	17:15	PM Peak Volume	1,629	PM Peak Hour Factor		0.99

22-Sep-15 — Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	54	30	22	12	10	18	84	209	279	275	262	312
30	58	25	22	11	16	40	97	261	270	273	295	321
45	34	20	19	11	16	43	114	252	283	263	294	341
00	36	21	17	8	20	58	159	265	296	268	314	327
Hr Total	182	96	79	41	62	158	455	986	1128	1078	1165	1300

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	373	346	386	410	419	405	418	330	303	239	178	111
30	349	363	409	439	442	422	412	326	305	240	179	104
45	341	377	412	452	436	435	357	313	256	214	142	87
00	352	362	401	449	419	436	350	283	235	196	122	83
Hr Total	1415	1448	1608	1751	1716	1699	1537	1252	1100	890	621	384

24 Hour Total	22,152					
AM Peak Hour Begins	12:00	AM Peak Volume	1,415	AM Peak Hour Factor		0.95
PM Peak Hour Begins	15:30	PM Peak Volume	1,762	PM Peak Hour Factor		0.97

22-Sep-15 — Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	91	47	34	29	28	64	274	598	780	689	601	640
30	80	35	33	23	39	120	361	736	806	725	648	682
45	54	32	31	28	59	154	429	795	776	699	681	752
00	54	34	28	27	75	203	578	799	773	714	674	711
Hr Total	279	148	126	107	201	541	1642	2928	3135	2826	2605	2786

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	742	714	766	779	759	780	822	611	520	400	266	177
30	720	746	769	828	789	834	812	604	535	386	250	165
45	747	777	788	837	794	835	726	536	452	325	217	142
00	752	801	798	826	820	849	651	504	401	299	186	124
Hr Total	2961	3038	3121	3269	3162	3298	3010	2255	1908	1410	918	608

24 Hour Total	46,282					
AM Peak Hour Begins	7:30	AM Peak Volume	3,180	AM Peak Hour Factor		0.99
PM Peak Hour Begins	17:15	PM Peak Volume	3,340	PM Peak Hour Factor		0.98

Roadway Count Summary

Start Date	24-Sep-15	Start Time	00:00
Stop Date	25-Sep-15	Stop Time	24:00
County	Orange	Station ID	5078
Location	Aloma Av : Lakemont Av to Semoran Bv (0.25 Miles E. of Lakemont Av)		

24-Sep-15 — Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	46	14	8	12	21	47	203	381	507	408	333	291
30	16	10	8	11	29	85	256	451	542	393	363	343
45	19	8	6	20	41	116	302	561	503	398	397	475
00	17	15	11	21	46	132	399	555	506	409	295	368
Hr Total	98	47	33	64	137	380	1160	1948	2058	1608	1388	1477

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	399	378	385	344	320	391	415	288	199	164	92	64
30	351	382	370	374	371	391	369	276	226	158	77	59
45	398	382	365	380	366	380	373	265	199	109	78	51
00	410	434	411	337	374	389	317	231	162	110	71	43
Hr Total	1558	1576	1531	1435	1431	1551	1474	1060	786	541	318	217

24 Hour Total	23,876				
AM Peak Hour Begins	7:30	AM Peak Volume	2,165	AM Peak Hour Factor	0.96
PM Peak Hour Begins	13:15	PM Peak Volume	1,583	PM Peak Hour Factor	0.91

24-Sep-15 — Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	66	33	20	19	14	21	100	206	278	266	250	315
30	60	33	24	12	23	35	101	254	244	298	270	314
45	40	17	23	9	19	34	125	267	287	249	272	310
00	42	20	20	8	18	69	168	267	280	267	307	337
Hr Total	208	103	87	48	74	159	494	994	1089	1080	1099	1276

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	375	353	385	417	400	432	407	318	282	235	192	131
30	356	376	378	479	439	394	405	322	314	222	177	112
45	341	401	394	477	436	449	372	319	284	226	147	94
00	343	363	415	474	377	420	339	265	210	237	128	90
Hr Total	1415	1493	1572	1847	1652	1695	1523	1224	1090	920	644	427

24 Hour Total	22,213				
AM Peak Hour Begins	12:00	AM Peak Volume	1,415	AM Peak Hour Factor	0.94
PM Peak Hour Begins	15:00	PM Peak Volume	1,847	PM Peak Hour Factor	0.96

24-Sep-15 — Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	112	47	28	31	35	68	303	587	785	674	583	606
30	76	43	32	23	52	120	357	705	786	691	633	657
45	59	25	29	29	60	150	427	828	790	647	669	785
00	59	35	31	29	64	201	567	822	786	676	602	705
Hr Total	306	150	120	112	211	539	1654	2942	3147	2688	2487	2753

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	774	731	770	761	720	823	822	606	481	399	284	195
30	707	758	748	853	810	785	774	598	540	380	254	171
45	739	783	759	857	802	829	745	584	483	335	225	145
00	753	797	826	811	751	809	656	496	372	347	199	133
Hr Total	2973	3069	3103	3282	3083	3246	2997	2284	1876	1461	962	644

24 Hour Total	46,089				
AM Peak Hour Begins	7:30	AM Peak Volume	3,221	AM Peak Hour Factor	0.97
PM Peak Hour Begins	14:45	PM Peak Volume	3,297	PM Peak Hour Factor	0.96

Roadway Count Summary

Start Date	23-Sep-15	Start Time	00:00
Stop Date	24-Sep-15	Stop Time	24:00
County	Orange	Station ID	5078
Location	Aloma Av : Lakemont Av to Semoran Bv (0.25 Miles E. of Lakemont Av)		

23-Sep-15 — Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	31	22	15	24	14	46	186	405	486	471	322	374
30	26	7	11	13	18	64	245	467	507	478	323	369
45	21	15	11	14	42	111	312	544	473	379	373	375
00	23	13	13	8	56	152	410	526	454	482	354	391
Hr Total	101	57	50	59	130	373	1153	1942	1920	1810	1372	1509

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	330	364	391	351	348	360	402	245	223	175	77	64
30	372	371	344	389	320	431	408	288	228	142	70	62
45	397	390	343	402	338	403	379	199	200	110	71	59
00	418	437	365	389	397	425	302	225	160	107	55	37
Hr Total	1517	1562	1443	1531	1403	1619	1491	957	811	534	273	222

24 Hour Total	23,839				
AM Peak Hour Begins	7:30	AM Peak Volume	2,063	AM Peak Hour Factor	0.95
PM Peak Hour Begins	17:15	PM Peak Volume	1,661	PM Peak Hour Factor	0.96

23-Sep-15 — Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	53	27	22	12	8	16	74	208	289	300	274	298
30	67	24	27	11	9	35	90	281	287	242	296	327
45	33	22	19	10	16	46	113	235	267	281	305	377
00	34	19	18	9	17	48	151	245	296	257	310	292
Hr Total	187	92	86	42	50	145	428	969	1139	1080	1185	1294

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	364	323	396	400	408	417	428	376	333	246	165	104
30	334	360	420	374	436	425	410	337	312	266	194	113
45	322	384	437	414	436	423	350	304	250	207	142	90
00	360	376	385	412	407	436	358	295	260	189	123	83
Hr Total	1380	1443	1638	1600	1687	1701	1546	1312	1155	908	624	390

24 Hour Total	22,081				
AM Peak Hour Begins	12:00	AM Peak Volume	1,380	AM Peak Hour Factor	0.95
PM Peak Hour Begins	17:15	PM Peak Volume	1,712	PM Peak Hour Factor	0.98

23-Sep-15 — Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	84	49	37	36	22	62	260	613	775	771	596	672
30	93	31	38	24	27	99	335	748	794	720	619	696
45	54	37	30	24	58	157	425	779	740	660	678	752
00	57	32	31	17	73	200	561	771	750	739	664	683
Hr Total	288	149	136	101	180	518	1581	2911	3059	2890	2557	2803

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	694	687	787	751	756	777	830	621	556	421	242	168
30	706	731	764	763	756	856	818	625	540	408	264	175
45	719	774	780	816	774	826	729	503	450	317	213	149
00	778	813	750	801	804	861	660	520	420	296	178	120
Hr Total	2897	3005	3081	3131	3090	3320	3037	2269	1966	1442	897	612

24 Hour Total	45,920				
AM Peak Hour Begins	7:30	AM Peak Volume	3,119	AM Peak Hour Factor	0.98
PM Peak Hour Begins	17:15	PM Peak Volume	3,373	PM Peak Hour Factor	0.98

Roadway Count Summary

Start Date	22-Sep-15	Start Time	00:00
Stop Date	23-Sep-15	Stop Time	24:00
County	Orange	Station ID	5078
Location	Aloma Av : Lakemont Av to Semoran Bv (0.25 Miles E. of Lakemont Av)		

22-Sep-15 — Eastbound Volume for Lane 1

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	33	15	15	13	19	44	181	381	511	364	362	320
30	24	12	13	14	23	91	289	507	557	485	374	372
45	19	12	19	17	45	107	330	526	504	532	392	385
00	14	12	10	29	63	153	450	521	471	445	432	394
Hr Total	90	51	57	73	150	395	1250	1935	2043	1826	1560	1471

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	376	360	365	410	353	375	397	311	229	145	93	71
30	389	394	365	404	349	414	421	271	235	136	65	60
45	425	429	421	371	369	416	354	204	190	113	75	56
00	372	448	415	405	432	424	284	206	174	92	66	45
Hr Total	1562	1631	1566	1590	1503	1629	1456	992	828	486	299	232

24 Hour Total	24,675					
AM Peak Hour Begins	7:30	AM Peak Volume	2,115	AM Peak Hour Factor		0.95
PM Peak Hour Begins	17:30	PM Peak Volume	1,658	PM Peak Hour Factor		0.98

22-Sep-15 — Westbound Volume for Lane 2

End Time	00	01	02	03	04	05	6	07	08	09	10	11
15	43	30	23	6	9	17	79	212	270	258	262	323
30	47	18	15	9	15	50	101	247	280	278	318	321
45	29	21	14	13	13	48	105	253	295	258	305	335
00	33	24	12	6	26	56	157	283	311	281	325	351
Hr Total	152	93	64	34	63	171	442	995	1156	1075	1210	1330

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	381	363	377	414	448	366	418	295	295	236	178	97
30	358	354	430	463	451	448	422	319	290	233	166	88
45	359	346	405	466	437	433	349	316	233	209	138	76
00	353	346	402	462	474	453	352	289	236	163	114	75
Hr Total	1451	1409	1614	1805	1810	1700	1541	1219	1054	841	596	336

24 Hour Total	22,161					
AM Peak Hour Begins	12:00	AM Peak Volume	1,451	AM Peak Hour Factor		0.95
PM Peak Hour Begins	15:15	PM Peak Volume	1,839	PM Peak Hour Factor		0.99

22-Sep-15 — Total Volume for All Lanes

End Time	00	01	02	03	04	05	06	07	08	09	10	11
15	76	45	38	19	28	61	260	593	781	622	624	643
30	71	30	28	23	38	141	390	754	837	763	692	693
45	48	33	33	30	58	155	435	779	799	790	697	720
00	47	36	22	35	89	209	607	804	782	726	757	745
Hr Total	242	144	121	107	213	566	1692	2930	3199	2901	2770	2801

End Time	12	13	14	15	16	17	18	19	20	21	22	23
15	757	723	742	824	801	741	815	606	524	381	271	168
30	747	748	795	867	800	862	843	590	525	369	231	148
45	784	775	826	837	806	849	703	520	423	322	213	132
00	725	794	817	867	906	877	636	495	410	255	180	120
Hr Total	3013	3040	3180	3395	3313	3329	2997	2211	1882	1327	895	568

24 Hour Total	46,836					
AM Peak Hour Begins	7:45	AM Peak Volume	3,221	AM Peak Hour Factor		0.96
PM Peak Hour Begins	17:15	PM Peak Volume	3,403	PM Peak Hour Factor		0.97

APPENDIX B
TRAFFIC COUNTS

PERIOD SETTING

Analysis Name :	Weekday		
Project Name :	Orchard Supply Aloma Proposed	**No :**	
Date:	11/22/2016	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
816 - Hardware/Paint Store	1000 Sq. Feet Gross Floor Area	40.31	Weekday	Average 51.29	1034(0) 50%	1034(0) 50%	2068(0)

(0) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
816 - Hardware/Paint Store	0 %	1034	0 %	1034

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
816 - Hardware/Paint Store	2068	0 %	0	2068

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 816 - Hardware/Paint Store
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1034
Total Exiting	1034
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	1034
Total Exiting Non-Pass-by Trips	1034

SUMMARY

Total Entering	92
Total Exiting	103
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	24
Total Exiting Pass-by Reduction	27
Total Entering Non-Pass-by Trips	68
Total Exiting Non-Pass-by Trips	76

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Orchard Supply Aloma Proposed	**No :**	
Date:	11/22/2016	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
816 - Hardware/Paint Store	1000 Sq. Feet Gross Floor Area	40.31	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 4.84	92 47%	103 53%	195

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
816 - Hardware/Paint Store	0 %	92	0 %	103

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
816 - Hardware/Paint Store	195	26 %	51	144

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	No deviations from ITE.

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Orchard Supply - Aloma Existing	**No :**	
Date:	11/22/2016	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
437 - Bowling Alley	1000 Sq. Feet Gross Floor Area	29.97(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 1.71	31(1) 61%	20(1) 39%	51(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
437 - Bowling Alley	0 %	31	0 %	20

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
437 - Bowling Alley	51	0 %	0	51

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

External Trips 437 - Bowling Alley
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	31
Total Exiting	20
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	31
Total Exiting Non-Pass-by Trips	20

PERIOD SETTING

Analysis Name :	Weekday		
Project Name :	Orchard Supply - Aloma Existing	**No :**	
Date:	11/22/2016	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
437 - Bowling Alley	1000 Sq. Feet Gross Floor Area	29.97(0)	Weekday	Average 33.33	500(1) 50%	499(1) 50%	999(1)

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
437 - Bowling Alley	0 %	500	0 %	499

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
437 - Bowling Alley	999	0 %	0	999

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 437 - Bowling Alley
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	500
Total Exiting	499
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	500
Total Exiting Non-Pass-by Trips	499

Project: Orchard Supply Aloma
Location: Winter Park, FL
Notes:

Volume Source #1:	5078
Volume Soruce #2:	6072
Volume Source #3:	231
Volume Source #4:	
Volume Source #5:	

Line	Month	Year	Volume Source #1	Volume Source #2	Volume Source #3	Volume Source #4	Volume Source #5	Total Volume
1		2015	46282	40952	45420			132654
2		2014	43969	42324	43257			129550
3		2013	46608	40824	45019			132451
4								
5								
6								
7								
8								
9								
10								

INPUT DATA

Line	Month	Year	Aggregate Traffic Volume
1		2015	132654
2		2014	129550
3		2013	132451
4			
5			
6			
7			
8			
9			
10			

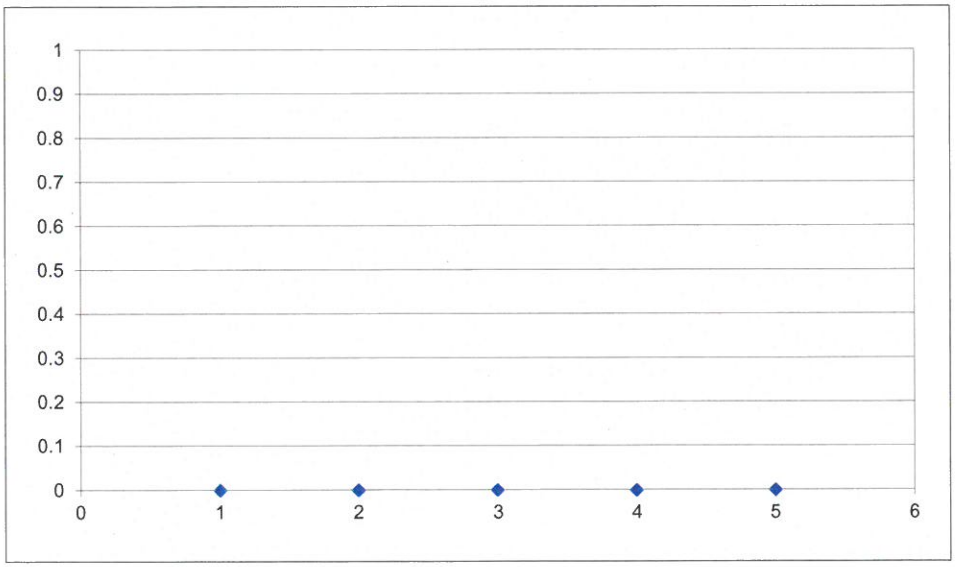
OUTPUT DATA

Line	Month	Year	Best Fit Volume Trend
1		2015	131653.167
2		2014	131551.667
3		2013	131450.167
4			
5			
6			
7			
8			
9			
10			

Slope: 101.5
Intercept: -72869.3333
R^2: 0.00341665
Standard Error: 2451.53098

Exponential Growth Rate: 0.08%
Future = Existing (1+Growth)^N

Linear Growth Rate: 0.08%
Future = Existing (1+Growth*N)



APPENDIX C
TURNING MOVEMENT CALCULATIONS

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION:	**Aloma Avenue & Driveway 1**
COUNT DATE:	**Orange County**
TIME PERIOD:	**PM Peak Hour**
PEAK HOUR FACTOR:	**0.920**

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	0	1754	0	0	1619	0	0	0	0	0	0	0
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
ADJUSTED PEAK SEASON	**0**	**1754**	**0**	**0**	**1619**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"BACKGOUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	70	0	0	65	0	0	0	0	0	0	0
NON-PROJECT TRAFFIC	**0**	**1824**	**0**	**0**	**1684**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	%Pass-By		-50%	50%						45%				
	Pass - By		-12	12						12				12
	% New Traffic		40%	60%		45%				50%				
	New	0	28	40	0	34	0	0	0	38	0	0	0	140
TOTAL PROJECT TRAFFIC		**0**	**16**	**52**	**0**	**34**	**0**	**0**	**0**	**50**	**0**	**0**	**0**	**152**
TOTAL TRAFFIC		**0**	**1840**	**52**	**0**	**1718**	**0**	**0**	**0**	**50**	**0**	**0**	**0**	

Project Traffic	Entering	68
	Exiting	76
Pass-By	Entering	24
	Exiting	27

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION:	**Aloma Avenue & Driveway 1**
COUNT DATE:	**Orange County**
TIME PERIOD:	**PM Peak Hour**
PEAK HOUR FACTOR:	**0.920**

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	0	1754	0	0	1619	0	0	0	0	0	0	0
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
ADJUSTED PEAK SEASON	**0**	**1754**	**0**	**0**	**1619**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"BACKGOUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	2	2	2	2	2	2	2	2	2	2	2	2
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	70	0	0	65	0	0	0	0	0	0	0
NON-PROJECT TRAFFIC	**0**	**1824**	**0**	**0**	**1684**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	%Pass-By		-50%	50%						55%				
	Pass - By		-12	12						15				15
	% New Traffic		50%	40%		45%				50%				
	New	0	38	28	0	34	0	0	0	38	0	0	0	138
TOTAL PROJECT TRAFFIC		**0**	**26**	**40**	**0**	**34**	**0**	**0**	**0**	**53**	**0**	**0**	**0**	**153**
TOTAL TRAFFIC		**0**	**1850**	**40**	**0**	**1718**	**0**	**0**	**0**	**53**	**0**	**0**	**0**	

Project Traffic	Entering	68
	Exiting	76
Pass-By	Entering	24
	Exiting	27

APPENDIX D
DRIVEWAY ANALYSIS

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	SLG
Agency/Co.	CPH
Date Performed	1/3/2017
Analysis Time Period	PM Peak Hour

Site Information

Intersection	Aloma Ave & DW 1
Jurisdiction	Winter Park
Analysis Year	2018

Project Description: Orchard Supply - Aloma Avenue

East/West Street: Aloma Avenue | North/South Street: Driveway 1

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1840	52		1718	
Peak-Hour Factor, PHF	1.00	0.92	0.92	1.00	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	1999	56	0	1867	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	0
Configuration		T	TR		T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			50			
Peak-Hour Factor, PHF	1.00	1.00	0.92	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	54	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					54			
C (m) (veh/h)					287			
v/c					0.19			
95% queue length					0.68			
Control Delay (s/veh)					20.4			
LOS					C			
Approach Delay (s/veh)	--	--	20.4					
Approach LOS	--	--	C					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*SLG*
Agency/Co.	*CPH*
Date Performed	*1/3/2017*
Analysis Time Period	*PM Peak Hour*

Site Information

Intersection	*Aloma Ave & DW 2*
Jurisdiction	*Winter Park*
Analysis Year	*2018*

Project Description *Orchard Supply - Aloma Avenue*

East/West Street: *Aloma Avenue* | North/South Street: *Driveway 2*

Intersection Orientation: *East-West* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*1850*	*40*		*1718*	
Peak-Hour Factor, PHF	*1.00*	*0.92*	*0.92*	*1.00*	*0.92*	*1.00*
Hourly Flow Rate, HFR (veh/h)	*0*	*2010*	*43*	*0*	*1867*	*0*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*0*	*0*	*2*	*0*
Configuration		*T*	*TR*		*T*	
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*53*			
Peak-Hour Factor, PHF	*1.00*	*1.00*	*0.92*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*57*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					*R*			
v (veh/h)					*57*			
C (m) (veh/h)					*288*			
v/c					*0.20*			
95% queue length					*0.72*			
Control Delay (s/veh)					*20.6*			
LOS					*C*			
Approach Delay (s/veh)	--	--	*20.6*					
Approach LOS	--	--	*C*					

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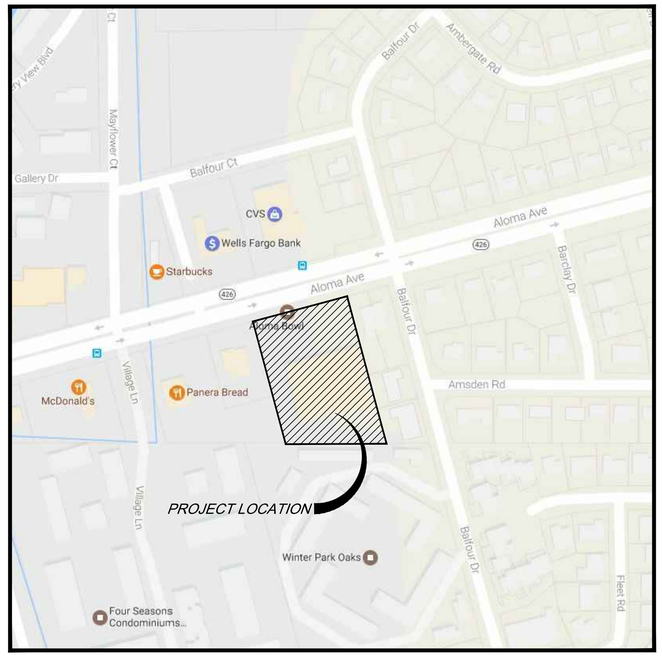
CONDITIONAL USE PLANS FOR

ORCHARD SUPPLY HARDWARE

2530 ALOMA AVENUE
WINTER PARK, FLORIDA

TAX PARCEL ID NUMBER:
04-22-30-0000-00-028



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

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Designed by:	TWE
Drawn by:	TWE
Checked by:	HLW
Approved by:	PJS
Scale:	N/A
Date:	1/4/17
Job No.:	07407
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Survey L.B. No. 7143
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Lndscp. Lic. No. LC0000298

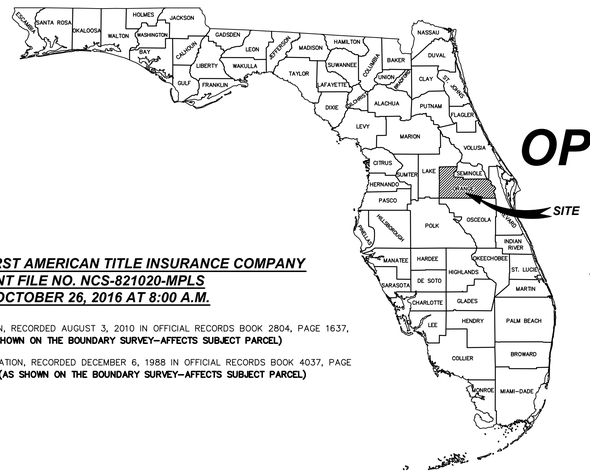
COVER SHEET

Orchard Supply Hardware

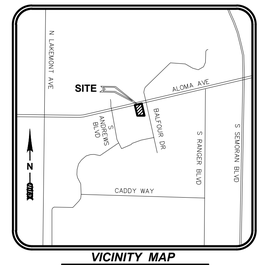
2350 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-1

J:\07407\Civil\DWG\Design\Final Conditional Use Plans Set\07407 - C-1 COVER SHEET.dwg, Jan 04, 2017 - 11:56am, elias



BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
OPPIDAN INVESTMENT COMPANY
AT
2530 ALOMA AVENUE
LYING IN
SECTION 04-TOWNSHIP 22 SOUTH-RANGE 30 EAST
ORANGE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

SCHEDULE B-SECTION II PER FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT FILE NO. NCS-821020-MPLS
EFFECTIVE DATE OCTOBER 26, 2016 AT 8:00 A.M.

9. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, RECORDED AUGUST 3, 2010 IN OFFICIAL RECORDS BOOK 2804, PAGE 1637, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(AS SHOWN ON THE BOUNDARY SURVEY–AFFECTS SUBJECT PARCEL)**

10. GUY EASEMENT GRANTED TO FLORIDA POWER CORPORATION, RECORDED DECEMBER 6, 1988 IN OFFICIAL RECORDS BOOK 4037, PAGE 286, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(AS SHOWN ON THE BOUNDARY SURVEY–AFFECTS SUBJECT PARCEL)**

Legal Description: (PER TITLE COMMITMENT FILE NO. NCS–821020–MPLS)

FROM THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN S 89°02'55"E 442.44 FEET FOR THE POINT OF BEGINNING; THENCE N 13°48' W 325.33 FEET TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY OF ALOMA AVE (S.R. #426); THENCE N76°12' E 250 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE WESTERLY BOUNDARY OF "WINTER PARK ESTATES SECTION THREE", AS RECORDED IN PLAT BOOK "X", PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 13°48' E 391.16 FEET ALONG SAID WESTERLY BOUNDARY TO THE SW CORNER OF LOT 4, BLOCK A OF SAID "WINTER PARK ESTATES, SECTION THREE"; THENCE N 89°02' 55"W 258.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,578 SQUARE FEET OR 2.06 ACRES MORE OR LESS.

Survey Notes:

1. COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. "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."
3. THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.001' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.017'. THIS FIELDWORK WAS PERFORMED USING A TOPCON HIPER V AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND SAID ELEVATIONS ARE BASED ON VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND AN ORANGE COUNTY BENCHMARK LISTED AS FOLLOWS:

a) NGS BENCHMARK DESIGNATION #L 645 009, PID #AA6503
(NAVD '88) ELEVATION = 93.30 FEET

b) ORANGE COUNTY BENCHMARK POINT #L1095042
(NAVD '88)(NGVD '29) ELEVATION = 87.056

SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.

4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 11/9/16; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD PER TITLE COMMITMENT FILE NO. NCS–821020–MPLS, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY RIGHT OF WAY OF ALOMA AVENUE PER WINTER PARK ESTATES, PLAT BOOK X, PAGE 1, AS BEING N 76°12' E.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120188–0255–F CITY OF WINTER PARK REVISED DATE SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FS 472.027, ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL–IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10 AND TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO. NCS–821020–MPLS, EFFECTIVE DATE OCTOBER 26, 2016 AT 8:00 A.M., AND WAS PROVIDED BY THE CLIENT.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL–IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MH	– MANHOLE
A/C	– AIR CONDITIONER	MLP	– METAL LIGHT POLE
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MPH	– MILES PER HOUR
ADA	– AMERICANS WITH DISABILITIES ACT	MPP	– METAL POWER POLE
ALTA	– AMERICAN LAND TITLE ASSOCIATION	N/A	– NOT APPLICABLE
APPROX	– APPROXIMATE	NAVD	– NORTH AMERICAN VERTICAL DATUM
ARV	– AIR RELEASE VALVE	NAD	– NORTH AMERICAN DATUM
AVE	– AVENUE	NG	– NATURAL GROUND
AVG	– AVERAGE	NGS	– NATIONAL GEODETIC SURVEY
(BB)	– BEARING BASIS	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BFP	– BACK FLOW PREVENTER	N & D	– NAIL AND DISK
BLK	– BLOCK	NO.	– NUMBER
BLDG	– BUILDING	NR	– NON–RADIAL
BLVD	– BOULEVARD	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BM	– BENCH MARK		
BOC	– BACK OF CURB	NT	– NON–TANGENT
BOW	– BACK OF WALK	NTS	– NOT TO SCALE
BSL	– BUILDING SETBACK LINE	OD	– OUTSIDE DIAMETER
BWF	– BARBED WIRE FENCE	ORB	– OFFICIAL RECORDS BOOK
C–X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OR	– OFFICIAL RECORDS
(C)	– CALCULATED	OUL	– OVERHEAD UTILITY LINES
C	– CHORD	OTL	– OVERHEAD TRAFFIC LINES
CATV	– CABLE TELEVISION RISER	(P)	– PLAT
CB	– CHORD BEARING	PB	– PLAT BOOK
CBS	– CONCRETE BLOCK STRUCTURE	PC	– POINT OF CURVATURE
C.C.R.	– CERTIFIED CORNER RECORD	PCC	– POINT OF COMPOUND CURVATURE
C&G	– CURB & GUTTER	PCP	– PERMANENT CONTROL POINT
CI	– CATCH INLET	PFF	– PROPOSED FINISHED FLOOR
C/L	– CENTERLINE	PG	– PAGE
CLF	– CHAIN LINK FENCE	PGS	– PAGES
CM	– CONCRETE MONUMENT	PI	– POINT OF INTERSECTION
CMP	– CORRUGATED METAL PIPE	PIV	– POST INDICATOR VALVE
CO	– CLEANOUT	PK	– PARKER KAYLON
CONC	– CONCRETE	POB	– POINT OF BEGINNING
COR	– CORNER	POC	– POINT OF COMMENCEMENT
CRPP	– CORRUGATED PLASTIC PIPE	POL	– POINT ON LINE
CUE	– COUNTY UTILITY EASEMENT	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R30E	– RANGE 30 EAST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	RP	– RADIUS POINT
ELEC	– ELECTRIC	R/W	– RIGHT–OF–WAY
ELEV	– ELEVATION	RLS	– REGISTERED LAND SURVEYOR
ELLIP	– ELLIPTICAL	RP	– RADIUS POINT
EOI	– END OF INFORMATION	RWL	– UNDERGROUND RECLAIM WATER LINE
EOP	– EDGE OF PAVEMENT	RWM	– RECLAIMED WATER METER
FB	– FIELD BOOK	SE	– SPECIAL EASEMENT
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SEC 04	– SECTION 04
FF	– FINISH FLOOR	SMH	– SANITARY SEWER MANHOLE
FGI	– FLAT GRATE INLET	(SP)	– STATE PLANE
FGLP	– FIBERGLASS LIGHT POLE	SQ	– SQUARE
FHYD	– FIRE HYDRANT	SQ FT	– SQUARE FEET
FM	– FORCE MAIN	ST	– STREET
FND	– FOUND	STMH	– STORM DRAINAGE MANHOLE
FP&L	– FLORIDA POWER AND LIGHT	S/W	– SIDEWALK
FS	– FLORIDA STATUTES	TB	– TANGENT BEARING
(G)	– GRID (STATE PLANE)	T22S	– TOWNSHIP 22 SOUTH
GL	– UNDERGROUND GAS LINES	TELE	– TELEPHONE
GOV'T	– GOVERNMENT	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GPR	– GROUND PENETRATING RADAR	TOB	– TOP OF BANK
GTMH	– GREASE TRAP MANHOLE	TOE	– TOE OF SLOPE
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TR	– TELEPHONE RISER
HWF	– HOG WIRE FENCE	TRANS	– TRANSFORMER
ID	– IDENTIFICATION	TSB	– TRAFFIC SIGNAL BOX
ICV	– IRRIGATION CONTROL VALVE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
INFO	– INFORMATION	TVL	– UNDERGROUND CABLE TV LINES
INV	– INVERT	(TYP)	– TYPICAL
IP	– IRON PIPE	UE	– UTILITY EASEMENT
IP&C	– IRON PIPE & CAP	UNK	– UNKNOWN
IR	– IRON ROD	UTL	– UNDERGROUND TELEPHONE LINES
IR&C	– IRON REBAR & CAP	W/	– WITH
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MB	– MAP BOOK	WPP	– WOOD POWER POLE
MBX	– MAILBOX	WV	– WATER VALVE
MES	– MITERED END SECTION		

Line Legend:
NOT TO SCALE

= 1 FOOT CONTOURS
= 5 FOOT CONTOURS
= ADJOINER PROPERTY LINES
= BARBED WIRE FENCE
= BROKEN LINE
= BURIED CABLE
= BURIED CABLE TELEVISION
= BURIED ELECTRIC
= BURIED FIBER OPTICS
= BURIED GAS
= BURIED RECLAIMED WATER LINE
= BURIED SANITARY LINES
= BURIED SANITARY SEWER FORCE MAIN LINE
= BURIED TRAFFIC CONTROL
= BURIED TELEPHONE LINE
= BURIED WATER LINES
= CENTER LINE R/W
= CHAIN LINK FENCE
= EASEMENT LINES (EXISTING)
= EASEMENT LINES (PROPOSED)
= EDGE OF WATER LINES
= EXISTING DRAINAGE PIPES
= EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
= FIRE WATER MAIN LINES
= HOT WATER SUPPLY LINES
= IRRIGATION LINES
= OVERHEAD TRAFFIC LINES
= OVERHEAD UTILITY LINES
= RAILROAD TRACKS
= RIGHT–OF–WAY LINES
= SECTION LINES
= STONE WALL LINES
= TOP OF BANK LINES
= TOE OF SLOPE LINES
= TREE LINES
= TRAVERSE LINES
= UNKNOWN BURIED LINES
= VINYL FENCE
= WOOD FENCE
= WETLAND LINE

Reference Material

1) WINTER PARK ESTATES, AS RECORDED IN PLAT BOOK X, PAGE 1 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Symbol Legend:
NOT TO SCALE

– AIR RELEASE VALVE
– BORING HOLE LOCATION
– BRICK PAVERS
– CABLE TV RISER
– CENTRAL ANGLE
– CONCRETE
– CLEAN OUT
– CONCRETE MITERED END SECTION
– CONCRETE RIP RAP
– CONCRETE UTILITY POLE
– COUNTY ROAD SYMBOL
– DUAL SUPPORT SIGN
– ELECTRICAL MANHOLE
– ELECTRICAL JUNCTION BOX
– ELECTRIC OUTLET
– ELECTRIC RISER
– FIRE HYDRANT
– FLOOD LIGHT
– FOUND CONCRETE MONUMENT (AS NOTED)
– FOUND IRON PIPE (AS NOTED)
– FOUND IRON REBAR (AS NOTED)
– FOUND/SET NAIL (AS NOTED)
– GARBAGE CAN
– GAS VALVE
– GOPHER TORTOISE HOLE
– GRATE INLET
– GREASE TRAP MANHOLE
– GUY ANCHOR
– HANDICAP PARKING SPACE
– INTERSTATE SYMBOL
– IRRIGATION CONTROL VALVE
– CONCRETE LIGHT POLE
– LIGHT POLE
– LIGHT POLE (DUAL)
– LIGHT POLE (TRIPLE)
– LIGHT POLE (QUAD)
– MAILBOX
– MONITOR WELLS
– NAIL & DISC (AS NOTED)
– PULL BOX (AS NOTED)
– GAS MARKER
– FIBER OPTIC MARKER
– PARKING SPACES (2)
– REVISION NUMBER (3)
– RECLAIMED WATER METER
– RECLAIMED WATER VALVE
– ROOF DRAIN
– SANITARY SEWER MANHOLE
– SANITARY SEWER VALVE
– SCHEDULE B ITEM NUMBER (8)
– GROUND LIGHT
– SECTION CORNER
– 4" X 4" CM LB #7143
– 5/8" IR&C LB #7143
– SIGN
– SITE BENCH MARK
– STORM SEWER MANHOLE
– STRIPING (DIRECTIONAL)
– TELEPHONE CABLE RISER
– TELEPHONE MANHOLE
– TELEPHONE JUNCTION BOX
– TEST HOLE
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL SUPPORT POLE
– WATER METER
– WATER SERVICE
– WATER SPIGOT
– WATER SPRINKLER
– WATER VALVE
– WELL
– WETLAND FLAG
– WOOD UTILITY POLE
– UNKNOWN MANHOLE
– CONCRETE PAVERS
– DETECTABLE WARNING AREA
– CONCRETE LIGHT POLE (DUAL)
– CONCRETE LIGHT POLE (TRIPLE)
– CONCRETE LIGHT POLE (QUAD)
– UNKNOWN RISER
– VENT (AS NOTED)
– WIRE HEIGHTS (SEE CHART)
– CROSSWALK SIGNAL POLE
– UNKNOWN VALVE
– WATER LINE MARKER

Sign Legend:
NOT TO SCALE

(R1) – ROW NUMBER SIGN
(B) – BUS STOP SIGN
(DE) – DEAD END SIGN
(DNE) – DO NOT ENTER SIGN (R5–1)
(HC) – HANDICAP SIGN
(HC) – DUAL HANDICAP SIGN
(INFO) – INFORMATION SIGN
(KR) – KEEP RIGHT SIGN
(LTO) – LEFT TURN ONLY
(ME) – MEDIAN SIGN
(ND) – NO DUMPING SIGN
(NL) – NO LEFT TURN SIGN (R3–2)
(NLI) – NO LITTERING SIGN
(NO) – NO OUTLET SIGN
(FL) – NO PARKING FIRE LANE SIGN
(NOR) – NO RIGHT TURN SIGN (R3–1)
(NTT) – NO THRU TRAFFIC SIGN
(NOT) – NO TRUCKS (R5–2)
(NP) – NO PARKING SIGN
(1W) – ONE WAY SIGN (R6–2)
(PE) – PEDESTRIAN CROSSING SIGN
(RTO) – RIGHT TURN ONLY
(SL) – SPEED LIMIT SIGN
(ST) – STOP SIGN (R1–1)
(SS) – STREET SIGN
(TZ) – TOW AWAY ZONE SIGN
(TE) – TRUCK ENTRANCE SIGN
(U) – UNKNOWN SIGN
(WL) – WEIGHT LIMIT SIGN
(WW) – WRONG WAY SIGN
(Y) – YIELD SIGN

Parking Table

STANDARD SPACES =	131
ACCESSIBLE HANDICAP SPACES =	05
TOTAL SPACES =	136

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C–2 THROUGH C–2B.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

Index of Sheets

Surveyor's Certification:

Certified to: OPPIDAN INVESTMENT COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–5, 6(a), 7(a), 8, 9, 11 (Only Observed Evidence) and 13 of Table A thereof.
The field work was completed on November 09, 2016.

Also

I hereby certify that the attached "ALTA/NSPS Land Title Survey" of the hereon–described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on November 09, 2016. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J–17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

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No.	Revision	By

Field Crew:	E.D./L.S.
Drawn by:	R.D.B./J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	N/A
Date:	11/09/16
Job No.:	07407
File:	07407.dwg
© 2017	Date

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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING AN
OPPIDAN INVESTMENT COMPANY
2530 ALOMA AVENUE
SECTION 04-TOWNSHIP 22 SOUTH-RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Sheet No.
C-2

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-2 THROUGH C-2B.

TITLE BLOCK ABBREVIATIONS
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No.	Date	Revision	By

Field Crew: E.D./L.S.
Drawn by: R.D.B./J.A.B.
Checked by: R.L.R.
Approved by: T.J.G.
Scale: 1"=30'
Date: 11/09/16
Job No.: 07407
File: 07407.dwg
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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING A
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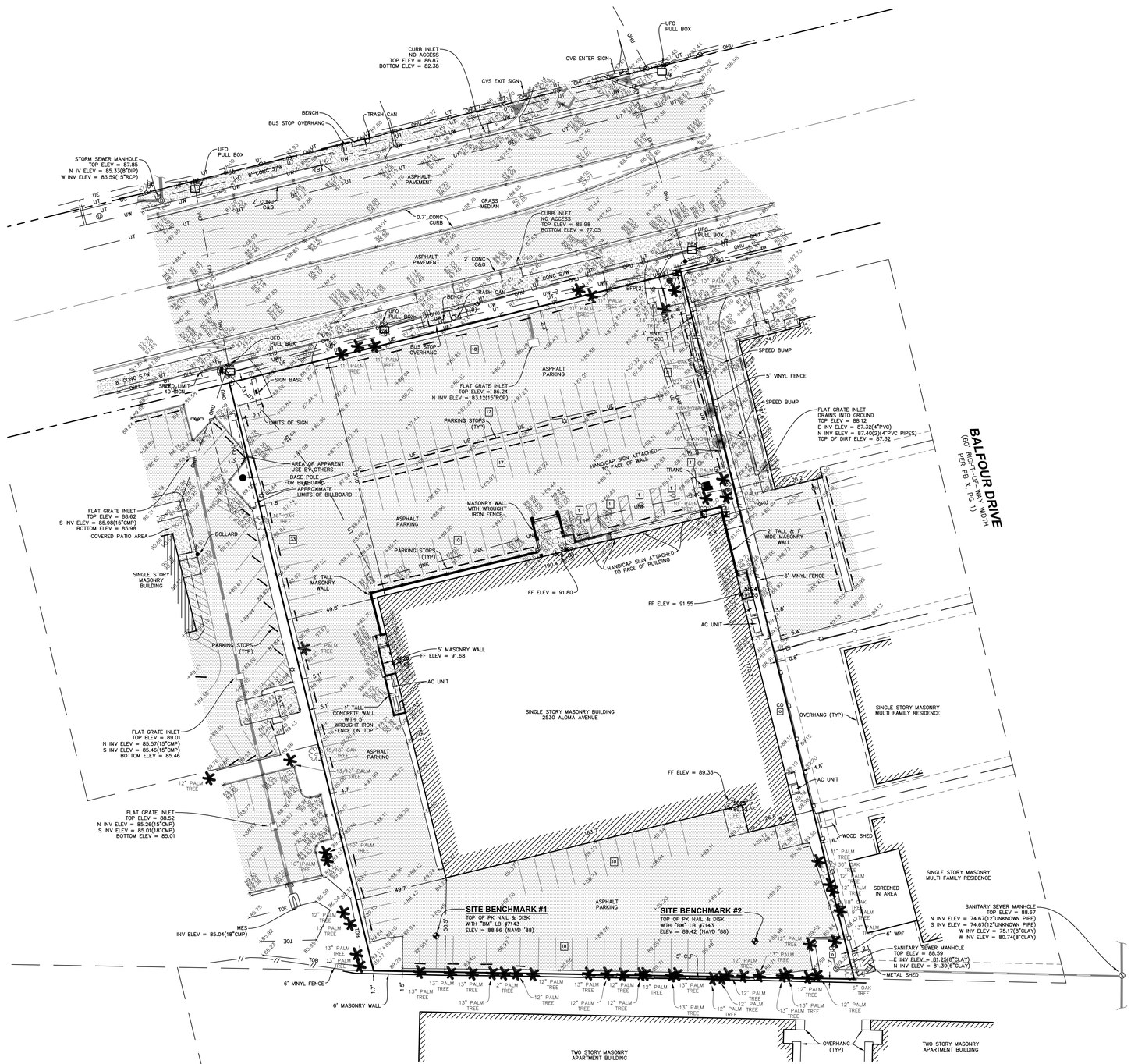
2530 ALOMA AVENUE
SECTION 04-TOWNSHIP 22 SOUTH-RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Sheet No.
C-2A



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-2 THROUGH C-2B.

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No.	Revision	Date	By
1			
2			
3			
4			
5			
6			
7			

Field Crew: E.D./L.S.
Drawn by: R.D.B./J.A.B.
Checked by: R.L.R.
Approved by: T.J.G.
Scale: 1"=30'
Date: 11/09/16
Job No.: O7407
File: O7407.dwg
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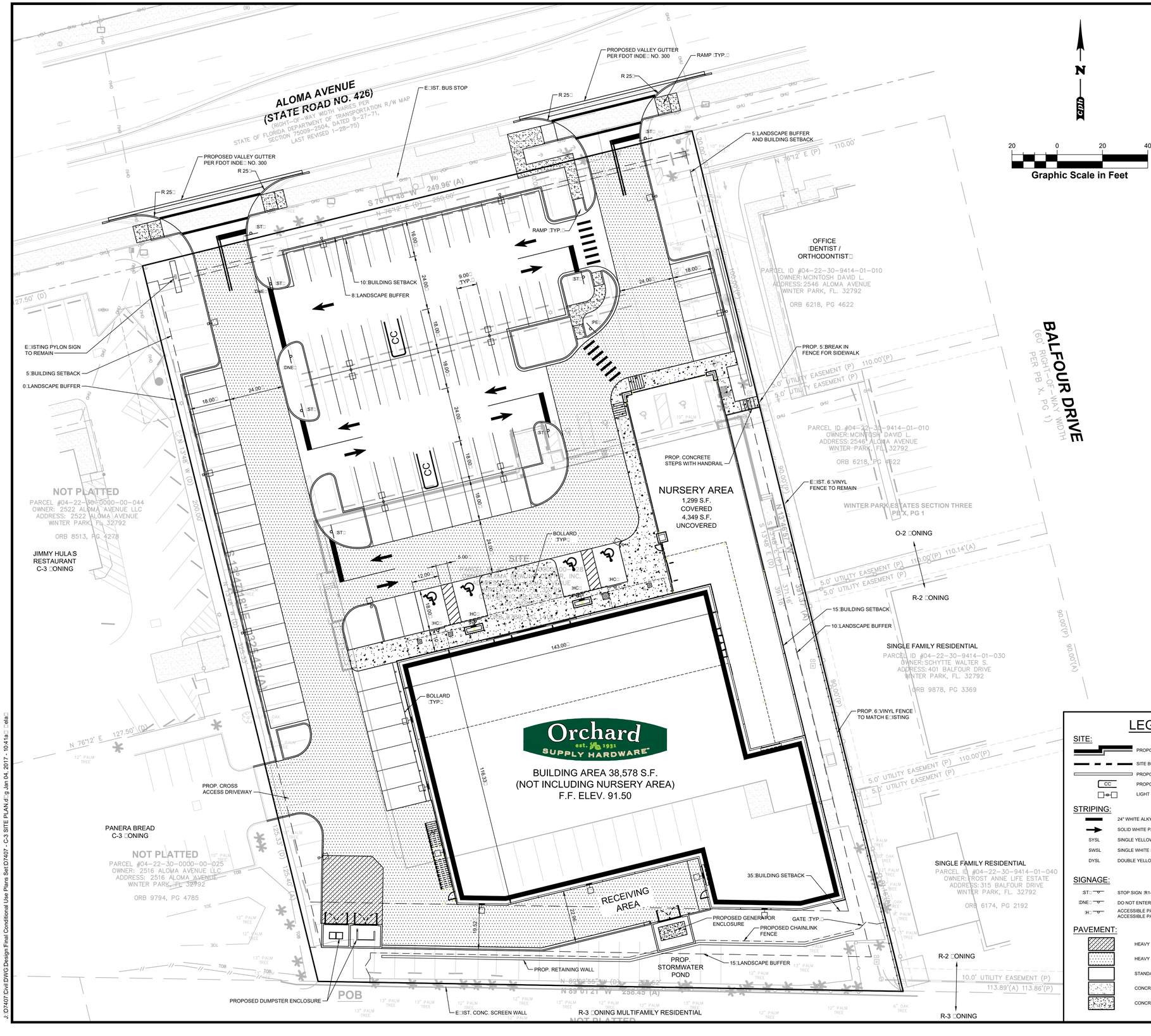
BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
AS OF SEPTEMBER 14TH

OPPIDAN INVESTMENT COMPANY

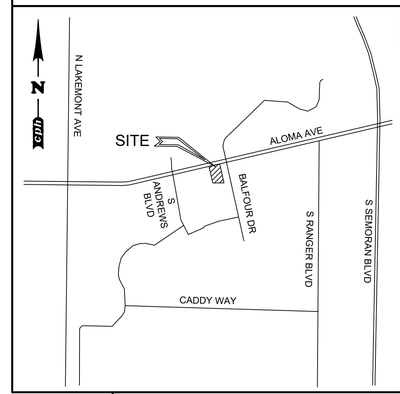
2530 ALOMA AVENUE
SECTION 04-TOWNSHIP 22 SOUTH-RANGE 30 EAST
ORANGE COUNTY, FLORIDA

Sheet No.
C-2B



VICINITY MAP

1" □ 500□



SITE DATA

SITE AREA:

2.06 ACRES± (89,578 SF±)

PARCEL ID:

04-22-30-0000-00-028

FUTURE LAND USE:

COMMERCE

□ONING:

C-3

BUILDING SETBACKS:

ALOMA AVENUE	10 FEET
EAST	15 FEET
SOUTH	35 FEET
WEST	5 FEET

BUILDING USE / AREAS:

USE: RETAIL COMMERCIAL / HARDWARE

GROSS FLOOR AREA: □NOT INCLUDING UNCOVERED NURSERY AREA□	39,877 SF
SALES/SUPPORT AREA:	
FIRST FLOOR:	16,692 SF
SECOND FLOOR:	13,601 SF
HIGH CEILING AREA □17.5□	5,669 SF
WAREHOUSE AREA:	2,616 SF
NURSERY □COVERED□AREA:	1,299 SF
NURSERY □UNCOVERED□AREA:	4,349 SF

FLOOR AREA RATIO □FAR□

PERMITTED:	0.45 MA□
PROPOSED:	0.445

IMPERVIOUS SURFACE RATIO □ISR□

PERMITTED:	0.85 MA□
PROPOSED:	0.80

LIGHTING:

BUILDING AND SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY CODE

SIGNAGE:

BUILDING AND SITE SIGNAGE AS DEPICTED ON APPROVED CONDITIONAL USE BUILDING ELEVATIONS, AND SITE PLAN AND E□HIBITS

BUILDING HEIGHT:

PERMITTED:	55 FEET
PROPOSED:	36 FEET

PARKING:

PARKING CALCULATIONS BASED ON "ACTUAL FLOOR AREA" WHICH DOES NOT INCLUDE UNCOVERED NURSERY AREA AND DOES NOT COUNT HIGH CEILING □17.5□HIGH□AREAS TWICE

CITY CALCULATION:

SALES/SUPPORT: □1ST FLOOR: 16,692 SF □ 2ND FLOOR: 13,601 SF□	30,293 S.F. / 250 □ 121 SPACES
WAREHOUSE:	2,616 S.F. / 1000 □ 3 SPACES
NURSERY □HARD ROOF□	1,299 S.F. / 500 □ 3 SPACES
TOTAL:	127 SPACES 3.71 SPACES / 1,000 S.F. ACTUAL FLOOR AREA
PROP. MINIMUM ONSITE PARKING RATIO:	2.4 SPACES / 1,000 SF ACTUAL FLOOR AREA

PROJECT INCLUDES PARKING AGREEMENT FOR 24 SPACES ON PANERA BREAD PARCEL AND 23 SPACES ON OFFICE PARCEL □WEEKENDS ONLY□

FLOOD PLAIN:

□ONE "□" PER ORANGE COUNTY MAP NUMBER #12095C0255F, DATED SEPTEMBER 25, 2009.

STORMWATER MANAGEMENT CONCEPT:

THE PROPOSED ORCHARD REDEVELOPMENT PROJECT SHALL PROVIDE STORMWATER □UALITY TREATMENT THROUGH THE RETENTION OF RUNOFF FROM IMPERVIOUS AREAS IN ACCORDANCE WITH CITY OF WINTER PARK AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT RE□UIREMENTS. THE POST ORCHARD DEVELOPMENT PEAK RATE OF STORMWATER DISCHARGE SHALL BE ATTENUATED SO THAT IT DOES NOT E□CEED PRE-ORCHARD DEVELOPMENT RATE OF DISCHARGE FOR THE REGULATED STORMS IN ACCORDANCE WITH CITY OF WINTER PARK, ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF TRANSPORTATION RE□UIREMENTS, AS APPLICABLE. WATER □UALITY TREATMENT AND RATE ATTENUATION SHALL BE PROVIDED WITHIN A DRY GRASSED SWALE AREA LOCATED WITHIN THE SOUTHERLY PORTION OF THE SITE AND UNDERGROUND E□FILTRATION BED UNDER THE PARKING LOT WITHIN THE NORTHERLY PORTION OF THE SITE. RETENTION AREAS SHALL BE DESIGNED TO RECOVER IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF WINTER PARK RE□UIREMENTS.

LEGEND

SITE:

- PROPOSED BUILDING
- SITE BOUNDARY
- PROPOSED RETAINING WALL
- CC — PROPOSED CART CORRAL
- LIGHT POLE AND FI□TURE

STRIPING:

- 24" WHITE ALKYD BASED THERMOPLASTIC STOP BAR
- SOLID WHITE PAINTED TRAFFIC ARROW
- SYSL — SINGLE YELLOW SOLID LINE
- SWSL — SINGLE WHITE SOLID LINE
- DYSL — DOUBLE YELLOW SOLID LINE

SIGNAGE:

- :ST□ — STOP SIGN :R1-1□
- :DNE□ — DO NOT ENTER :R5-1□
- :H□ — ACCESSIBLE PARKING SPACE W/ ACCESSIBLE PARKING SIGN

PAVEMENT:

- HEAVY DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE :RE. ARCH. PLANS□

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No.	Date	Revision
		B□

Designed b□	PJS
Dra□n b□	TWE
Chec□ed b□	PJB
Approved b□	PJS
Scale:	1" □ 20□
Date:	1/4/17
Job No.:	O7407
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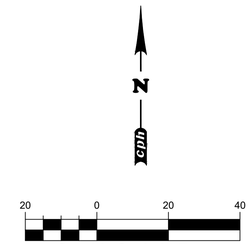
FINAL DEVELOPMENT PLAN

Orchard est. 1933 SUPPLY HARDWARE

2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-3

J:\O7407 Civil\DWG Design Final Conditional Use Plans Set\O7407 - C-3 SITE PLAN.dwg Jan 04, 2017 - 10:41a □□□ela□



LEGEND

SITE:

- PROPOSED BUILDING
- SITE BOUNDARY
- PROPOSED FENCE LINE
- E□ISTING FENCE LINE
- PROPOSED STORM DRAIANGE PIPE
- E□ISITNG STORM DRAIANGE PIPE
- 95 — PROPOSED CONTOUR
- 95 — E□ISTING CONTOUR
- 95.00 — PROPOSED SPOT ELEVATION
- M.E. — MATCH E□ISTING GRADE
- T.W. 95.00 — PROPOSED TOP OF WALL
- F.G. 95.00 — PROPOSED GRADE □ BOTTOM OF WALL
- □95.00 — E□ISTING SPOT ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION

NOTES

1. ALL PIPES IN LEGEND SPECIFIED AS "STORM PIPE" SHALL BE SELECTED FROM THOSE LISTED IN THE GENERAL GRADING NOTES.
2. ALL STRUCTURE INVERTS SHALL BE CONSTRUCTED PER FDOT INDE□ NO. 201.
3. ALL STRUCTURES WITH TYPE J BOTTOMS SHALL BE CONSTRUCTED PER FDOT INDE□ NO. 200.
4. ALL DRAINAGE STRUCTURES, INCLUDING CLEAN-OUTS, SHALL BE INSTALLED WITH TRAFFIC BEARING GRATES, TOPS, RINGS AND COVERS, ETC. AS APPLICABLE.
5. ALL PROPOSED INLET GRATES SHALL BE RETICULINE STEEL
6. ELEVATIONS ARE BASED OFF OF NAVD 1988
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARDS □NDE□ES,□THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

PROPOSED STORM SCHEDULE

- S-1 — STORM PIPE TO DAYLIGHT THROUGH RETAINING WALL W/ 10□□ 20 RIP RAP PAD F.L. 87.00
- S-2 — 7□□ 18" RCP □ 1.43□
- S-3 — CONTROL STRUCTURE TYPE F□INLET W/ TYPE J BOTTOM PER F.D.O.T. INDE□ NO.S. 200 □ 232 TOP ELEV. 90.40 WEIR ELEV. 88.00 N. F.L. 86.33 E. F.L. 86.35 W. F.L. 85.50 S. F.L. 87.10 SEE DETAILS SHEET C-5
- S-3A — CLEANOUT □TYP.□
- S-3B — 175□□ 12" STORM PIPE □ 0.63□
- S-4 — 98□□ 15" RCP □ 0.51□
- S-5 — TYPE C INLET W/ 2□SUMP BOTTOM F.D.O.T. INDE□ NO.S. 200 □ 232 TOP ELEV. 88.80 S.E. F.L. 86.00
- S-6 — 165□□ 18" RCP □ 0.50□
- S-7 — TYPE P MANHOLE (4'Ø) F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 90.20 E. F.L. 85.47 S. F.L. 85.50
- S-8 — 135□□ 18" RCP □ 0.50□
- S-9 — TYPE P MANHOLE (4'Ø) F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 90.79 N. F.L. 84.72 □18"□ W. F.L. 84.80 □18"□ S. F.L. 86.05 □8"□
- S-9A — 122□□ 8" STORM PIPE □ 1.00□
- S-10 — 143□□ 14" □ 23" ERCP □ 0.50□
- S-11 — TYPE P MANHOLE (4'Ø) F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 87.80 W. F.L. 84.00 □18"□ S. F.L. 84.00 □18"□
- S-12 — 7□□ 18" RCP □ 1.43□
- S-13 — CONTROL STRUCTURE TYPE E□INLET W/ TYPE J BOTTOM PER F.D.O.T. INDE□ NO.S. 200 □ 232 TOP ELEV. 89.40 WEIR ELEV. 87.87 N.E. F.L. 83.90 N.W. F.L. 83.90 S. F.L. 85.88 S.E. F.L. 85.80 S.W. F.L. 85.55 SEE DETAILS SHEET C-5
- S-14 — 10□□ 18" RCP □ 0.50□
- S-15 — TYPE P MANHOLE (4'Ø) F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 89.80 N. F.L. MATCH E□IST. E. F.L. 83.85
- S-16 — TYPE C INLET W/ 2□SUMP BOTTOM F.D.O.T. INDE□ NO. 232 TOP ELEV. 89.00 N.E. F.L. 86.55
- S-17 — 68□□ 15" RCP □ 0.50□
- S-18 — TYPE C INLET W/ 2□SUMP BOTTOM F.D.O.T. INDE□ NO. 232 TOP ELEV. 89.40 W. F.L. 86.20 E. F.L. 86.10
- S-19 — 110□□ 18" RCP □ 0.50□
- S-20 — CLEANOUT - F.L. 86.60
- S-21 — 55□□ 8" STORM PIPE □ 0.55□
- S-22 — TYPE C INLET W/ 2□SUMP BOTTOM F.D.O.T. INDE□ NO.S. 200 □ 232 TOP ELEV. 89.00 N.W. F.L. 86.20 S. F.L. 86.30
- S-23 — 77□□ 15" RCP □ 0.50□
- S-24 — E□IST. 15" FDOT OUTFALL PIPE
- S-25 — 30□□ 24" STORM PIPE □ 0.00□
- S-26 — TYPE P MANHOLE (4'Ø) W/ 2' SUMP BOTTOM F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 90.00 N. F.L. 85.88 S.W. F.L. 85.88
- S-27 — 26□□ 24" STORM PIPE □ 0.00□
- S-28 — TYPE P MANHOLE (4'Ø) W/ 2' SUMP BOTTOM F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 90.10 N.E. F.L. 85.88 S. F.L. 85.88
- S-29 — 40□□ 24" STORM PIPE □ 0.00□
- S-30 — TYPE P MANHOLE (4'Ø) W/ 2' SUMP BOTTOM F.D.O.T. INDE□ NO.S. 200 □ 201 TOP ELEV. 90.50 N.E. F.L. 85.88 S. F.L. 85.88

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No.	Date	Revision
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Designed b□	PJS
Dra□n b□	TWE
Chec□ed b□	PJB
Approved b□	PJS
Scale:	1" □ 20□
Date:	1/4/17
Job No.:	O7407

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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

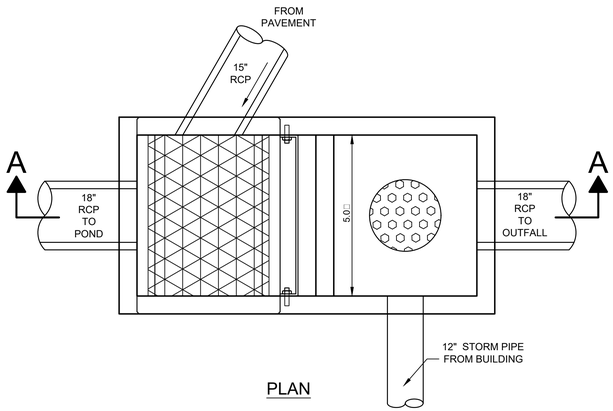
FINAL GRADING PLAN

Orchard est. 1931 SUPPLY HARDWARE

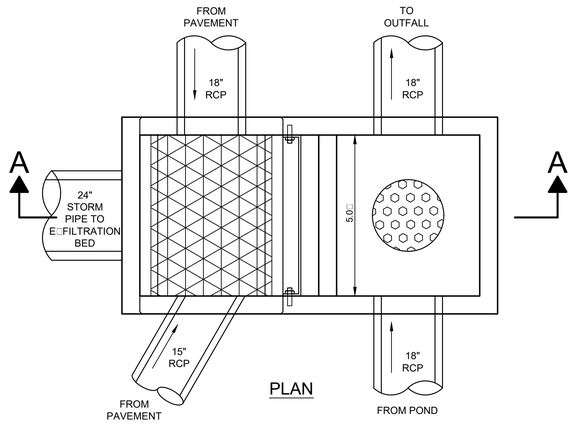
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-4

J:\O7407 Civil\DWG Design Final Conditional Use Plans Set\O7407 - C-4 GRADING PLAN.dwg Jan 04, 2017 - 10:40a □ □eta□



PLAN



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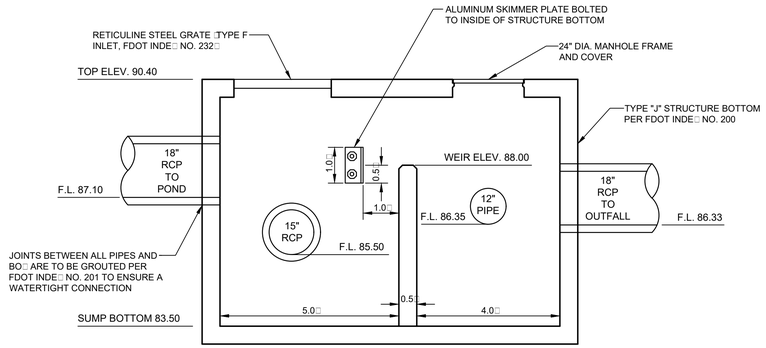
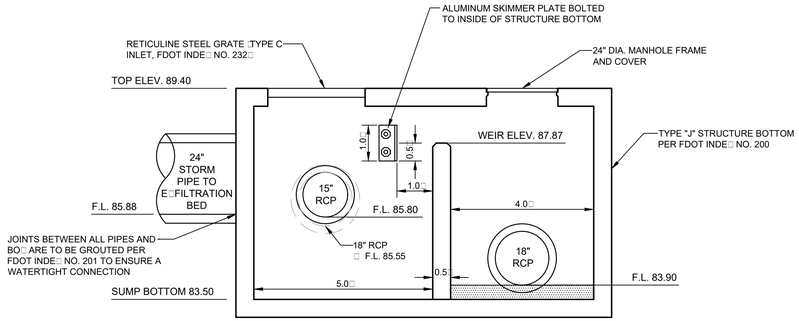


SECTION A-A



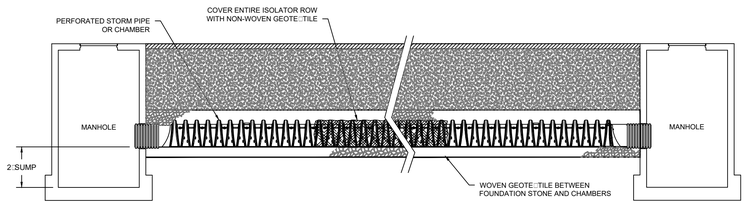
SECTION A-A

CONTROL STRUCTURE "S-3" DETAIL

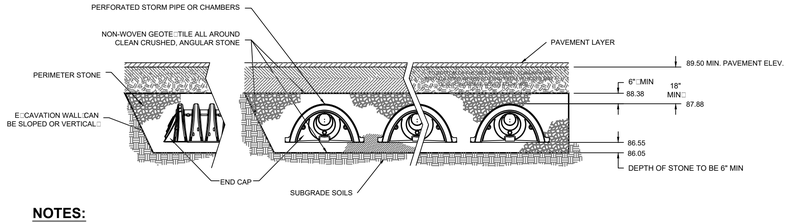
NOT TO SCALE

CONTROL STRUCTURE "S-13" DETAIL

NOT TO SCALE



ISOLATOR ROW DETAIL
NTS



NOTES:

1. CHAMBERS SHALL CONFORM TO THE RE□UIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE □PP□CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE □PE□CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. STONE MUST BE CLEAN, CRUSHED, ANGULAR.
4. PERIMETER STONE MUST BE E□TENDED HORI□ONTALLY TO THE E□CAVATION WALL FOR BOTH VERTICAL AND SLOPED E□CAVATION WALLS.

UNDERGROUND E□FILTRATION BED DETAIL

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Scale:	N/A
Date:	1/4/17
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DETAIL SHEET

2350 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-5

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PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION		QTY
TREES					
QV1	HIGH RISE OAK	QUERCUS VIRGINIANA 'HIGH RISE'	B/B, 3" CAL., 8' HT.,MIN 54"SPRD.	NATIVE	4
TD	BALD CYPRESS	TAXODIUM DISTICHUM	B/B, 3" CAL., 8' HT. MIN., 32" SPRD.	NATIVE	6
INS	NELLIE STEVENS HOLLY	ILEX 'NELLIE STEVENS'	2.5" CAL., 6' MIN. HT., 36" SPRD.		4
LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2.5" CAL., 6' MIN. HT., 36" SPRD., STD. TRUNK.		10
AR	RED MAPLE	ACER RUBRUM	B/B, 3" CAL., 8' HT.,MIN 54"SPRD.	NATIVE	6
UA	ALLEE ELM	ULMUS ALATA	B/B, 3" CAL., 8' HT.,MIN 54"SPRD.	NATIVE	4
RMB	MAJESTIC BEAUTY HAWTHORN	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	2.5" CAL., 6' MIN. HT., 42" SPRD., STD.TRUNK		8
PR	SENEGAL DATE PALM	PHOENIX RECLINATA	B/B, 13'-16' OA, 5 STEMS		1
EX	EXISTING PALM RELOCATED				8
EX	EXISTING TREE OR PALM				
TYPICAL SHRUBS AND ACCENTS TO INCLUDE					
VS	SANDANKWA VIBURNUM	VIBURNUM SUSPENSUM	7 GAL., 30" MIN. HT., 36" O.C.	NATIVE	95
PM	PODOCARPUS	PODOCARPUS MACROPHYLLUS	7 GAL., 30" MIN. HT., 36" O.C.		59
TYPICAL GROUNDCOVER TO INCLUDE					
JC	SHORE JUNIPER	JUNIPERUS CONFERTA	1 GAL., 6" MIN HT., 18" O.C.		384
BF	BULBINE "DESERT CANDLES"	BULBINE FRUTESCENS	1 GAL., 12" MIN. HT., 18" O.C.	NATIVE	67
DT	BLUEBERRY FLAX LILY	DIANELLA TASMANICA	1 GAL., 14" MIN HT., 24" O.C.		70
ZP	COONTIE	ZAMIA PUMILA	3 GAL., 14" MIN. HT., 30" O.C.	NATIVE	145
HP	DWARF FIRE BUSH	HAMELIA PATENS 'COMPACTA'	3 GAL., 14" MIN. HT., 30" O.C.	NATIVE	22
AA	LILY OF THE NILE	AGAPANTHUS AFRICANUS	3 GAL., 30" O.C.		162
TD	DWARF FAKAHATCHEE GRASS	TRIPSACUM DACTYLOIDES	3 GAL., 30" O.C.	NATIVE	230
DE	GOLD MOUND DURANTA	DURANTA ERECTA 'GOLD MOUND'	3 GAL., 14" MIN. HT., 30" O.C.		111
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.		
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

NOTE:
PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

LOW WATER USE AREAS ACCOUNT FOR A MINIMUM OF 70% OF THE TOTAL AREA.

VUA AREA CALCULATIONS
VUA PARKING AND TRAVELWAYS: 31,111 SF
VUA REQUIRED 7.5% = 2,333 S.F.
VUA LANDSCAPE AREA PROVIDED: 19% = 6,122 S.F.

VUA LANDSCAPE DIAGRAM
SCALE: 1"-50'

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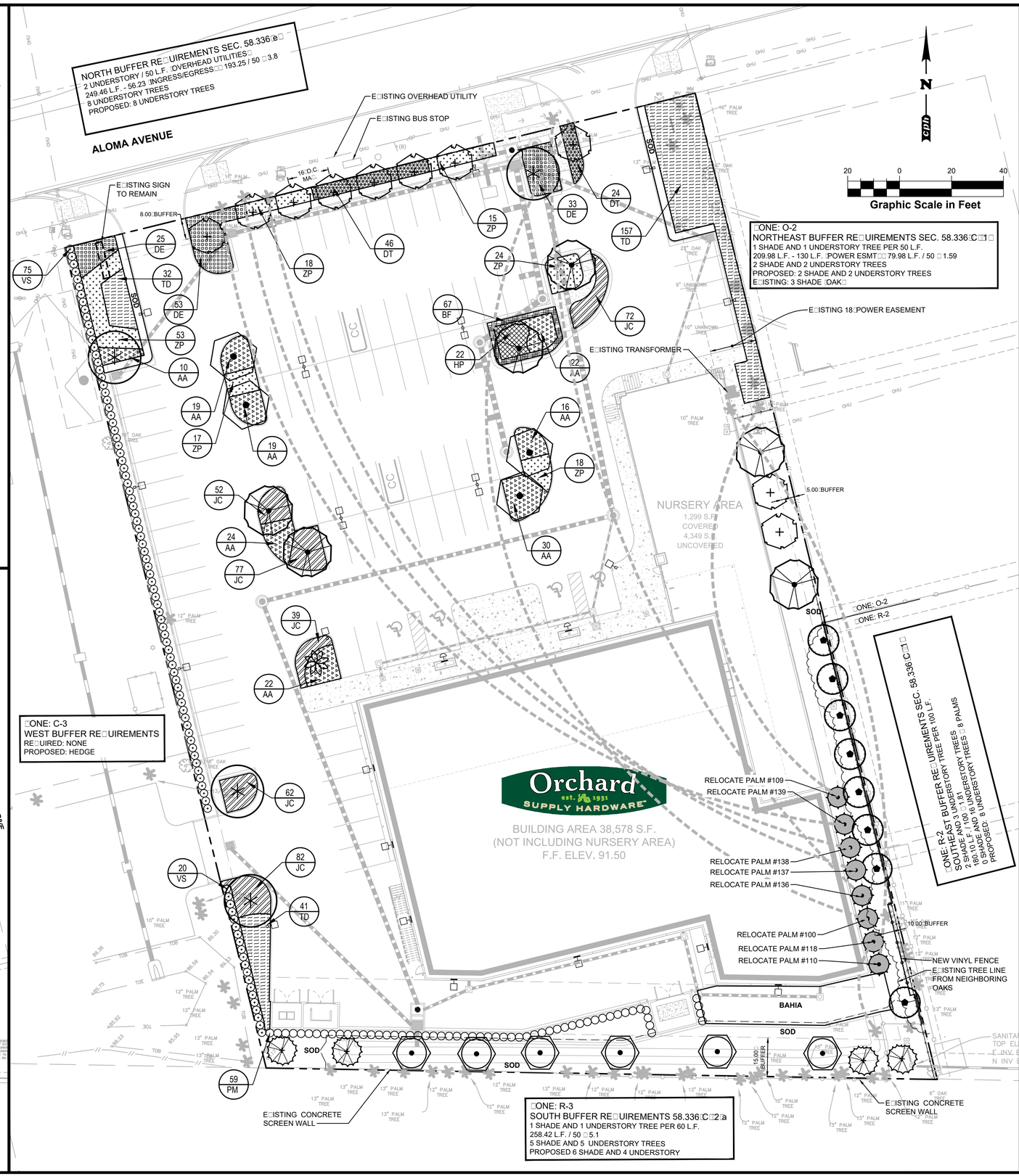

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No.	Date	Revision
		B.□

Designed b.□	MDO	No.	Date
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Chec ed b.□	MDO		
Approved b.□	MDO		
Scale:	1" □ 20'		
Date:	01/04/17		
Job No.:	07407		
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LANDSCAPE PLAN

Orchard est. 1931 SUPPLY HARDWARE
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
L-1

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SUPPLEMENTAL LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.

2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.

3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.

4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.

5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.

6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.

7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.

8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.

9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.

10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.

11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.

12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.

13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.

14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.

15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to restraighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.

16. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing Tornahawk tree stabilizer system per tree planting details. Refer to Landscape specifications for more product information. Please note extended lead time is possible for these products. Contact manufacturer as soon as possible.

17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.

18. Sod shall be certified to be free of the imported fire ant. Sod shall have a clean growth of acceptable grass, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact amount required. This amount shall be verified with the Owner or Landscape Architect before installation.

19. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.

20. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.

21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of bidding.

22. Mulch - SEE SEC. 58-337. WINTER PARK LANDSCAPE STANDARDS

23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.

24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

25. TOPSOIL

Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.

26. UNSUITABLE SUBSOILS

Locations containing unsuitable subsoil shall be treated by one or more of the following:

A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.

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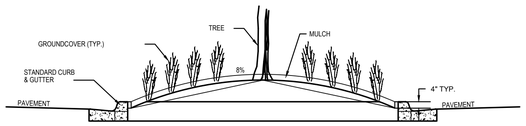
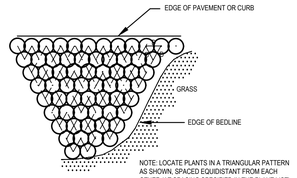


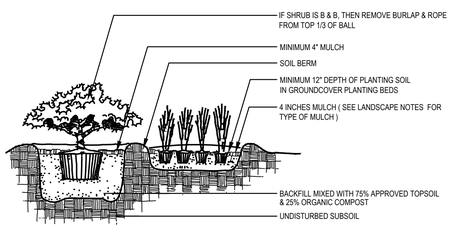
TYPICAL LANDSCAPE ISLANDS

NTS



SHRUB/GROUNDCOVER SPACING PLAN

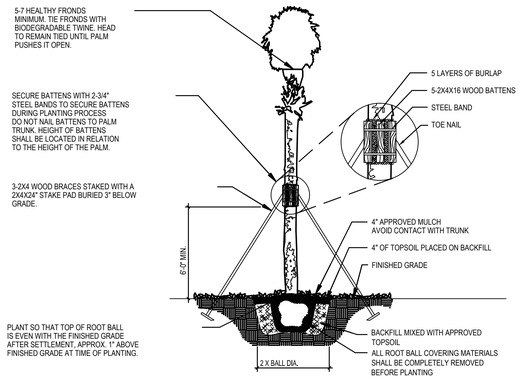
N.T.S.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

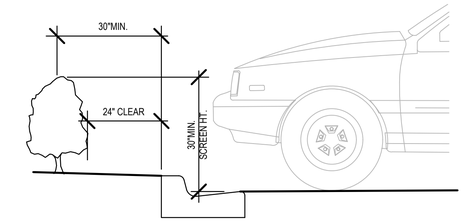
SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

N.T.S.



NOTES:
INSTALL HEDGE ALONG PARKING BAYS A MINIMUM OF 30" BEHIND BACK OF CURB TO ALLOW FOR 24" VEHICULAR OVERHANG. AT TIME OF INSTALLATION, HEDGE SHALL SCREEN A MINIMUM OF 30" ABOVE FINISH GRADE OF PARKING STALLS.

TYPICAL SECTION - HEDGE INSTALLATION

N.T.S.

SEC. 58-337. - LANDSCAPE MATERIALS AND INSTALLATION FOR NONRESIDENTIAL AND MULTIFAMILY PROPERTIES.

(a) All properties undergoing initial development or redevelopment involving new construction, renovation, or expansion of the improvements on any property if the value of the work is more than 50 percent of the value of the improvements on the property as set forth in the most recent records of the orange county property appraiser.

(b) All landscaping shall be installed according to accepted commercial planting procedures. soil shall be free of lime rock and other construction debris. all vehicle use area base materials (lime rock, soil cement, etc.) shall not extend further than six inches from the back of curbs into the landscape areas.

(c) Landscape areas along curbs shall be inspected by the city at the time of rough grading inspection and shall be certified free of base materials beyond six inches from the back of curb.

(d) Nonbiodegradable landscape/weed barrier fabric is prohibited.

(e) Finished grade prior to mulching or sodding shall be three inches below the top of adjacent surfaces such as walks, curbs, and driveways extending perpendicularly from the surface edge for a minimum distance of 18 inches. tree roots larger than one inch in diameter shall not be disturbed.

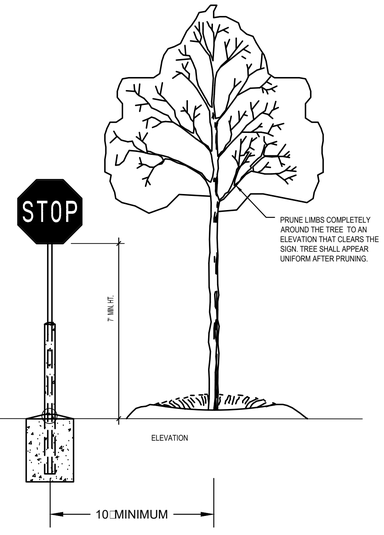
(f) Trees and palms shall be installed so their top main root at the trunk/root flare is visible and two inches above finished grade. do not apply the one inch of mulch to the top of the rootball until after inspection of each tree or palm.

(g) Remove all rootball coverings (unless biodegradable or metal baskets which shall be folded back below finished grade); tags, ties, wires, ropes, stakes and nursery attachments from all plant material.

(h) A layer of organic mulch derived from a renewable resource such as pine trees, eucalyptus, or melaleuca to a minimum depth of three inches shall be required in plant beds with one inch on tree/palm rootballs. mulch from cypress trees, stone, rubber, or inorganic mulch is prohibited. mulch rings around trees and turf areas shall be a minimum four feet in diameter. mulch shall not be required in annual beds or containers. mulch shall not touch trunks or stems or be applied within the crowns of ground covers or over their branches or foliage. a layer of stone over a nonwoven soil separator may be used only for drainage purposes or in utility areas.

(i) All plant material shall be maintained in a plumb, upright and stable condition. all trees/palms shall be guyed or staked for a minimum of one year. if trees/palms are well rooted, the guying or staking attachments shall be removed by the end of the 13th month. attachments shall be adjusted regularly to prevent girdling of trunks or branches.

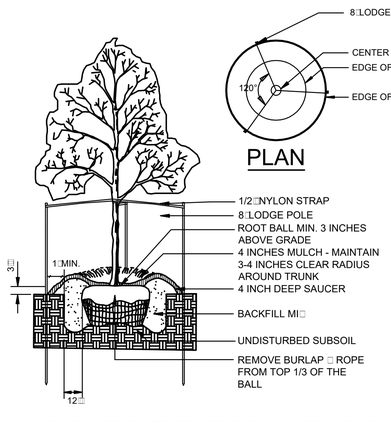
(j) Following the completion of the installation of all landscaping as required by these regulations, the landscape architect shall provide a signed and sealed as-built landscape plan portraying landscape materials as installed and certify in writing with a signed and sealed letter to the city that the landscaping has been installed pursuant to the approved landscape plan and that an□substitutions or deletions o□plant □aterials □ere approved and accepted prior to installation b□the par□s director or his designee.



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING @ TYPICAL SIGN

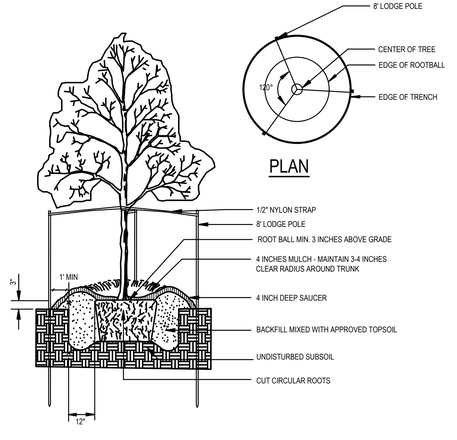
NTS



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

B□B TREE PLANTING DETAIL

N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

CONTAINER TREE PLANTING DETAIL

N.T.S.

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No.	Date	Revision
		B□

Designed b□	MDO
Dra□n b□	DRB
Chec□ed b□	MDO
Approved b□	MDO
Scale:	AS NOTED
Date:	01/04/17
Job No.:	O7407
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

LANDSCAPE DETAILS

Orchard True Value Supply Hardware
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
L-2

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LEGEND

☐	TREE PROTECTION
○	TREE RELOCATED
✕	TREE REMOVE

TRP CALCULATIONS

EXISTING REGULATED TREES TO BE REMOVED
9" UNKNOWN
10" UNKNOWN
12" PALM

TREE CALIPER INCHES TO BE REPLACED = 0
TREES REMOVED ARE LESS THAN 19" IN DBH AND ARE TO BE REPLACED WITH ONE (1) 3" CALIPER TREE FOR EACH REMOVED TREE.

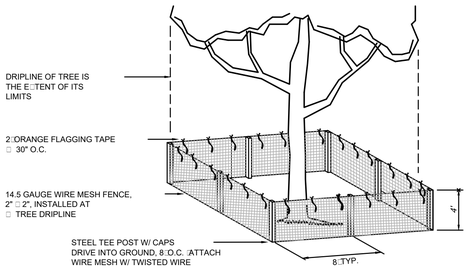
TREES PROPOSED
TOTAL TREES PROPOSED = (3) 3" CALIPER TREES

NOTE:
TREES LESS THAN 19" = 1 @ 3" TREE
TREES GREATER THAN 19" = 2 @ 3" TREES

MINIMUM REPLACEMENT CALIPER = 3"

TREE LIST

TREE #	DESCRIPTION	STATUS
100	11" PALM	RELOCATE
101	10" PALM	REMAIN
102	13" PALM	REMAIN
103	16" OAK	REMAIN
104	13" OAK	REMAIN
105	22" OAK	REMAIN
106	9" UNKNOWN	REMOVE
107	10" UNKNOWN	REMOVE
108	6" PALM	REMAIN
109	6" PALM	RELOCATE
110	10" PALM	RELOCATE
111	11" PALM	REMAIN
112	30" OAK	REMAIN
113	12" PALM	REMAIN
114	12" PALM	REMAIN
115	18" OAK	REMAIN
116	9" PALM	REMAIN
117	13" PALM	REMAIN
118	12" PALM	RELOCATE
119	16" OAK	REMAIN
120	12" PALM	REMAIN
121	12" PALM	REMAIN
122	13" PALM	REMAIN
123	13" PALM	REMAIN
124	13" PALM	REMAIN
125	12" PALM	REMAIN
126	12" PALM	REMAIN
127	12" PALM	REMAIN
128	12" PALM	REMAIN
129	13" PALM	REMAIN
130	12" PALM	REMAIN
131	12" PALM	REMAIN
132	12" PALM	REMAIN
133	12" PALM	REMAIN
134	12" PALM	REMAIN
135	12" PALM	RELOCATE
136	11" PALM	RELOCATE
137	11" PALM	RELOCATE
138	11" PALM	RELOCATE
139	11" PALM	RELOCATE



TREE PROTECTION DETAIL

N.T.S.

TREE PROTECTION NOTES:

1. Four (4) foot high solid orange construction fencing shall be installed encompassing the drip line of each tree, or one foot in diameter for each inch of trunk diameter, whichever is greater. When surveyed fencing shall be moved to the edge of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
2. Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
3. All equipment and/or materials are prohibited within the TPA. Including but not limited to cement wash-out, chemicals, fuel or equipment servicing.
4. Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of prescribed potting soil (see item 10).
5. Brush and weeds occuring within the TPA shall be cleared by hand or utilizing only the power of a light wheeled farm tractor (less than 60 hp). During such activities soil profiles shall not be disturbed.
6. Roto-tilling, disking, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
7. Utility lines and/or irrigation lines shall not occur within the TPA.
8. Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
9. Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner designated ISA certified arborist and be accomplished by an arborist with five years or more experience pruning live oaks to ISA standards. Arborist must obtain approval from the owner prior to commencement of pruning activities. Two week advance notification is required.
10. Landscaping within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.

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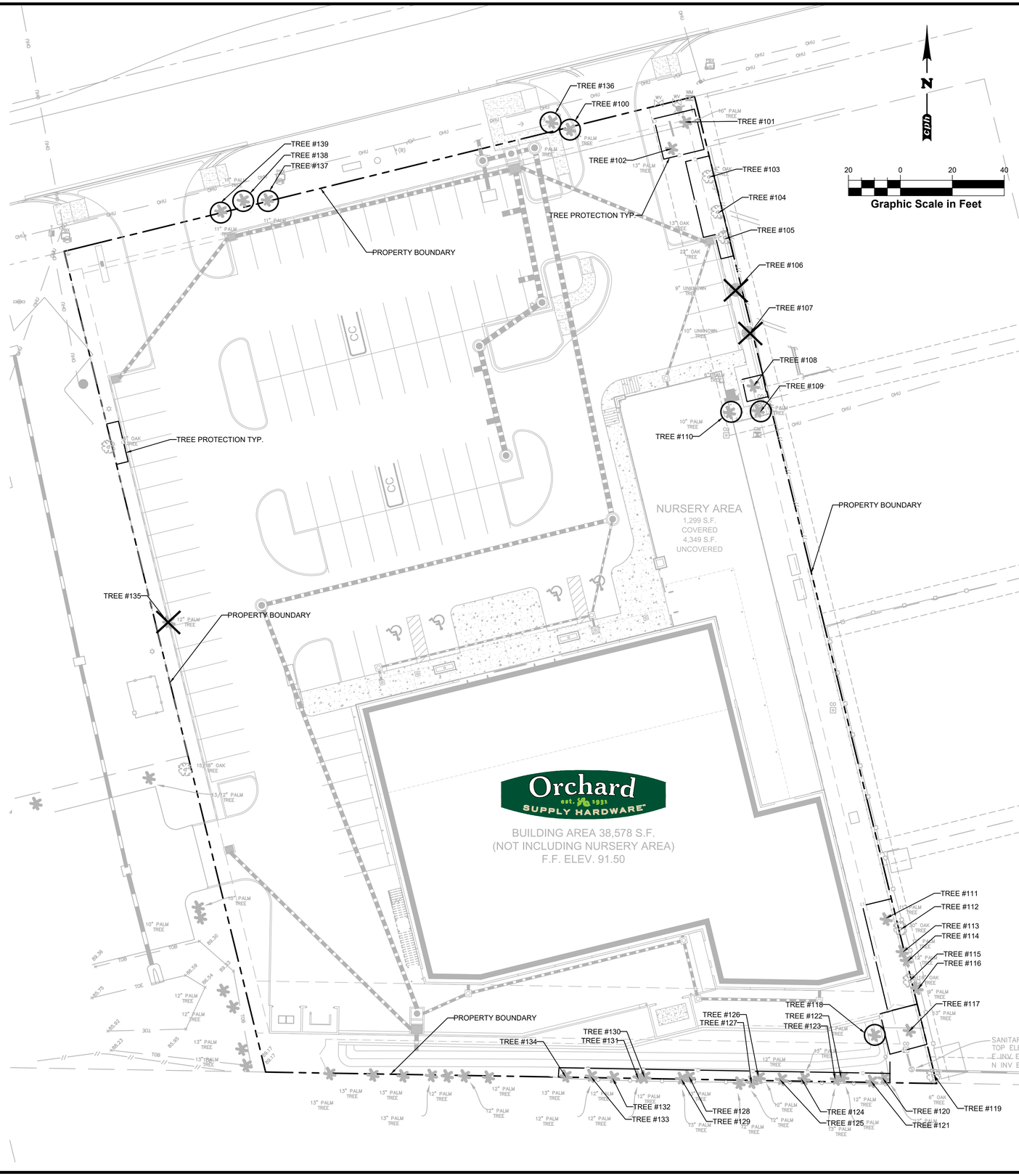

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No.	Date	Revision
1		
2		
3		
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6		
7		

Designed by:	MDO
Drawn by:	DRB
Checked by:	MDO
Approved by:	MDO
Scale:	1" = 20'
Date:	01/04/17
Job No.:	O7407

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Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

TREE PROTECTION PLAN

Orchard est. 1931 SUPPLY HARDWARE
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
TRP-1

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SPRAY HEAD LEGEND AND NO□□LE CHART

S□□bol	MFR	DESCRIPTION	No.□le T□pe	Radius ft.	PSI	Flo□ GPM	PRECIP. 1N/HR. ■	▲
		360□Arc						
●	RAIN BIRD	1806 SAM-PRS □6" POP-UP SPRAY□Installed □ith SP□-FLE□ Tubing □ith a SPE-050 Barb Elbo□ □ MPR No.□le	15F	15	30	3.70	1.58	1.83
			12F	12□	30	2.60	1.74	2.01
			10F	10□	30	1.58	1.52	1.75
			8F	8□	30	1.05	1.56	1.81
			5F	5□	30	.41	1.58	1.83
		180□Arc	15H	15□	30	1.85	1.58	1.83
◒	RAIN BIRD	1806 SAM-PRS □6" POP-UP SPRAY□Installed □ith SP□-FLE□ Tubing □ith a SPE-050 Barb Elbo□ □ MPR No.□le	12H	12□	30	1.30	1.74	2.01
			10H	10□	30	.79	1.52	1.75
			8H	8□	30	.52	1.56	1.81
			5H	5□	30	.20	1.58	1.83
		90□Arc	15□	15□	30	.92	1.58	1.83
◔	RAIN BIRD	1806 SAM-PRS □6" POP-UP SPRAY□Installed □ith SP□-FLE□ Tubing □ith a SPE-050 Barb Elbo□ □ MPR No.□le	12□	12□	30	.65	1.74	2.01
			10□	10□	30	.39	1.52	1.75
			8□	8□	30	.26	1.56	1.81
			5□	5□	30	.10	1.58	1.83
		Ad□Arc	15A	15	30	Varies	Varies	
◓	RAIN BIRD	1806 SAM-PRS □6" POP-UP SPRAY□Installed □ith SP□-FLE□ Tubing □ith a SPE-050 Barb Elbo□ □ MPR No.□le	12A	12□	30	Varies	Varies	
			10A	10□	30	Varies	Varies	
			8A	8□	30	Varies	Varies	
			4Van	4	30	Varies	Varies	
		Strips	15LCS	4□ 15□	30	49	N/A	
▬	RAIN BIRD	1806 SAM-PRS □6" POP-UP SPRAY□Installed □ith SP□-FLE□ Tubing □ith a SPE-050 Barb Elbo□ □ MPR No.□le	15RCS	4□ 15□	30	49	N/A	
			15SST	5□ 30□	30	1.21	N/A	
			15CST	4□ 30□	30	1.21	N/A	
			15EST	4□ 15□	30	.61	N/A	
○	RAIN BIRD	□2□1300 A-F ad□ustable tree bubblers to be installed 3" above grade on a □ Sch. 80 nipple. Install bubblers at edge o□ root ball on opposite sides o□tree □t□p□						

□ERIGATION/DRIP LEGEND

S□□bol	MFR	DESCRIPTION
▭	RAIN BIRD	Area to receive Dripline-Rain Bird □FS-09-12 □ith 0.9 gph e□□itters at 12" o.c. □ith chec□valve, pressure co□pensation, 14.7 psi □□in. to 50 psi □a□. Dripper line laterals spaced at 18" apart, □ith e□□itters o□set □or triangular pattern. Install 2" belo□ the □inished grade □/ 9" □□re sta□es □ive □5□□eet on center, Veri□ the la□out and spacing in the □ield prior to starting □or□. All connections bet□een drip tubing shall be □ade using □F dripline □ittings.
———	APPROVED	PVC suppl□and or e□haust header to drip tubing connection. I□si□e not indicated then □ shall be installed □see details □or □ore in□or□ation□.
▲	RAIN BIRD □not sho□n□	MDCFCOUP □ a MDCFCAP □lush cap installed at end/□iddle o□dripline PVC □lush □ani□old line. install □lush cap inside a separate valve bo□. One at the end o□tubing runs in each direction. install a □in. o□one □lush cap per 1000□b□tubing in each direction on dripline □lush □ani□old. install 18" /o□ paving, install all □lush e□uip. per □anu□acturer□s speci□ications.
△	RAIN BIRD □not sho□n□	Air/vacuu□ Relie□Valve Kit ARV050 to be installed at the highest point o□the dripline □one. Install valve on a e□haust header or perpendicular to lateral ro□s per □anu□acturer □ritten installation instructions. Valve to be installed □ithin a Rain Bird SEB 7□□B e□□itter bo□. do not e□□eed 424□b□dripline bet□een each Air/vacuu□ Relie□Valve Kit.

PIPE, VALVE AND E□UIPMENT LEGEND

S□□bol	MFR	DESCRIPTION
	APPROVED	1" □ater □eter provided b□O□ners Representative. The Irrigation Contractor shall tie to the discharge side o□□eter and install a 1□RP□ t□pe bac□lo□ device per local code.
	RAIN BIRD	PEB Series electric re□ote-control valve □ a line si□e PVC ball valve to be installed □ithin a Rain Bird VB-STD valve bo□. □e□er to valve ID on plan □or si□e□.
	RAIN BIRD	□C□-PRB-150-COM Drip □one Kit □□ith 2□□lters □or 1o□□s o□15 GPM and higher. Install □C□-PRB-100-COM □1□□lter □or 1o□□s o□14 GPM or lo□er □see valve ID□s on plans □or □one 1o□□s□. Install valve □ithin a Rain Bird VB-STD valve bo□.
	MATCO	Line si□e brass gate valve installed in Rain Bird VB-10RND valve bo□□/ green lid.
	RAIN BIRD	33-DLRC □ □uic□Coupler installed □ithin a Rain Bird VB-10RND valve bo□. The IRR. Contractor shall provide □2□Hose S□□ivels □SH-0□, 2□Valve Ke□s □33-DK□□ □2□Loc□ing Cover Ke□s □2049□to O□ners Representative at co□pletion o□ pro□ect.
©	RAIN BIRD	ESP8L□ME Control S□ste□ □ith a WR2-RFC Rain Sensor to be installed in this appro□□ate location per the Manu□acturer □ritten speci□ications. ESPL□MSM8 Station Modules shall be installed to provide the re□uired station count o□15.
———	APPROVED	PVC Class 200 IPS Plastic Pipe "Mainline". The diagra□□atic location sho□n on plan is appro□□ate and shall be □ield located per the O□ners Representatives approval. Pipe si□es 3" inch or s□aller shall have bell and soc□et □oints. Pipe si□es larger then than 3" inch shall have snap connections □ith rubber gas□et □oints, thrust bloc□ed. Install 18" belo□ grade.
1" ———	APPROVED	PVC Class 200 IPS Plastic Pipe "Lateral". The diagra□□atic location sho□n on plan is appro□□ate and shall be □ield located per the O□ners Representatives approval. Pipe si□es 3" inch or s□aller shall have bell and soc□et □oints. Pipe si□es larger than than 3" inch shall have snap connections □ith rubber gas□et □oints, thrust bloc□ed. Install 12" belo□ grade.
■■■■■■■	APPROVED	PVC Schedule 40 IPS Plastic Pipe "Sleeve". Si□es shall be t□ice the dia□eter o□the pipe or □ire bundle carried. Place belo□ all paving, hardscape etc. and as directed b□ the O□ners Authori□ed representative. E□tend Sleeves 12" be□ond paving at each end.
⁑	APPROVED	Install t□o spare control □ires plus a co□□on /to□ the irrigation controller location to the nearest valve bo□located in this appro□□ate area.

WEEKLY DEMAND □ONE CHART
□AFTER ESTABLISHMENT PERIOD□

□ONE #	TYPE	WATER USE	GPM	RUN TIME	GPW
T1	TURF SPRAY	HIGH	25	30 MIN.	750
T2	TURF SPRAY	HIGH	11	30 MIN.	330
T3	TURF SPRAY	HIGH	25	30 MIN.	750
T4	TURF SPRAY	HIGH	25	30 MIN.	750
T5	TURF SPRAY	HIGH	25	30 MIN.	750
BT1	BAHIA SPRAY	LOW	16	30 MIN.	480
D1	DRIP □ONE	LOW	12	60 MIN.	720
D2	DRIP □ONE	LOW	17	60 MIN.	1,020
D3	DRIP □ONE	LOW	23	60 MIN.	1,380
D4	DRIP □ONE	LOW	12	60 MIN.	720
D5	DRIP □ONE	LOW	14	60 MIN.	840
B1	TREE BUBBLER	LOW	19	30 MIN.	570
B2	TREE BUBBLER	LOW	20	30 MIN.	600
B3	TREE BUBBLER	LOW	16	30 MIN.	480
B4	TREE BUBBLER	LOW	15	30 MIN.	450
TOTAL				10 HR.	10,590

STATION RUN TIMES ARE BASED ON APPRO□IMATE AMOUNT OF TIME RE□UIRED TO APPLY □ OF WATER TO IRRIGATED AREA.

ADDITIONAL RUN TIME MAY BE NEEDED TO ACCOUNT FOR EMISSION DEVICE EFFICIENCIES AND EVAPOTRANSPIRATION.

TREE IRRIGATION AFTER PLANTING DURING ESTABLISHMENT

SI□E OF NURSERY STOCK	IRRIGATION SCHEDULE FOR VITALITY
LESS THAN 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED
2"-4" CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED.
GREATER THAN 4" CALIPER	DAILY FOR SI□ WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED

1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER AT THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF THE ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY

2. DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER. ESTABLISHMENT TAKES THREE □HARDINESS □ONE 10-11 □TO FOUR □HARDINESS □ONE 8-9□MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

WATER RESTRICTIONS

The Cit□o□Winter Par□Water □ Waste□ater Utili□Depart□ent is issuing a □ater restriction to its custo□ers. ALL custo□ers are re□uired to abide b□the guidelines o□the St. Johns River Water Manage□ent District □ater use restriction, Section 40C-21.631 F.A.C.

1. Irrigation bet□een 10 a.□., and 4 p.□., is PROHIBITED.
2. ODD nu□bered addresses OR properties □ith NO addresses MAY □ater on Saturda□ bet□een the hours o□4 p.□., and 10 a.□.
3. EVEN nu□bered addresses MAY □ater on Sunda□bet□een the hours o□4 p.□., and 10 a.□.
4. Non-residential properties MAY □ater on Tuesda□bet□een the hours o□4 p.□., and 10 a.□.
5. Properties □ith ne□ la□ns or landscaping are E□EMPT /to□ the restriction /or the □irst 30 DAYS.
6. Residents using private □ells or pu□ps /or irrigation, ground or sur□ace □ater, AND □ater /to□ public and private utilities, MUST co□pl□□ith the St. Johns River Water Manage□ent District's Restriction.
7. Water onl□□hen necessar□to □eet landscaping needs and NOT bet□een the hours o□10 a.□., and 4 p.□., Water no □ore than one hour per □one, or ⅔" per □one per da□. Violation o□ these □ater restrictions □a□result in a □ine or other en□orce□ent action.
8. For □ore in□r□ation, please call 1-800-451-7206 toll-□ee or visit St. Johns River Water Manage□ent District □ebsite at s□□□d.co□□.

DRIP TUBING NOTES

1□ INSTALL ALL DRIP TUBING BELOW THE MULCH LAYER. USE U SHAPED WIRE STABILI□ERS TO HOLD LINES IN PLACE.

2□ KEEP ALL DRIP LINES CLEAN AT ALL TIMES BEFORE THE FINAL CONNECTION. TAPE ALL TUBE ENDS OR USE DIRT CAPS.

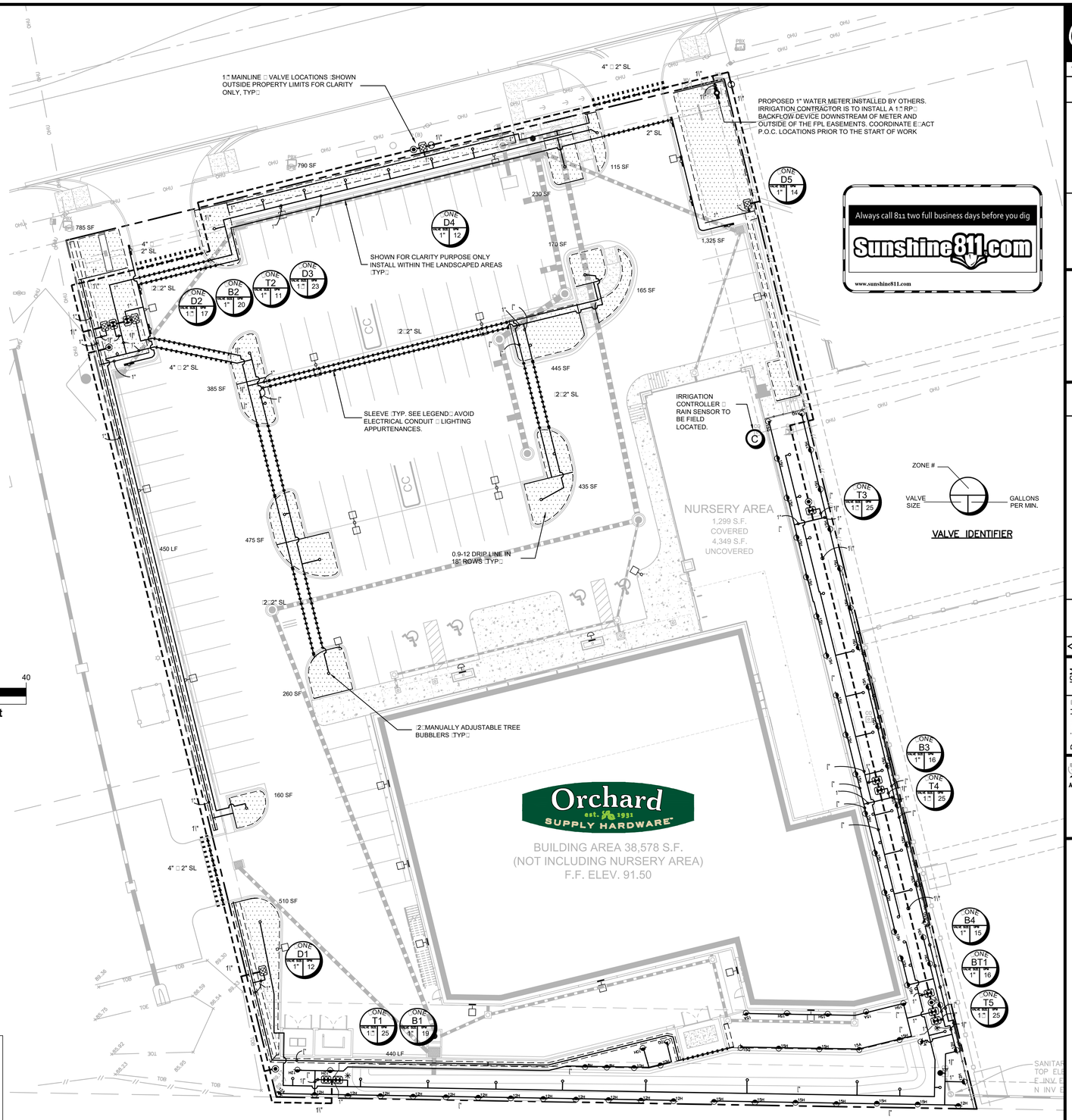
3□ ALL DRIP TUBING SHALL HAVE UNIFORM SPACING AND BURIAL DEPTH.

4□ ALWAYS FLUSH ALL LINES BEFORE CONNECTION.

5□ REFER TO THE MANUFACTURER DRIP INSTALLATION MANUAL FOR INSTALLATION INSTRUCTIONS. INSTALL PER MANUFACTURER SPECIFICATIONS

6□ AVOID SHARP BENDS IN THE TUBING. DO NOT BEND THE TUBING WITH LESS THEN A 7" RADIUS.

7□ SPACE TUBING AS NOTED ON THE PLAN. THE PLAN DOES NOT ALWAYS SHOW ALL DRIP TUBING. THE PLAN LAYOUT IS FOR CLARITY ONLY.



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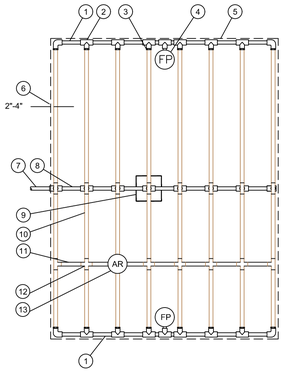
Bob & Jason McElroy
jason@irrdesign.com

IRRIGATION PLAN

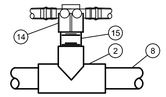
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
IR-1

J:□07407 Landscape□DWG Preli□inar□Design Plans 07407 IRR.d□g Jan 04, 2017 - 1:26p□ dbr□ant



1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND) PVC SUPPLY MANIFOLD
8. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
9.
10. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE
11. RAIN BIRD XF SERIES BLANK TUBING
12. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
13. ¾" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050 SEE RAIN BIRD XFS DETAILS FOR AIR RELIEF INSTALLATION
14. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
15. ¾" PVC NIPPLE, LENGTH AS NECESSARY



INSET A

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFS Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	No. inal Flo. gph.		No. inal Flo. gph.		No. inal Flo. gph.	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

IRRIGATION SYSTEM PERFORMANCE NOTES

1. IRRIGATION SYSTEM AS SHOWN IS DESIGNED TO OPERATE FROM A POTABLE WATER METER PROVIDING A MINIMUM FLOW OF 24 GPM AND A MINIMUM PRESSURE OF 60 PSI.

   CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION IF AVAILABLE FLOW AND PRESSURE DEVIATES FROM 24 GPM AND 60 PSI MORE THEN 5 AND WILL AFFECT THE PERFORMANCE OF THE SYSTEM.

   MINIMUM PRESSURE RE UIREMENTS - 60 PSI AT THE POINT OF CONNECTION

   30 PSI AT THE BASE OF THE POP-UP SPRAY HEADS

2. HEAD LAYOUT BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100 COVERAGE AND MINIMI ING OVERSPRAY ONTO PAVED AREAS AND BUILDINGS.

3. LATERAL PIPE SHALL BE SI ED SO THE WATER VELOCITY DOES NOT E CEED 5 FEET PER SECOND. MA IMUM GPM PER PIPE SI E AS FOLLOWS:

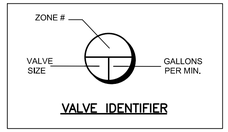
   CLASS 200

" PIPE	10 GPM
1" PIPE	15 GPM
1 " PIPE	26 GPM
1 " PIPE	36 GPM
2" PIPE	55 GPM
2 " PIPE	80 GPM
3" PIPE	120 GPM

4. WATER SERVICE LINE, WATER METER, CHECK VALVES, SURGE PROTECTION, ETC.. AND PERFORMANCE OF THE WATER SOURCE ARE NOT A PART OF THESE DRAWINGS.

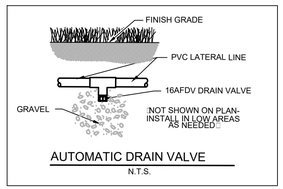
GENERAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN ITS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS E IST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORI ED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
2. ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
3. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS, REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES.
4. ALL MATERIAL AND LABOR RE UIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
5. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER :SEPIA OR MYLAR SHOWING ALL IRRIGATION INSTALLED. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAYBE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING E ACT MEASUREMENTS FROM LANDMARKS AND HARD SURFACES. INDICATE THE INSTALLED WIRE DIRECTION.
6. ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED AND SHALL BE INSTALLED PLUMB WITH THE PROPER HEIGHT. ALL HEADS AND OTHER E UIPMENT SHALL BE INSTALLED WITH ADE UATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING TO MINIMI E WATER OVER-SPRAY ON IMPERVIOUS AREAS.
7. CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADE UATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.
8. HIGH VOLTAGE POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CONTROLLER AND THE LOW VOLTAGE WIRES. THE FINAL LOCATION OF THE AUTOMATIC CONTROLLER:S SHALL BE APPROVED BY THE OWNER'S AUTHORI ED REPRESENTATIVE PRIOR TO INSTALLATION.
9. ALL CONTROL WIRING SHALL BE INSTALLED UNDER MAINLINE. IF NOT POSSIBLE THEN ELECTRIC CONDUIT SHALL BE USED FOR WIRE PROTECTION USING PULL BO ES EVERY 150 O.C. WIRES SHALL BE TAPED EVERY 20 L.F. WITH ADE UATE SLACK AND SURGE/E PANSION LOOPS AND SHALL BE SPLICED ONLY IN VALVE BO ES, USING RAIN BIRD DB SERIES CONNECTORS. THE CONTROL WIRE SHALL BE 14-1 UF PVC JACKETED, SINGLE CONDUCTOR CABLE, USING RED FOR "HOT" AND WHITE FOR VALVE COMMON. SEE PLAN FOR SPARE WIRE LOCATIONS.
10. ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH. 40 PVC PIPE, SI ED A MINIMUM OF TWO NOMINAL SI ES LARGER THAN CONTAINED PIPE.
11. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
12. THE INSTALLER SHALL BE E PECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS AND IN THE WRITTEN SPECIFICATIONS, SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND RE UEST CLARIFICATION.
13. THE INSTALLER SHALL PROVIDE THE PROPERTY OWNER WITH AN IRRIGATION MAINTENANCE CHECKLIST SEASONAL WATERING GUIDELINES.
14. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND MANAGED TO ENSURE WATER EFFICIENCY AND PREVENT WASTEFUL PRACTICES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, RESETTING THE AUTOMATIC CONTROLLER ACCORDING TO THE SEASON, FLUSHING THE FILTERS, TESTING THE RAIN SENSOR DEVICES, MONITORING, ADJUSTING REPAIRING THE IRRIGATION E UIPMENT SUCH THAT THE EFFICIENCY OF THE SYSTEM IS MAINTAINED.
15. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
16. ALL SPRINKLER E UIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
17. THE CONTROLLER SHALL SCHEDULE PROGRAM "A" TO A REGULAR RUN-TIME SETTINGS FOR AFTER THE ESTABLISHMENT PERIOD OF THE PLANT MATERIAL. PROGRAM "B" SHALL BE USED DURING THE ESTABLISHMENT PERIOD AND TURNED OFF AFTER THE 30-60 DAYS OF PLANT INSTALLATION.

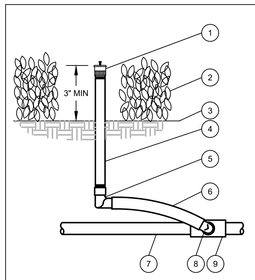


VALVE IDENTIFIER

XFS SUB-SURFACE CENTER FEED DRIP LAYOUT DETAIL

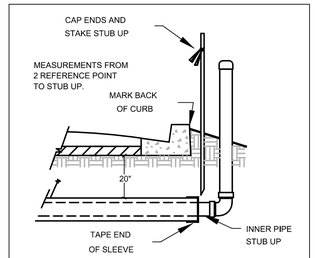


AUTOMATIC DRAIN VALVE
N.T.S.



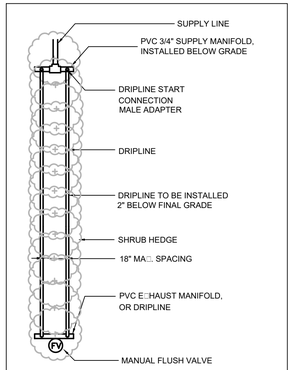
1. ADJUSTABLE FULL CIRCLE BUBBLER
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2-INCH PVC SCH 80 NIPPLE LENGTH AS RE UIRED
5. 1/2-INCH FEMALE NPT 0.490-INCH BARB ELBOW:
6. \"x12" FLEXIBLE SWING PIPE,
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT ,490-INCH BARB ELBOW:
9. SCH 40 TEE OR ELL

ADJUSTABLE FULL CIRCLE BUBBLER ON RISER

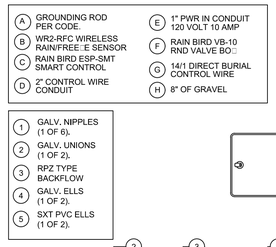


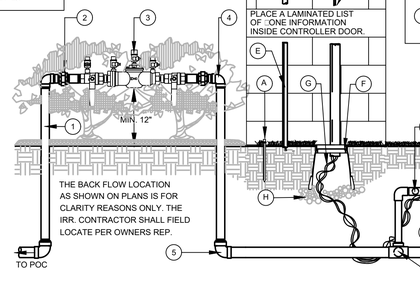
SCH.40 SOLVENT-WELD PVC
RE UIREMENTS VARY - CHECK CODES FIRST

ROUGH IN SLEEVING DETAIL

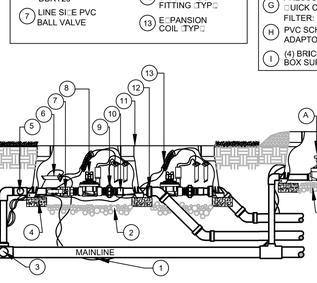


SHRUB DRIP LAYOUT DETAIL





BACK FLOW DETAIL

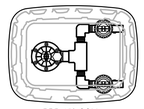


CONTROLLER DETAIL

1. 14/1 IRR. WIRE UNDER MAIN.
2. 8" GRAVEL TYP.
3. ASSORTED INTAKE S S PVC FITTINGS.
4. 4 BRICKS FOR BO SUPPORT.
5. MANIFOLD TEE
6. RAIN BIRD DB SERIES CONNECTOR DBRY20
7. LINE SI E PVC BALL VALVE
8. 1 OF 2 CONTROL VALVE :TYP. :SEE LEGEND
9. SCH 80 PVC UNION :TYP.:
10. 1 OF 2 SCH 40 S T COUPLING
11. 1 OF 2 RAIN BIRD VB-STD VALVE BO :TYP.
12. PVC 45 ELLS DISCHARGE FITTING :TYP.
13. E PANSION COIL :TYP.

CONTROL VALVE DETAIL

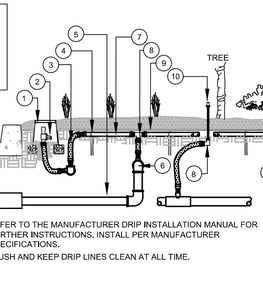
A. RAIN BIRD 150-PESB
B. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
C. 30-INCH LINEAR LENGTH OF WIRE, COILED
D. RAIN BIRD VALVE BOX VB-STD (TYP).
E. 3-INCH MINIMUM DEPTH OF " WASHED GRAVEL
F. PVC SCH 40 TEE ELL
G. PRESSURE REGULATING UICK CHECK BASKET FILTER:
H. PVC SCH 40 FEMALE ADAPTOR
I. (4) BRICKS FOR BOX SUPPORT.



PRB-150-COM "TOP VIEW"

NOTE:
1) SCH 40 PVC SLEEVE, TWICE THE DIA. OF INNER PIPE. \"-\" SHALL RECEIVE A 2" SLEEVE.

2) INSTALL SLEEVE AND INNER PIPING AT SAME TIME. (SEE ROUGH IN DETAIL)



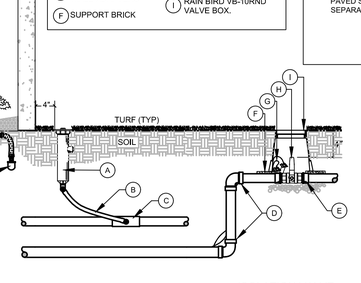
DRIP VALVE KIT DETAIL

SLEEVE DETAIL

1. RAIN BIRD VB-7RND VALVE BO
2. SHUT OFF/FLUSHING VALVE.
3. BLANK TUBING AS NEEDED
4. SS STAPLES INSTALLED EVERY 3 FEET
5. DRIP ONE LATERAL PIPE
6. PVC SUPPLY HEADER.
7. DRIP TUBING INSTALLED IN 12" ROWS, 2" BELOW GRADE.
8. ASSORTED DRIP TUBING INSERT FITTINGS.
9. FINISH GRADE
10. RAIN BIRD S NO LE POLYFLE RISER
11. 1 OF 2 :PVC E HAUST HEADER.

1. REFER TO THE MANUFACTURER DRIP INSTALLATION MANUAL FOR FURTHER INSTRUCTIONS. INSTALL PER MANUFACTURER SPECIFICATIONS.
2. FLUSH AND KEEP DRIP LINES CLEAN AT ALL TIME.

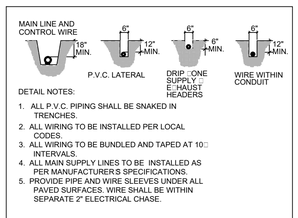
DRIP TUBING DETAIL



TURF 6" POP-UP DETAIL

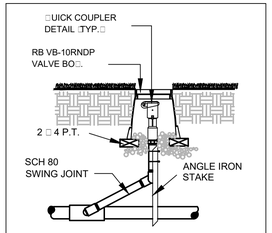
A. 6" PRESSURE REGULATING SPRAY HEAD (REFER TO THE LEGEND AND PLANS FOR NOZZLE SELECTION).
B. \"x12" FLEXIBLE SWING PIPE. \" SPIRAL BARB ELBOWS (2), AND \" BARB ADAPTER
C. LATERAL TEE OR ELL SxSxT
D. LINE SIZE PVC SxS ELL
E. LINE SIZE PVC MALE ADAPTERS
F. SUPPORT BRICK
G. ONE SPARE WIRE PLUS GROUND SEALED W/ DBY
H. LINE SIZE BRASS BALL VALVE.
I. RAIN BIRD VB-10RND VALVE BOX.

ISOLATION VALVE DETAIL

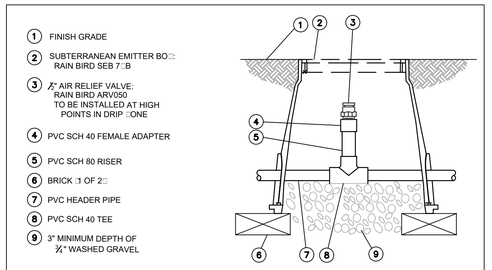


DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
3. ALL WIRING TO BE BUNDLED AND TAPED AT 10 INTERVALS
4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER S SPECIFICATIONS.
5. PROVIDE PIPE AND WIRE SLEEVES UNDER ALL PAVED SURFACES. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.

TRENCHING DETAIL



UICK COUPLER TYPICAL DETAIL



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BO RAIN BIRD SEB 7 B
3. ¾" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK 3 OF 2
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

FS SUB-SURFACE DRIPLINE 0.5 AIR RELIEF VALVE ON HEADER DETAIL

MASTER INSTALLATION DETAIL

NOT TO SCALE

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT THEY CONVEY OR PROBLEMS WHICH ARISE FROM OTHERS:FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONALS GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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IRRIGATION DETAILS

Orchard
2530 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
IR-2

A | E1.1 — ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

LIGHTING FIXTURE SCHEDULE

LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE TRIMS, BALLASTS, MOUNTING EQUIPMENT, FITTINGS AND LAMSP AS REQUIRED BY THE SPECIFICATIONS AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION. THIS IS NOT A STANDALONE SCHEDULE AND FIXTURES MUST INCORPORATE ALL WORK INDICATED OR IMPLIED THROUGHOUT THROUGHOUT THE DRAWINGS AND SPECIFICATIONS.

TYPE	SYMBOL	DESCRIPTION AND MANUFACTURER
L1		LED SITE LIGHTING FIXTURE WITH TYPE 5 MEDIUM OPTICS. 13'-6" ROUND TAPERED ALUMINUM POLE ATOP A 30" TALL CONCRETE POLE. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** 16'-0" AFG TO TOP OF FIXTURE MAXIMUM **LAMP:** 227W LED PER HEAD (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSX2 LED 100C 700 40K T5M MVOLT XX / POLE: RTA 13.5' 8G **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L2		LED WALL PACK WITH FLAT GLASS LENS. TYPE 3 SHORT OPTICS. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** +/-15'-0" AFF **LAMP:** 36W LED (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSXW2 LED 20C 530 40K T3S MVOLT XX **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L3		LED SITE LIGHTING FIXTURE WITH TYPE 5 MEDIUM OPTICS. 13'-6" ROUND TAPERED ALUMINUM POLE ATOP A 30" TALL CONCRETE POLE. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** 16'-0" AFG TO TOP OF FIXTURE MAXIMUM **LAMP:** 227W LED (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSX2 LED 100C 700 40K T2M MVOLT HS XX / POLE: RTA 13.5' 8G **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L4		LED SITE LIGHTING FIXTURE WITH TYPE 5 MEDIUM OPTICS. 13'-6" ROUND TAPERED ALUMINUM POLE ATOP A 30" TALL CONCRETE POLE. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** 16'-0" AFG TO TOP OF FIXTURE MAXIMUM **LAMP:** 227W LED (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSX2 LED 100C 700 40K T5M MVOLT XX / POLE: RTA 13.5' 8G **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L5		8" DIAMETER CYLINDER UP/DOWN LED WALL SCONCE. SILVER IN COLOR. **MOUNTING HEIGHT:** PER ARCHITECTURAL DRAWINGS **LAMP:** (2) 27W LED (4000K) **VOLTAGE:** 277V **MANUFACTURER:** DALS LIGHTING: 1058-2LEDSB3-4K-40D-27-SL **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L6		LED SITE LIGHTING FIXTURE WITH TYPE 2 SHORT OPTICS. 13'-6" ROUND TAPERED ALUMINUM POLE ATOP A 30" TALL CONCRETE POLE. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** 16'-0" AFG TO TOP OF FIXTURE MAXIMUM **LAMP:** 227W LED (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSX2 LED 100C 700 40K T2S MVOLT HS XX / POLE: RTA 13.5' 8G **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL
L7		LED WALL PACK WITH FLAT GLASS LENS. FORWARD THROW OPTICS. COLOR BY ARCHITECT. **MOUNTING HEIGHT:** +/-12'-0" AFF **LAMP:** 36W LED (4000K) **VOLTAGE:** MVOLT **MANUFACTURER:** LITHONIA: DSXW1 LED 20C 530 40K TFTM MVOLT XX **SUBSTITUTIONS:** ○ OR EQUAL ○ SUBJECT TO REVIEW ◉ NO EQUAL

SITE LIGHTING PHOTOMETRIC VALUES

AREA DESCRIPTION	AVERAGE FOOT-CANDLE	MAXIMUM FOOT-CANDLE	MINIMUM FOOT-CANDLE
PARKING LOT AREA	5.6 FC	15.0 FC	0.1 FC

PRELIMINARY
NOT FOR CONSTRUCTION
28 DECEMBER 2016

JP ENGINEERING
10597 Double R Blvd.
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WINTER PARK EAST

SITE LIGHTING PHOTOMETRIC PLAN

2530 ALOMA AVENUE
WINTER PARK, FL 32792

E1.1
JP #16202
01/04/2017
REVISIONS

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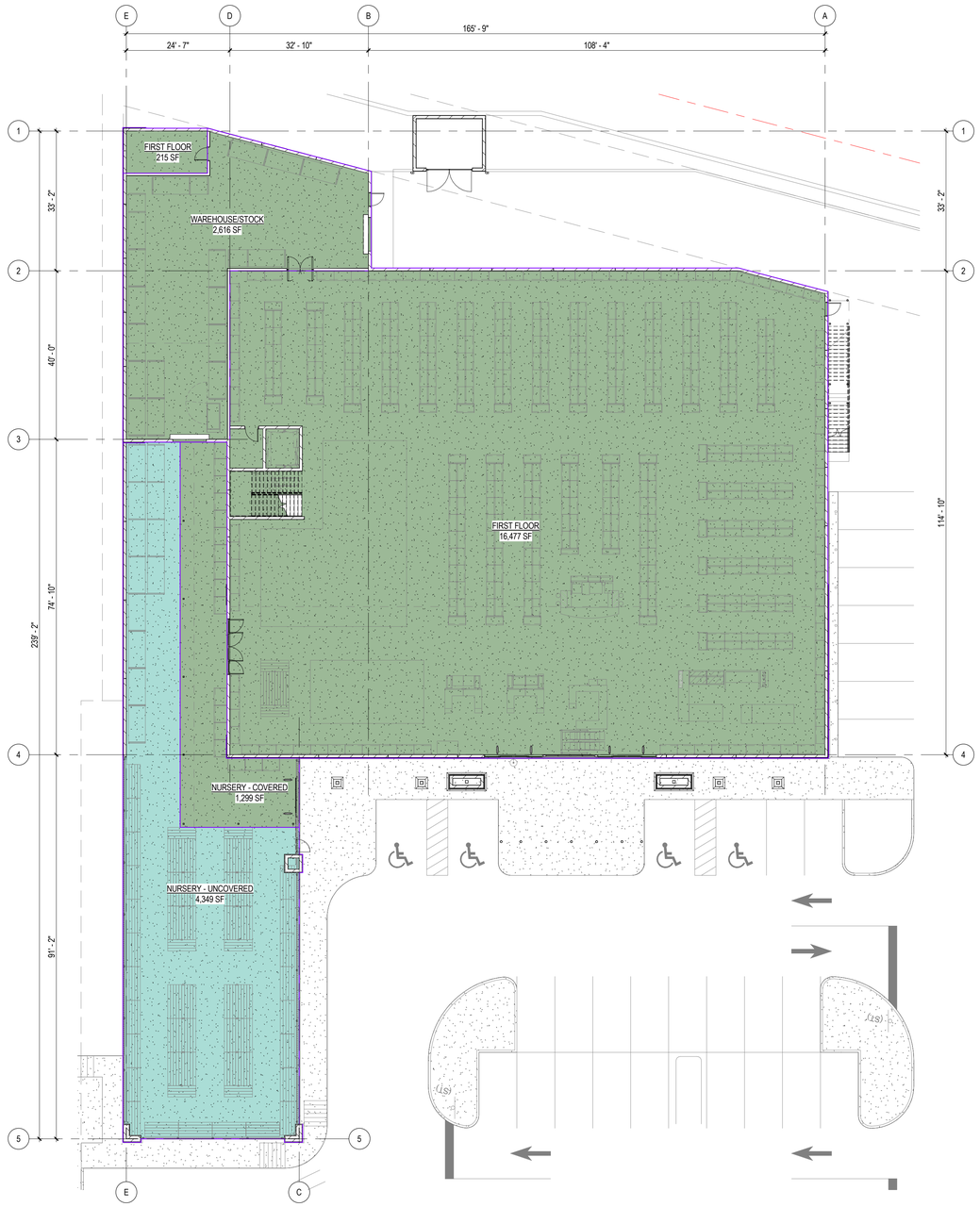
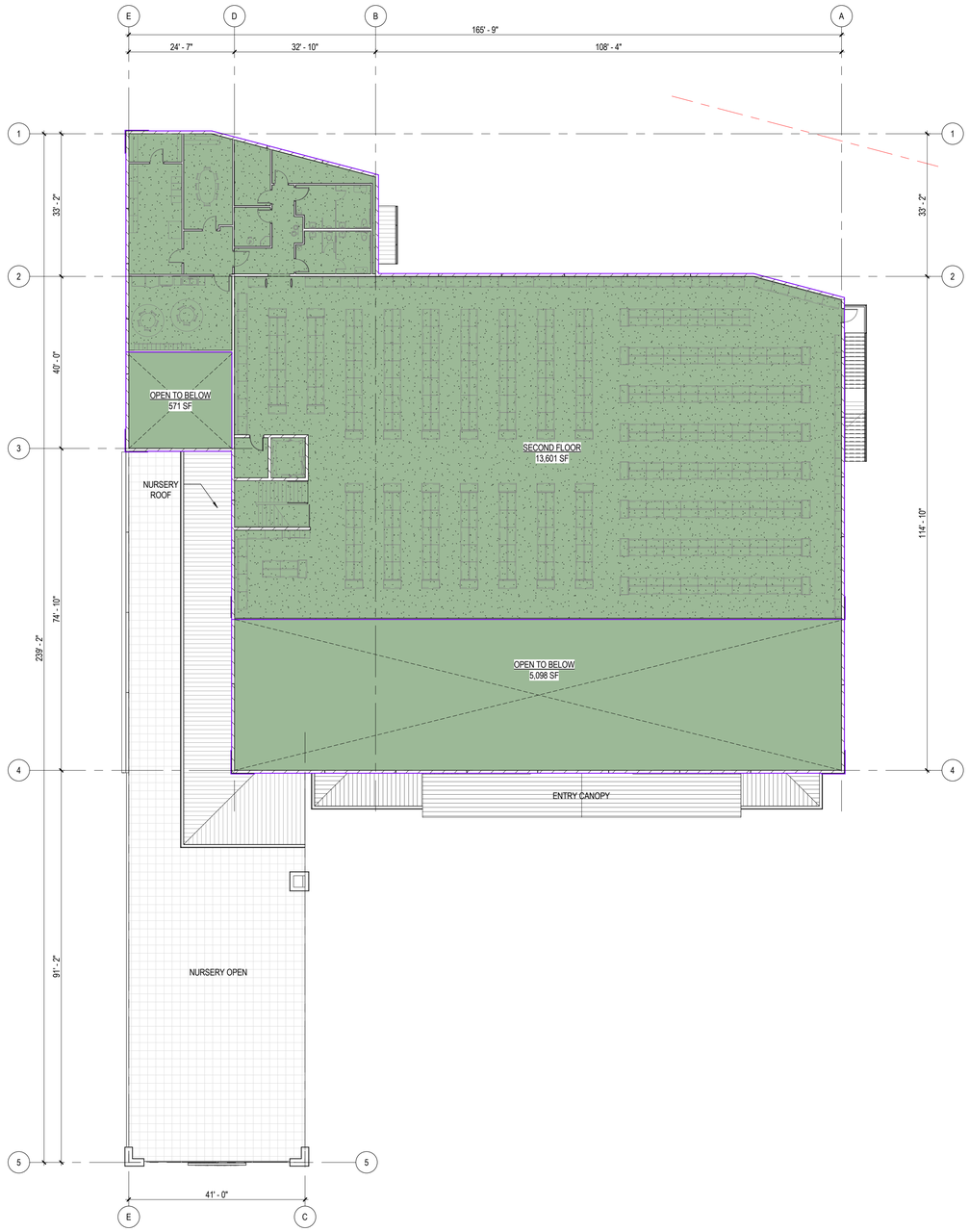


NORTH

GROUND LEVEL

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



NORTH

SECOND FLOOR

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

Area Schedule (Gross Building)		
Level	Name	Area
GROUND LEVEL	FIRST FLOOR	16,692 SF
GROUND LEVEL	NURSERY - COVERED	1,299 SF
GROUND LEVEL	WAREHOUSE/STOCK	2,616 SF
SECOND FLOOR	OPEN TO BELOW	5,669 SF
SECOND FLOOR	SECOND FLOOR	13,601 SF
		39,876 SF

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WINTER PARK EAST

CONDITIONAL USE

AREA FLOOR PLAN

2530 ALOMA AVENUE
WINTER PARK, FL

A-1
36-17107
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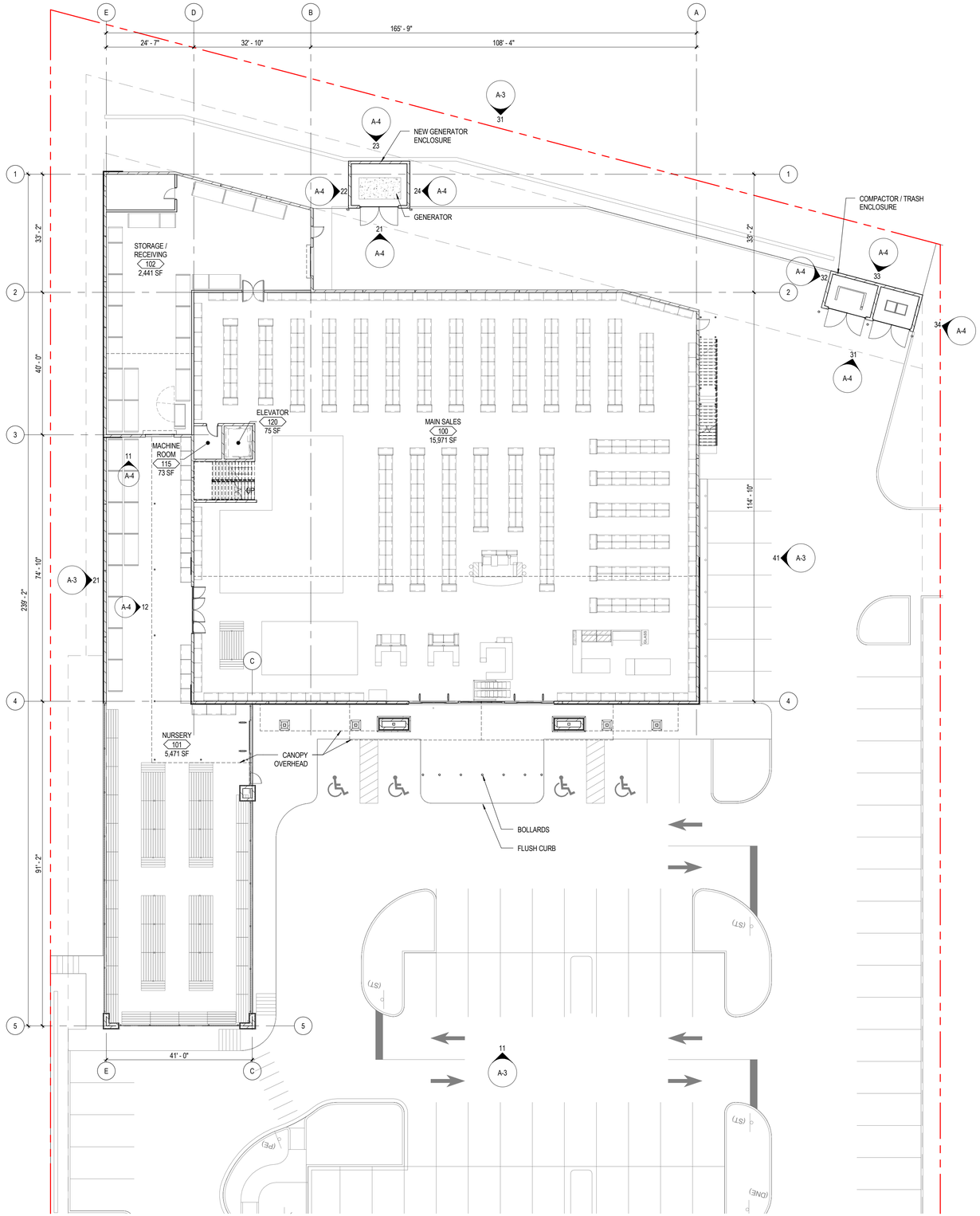
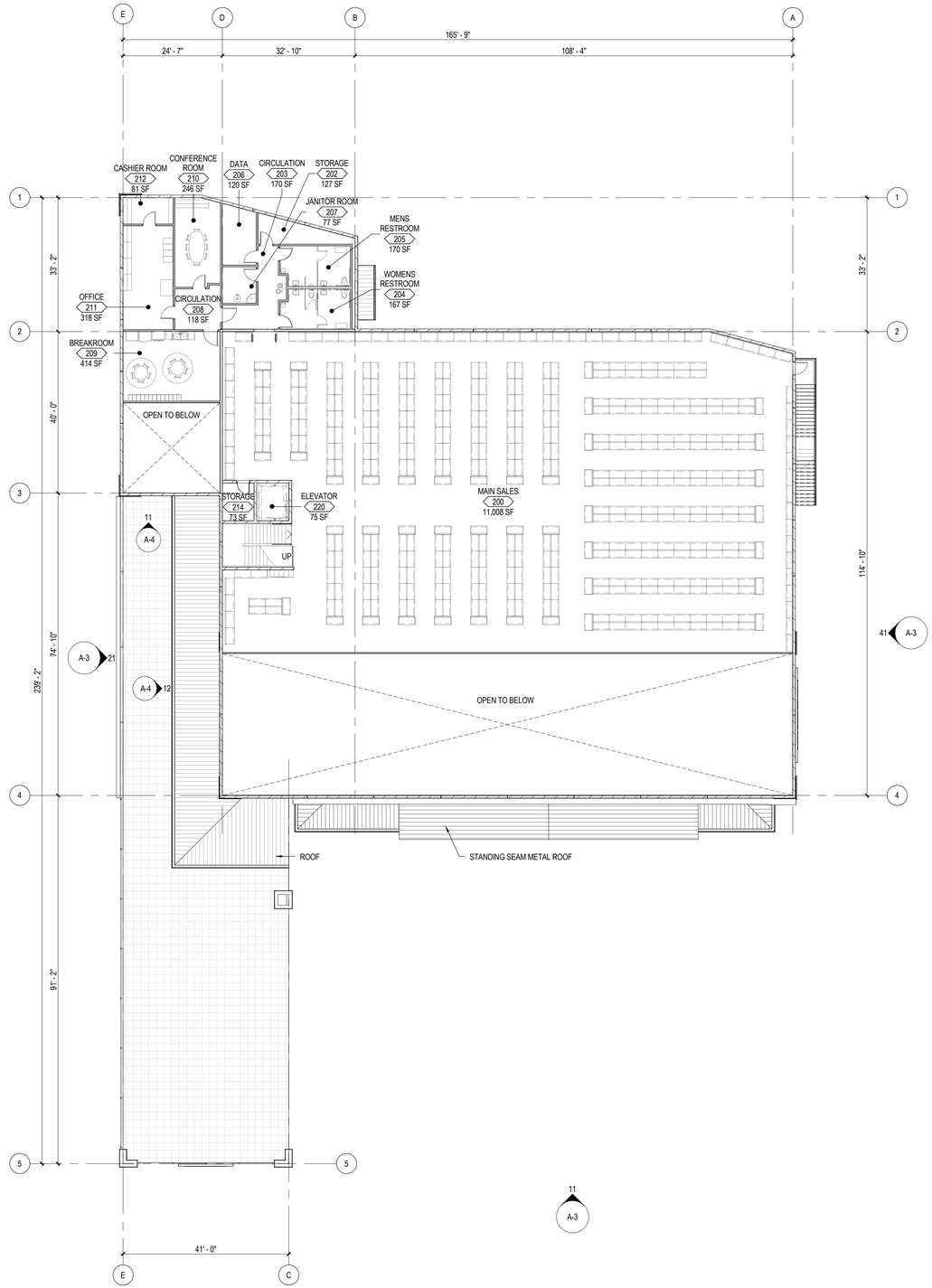


GROUND LEVEL FLOOR PLAN

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



SECOND FLOOR PLAN

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

NORTH

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WINTER PARK EAST

CONDITIONAL USE

FLOOR PLANS

2530 ALOMA AVENUE
WINTER PARK, FL

A-2
36-17107
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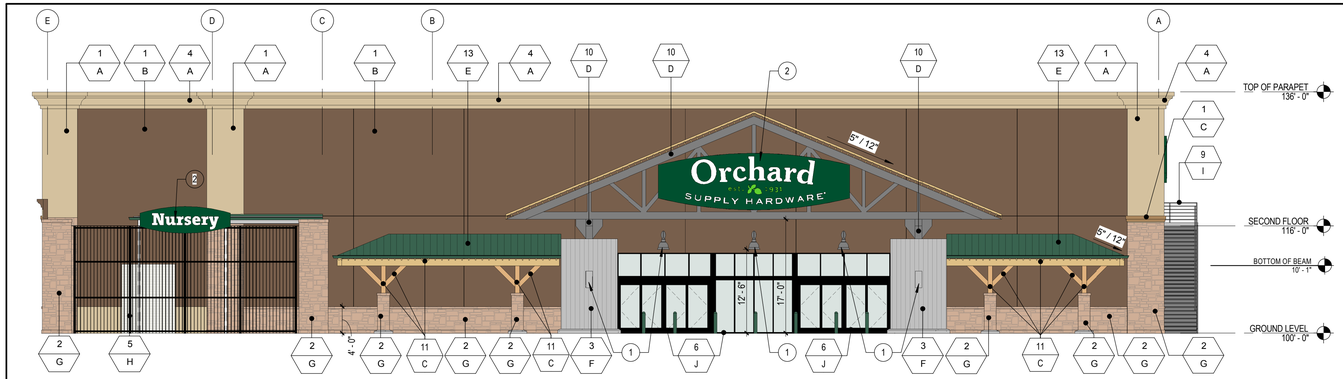
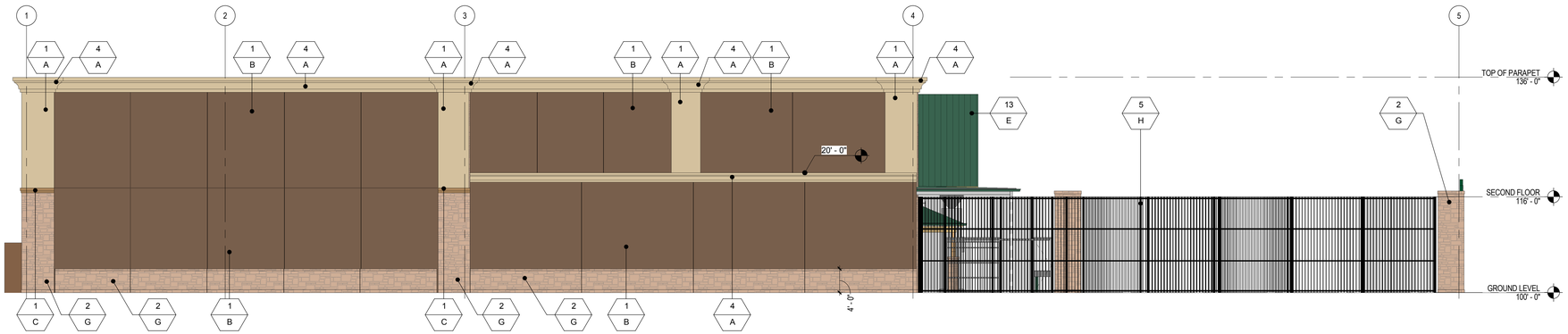
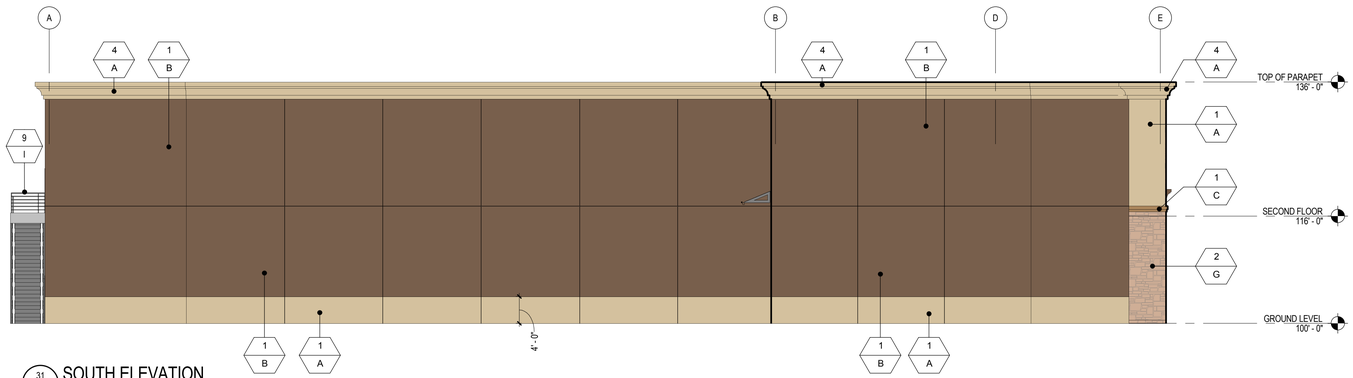


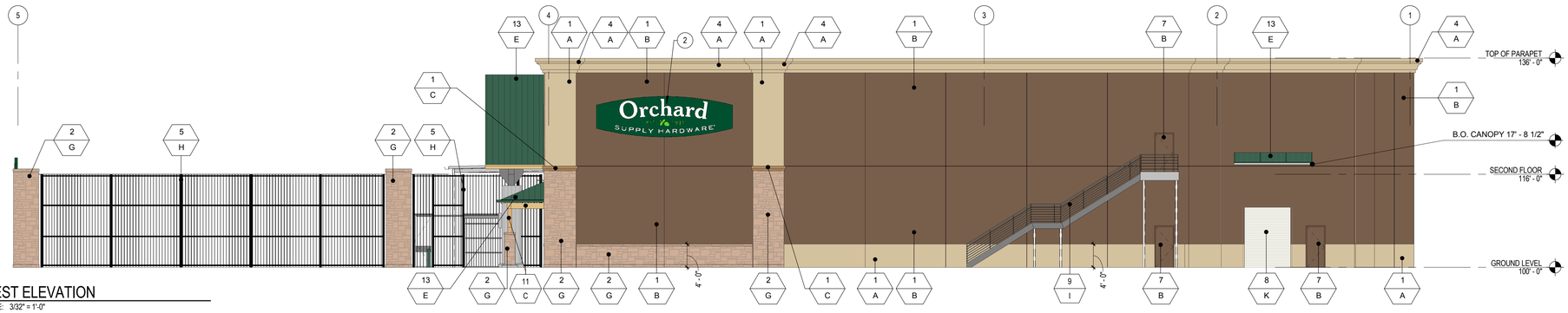
11 A-3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



21 A-3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



31 A-3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



41 A-3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

LEGEND NOTES

LEGEND NOTES ARE COMMON TO ALL
SOME NOTES MAY NOT APPLY TO THIS SHEET

FINISH NOTES

A. PAINT DOORS AND FRAMES COLOR TO MATCH ADJACENT WALL COLOR
B. SEE DOOR SCHEDULE FOR SLIDING DOOR ENTRY SYSTEM COLOR

FINISH / COLOR

FINISH	COLOR
1. STUCCO	A. BENJAMIN MOORE #1046 SANDY BROWN
2. STONE VENEER	B. BENJAMIN MOORE #1029 COCONUT GROVE
3. CORRUGATED METAL PANEL	C. BENJAMIN MOORE #1063 GINGERSNAP
4. CORNICE	D. BENJAMIN MOORE #AC-29 SAN ANTONIO GRAY
5. WROUGHT IRON GRILLES	E. BERRIDGE FOREST GREEN
6. ALUMINUM STOREFRONT	F. GALVANIZED METAL
7. DOOR	G. CULTURED STONE "CHARDONNAY"
8. COILING DOOR	H. POWDER COATED BLACK
9. METAL FENCE	I. SAFETY YELLOW
10. GLULAM WOOD TRUSS	J. BRONZE ANODIZED ALUMINUM
11. WOOD COLUMN	K. WHITE
12. STEEL STRUCTURE	L. GALVANIZED METAL WITH BLACK VINYL SLATS
13. STANDING SEAM METAL ROOF	
14. CHAIN LINK FENCE	
15. BOLLARD	
16. GUTTER/DOWNSPOUT	

ENTRY ELEVATION KEYNOTES

NOT ALL ARE USED

(NO) DESCRIPTION

1 EXTERIOR LIGHT, SEE ELECTRICAL DRAWING FOR MORE INFORMATION
2 SIGNAGE BY OTHERS, BUILDING CONTRACTOR TO PROVIDE DEDICATED POWER

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Orchard HARDWARE SUPPLY

WINTER PARK EAST

CONDITIONAL USE

EXTERIOR ELEVATIONS

2530 ALOMA AVENUE
WINTER PARK, FL

A-3
36-17107
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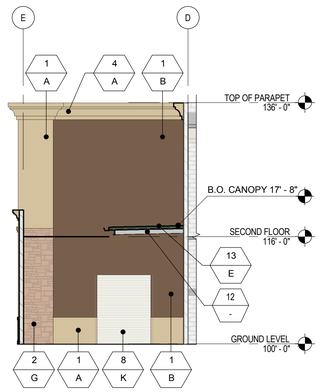
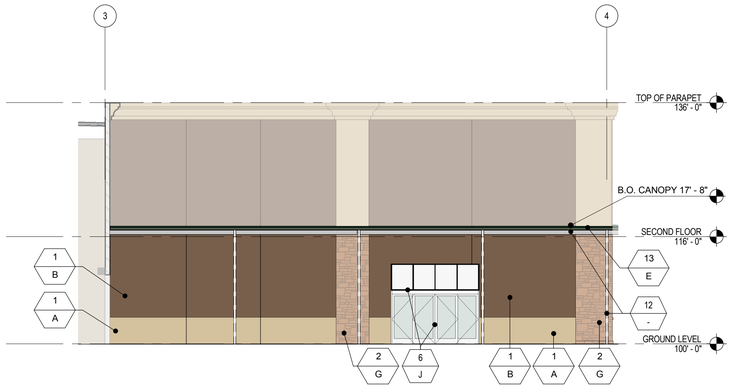
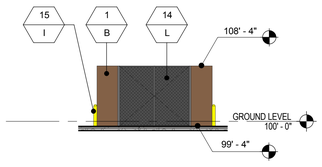


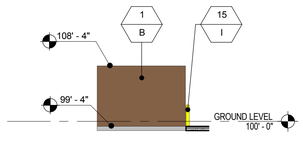
11 A-4 NORTH NURSERY ELEVATION
SCALE: 3/32" = 1'-0"



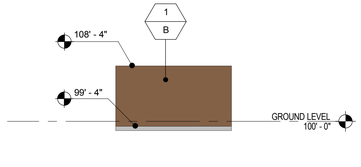
12 A-4 EAST NURSERY ELEVATION
SCALE: 3/32" = 1'-0"



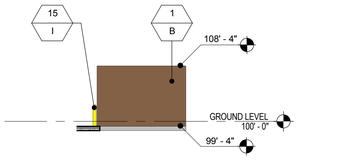
21 A-4 GENERATOR ENCLOSURE NORTH
SCALE: 3/32" = 1'-0"



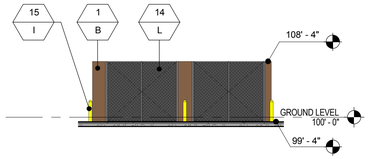
22 A-4 GENERATOR ENCLOSURE EAST
SCALE: 3/32" = 1'-0"



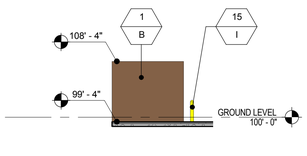
23 A-4 GENERATOR ENCLOSURE SOUTH
SCALE: 3/32" = 1'-0"



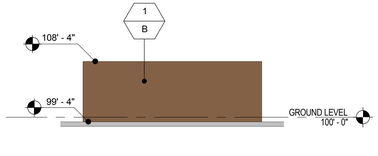
24 A-4 GENERATOR ENCLOSURE WEST
SCALE: 3/32" = 1'-0"



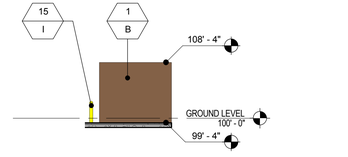
31 A-4 TRASH ENCLOSURE NORTH
SCALE: 3/32" = 1'-0"



32 A-4 TRASH ENCLOSURE EAST
SCALE: 3/32" = 1'-0"



33 A-4 TRASH ENCLOSURE SOUTH
SCALE: 3/32" = 1'-0"



34 A-4 TRASH ENCLOSURE WEST
SCALE: 3/32" = 1'-0"

LEGEND NOTES

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SOME NOTES MAY NOT APPLY TO THIS SHEET

FINISH NOTES

A. PAINT DOORS AND FRAMES COLOR TO MATCH ADJACENT WALL COLOR
B. SEE DOOR SCHEDULE FOR SLIDING DOOR ENTRY SYSTEM COLOR

FINISH
COLOR

FINISH	COLOR
1. STUCCO	A. BENJAMIN MOORE #1046 SANDY BROWN
2. STONE VENEER	B. BENJAMIN MOORE #1029 COCONUT GROVE
3. CORRUGATED METAL PANEL	C. BENJAMIN MOORE #1063 GINGERSNAP
4. CORNICE	D. BENJAMIN MOORE #AC-29 SAN ANTONIO GRAY
5. WROUGHT IRON GRILLES	E. BERRIDGE FOREST GREEN
6. ALUMINUM STOREFRONT	F. GALVANIZED METAL
7. DOOR	G. CULTURED STONE "CHARDONNAY"
8. COILING DOOR	H. POWDER COATED BLACK
9. METAL FENCE	I. SAFETY YELLOW
10. GLULAM WOOD TRUSS	J. BRONZE ANODIZED ALUMINUM
11. WOOD COLUMN	K. WHITE
12. STEEL STRUCTURE	L. GALVANIZED METAL WITH BLACK VINYL SLATS
13. STANDING SEAM METAL ROOF	
14. CHAIN LINK FENCE	
15. BOLLARD	
16. GUTTER/DOWNSPOUT	

ENTRY ELEVATION KEYNOTES

NOT ALL ARE USED

(NO) DESCRIPTION

1 EXTERIOR LIGHT, SEE ELECTRICAL DRAWING FOR MORE INFORMATION
2 SIGNAGE BY OTHERS, BUILDING CONTRACTOR TO PROVIDE DEDICATED POWER

OPPIDAN
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Orchard
SUPPLY HARDWARE

WINTER PARK EAST

CONDITIONAL USE

EXTERIOR ELEVATIONS

2530 ALOMA AVENUE
WINTER PARK, FL

A-4
36-17107
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VIEW FROM NORTHWEST CORNER

VIEW FROM NORTHEAST CORNER

JANUARY 4, 2017

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WINTER PARK EAST

2530 ALOMA AVENUE
WINTER PARK, FL

A-5 3D DIGITAL ELEVATIONS

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VIEW FROM SOUTHWEST CORNER

FINISHES

SANDY BROWN
BENJAMIN
MOORE

COCONUT GROVE
BENJAMIN
MOORE

GINGERSNAPS
BENJAMIN
MOORE

SAN ANTONIO
GREY
BENJAMIN MOORE

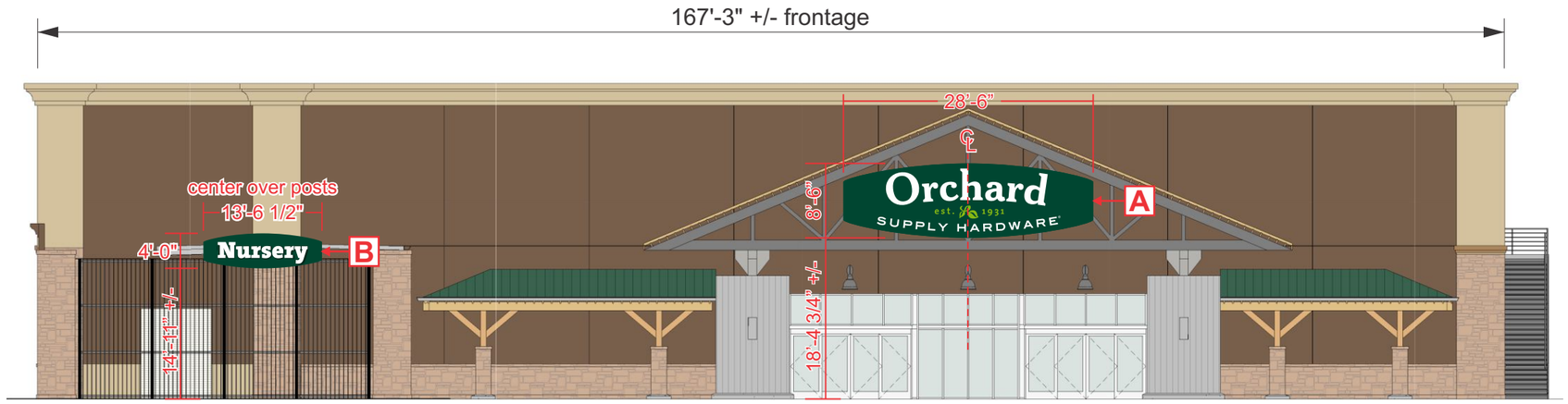
FOREST GREEN
STANDING SEAM
METAL ROOF

GALVANIZED
CORRUGATED
METAL COLUMN
WRAPS

CULTURED
STONE BASE

BLACK WROUGHT
IRON FENCE

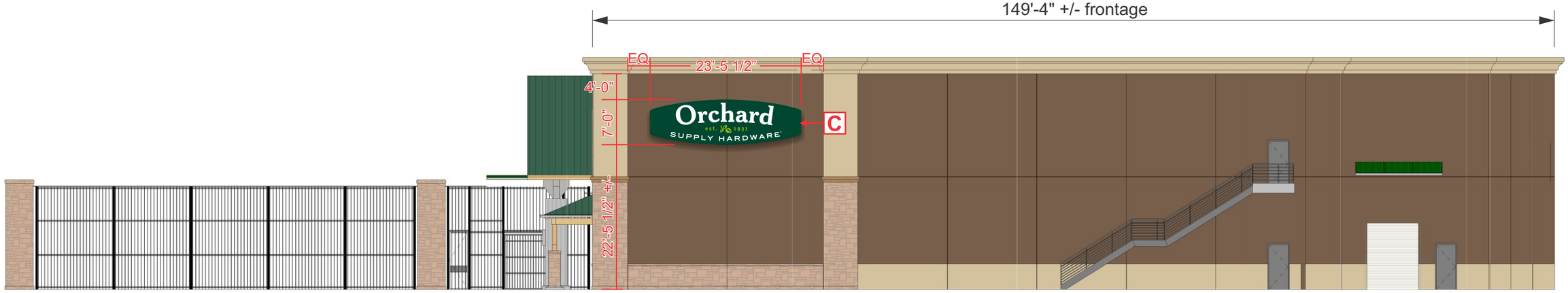
JANUARY 4, 2017



North Elevation - Scale: 1/16” = 1’-0”

Square Footage Shown:

Sign A: 8’-6” x 28’-6” = 242.25 sq. ft.
Sign B: 4’-0” x 13’-6 1/2” = 54.17 sq. ft.
Total = 296.42 sq. ft.



West Elevation - Scale: 1/16” = 1’-0”

Square Footage Shown:

Sign C: 7’-0” x 23’-5 1/2” = 164.21 sq. ft.
Total = 164.21 sq. ft.

ADART
CA STATE CONTRACTORS LICENSE #826051
5090 N. FRUIT AVE./SUITE 101
FRESNO, CA 93711
T 559.225.2183
T 559.225.2186
www.adart.com

PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Orchard Supply Hardware			
LOCATION: 2530 Aloma Ave. - Winter Park, FL 32792			
DATE: 12/28/2016			
SALES: David Esajian			
DESIGNER: James Franks			

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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A TRADEMARK SKATEBOARD SPECIFICATIONS

Scale: 3/16” = 1’-0”

Manufacture and install one (1) 8’-6” OAH trademark skateboard sign.

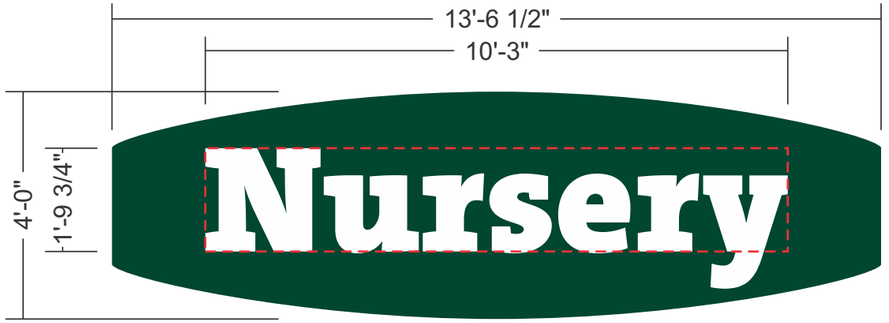
Description	Specification/Material	Finish	Color
Skateboard	.125” Aluminum	Painted (satin)	PMS 3435 C
Face	.125” Aluminum w/ rout out copy	Painted (satin)	PMS 3435 C
Copy “Supply Hardware”	R/o ½” push thru copy with vinyl applied 1st surface	3M	White #3630-20
Copy “est. 1931””	R/o acrylic backed copy with vinyl applied 1st surface	3M	Bright Green #3630-106
Back	.125 Aluminum	Painted (satin)	PMS 3435 C
Illumination	LED		White
®	Vinyl	3M	White 7725-10

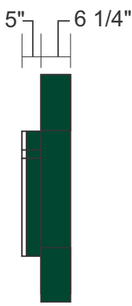
NOTE:
* Back of sign to be finished as it will be visible.

CHANNEL LETTER SPECIFICATIONS

Manufacture and install one set of channel letters to be mounted on trademark skateboard.

Description	Specification/Material	Finish	Color
Face	Acrylic	R & H	White
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Trimcap	3/4” trimcap	Painted (satin)	White
Illumination	LED		White





B NURSERY LETTER SPECIFICATIONS

Scale: 3/8” = 1’-0”

Manufacture and install one (1) set of internally-illuminated channel letters on non-illuminated trademark skateboard.

	Description	Specification/Material	Finish	Color
skateboard	Face	.125” Aluminum	Painted (satin)	PMS 3435 C
	Returns	.125” Aluminum	Painted (satin)	PMS 3435 C
	Back	.125 Aluminum	Painted (satin)	PMS 3435 C
letters	Face	White acrylic	N/A	White
	Returns	.063 aluminum	Painted (satin)	PMS 3435 C
	Trimcap	3/4” trimcap	Painted (satin)	White
	Illumination	LED		White

NOTE:
* Back of sign to be finished as it will be visible.

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CA STATE CONTRACTORS LICENSE #826051
5090 N. FRUIT AVE./SUITE 101
FRESNO, CA 93711
T 559.225.2183
T 559.225.2186
www.adart.com

PROJECT:
CUSTOMER: Orchard Supply Hardware
LOCATION: 2530 Aloma Ave. - Winter Park, FL 32792
DATE: 12/28/2016
SALES: David Esajian
DESIGNER: James Franks

REVISION DATE DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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SHEET
2 of 5
SO#

C TRADEMARK SKATEBOARD SPECIFICATIONS

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

Manufacture and install one (1) 7'-0" OAH trademark skateboard sign.

Description	Specification/Material	Finish	Color
Skateboard	.125" Aluminum	Painted (satin)	PMS 3435 C
Face	.125" Aluminum w/ rout out copy	Painted (satin)	PMS 3435 C
Copy "Supply Hardware"	R/o ½" push thru copy with vinyl applied 1st surface	3M	White #3630-20
Copy "est. 1931""	R/o acrylic backed copy with vinyl applied 1st surface	3M	Bright Green #3630-106
Back	.125 Aluminum	N/A	
Illumination	LED		White
®	Vinyl	3M	White 7725-10

CHANNEL LETTER SPECIFICATIONS

Manufacture and install one (1) set of channel letters to be mounted on trademark skateboard.

Description	Specification/Material	Finish	Color
Face	Acrylic	R & H	White
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Trimcap	3/4" trimcap	Painted (satin)	White
Illumination	LED		White

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5090 N. FRUIT AVE./SUITE 101
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www.adart.com

PROJECT:
CUSTOMER: Orchard Supply Hardware
LOCATION: 2530 Aloma Ave. - Winter Park, FL 32792
DATE: 12/28/2016
SALES: David Esajian
DESIGNER: James Franks

REVISION DATE DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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Pylon Rendering - Scale: NTS

Existing Pylon Conditions - Scale: NTS

D MONUMENT SIGN SPECIFICATIONS

Reface one (1) double face, internally-illuminated monument sign.
Remove bottom cabinet, add pole cover and base.

Description	Specification/Material	Finish	Color
Cabinet	Existing to remain		
Faces	Aluminum w/ rout out copy	Painted (satin)	PMS 3435 C
Copy “Orchard”	½” Acrylic push thru copy with vinyl applied 1st surface	3M	White #3630-20
Copy “Supply Hardware”	½” Acrylic push thru copy with vinyl applied 1st surface	3M	White #3630-20
Copy “est. 1931””	Acrylic backed copy with vinyl applied 1st surface	3M	Bright Green #3630-106
®	Vinyl	3M	White 7725-10
Illumination	Existing to remain (replace lamps and ballast as necessary)		
Pole cover	Corrugated metal	N/A	Natural
Base	Ledge stone	N/A	TBD

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5090 N. FRUIT AVE./SUITE 101
FRESNO, CA 93711
T 559.225.2183
T 559.225.2186
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PROJECT:
CUSTOMER: Orchard Supply Hardware
LOCATION: 2530 Aloma Ave. - Winter Park, FL 32792
DATE: 12/28/2016
SALES: David Esajian
DESIGNER: James Franks

REVISION DATE DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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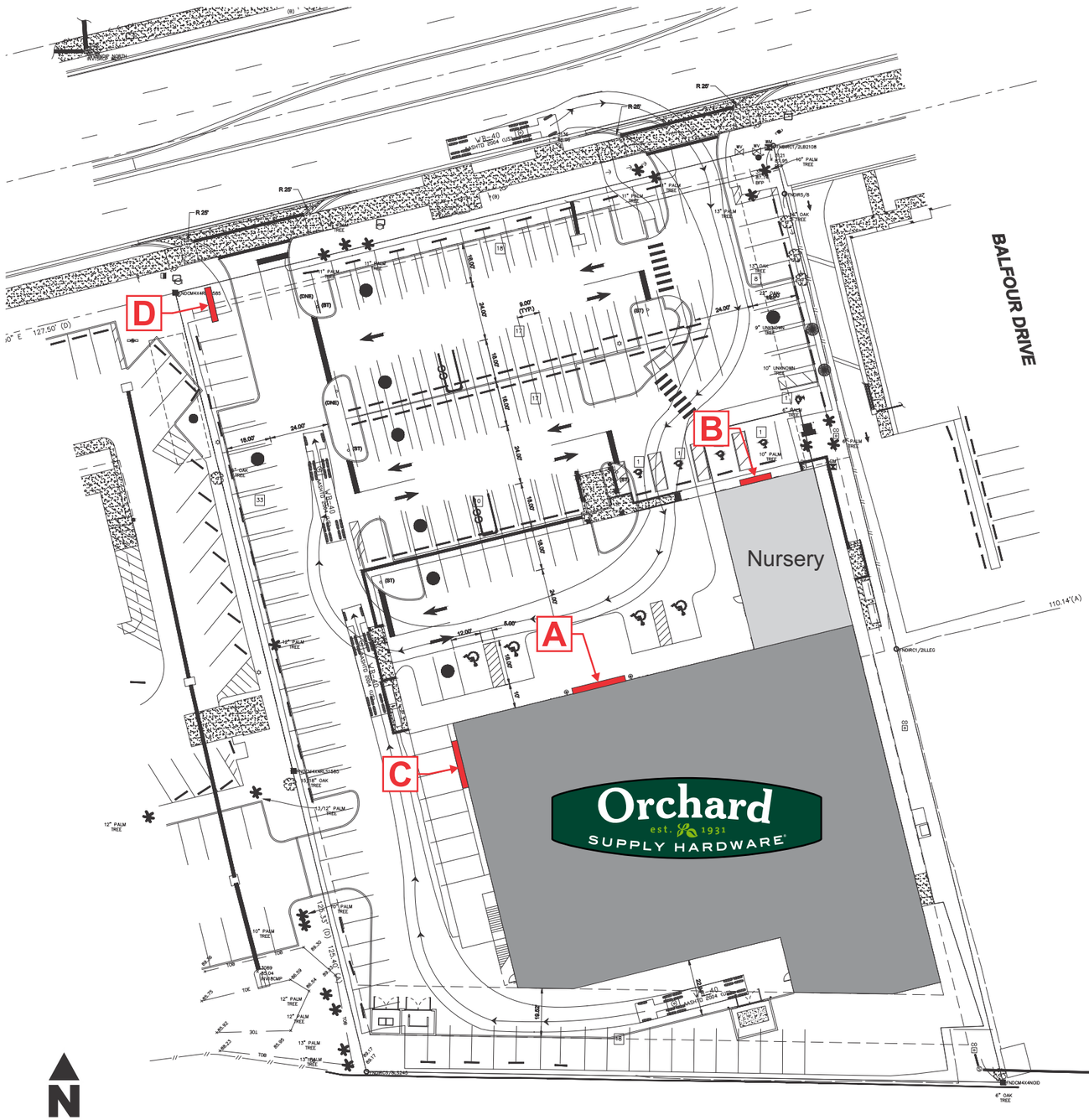
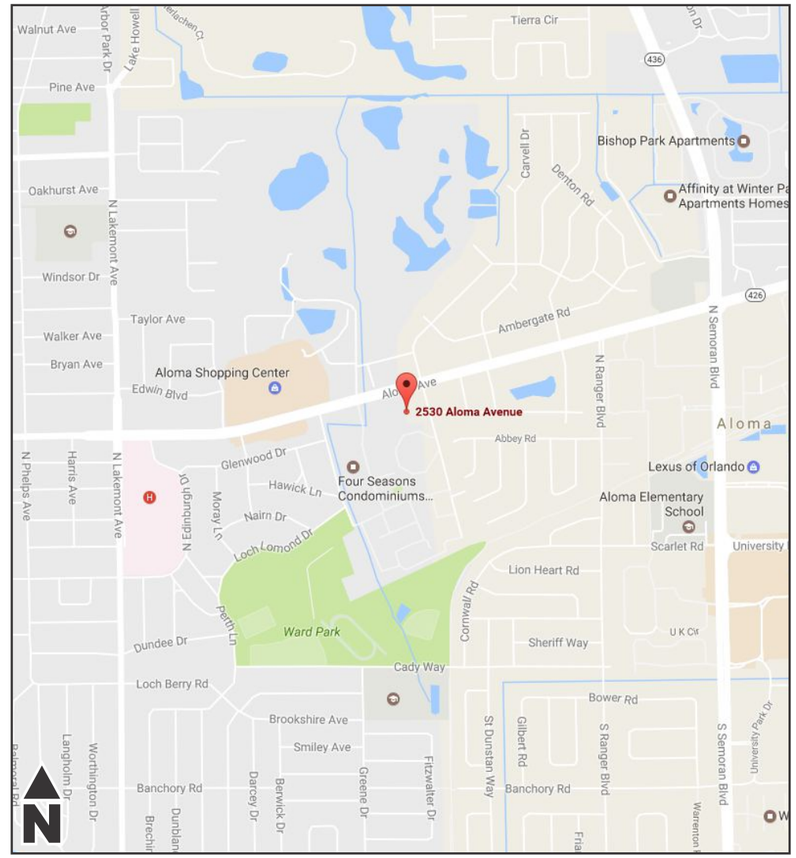


Site Plan - Scale: NTS



Vicinity Map - Scale: NTS

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PROJECT:	REVISION	DATE	DESCRIPTION
CUSTOMER: Orchard Supply Hardware			
LOCATION: 2530 Aloma Ave. - Winter Park, FL 32792			
DATE: 12/28/2016			
SALES: David Esajian			
DESIGNER: James Franks			

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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Memo

Date:	1/4/17
To:	Mr. Jeff Briggs, Planning Manager City of Winter Park
Organization:	CPH
From:	Sandra Gorman, P.E.
Re:	Parking Demand Analysis-Orchard Supply Hardware Store 2530 Aloma Avenue, Winter Park, Florida
CPH Job No.:	O7407

A parking demand analysis has been performed for the proposed Orchard Supply Hardware Store to be located at 2530 Aloma Avenue in the city of Winter Park. The parking analysis has been requested to compare the actual parking demand for an Orchards Supply Hardware Store relative to the parking requirements of the City of Winter Park.

Based on the City of Winter Park Land Development Code and previous discussions with City staff required parking for the proposed Hardware Store will be determined according to the following ratios: 1 space is required per 250 square feet of gross floor area for sales; 1 space per 1000 square feet of gross floor area for warehouse/storage; and 1 space per 500 square foot of gross floor area for the garden center (hard cover). Only actual floor area is to be considered in the calculation and high ceiling areas (>17.5' high) will only be counted once.

Table 1 summarizes number of parking spaces calculated to be required by the City of Winter Park.

Table 1-CITY PARKING REQUIRMENT

Land Use	Size (KSF)	Rate (per KSF)	Total Number of Required Spaces
Sales	30.296	4	121
Warehouse/Storage	2.62	1	3
Garden Center (roofed)	1.299	2	3
		Total required spaces	127

This equates to a prorated parking ratio of 3.71 spaces per 1000 square feet for the actual proposed floor area of 34,215 square feet.

ITE's Parking Generation Handbook, 4th Edition was used to identify the potential parking demand for similar land uses. The 4th Edition provides data for Home Improvement Super Store.

ITE identified an average parking demand of 2.23 spaces per 1,000 square feet for Home Improvement Super Store. It should be noted that Hardware/Paint store is a related use, however, the database for Hardware Paint Store consisted of two study sites with lower parking demand ratio. Therefore, Home Improvement Super store was used to be more conservative.

Table 2 summarizes the parking generation estimated for the project based on 4th Edition of ITE Parking Generation.

Table 2-ITE Parking Generation-4th Edition

Time Period	Land Use	Size (KSF)	Rate (per KSF)	Average Peak Period Parking Demand
			Average Peak Period	
Weekday	Home Improvement Super Store	34.215	2.23	76

A 2015 parking study by Kimley Horn was conducted to determine the parking demand at two different Orchard Supply Hardware locations in California. According to the study, parking accumulation was collected in 30-minute intervals at the Orchard Supply Hardware stores on a weekday, September 10, 2015 (Thursday) and a weekend day September 12, 2015, (Saturday) from 7:00 A.M. to 9:00 P.M. Please see attachment for copies of the complete studies including supporting data.

Table 3 summarizes the observed maximum parking demand at the studied Orchard Supply Hardware locations.

Table 3-Observed Parking Demand at Existing Locations

Site Location	Size (KSF)	Observed Maximum Peak Parking Demand	Rate (per KSF)
Foster City Orchard Supply Hardware	64.988	71	1.10
Moraga Orchard Supply Hardware	41.115	45	1.10

As shown in **Table 3**, actual observations identified a peak parking demand of 1.10 spaces per 1,000 square feet Orchard Supply Hardware.

Table 4 summarizes number of parking spaces required for the proposed Orchard Supply in Winter Park by utilizing the observed parking demand at the existing locations.

Table 4-Calculated Parking Demand at Proposed Locations

Land Use	Size (KSF)	Rate (per KSF)	Total Number of Required Spaces
Proposed Home Improvement Store	34.215	1.10	38

The Winter Park Orchard Supply site plan proposes to provide 88 parking spaces on site. In order to account for site plan changes that may result during permitting, a minimum parking ratio of 2.4 spaces per 1,000 SF (82 spaces) based on actual floor area (not including high ceiling areas >17.5' counted twice) is proposed. This corresponds to a 35% reduction to the City required parking.

That said, the proposed minimum parking provides 6 additional spaces to the parking generation determined by ITE for Home Improvement Super Store and a 216% increase in the parking actually observed to be necessary to support existing Orchard Supply Hardware operations.

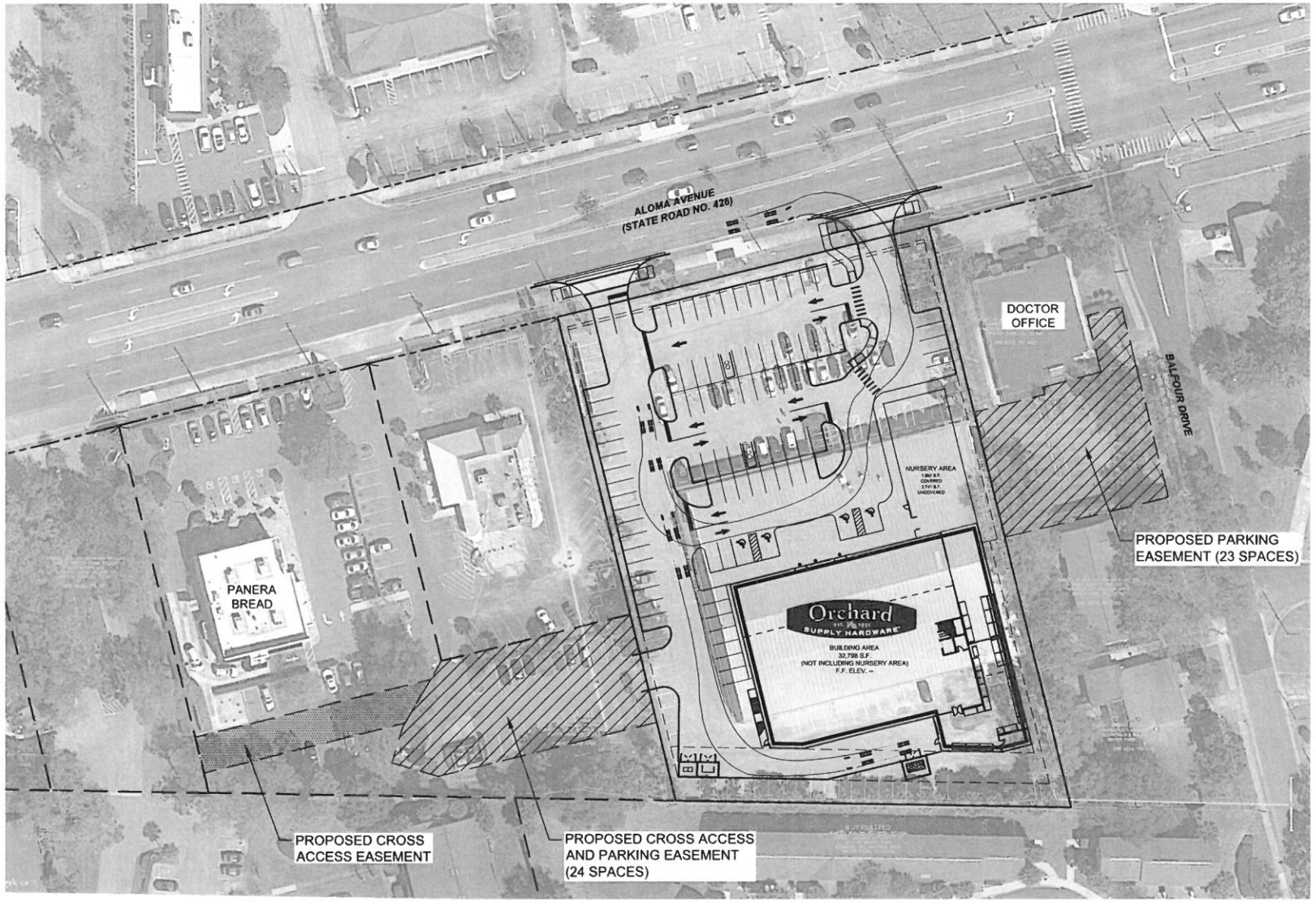
Although the parking proposed to be provided on site is more than projected to be required by ITE and actual store observations. Oppidan has secured cross parking agreements with Panera Bread to the East, to allow the use of parking they maintain in excess of that required by code (124 spaces per correspondence received by City attached). The additional 24 spaces will reduce the parking deficit proposed with respect to City code to 16.5% which is consistent with the parking reduction approved by the City for an Orchard Supply Project on Orlando Avenue. Furthermore, an additional agreement has also been secured within the adjacent office space to the East for the use of their 23 spaces when their offices are closed for weekends. With the office parking included, the parking deficit with respect to City code is eliminated for the weekend, peak time for the Hardware Store use. A vehicular connection to the Panera and pedestrian connection to the office is proposed as illustrated on the attached Site Plan.

Based upon the ITE and actual observed demand, the minimum parking ration of 2.4 spaces per 1,000 square feet of actual floor area proposed for the Winter Park Orchard Supply Hardware store is anticipated to be more than adequate to support the proposed use. Furthermore, the shared parking agreements with adjacent property owners will allow for additional parking during peak periods if necessary.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
CPH, Inc.

Sandra L. Gorman, P.E.
Senior Traffic Engineer



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CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000926
Landscp. Lic. No. LC0000298

CROSS ACCESS AND PARKING EASEMENT EXHIBIT

2930 ALOMA AVENUE
WINTER PARK, FLORIDA

Sheet No.
C-1

J:\07407\DWG\PD\Design\Exhibits\C-1 CROSS ACCESS PARKING.dwg Dec 14, 2016 - 1:28pm wstern

FEE PAID
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amt. $_____
date _____

APPLICATION FOR CONDITIONAL USE
CONDITIONAL USE # _____

General Instructions: To request approval of a Conditional Use, complete this application and submit it to the Planning Department along with a fee of $ 500 for applications with 500 ft notice requirement, $1,000 for applications with 1,500 ft notice requirement, and $ 6,000 for applications with city-wide notice requirement, and any additional information necessary to be presented for public hearing before the Planning and Zoning and City Commissions. Submit one full-size (24"x36") set and twelve (12) 11"x 17". **All required documents must be submitted with application (see checklist). Additional information for Conditional Use requirements can be found in Chapter 58-90 of the City's Land Development Code.**

I. APPLICANT

Name: Oppidan Holdings, LLC.
Address: 400 Water Street, Suite #200
Excelsior, MN 55331
Phone: 952-294-1246
Email Address: jay@oppidan.com

OWNER

Aloma Bowling Center, Inc.
156-40 89 Street
Howard Beach, NY 11414
952-294-0151
Email Address: roadking58@aol.com

Is the property under contract for purchase or lease? ☒ Yes ☐ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval? ☒ Yes ☐ No

II. PROPERTY

Street Address: 2530 Aloma Ave., Winter Park, FL 32792

Zoning Classification: C-3 Comprehensive Plan Future Land Use Designation: Commerce

PARCEL # 04-22-30-0000-00-028 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application:
Please see attached

III. CONDITIONAL USE REQUESTED: The applicant requests Conditional Use Approval for:

Please see attached

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ☐ the owner of the property described herein
- ☐ a party to an agreement for purchase or lease of this property
- ☒ an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE _____ DATE 1/4/17

RE: Authorization for Oppidan Holdings, LLC and CPH Inc. to Submit and Obtain Permits, Conditional Use, & Entitlements for 2530 Aloma Avenue, Winter Park, Fl.

To Whom It May Concern:

Vincent Luccisano, the owner of Aloma Bowling Center, Inc., having an address at 2530 Aloma Avenue, Winter Park, Fl., hereby authorizes Oppidan Holdings LLC and CPH Inc. to act as my authorized agent for the submittal of planning, zoning, site and building applications for the Orchard Supply Hardware project proposed on the property. This authorization includes application and pursuit of conditional use approvals, site permits, building permits, demolition permits and/or any other permits/approvals necessary for the project. This authorization includes, but is not limited to,permits/approvals with the City of Winter Park, Florida Department of Transportation, Florida Department of Environmental Protection, St. John's River Water Management District, Orange County or any other agency needing authorization for the project.

Very truly yours,

Vincent Luccisano

RECEIVED
JAN 0 3 2017

Applicant: Oppidan Holdings LLC
Project: Orchard Supply Hardware Conditional Use Application
Parcel No.: 04-22-30-0000-00-028
Application Date: 1/4/17
II. LEGAL DESCRIPTION

Legal Description

FROM THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN S 89°02'55"E 442.44 FEET FOR THE POINT OF BEGINNING;
THENCE N 13°48' W 325.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ALOMA AVE (S.R.#426); THENCE N76°12' E 250 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT ON THE WESTERLY BOUNDARY OF "WINTER PARK ESTATES SECTION THREE", AS RECORDED IN PLAT BOOK "X", PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 13°48' E 391.16 FEET ALONG SAID WESTERLY BOUNDARY TO THE SW CORNER OF LOT 4, BLOCK A OF SAID "WINTER PARK ESTATES, SECTION THREE"; THENCE N 89°02' 55"W 258.52 FEET TO THE POINT OF BEGINNING.

Applicant: Oppidan Holdings LLC/CPH Inc.
Project: Orchard Supply Hardware Conditional Use Application
Parcel No.: 04-22-30-0000-00-028
Application Date: 1/4/17
III. CONDITIONAL USE REQUESTED:

Oppidan Holdings LLC requests conditional use approval to permit the development of an Orchard Supply Hardware store measuring approximately 40,000 SF at 2530 Aloma Avenue in the City of Winter Park. The following narrative is provided as support for the City's determination that the proposed development meets the standards for Conditional Use approval as stated in Section 58-90 (I) of the City's Land Development Code.

A. Proposed development is consistent with all applicable goals, objectives, policies and standards of the City's Comprehensive Plan

The site currently maintains a future land use map designation of Commerce and zoning of C-3. The Orchard Supply Hardware store with garden center as proposed is a permitted use within the existing C-3 zoning district. The proposed project includes the demolition of the existing bowling alley measure approximately 30,000 SF which is comprised of a stucco covered metal building originally constructed in 1977 according to the Orange County Property Appraisers website. The proposed redevelopment is consistent with City's Comprehensive Plan, including but not limited to the following:

i. Policy 1-3.2.5: Redevelopment of Areas Designated Commercial and Office/Professional
ii. Policy 1-3.8.1: Reviews of New Multi-Family, Commercial, and Office Development/Redevelopment to Ensure Compatibility with Scale and Character of Existing Development.
iii. Policy 2-3.3: Cross Access and Access Management for State Roadways
iv. Policy 4-4.1.6: Stormwater Design for Redevelopment Not Subject to Approved Stormwater and Lakes Management Plan
v. Policy 4-6.1.2: Stormwater Management Regulations
vi. Policy 4-6.1.3: Impervious Coverage and Groundwater Percolation
vii. Policy 5-1.1.3: Urban Form and Pattern

B. That the proposed plan meets or exceeds all other applicable minimum standards and requirements set forth in this section and article.

With the exception of the number of onsite parking spaces, internal landscape islands and number of building signs, the proposed Orchard Supply Hardware project meets or exceeds applicable minimum standards and requirements as set forth in Article III – Zoning of the City's land development code.

Parking: The proposed conditional use application requests approval of a minimum parking ratio which is less than that calculated by the City. The City's parking regulation has a very limited number of use categories identified for retail commercial. With the exception of furniture/appliance store, all other retail commercial uses are governed by the requirement for General Business and Retail Commercial at a rate of 1 space

per 250 SF. This rate equally applies to a grocery store, discount retail store, clothing store, art store and/or hardware store. Parking demand surveys conducted by the Institute of Transportation Engineers and those conducted by independent developers confirm the parking demand for a hardware store such as Orchard Supply Hardware fall well below the minimum standard set by the City. The minimum onsite parking ratio proposed to serve the Orchard Supply Hardware development, 2.4 spaces / 1000 SF of actual floor area (not including high ceiling areas greater than 17.5' counted twice) is in excess of that required based on actual store operations and ITE projections. Please refer to the Parking Demand Study prepared by CPH and included in this application.

Although the proposed minimum onsite parking ratio is greater than that projected to be required by ITE and actual store observations, an agreement with the adjacent Panera Bread parcel owner has been reached to allow cross access and use of 24 parking spaces that are in excess of what City code requires for their restaurant. Including the additional Panera Bread parking spaces, the parking deficit with respect to City code is reduced to approximately 16.5% which is consistent with the parking deviation approved for the Orchard Supply Hardware on Orlando Avenue. Furthermore, an agreement with the adjacent dentist/orthodontist owner has been reached to allow use of their 23 parking spaces on weekends, when their offices are closed. Including the dentist/orthodontist parking the proposed development will have access to parking in general compliance with City code for the weekends. Please refer to the Parking Demand study prepared by CPH for additional information.

Landscape Islands: The proposed conditional use application requests approval to have more than 10 parking spaces in a row without a landscape island. The proposed site plan relocates landscape islands normally provided within the parking rows to the ends of parking rows so to provide more driveway throat length at the Aloma Avenue driveways and larger endcap islands. This allows for the design of an efficient parking lot to provide the maximum amount of onsite parking while increasing interior landscaping substantially with respect to the existing condition.

Building Signage: The proposed conditional use application includes a modest sign package for the purpose of effectively identifying the proposed use and providing direction to customers. The proposed architectural design includes a two level canopy / colonnade structure consisting of decorative columns, trusses and standing seam metal roof. It is setback approximately 210 feet from the nearest travel lane of Aloma Avenue. A sign measuring approximately 242 SF is proposed under the peak of the high canopy to identify the business and direct customers to the store entrance. Also facing Aloma is a smaller Nursery identification sign measuring approximately 54 SF. This sign is proposed to be mounted along the top beam of the nursery's decorative perimeter fence. It is proposed to be setback approximately 130 feet from the nearest travel lane of Aloma Avenue to notify customers of the use in this specific area. The proposed site development plan includes a cross access to the adjacent Panera Bread parcel and agreement to share parking. Another identification sign is

proposed along the west wall of the building, facing the cross access and Panera Bread parcel to assist in identifying the proposed use and directing patrons between the two businesses. Overall, the building sign package proposed is modest and appropriate in scale with respect to the proposed architecture. The placement and design of the signs is such that it complements the proposed architecture while effectively communicating the use to patrons accessing the site from both Aloma Avenue and the Panera Bread parcel. Please refer to the architectural renderings provided in the Conditional Use plan set and signage details included in the submittal package for additional information.

C. That the proposed site plan and proposed use, business type, operating hours, noise, parking and traffic impact will be compatible with existing and anticipated land use activities in the immediate neighborhood and that such application will be compatible with the character of the surrounding areas.

The site is bound by Aloma Avenue to the north. Property to the west is zoned C-3 and includes a restaurant development consisting of Jimmy Hulas and a Panera Bread. Property to the south is zoned R-3 and includes a 2 story multi-family apartment complex. Property to the east along Aloma Avenue is zoned O-2 and consists of a medical office use (Dentist/Orthodontist). The property to the south of the office is zoned R-2 and consists of two (2) single family residential units. Development along the north side of Aloma Avenue opposite the proposed project consists of C-3 zoned parcels and currently supports a CVS Pharmacy. The proposed Orchard Supply Hardware is a modestly sized hardware store intended to serve the immediate residential community. The store has been oriented to face Aloma Avenue and provide code appropriate buffering and setbacks from existing residential uses. Operating hours are limited, generally from 7am to 9pm, and compatible with nearby residential development.

D. That adequate facilities and services necessary to service the development associated with the proposed site plan will be available and in place at the time of impact of the development or phase thereof.

Adequate facilities currently exist adjacent to the site to support the proposed development.

E. That the building size, floor area ratio, height and mass are compatible with the zoning code requirements and consistent with the scale and character of the immediate neighborhood. That the proposed site is properly landscaped and irrigated in and around buildings, along sidewalks, and buffering neighboring lands. The topographical and natural features of the site shall be given priority consideration, thus assuring the retention of trees. The developer, furthermore, shall make provisions for the continued maintenance of landscaped areas, open spaces, and recreational areas. Other screening and buffering may also be required when necessary to protect the integrity of the surrounding area.

The proposed Orchard Supply Hardware store complies with the size, floor area ratio, height and mass permitted within the C-3 zoning district. The proposed site will be landscaped and irrigated. In addition to providing building setbacks and landscape buffers widths required by code, a vinyl fence to match the fence existing along the Dentist/Orthodontist parcel is proposed to be installed along the southeastern boundary of the site adjacent to the single family residential units. Installed landscaping will be fully maintained by the developer. The site

is currently fully developed and does not maintain tree canopy interior to its property lines. Most trees of significance are located along the property lines and are proposed to be saved.

F. Traffic generated from the proposed uses shall not, on a daily or peak hour basis, degrade the level of service on adjacent roads or intersections or raise traffic safety hazards. That driveway and curb cut access directs traffic onto more heavily traveled roadways and away from residential neighborhoods.

Traffic projected to be generated by the proposed Orchard Supply Hardware development will not cause adjacent roadways or intersections to degrade below adopted levels of service. Please refer to the Traffic Impact Study prepared by CPH, Inc. which is included with this application.

G. The site plan provides onsite parking to meet the code required and expected demands of the proposed use.

Please refer to narrative provided in Item B above.

H. That adequate provisions have been made for light, air, access and privacy in the arrangement of buildings, one to another and to neighbors.

Please refer to the narratives provided in Items B, C and E above.

I. That the architectural design and aesthetic features of the building plans are compatible with the surrounding area.

Commercial architectural near the proposed site consists primarily of a mixture of prototypical designs for CVS Pharmacy, Panera Bread, Starbucks and Wells Fargo Bank. Color pallets are generally light and dark earth tone colors with brick/stone wainscot accent. The Jimmy Hulas restaurant differs somewhat with an island theme building including standing seam metal roof, covered porch and pastel colors. The proposed Orchard Supply Hardware store includes dark and light earth tone colors, decorative metal fencing, a standing seam roof colonnade and cultured stone accents. The proposed architectural design will be compatible and enhance surrounding development. Please refer to architectural elevations included with the plan set of this application.

J. That adequate light shall be provided in all parking areas and interior streets. This shall include the replacement of light poles with appropriate illumination appropriately spaced.

The proposed Orchard Supply Hardware store will provide site lighting in accordance with City requirements.

K. The proposed use does not create through noise, intensity of activity, traffic, overflow parking, stormwater runoff, etc any conditions that degrade the value of adjacent properties, the peaceful use of adjacent properties, degrade the economy of adjacent businesses or negatively impact the existing character or future use of the surrounding neighborhood or adjacent properties.

Please refer to answers above with respect to traffic, parking and compatibility with surrounding development. The existing site maintains a bowling alley use which includes a game room, quick

service food and full service bar. Current hours of operation are 9am to 12pm Sunday through Thursday and 9am to 2am Friday and Saturday. As stated previously, the hours of operation for the proposed Orchard Supply Hardware is 7am to 9pm. The limited hours of operation and change in use should decrease evening nuisance noise for adjacent residential neighbors. In addition, the proposed re-development will upgrade the site substantially with respect to current design standards including that for landscaping, stormwater management and architecture. The proposed development is expected to be an economic boost to the area and encourage the continued re-development of existing dated developments.

CITY OF WINTER PARK
PLANNING AND ZONING BOARD

Staff Report
March 7, 2017

REQUEST OF BFC NEW ENGLAND LLC FOR: CONDITIONAL USE APPROVAL TO CONSTRUCT A THREE STORY MIXED USE BUILDING OF 52,601 SQUARE FEET IN SIZE WITH PARKING IN A BASEMENT LEVEL ON THE PROPERTY ZONED C-2, AT 158 EAST NEW ENGLAND AVENUE AND PROVIDING FOR CERTAIN EXCEPTIONS AND FOR THE APPROVAL OF A DEVELOPERS AGREEMENT PERTAINING TO THE PROJECT.

This public hearing involves a Conditional Use request by BFC New England LLC to redevelop the existing parking lot property at 158 E. New England Avenue with a three story retail/restaurant/office mixed use building of 52,601 square feet in size, on property zoned C-2. This matter was tabled by the P&Z Board at your November 1st meeting with a request for more information.

This is a Conditional Use because it encompasses a three story building in the CBD (C-2 zoning) and is a building over 10,000-square feet. A city-wide notice has been mailed due to the size of this project for the November public hearing. The Code states that following a tabling the normal advertisement and mailed notice of owners within 1,500 feet is followed.

Proposed Project Details: The proposed three story project is to be located on the vacant property at the southwest corner of New England and Knowles Avenues, which is zoned C-2. The building is proposed to hold 34,411 gross square feet of Class A office space on the second and third floors. The building is also proposed to hold 6,311 gross square feet of retail space and potentially also two restaurants on the first floor. As with every building project, the net usable square footage is less than the gross dimensions due to loss for stairs, elevators, mechanical space, etc.

The site is 26,553 square feet in size and the gross building area of 52,601 sq. ft. yields a floor area ratio of 196% which is within the maximum 200% FAR of the C-2 zoning. The building conforms to the average existing building setback along New England Avenue, in line with the adjacent building and along Knowles where there is no average setback the building is approx. one foot behind the property line.

Parking is provided in a basement level below the building with access from a driveway/ramp on Knowles Avenue. There are 54 spaces in the subsurface parking level and three at grade spaces for a total of 57 spaces. Additional parking is to be provided across New England Avenue in the Bank of America parking garage which is discussed in more detail later in this report. Storm water retention will be within an exfiltration vault underneath the parking garage ramp.

The plans also contemplate streetscape changes to Knowles Avenue to widen the sidewalk along this building frontage which will eliminate the parallel parking spaces on the east side of Knowles Avenue. With the loss of spaces for this streetscape and the loss to the new driveway ramp but offset by added on-street parking along New England Avenue, the net loss of on-street public parking, per Public Works, is eight spaces. There is also an existing street oak tree that is proposed to be removed along New England Avenue, given its age and condition and the desire to create more area for sidewalk dining.

Zoning Exceptions or Variances Requested: There are four exceptions or variances requested as part of this conditional use application.

The first exception is to have a building height of 45 feet in lieu of the maximum of 40 feet permitted in the C-2 zoning. The reason for this request is the desire to have the floor to ceiling heights necessary for the first floor retail/restaurant spaces and also to achieve the design parameters for the Class A office space on the second and third floors. This is similar in floor to ceiling heights to the Heritage Park building of Class A office space at Morse/Denning. In this location and context, adjacent to the 6-story Bank of America building and the 4-story Lawrence Center, the planning staff can support this exception or variance as it is compatible with the context of the request.

The second exception or variance is to have a no setback for the third floor of this building along the Knowles Avenue frontage. The Comp. Plan and the Zoning Code require setback terracing for the third floor in the CBD/C-2 in order to break up the vertical mass of this 45 foot tall building façade wall. The applicants have done that along the New England Avenue frontage in a very attractive design. Along the Knowles Avenue frontage, there is no setback, as is required for the third floor. Again the context is important to this request. The same vertical wall element exists across Knowles Avenue for the Lawrence Center building (albeit with half the width/frontage) as this project. Also with the SunTrust garage and location “off” the primary visibility from Park Avenue, the planning staff can support this exception or variance as it is compatible with the context of the request.

The third and fourth exceptions or variances relate to the shortfall on the Zoning Code required parking and the ability of “users of the building” to access the parking. There are aspects of these parking exceptions that are of concern to the planning staff given the significant parking deficit that currently exists within the Central Business District and the public’s complaints that the Park Avenue area lacks convenient public parking. This is explained in more detail as follows:

History of Parking Regulation in the Central Business District (CBD): Winter Park is much like other cities in Florida and the Nation with respect to the treatment of parking in the downtown Central Business District. Historically, the philosophy was that the responsibility of Cities was to provide the parking necessary for the growth and development of their CBD. Orlando is a good example with its many city owned parking lots and parking garages in their CBD. Winter Park also has several city owned parking lots to supplement on-street parking and has partnered in parking garage projects. So most of the buildings in the Winter Park CBD were built when no private off-street parking was required and to the extent it was provided, that was done voluntarily.

When the Barnett Bank (Bank of America) building was approved in 1969 and built in 1970, both parties realized that a different approach was needed for parking. The City had no more land or money to build the parking needed to support the proposed six story, building. Barnett Bank realized that there would be nowhere for their employees to park and it would be very difficult to lease office space within the building without private parking. So both parties reached an agreement that the approval was based upon Barnett Bank adding the parking garage to meet required parking which was one space for each 400 sq. ft. of office at that time.

A few years later, the recognition by the City that options for further parking were limited, lead to the change in the Zoning Code in 1974 to codify the current regulations that "new" buildings or "new" floor space to be constructed had to provide "new" parking for that "new" floor space and that "existing" parking could not be utilized. The Zoning Code regulations also state that "parking lots are intended to meet the parking requirements of for both the employees of the building and users of those buildings". This has been further enforced by the Comprehensive Plan policy which states:

Policy 1-4.1.G.7: **Enforce Land Development Code Parking Requirements.** The City shall continue to require parking, as directed by the Land Development Code, for any new building or new floor space constructed within the CBD.

Parking Analysis for the 158 E. New England project: The applicant has provided new information materials for this public hearing which discuss the adequacy and availability of parking based on the experience and knowledge of the applicant, as the owner of the Bank of America building/parking garage and which also summarizes the September 7, 2016 parking study done by their consultant, VHB.

To begin with, it is important to note that the Zoning Code parking requirements for office and retail space are based on "gross" square feet. That is the only context in which the city staff can present the analysis and extent of exceptions requested, because that is the method used for every other office/retail building project in the City. The applicant has provided their parking analysis based on "net" square footage. The "net" square footage reduces the size of this project's office/retail space by 2,221 square feet or about 5%. While the "net" parking calculations are more beneficial to the applicant in lowering the number of required parking spaces, they are not the accepted method that is required by City Code. As a result, all of the parking numbers presented by the staff will be different than those presented by the applicant due to this difference in using "gross" building area as mandated by City Code versus "net" building area.

The proposed building has 40,722 square feet of retail/office space which at one space per 250 sq. ft. requires 162 spaces. The building program also envisions potentially two restaurant tenants within 11,879 sq. ft. of the first floor of the proposed building, which are discussed later. The applicant's first parking exception request is for the City to use a parking ratio of 3 spaces per 1,000 square feet for the office/retail space versus the current code of one space per 250 square feet or 4 per 1,000 square feet.

The planning staff can support this portion of the exception request for several reasons. First, this project will hold Class A office space which by its' nature has larger office spaces and fewer employees. Second, the retail space is part of the Park Avenue shopping district with customers visiting many stores. Based on 3 per 1,000 square feet, the office/retail space of this project needs 122 parking spaces, which is an exception of 40 spaces or 25% of the total.

The second portion of the parking exception request is to allow the existing under-utilized parking within the Bank of America parking garage to be used or credited toward this project. The Bank of America building was constructed in 1970 and the City Code at that time required one parking space for each 400 square feet of office space. When the first two floors of that building were expanded around 2005, that new floor space was calculated at one space for each 250 square feet and the parking garage was also expanded at that time. The blending between the two based on the 94,831 "gross" square feet per OCPA yields a parking ratio of one space for each 310 square feet, based on the 287 spaces in the parking garage and the 16 privately owned parking spaces at grade. So in order to provide credit from the Bank of America parking garage to this new project for any surplus parking in the garage requires an exception to the parking requirements for the Bank of America building.

The VHB parking study examined the occupancy of the 278 space, Bank of America parking garage and found that there were 119 to 151 spaces open during the daytimes. (Average is 135 spaces) The applicant's new information informs that there are a maximum of 197 fobs allowing access to the parking garage. This surplus of parking exists for several reasons. One is that the city's parking code does overestimate the parking needs of larger office buildings. Commerce National Bank and Heritage Park are two good examples. Another reason is that the Luma and the Wine Room restaurant tenants are generally closed for lunch during the weekdays so that parking demand was not present during the days when the survey was conducted. Lastly, another reason for the surplus is that customers/clients of the Bank of America building are prohibited from using the parking garage. Thus, a surplus of parking would be expected to exist if it is a large office project, the restaurants are closed and visitors are prohibited from using the parking garage.

The planning staff is not comfortable allowing any surplus of parking to be used or credited from the Bank of America parking garage to this project beyond the current number of 197 fobbed access that is allowed to the parking garage. While all of the holders of those fobs may not park in the garage at the same time, they are all entitled to do that. Also the planning staff needs to look forward to a time when different restaurant tenants may occupy the Luma and Wine Room spaces. There could very easily be (over time) a conversion to different restaurant tenants that are open for lunch during the week. Adding those new daytime restaurant employees (servers, food runners, bartenders, kitchen staff, managers) on duty during the lunch shift to the current users of the parking garage will change the occupancy significantly during the daytime within the parking garage. Thus staff is only comfortable in allowing a maximum of 90 parking spaces (287 total spaces – 197 fobs = 90 spaces). Thus the second parking exception supported by the planning staff is to allow the Bank of America building to have a parking requirement of 213 spaces (197 spaces in the parking garage and the 16 privately owned

parking spaces at grade). This translates into an overall building parking ratio of one space for each 445 square feet, which is 24 spaces less than the number of parking spaces required in 1970 based on the one space per 400 sq. ft. standard. To consider a larger credit of parking from the parking garage to the new project, as requested by the applicant, would increase the parking exception provided to the Bank of America building.

The proposed office and retail tenant spaces within this 158 E. New England Avenue project need a cumulative 122 parking spaces, based on the parking exception of 3 spaces per 1,000 square feet. They have 57 spaces provided on-site and 90 spaces within the Bank of America parking garage (per the exception above). That total of 147 spaces is 25 spaces in surplus without any regard to the restaurant spaces.

As a result, there are no further parking exceptions or variances that the planning staff can support that would further reduce the parking ratio for the Bank of America building during the day beyond the one space for each 445 square feet. Thus, the planning staff cannot support a further parking exception to allow, as requested by the applicant 244 daytime restaurant seats which need per Code, a minimum of another 61 parking spots.

The VHB parking study and the planning staff recognize that the parking scenario is different at night after the office employees have gone home and on weekends. There is ample parking available in the parking garage and within this project to meet the proposed restaurant demand for nights and weekend days. The issue is how to get the public to access this available parking. The applicant proposes that every single restaurant customer will utilize valet parking. Based on other approx. 6,000 sq. ft. restaurants in the City such as Ale House, Hillstone, Ruth Chris, Brio, Cheesecake Factory, each of those restaurant spaces, of similar in size, would hold 240 seats, or a combined 480 seats. Adding in the valet needs for Luma could overwhelm the single valet stand especially given the time and inconvenience of using the parking garage. The planning staff recognizes that there will be many restaurant patrons park who choose not to use valet parking. The key parking management tool will be to find an effective method to require the valet parking staff to use the parking garage. The City's experience in the CBD and at the Alfond is one of continual frustration that valet parking staff first uses whatever closest public parking is available. A prospective Development Agreement will need to address this issue and others involving parking management.

Lastly, the Zoning Code requires that parking is necessary "to meet the parking requirements of both the employees of the building and users of those buildings". The City cannot go back in time and change the Bank of America parking garage that has historically only provided access for employees which has been the case for 40+ years, long before the current ownership group. However, the planning staff has not heard a compelling reason why the new 158 E. New England building cannot provide visitor parking spaces in the basement level that are accessible without fobs. Otherwise, all of the "users of the building" are forced to park in public parking further adding to the parking deficit in this area of the CBD.

Three years ago, the City Commission challenged the staff to provide 100 more public parking spaces in the CBD. The implementation of that City Commission goal in large part was accomplished by the demolition of the former Fire Station building and the

construction of the new parking lot at Lyman and New York Avenue opposite the Chamber of Commerce and Farmers Market. Those new parking spaces are routinely filled during the weekday peak periods. In that context, the planning staff cannot support the parking exception for the daytime restaurant demand that takes the City backwards to increasing the lunch time peak parking deficit in the CBD. The planning staff also cannot support the exception to prohibit "users of the building" from access to the new parking in the basement parking level below this building.

Staff Analysis of the Applicant's Request: This Project will be an attractive redevelopment for the Winter Park CBD. The building dimensional exceptions or variances for height and third floor setbacks are justified given the surrounding building heights and context. In terms of parking, the planning staff can support certain parking exceptions for this Project including a 19% or 36 space exception to use the one per 300 sq. ft. calculation for this project but not for daytime use of the restaurants or the access for visitors only via fobs. Some of the "new" parking for this Project is justified by the sharing of the parking garage between this Project and the Bank of America garage, and the use of a realistic one space per 300 sq. ft. calculation for Class A office and retail. Thus, for the planning staff, the only parking issues are with the restaurants during the day and with the prohibition on providing parking for customer/clients, other than by fobbed secure access.

STAFF RECOMMENDATION IS FOR APPROVAL of the Preliminary Conditional Use approval with the following conditions:

1. That a Development Agreement, binding to both properties, be approved by the City, subject to approval in form and content by the City Attorney, and be executed for this Project to commit to the parking and parking management strategies necessary for this Project.
2. That the Development Agreement contain parking management strategy commitments necessary for use by this Project and which provide for the shared parking between two properties and include signage, commitments on employees access to fobs and regulations on the operational characteristics of the valet parking.
3. That the restaurant spaces in the Project be limited to "dinner only" thus opening for business no earlier than 4:00 pm including for any special events by the restaurant but excluding special events sanctioned by the City such as the Arts Festivals, etc.
4. That the Development Agreement parking management strategy commitments include the method of complying with the Code such that that parking is provided "to meet the parking requirements of for both the employees of the building and users of those buildings" for the 158 E. New England building project.
5. That this approval includes the streetscape alteration on Knowles Avenue, as proposed, but does not include consent at this time to the creation or relocation of loading zones.

Battaglia Group
158 East New England
Parking Summary

Office (34,411 square feet) and Retail (6,311 square feet) = 40,722 gross square feet
Based on 3 per 1,000 gross square feet = 162 spaces required
Based on 4 per 1,000 gross sq. ft. per Code = 122 spaces required

Difference = 40 spaces
or 25% variance request

Bank of America Building – 250 S. Park Avenue
Building size is 94,831 per OCPA
Building was built in 1970 based one space per 400 sq. ft. and expanded in 2005ish based one space per 250 for the new floor added space. Combined building has one space per 310 sq. ft. parking based on 287 spaces/garage and 16/grade.

Bank of America parking garage = 287 parking spaces, 197 fobs, and 90 open spaces. To shift 90 spaces over from the 250 S. Park Avenue property to serve the 158 E. New England property requires a variance for those 90 spaces. Bank of America then would only be required to have 213 parking spaces or one space for each 445 square feet.

90 open spaces
+ 57 in proposed project
147 spaces

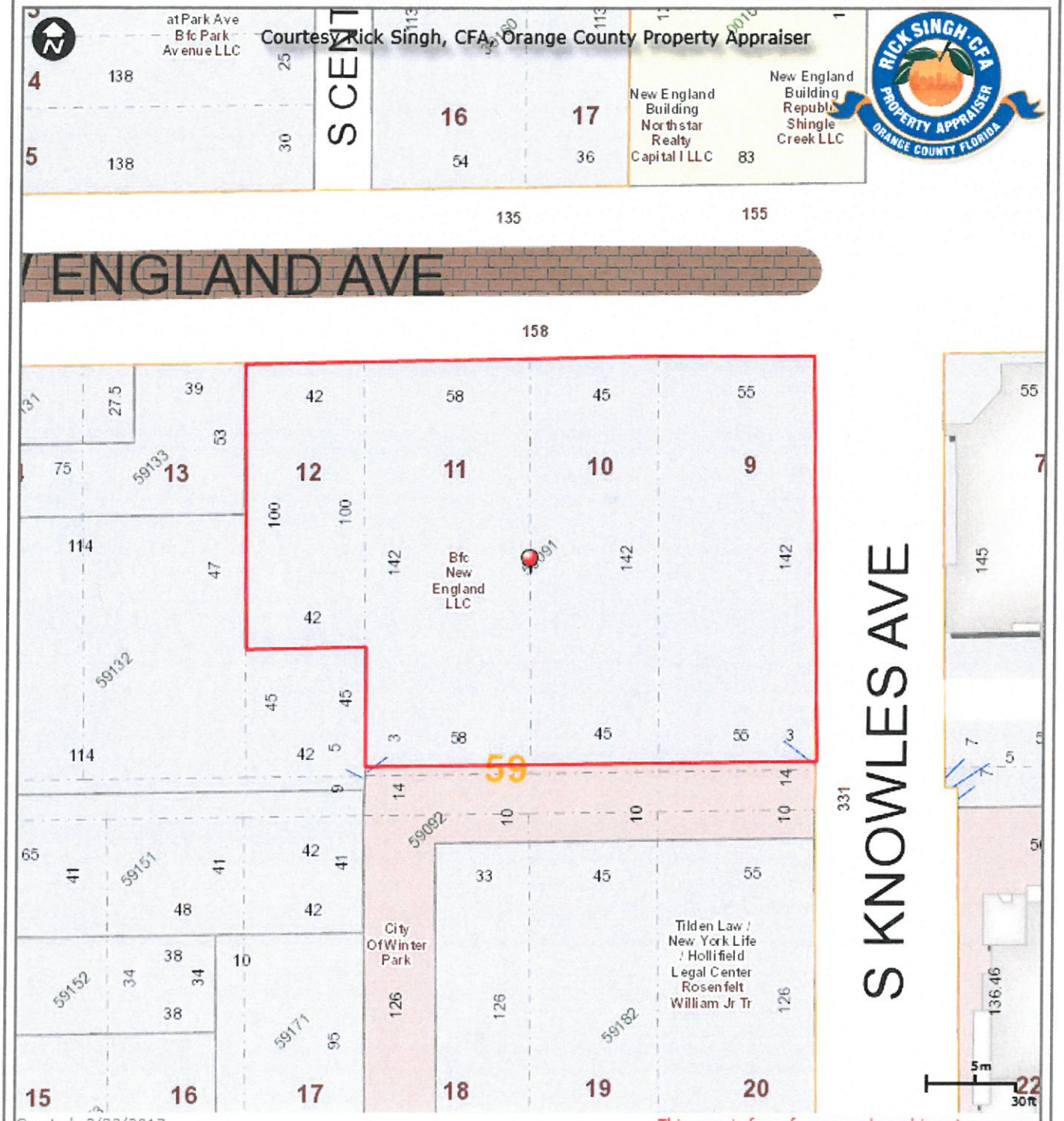
122 parking spaces needed for 158 E. New England (based on 3 per 1,000 gross sq. ft. office/retail)
Difference = 25 spaces, to apply to restaurant

Daytime restaurant within 158 E. New England project wants 244 seats
1 space per 4 seats = 61 spaces required
- 25 surplus space from BOA garage
= 36 space deficit

Parking Exceptions (Variances) Requested

1. To use one space per 300 sq. ft. for office and retail space – 40 spaces
2. To use one space per 445 sq. ft. for Bk. of America – 90 spaces
3. To allow 244 daytime restaurant seats –36 spaces

Parcel Report for 05-22-30-9400-59-091



Created: 2/28/2017

This map is for reference only and is not a survey.

OCPA Web Map	Major Roads	Proposed Roa	Residential	Commercial/ Industrial Vacant Land	Parks	6	Lot Number
Florida turnpike	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	06060	Parcel Numbe
Interstate 4	Gated Roads	Block Line	Commercial/ Institutional	Hydro	Building	3106	Parcel Addres
Toll Road	Road Under Construction	Lot Line	Governmental/ Institutional/ Misc.	Waste Land	E Block Number	111.9	Parcel Dimens

Parcel Report for 05-22-30-9400-59-091

158 E. New England Ave.

Knowles Ave.

Alley

NORTH ELEVATION
SCALE: NTS

Battaglia Group
221 South Knowles Avenue
Winter Park, FL 32789

Rendered North Elevation
East New England Ave.

Architect of Record
ZYSCOVICH ARCHITECTS

158 E. New England Ave.

Battaglia Group
221 South Knowles Avenue
Winter Park, FL 32789

View Looking West From First Congregational Church Parking Lot
Knowles Ave.
Perspective Rendering Looking West

Architect of Record
ZYSCOVICH ARCHITECTS

158 E. New England Ave.

Battaglia Group
221 South Knowles Avenue
Winter Park, FL 32789

View Looking East From Park Ave.
(Rose Garden In Central Park)
Perspective Rendering Looking East

Architect of Record
ZYSCOVICH ARCHITECTS

158 E. New England Ave.
Conditional Use Pre-Approval

Issues:

Height - 45' in height (40' plus additional 5') permitted as conditional use. ✓

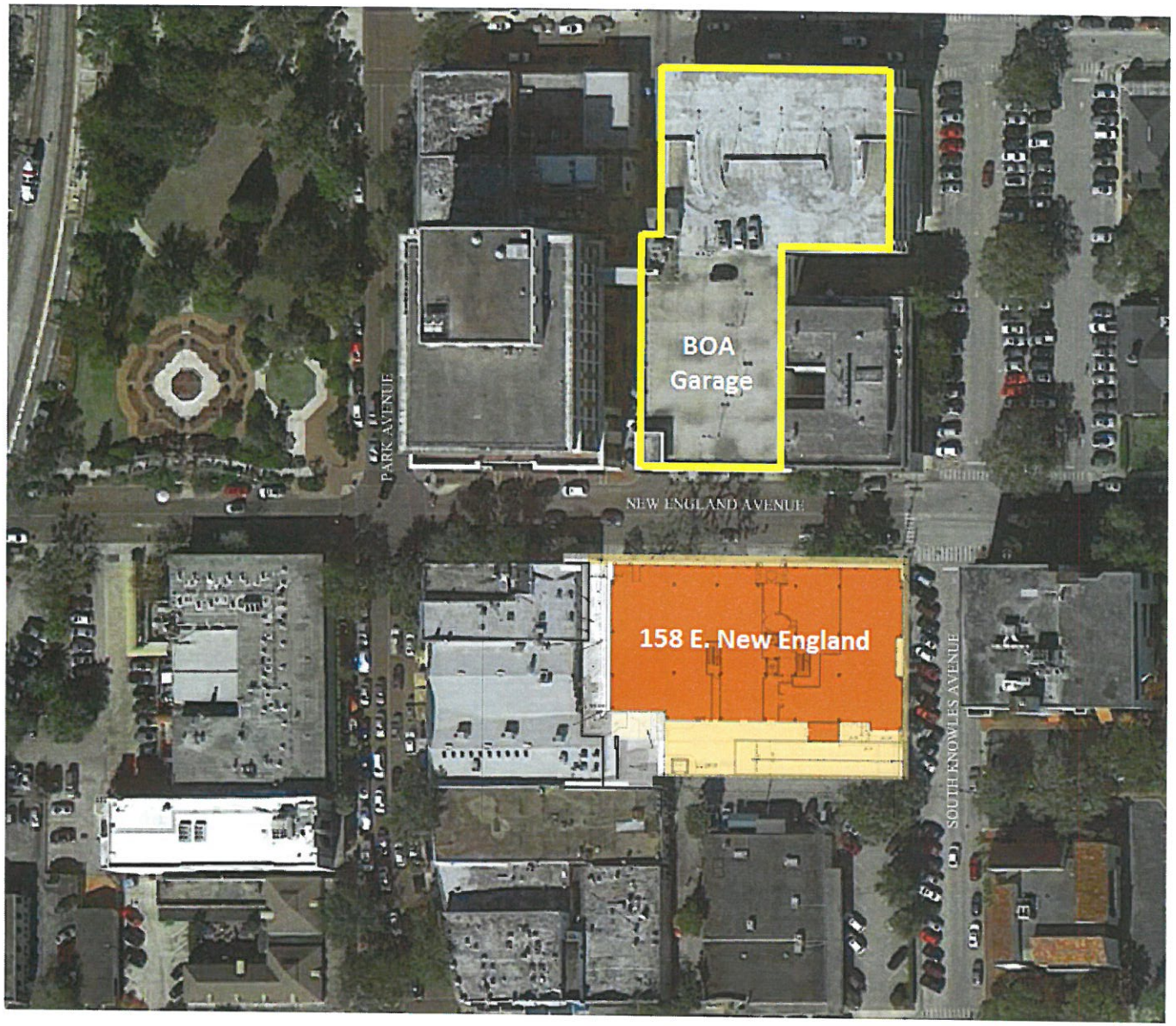
Stories- 3 stories permitted as conditional use. ✓

Setbacks- Setting back both upper floors, and variances to side-setbacks given consideration to architecture, massing and adjacencies, acceptable to staff and permitted in conditional use. ✓

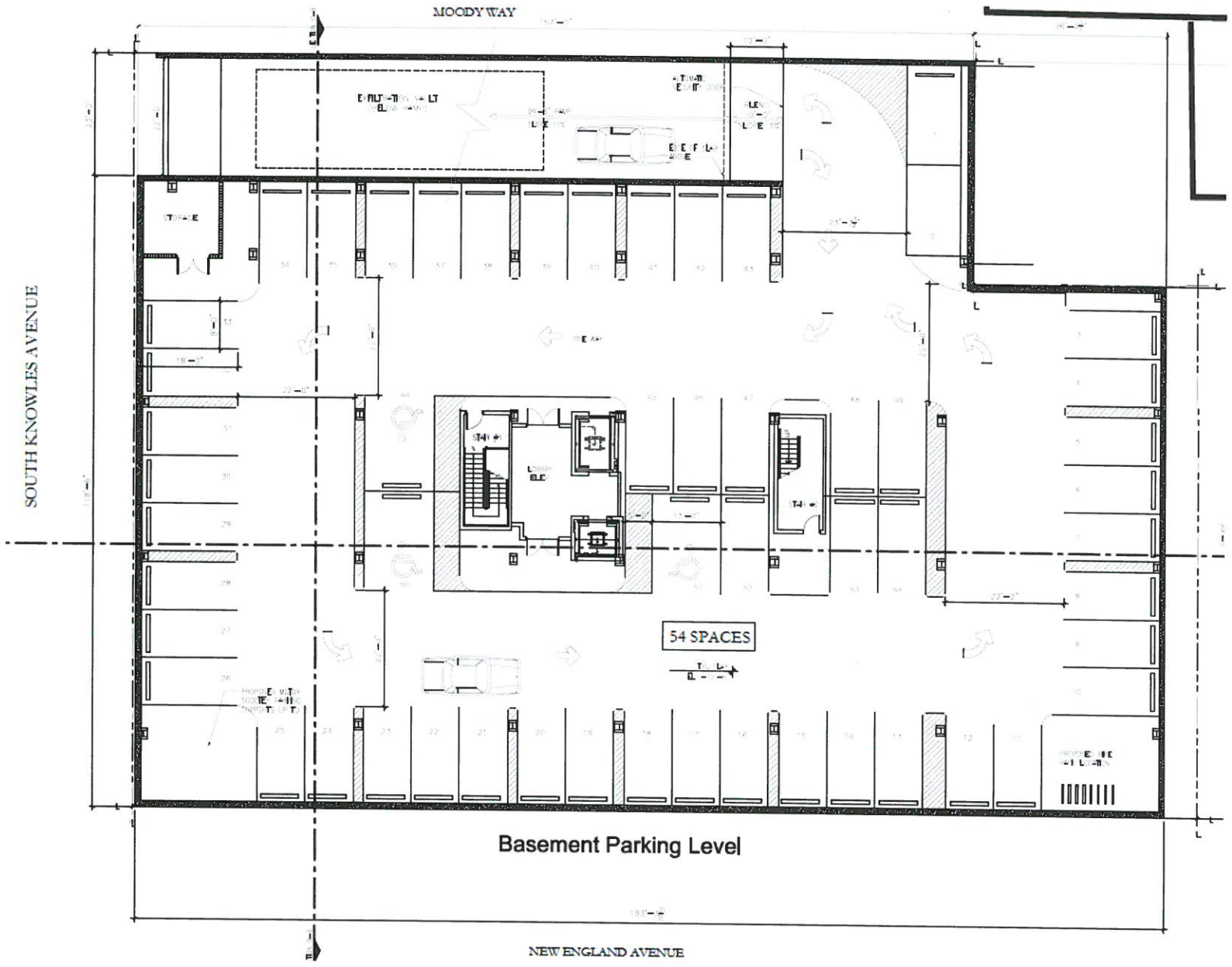
Parking-

Office (tenants):	8am – 5pm workdays during office hours; 3 parks per 1,000 ft. ✓
Office (visitors):	BOA visitors have daytime reserved spaces on Center St. ✓
	New England patrons will have limited access in basement garage. ✓
Restaurants (Eve):	5pm – close, weekends, holidays; 1 park per 4 seats via valet. ✓
Restaurants (Lunch):	11:00 – 2:00pm, workdays during office hours. Self-limit number of seats.
	Agree to a new study at stabilization to affirm sufficient lunch capacity.

Location


BOA
Garage
158 E. New England
PARK AVENUE
NEW ENGLAND AVENUE
SOUTH KNOWLES AVENUE

158 E. New England Garage



Bank of America Garage

Parking Facilities

BOA Parking	Spaces
Upper levels	287
Ground level	16
Total	303

158 New England Parking	Spaces
Ground level	3
Basement level	54
Total	57

Combined Facilities	Spaces
Available for office/retail (daytime)	344
Available for restaurant (eve/weekends)	360
Total	360

Bank of America building uses

Bank of America Building	Square Feet
Office	73,572
Retail	4,477
	78,049
Restaurant	8,896
Basement	10,817
Total Rentable	97,762

Existing BOA Garage Usage

Total Spaces - Upper floors	287
Spaces in current use:	
Reserved - Day	89
Unreserved - Day	79
Unreserved - Eve/Wknd	29
Total Authorized	197
Max in use - Day	168
Unused - Day	119

Existing BOA Garage Usage

	Typical Wednesday Conditions					
	Garage (for Office employees)					
	Capacity	Enter	Exit	Occupied Spaces	Available Spaces	% Utilization
12:00 AM	303			0	303	0%
1:00 AM	303	1		1	302	0%
2:00 AM	303		1	0	303	0%
3:00 AM	303			0	303	0%
4:00 AM	303			0	303	0%
5:00 AM	303			0	303	0%
6:00 AM	303	12		12	291	4%
7:00 AM	303	25		37	266	12%
8:00 AM	303	70		107	196	35%
9:00 AM	303	38		145	158	48%
10:00 AM	303	8	7	146	157	48%
11:00 AM	303	10	17	139	164	46%
12:00 PM	303	12	16	135	168	45%
1:00 PM	303	22	5	152	151	50%
2:00 PM	303	5	7	150	153	50%
3:00 PM	303	6	13	143	160	47%
4:00 PM	303	3	25	121	182	40%
5:00 PM	303	1	58	64	239	21%
6:00 PM	303	1	22	43	260	14%
7:00 PM	303	1	15	29	274	10%
8:00 PM	303		4	25	278	8%
9:00 PM	303		3	22	281	7%
10:00 PM	303		3	19	284	6%
11:00 PM	303		3	16	287	5%
Total	**303**	**215**	**199**	**152**	**151**	**50%**

	Typical Friday Conditions					
	Garage (for Office employees)					
	Capacity	Enter	Exit	Occupied Spaces	Available Spaces	% Utilization
12:00 AM	303			0	303	0%
1:00 AM	303			0	303	0%
2:00 AM	303			0	303	0%
3:00 AM	303			0	303	0%
4:00 AM	303			0	303	0%
5:00 AM	303			0	303	0%
6:00 AM	303	16		16	287	5%
7:00 AM	303	34		50	253	17%
8:00 AM	303	82	2	130	173	43%
9:00 AM	303	32	3	159	144	52%
10:00 AM	303	19	3	175	128	58%
11:00 AM	303	7	17	165	138	54%
12:00 PM	303	18	19	164	139	54%
1:00 PM	303	26	11	179	124	59%
2:00 PM	303	14	9	184	119	61%
3:00 PM	303	6	11	179	124	59%
4:00 PM	303	18	43	154	149	51%
5:00 PM	303	9	57	106	197	35%
6:00 PM	303	6	21	91	212	30%
7:00 PM	303	7	3	95	208	31%
8:00 PM	303	2	1	96	207	32%
9:00 PM	303	2	2	96	207	32%
10:00 PM	303		2	94	209	31%
11:00 PM	303		1	93	210	31%
Total	**303**	**298**	**205**	**184**	**119**	**61%**

New England building uses

158 New England Building	Square Feet
Office	32,278
Retail	5,773
	38,051
Restaurant	10,900
Total Rentable	48,951

158 E. New England Ave.

158 New England Parking (Proposed) - Daytime	
New Spaces on site	57
Available spaces in BOA garage (min per actual)	119
Total Available	176
Code requirement for office & retail (4 per 1,000 ft)	154
Surplus to Code (4 per 1,000 ft)	**22**

Total Available	176
Amounted Requested (3, per 1,000 ft)	115
Surplus to Actual (3 per 1,000 ft)	**61**

Variance requested for office & retail	39

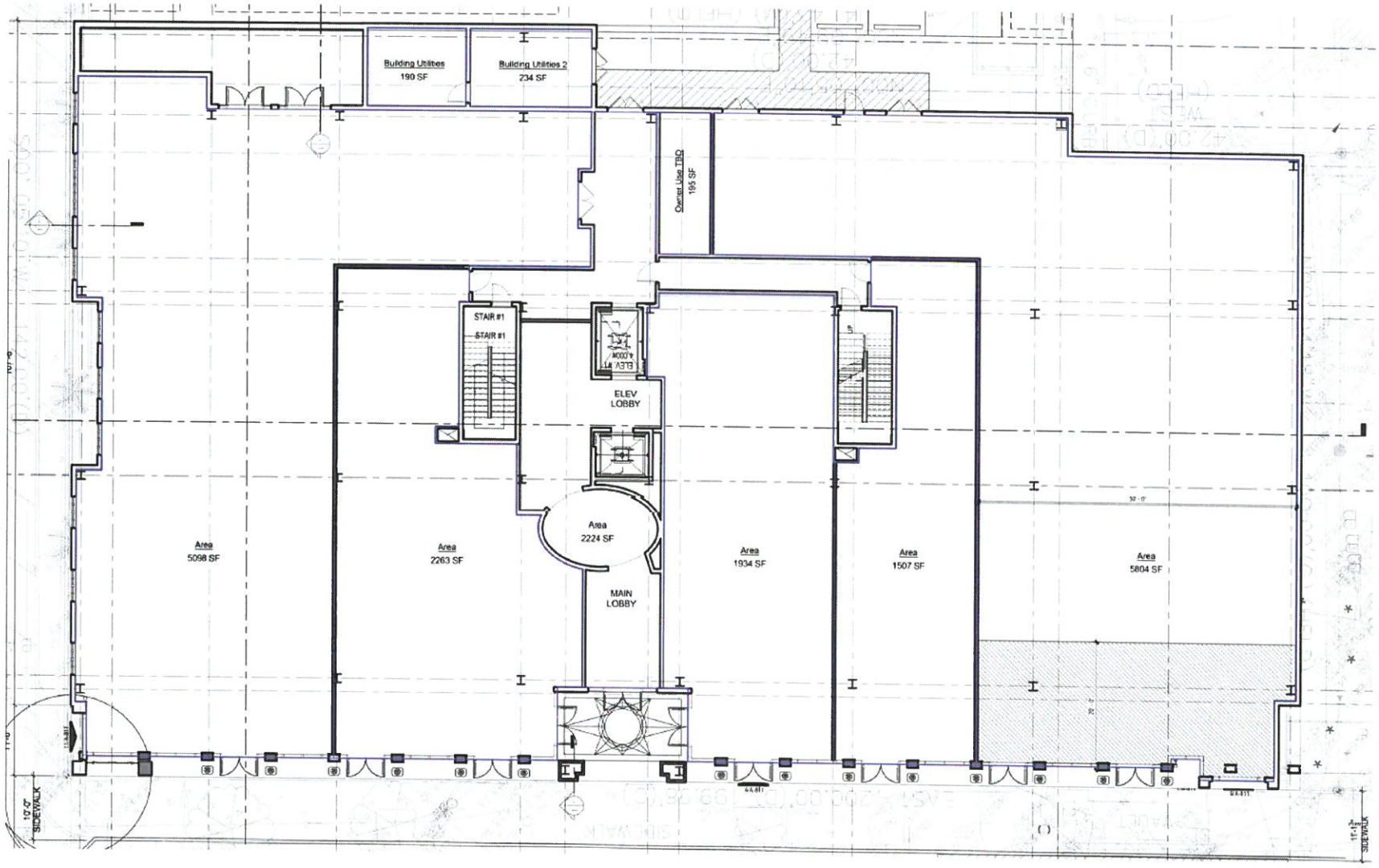
Combined Facilities – Capacity for Restaurants

Evening/Weekend Usage	Seats	Parking Ratio	Spaces
Available for restaurant (eve/weekends)			360
Max in use during peak eve (office)			126
Minimum available for restaurants			234
Existing Restaurants (Luma/Wine Room)	312	1 per 4	78
Evening/Weekend Surplus to Usage			156
New restaurant seats available (eve/wkd)	**624**	1 per 4	

Combined Facilities – Capacity for Restaurants

Daytime Usage			Spaces
BOA building tenants (max)			168
158 New England tenants (max)			115
Total Used			283
Available for office/retail (daytime)			344
Daytime Surplus to Usage			61
New restaurant seats available (lunch)	**244**	1 per 4	

158 E. New England – Ground floor demising scenario



4th Edition

Parking Generation

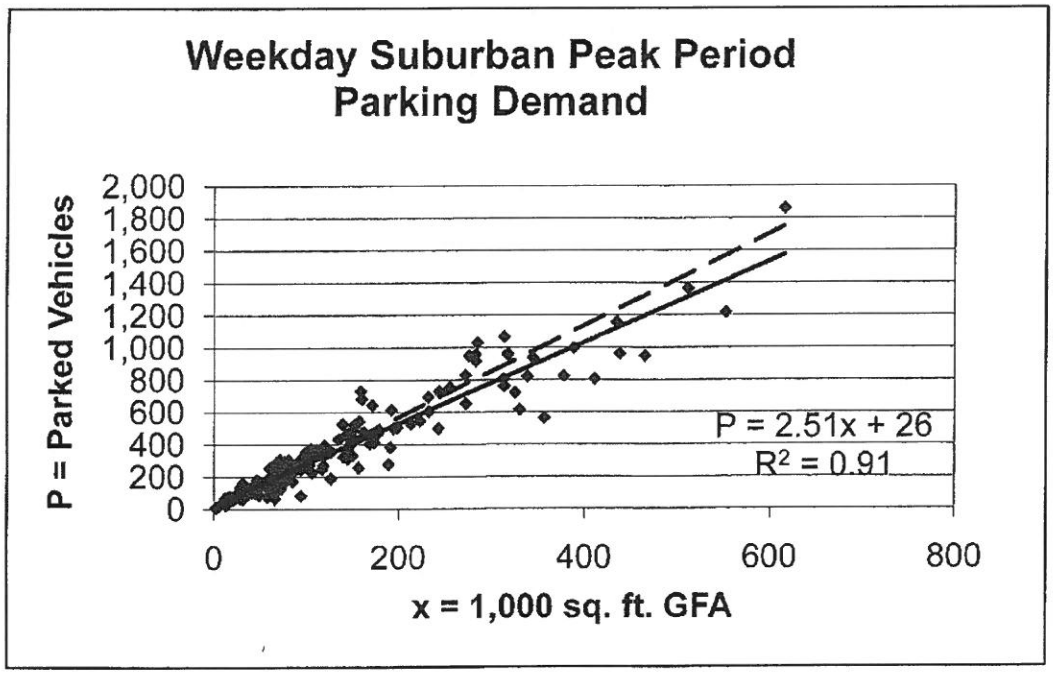
ite

Institute of Transportation Engineers

Land Use: 701
Office Building

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	9:00 a.m.–4:00 p.m.
Number of Study Sites	176
Average Size of Study Sites	136,000 sq. ft. GFA
Average Peak Period Parking Demand	2.84 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.73
Coefficient of Variation	26%
95% Confidence Interval	2.73–2.94 vehicles per 1,000 sq. ft. GFA
Range	0.86–5.58 vehicles per 1,000 sq. ft. GFA
85th Percentile	3.45 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.56 vehicles per 1,000 sq. ft. GFA

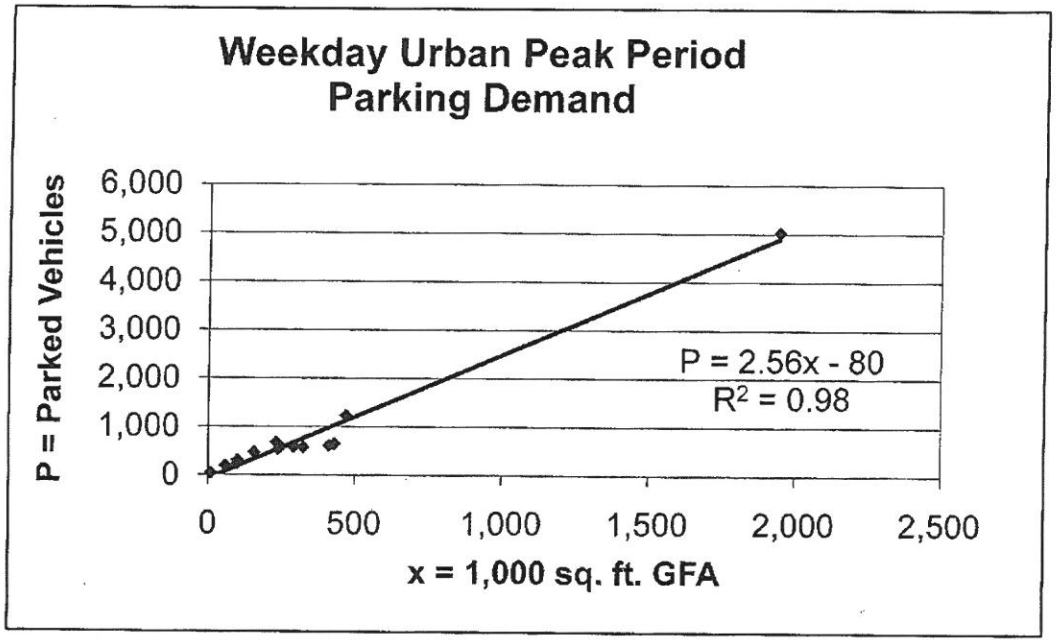


◆ Actual Data Points ——— Fitted Curve - - - - Average Rate

Land Use: 701
Office Building

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Weekday
Location: Urban

Statistic	Peak Period Demand
Peak Period	9:00 a.m.–5:00 p.m.
Number of Study Sites	14
Average Size of Study Sites	370,000 sq. ft. GFA
Average Peak Period Parking Demand	2.47 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.62
Coefficient of Variation	25%
Range	1.46–3.43 vehicles per 1,000 sq. ft. GFA
85th Percentile	2.98 vehicles per 1,000 sq. ft. GFA
33rd Percentile	2.24 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points ——— Fitted Curve/Average Rate

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158 East New England Ave.-Planning and Zoning Submission Package — **Winter Park, FL**

August 3, 2016

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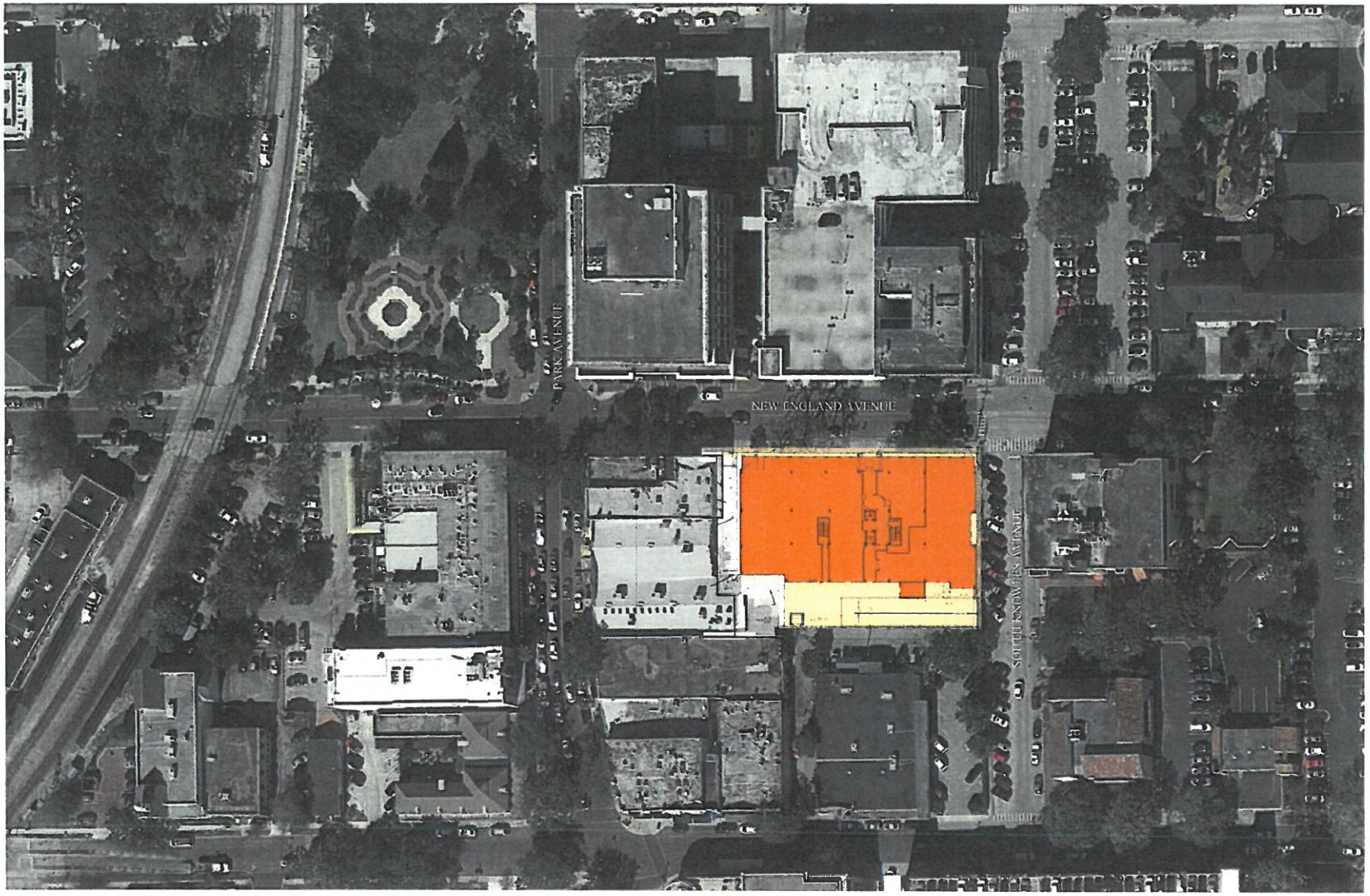
Design Architect



CONTEXTUAL AERIAL RENDERING
SCALE: NTS

Contextual Site Plan

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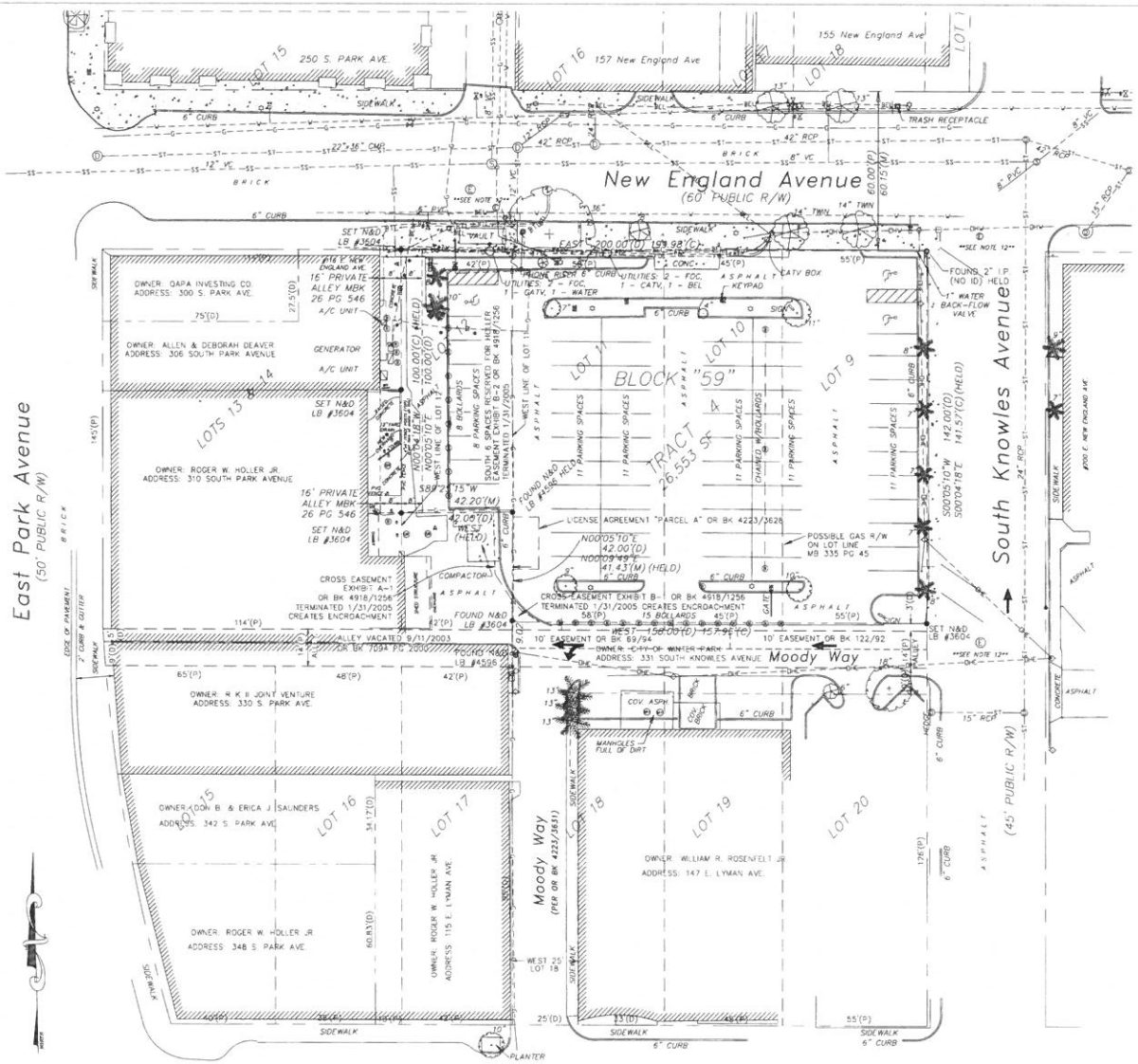


LEGAL DESCRIPTION:

TRACT A:

A portion of Lots 9, 10, 11 and 12, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, according to the plat thereof as recorded in Plat Book A, Pages 67 to 72, inclusive, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 9; run thence South 00°05'10" West along the East line of said Lot 9, a distance of 142.00 feet; thence West along a line 3.00 feet North of and parallel to the South line of said Lots 9, 10 and 11, a distance of 158.00 feet to a point on the West line of said Lot 11; thence North 00°05'10" East, along said West line, a distance of 42.00 feet; thence West, a distance of 42.00 feet to a point on the West line of said Lot 12; thence North 00°05'10" East, along the West line of said Lot 12, a distance of 100.00 feet to the Northwest corner of said Lot 12; thence East along the North line of said Lots 9, 10, 11 and 12, a distance of 200.00 feet to the Point of Beginning.

SURVEYORS NOTES:

1) This BOUNDARY & TOPOGRAPHIC SURVEY was prepared for the exclusive use of Battaglia Group. Use by others requires the approval of the Surveyor of Record. (See Note # 6).

2) The limits of this survey are as described in the metes and bounds description supplied in the referenced Title Policy and in relationship to the plat of REVISED MAP OF THE TOWN OF WINTER PARK, according to Plat Book A, pages 67-72.

3) Underground utilities not evidenced on the surface were not located by this survey.

4) Date this Survey was performed August 25, 2004 through August 31, 2004. Updated May 15, 2007 through May 25, 2007. Update alley improvements October 28, 2009.

5) Sunshine One was called on 05/08/07 to notify utilities that may be affected on this site. The following utilities were reported as being notified to mark their facility on site: TELCOVE, Brightnouse Networks, City Of Winter Park, Level 3 Communication, MCI, Peoples Gas Orlando, Progress Telecom, Bellsouth-AT&T, AT&T Local Network Services, Embarq, Level 3 Comm., MCI, and AT&T Local Network, reported as clear. The surveyor relied on mapping provided by the city of Winter Park and supplemented by maps by others to show the underground utilities based on aboveground features. The Surveyor did not excavate to determine the exact location of these utilities which should be verified prior to construction.

6) This survey was completed under the direction of Linda J. Griffin, P.L.S. 4543, GAI Consultants LB. 3604, 618 E. South St., Orlando, FL 32801, (407)-423-8398.

7) Small features may be shown hereon at an exaggerated scale for clarity.

8) The bearings and the North Arrow are relative to the North right of way line of New England Avenue being N90° 00' 00" E according to the legal description calls in the Title Commitment. This bearing may not be a true North Azimuth.

9) Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted.

10) Monuments were found at points where indicated.

11) The electronic file is a part of this submission to the client.

12) Underground Electric, evidenced by above ground features, probably exists in New England & S. Knowles Ave. No markings or utility information was available to be able to show this line on this survey.

13) Tree diameters shown hereon are based on measurements taken at approximately 4 feet above the ground. Tree types are common names of species and were not determined by a Landscape Architect.

Legend of Symbols & Abbreviations

LP	LIGHT POLE	A/C	AIR CONDITIONER
CB	CATCH BASIN	BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER	E'MER	ELECTRICAL TRANSFORMER
EJB	ELECTRIC JUNCTION BOX		GENERATOR
EMH	ELECTRIC MANHOLE		
HCAP	HANDICAP SIGN (ON PAVEMENT)	GAS	GAS MARKER
ND	NAIL & DISC	GM	GAS METER
IP	IRON PIPE	GRMH	GREASE TRAP MANHOLE
SIGN	SIGN	POST	3"X3" WOOD POST
TMH	TELEPHONE MANHOLE	SV	SANITARY VALVE (FORCE MAIN)
SMH	SANITARY MANHOLE	CATV	BURIED CABLE TV
STMH	STORM DRAINAGE MANHOLE		UTILITY SERVICE CROSSING
GMH	GAS MANHOLE	--W--	WATER MAIN
CO	CLEAN OUT	--BEL--	BURIED ELECTRIC
(C)	CALCULATED DIMENSION	--BT--/--	BURIED TELEPHONE
(D)	DEED DIMENSION	--FOC--	FIBER OPTIC CABLE
(M)	MEASURED DIMENSION	--G--	GAS LINE
(P)	PLAT DIMENSION	--SS--	SANITARY SEWER
OR BK	OFFICIAL RECORDS BOOK	--SD--	STORM DRAIN
MBK	MISCELLANEOUS BOOK	--OHE--	OVER HEAD WIRE/S
PG	PAGE	--CATV--	CABLE TELEVISION
OUT	CUT WAS		2' CURB & GUTTER
PHONE	PHONE RISER		RAISED 6" CURB
			EASEMENT LINE
← OR ←	TRAFFIC FLOW DIRECTION		RIGHT OF WAY/ PROPERTY LINE
CONC	CONCRETE		BUILDING OUTLINE
CO	CLEAN OUT	BCR	BUILDING CORNER
WM	WATER METER	BOC	BACK OF CURB
WPP	WOOD POWER POLE	BOW	BACK OF WALK
WV	WATER VALVE	EP	EDGE OF PAVEMENT
BOLL	BOLLARD	PL	PROPERTY LINE
TRPE	PALM TREE		ASPHALT OVER PROPERTY LINE
TRD	OAK TREE		
TR	TREE - UNKNOWN SPECIES		

Linda J. Griffin
Florida Professional Land Surveyor
Not valid without the Surveyors signature & original raised seal.
GAI CONSULTANTS, INC. LB #3604

PLS #4543

SEE SHEET 2 OF 2 FOR IMPROVEMENTS DETAIL

REVISION	BY	DATE
A UPDATE ALLEY	AP	10/28/09
B ISOLATE BOUND.	PGS	05/25/07
C UPDATE ALLEY	JKT	01/24/07
D OWNERSHIP INFO.	JKT	01/30/07

SCALE: 1" = 20'
DRAWN: MAD APPROVED: LJG
CHECKED: LJG APP DATE: 9/10/04

BOUNDARY SURVEY

PORTION OF BLOCK 59 TOWN OF WINTER PARK
SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

gai consultants
618 East South Street
Orlando, Florida 32801
407-423-8398
LB 3604

SHEET: 1 of 2
PROJECT NUMBER: A040455.01
FILE NAME: TRACT A BNDY


PHOTO 1


PHOTO 2


PHOTO 3


PHOTO 4


PHOTO 5


PHOTO 6


PHOTO 7

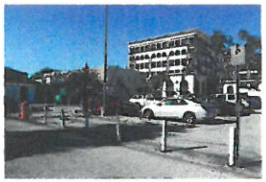

PHOTO 8


PHOTO 9


PHOTO 10


PHOTO 11


PHOTO 12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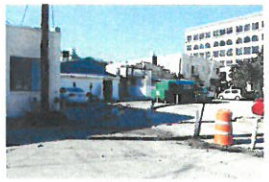
PHOTO 14


PHOTO 15


PHOTO 16


PHOTO 17


PHOTO 18

Existing Site and Context Photo's

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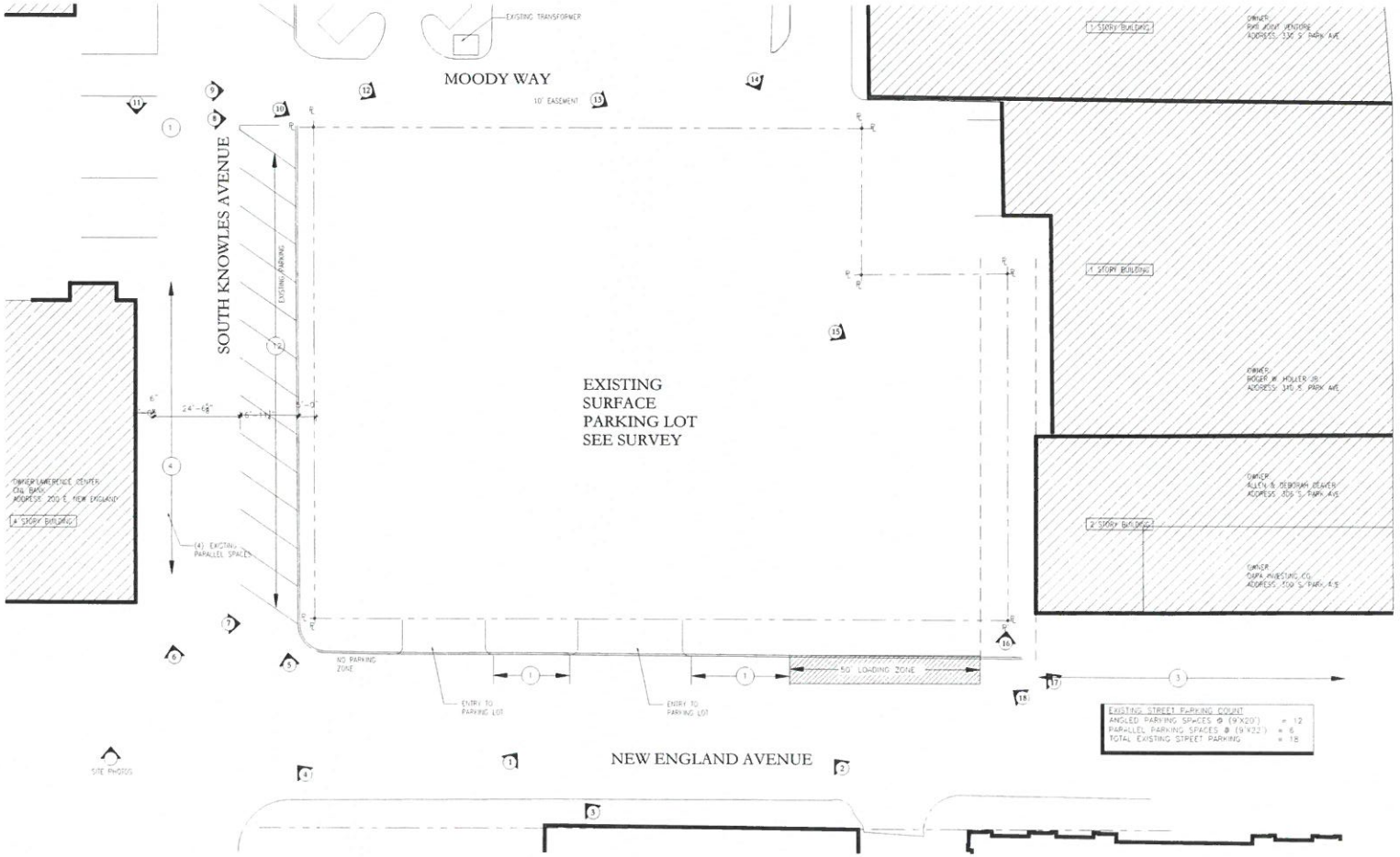

SITE PLAN - EXISTING CONDITIONS
SCALE: 1/16"=1'-0"

Existing Site Plan

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ZONING METRICS

CURRENT USE - PARKING LOT

CURRENT ZONING - C-2 - COMMERCIAL DISTRICT

FUTURE LAND USE DESIGNATION - CENTRAL BUSINESS DISTRICT

PROPOSED USE - COMMERCIAL - GROUND FLOOR RETAIL - OFFICE

PARK AVENUE CORRIDOR - OUTSIDE CORRIDOR

FLOOR AREA RATIO - F.A.R.

F.A.R. ≤ 2.00

GROSS BUILDING AREA / LOT AREA — 52,601 SQ. FT. / 26,553 SQ. FT. = 1.98 FAR

MINIMUM LOT SIZE	NONE		
	CODE	1st FL	2nd & 3rd FL
		PRIMARY FRONTAGE	
STREET-FRONT SETBACK	0'	0' to 3'-4"	11' to 14'-1"
REAR YARD SETBACK	10'	--	--
SIDE YARD SETBACK	0'	6'-1"	25'-4"

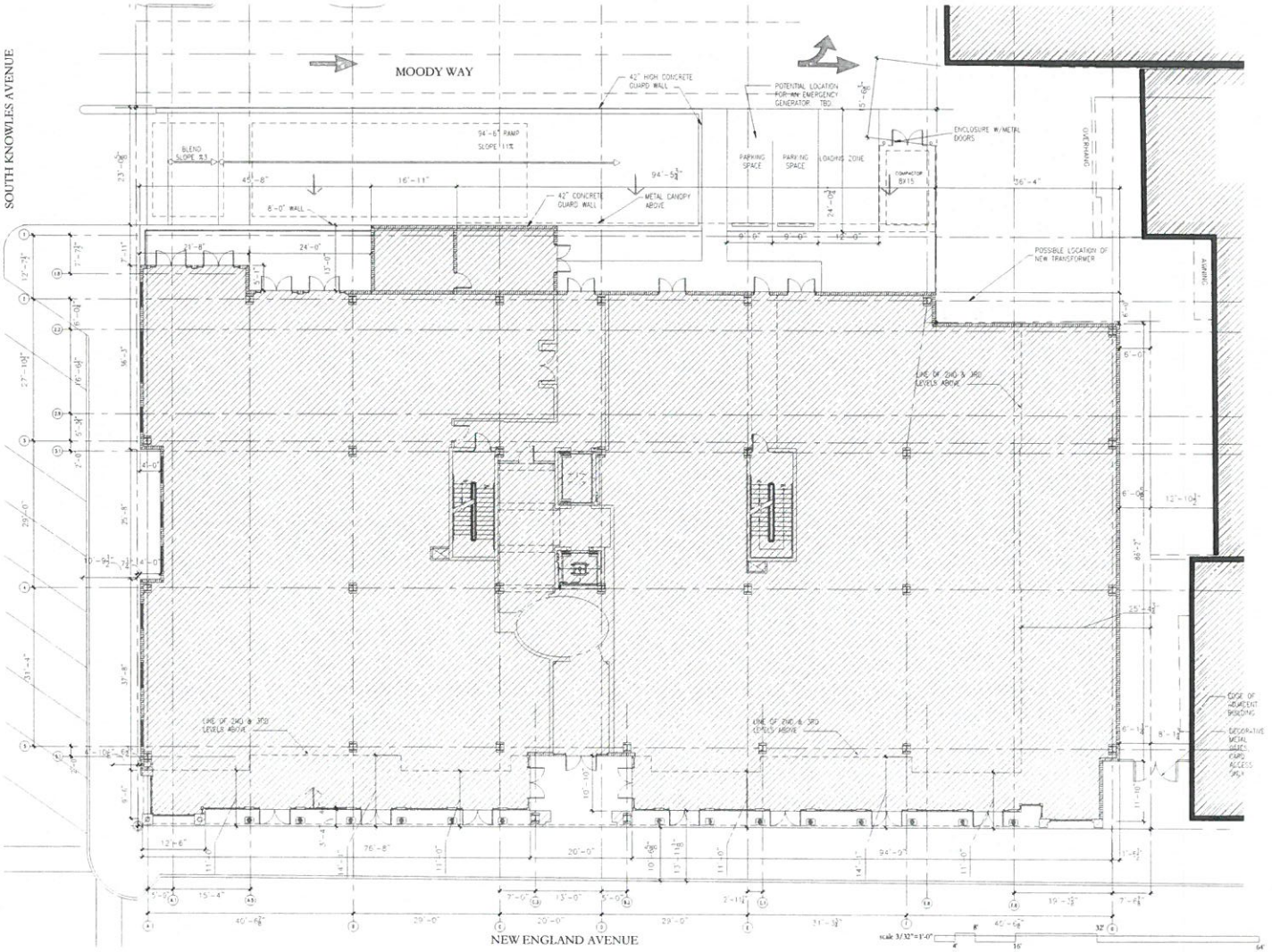
BUILDING HEIGHT
- 2 STORIES - AS OF RIGHT
- 3 STORIES - CONDITIONAL USE

MAXIMUM HEIGHT MAP - 2 TO 3 STORY ZONE

TERRACING - REQUIRED FOR BUILDINGS GREATER THAN 2 STORIES BASED UPON THE WINTER PARK CODE OF ORDINANCES, CHAPTER 58 - LAND DEVELOPMENT CODE, WINTER PARK COMPREHENSIVE PLAN JUNE 23, 2009 as AMMENDED, WINTER PARK ZONING MAP & WINTER PARK FUTURE LAND USE MAP.

TOTAL GROSS SQUARE FOOT
1ST FLOOR = 19,873 GSF 2ND FLOOR = 16,364 GSF 3RD FLOOR = 16,364 GSF
TOTAL = 52, 601 GSF
ALLOWED = 53,106 GSF
UNDER = 505 GSF

WINTER PARK CODE OF ORDINANCES CHAPTER 58-75 (e) (8)
TERRACING AND ARTICULATION REQUIRING ADDITIONAL SETBACKS ARE REQUIRED TO CREATE RELIEF TO THE OVERALL MASSING OF THE BUILDING FACADES. SUCH DESIGN FEATURES OF BUILDING FACADE ARTICULATION ARE REQUIRED AT LEAST EVERY 60 FEET, ON AVERAGE ALONG THE PRIMARY BUILDING FACADES FACING THE STREETS, OR ALONG BUILDING FRONTAGE WHERE THE BUILDING FRONTS THE PRIMARY PARKING LOT AREA. FOR ANY BUILDING OVER TWO STORIES IN HEIGHT AND OVER 200 FEET IN LENGTH, THERE SHALL BE A 35-FOOT BREAK ON AT LEAST THE FIRST FLOOR. THE DESIGN OF WHICH SHALL BE A COMPONENT OF THE ARCHITECTURAL REVIEW PROCESS REQUIRED FOR CONDITIONAL USE. FOR ANY BUILDING OVER TWO STORIES OR 30 FEET IN HEIGHT, A SIGNIFICANT PORTION OF FOR THE TOP FLOOR SHALL BE TERRACED AND STEPPED BACK FROM THE EXTERIOR FACE OF THE NEXT LOWER FLOOR. PARKING STRUCTURES ARE EXEMPT FROM THIS TERRACING REQUIREMENT.



GROUND LEVEL PLAN
SCALE: 3/32"=1'-0"

Zoning Metrics Plan

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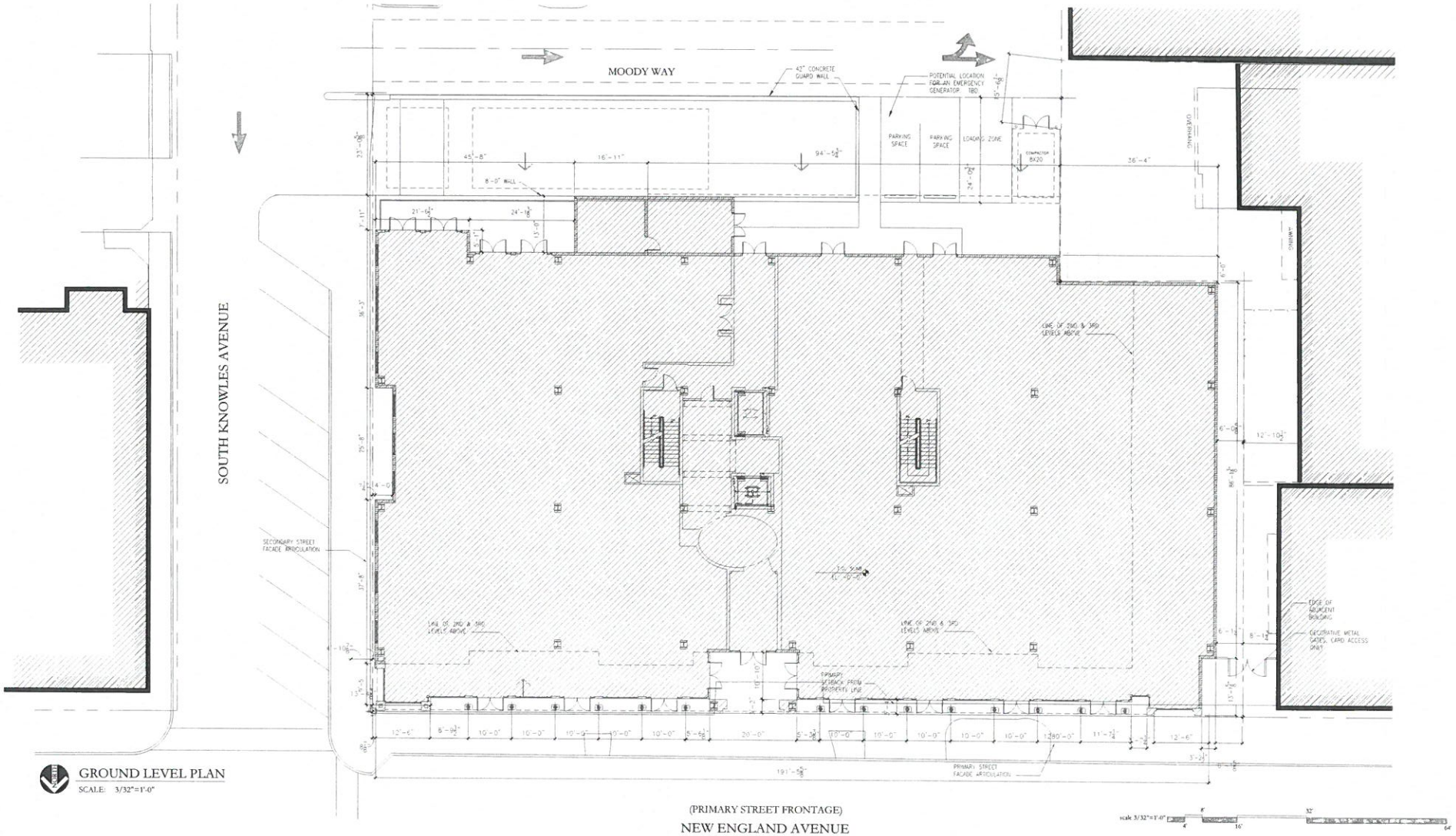

GROUND LEVEL PLAN
SCALE: 3/32"=1'-0"

(PRIMARY STREET FRONTAGE)
NEW ENGLAND AVENUE

ZONING PLAN/BUILDING ARTICULATION

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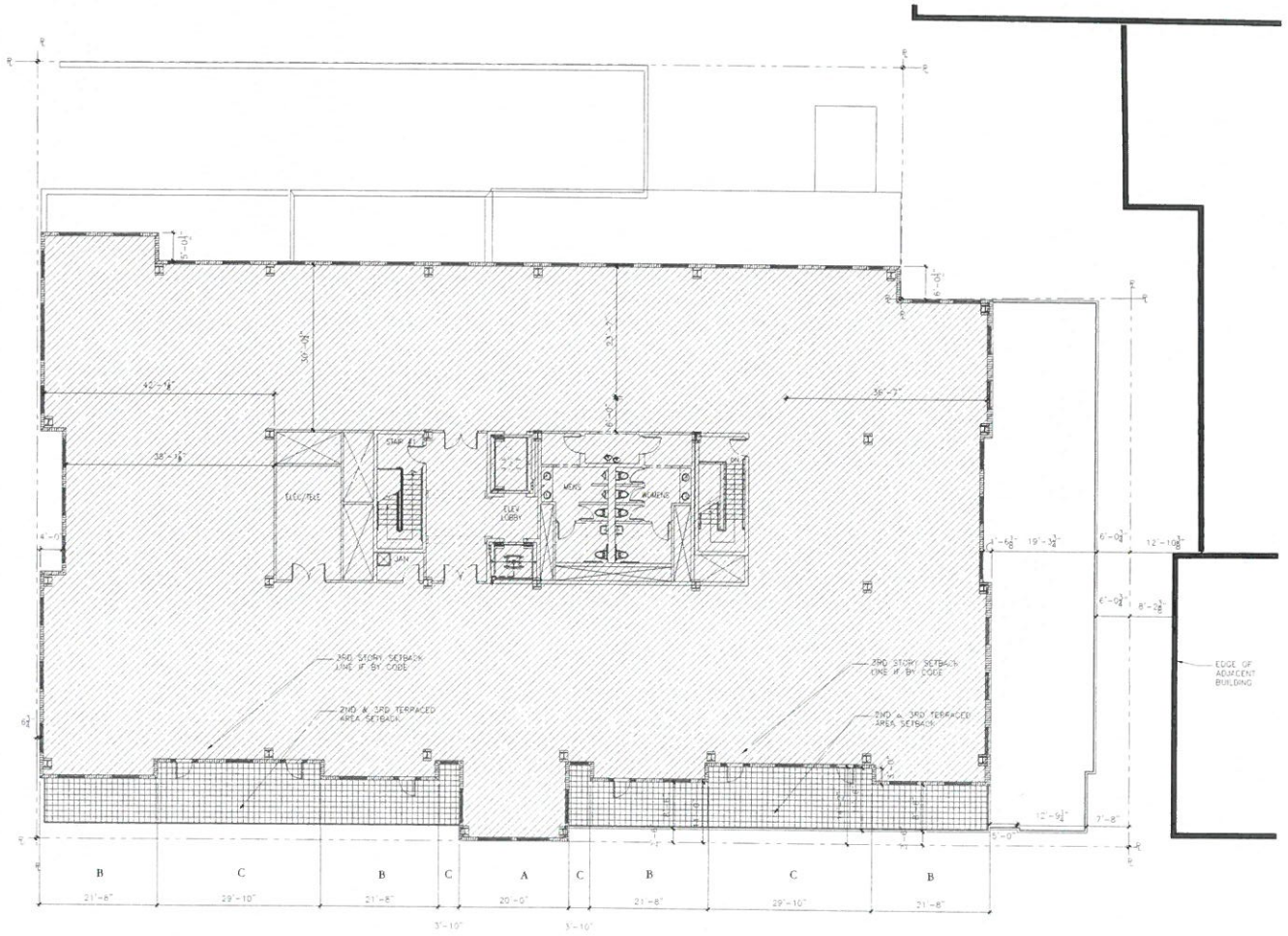

SECOND & THIRD LEVEL PLAN
SCALE: 3/32"=1'-0"

PRIMARY STREET FACADE
ARTICULATION

scale 3/32"=1'-0"

Zoning Plan/Building Articulation (2nd & 3rd Level Plan)

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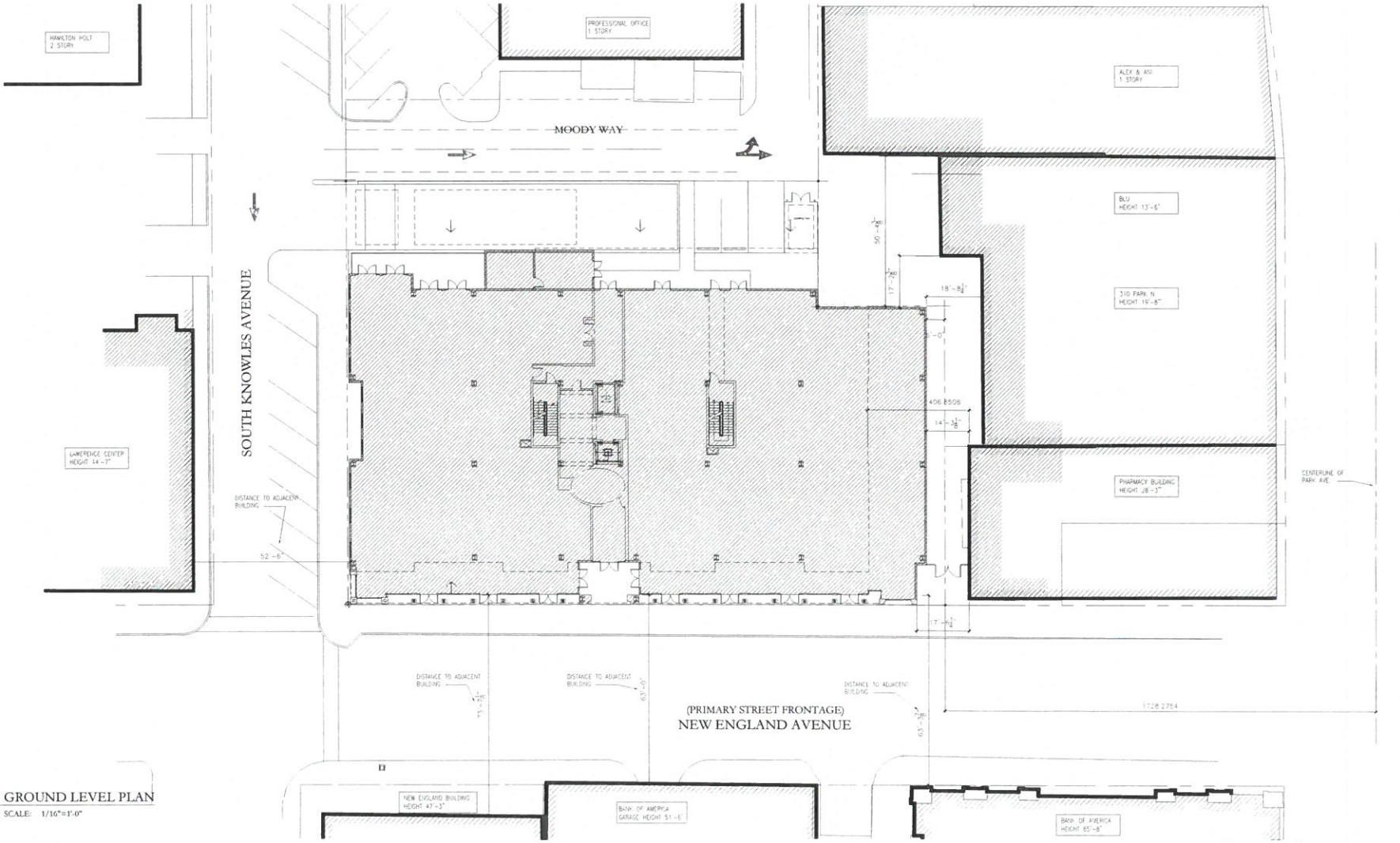

GROUND LEVEL PLAN
SCALE: 1/16"=1'-0"

ZONING PLAN (ADJACENT BUILDINGS-CONTEXTUAL HEIGHTS)

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ZONING DIAGRAM
NORTH EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"

LEGEND:

A — 2 LEVELS, 2ND & 3RD STEPPED BACK 11'-0" FROM PROPERTY LINE

B — 2 LEVELS, 2ND & 3RD STEPPED BACK 14'-2" FROM PROPERTY LINE

C — FACE @ PROPERTY LINE

A = 49.5% @ 11'-0" SET BACK
B = 32 % @ 14'-2" SET BACK

scale 3/32"=1'-0" 8' 32' 4' 16' 64'

Zoning Diagram (North Elevation)

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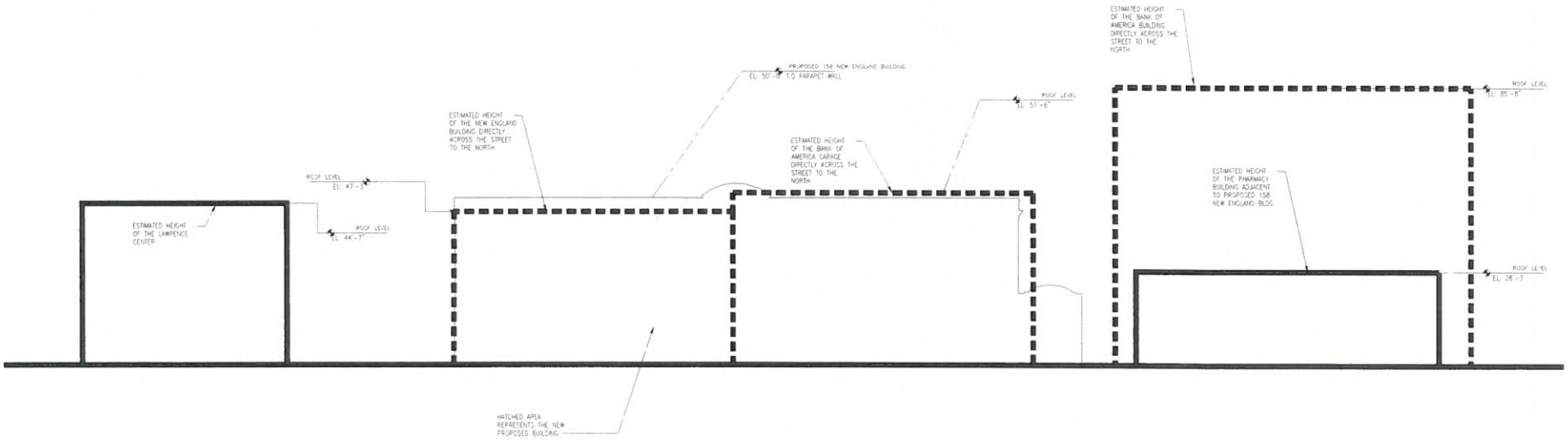

CONTEXTUAL HEIGHT ADJACENCIES

ZONING DIAGRAM
NORTH EXTERIOR ELEVATION

SCALE: NTS

PRIMARY STREET FRONTAGE

Zoning Section Diagram (Building Heights)

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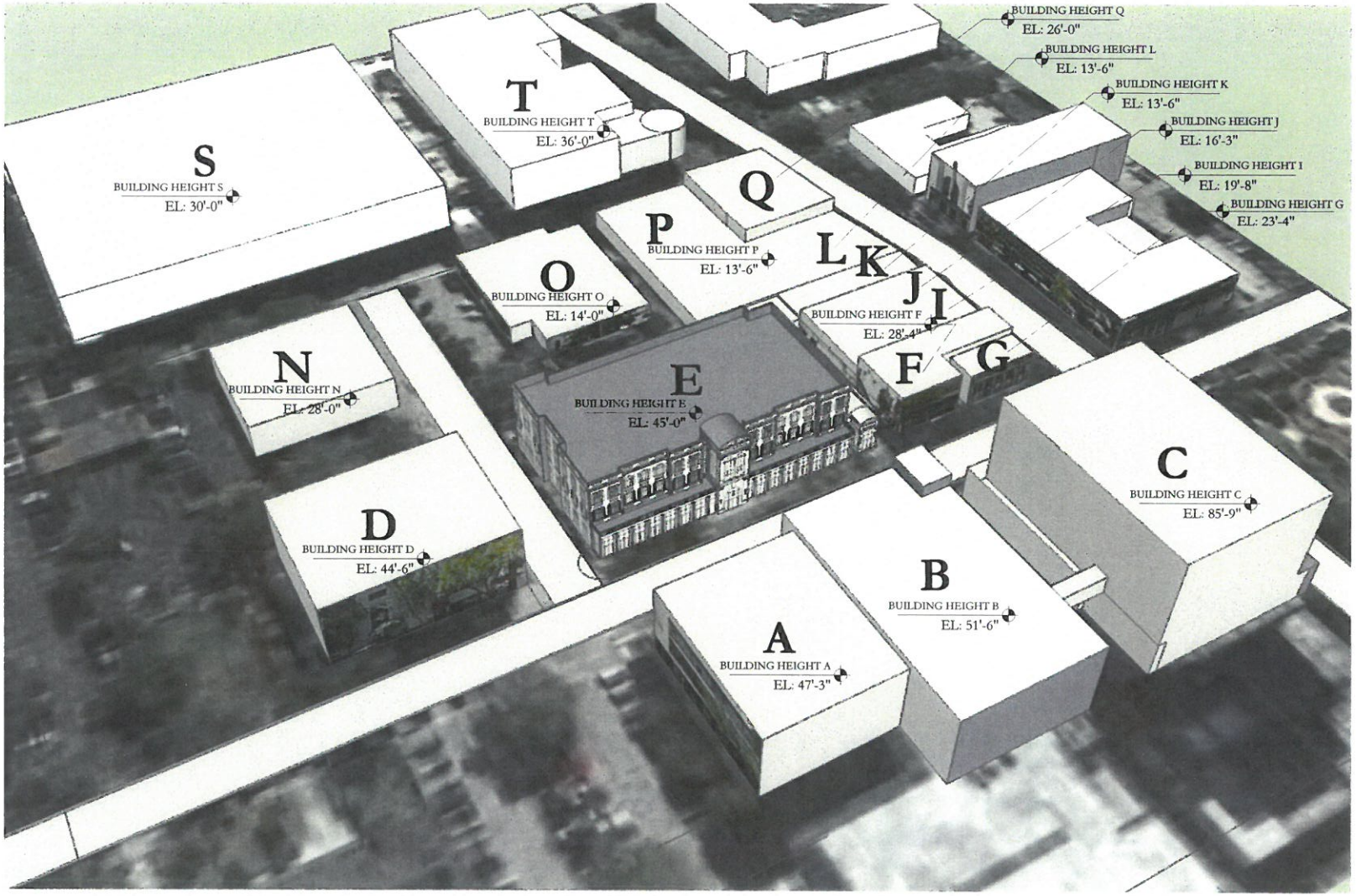

A. NEW ENGLAND BUILDING
B. BANK OF AMERICA GARAGE
C. BANK OF AMERICA
D. LAWRENCE CENTER
E. 158 EAST NEW ENGLAND
F. HAAGEN DAZS/TAYLOR PHARMACY
G. PETER BROOKE CHOCOLATE BUILDING
I. 310 PARK NORTH BUILDING
J. 310 PARK SOUTH BUILDING
K. BLU
L. ALEX AND ANI
N. HAMILTON HOLT SCHOOL OFFICES
O. PROFESSIONAL OFFICES
P. PARK AVENUE PIZZA
Q. THREAD
S. SUNTRUST BANK BUILDING
T. THE ALFOND INN
V. THE RESIDENCES

AXONOMETRIC CONTEXTUAL ZONING DIAGRAM
SCALE: NTS

Axonometric Contextual Zoning Diagram

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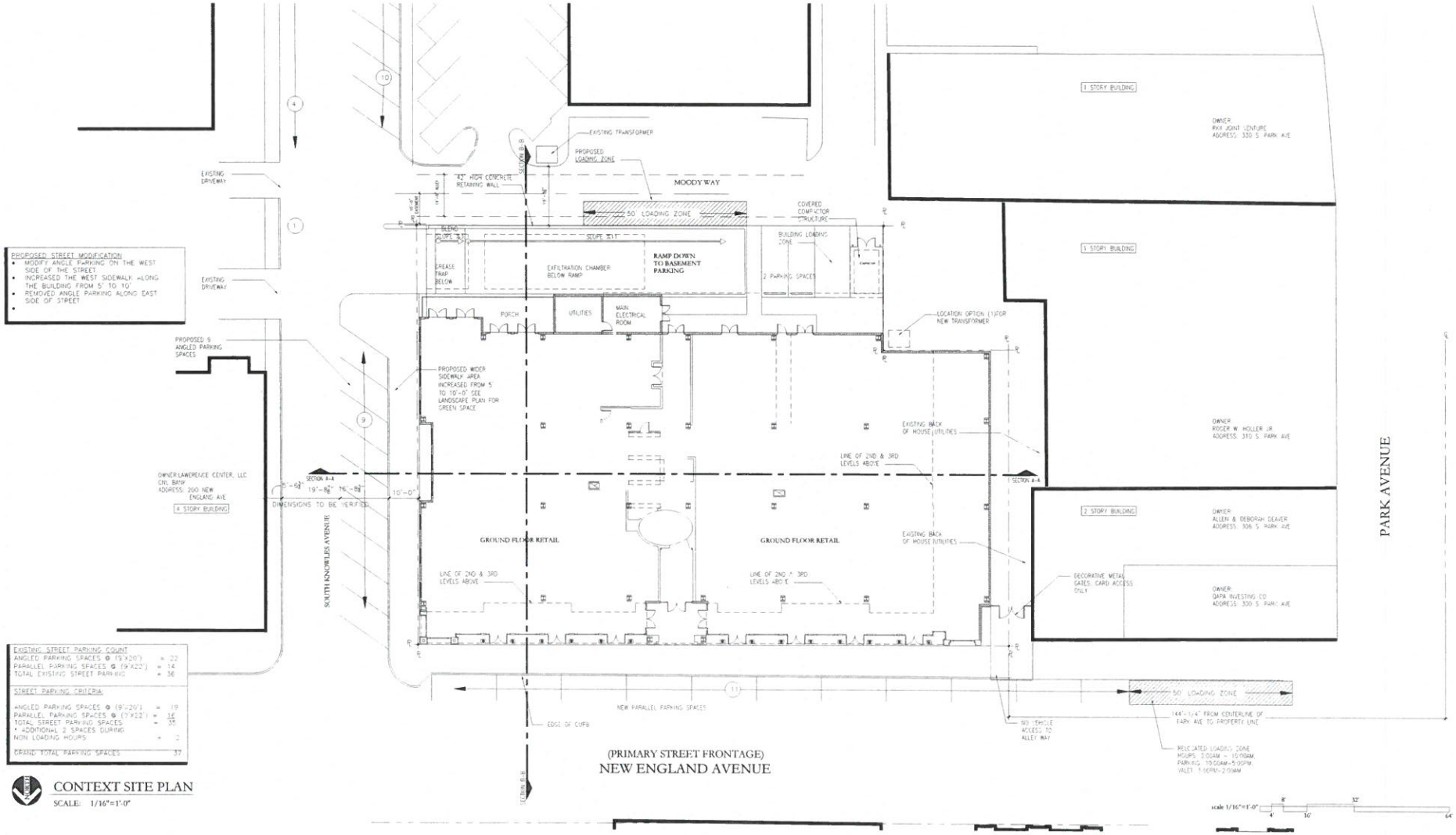

Architectural Site Plan

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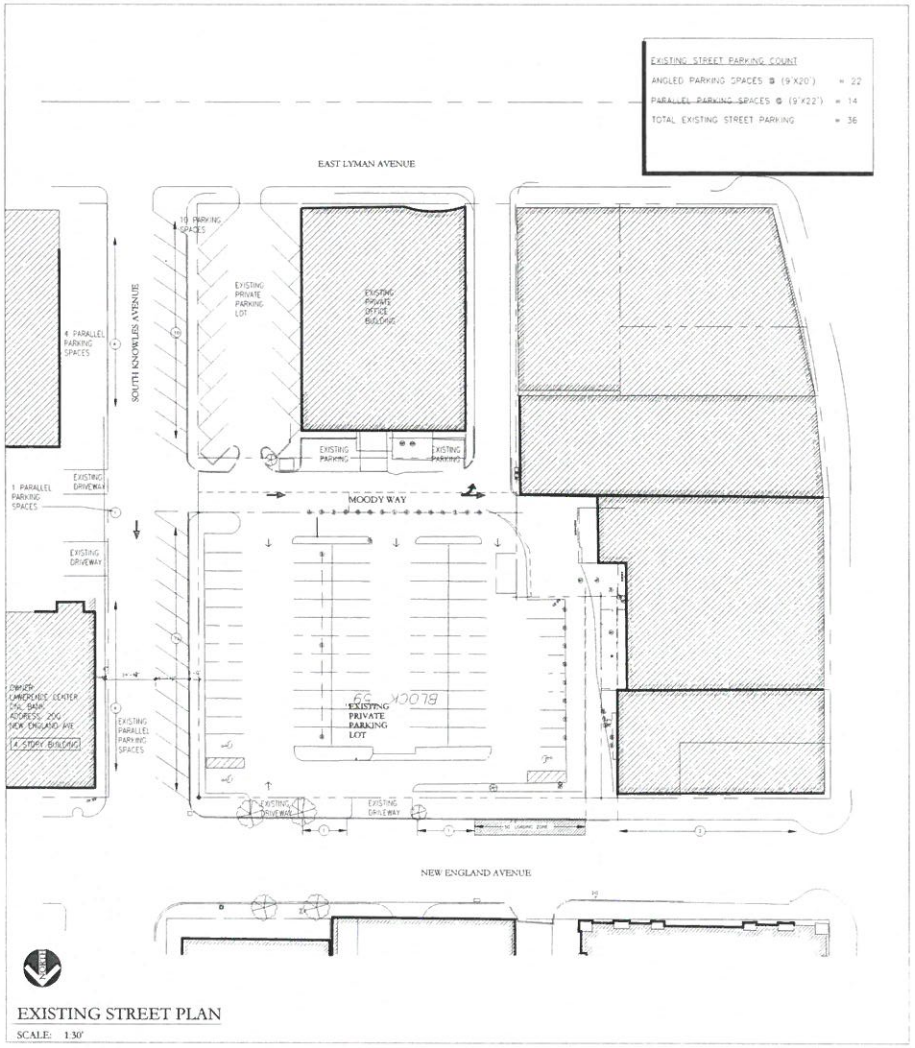
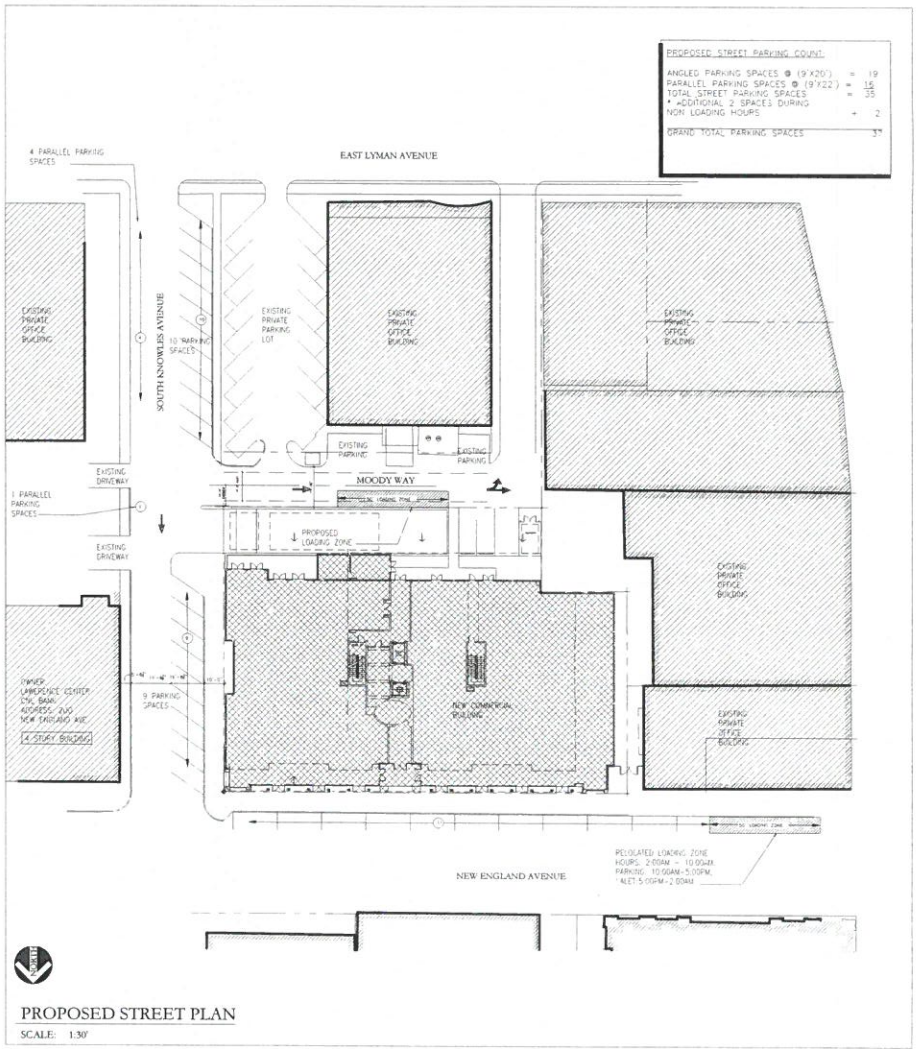


EXISTING STREET PLAN

SCALE: 1:30'



PROPOSED STREET PLAN

SCALE: 1:30'

EXISTING AND PROPOSED STREET PLAN

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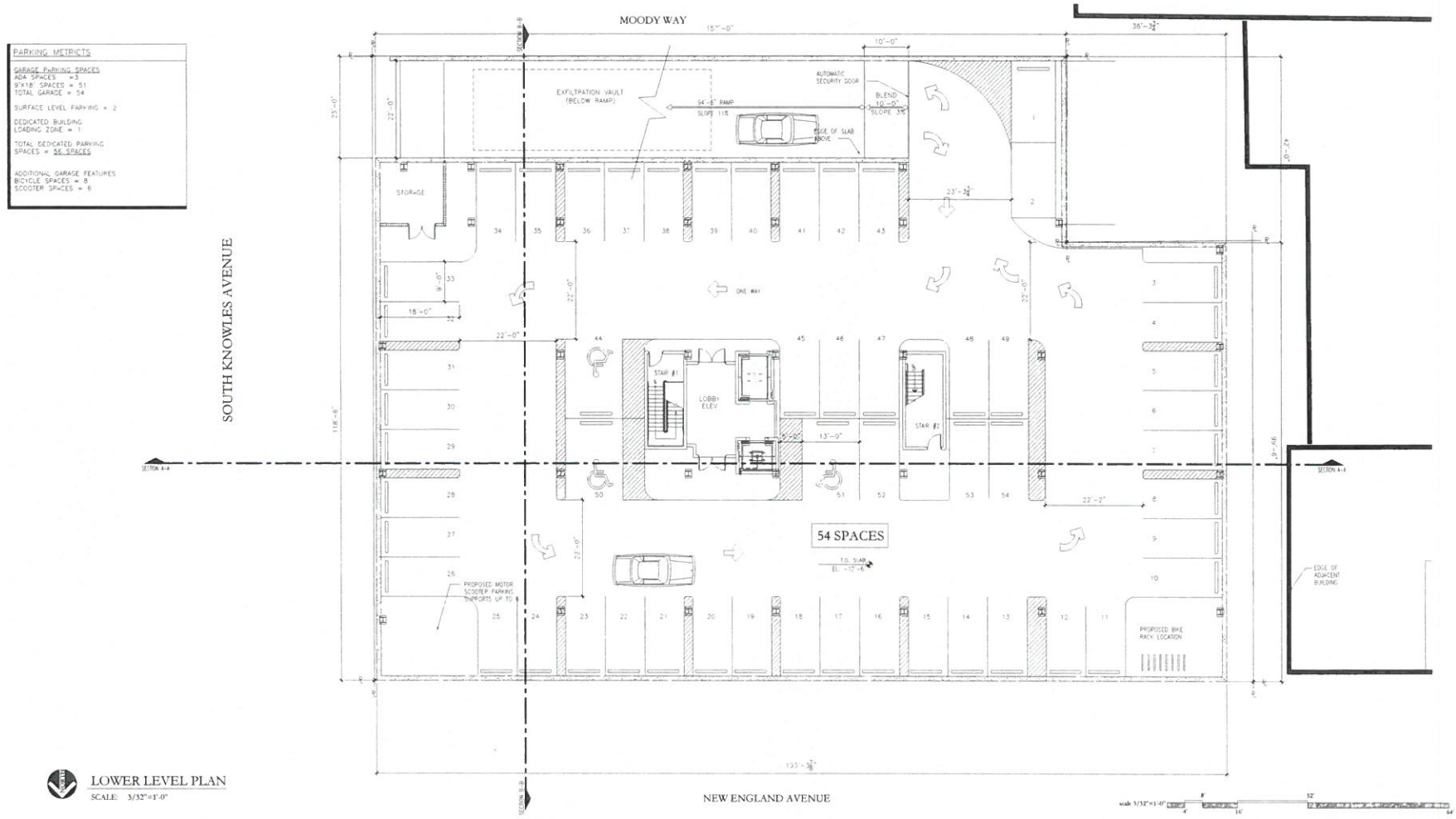

Basement Parking Level

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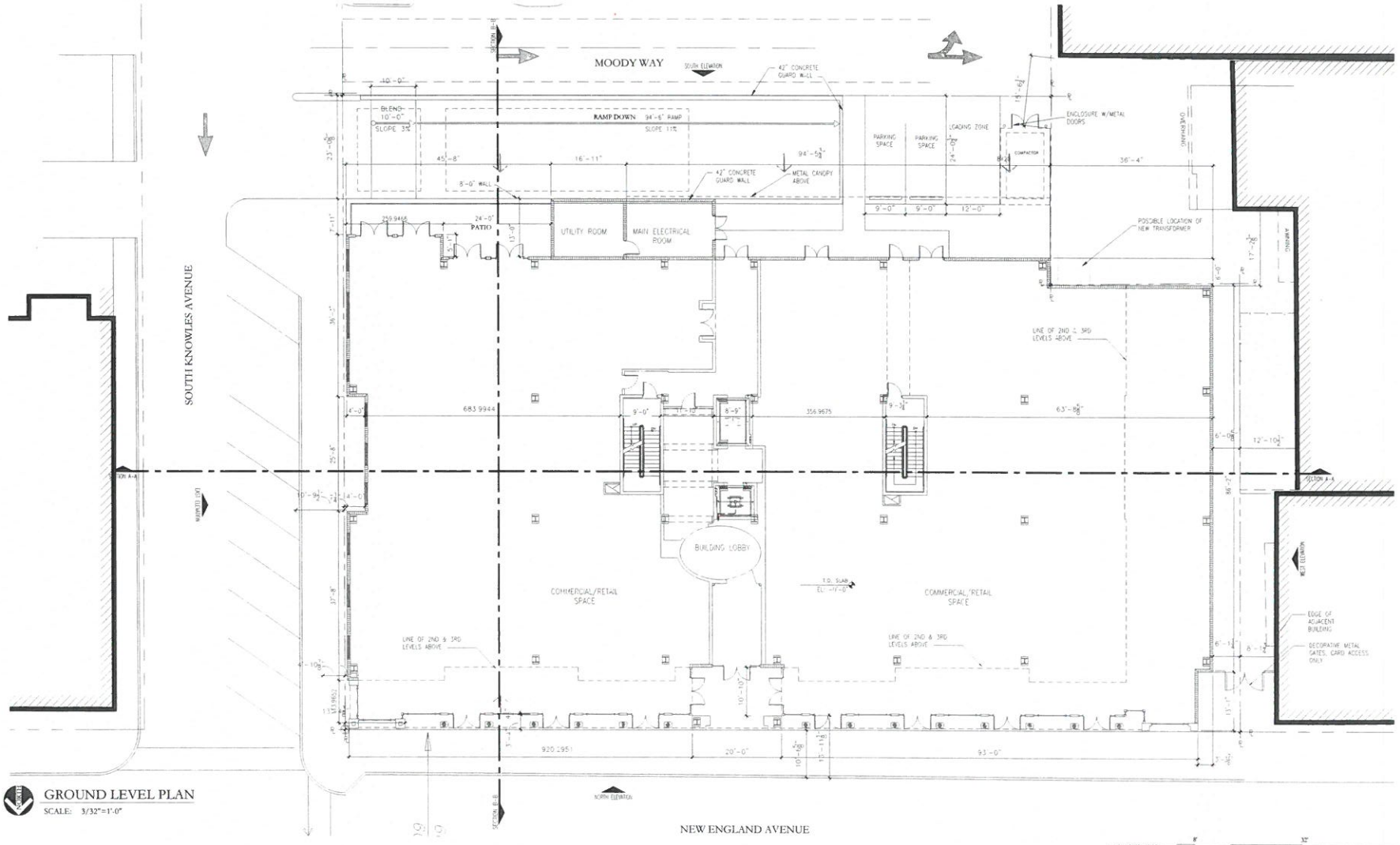

GROUND LEVEL PLAN
SCALE: 3/32"=1'-0"

Ground Level Floor Plan

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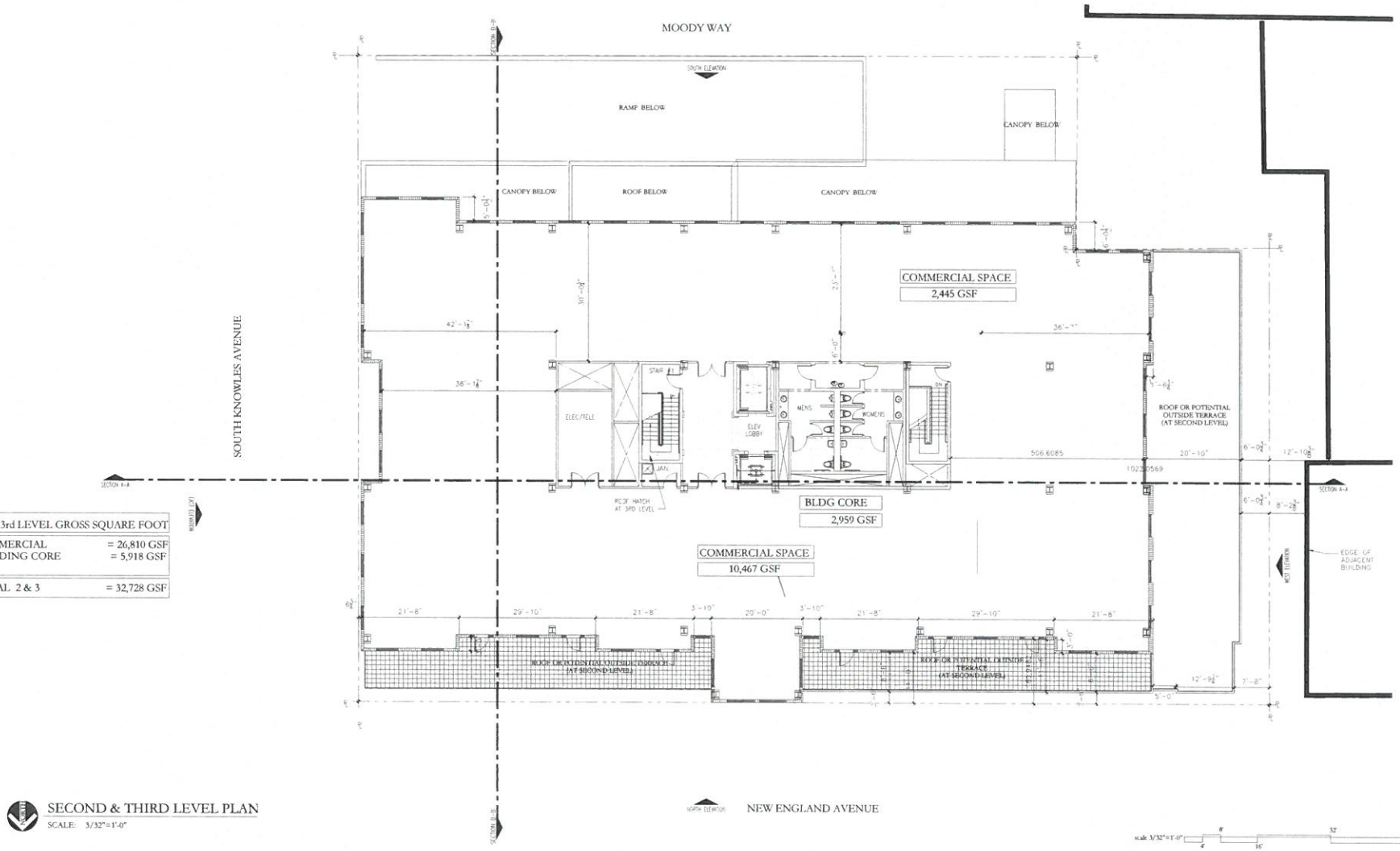

2nd & 3rd LEVEL GROSS SQUARE FOOT	
COMMERCIAL	= 26,810 GSF
BUILDING CORE	= 5,918 GSF
TOTAL 2 & 3	= 32,728 GSF

SECOND & THIRD LEVEL PLAN
SCALE: 3/32"=1'-0"

2nd & 3rd Level Plan

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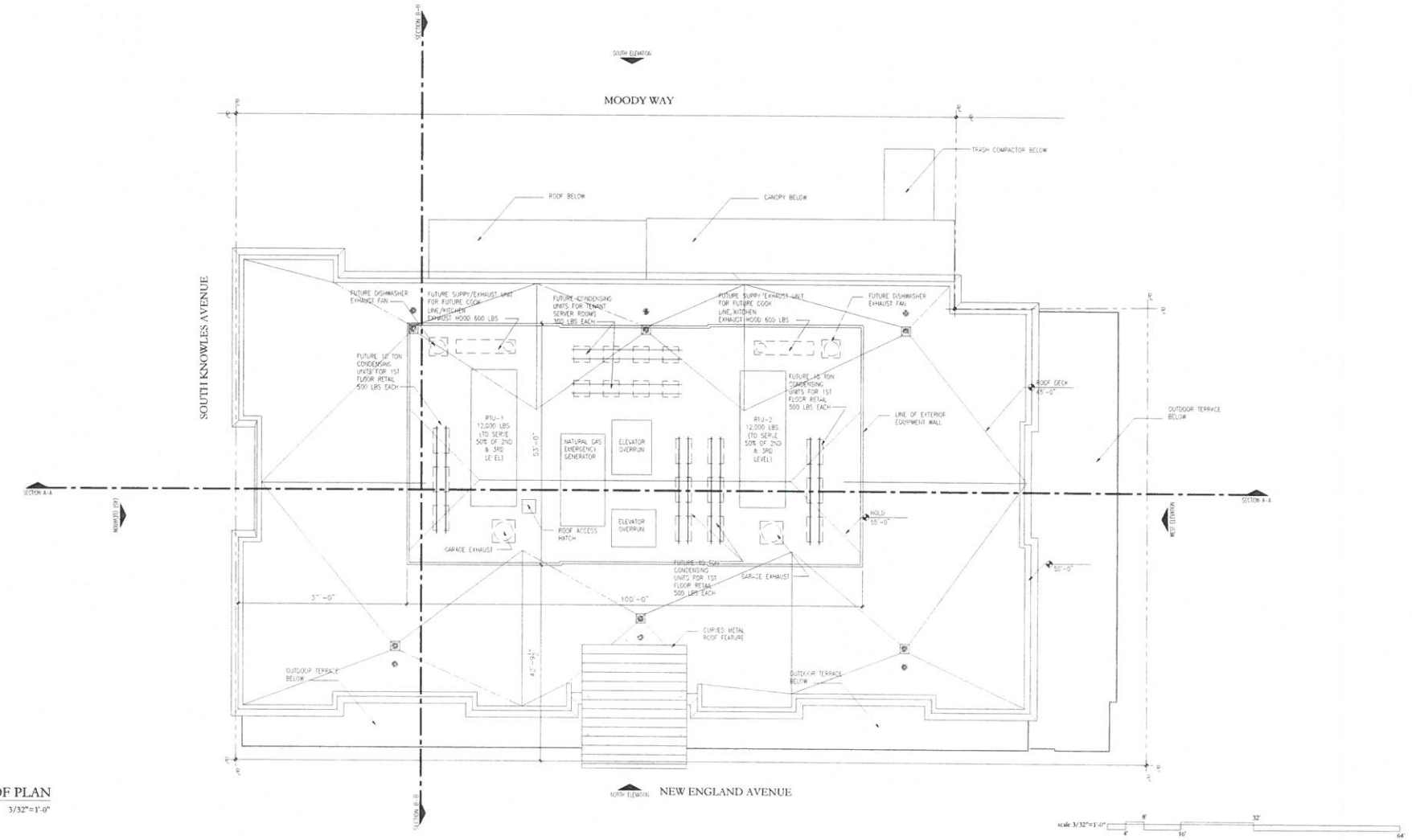

ROOF PLAN
SCALE: 3/32"=1'-0"

scale 3/32"=1'-0"

Roof Plan

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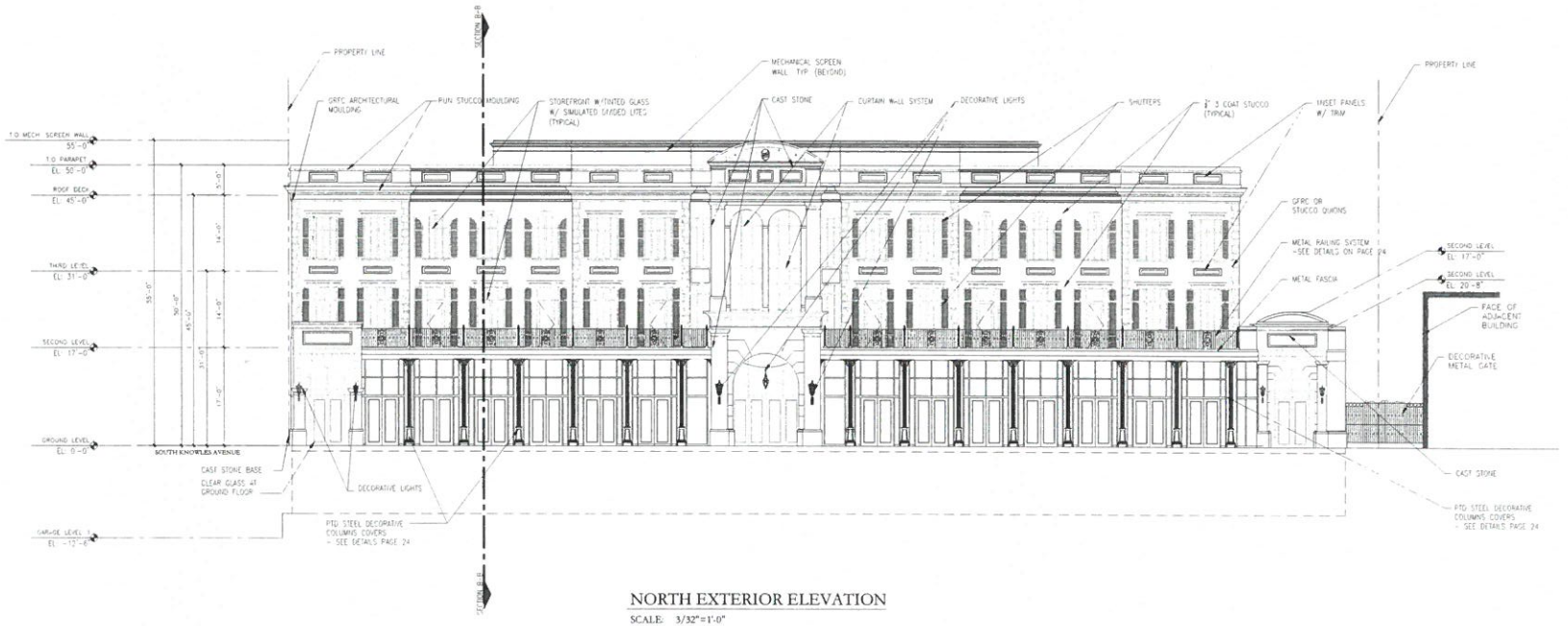

NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

scale 3/32"=1'-0"

North Elevation
New England Ave.

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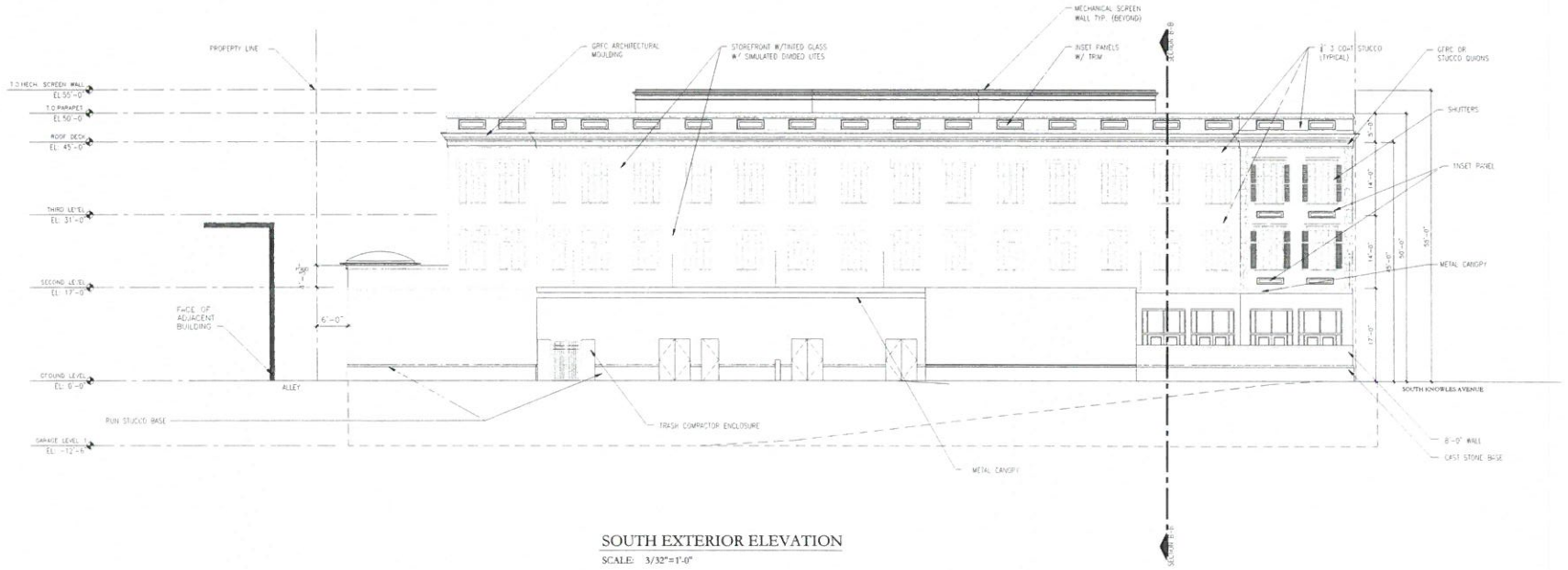

SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

scale 3/32" = 1'-0"

South Elevation
Moody Way

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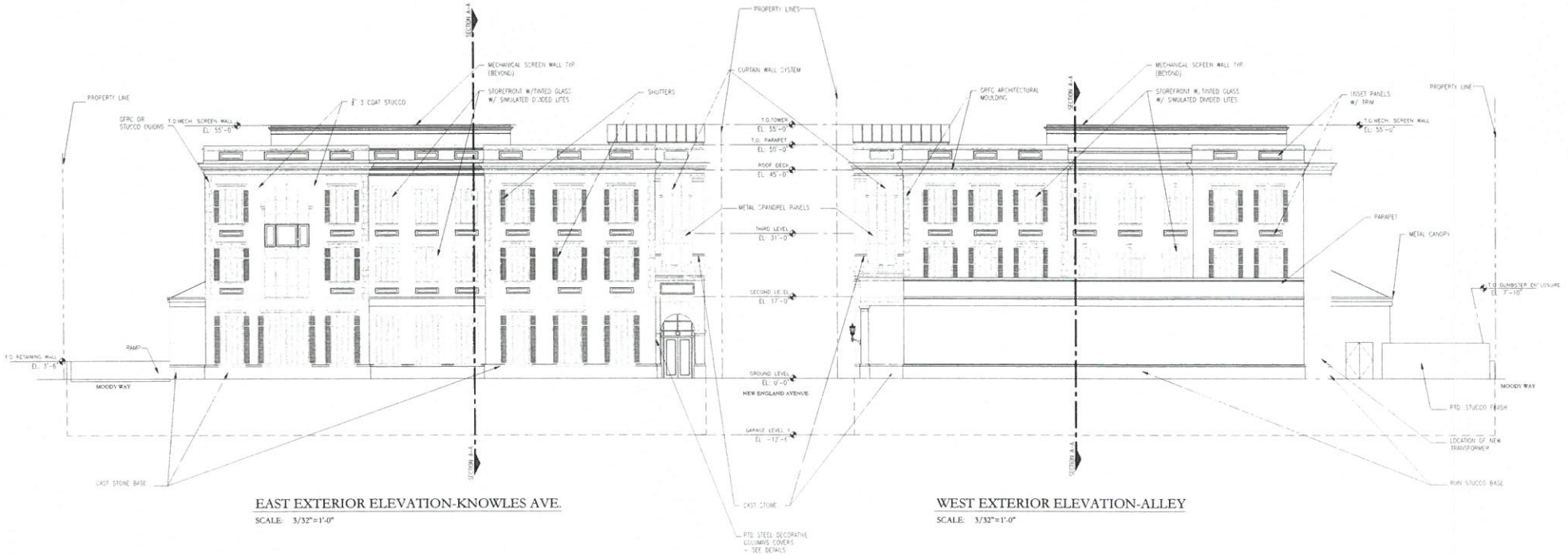

EAST EXTERIOR ELEVATION-KNOWLES AVE.

SCALE: 3/32"=1'-0"

WEST EXTERIOR ELEVATION-ALLEY

SCALE: 3/32"=1'-0"

scale 3/32"=1'-0" 4' 8' 16' 32' 64'

East Knowles Ave/West Elevation-Alley

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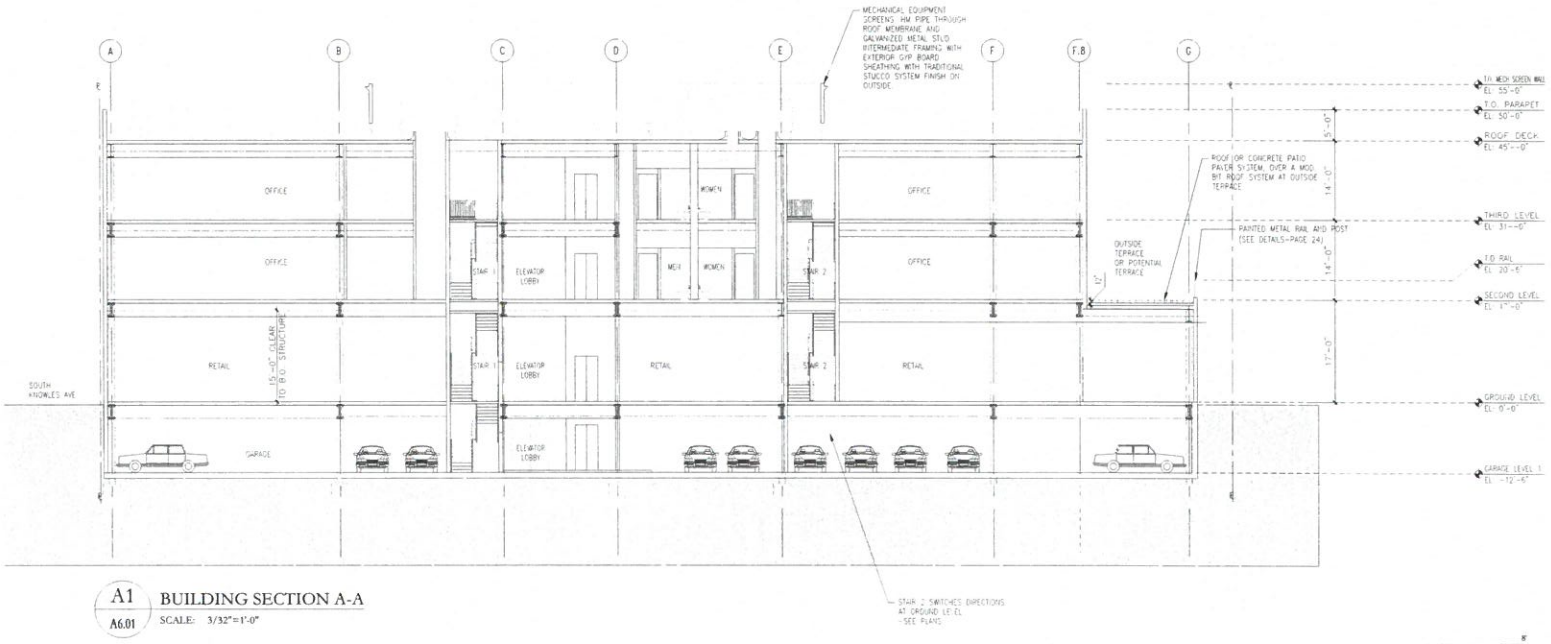

A1 / A6.01 BUILDING SECTION A-A

SCALE: 3/32"=1'-0"

scale 3/32"=1'-0" 8' 32' 4' 16' 64'

Building Section A-A

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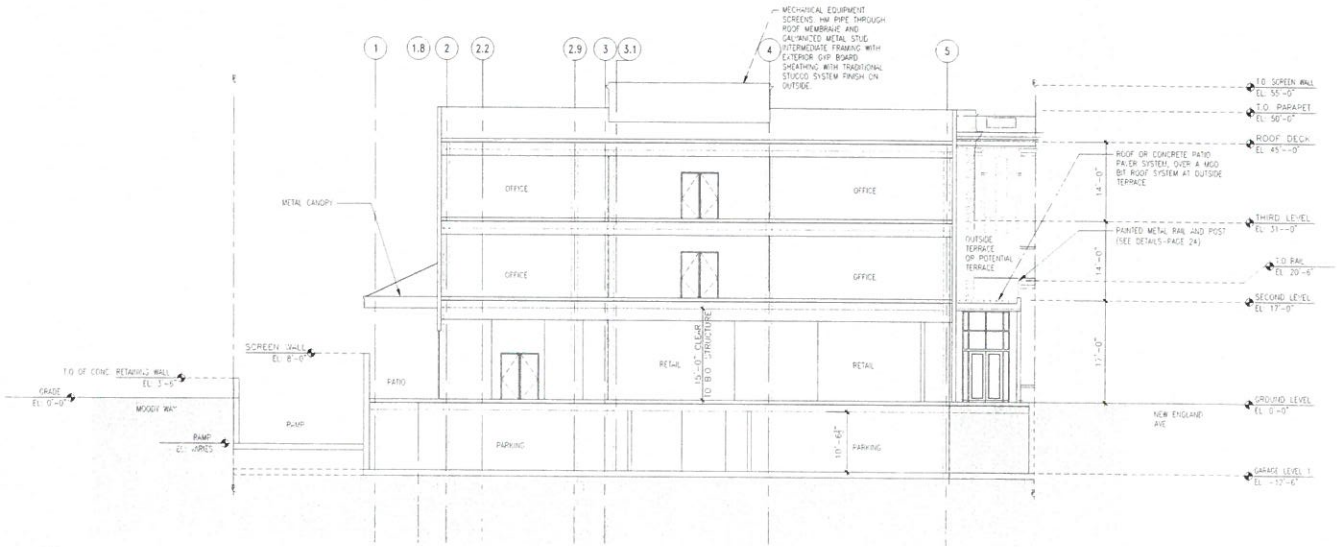

A1 / A6.02 BUILDING SECTION B-B

SCALE: 3/32"=1'-0"

Building Section B-B

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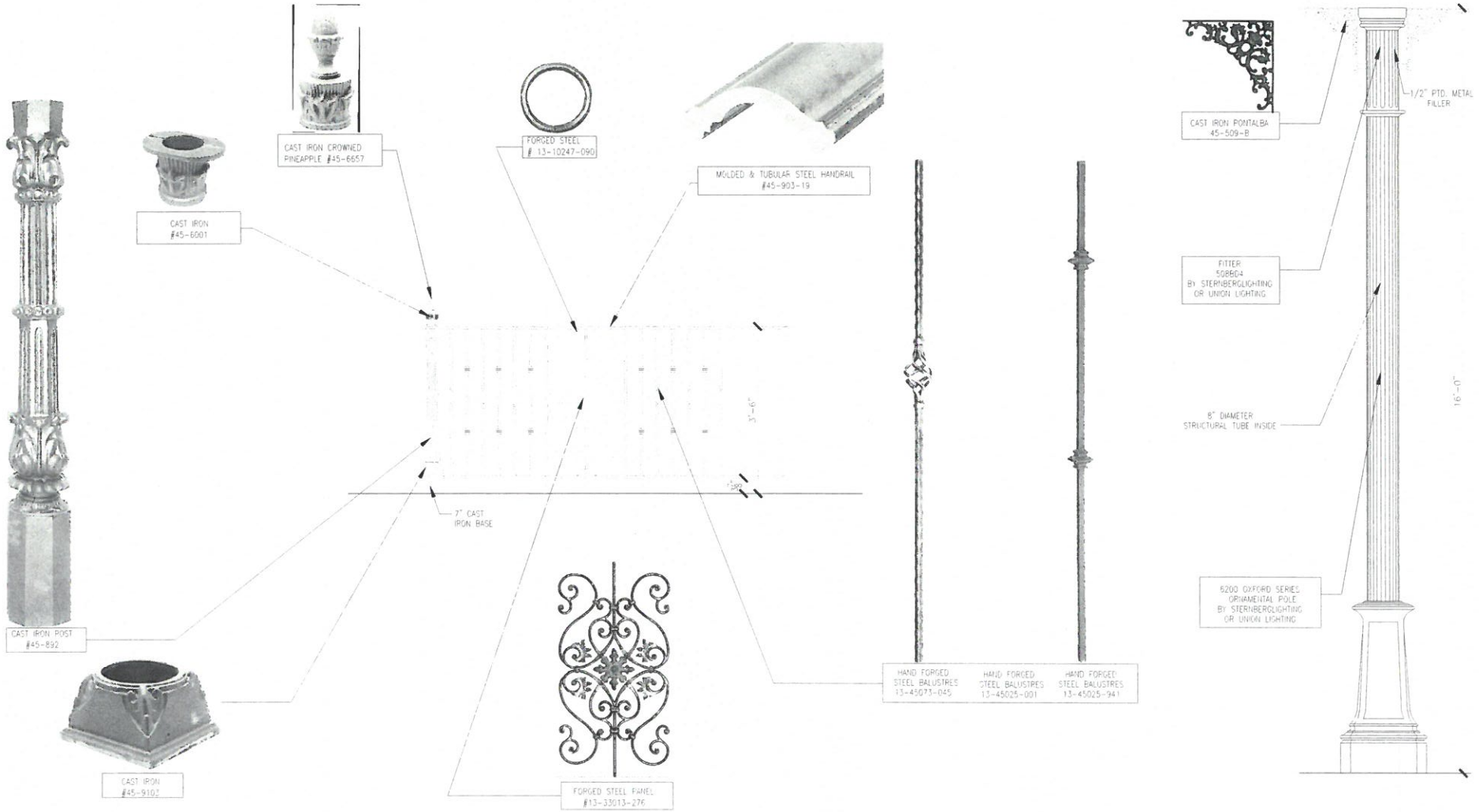

Building Details

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Design Architect

Knowles Ave.

Alley

NORTH ELEVATION
SCALE: NTS

Rendered North Elevation
East New England Ave.

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Design Architect

Moody Ln. Ramp to Garage E. New England Ave.

EAST ELEVATION
SCALE: NTS

Rendered East Elevation
Knowles Ave.

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Design Architect

View Looking West From First Congregational Church Parking Lot
Knowles Ave.
Perspective Rendering Looking West

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Design Architect

View Looking East From Park Ave.
(Rose Garden In Central Park)
Perspective Rendering Looking East

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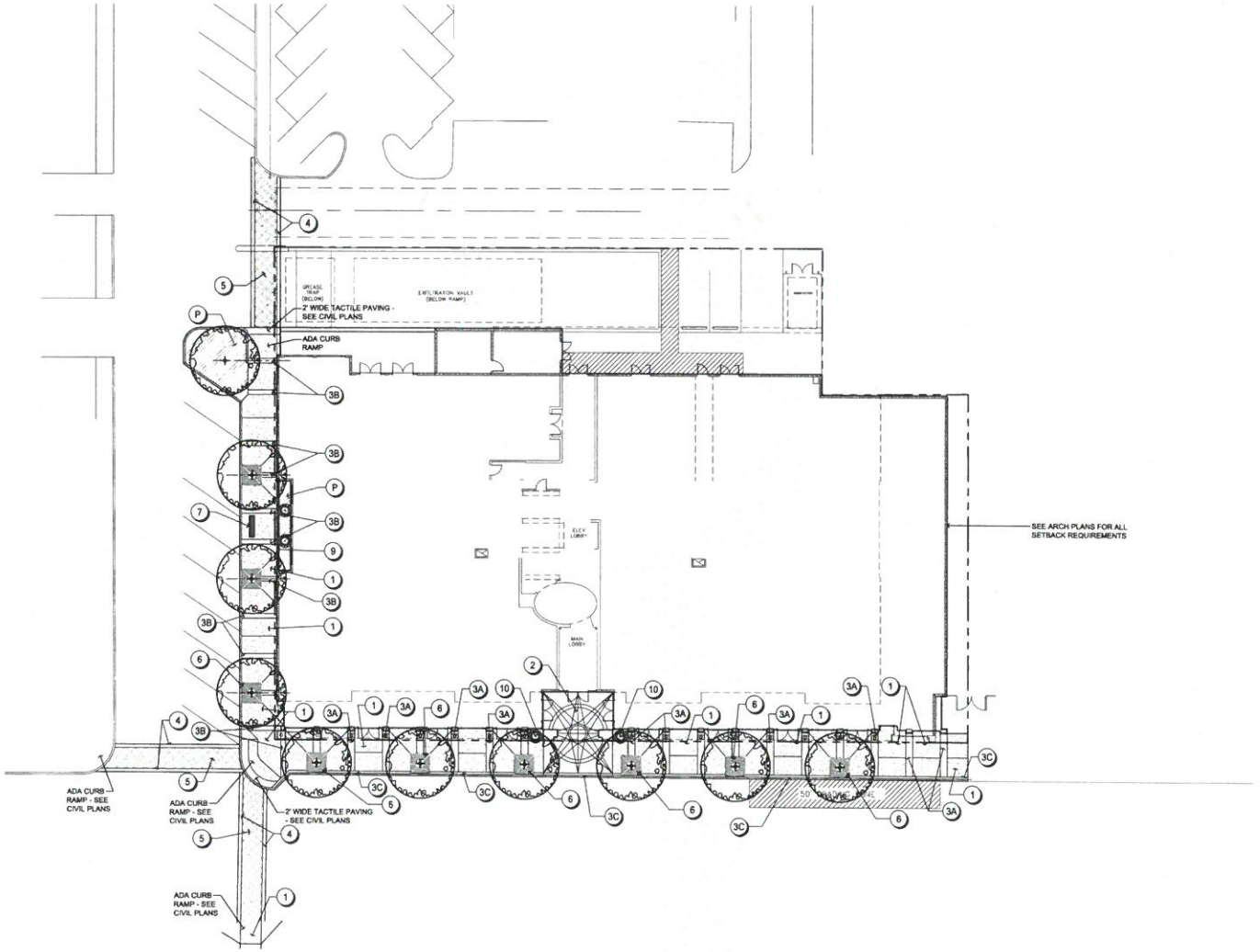

Conceptual Landscape Plan

KEY	HARDSCAPE SCHEDULE
1	NATURAL GREY CONCRETE PAVING WITH 3" TROWEL "PICTURE FRAME" AROUND LIGHT BROOM FINISH PANEL.
2	DECORATIVE CONCRETE PAVING, "ENTRY CARPET", SCOFIELD INTEGRAL COLOR, 5 COLOR DESIGN - SEE DETAIL
3A	24" WIDE BRICK PAVER BAND, CITY STANDARD BRICK, OVER 4" CONCRETE SLAB, SEE DETAIL
3B	16" WIDE BRICK PAVER BAND, CITY STANDARD BRICK, OVER 4" CONCRETE SLAB, SEE DETAIL
3C	8" WIDE BRICK PAVER BAND, SOLDIER COURSE, CITY STANDARD BRICK, OVER 4" CONCRETE SLAB, SEE DETAIL
4	12" WIDE CONCRETE BAND, NATURAL GRAY REINFORCED CONCRETE, 8" THK x 12" WIDE, SPONGE FLOAT FINISH, SEE DETAIL
5	BRICK PAVER CROSSWALK, CITY OF WINTER PARK STANDARD, HERRINGBONE PATTERN OVER COMPACTED ROADWAY BASE, SEE CIVIL PLANS FOR BASE INFO.
6	6'-0" SQUARE TREE GRATE, CAST IRON, ADA STYLE, ADA COMPLIANT, BY IRONSMITH
7	6' BACKLESS BENCH, MODEL 495-60 BY DU MOR, BLACK POWDER COAT FINISH, SURFACE MOUNT. SEE DETAIL.
8	BIKE RACK, INVERTED "U" STYLE, BY DU MOR OR APPROVED EQUAL, BIKE RACKS TO BE INSTALLED INSIDE GARAGE, SEE ARCHITECTURAL PLANS FOR LOCATIONS (NOT SHOWN ON LANDSCAPE PLANS) SEE DETAIL.
9	18" HGT. X 8" WIDE X 26' RAISED PLANTER WALL WITH PRECAST CAP. INSTALL CUSTOM 18" X 26' RAILING CENTER OF WALL, CORE DRILL AND GROUT IN PLACE STYLE TO MATCH BALCONY RAILS, SEE ARCHITECTURE DETAILS FOR RAILING DESIGN. WATERPROOFING ON ALL BLDG. WALLS AT PLANTER LOCATION. SEE DETAILS
10	DECORATIVE PLANTER POT BY DURA ARTSTONE, DRESDEN ROUND, 36" DIA. X 30" HGT., CONCRETE, LIGHT SANDBLAST FINISH - SEE DETAIL
P	PLANTING AREA

KEY	HARDSCAPE SYMBOLS LEGEND
	EXPANSION / CONTROL JOINT

KEY	FURNISHING SYMBOLS LEGEND
	6'-0" SQUARE TREE GRATE
	36" DIA. PLANTER POT
	6' BENCH
	BIKE RACK, INVERTED "U" STYLE

KEY	LANDSCAPE SYMBOLS LEGEND
	CANOPY / SHADE TREE QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL LIVE OAK 14-15' HGT X 7-8' SPRD., 6' C.T, 4" CAL MIN. / CONTAINER GROWN, FLORIDA #1 OR BETTER QUALITY
	ACCENT PLANT 15 GAL. CONTAINER - TO BE SELECTED FROM PLANT LIST
	SHRUBS AND GROUNDCOVERS 1 & 3 GAL. CONTAINERS - TO BE SELECTED FROM FLORIDA FRIENDLY PLANT LIST (www.floridayards.org)

NOTE:
A FULLY AUTOMATIC IN-GROUND IRRIGATION SYSTEM WILL BE DESIGNED FOR THE PROJECT AND PROVIDE 100% HEAD TO HEAD COVERAGE. IRRIGATION SYSTEM TO BE INSTALLED PER DIVISION 9 OF CITY IRRIGATION CODE. A RAIN SENSOR WILL BE INSTALLED PER FLORIDA STATUTE

Stantec
Landscape Architect:
Eric N. Buck
Fl. License # : 6667176

SCALE: 1"=16'-0"

0 8' 16' 32' 48' NORTH

158 East New England Ave.-Planning and Zoning Submission Package — Winter Park, FL — September 7, 2016

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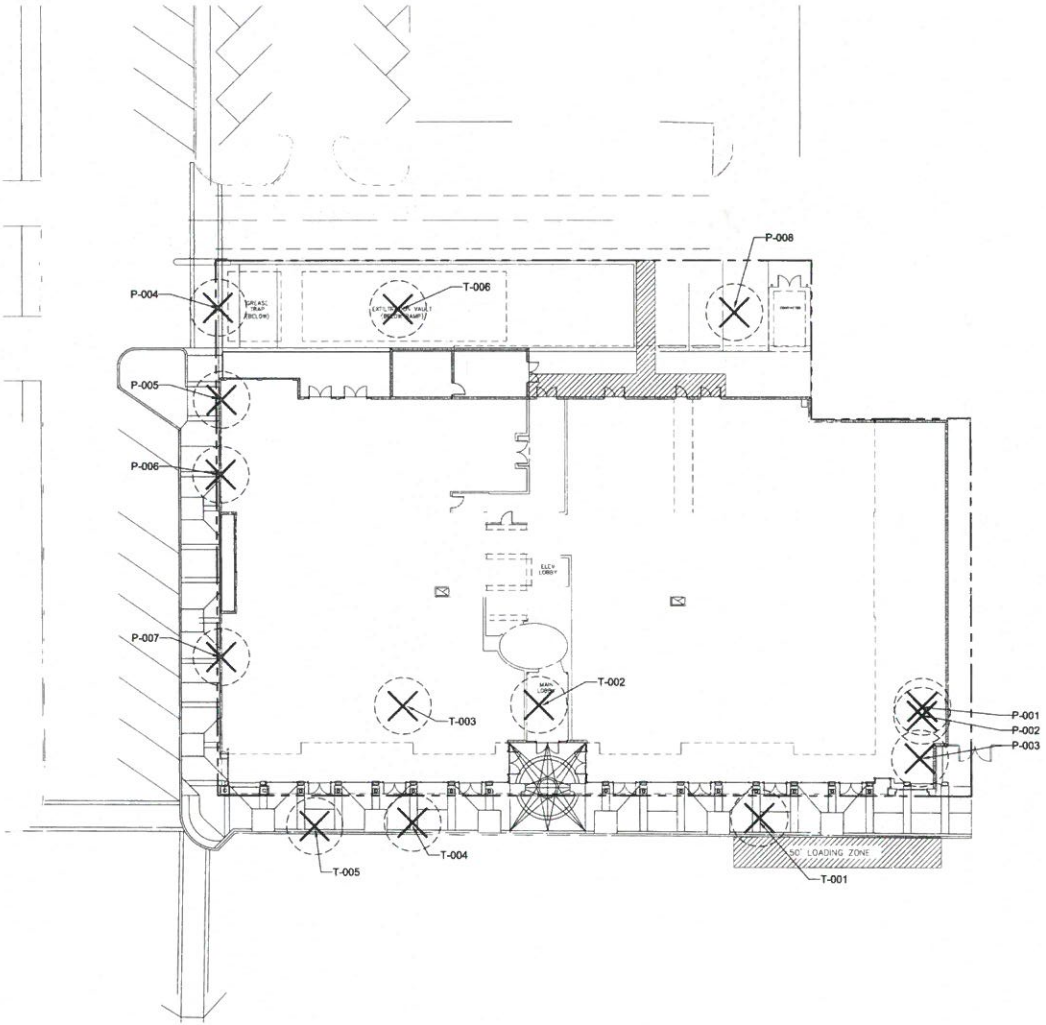


Tree Management Plan

TREE DISPOSITION CHART

TREE #1:
Quercus virginiana Live Oak
36" DBH
40'+ Hgt.
30'+ Sprd.
Condition: Fair-Poor
Disposition: Remove
Comments: high canopy tree, minimal canopy foliage, signs of dieback

TREE #2:
Quercus virginiana Live Oak
6" DBH
20' Hgt.
18' Sprd.
Condition: Fair
Disposition: Remove
Comments: none

TREE #3:
Quercus virginiana Live Oak
12" DBH
25' Hgt.
25' Sprd.
Condition: Good
Disposition: Remove
Comments: none

TREE #4:
Podocarpus macrophyllus Podocarpus
14" DBH
22' Hgt.
10' Sprd.
Condition: Poor
Disposition: Remove
Comments: deteriorated, dieback in canopy, power lines

TREE #5:
Podocarpus macrophyllus Podocarpus
14" DBH
18' Hgt.
10' Sprd.
Condition: Poor
Disposition: Remove
Comments: declining health, power lines running through canopy

TREE #6:
Quercus virginiana Live Oak
10" DBH
20' Hgt.
16' Sprd.
Condition: Poor
Disposition: Remove
Comments: deteriorated, showing dieback on outer limbs

TREE REPLACEMENT CHART

TREE #	DBH	REPLACEMENT REQ.
TREE 1 Quercus virginiana	36"	2 trees
TREE 2 Quercus virginiana	6"	1 tree
TREE 3 Quercus virginiana	12"	1 tree
TREE 4 Podocarpus macrophyllus	14"	1 tree
TREE 5 Podocarpus macrophyllus	14"	1 tree
TREE 6 Quercus virginiana	10"	1 tree

* Will require a minimum of 2 replacement tree species to be used.

NOTES:
1. No single replacement shade tree shall have a caliper of less than three inches. No single replacement understory tree, if approved, shall have a caliper of less than two inches.

2. If understory trees are approved as replacement, the caliper inches required shall be double that required when using approved shade trees.

3. Refer to landscape plans for replacement and/or code required trees.

PALM DISPOSITION CHART

PALM #1:
Sabal palmetto Sabal Palm
7" DBH
5' Hgt.
6' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #2:
Sabal palmetto Sabal Palm
10" DBH
12' Hgt.
6' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #3:
Sabal palmetto Sabal Palm
8" DBH
12' Hgt.
6' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #4:
Sabal palmetto Sabal Palm
8" DBH
18' Hgt.
8' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #5:
Sabal palmetto Sabal Palm
7" DBH
18' Hgt.
8' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

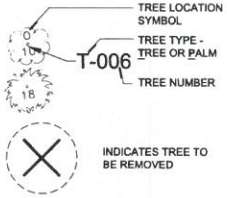
PALM #6:
Sabal palmetto Sabal Palm
7" DBH
18' Hgt.
8' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #7:
Sabal palmetto Sabal Palm
7" DBH
18' Hgt.
8' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

PALM #8:
Sabal palmetto Sabal Palm
9" DBH
5' Hgt.
6' Sprd.
Condition: Fair
Disposition: Remove
Comments: N/A - no permit or replacement required

TREE REMOVAL LEGEND

TREE REMOVAL ANNOTATION



Stantec
Landscape Architect:
Eric N. Buck
Fl. License # : 6667176

SCALE: 1"=16'-0"
0 8' 16' 32' 48'
NORTH

158 East New England Ave.-Planning and Zoning Submission Package | Winter Park, FL | September 7, 2016

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w www.zyscovich.com

Design Architect

158 EAST NEW ENGLAND AVE.

158 EAST NEW ENGLAND AVE.
WINTER PARK, FL
AUGUST 31, 2016

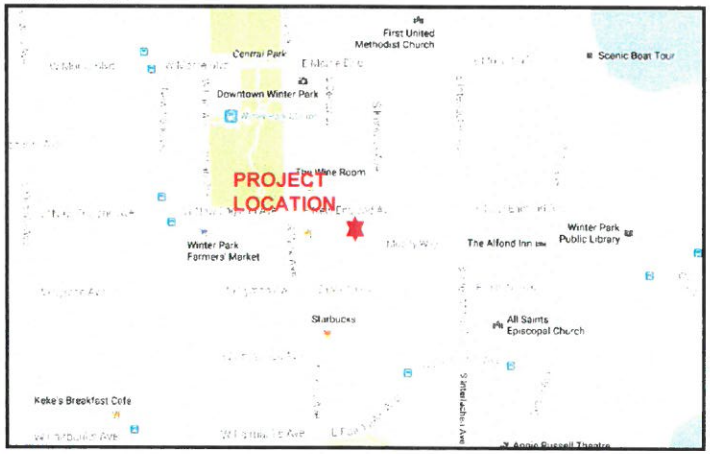
LEGAL DESCRIPTION

TRACT 4:

A portion of Lots 9, 10, 11 and 12, Block 59, REVISED MAP OF THE TOWN OF WINTER PARK, according to the plat thereof as recorded in Plat Book A, Pages 67 to 72, inclusive, Public Records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 9; run thence South 00°05'10" West along the East line of said Lot 9, a distance of 142.00 feet; thence West along a line 3.00 feet North of and parallel to the South line of said Lots 9, 10 and 11, a distance of 158.00 feet to a point on the West line of said Lot 11; thence North 00°05'10" East, along said West line, a distance of 42.00 feet; thence West, a distance of 42.00 feet to a point on the West line of said Lot 12; thence North 00°05'10" East, along the West line of said Lot 12, a distance of 100.00 feet to the Northwest corner of said Lot 12; thence East along the North line of said Lots 9, 10, 11 and 12, a distance of 200.00 feet to the Point of Beginning.

LOCATION MAP:



Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover Sheet
V-100	Project Survey – Boundary
C-100	Demolition Plan
C-200	Site & Geometry Plan
C-201	Turning Plan
C-202	Turning Plan
C-300	Grading & Drainage Plan
C-400	Utility Plan

OWNERS:

BATTAGLIA GROUP
221 SOUTH KNOWLES AVENUE
WINTER PARK, FL 32789

AVCON PROJECT NO. 2016.099.01
DATE 08/31/2016

REVISIONS

NO.	DATE	DESCRIPTION	SHEETS

AVCON, INC.
ENGINEERS & PLANNERS
5555 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

ENGINEER OF RECORD:

MIKE KERNS
FL P.E. #70599

PROJECT TEAM:

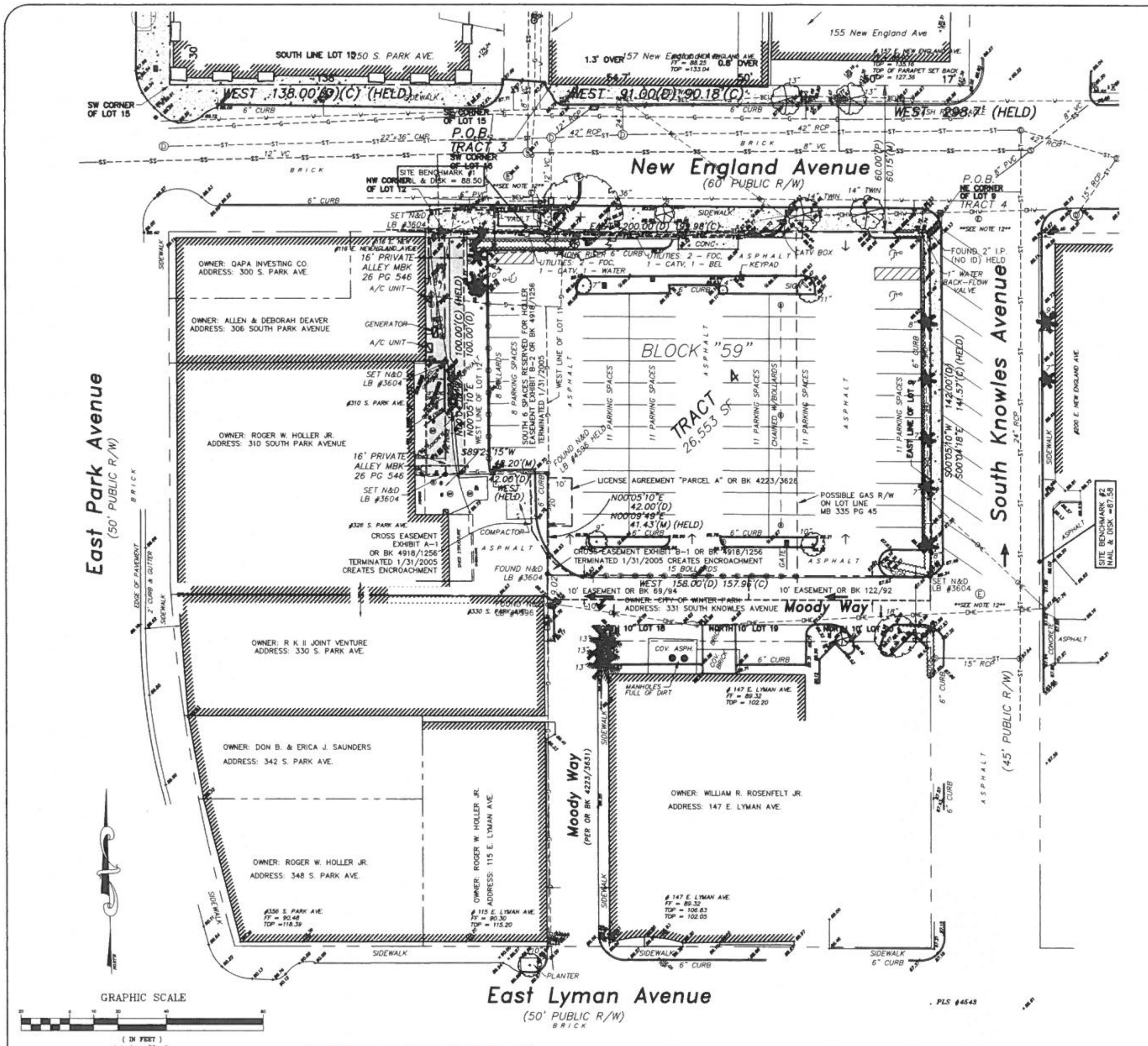
ARCHITECT
ZYSCOVICH ARCHITECTS
941 WEST MORSE BLVD., SUITE 135
WINTER PARK, FL 32789
(407) 674-1959

CIVIL ENGINEER
AVCON, INC.
5555 EAST MICHIGAN STREET, SUITE 200
ORLANDO, FL 32822
(407) 599-1122

SURVEYOR
GAI CONSULTANTS
618 EAST SOUTH STREET
ORLANDO, FL 32801
(407) 423-8398

LANDSCAPE ARCHITECT
STANTECT
300 PRIMERA BLVD., SUITE 300
LAKE MARY, FL 32746-2145

C-000



Linda J. Griffin
Florida Professional Land Surveyor
Not valid without the Surveyors signature & original raised seal.
GAI CONSULTANTS, INC. LB #3604

SEE SHEET 2 OF 2 FOR IMPROVEMENTS DETAIL

LEGAL DESCRIPTION:

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SURVEYORS NOTES:

1) This BOUNDARY & TOPOGRAPHIC SURVEY was prepared for the exclusive use of Battaglia Group. Use by others requires the approval of the Surveyor of Record. (See Note # 6).
2) The limits of this survey are as described in the metes and bounds description supplied in the referenced Title Policy and in relationship to the plat of REVISED MAP OF THE TOWN OF WINTER PARK, according to Plat Book A, pages 67–72.
3) Underground utilities not evidenced on the surface were not located by this survey.
4) Date this Survey was performed August 25, 2004 through August 31, 2004. Updated May 15, 2007 through May 25, 2007. Update alley improvements October 28, 2009.
5) Sunshine One was called on 05/08/07 to notify utilities that may be affected on this site. The following utilities were reported as being notified to mark their facility on site: TELCOVE, Brighthouse Networks, City Of Winter Park. Level 3 Communication, MCI, Peoples Gas Orlando, Progress Telecom, Bellsouth–AT&T, AT&T Local Network Services, Embarq, Level 3 Comm., MCI, and AT&T Local Network, reported as clear. The surveyor relied on mapping provided by the city of Winter Park and supplemented by maps by others to show the underground utilities based on aboveground features. The Surveyor did not excavate to determine the exact location of these utilities which should be verified prior to construction.
6) This survey was completed under the direction of Linda J. Griffin, P.L.S. 4543, GAI Consultants L.B. 3604, 618 E. South St., Orlando, FL 32801, (407)–423–8398.
7) Small features may be shown hereon at an exaggerated scale for clarity.
8) The bearings and the North Arrow are relative to the North right of way line of New England Avenue being N90° 00' 00" E according to the legal description calls in the Title Commitment. This bearing may not be a true North Azimuth.
9) Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted.
10) Monuments were found at points where indicated.
11) The electronic file is a part of this submission to the client.
12) Underground Electric, evidenced by above ground features, probably exists in New England & S. Knowles Ave. No markings or utility information was available to be able to show this line on this survey.
13) Tree diameters shown hereon are based on measurements taken at approximately 4 feet above the ground. tree types are common names of species and were not determined by a Landscape Architect.

Legend of Symbols & Abbreviations

	REVISION	BY	DATE
6			
5			
4	UPDATE ALLEY	AP	10/28/09
3	ISOLATE BOUND.	PGS	05/25/07
2	UPDATE ALLEY	JKT	01/24/07
1	OWNERSHIP INFO.	JKT	01/03/07

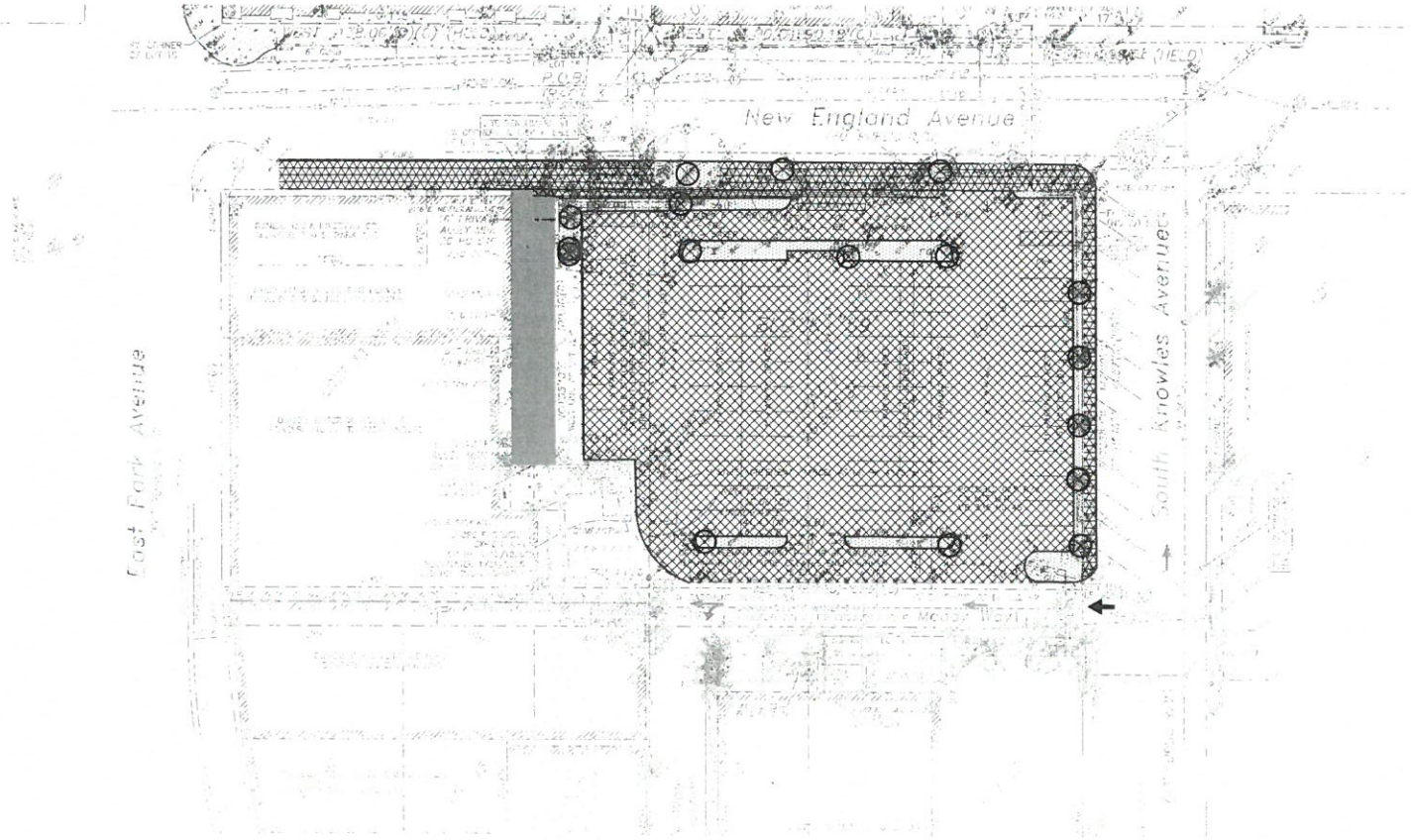
SCALE: 1" = 20'
DRAWN: MAD APPROVED: LJG
CHECKED: LJG APP DATE: 9/10/04

BOUNDARY SURVEY

PORTION OF BLOCK 59 TOWN OF WINTER PARK SECTION 5, TOWNSHIP 22 SOUTH, RANGE 30 EAST CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA

gai consultants
618 East South Street
Orlando, Florida 32801
407-423-8398
LB 3604

SHEET: 1 of 2
PROJECT NUMBER: A040455.01
FILE NAME: TRACT 4 BNDY



North

0' 10 20 40

GRAPHIC SCALE IN FEET

LEGEND:

- FDOT TYPE III SILT FENCE
- TREE TO BE REMOVED
- CONSTRUCTION ENTRANCE
- TREE PROTECTION BARRIER
- CONCRETE TO BE REMOVED
- CURB TO BE REMOVED
- ASPHALT PAVEMENT SECTION TO BE REMOVED. NOTE THAT EXISTING BASE MATERIAL IS SOIL CEMENT
- LIMITS OF CLEARING & GRUBBING

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 EAST MICHIGAN ST., SUITE 200
ORLANDO, FL 32822
OFFICE (407) 599-1122
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CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

MIKE KERNS, P.E.
FL P.E. #70586

158 East New England Ave.-Planning and Zoning Submission Package — Winter Park, FL

August 31, 2016

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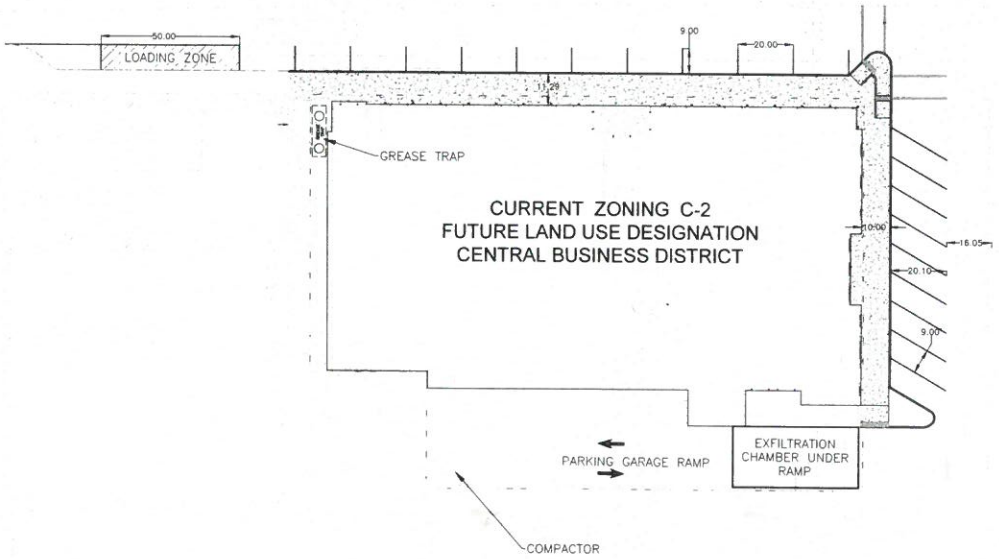
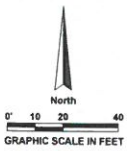
DEMOLITION PLAN

C-100





ZONING METRICS

CURRENT USE - PARKING LOT

CURRENT ZONING - C-2 - COMMERCIAL DISTRICT

FUTURE LAND USE DESIGNATION - CENTRAL BUSINESS DISTRICT

PROPOSED USE - COMMERCIAL - GROUND FLOOR RETAIL - OFFICE

PARK AVENUE CORRIDOR - OUTSIDE CORRIDOR

FLOOR AREA RATIO - F.A.R.

F.A.R. ≤ 2.00

GROSS BUILDING AREA / LOT AREA — 52,601 SQ. FT. / 26,553 SQ. FT. = 1.98 FAR

MINIMUM LOT SIZE - NONE

CODE	1st Fl.	2nd & 3rd Fl. PRIMARY FRONTAGE
STREET-FRONT SETBACK	0'	0' to 3'-4" / 11' to 14'-1"
REAR YARD SETBACK	10'	--- / ---
SIDE YARD SETBACK	0'	6'-1" / 25'-4"

BUILDING HEIGHT
- 2 STORIES - AS OF RIGHT
- 3 STORIES - CONDITIONAL USE

MAXIMUM HEIGHT MAP - 2 TO 3 STORY ZONE

TERRACING - REQUIRED FOR BUILDINGS GREATER THAN 2 STORIES BASED UPON THE WINTER PARK CODE OF ORDINANCES, CHAPTER 58 - LAND DEVELOPMENT CODE, WINTER PARK COMPREHENSIVE PLAN JUNE 23, 2008 as AMENDED, WINTER PARK ZONING MAP & WINTER PARK FUTURE LAND USE MAP.

TOTAL GROSS SQUARE FOOT
1ST FLOOR = 19,873 GSF 2ND FLOOR = 16,364 GSF 3RD FLOOR = 16,364 GSF
TOTAL = 52,601 GSF
ALLOWED = 53,106 GSF
UNDER = 505 GSF

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158 East New England Ave.-Planning and Zoning Submission Package — Winter Park, FL

August 31, 2016

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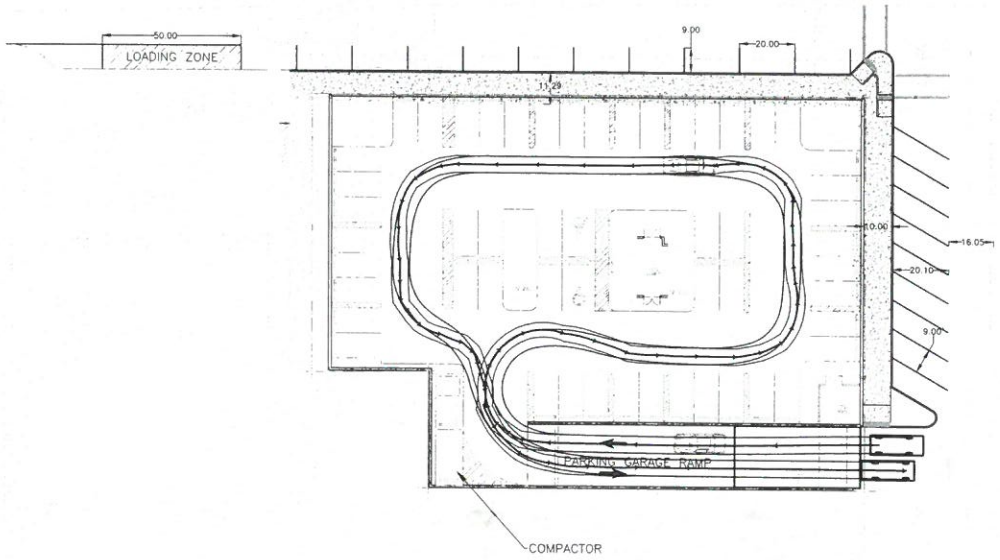
SITE & GEOMETRY PLAN

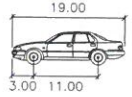
C-200



North

0' 10 20 40

GRAPHIC SCALE IN FEET



LARGE CAR feet

Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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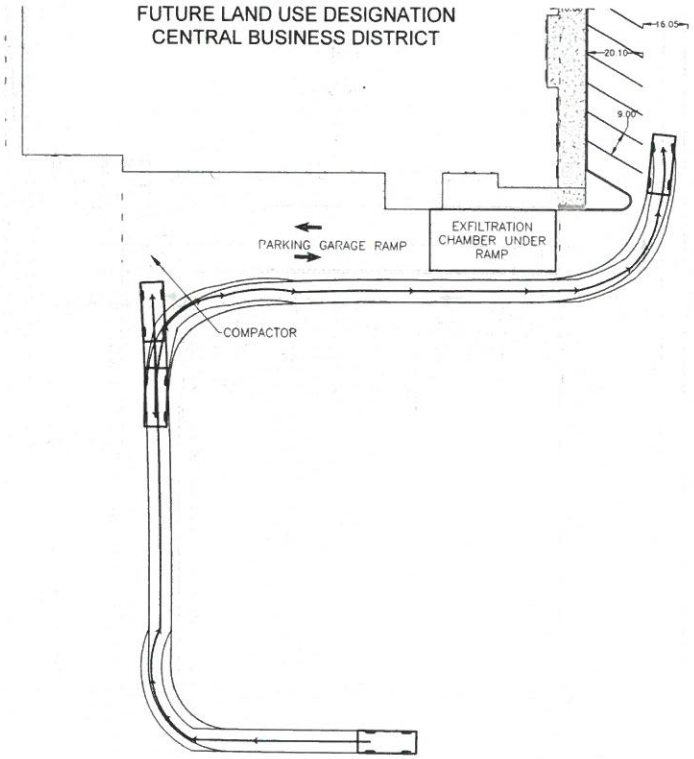
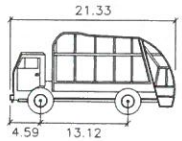
TURNING PLAN

C-201





GARBAGE TRUCK feet

Width	: 8.04
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 28.0

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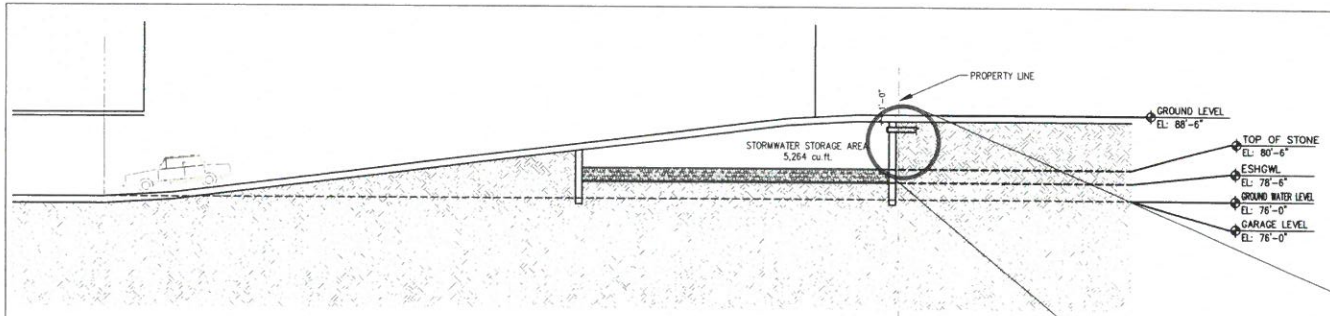
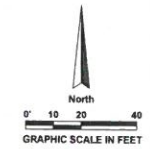
TURNING PLAN

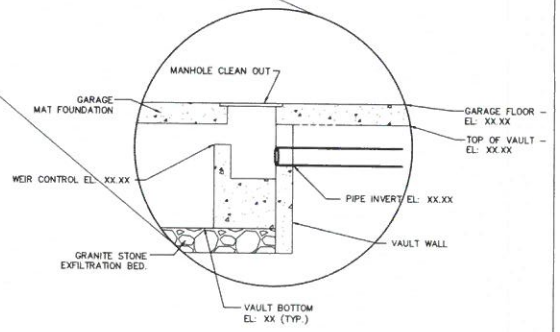
August 31, 2016

C-202

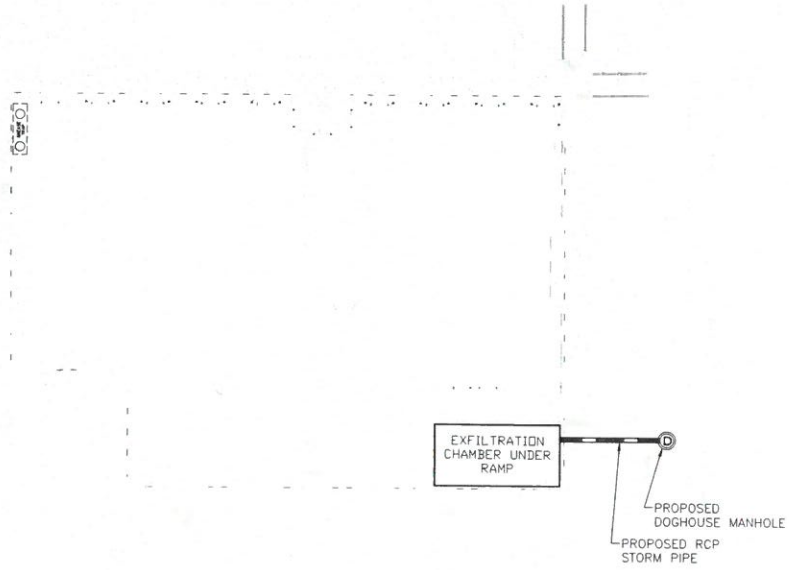


EXFILTRATION CROSS SECTION
NTS





EXFILTRATION OUTFALL DETAIL
NTS



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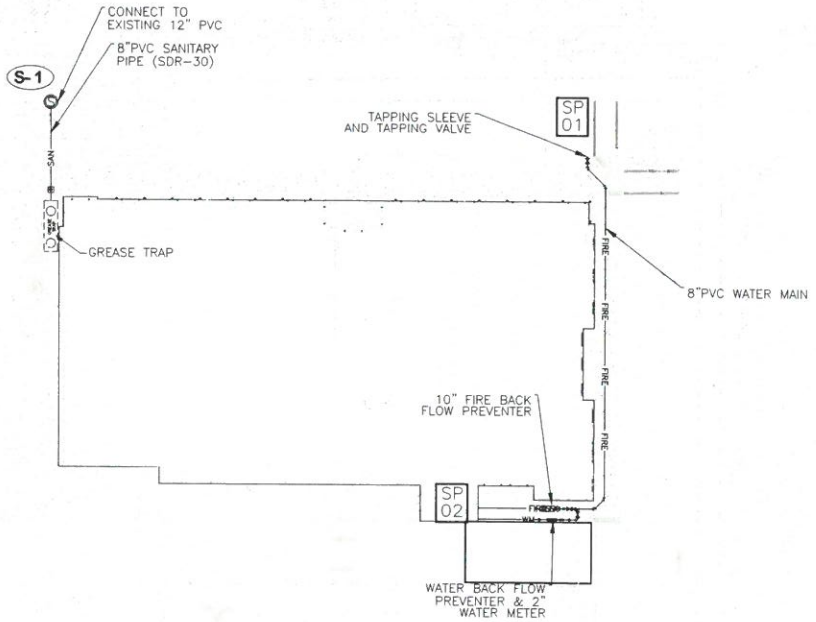
GRADING & DRAINAGE PLAN

C-300



North

0' 10 20 40

GRAPHIC SCALE IN FEET

LEGEND

- WATER LINE
- SANITARY LINE
- FIRE LINE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- C-01 CROSSING NUMBER
- SANITARY MANHOLE
- SP 01 SAMPLE POINT (TOTAL OF XX)
- S-1 SANITARY MANHOLE NUMBER
- SP 01 BT SAMPLE POINT

TYPICAL PIPE BENDS

- 90° BEND
- 45° BEND
- TEE

NOTE: ALL OTHER PIPE BENDS USED IN DESIGN OF THIS PROJECT ARE NOTED ON THE PLANS

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UTILITY PLAN

C-400

158 New England Avenue Property Re-Development
Conditional Use Traffic Analysis

ITE Code - Description	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
Existing Uses - Paid Parking Lot for 250 S. Park Ave. (6 Story Building)																			
710 - General Office	KSF[2]	Equations				88%	12%	17%	83%	65.0	947	136	151	119	16	0	26	126	0
912 - Drive-in Bank	KSF[2]	148.15	12.08	24.30	47%	57%	43%	50%	50%	20.0	2,964	242	486	73	55	114	129	129	229
931 - Quality Restaurant	KSF[2]	89.95	0.81	7.49	44%	NA	NA	67%	33%	9.7	872	8	73	NA	NA	3	27	13	32
										Existing Uses Total	**4,783**	**385**	**710**	**192**	**71**	**117**	**182**	**268**	**260**
Proposed Re-Development - 158 New England Ave. (3 Story Building)																			
710 - General Office	KSF[2]	Equations				88%	12%	17%	83%	32.1	554	77	114	68	9	0	19	95	0
820- Shopping Center (Retail)	KSF[2]	Equations			34%	62%	38%	48%	52%	19.9	2,376	58	203	24	15	20	64	70	69
										Proposed Redevelopment Total	**2,929**	**135**	**317**	**92**	**24**	**20**	**84**	**165**	**69**
										Net Difference (Proposed - Existing)	**-1,854**	**-250**	**-393**	**-101**	**-48**	**-97**	**-98**	**-103**	**-191**

Sources:
Trip generation rates from ITE Trip Generation Manual, 9th Edition, Institute of Transporatation Engineers, September 2012.
Pass-by rates from ITE Trip Generation Handbook, 2nd Edition, Institute of Transporatation Engineers, March 2001.