December 6, 2016

Kevin Lawler
Singer Island Gateway, LLC.
P.O. Box 1140
West Palm Beach, FL 33402-1140

RE: Singer Island Gateway LLC Site Plan (SP-16-21)
2525 Lake Drive
2429 Lake Drive
PCN: 56-43-42-27-04-000-4740

Dear Mr. Lawler,

The intent of this letter is to inform you that City staff has completed departmental review for the Singer Island Gateway LLC Site Plan (SP-16-21). The City is responding to the SP-16-21 application with the following comments:

Building Department – All site work and construction must comply with all applicable Florida Building Codes.

Engineering/Public Works Department – see attached comments.

Police Department – see attached comments.

Code Enforcement Department – see attached comments.

Fire Department – see attached comments.

Utility District Department – see attached comments.

Planning and Zoning Department

1. Provide example(s) of recent comparable development(s) that support the requested parking reduction waiver. Add some bicycle parking stalls on the southwestern section of the level 1 parking area to support multi-modal transportation efforts on Singer Island and to support the parking reduction.

2. Per Section 31-536(a)(1), the minimum front setback is 10 feet along secondary streets. Remove the building along Lake Drive from the required 10 feet front setback requirement to comply with regulations.
3. Per Section 31-535(a)(8), flat roofs shall be enclosed by parapets no less than 42 inches high, or as required to screen equipment. Add 42 inch high parapet to comply with regulations.
4. Per Section 31-605(b)(2), add a note on the Landscaping Plan that requires all tree stakes and braces to remain onsite and attached for a minimum of 12 months.

5. Per Section 31-605(a)(5), all required accent trees shall meet the following requirements prior to planting:
    a. Minimum trunk diameter of 1 ½ inches DBH.
    b. Minimum height of 10 feet.
    c. Minimum of five feet clear trunk space.
    d. Minimum average crown spread of five feet.

    Update the proposed Christmas Palm and Coconut Palm trees on the Landscaping Plan to reflect a 10 feet height and a 5 feet crown spread to comply with requirements. Add the 1 ½ inches minimum trunk diameter for all of the proposed accent trees to comply with regulations.
6. Per Section 31-621, the proposed Ligustrum trees are defined as Category 1 nuisance and invasive exotic vegetation by the Florida Exotic Pest Plant Council's (FLEPPC) 2009 Invasive Plant Species List (www.fleppc.org). Replace the proposed Ligustrum trees with non-invasive trees to comply with regulations.
7. Per Section 31-605(a)(4), all required shade trees shall meet the following requirements prior to planting:
    a. Minimum trunk diameter of two inches DBH.
    b. Minimum height of 12 feet.
    c. Minimum of six feet clear trunk space.
    d. Minimum average crown spread of five feet.

    Update the proposed Brazilian Beauty Leaf, Silver Buttonwood, Live Oak, and Mahogany trees on the Landscaping Plan to reflect the 2 inch minimum DBH requirement to comply with requirements.
8. Add accent trees, shade trees, and a low lying landscaping hedge every 20 linear feet along the southern property line to serve as a buffer between the residential uses to the south.
9. Per Section 31-542 (b)(1), all accessory uses, buildings and structures shall be located on the same lot as the principal or main use and not within any required yard setbacks, except as provided in this chapter. Remove the proposed balconies from the proposed front and rear setback areas to comply with regulations.

Please respond to the above comments in writing and submit the revised documents as necessary. It is important to note that a detailed narrative addressing each comment must be included when submitting the revised documents. Any revisions submitted without a detailed narrative shall be returned to the applicant without any further processing by the City.

Please feel free to contact me at (561) 845-3427 or by email at dspradley@rivierabch.com should you have any questions or concerns.

Sincerely,

DeAndrae Spradley
Principal Planner

Cc: Danny Jones, Interim City Manager
Jeff Gagnon, Assistant Director of Community Development

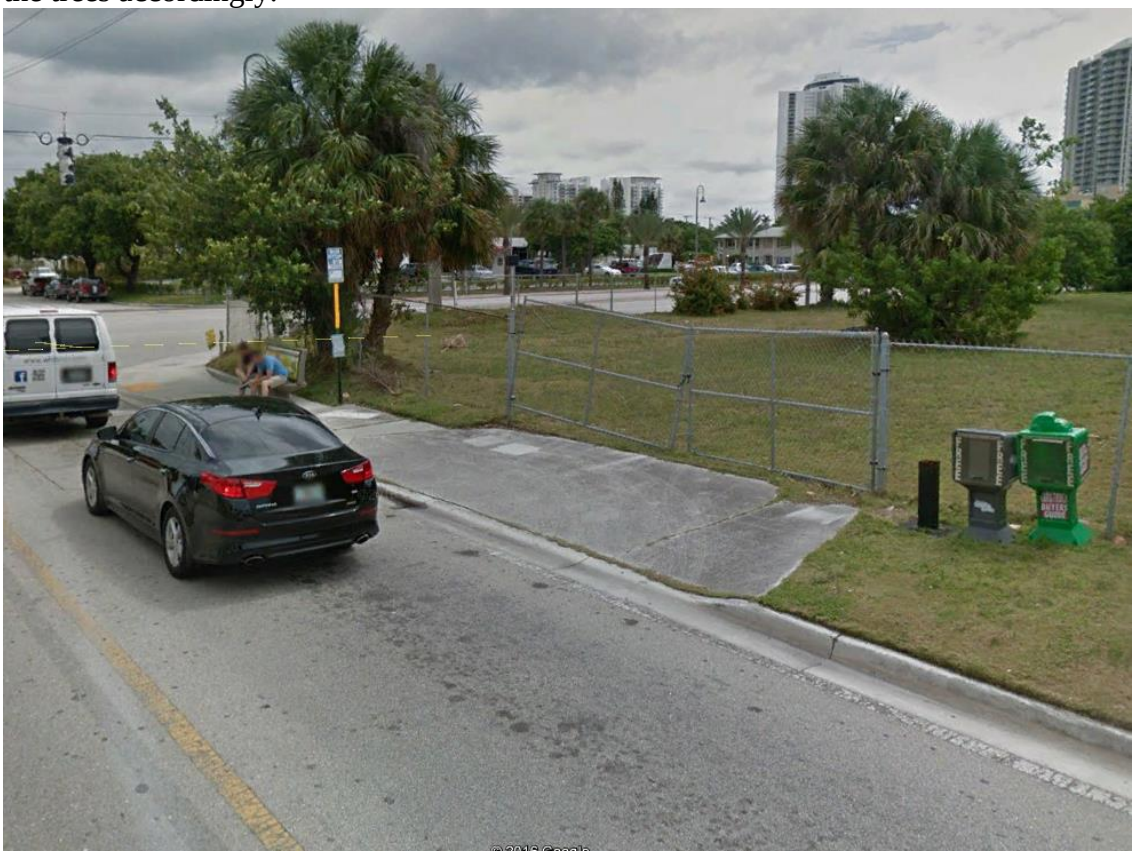
CITY OF RIVIERA BEACH • P. O. Drawer 10682 • RIVIERA BEACH, FLORIDA 33419
DEPARTMENT OF PUBLIC WORKS INTER-DEPARTMENTAL COMMUNICATION
Tel. (561) 845-4080 **Fax (561) 840-4845**

TO: DeAndrae L. Spradley, Principal Planner
FROM: Terrence N. Bailey, PE
DATE: 12/5/16
RE: Singer Island Gateway Site Plan Review– SP-16-21 Review
==========

Engineering Division offer the following comments:

General Comment:

- Consider taking the hatch off of the concrete sidewalk and floor of civic space.
- The trees proposed will block the existing driveway along the east side of Lake Drive. Reconstruct the existing driveway at 24' wide centered on the existing location and move the trees accordingly.



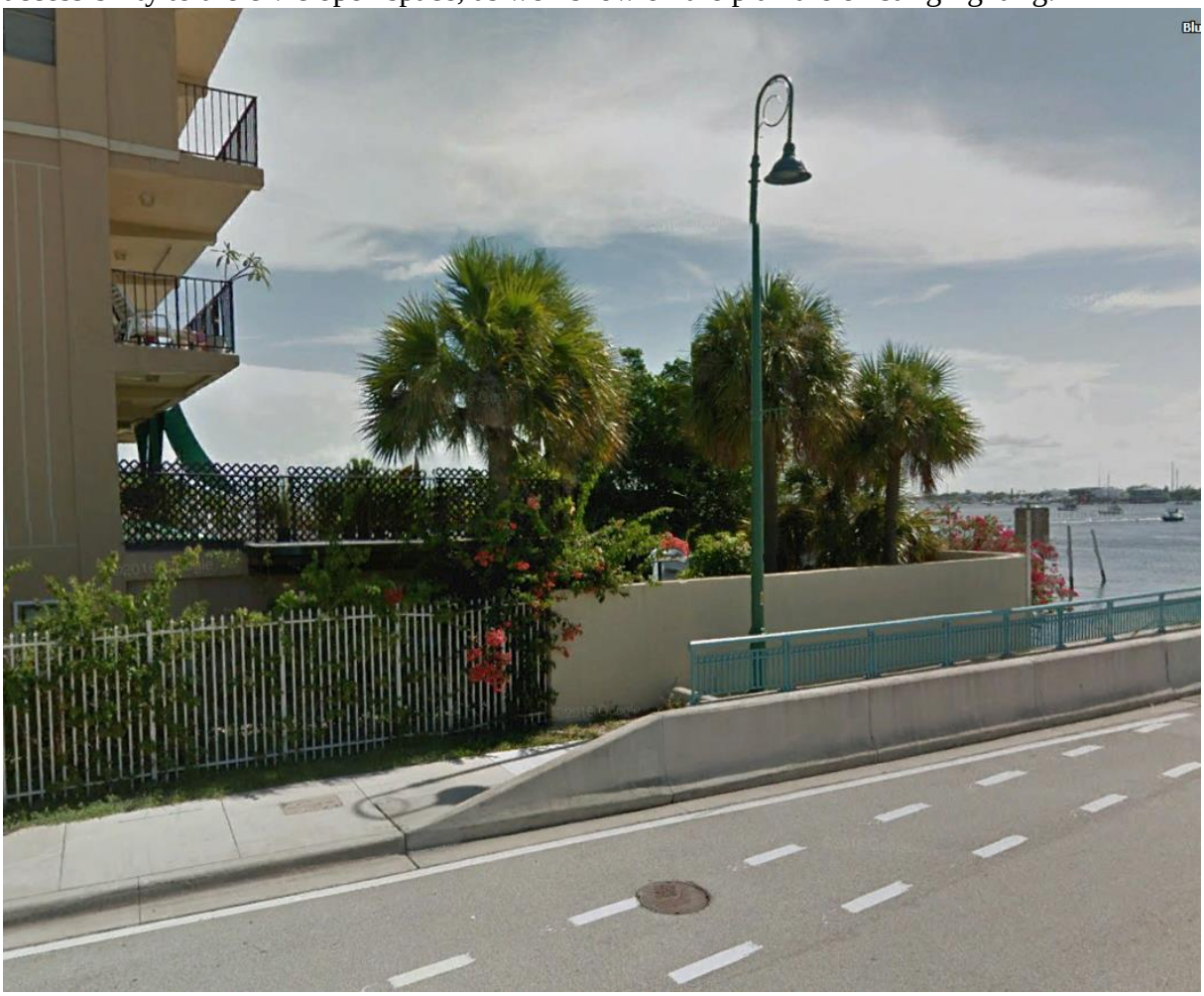
- Provide a copy of the preliminary plat. The plat should create Parcel A (Civil Open Site), Parcel B (Balance of the western tract) and Parcel C (Parking area across Lake Drive). A public access easement will need to be granted to the City over Tract A.
- The City of Riviera Beach Master Stromwater plan established 3-year, 24hr storm is 5.6" and not the 4.4" provided in the calculations provided. Please indicate on the exfiltration trench calculations how the 2.0 elevation was determined as the water table. Please indicate if this is the mean high water, seasonal high water, or the high high water for the intercoastal. As well please indicate if the datum for the high water is NAVD or NGVD.

- Provide a pre/post for runoff at the 25year and 100 year rainfall intensity.

Site Plan Comment:

Offsite Parking Lot

- The new curbline on the east side of the road shall begin at the point of tangent just north of the existing crosswalk. The engineering plan indicates that the curbline will be replaced up and into the Blue Heron Right of Way.
- The handicap stall does not have a dimension and does not appear wide enough to meet code requirements.
- The curbing along the west side of the sidewalk adjacent to the stalls does not appear necessary.
- Will the offsite parking be open to the public. If not, where is it intended for individuals utilizing the civil open space to park vehicles.
- Please add a note on the siteplan that all landscaping planted within the City's right of way shall be maintained by the Gateway project association.
- Please add the sites pervious vs impervious ratio to sheet 1.4 & 2.1 (Project Information and Calculation) sheet.
- Roof leaders from the building will need to be connected directly to the drainge system and not discharge onto adjacent sidewalks.
- Please indicate on the site plan the proposed finished floor elevation for the both the lowest occupied space as well as the elevation of the base parking structure.
- Please provide additional detail on the interface of the existing railing terminus and accessibility to the civic open space, as well show on the plan the existing lighting.



Main Parcel

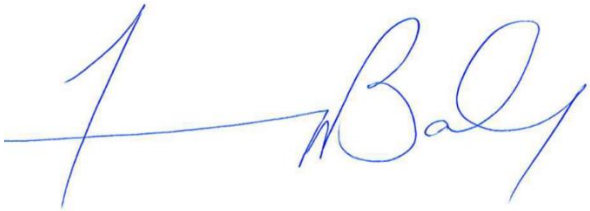
- Please indicate the number of bicycle parking within the civic open space.
- The vehicle drop off is only 9’ wide and may have driver side exits in the travel lane.
- As discussed in the meeting, please consider stairs leading form the civic open space to the water.
- There is an existing bus bench to support the bus stop on the east side of the road. Please consider upgrading this to a bus shelter as shown on the enclosed or a decorative bus shelter more closely matching your architecture.
- Please consider making the sidewalk along both sides of Lake Drive of porous concrete except at the driveways.

PGD Comments:

- Consider making the floor of the civic open space of pervious concrete with 12” rock base instead of solid concrete. Sidewalks may be pervious concrete set on natural soil.
- Replace driveway along east edge of pavement and adjust trees as necessary.
- The plan provided does not have grading on the plan.
- Remove lot line in the middle of the building and remove the linework for the existing building.
- Please add a 2’ valley gutter along the western edge of the Lake Drive travel lane. This will remain in alignment with the existing drainage structure at the southern end of the project. This will provide a visual delineation from the dropoff lane as well as keep drainage patterns in alignment with the drainage structure.
- Please add a hatch to indicate areas within Lake Drive and Island Road that will be reconstructed versus mill and overlayed.

Sheet LA1

- Please relocate the tree within the right of way at the southern end of Lake Drive on the western side. This tree placement will make the pedestrian path problematic.



Terrence N. Bailey, P.E.
City Engineer

For the purposes of this discussion, we have defined nuisance flooding as frequent flooding resulting from rainfall events that total less than 1 inch in depth. Typically, this type of flooding is caused by a lack of a proper drainage collection system, failure of a drainage system, or as an unintended consequence, due to changes in drainage patterns over time. Generally, nuisance flooding is shallow in depth and short in duration. Areas that utilize a swale type drainage system instead of a curb and gutter system are prone to nuisance flooding, partly due to the swales filling in over time. Other types of nuisance flooding occur in areas with old, failing or undersized drainage systems. Failures could include corroded and collapsed culverts, inlets that have an accumulation of sediment and debris, or an accumulation of vegetation blocking the flow of water in a canal. These types of problems can usually be solved with maintenance or small scale local drainage improvement projects.

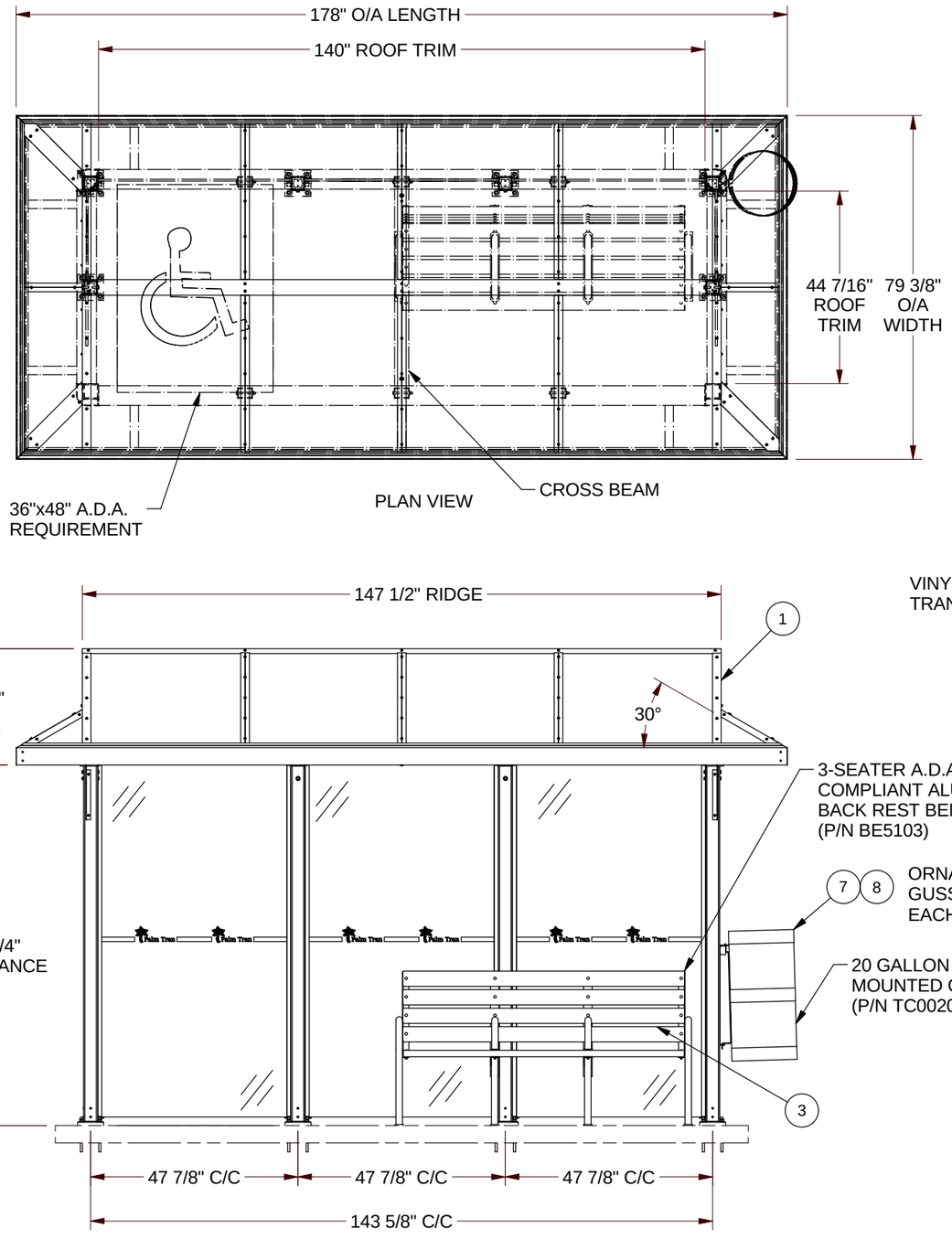
4.1.2 Design Storms

Storm duration and the depth of rainfall in inches for a specific return frequency are the most basic parameters used in the design and analysis of a stormwater management system. A design storm is a rainfall event of specified duration (typically 24 hours and 72 hours in South Florida) and return frequency that is considered in the design of stormwater facilities. Design storms are generally expressed in terms of 1-year, 3-year, 5-year, 10-year, 25-year, 100-year, 500-year, or even greater return frequencies. The return frequency represents the probability of a given event (24-hour or 72-hour) occurring within any given year. For example, the 10-year event has a probability of occurrence in any one year of 10 percent (1/10), while the 100-year event has a probability of occurrence in any one year of 1 percent (1/100). SFMWD, Palm Beach County, and the City of Riviera Beach each have comparable requirements in using design storms for design of drainage infrastructures, roads and buildings.

JJG analyzed the drainage systems for six design storms as shown in Table 4.1. The rainfall depths for the 24-hour duration storms were derived from the SFWMD isohyetal maps (Volume IV) and the 72-hour duration storms are from the SFWMD (2000).

Table 4.1 Design Storms used in the SWMP Study

Design Storm	Depth (inches)
3-year, 24-hour	5.6
10-year, 24-hour	8.5
25-year, 24-hour	10.2
100-year,24-hour	14.1
25-year, 72-hour	13.9
100-year, 72-hour	19.2

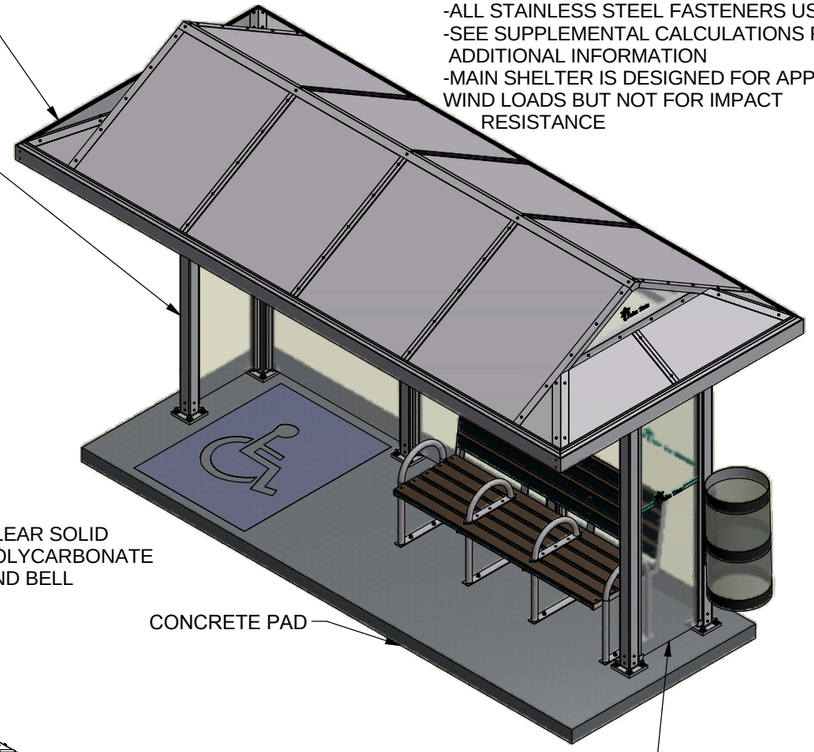


.090" ALUMINUM ROOF PANELS HAVE BEEN DESIGNED TO MEET 20 PSF LIVE LOAD ONLY

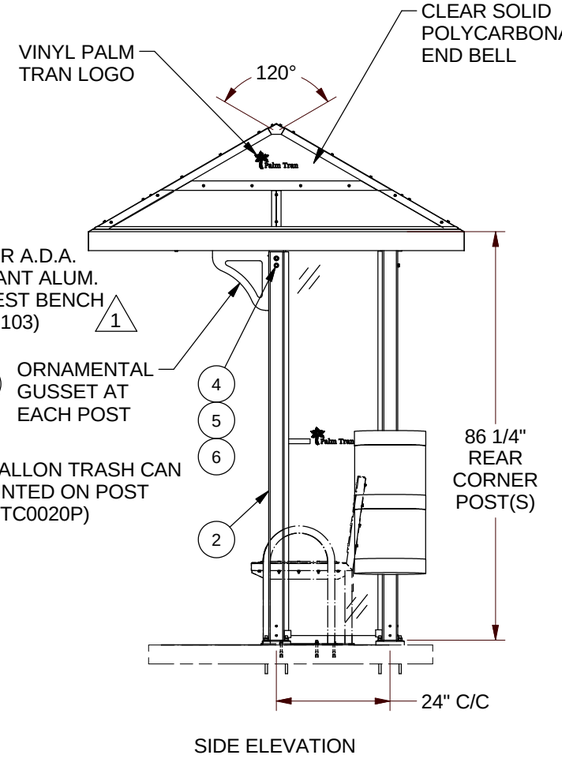
ALL ALUMINUM STRUCTURE

NOTES:
-COLOR: CURVE GREEN
-GLASS: 3/8" 'PALM TRAN' LOGO
-ALL STAINLESS STEEL FASTENERS USED
-SEE SUPPLEMENTAL CALCULATIONS FOR ADDITIONAL INFORMATION
-MAIN SHELTER IS DESIGNED FOR APPLIED WIND LOADS BUT NOT FOR IMPACT RESISTANCE

DATE: 7/25/2015
LUCAS A. TURNER, FL P.E. #58201
TURNER ENGINEERING & CONSULTING, INC., FBPE COA #29779
1239 JABARA AVE, NORTH PORT, FL
PH. 941-380-1574, FAX 941-584-8591
DRAWINGS FOR PALM BEACH COUNTY MASTER FILE



FRONT ELEVATION



SIDE ELEVATION

3/8" THICK CLEAR TEMPERED NON-IMPACT GLASS C/W FIRED-IN CERAMIC "PALM TRAN" LOGO & GREEN STRIPE

ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL
8	1	TC0020A	TRASH CAN MOUNTING BRACKET	
7	1	TC0020	22 GAL. TRASH RECEPTACLE	Steel
6	16	HD0425	3/8" SPLIT L.W. S.S.	Stainless Steel
5	16	HD0399	WASHER FLAT 3/8"-1"	Stainless Steel
4	16	HD0345	HEX BOLT 3/8-16x1.25	Stainless Steel
3	1	5103-00	66" - THREE SEATER BENCH WITH BACK REST	
2	1	4635-38	STANDARD 5x10 SHELTER FOR 'A' TYPE ROOF TRIM	
1	1	4635-01	4'x16' A TRIM PEAK STYLE PEAK ROOF	

No.	Date	Revision Description	By
3	09/12/10	REPLACE ROOF DWG NUMBER	EP
2	11/01/10	ISSUE TO CUSTOMER	EP
1	09/21/10	REVISED BENCH PER A.D.A	EP

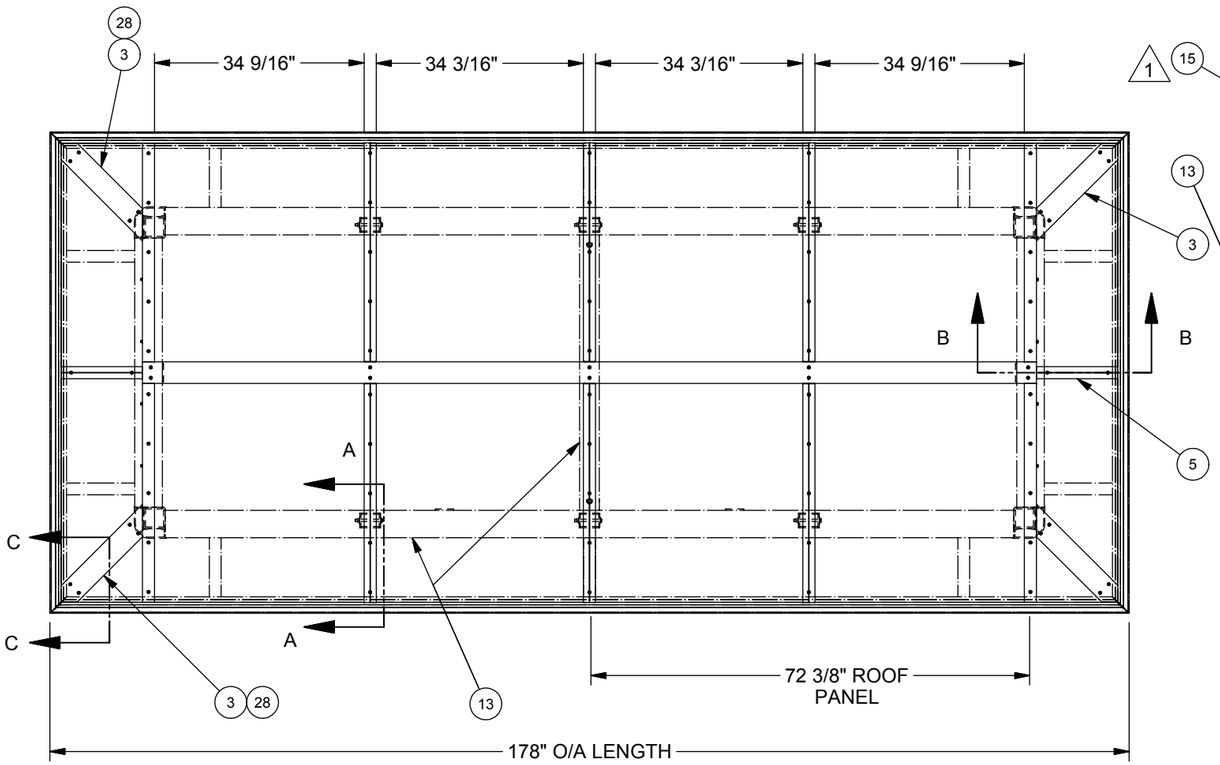
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70 Disco Road, Suite #101
Toronto ON M9W 1L9
CANADA
Tel: (416) 675-1195
Fax: (416) 675-7183
Toll Free: 1-877-DAY-1907
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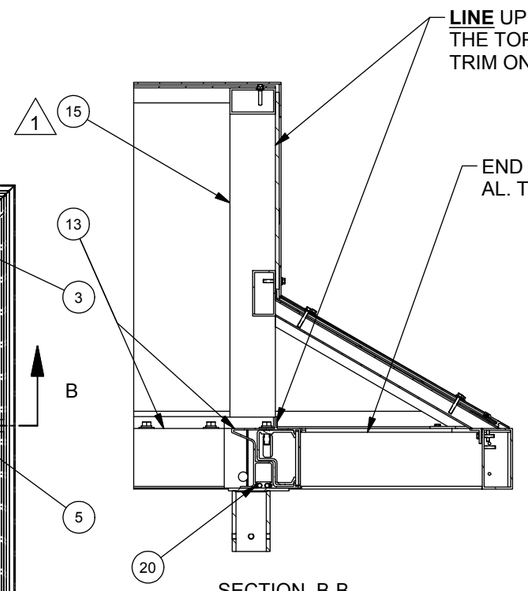
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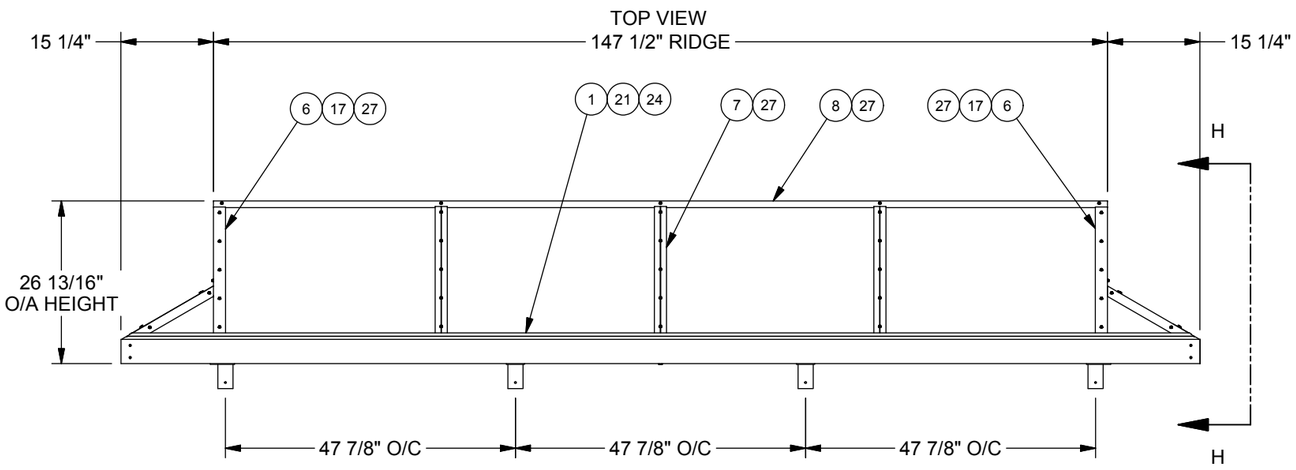
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Checked By	Scale		
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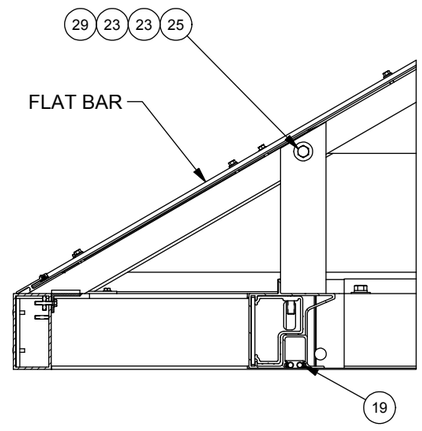
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CONSULTING, INC., FBPE COA #29779
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DRAWINGS FOR PALM BEACH
COUNTY MASTER FILE





SECTION B-B
SCALE 1 / 10





SECTION A-A
SCALE 1 / 8

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
30	1	SI0002		SILICONE FOR ROOF	
29	6	HD1264		NUT LOCK 3/8-16 S.S.	Stainless Steel
28	16	HD1257		#12-1" LONG TKSCW w RUBBER WASHER	Stainless Steel
27	72	HD1248		#12-1 1/4" LONG TKSCW w RUBBER WASHER	Stainless Steel
26	64	HD1057		#14x1" TKSCW-CORNER DOOR/FRAME	Stainless Steel
25	6	HD0785		3/8-16x4 1/4" HEX HEAD BOLT	Stainless Steel
24	28	HD0490		FASTENER RIVET OPEN DOMED SSD66SSBS ST. ST.	Stainless Steel
23	12	HD0399		WASHER FLAT 3/8"-1"	Stainless Steel
22	2	GA0219_2	76 1/4	3/8" GLAZING RUBBER #B2116	Rubber
21	2	GA0219_1	174 1/2	3/8" GLAZING RUBBER #B2116	Rubber
20	4	GA0213_2	44 7/16	GASKET SEAL BULB LARGE #B2103	Rubber
19	4	GA0213_1	140	GASKET SEAL BULB LARGE #B2103	Rubber
18	1	GA0213	660	GASKET LRGE BULB FOR FLAT BAR	Rubber
17	1	GA0207	166 3/4	ROOF ANGLE GASKET	Rubber
16	1	GA0207	216	GASKET END BELL FOR ROOF ANGLE	Rubber
15	1	4635-47		RIB STRUCTURE	
14	2	4635-31		PEAK END POLYCARBONATE C/W LOGO	
13	1	4635-29		A TRIM GABLE STYLE PEAK ROOF	
12	2	4635-27		ROOF PANEL - END	Aluminum
11	4	4635-26		14 7/8"x16 7/8" F & B (TRIANGLE)	AL-6063-T6
10	4	4635-25		72 3/8x44 1/2X.09" ROOF PANEL F&B	AL-6063-T6
9	2	4635-22		RIDGE CAP END	AL-6063-T5
8	1	4635-20	147 1/2	EXTRUSION ALUM CAP RIDGE	AL-6063-T6
7	6	4635-19	41 11/16	CROSS RIB BAR - F & B	AL-6063-T5
6	4	4635-17	41 11/16	ANGLE ALUM ARCH 2x1.5x0.125	AL-6063-T5
5	2	4635-16	15 1/2	CROSS RIB BAR - SIDE	AL-6063-T5
4	2	4635-14	42 3/4	FLAT BAR ALUM 2 X .125	AL-6061-T6
3	4	4635-12	22 7/8	CORNER RIB COVER	AL-6063-T5
2	2	4635-03	79 1/8	Y CHANNEL - SIDE	AL-6063-T5
1	2	4635-02	177 3/4	Y CHANNEL - F & B	AL-6063-T5

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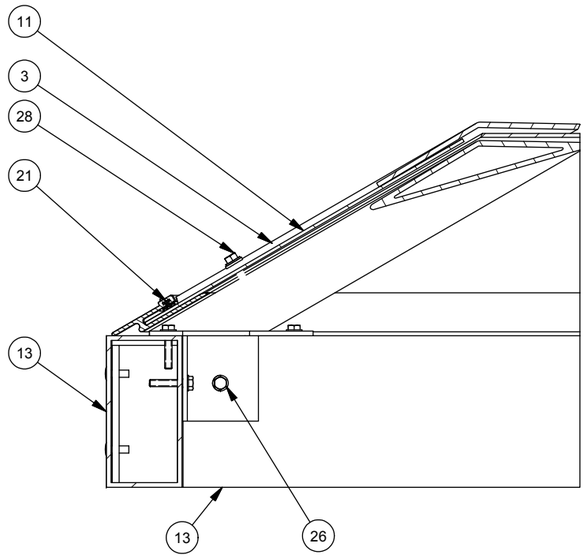
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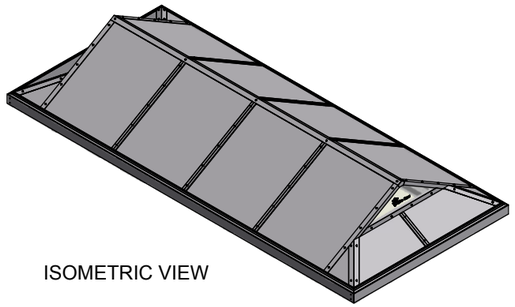
No.	Date	Revision Description	By
1	09/28/12	CHANGE RIB STRUCTURE DWG	EP

Title 4'x16' A TRIM PEAK STYLE PEAK ROOF

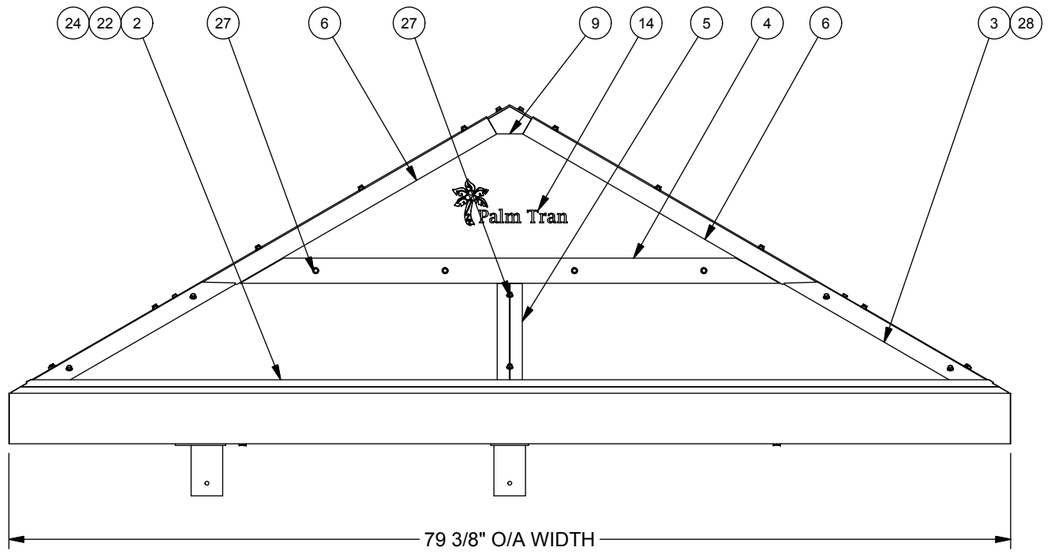
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Checked By	Scale		
	NTS		



SECTION C-C
CORNER CONNECTION
SCALE 1 / 4



ISOMETRIC VIEW



VIEW H-H
END VIEW
SCALE 1 / 12

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PH. 941-380-1574, FAX 941-584-8591
DRAWINGS FOR PALM BEACH
COUNTY MASTER FILE

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1	2	4635-02	177 3/4	Y CHANNEL - F & B	AL-6063-T5

PAGE 2 OF 2

No.	Date	Revision Description	By

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Daytech Limited
70 Disco Road, Suite #101
Toronto ON M9W 1L9
CANADA
Tel: (416) 675-1195
Fax: (416) 675-7183
Toll Free: 1-877-DAY-1907

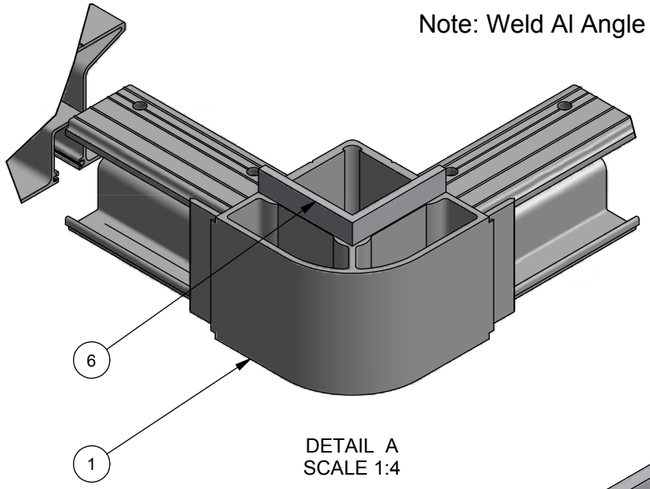
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Title 4'x16' A TRIM PEAK STYLE PEAK ROOF

Drawn By	Date Drawn	Drawing No.	Project No.
EP	12/09/2012	4635-01	
Checked By	Scale		
	SEE DWG		

Note: Weld Al Angle (Item #6) 3/4" long to corner trim shown.

DATE: 7/25/2015
LUCAS A. TURNER, FL P.E. #58201
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CONSULTING, INC., FBPE COA #29779
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PH. 941-380-1574, FAX 941-584-8591
DRAWINGS FOR PALM BEACH
COUNTY MASTER FILE



DETAIL A
SCALE 1:4

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
12	8	HD1249		#14x1.25" TKSCW TRIM/ROOF	Stainless Steel
11	20	HD0425		3/8" SPLIT L.W. S.S.	Stainless Steel
10	20	HD0399		WASHER FLAT 3/8"-1"	Stainless Steel
9	20	HD0345		HEX BOLT 3/8-16x1.25	Stainless Steel
8	2	AS33494_2	32 3/8	CORNER TRIM SLEEVE SHORT	AL-6005-T5
7	1	AS33494_1	127 15/16	CORNER TRIM SLEEVE LONG	AL-6005-T5
6	4	AA0019	3/4	ALUM ANGLE 3.5 X 3.5 X .25	AL-6063-T5
5	1	4635-33	48 5/16	ROOF CROSS BEAM	AL-6061-T6
4	1	4635-29C		FRNT ROOF BEAM WELDMENT	
3	2	4635-29B		END ROOF BEAM WELDMENT	
2	1	4635-29A		REAR ROOF BEAM WELDMENT	
1	4	3030197		"A" CORNER TRIM WITH 6" WELDED SLEEVES	

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70 Disco Road, Suite #101
Toronto ON M9W 1L9
CANADA
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Fax: (416) 675-7183
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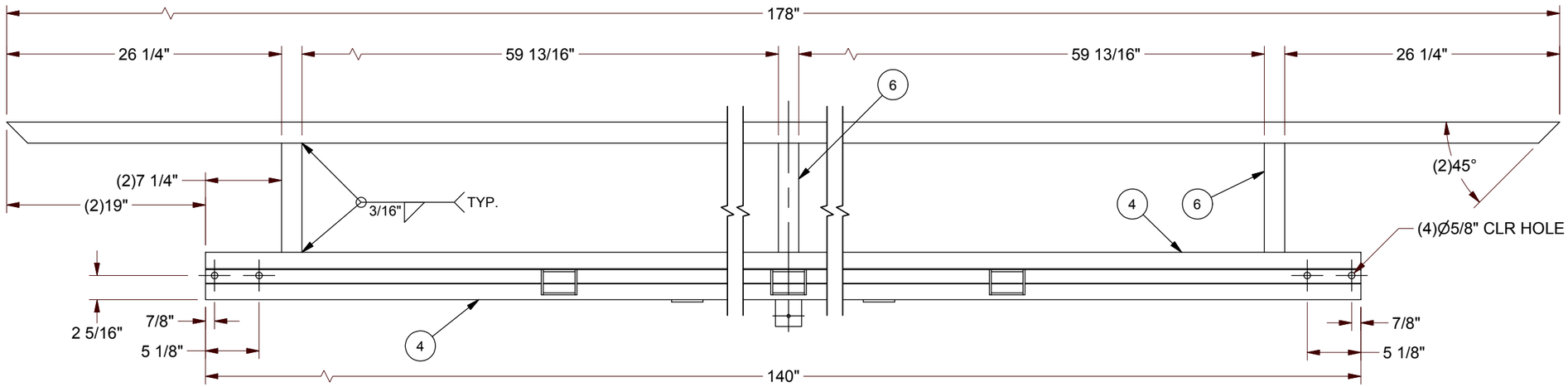
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No.	Date	Revision Description	By

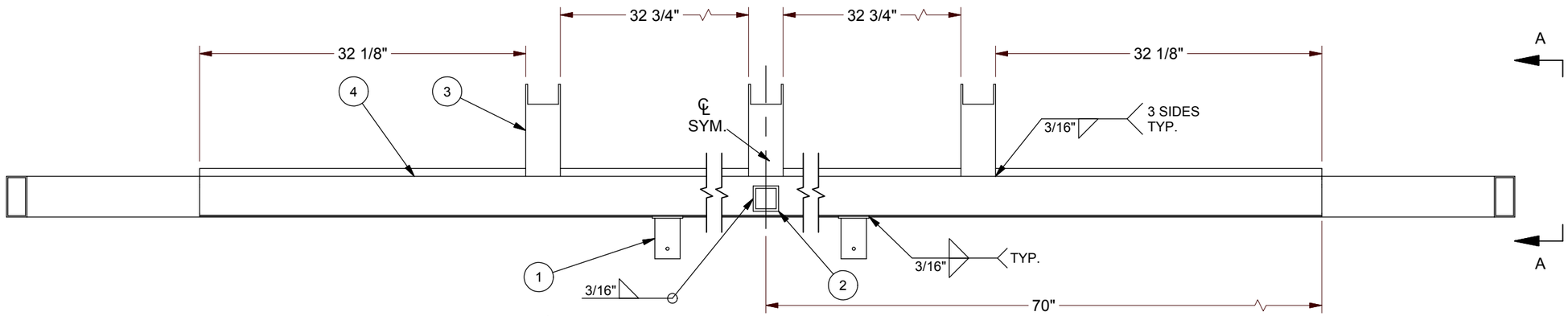
Title: A TRIM GABLE STYLE PEAK ROOF

Drawn By	Date Drawn	Drawing No.	Project No.
GB	22/06/2009	4635-29	
Checked By	Scale		
	NTS		

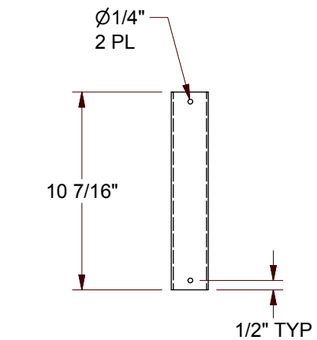
DATE: 7/25/2015
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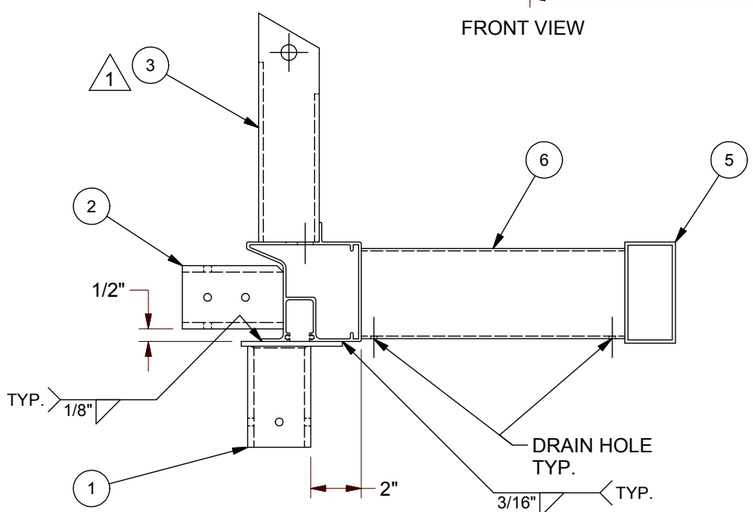
TOP VIEW



FRONT VIEW



BRACE (ELEMENT #4)
SHOWING DRAIN HOLES (2)
LOCATED ON BOTTOM SIDE



VIEW A-A
SCALE 1 / 6

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
6	3	AH34218	10 7/16	ALUM. HOLLOW TUBE 3.575x1.95x0.1	AL-6063-T5
5	1	AH33904	178	ALUM. HOLLOW TUBE 4x2x.125	AL-6063-T5
4	1	AH28455	140	HORIZONTAL BEAM F & B	AL-6005-T5
3	3	4635-43	9 1/16	UPSTAND TUBE 3.412x2.4x0.187	AL-6063-T5
2	1	4635-35A		STUB SHAFT - BEAM	
1	2	3030058A		STUB SHAFT - POST	Default

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70 Disco Road, Suite #101
Toronto ON M9W 1L9
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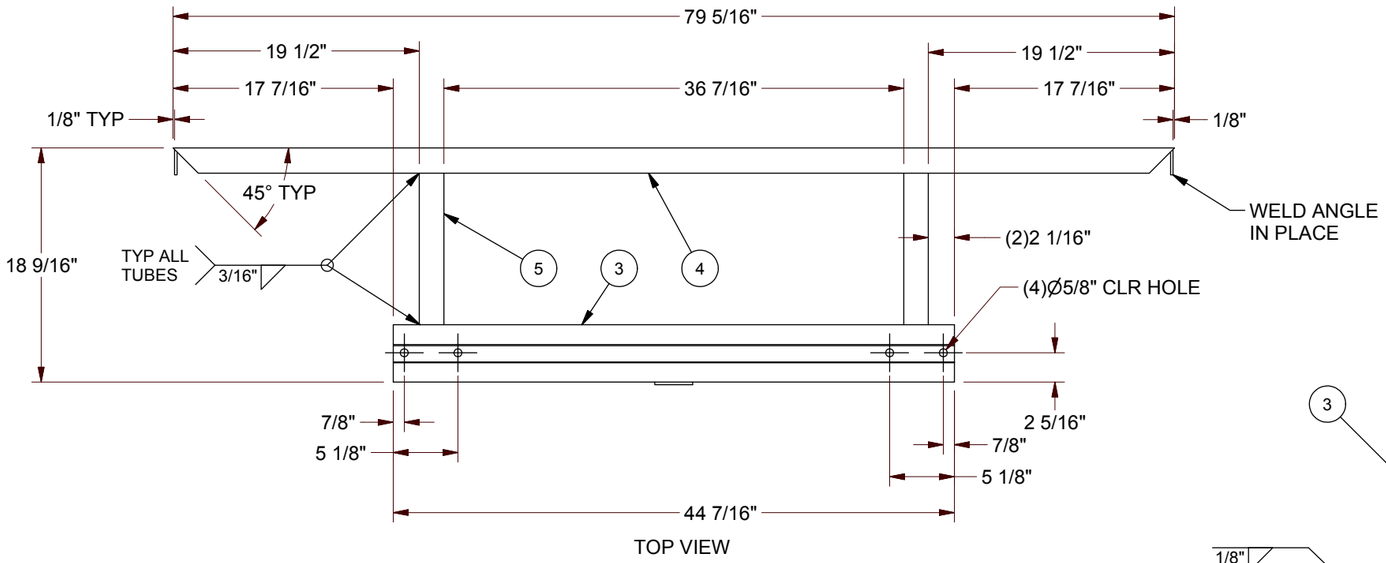
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No.	Date	Revision Description	By
1	09/10/12	ADDED RIB UPSTANDS	EP

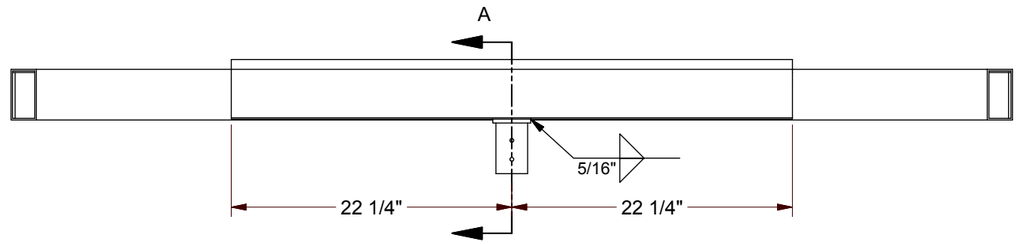
Title: REAR ROOF BEAM WELDMENT

Drawn By	Date Drawn	Drawing No.	Project No.
GB	23/06/2009	4635-29A	
Checked By	Scale		
	NTS		

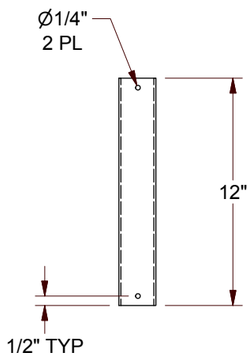
DATE: 7/25/2015
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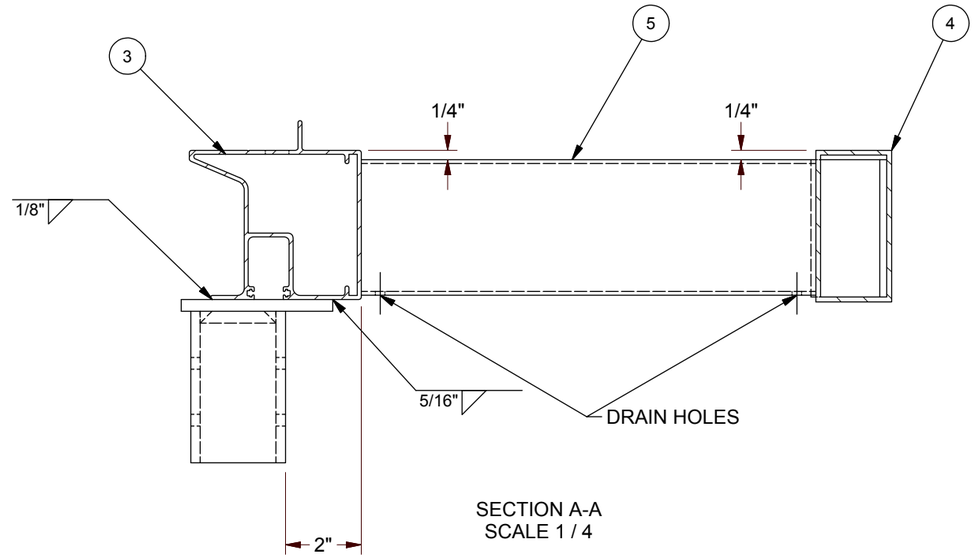
TOP VIEW



INSIDE VIEW



BRACE - BOTTOM VIEW
SHOWING THE DRAIN HOLES
2 PL



SECTION A-A
SCALE 1 / 4

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
5	2	AH34218	12	ALUM. HOLLOW TUBE 3.575x1.95x0.1	AL-6063-T5
4	1	AH33904	79 5/16	ALUM. HOLLOW TUBE 4x2x.125	AL-6063-T5
3	1	AH28455	44 7/16	HORIZONTAL BEAM - SIDE	AL-6005-T6
2	2	AA0021	3 5/8	ANGLE ALUM 2 x 2 x 0.1875	AL-6063-T5
1	1	4635-58		STUB SHAFT - POST	Default

No.	Date	Revision Description	By

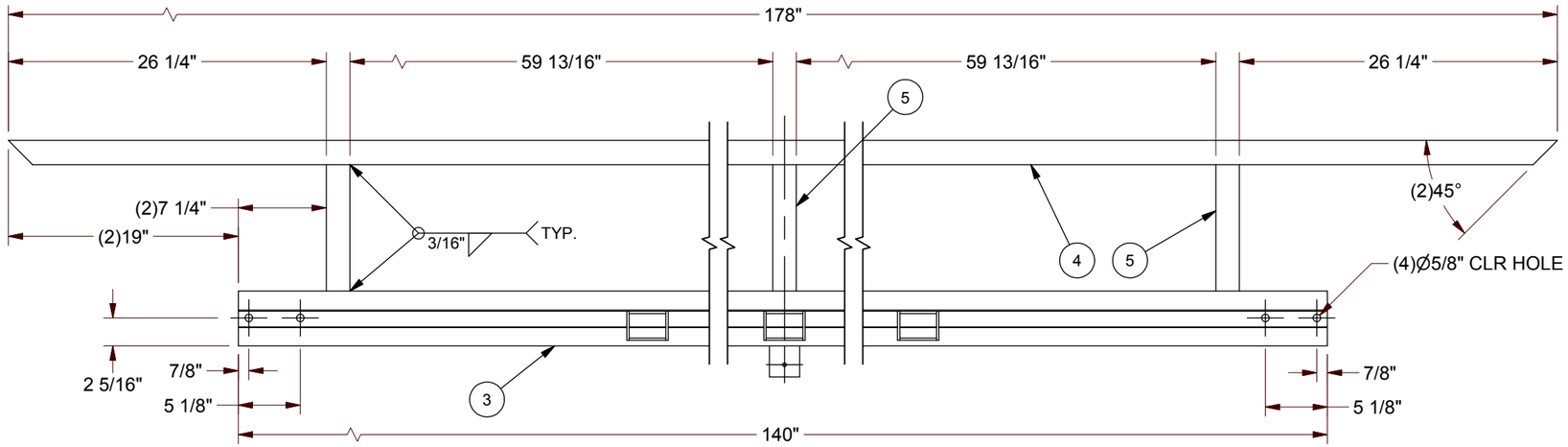
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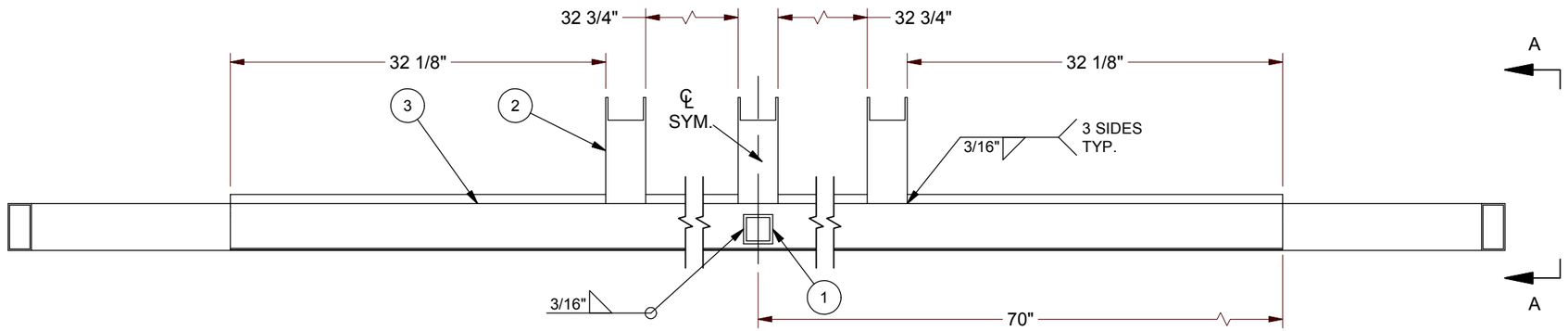
Title: END ROOF BEAM WELDMENT

Drawn By	Date Drawn	Drawing No.	Project No.
GB	23/06/2009	4635-29B	
Checked By	Scale 1:12		

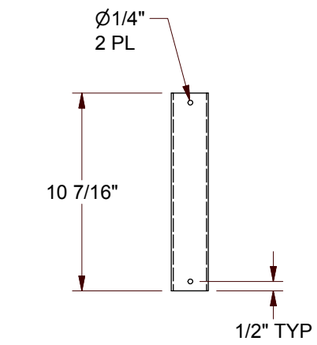
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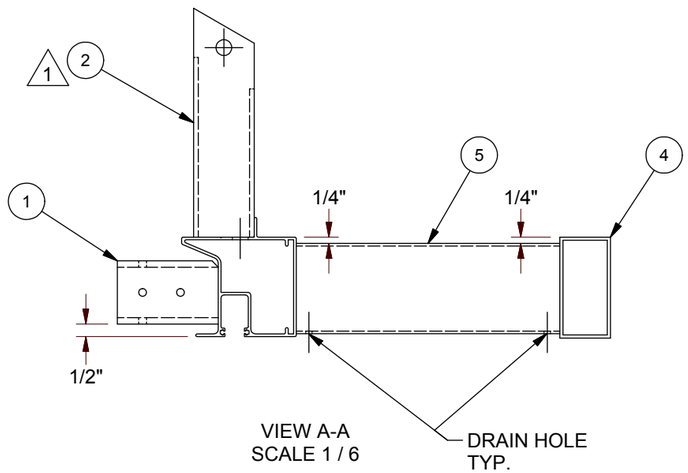
TOP VIEW



FRONT VIEW



BRACE (ELEMENT #4)
SHOWING DRAIN HOLES (2)
LOCATED ON BOTTOM SIDE



VIEW A-A
SCALE 1 / 6

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
5	3	AH34218	10 7/16	ALUM. HOLLOW TUBE 3.575x1.95x0.1	AL-6063-T5
4	1	AH33904	178	ALUM. HOLLOW TUBE 4x2x.125	AL-6063-T5
3	1	AH28455	140	HORIZONTAL BEAM F & B	AL-6005-T5
2	3	4635-43	9 1/16	UPSTAND TUBE 3.412x2.4x0.187	AL-6063-T5
1	1	4635-35A		STUB SHAFT - BEAM	

No.	Date	Revision Description	By
1	09/10/12	ADDED RIB UPSTANDS	EP

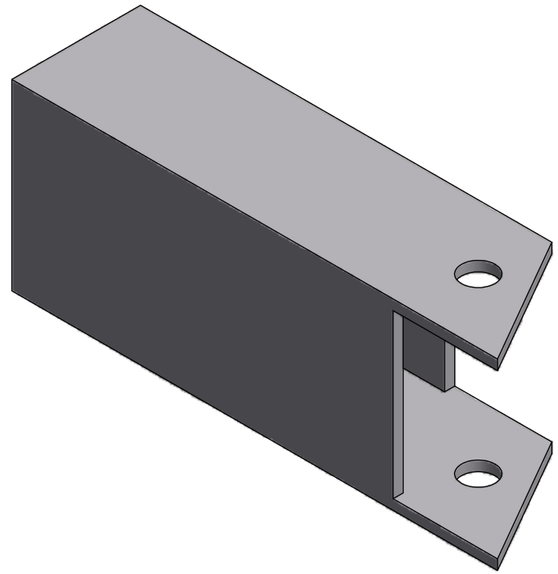
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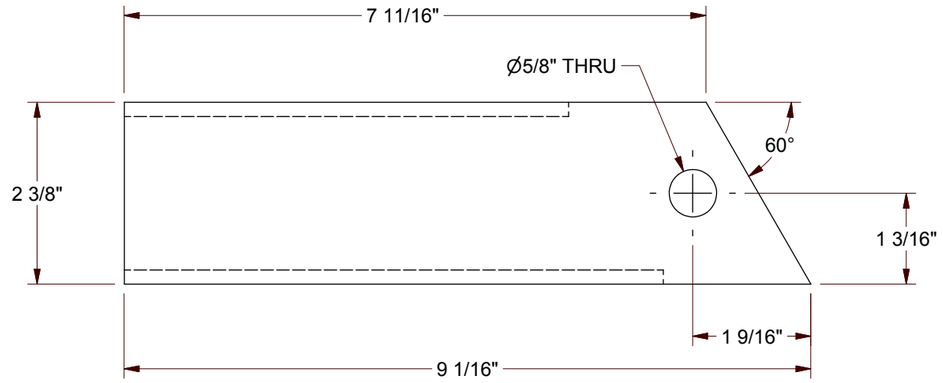
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Title: FRNT ROOF BEAM WELDMENT

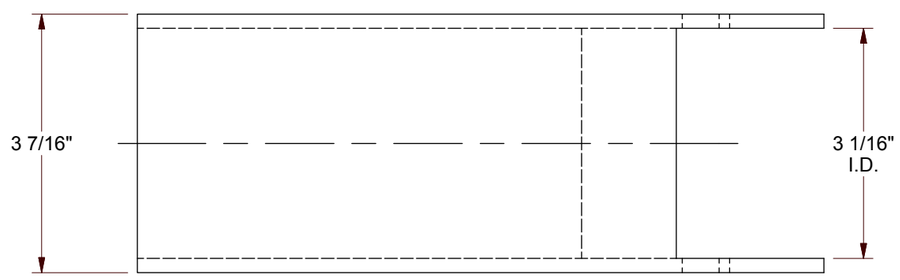
Drawn By	Date Drawn	Drawing No.	Project No.
EP	28/01/2009	4635-29C	
Checked By	Scale		
	NTS		

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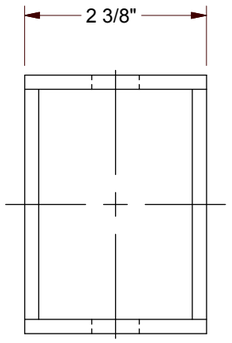




TOP VIEW



FRONT VIEW



SIDE VIEW

CUT FROM P/N AH7120

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
1	1	4635-43	9 1/16	UPSTAND TUBE 3.412x2.4x0.187	AL-6063-T5

No.	Date	Revision Description	By

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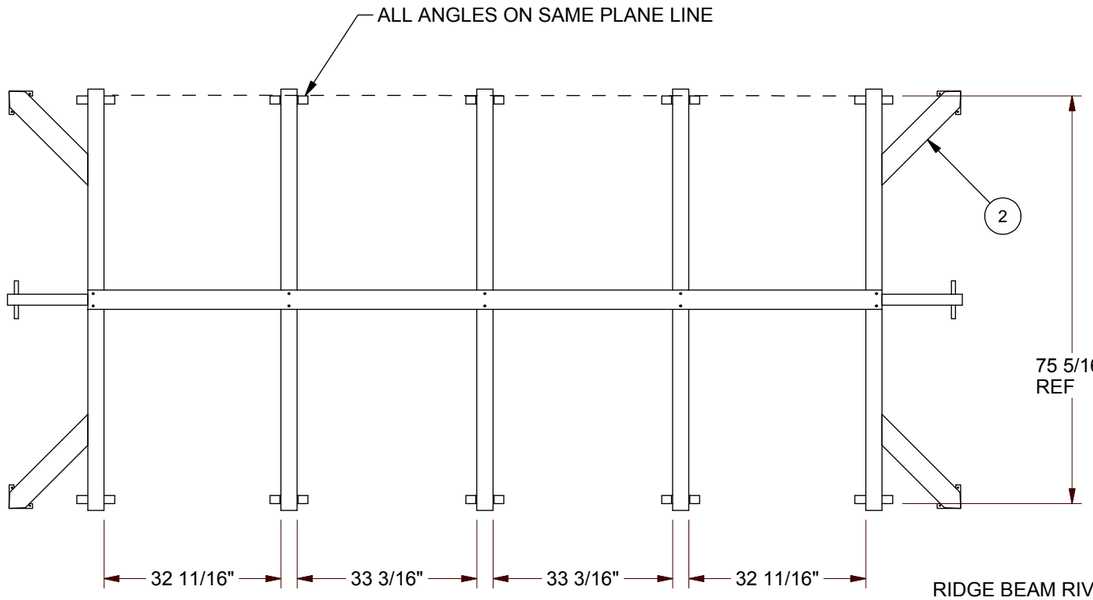
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Toronto ON M9W 1L9
CANADA
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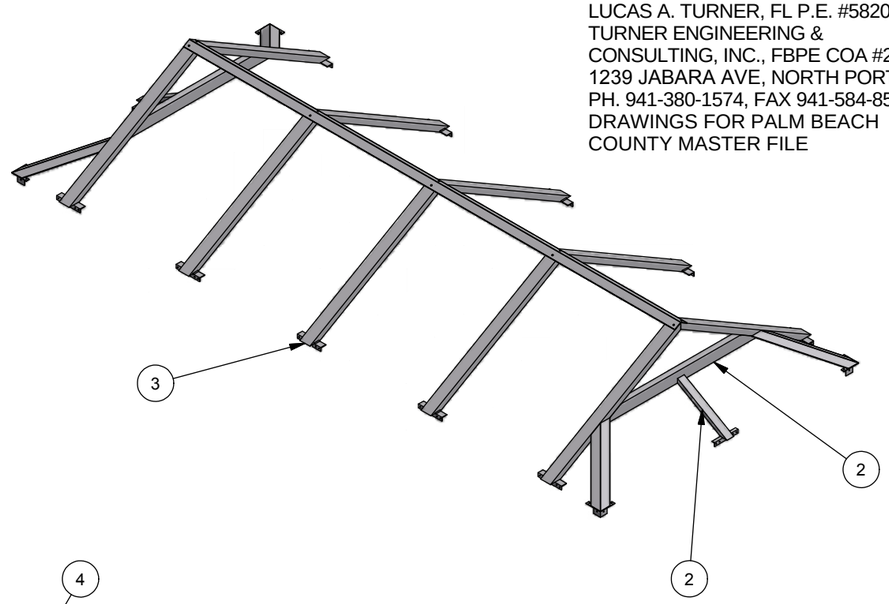
Title: UPSTAND TUBE 3.412x2.4x0.187

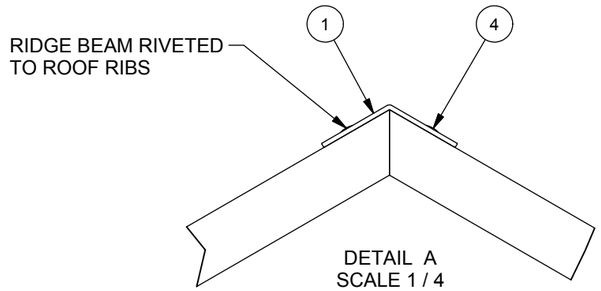
Drawn By	Date Drawn	Drawing No.	Project No.
EP	09/10/2012	4635-43	
Checked By	Scale 1:2		

DATE: 7/25/2015
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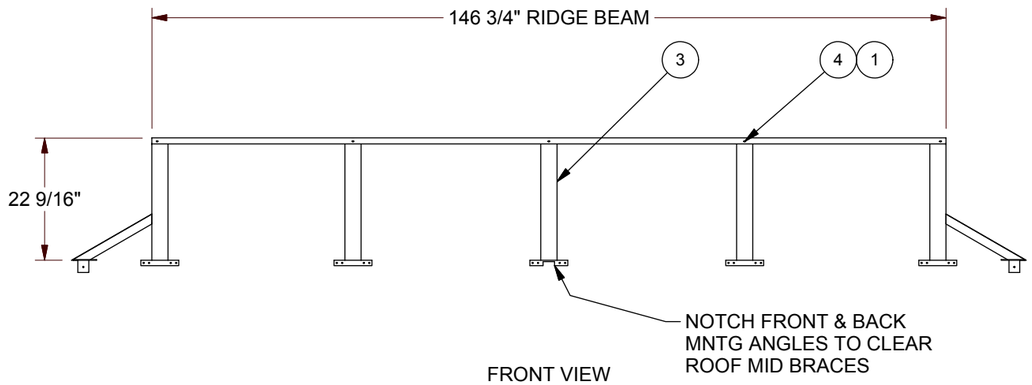


TOP VIEW

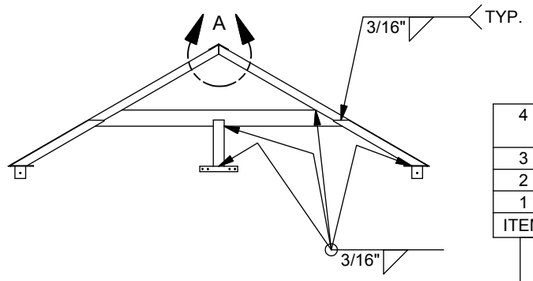




DETAIL A
SCALE 1 / 4



FRONT VIEW



ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
4	10	HD0490		FASTENER RIVET OPEN DOMED SSD66SSBS ST. ST.	Stainless Steel
3	3	4635-48		FRONT & BACK RIB ASSEMBLY	Welded Alum
2	2	4635-45		END RIB ASS'Y	
1	1	4635-21	146 3/4	EXTRUSION ALUM CAP RIDGE	AL-6063-T6

No.	Date	Revision Description	By

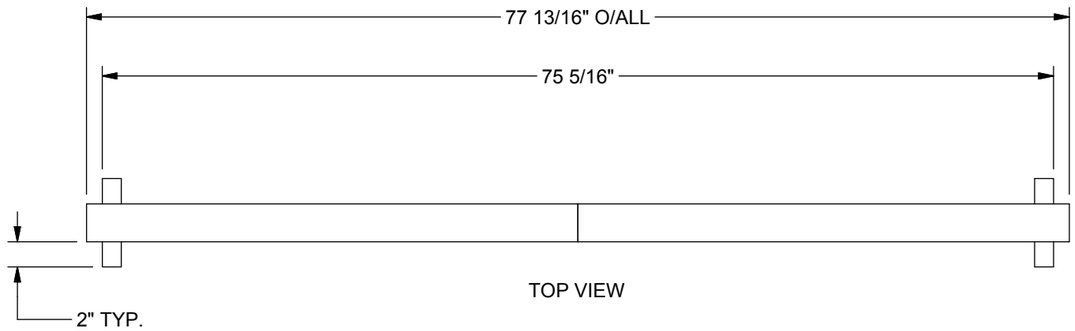
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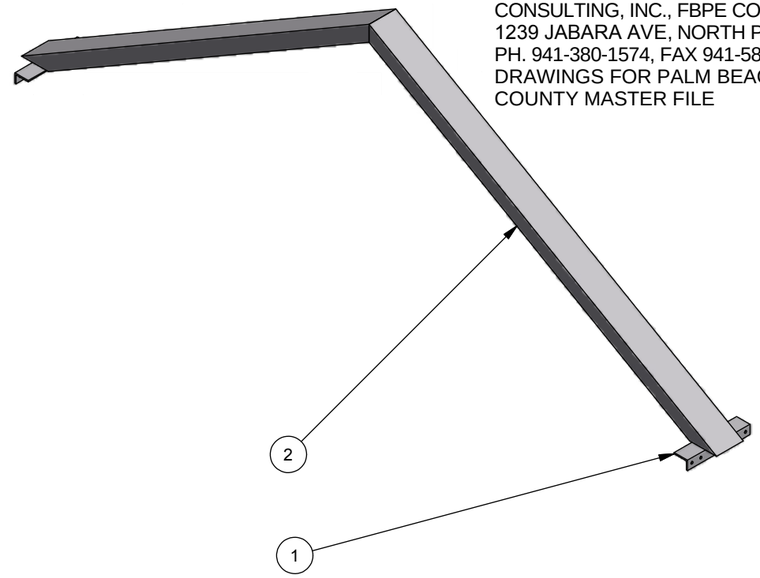
Title RIB STRUCTURE

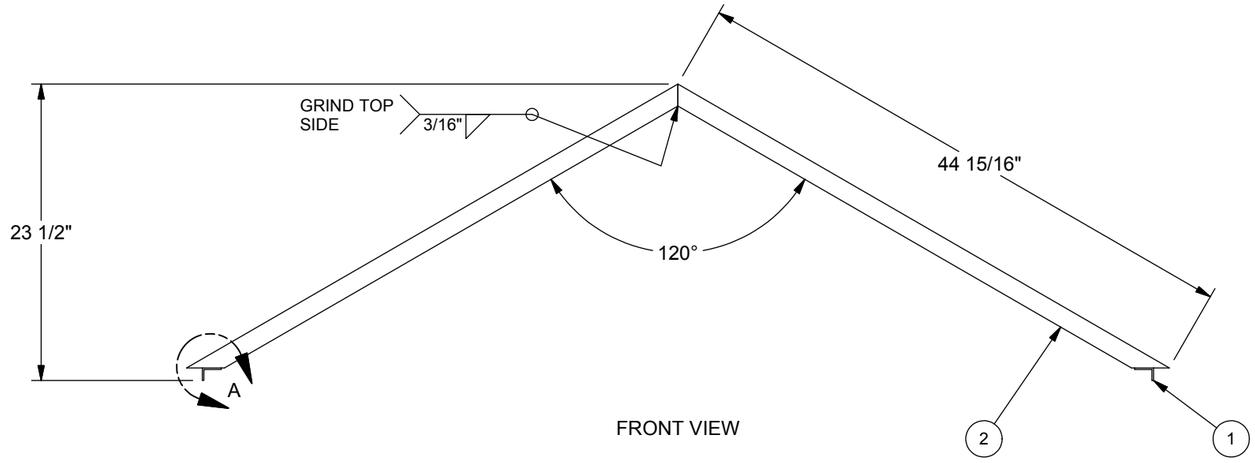
Drawn By	Date Drawn	Drawing No.	Project No.
EP	28/09/2012	4635-47	
Checked By	Scale NTS		

DATE: 7/25/2015
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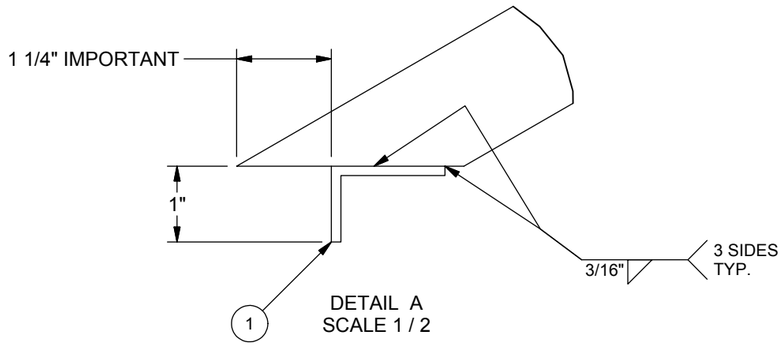


TOP VIEW





FRONT VIEW



DETAIL A
SCALE 1 / 2

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
2	2	4635-48A	44 15/16	F & B RIB - TUBE 1.5"x3"x.12"	AL-6063-T4
1	2	4635-44	7	RIB ANGLE 1.5 X 1 X .125	AL-6061-T6

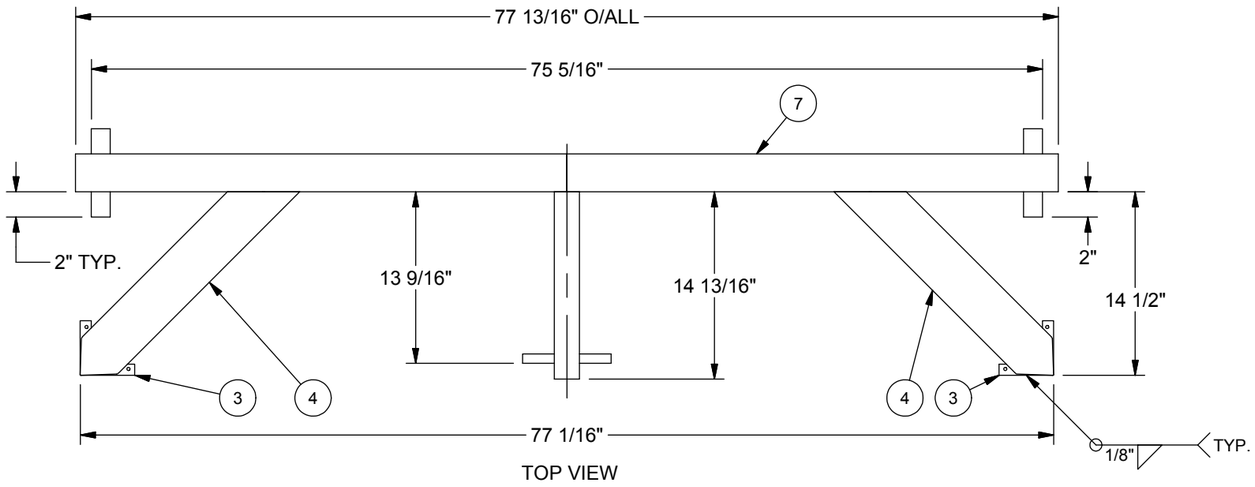
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Toronto ON M9W 1L9
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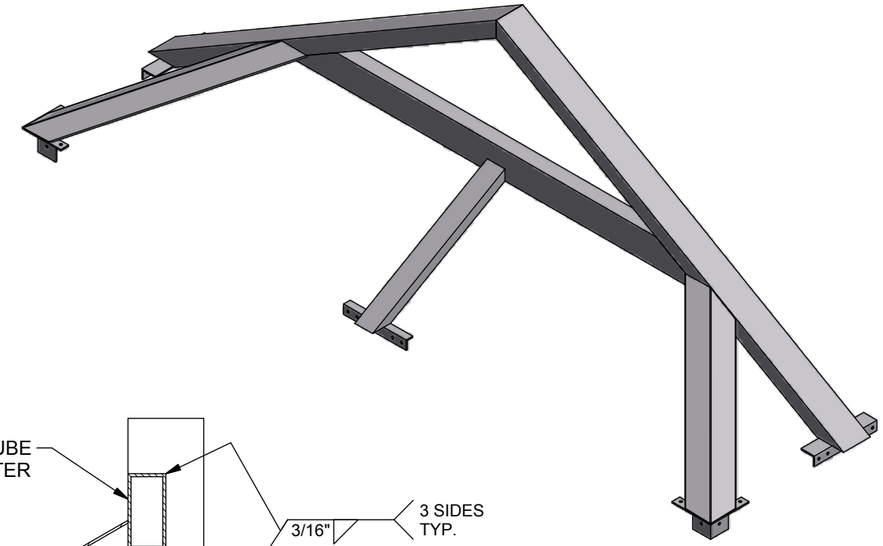
No.	Date	Revision Description	By

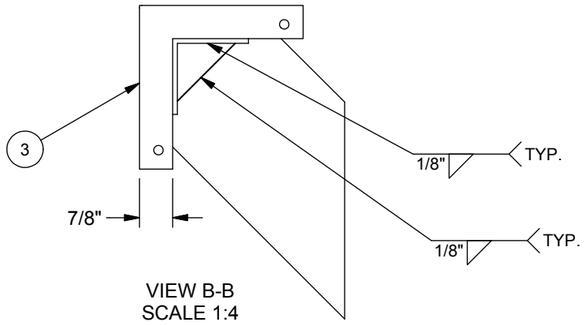
Title: FRONT & BACK RIB ASSEMBLY

Drawn By	Date Drawn	Drawing No.	Project No.
EP	28/09/2012	4635-48	
Checked By	Scale 1:12		

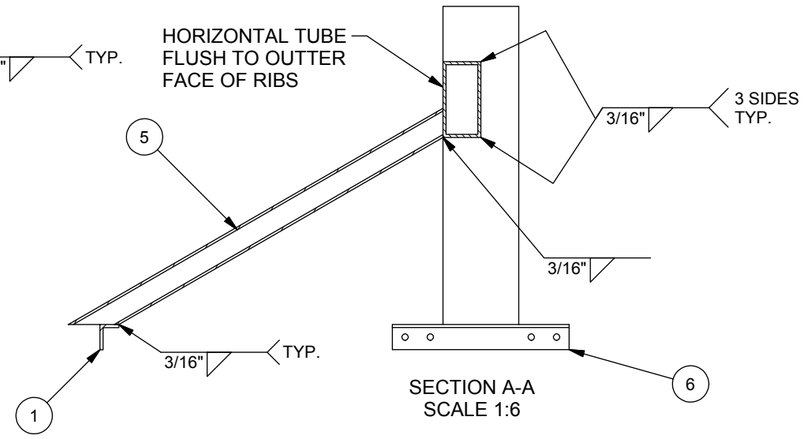


TOP VIEW

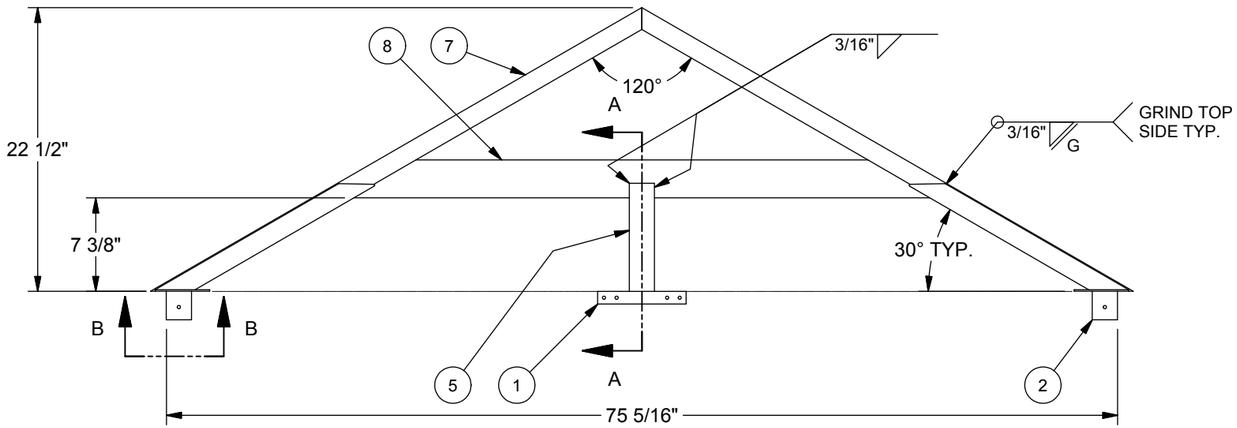




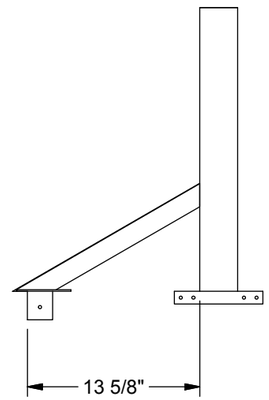
VIEW B-B
SCALE 1:4



SECTION A-A
SCALE 1:6



FRONT VIEW



SIDE VIEW

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
8	1	4635-49	46 3/16	ALUM RECT TUBE 1.5"x3"x.12"	AL-6063-T4
7	2	4635-48A	44 15/16	F & B RIB - TUBE 1.5"x3"x.12"	AL-6063-T4
6	2	4635-44	7	RIB ANGLE 1.5 X 1 X .125	AL-6061-T6
5	1	4635-15A	17 1/8	RIB - TUBE RECT. 2 X 1 X 0.095	AL-6063-T4
4	2	4635-08	25 1/2	CORNER RIB COVER	AL-6063-T5
3	2	3030211		CORNER PLATE	Aluminum
2	2	3030210	2 1/4	CORNER RIB ANGLE 2x2x1/8-PEAK	AL-6063-T5
1	1	3030209	7	RIB ANGLE .75x1x.125	AL-6063-T5

DATE: 7/25/2015
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TURNER ENGINEERING &
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1239 JABARA AVE, NORTH PORT, FL
PH. 941-380-1574, FAX 941-584-8591
DRAWINGS FOR PALM BEACH
COUNTY MASTER FILE

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CANADA
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Fax: (416) 675-7183
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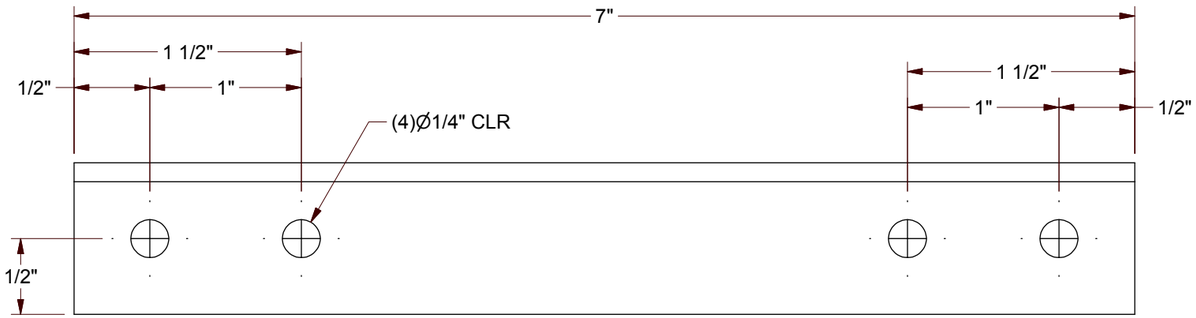
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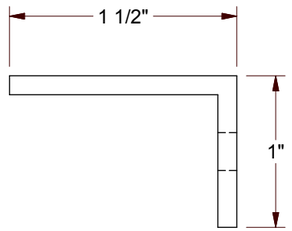
Title: END RIB ASS'Y

Drawn By	Date Drawn	Drawing No.	Project No.
EP	28/09/2012	4635-45	
Checked By	Scale 1:4		

DATE: 7/25/2015
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FRONT VIEW



END VIEW

CUT FROM P/N AA0015

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
1	1	4635-44	7	RIB ANGLE 1.5 X 1 X .125	AL-6061-T6

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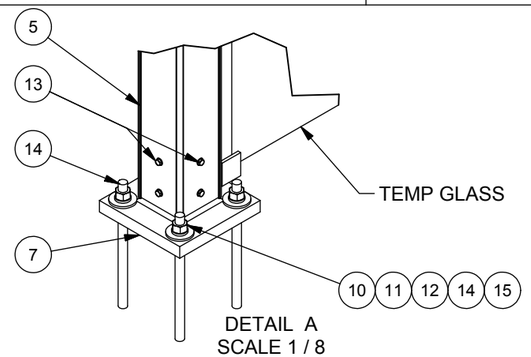
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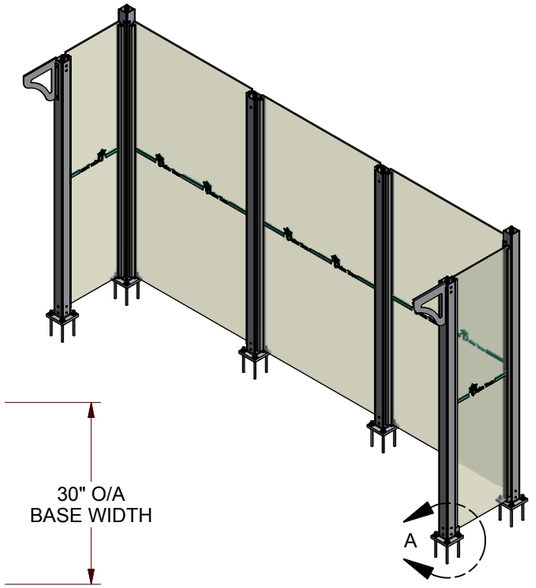
No.	Date	Revision Description	By

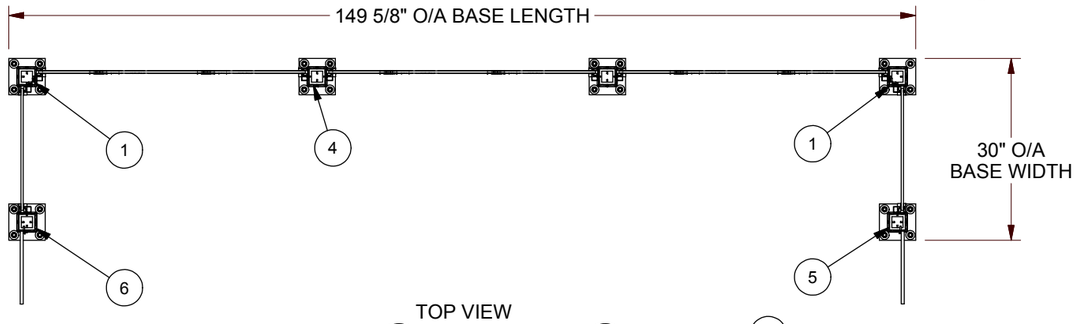
Title: RIB ANGLE 1.5 X 1 X .125

Drawn By	Date Drawn	Drawing No.	Project No.
EP	09/10/2012	4635-44	
Checked By	Scale		
	1:1		

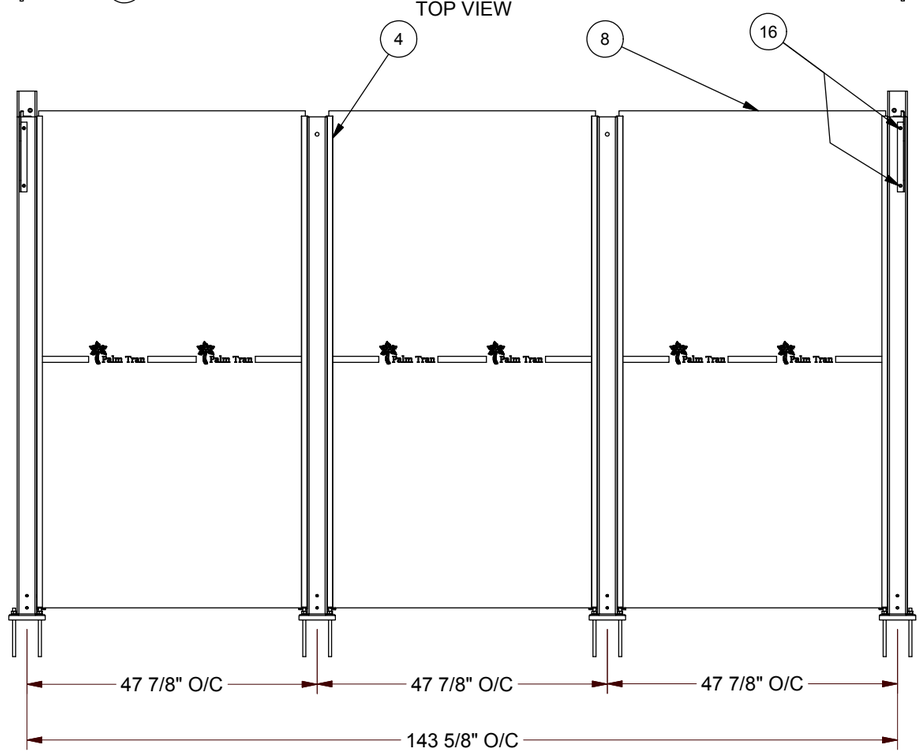


DETAIL A
SCALE 1 / 8

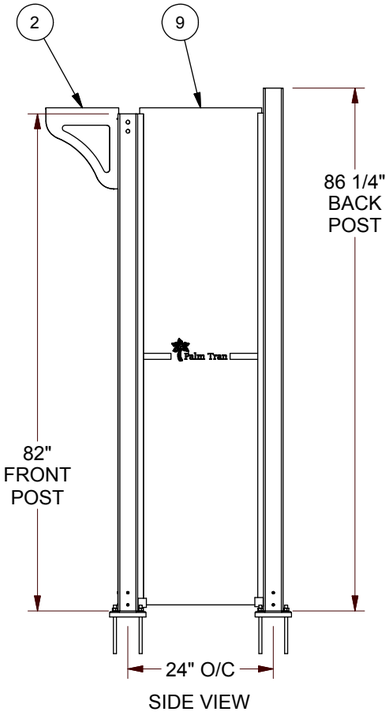




TOP VIEW



FRONT VIEW



SIDE VIEW

DATE: 7/25/2015
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ITEM	QTY	PART NUMBER	DESCRIPTION	MATERIAL
16	4	HD1257	#12-1" LONG TKSCW w RUBBER WASHER	Stainless Steel
15	2	HD1074	HILTI HY 150 MAX HYBRIDE/URETHANE METHTARCYLATE	
14	24	HD1071	HILTI HAS ROD 1/2-13x8"	316 SS
13	28	HD1057	#14x1" TKSCW-CORNER DOOR/FRAME	Stainless Steel
12	24	HD0426	LOCK WSHR SPLIT 1/2"	Steel, Mild
11	24	HD0424	9/16X1 1/2"X12 GA.F/W	Stainless Steel
10	24	HD0315	NUT HEX 1/2-13 UNC	Stainless Steel
9	2	GL0413	20 1/8"x82" GLASS 10 mm TEMP PALM TRAN	
8	3	GL0412	44"x82"x10mm GLASS PALM TRAN	
7	6	4895-62	POST STUB SHAFT ASS'Y SPECIAL	Welded Alum
6	1	4653-60	LHS POST ASS'Y - 82" INTO STUB STUB SHAFT	
5	1	4653-59	RHS POST ASS'Y - 82" INTO STUB SHAFT	
4	2	3030107	CENTER POST ASS'Y - 82" INTO STUB	
3	1	3030078B	A' TYPE GUSSET - RH	Aluminum
2	1	3030078A	A' TYPE GUSSET - LH	Aluminum
1	2	3030001	CORNER POST ASSEMBLY 86 1/4"	

No.	Date	Revision Description	By

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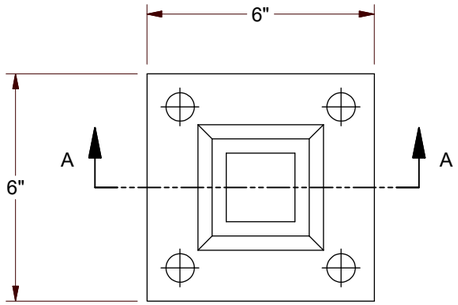
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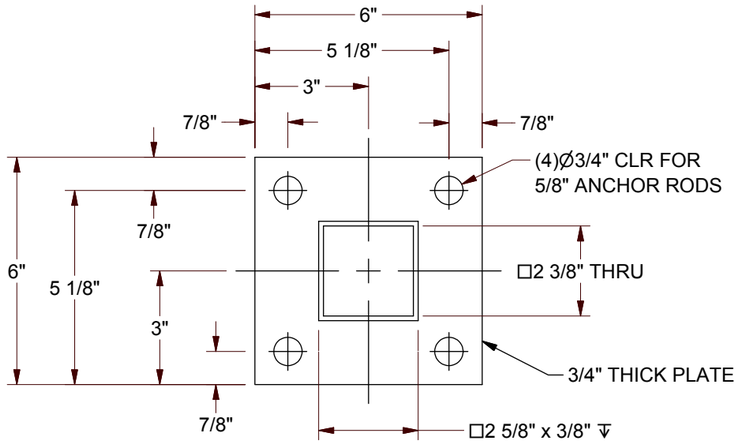
Title: STANDARD 5x10 SHELTER FOR 'A' TYPE ROOF TRIM

Drawn By	Date Drawn	Drawing No.	Project No.
EP	23/06/2009	4635-38	
Checked By	Scale		
	NTS		

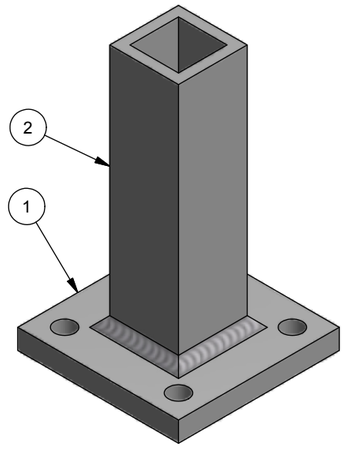
DATE: 7/25/2015
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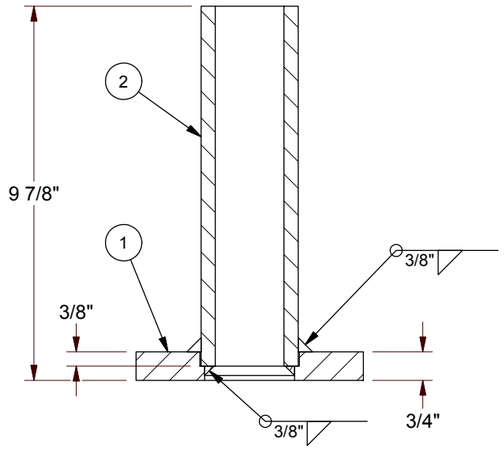


TOP VIEW



TOP VIEW - BASE PLATE DETAIL





SECTION A-A
SCALE 1 / 4

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
2	1	3030062C	9 1/2	TUBE RECT(AT0056)2.5625 x 2.5625 x 0.375 x 240 LONG	AL-6063-T5
1	1	AF0081	6	BASE PLATE - FLAT BAR 6x3/4	AL-6063-T6

No.	Date	Revision Description	By

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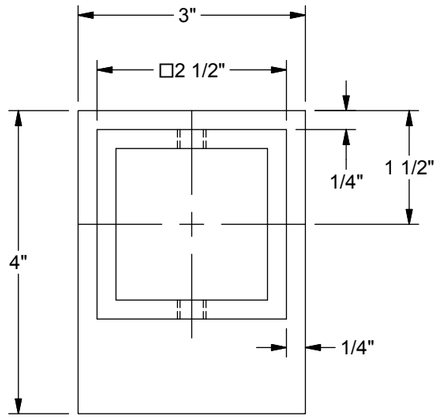
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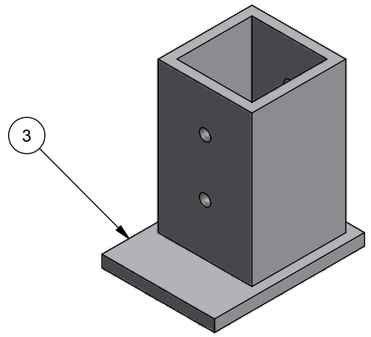
Title POST STUB SHAFT ASS'Y SPECIAL

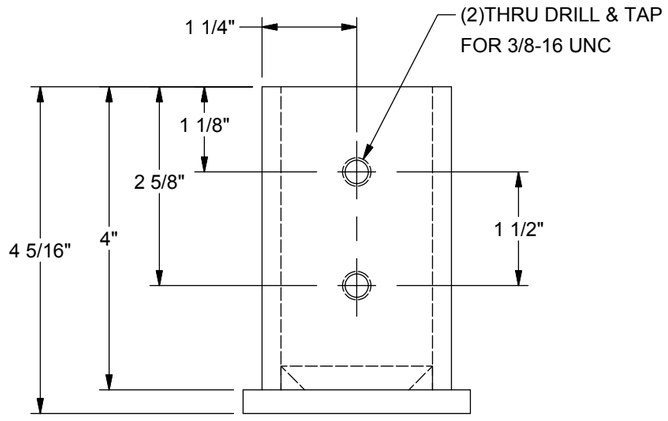
Drawn By	Date Drawn	Drawing No.	Project No.
EP	3/24/2009	4895-62	
Checked By	Scale 1:4		

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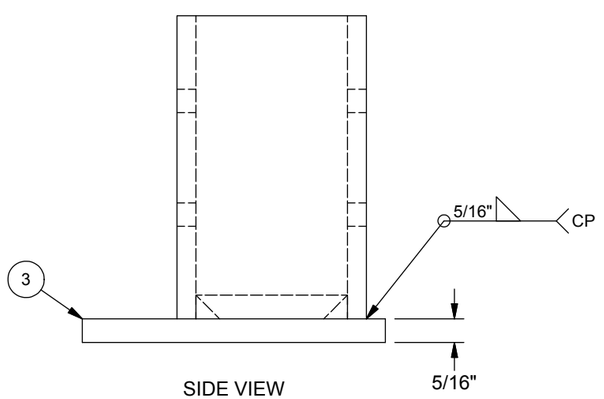


TOP VIEW





FRONT VIEW



SIDE VIEW

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
4	1	AT0057	4	AL. TUBE 2.5x2.5x.25 ARCH. SQ.	AL 6061-T6
3	1	AF0095		FLAT BAR 4"x3"x5/16"	AL-6061-T6

No.	Date	Revision Description	By

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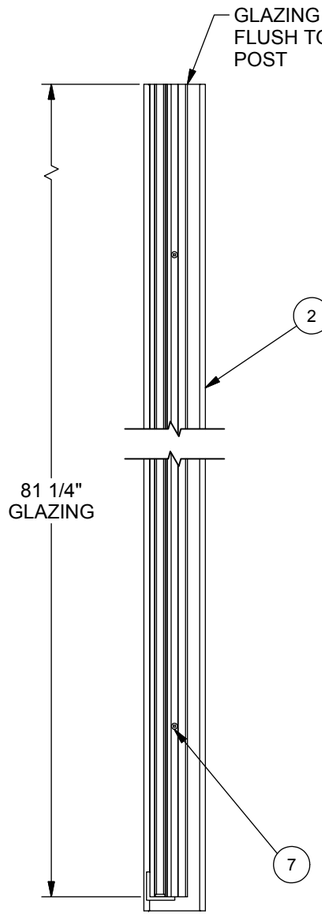
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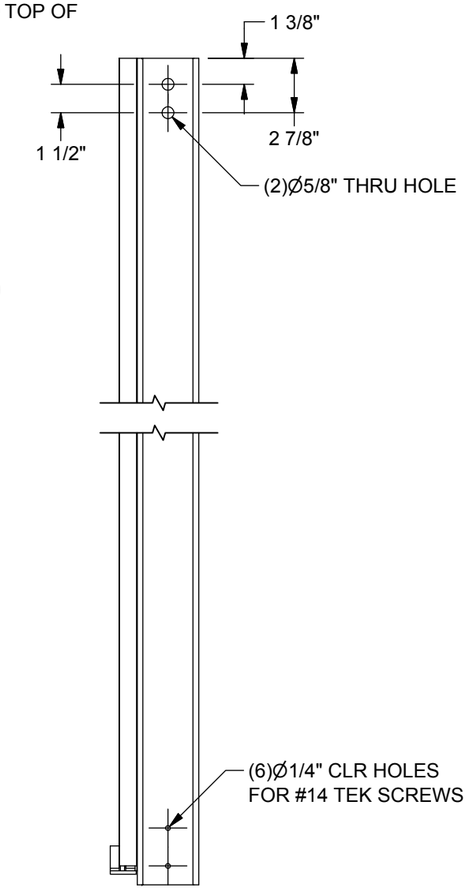
Title: STUB SHAFT - POST

Drawn By	Date Drawn	Drawing No.	Project No.
EP	10/10/2012	4635-58	
Checked By	Scale 1:2		

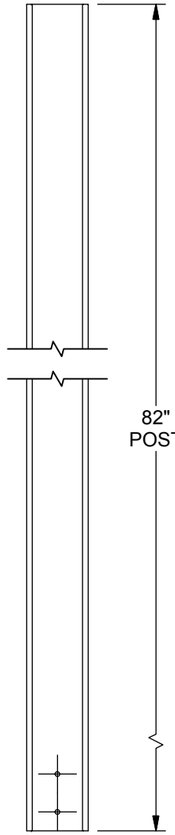
DATE: 7/25/2015
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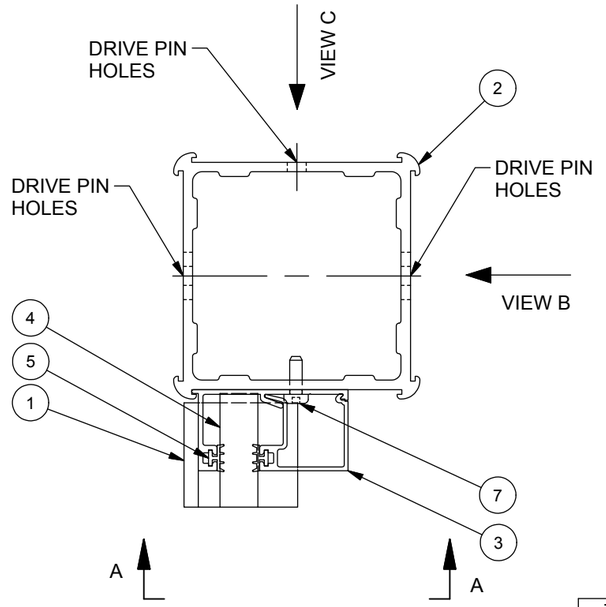
VIEW A-A
SCALE 1 / 8



VIEW B



VIEW C



TOP VIEW

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
7	4	HD1250		#8x1/2" P.H. SOC. 'B' SCREW	Stainless Steel
5	2	GA0219	81 1/4	3/8" GLAZING RUBBER #B2116	Rubber
4	1	GA0214	1 1/2	1/8x1/2 RUBBER SHIM	Rubber
3	1	AS28459-81	81	GLAZING SNAP ON	AL-6063-T5
2	1	3030061		SHORT POST - 82" INTO STUB SHAFT	
1	1	3030005		GLAZING BODY ASSY RHS 81-1/4	

No.	Date	Revision Description	By

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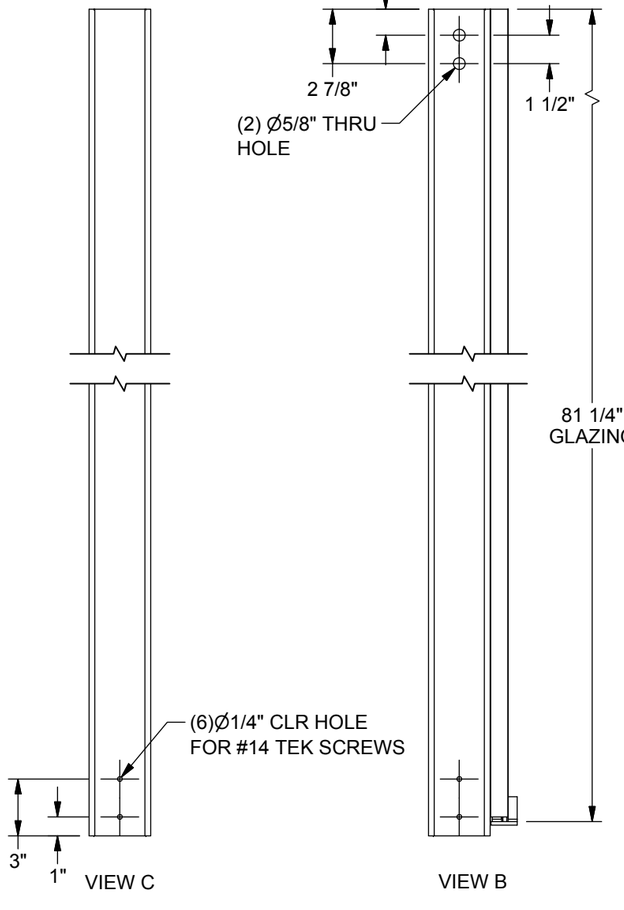
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Title: RHS POST ASS'Y - 82" INTO STUB SHAFT

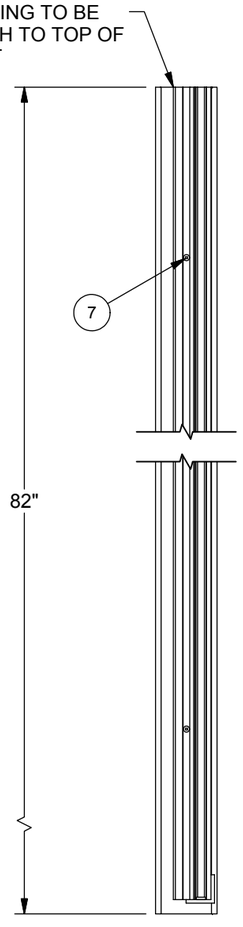
Drawn By	Date Drawn	Drawing No.	Project No.
EP	10/10/2012	4653-59	
Checked By	Scale		
	NTS		

DATE: 7/25/2015
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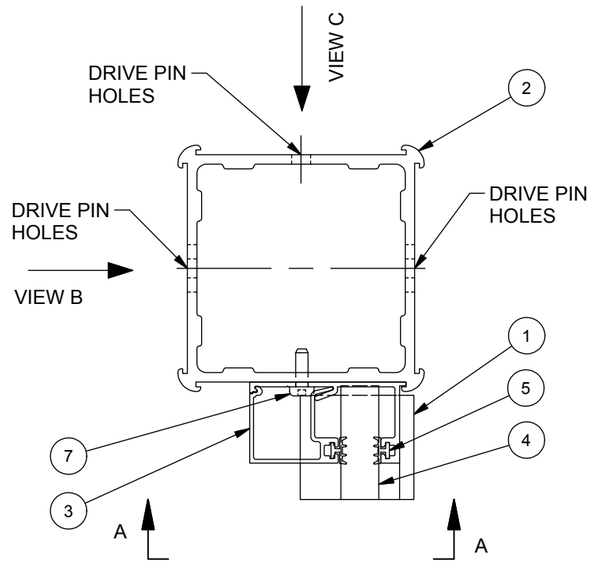


VIEW C

VIEW B



VIEW A-A
SCALE 1 / 8



TOP VIEW
SCALE 1 / 2

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
7	4	HD1250		#8x1/2" P.H. SOC. 'B' SCREW	Stainless Steel
5	2	GA0219	81 1/4	3/8" GLAZING RUBBER #B2116	Rubber
4	1	GA0214	1 1/2	1/8x1/2 RUBBER SHIM	Rubber
3	1	AS28459-81	81	GLAZING SNAP ON	AL-6063-T5
2	1	3030061		SHORT POST - 82" INTO STUB SHAFT	
1	1	3030006		GLAZING BODY ASSY LHS 81-1/4	

No.	Date	Revision Description	By

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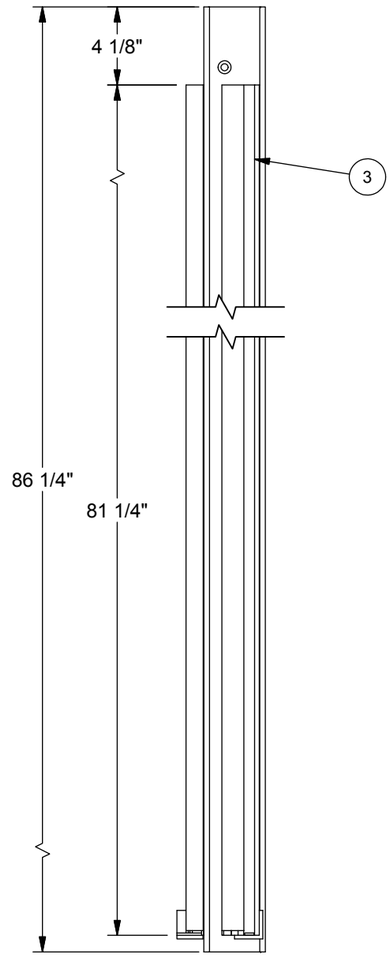
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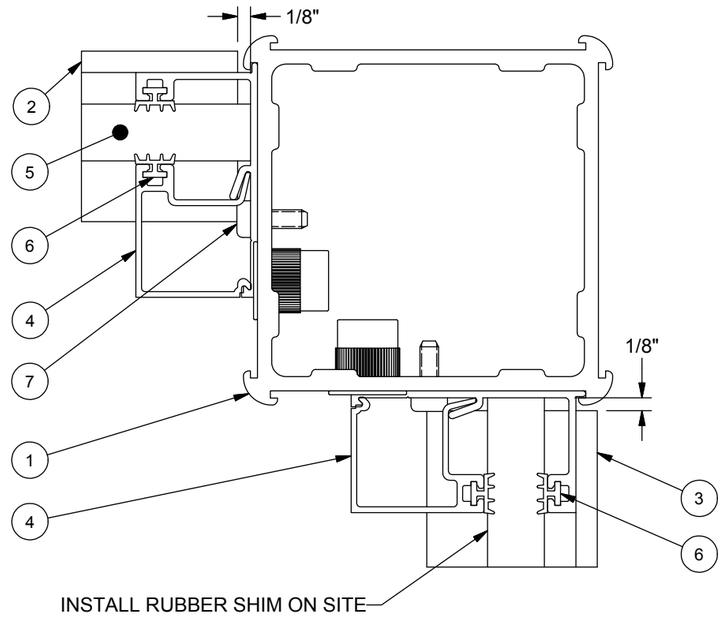
Title: LHS POST ASS'Y - 82" INTO STUB STUB SHAFT

Drawn By	Date Drawn	Drawing No.	Project No.
EP	10/10/2012	4653-60	
Checked By	Scale		
	NTS		

DATE: 7/25/2015
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VIEW W/OUT GLAZING SNAP
& GASKET GA0219



ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
7	8	HD1250		#8x1/2" P.H. SOC. 'B' SCREW	Stainless Steel
6	4	GA0219	81	3/8" GLAZING RUBBER #B2116	Rubber
5	2	GA0214	1 1/2	1/8x1/2 RUBBER SHIM	Rubber
4	2	AS28459-81	81	GLAZING SNAP ON	AL-6063-T5
3	1	3030006		GLAZING BODY ASSY LHS 81-1/4	
2	1	3030005		GLAZING BODY ASSY RHS 81-1/4	
1	1	3030004		STANDARD POST 86 1/4"	

No.	Date	Revision Description	By
2	10/02/09	~~CHG'D HD0499 TO HD1250~~	~~EP~~
1	04/03/08	ADDED SNAP TO BOM	EP

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70 Disco Road, Suite #101
Toronto ON M9W 1L9
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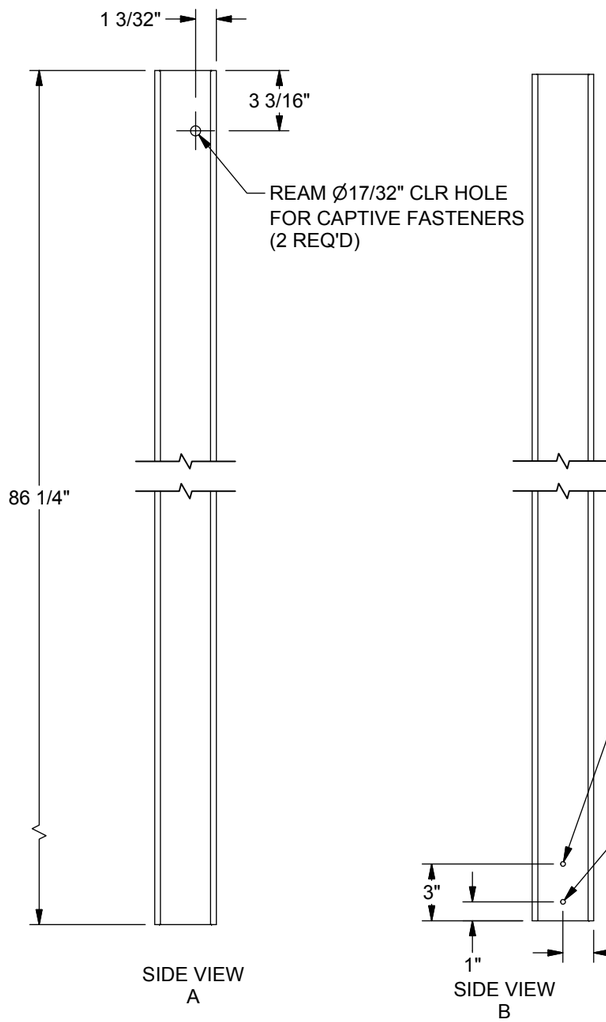
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Title: CORNER POST ASSEMBLY 86 1/4"

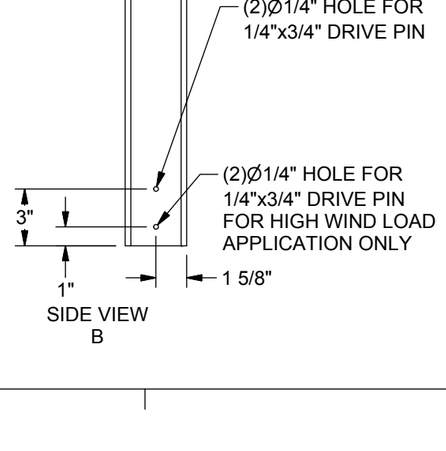
Drawn By	Date Drawn	Drawing No.	Project No.
EP	12/13/2005	3030001	
Checked By	Scale		
	NTS		

EST. NO. 7926

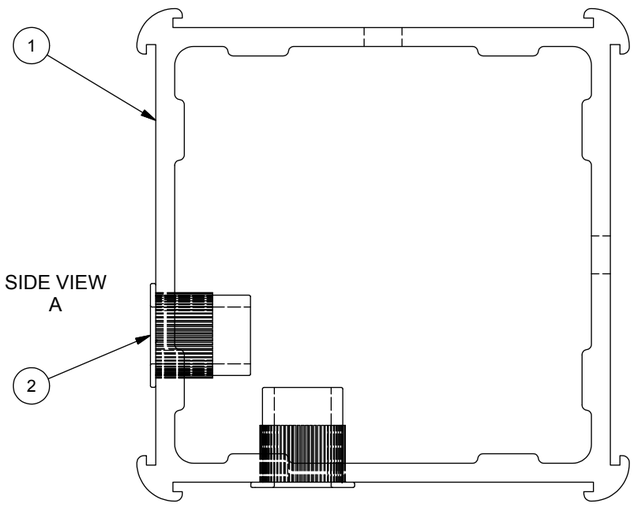
DATE: 7/25/2015
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DRAWINGS FOR PALM BEACH
COUNTY MASTER FILE



SIDE VIEW
A



SIDE VIEW
B



SIDE VIEW
A

SIDE VIEW
B

ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
2	2	HD0359		3/8-16 THREADED POST INSERT ZINC/CHROME PLATED	C-1010/C100 8 ST.
1	1	AH28458	86 1/4	AL POST TYPE A	AL-6061-T6

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Daytech Limited
70 Disco Road, Suite #101
Toronto ON M9W 1L9
CANADA
Tel: (416) 675-1195
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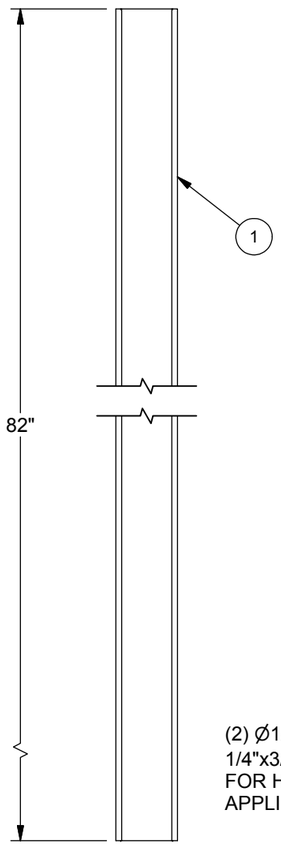
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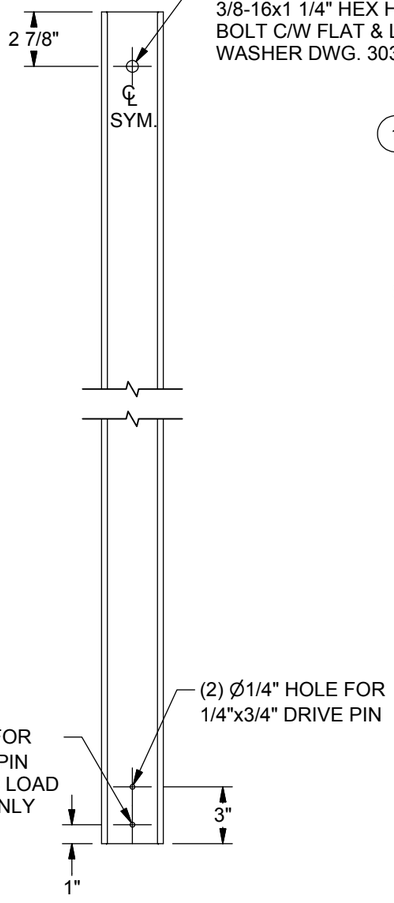
Title: STANDARD POST 86 1/4"

Drawn By	Date Drawn	Drawing No.	Project No.
EP	12/12/2005	3030004	
Checked By	Scale		
	NTS		

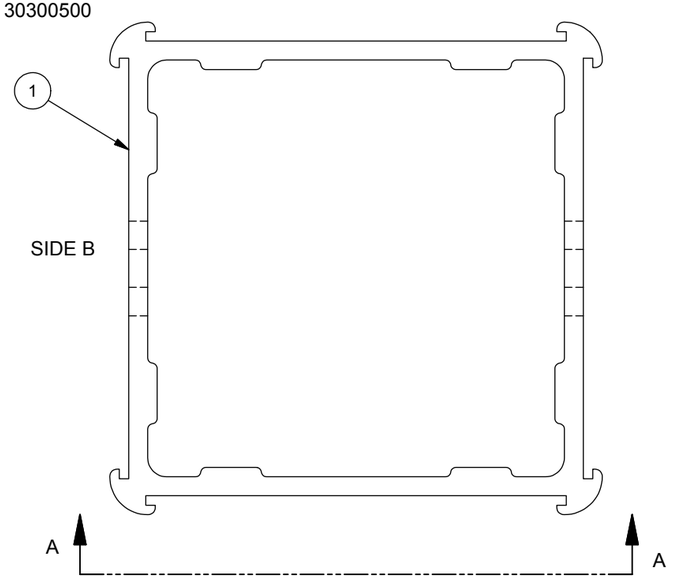
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VIEW A-A
SCALE 1 / 8



SIDE B



ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
1	1	AS28458-82	82	AL POST TYPE A	AI-6061-T6

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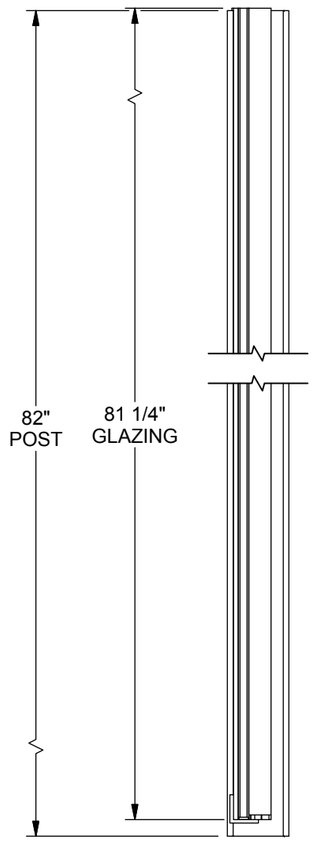
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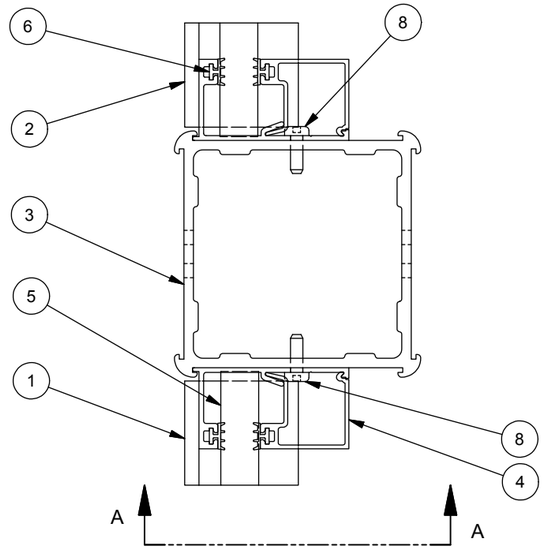
Title: SHORT POST - 82" INTO STUB SHAFT

Drawn By	Date Drawn	Drawing No.	Project No.
EP	4/21/2006	3030061	
Checked By	Scale		
	NTS		

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VIEW A-A
SCALE 1 / 8



ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
8	8	HD1250		#8x1/2" P.H. SOC. 'B' SCREW	Stainless Steel
6	4	GA0219	81 1/4	3/8" GLAZING RUBBER #B2116	Rubber
5	2	GA0214	1 1/2	1/8x1/2 RUBBER SHIM	Rubber
4	2	AS28459-81	81	GLAZING SNAP ON	AL-6063-T5
3	1	3030061		SHORT POST - 82" INTO STUB SHAFT	
2	1	3030006		GLAZING BODY ASSY LHS 81-1/4	
1	1	3030005		GLAZING BODY ASSY RHS 81-1/4	

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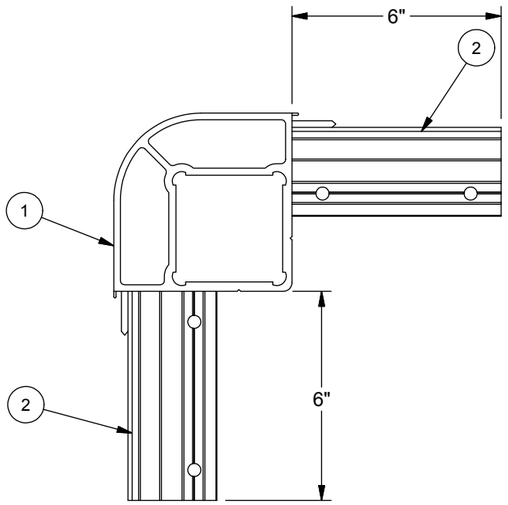
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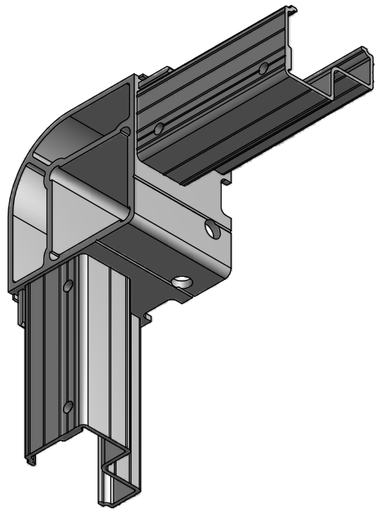
Title: CENTER POST ASS'Y - 82" INTO STUB

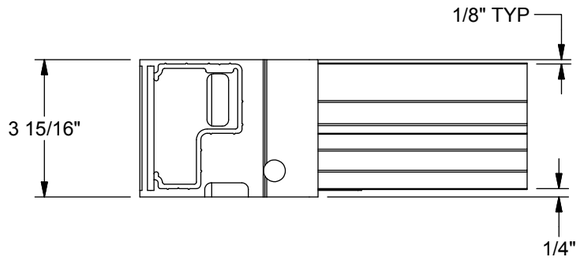
Drawn By	Date Drawn	Drawing No.	Project No.
EP	4/27/2006	3030107	
Checked By	Scale		
	NTS		

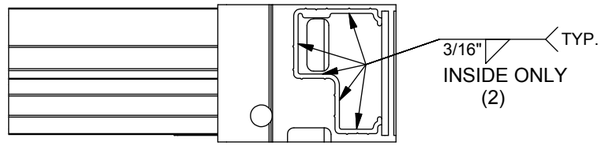
No.	Date	Revision Description	By
1	10 SEP 2010	CHANGED HD0499 TO HD1250 SS	GB

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ITEM	QTY	PART NUMBER	LG(in)	DESCRIPTION	MATERIAL
2	2	3030197A		CORNER SLEEVE	
1	1	3030007		"A" CORNER TRIM	

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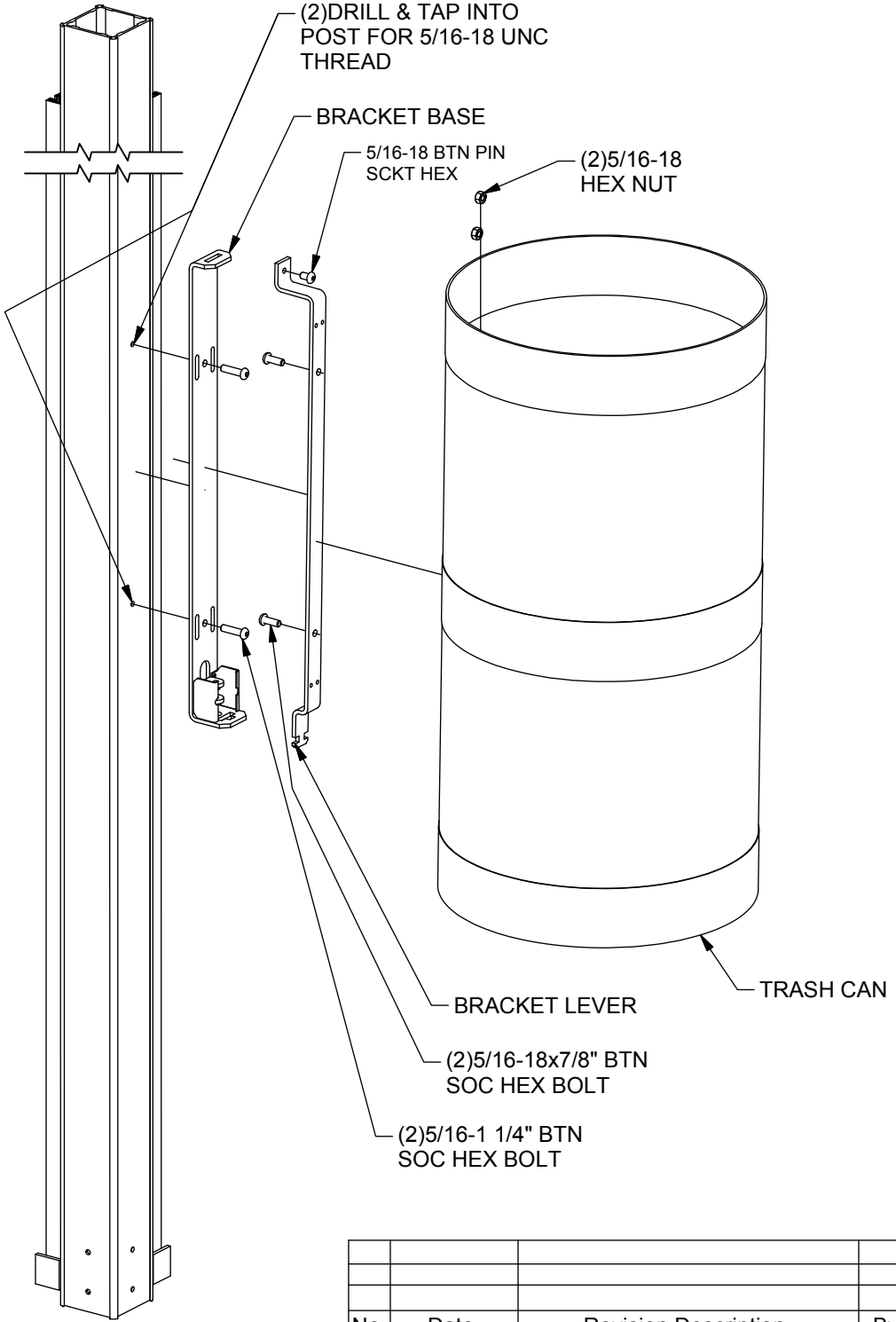
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No.	Date	Revision Description	By

Title "A" CORNER TRIM WITH 6" WELDED SLEEVES

Drawn By	Date Drawn	Drawing No.	Project No.
EP	12/19/2005	3030197	
Checked By	Scale		
	NTS		



INSTALLATION INSTRUCTIONS:

1. Position Trash Can bracket base onto post at desired height. Mark two(2) holes then drill and tap for 5/16-18 UNC.

2. Fasten bracket base onto post via supplied (2)5/16-18x1 1/4" button head socket hex bolts.

3. Fasten bracket lever onto trash can via supplied (2)5/16-18x7/8" button head socket hex bolts and nuts.

4. Link the bracket base and the bracket lever and secure in place with supplied 5/16-18x1/2" button pin socket hex bolt.



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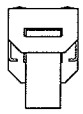
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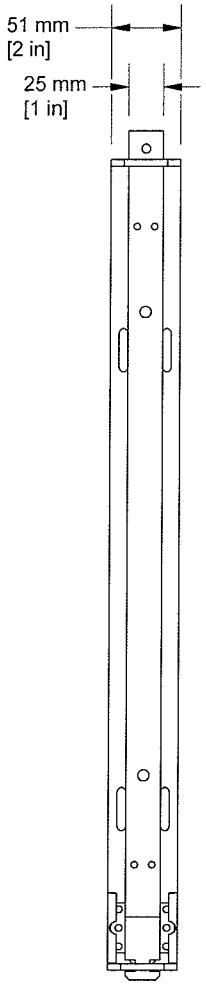
Title: TRASH CAN BRACKET INSTALLATION INSTRUCTIONS

Drawn By	Date Drawn	Drawing No.	Project No.
E.P.	10/20/2009	TC0020_INSTL	
Checked By	Scale		
	NTS		

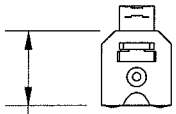
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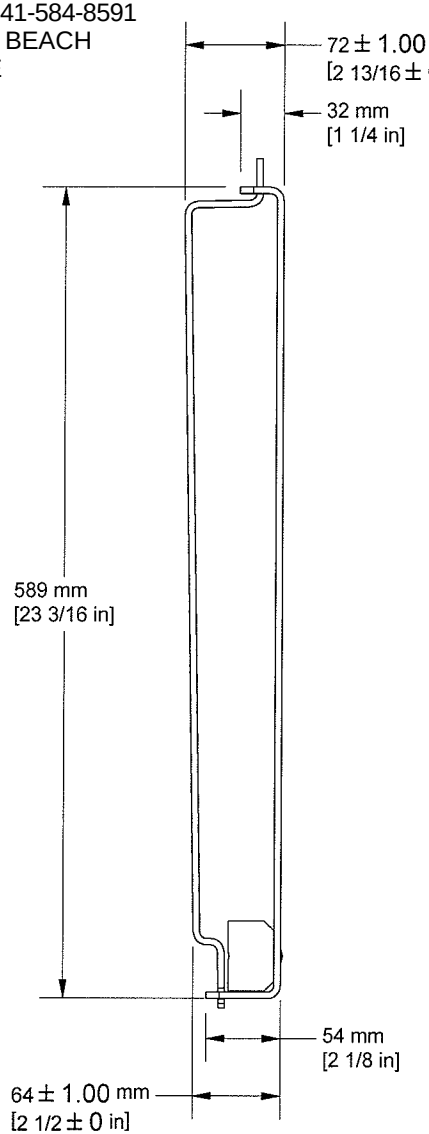
TOP VIEW



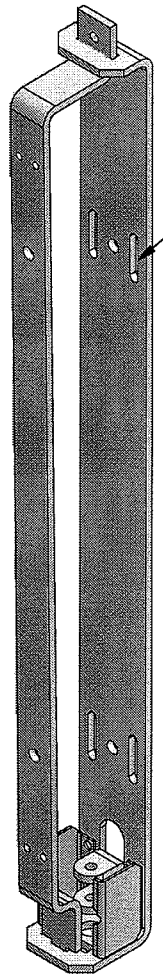
FRONT VIEW



BOTTOM VIEW



SIDE VIEW



ISOMETRIC VIEW

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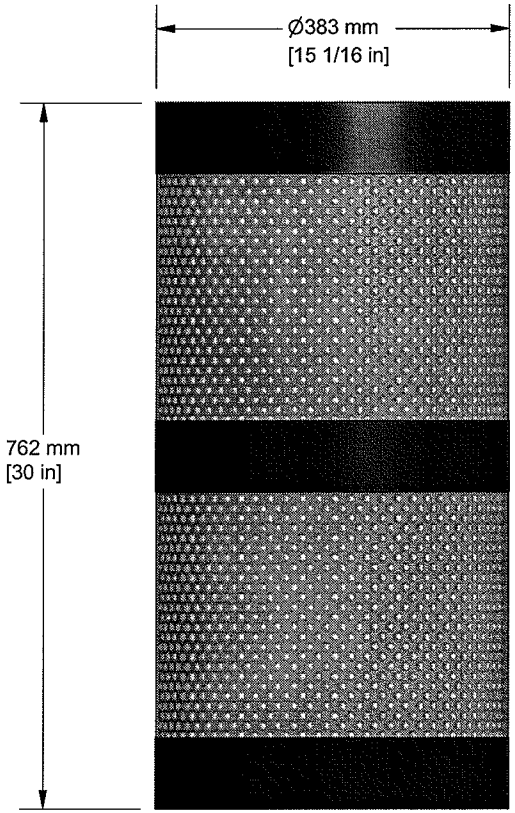
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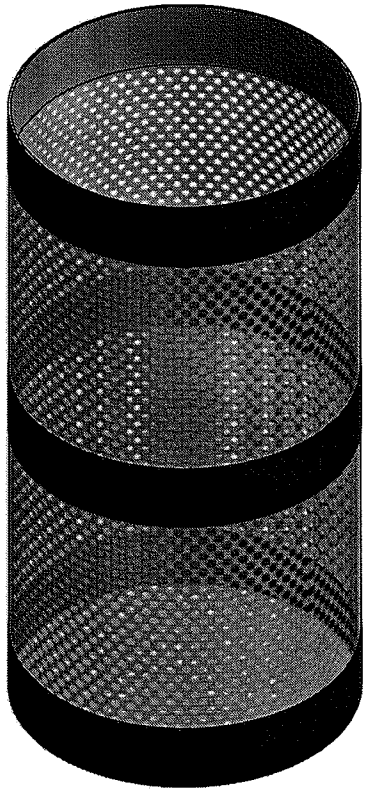
Title: TRASH CAN MOUNTING BRACKET

Drawn By	Date Drawn	Drawing No.	Project No.
EP	1/12/2009	TC0020A	
Checked By	Scale		
	NTS		

DATE: 7/25/2015
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FRONT VIEW



ISOMETRIC VIEW

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Title 22 GAL. TRASH RECEPTACLE

Drawn By	Date Drawn	Drawing No.	Project No.
EP	5/5/2008	TC0020	
Checked By	Scale 1:8		

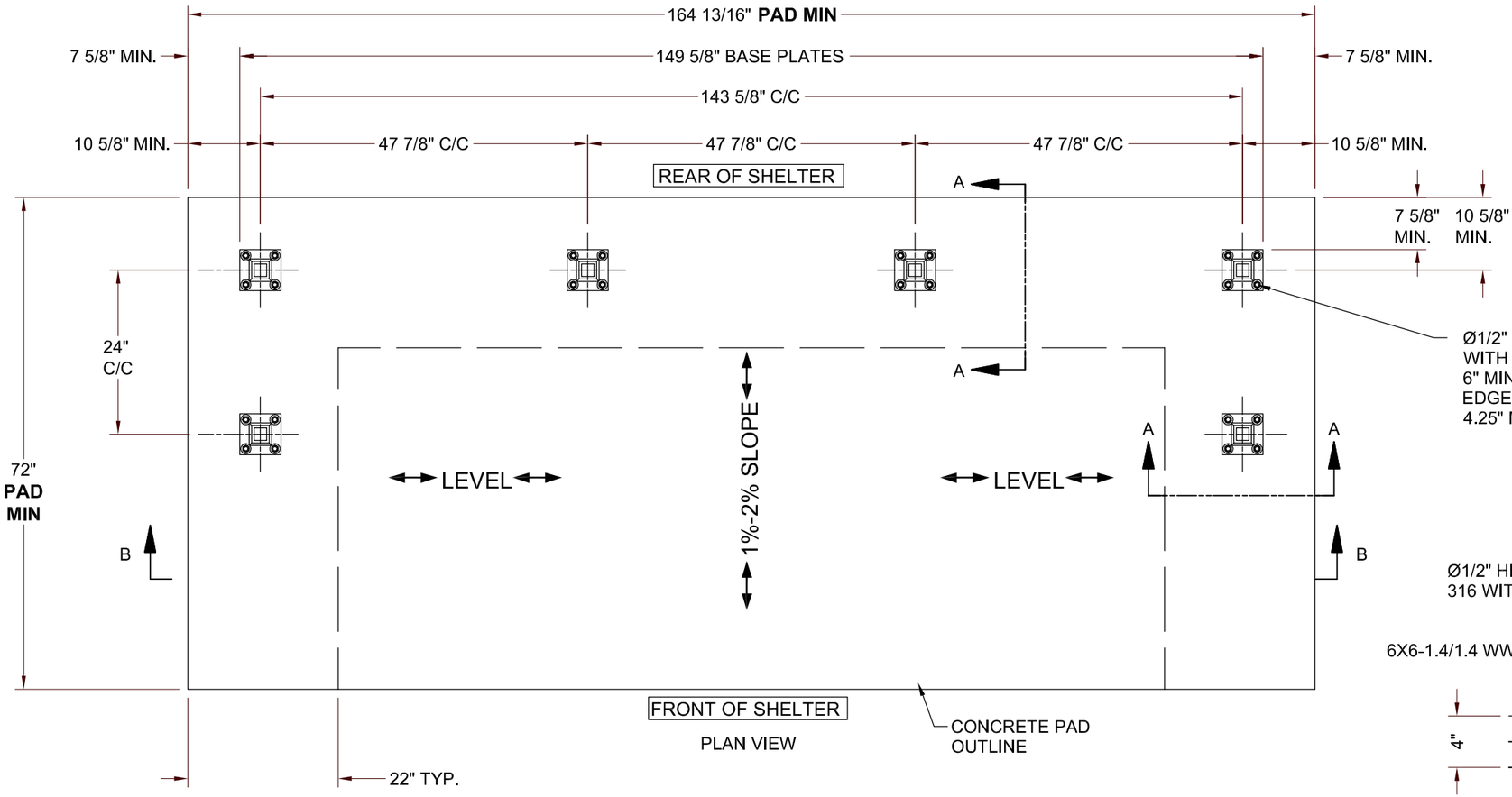
MATERIAL SPECIFICATIONS:

CONCRETE: 3000 PSI MIN. 28 DAY ACI 318-11

REBAR: 60 GRADE ASTM A615

WIRE MESH: ASTM A1064

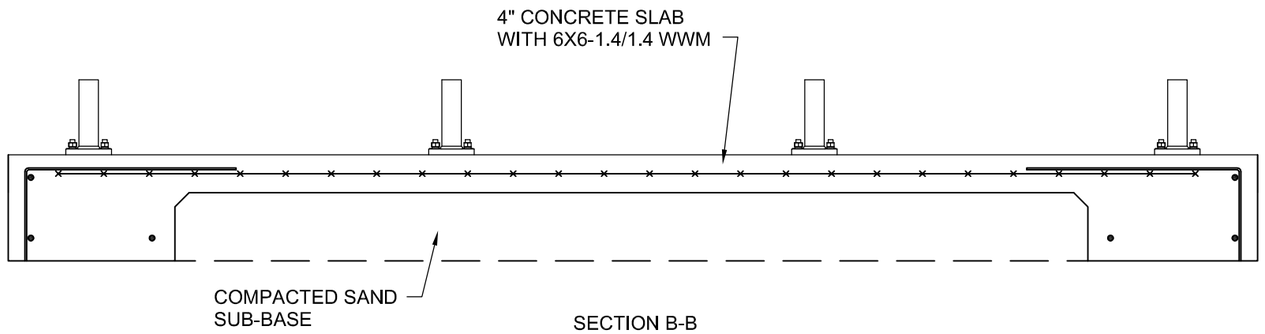
SOIL BEARING: 1500 PSF MIN.



Ø1/2" HILTI HAS SUPER 316 WITH HILTI HY-200 6" MIN. EMBED., 8.5" MIN. EDGE DISTANCE, 4.25" MIN. SPACING, TYP.

DATE: 7/25/2015
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SECTION A-A



SECTION B-B

No.	Date	Revision Description	By

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Title: 5' x 12' SHELTER CONCRETE PAD

Drawn By	Date Drawn	Drawing No.	Project No.
E.P.	6/16/2014	5403-80_CONC	
Checked By	Scale		
	NTS		

CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4104 (561) 845-4137

OFFICE OF THE
FIRE CHIEF

TO: Deandrea Spradley, Principal Planner

FROM: Frank Stallworth, Fire Inspector

DATE: November 20, 2016

SUBJECT: Site Plan Review for the Singer Island Gateway LLC, located at 2525-2529 Lake Drive. (SP-16-21).

Comments

The Fire Prevention Bureau has received and reviewed the site plans for Singer Island Gateway. The project includes two eight stories buildings, 80,772 square feet. The Fire Prevention Bureau has the following comments:

The developer must consider the city's requirement that all new buildings totaling 5,000 square feet or more of gross floor area require a complete fire sprinkler system installed in accordance with applicable NFPA codes. This requirement is independent of the type of construction or type of occupancy of the building. Gross floor area shall be computed by determining the entire square footage under roofs, coverings, or permanent awnings, regardless of any separation. The square footage of each floor level shall be counted separately and combined to achieve a total gross floor area. Where required in NFPA 2012edition new buildings, automatic sprinkler systems are installed, they shall be continuously monitored by a certified central station fire alarm system providing service that complies with all requirements of NFPA 72, National Fire Alarm Code.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into this jurisdiction. The minimum fire flow must be 1500 gallons per minute with 20 psi residual in commercially developed areas. The needed fire flow for this project must be considered to ensure that an adequate available fire flow is present in all areas of the site. A fire flow test must be conducted in the area and the resulting available fire flow must be reviewed by an engineer to ensure that the proposed system will meet the demand of a minimum of 1500 gpm at 20 psi of residual pressure in all areas of the development; taking into account all losses for friction and fixed pressure devices such as a backflow preventer. This data and respective calculations must be included in the civil construction permit submission.

On-site fire hydrants and mains capable of supplying the required fire flow shall be provided when any portion of the facility or building protected is in excess of 350 feet from a water supply on a public street, as measured by an approved exterior route around the facility or building. All measurements for hydrants shall be made in an approved manner around the outside of the building and along an approved access road way. When measuring for hydrant distances, consideration shall be taken when dealing with retaining walls, fencing, swales, or similar obstructions. In addition, a fire hydrant must be located with 100 feet of the fire department connection (FDC) for all buildings with a fire sprinkler system. Lines to which hydrants are connected shall be a minimum of six inches, except those portions of pipe supplying both hydrant and automatic extinguishing system, which shall be at least 8 inch. Each branch shall be provided with a gate valve located as close as possible to the main and shall be restrained by thrust blocks.

Fire lanes shall be marked with freestanding signs or marked curbs, sidewalks, or other traffic surfaces that have the words FIRE LANE — NO PARKING painted in contrasting colors at a size and spacing approved by the authority having jurisdiction. See attached Fire Department access diagrams.

Fire protection engineering documents shall be prepared in accordance with applicable technology and the requirements of the authority having jurisdiction. The documents shall identify the Engineer of Record for the project. Both the engineer of record for the fire protection system and the delegated engineer, if utilized, shall comply with the requirements of the general responsibility rules, Chapter 61G15-30, F.A.C. and Chapter 61G15-32, F.A.C. Fire protection system engineering drawings, specifications, prescriptive and performance criteria, water supply analysis and other materials or representations, that set forth the overall design requirements and provide sufficient direction for the contractor to layout the construction, alteration, demolition, renovation, repair, modification, permitting and such, for any public or private fire protection system(s), which are prepared, signed, dated and sealed by the Engineer of Record for the Fire Protection System(s) must be submitted with the general construction documents pursuant to Section 553.79(6), F.S.

Each building greater than 5000 square feet shall be provided with a lock box (Knox or Supra) containing the necessary keys for fire department access, the location of which will be coordinated with the Fire Marshal.

Fire sprinkler system shall come in compliance with NFPA 13, 14, 20 and 24.

Fire alarm system shall come in compliance with NFPA 70, 72.

Fire Department access roads and fire lanes shall come in compliance with NFPA 1.

Commercial cooking shall come in compliance with NFPA 96,17 and 17A.

If there are any questions regarding these requirements, please feel free to contact me at 561-845-4106.

CITY OF RIVIERA BEACH P.O Box 10682 RIVIERA BEACH, FLORIDA 33419

POLICE DEPARTMENT INTER-DEPARTMENTAL COMMUNICATION

To: DeAndrae Spradley

From: Steven Thomas, Major of Police

Date: December 2, 2016

Re: Singer Island Gateway SP-16-21

The Riviera Beach Police Department makes the following recommendations on the above captioned Site Plan:

1. Due to security concerns, the applicant should secure the off- site parking lot at N.E. corner of Lake Drive and Island Road with a fence, gate and provide a restricted access code for entry by tenants and public safety personnel.
2. It is strongly recommended that graffiti-resistant paints/coatings be utilized on the walls and/or fences that surround the property.
3. We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti.
4. IP Based video surveillance is suggested for the interior and exterior of building.
    a. Ensure that the local staff can re-play video on-site and produce copies.
5. Numerical Address shall be placed at this locations before final approval.
    a. Address shall be illuminated for nighttime visibility
    b. Address shall not be obstructed by any landscaping
6. Perimeter lighting shall be provided.
7. Adequate lighting shall be provided for all parking areas.
8. Landscaping shall be maintained according to the approved site plan.
9. Contractor shall obtain an alarm permit for all units from the City and provide the contact information for the alarm company via the Police Department Alarm Coordinator's web site: https://www.crywolf.us/oss/rivierabeachfl/
10. Provide generator or source of alternative power for emergency operations.
11. All glazed areas should be impact resistant.

The Police Department requests these items in order to maintain and monitor this location and the City's development standards at this site in the future.

CC: Clarence Williams, Chief of Police
Michael Madden, Asst. Chief of Police
Natalie Moore, Code Enforcement Administrator
Spencer Rozier, Eastside District Commander

MEMORANDUM

To: **DeAndrae Spradley, Principal Planner**

From: **Leighton Walker, Utilities Engineer**

Date: **December 5, 2016**

Re: **Singer Island Gateway LLC Site Plan Review (SP-16-21)**

Utility District **disapproves** the site plan based on the following comments:

1. To avoid the risk of brakeage associated with disturbing/tapping the 12" asbestos-concrete water main running on the south side of the E Blue Heron Boulevard right-of-way, the contractor shall at a minimum replace the 12" asbestos-concrete WM along the northern property line, the owner/developer shall be required to upgrade the WM to ductile iron pipe.

2. Callout fittings and appurtenances associated with the transitions between the proposed and the existing pipe materials.

3. Callout fittings that are depicted on plans for proposed utilities.

4. Conceptually show the location and configuration of the water meter and backflow assembly for the proposed water line serving the property. Meter should be depicted at the property line.

5. Show on plans or explain how irrigation will be provided.

6. Show invert elevation information for existing sanitary MH's shown on plans.

7. Update plans to more accurately depict the water and sewer utilities. For example show on the plans the 3" WM that ties-into the 6" WM on Lake Dr. and runs east Between Island Rd. and Blue Heron Blvd. Additionally, verify and correct the labelling of MH to the south of the intersection of Island Rd. and Lake Dr. – Our records indicate this MH is not a sanitary MH.

8. Developer/ contractor shall properly locate all existing utilities, determine their elevations and verify whether or not conflicts exist with proposed utilities. If conflicts exist the developer/ owner shall provide a plan to address them.

9. Provide a plan to support and protect if necessary the existing FM shown on plans at the conflict location with the proposed storm pipe.

10. No lighting or landscaping is permitted to be constructed above water or sewer lines. Additionally, landscaping contractor shall use root barriers or ensure reasonable horizontal separation between plants and water and sewer lines based on plant size and or root zone expansion capacity.

11. Show a sewer cleanout installed at the property line.

LCW