



TOWN COMMISSION MEETING

Monday September 18th, 2023

4:00 P.M.



**PUBLIC NOTICE/AGENDA
TOWN COMMISSION MEETING
Monday September 18th, 2023 at 4:00 p.m.**

Town Commission	Town Staff
Stewart Satter, Mayor _____	Linda Stumpf, Town Manager _____
John Deese, Vice Mayor _____	Carmen Mattox, Chief of Police _____
Simone Bonutti, Mayor Pro Tem _____	Erika Petersen, Town Clerk _____
Richard Granara, Commissioner _____	Keith W. Davis, Town Attorney _____
Chauncey Johnstone, Commissioner _____	Trey Nazzaro, Ass't. Town Attorney _____
Aileen Carlucci, Commissioner _____	Brent Watson, Waterplant Superintendent _____
Kristin Rosen, Commissioner _____	

CALL TO ORDER & PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION: Senator Bobby Powell – Legislative Update

**AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS
MAYOR'S COMMENTS**

CONSENT AGENDA:

1. Minutes from July 24, 2023 Budget Workshop & July 25, 2023, Town Commission Meeting
2. Police Department Report and Fire/Rescue Response Time Report for July & August
3. Jag Letter

REGULAR AGENDA: *Quasi-Judicial Hearing

1. ***SPR 23-3 & TARC 23-1 – 201 S. Ocean Blvd.** – GLMC Group LLC, on behalf of MSKP Plaza Del Mar, LLC and Thaiqyo Restaurant, seeks the Town Commission's approval for a site plan review and Town Commission ARCOM review for improvements to the unit located at 201 S. Ocean Blvd. pursuant to Sections 151.667 (A), 151.669 (A), and 152.21 (E), Town Code.
2. Town Manager Stumpf's Report

PUBLIC COMMENTS

OTHER BUSINESS

PUBLIC HEARING:

PH 1 - Ordinance #389 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS. SECTION 152.110. CONSTRUCTION SITE MAINTENANCE AND APPEARANCE. BY ADDING AN ENTIRELY NEW SUBSECTION (O) TO ADOPT REGULATIONS AND PROCEDURES FOR CONTAINING AND MANAGING CONSTRUCTION SITE RUNOFF; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS SHALL REMAIN IN FULL FORCE AS PREVIOUSLY ADOPTED. **(Second Reading)**

PH 2 - Ordinance #391 AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING TITLE V: PUBLIC WORKS. AT CHAPTER 51: WATER. BY AMENDING SECTION 51 .16. INSTALLATION REQUIREMENTS. TO PROVIDE FOR INSPECTION OF BACKFLOW PREVENTION DEVICES BY THE TOWN AND BY REQUIRING THE PROPERTY OWNER TO PAY FOR SAID INSPECTIONS THROUGH THE TOWN'S WATER BILLING PROCEDURES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 51. WATER. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(First Reading)**

ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission, Special Magistrate or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact the Town Clerk at (561) 585-9477 - 600 South Ocean Blvd., Manalapan, FL 33462 - townhall@manalapan.org



TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: CA.1

Agenda Item Name: July 24th, 2023 Budget Workshop Minutes &
July 25th, 2023 Town Commission Meeting Minutes

ACTION REQUESTED: Discussion ☐ Approval ☒

ATTACHMENT:

- July 24th, 2023 Budget Workshop Minutes
- July 25th, 2023 Town Commission Meeting Minutes



Town Commission Budget Workshop
Tuesday July 24, 2023, at 10:00 a.m.

IN ATTENDANCE

TOWN COMMISSION		TOWN STAFF	
Stewart Satter, Mayor	√	Linda Stumpf, Town Manager	√
John Deese, Vice Mayor	√	Carmen Mattox, Chief of Police	√
Simone Bonutti, Mayor Pro Tem	√	Erika Petersen, Town Clerk	√
Richard Granara, Commissioner	√	Keith Davis, Town Attorney	X
Chauncey Johnstone, Commissioner	√	Trey Nazzaro, Ass't. Town Attorney	X
Aileen Carlucci, Commissioner	√	Brent Watson, Water Plant Superintendent	√
Kristin Rosen, Commissioner	√	Ashley Watson, Accounting Clerk	√

This meeting was held by ZOOM.

BUDGET WORKSHOP

CALL TO ORDER

Mayor Satter called the Budget Workshop to order at 10:00 am.

This workshop was the first part of the budget planning process. Town Manager Stumpf explained that at the July 25th Town Commission meeting a tentative millage rate would need to be set. The millage rate once set cannot be raised but can be lowered. The revenues presented today for many items are estimated since the final numbers on the state's revenues have not been posted yet. The Palm Beach Fire Rescue numbers were also an estimate, and she expected an update by August. Insurance renewal rates will not be available until late August. Town Manager Stumpf estimated a 20% increase for health and a 40-60% for all other lines of insurance.

Budget Overview: The projected General Fund budget is \$7,023,564 for 2023-24 which is \$829,297 higher than the General Fund budget for 2022-2023 of \$6,194,266. The majority of the increase is due to police department staffing, cost of the security guards, salary increases and insurance premiums.

The proposed millage rate will remain at 3.000. Town Manager Stumpf noted that using the roll back rate of 2.6466 there would be a shortfall in funding the projected operating

and capital budget. She also explained that Manalapan's taxable value increased by 15.02%.

Town Manager Stumpf explained the proposed budget includes a 7% raise for the Town employees per the new PBA contract.

Some of the items that impact this increase are: Fire/Rescue which has a projected increase of \$700,951 (although she noted the final numbers weren't yet available. The Police Department budget increased by \$58,444 from the 2022-2023 budget. Communication infrastructure & technology increased by \$3,035. Town Manager Stumpf is recommending that we continue to fund the capital items in the budget for the coming year as this better reflects what the anticipated costs to operate the Town are.

The Commission discussed the budget and inquired about adding additional police officers for the nighttime shifts. Town Manager Stumpf agreed to crunch the numbers and add it to the budget being presented on July 25, 2023 at 10:00 am.

The meeting was adjourned at 10:41 am.

**These minutes were presented to the Town Commission
on Monday September 18th, 2023 for approval.**

John Deese, Vice Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed



Town Commission Meeting
Tuesday July 25, 2023, at 10:00 a.m.

IN ATTENDANCE

TOWN COMMISSION		TOWN STAFF	
Stewart Satter, Mayor	Zoom	Linda Stumpf, Town Manager	✓
John Deese, Vice Mayor	✓	Carmen Mattox, Chief of Police	✓
Simone Bonutti, Mayor Pro Tem	✓	Erika Petersen, Town Clerk	✓
Richard Granara, Commissioner	X	Keith Davis, Town Attorney	X
Chauncey Johnstone, Commissioner	Zoom	Trey Nazzaro, Ass't. Town Attorney	✓
Aileen Carlucci, Commissioner	✓	Brent Watson, Water Plant Superintendent	✓
Kristin Rosen, Commissioner	✓		

PUBLIC: Lisa Hamilton (Coastal Homes), Robert Olsen (Coastal Homes), David Miller (Mrachek Law), Louisa Michelin (Sabal Development) and Larry Barszewski (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Town Commission meeting called to order at 10:02 a.m.

CONSENT AGENDA:

- 1. Minutes May 23, 2023 Town Commission Meeting**
- 2. Police Department Report and Fire/Rescue Response Time Report for May & June**
- 3. RES 4-23 Amending Fee Schedule**
- 4. Awarding of Bid for Cul de Sac on Lands End Road**
- 5. PBA Contract**
- 6. CRS Annual Audit Report**

Mayor Pro Tem Bonutti made a motion to **approve** the Consent Agenda. Commissioner Rosen seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

REGULAR AGENDA:

RA. 1 Permit Extension 1460 S. Ocean Blvd. – The homeowner, 1460 S Ocean Blvd, LLC, asked to extend Permit #8136 to April 26, 2024. The homeowner’s lawyer, David Miller, as well as the contractor, Lisa Hamilton, represented the request citing FPL as being a major hold up for the project.

Mayor Satter commented that the project was taking too long and it isn’t fair to the neighbors. He also recommended not extending the permit and furthermore having code enforcement go out and do a thorough review of the construction that has taken place so far to ensure all code requirements have been met.

Town Manager Stumpf commented that construction has been going on for years at this residence and the Town continues to receive complaints from neighbors.

Mr. Miller explained his client had some extenuating circumstances and to date his client had paid over \$470,000 in permit fees.

Town Manager Stumpf explained the commission was aware of the amount. Commissioner Carlucci asked if they had selected finishes yet or if that would further postpone development. Ms. Hamilton indicated finishes were selected however if the home sells that could change.

Mayor Satter suggested a four-month permit extension with the permit fee along with conditions to make the house look more completed.

Mayor Pro Tem Bonutti made a motion to **approve** a four-month permit extension with the full permit fee of \$83,161.53 with the following conditions; screening on both sides of the property, installation of some type of sod, painting the front of the house, adding crushed rock to driveway and hardscape areas, providing irrigation, . Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

RA. 2 SE 23-1 – 3050 S. Ocean Blvd. – 3050 S. Ocean Blvd., LLC, 3050 South Ocean Boulevard, sought the Town Commission’s approval for a special exception use to construct a pedestrian passageway under South Ocean Boulevard (Florida Highway A1A) pursuant to Sections 151.053(E) and 151.581, Town Code. Louisa Michelin from Sabal Development Group presented the application.

Mayor Pro Tem Bonutti made a motion to approve the special exception request. Commissioner Rosen seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

RA. 3 SE 23-2 – 3050 S. Ocean Blvd. – 3050 S. Ocean Blvd., LLC, 3050 South Ocean Boulevard, sought the Town Commission’s approval for a special exception use to construct a beach house on the east side of South Ocean Boulevard (Florida Highway A1A) pursuant to Sections 151.053(B), Town Code. Louisa Michelin from Sabal Development Group presented the application.

Commissioner Carlucci made a motion to approve the special exception request. Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

RA. 4 Town Manager Stumpf's Report

COVID Update: Town Manager Stumpf read the latest COVID report and informed the commission that new case positivity in Palm Beach County was up to 20.1%

Code Enforcement: Town Manager Stumpf announced that our code enforcement officer was continuing to monitor the area with no major issues. She explained large piles of vegetation left out on the Point have been the majority of violations.

Iguana Control: Town Manager Stumpf announced Redline Iguana Removal has so far caught and removed 50 iguanas from the public areas on Point Manalapan.

Short-term Rental Registration: Town Manager Stumpf noted that staff has been working on a draft short-term rental registration application in order to better monitor them in Town.

Capital Projects Update: Town Manager Stumpf announced the Police Department renovation was completed and the work exceeded expectations. She urged the Commission to tour it.

Miscellaneous Items: Town Manager Stumpf reported that there is a new utility billing system that will now allow for online payments.

RA. 5 Set Tentative Millage Rate and set time, date, and place for 1st Budget Hearing

The purpose of this agenda item is to set the **TENTATIVE** rate for 2023/2024 which will be used for budget planning purposes. The tentative millage rate must be set in July according to Florida Statute. The **FINAL** millage rate is considered and set at the two public hearings in September. The tentative millage set in July has historically been set higher than the current millage rate and lowered in September. However, it cannot be raised in September. This provides flexibility to the Commission and accommodates any unforeseen changes that might occur between July and September. Town Manager Stumpf recommended maintaining the millage rate at 3.000 and the first Budget Hearing set for September 18th at 5:01 p.m and the final Budget Hearing will be September 25th at 5:01pm.

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

PUBLIC COMMENTS

There was none.

OTHER BUSINESS

There was none.

PUBLIC HEARING:

Consideration of Ordinance #389 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS. SECTION 152.110. CONSTRUCTION SITE MAINTENANCE AND APPEARANCE. BY ADDING AN ENTIRELY NEW SUBSECTION (O) TO ADOPT REGULATIONS AND PROCEDURES FOR CONTAINING AND MANAGING CONSTRUCTION SITE RUNOFF; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS SHALL REMAIN IN FULL FORCE AS PREVIOUSLY ADOPTED.

Mayor Pro Tem Bonutti made a motion to **recommend approval of Ordinance #389** to the Town Commission on first reading. Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

Consideration of Ordinance #390 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING TITLE XI: BUSINESS REGULATIONS. AT CHAPTER 110: BUSINESS TAX AND REGISTRATION. BY AMENDING SECTION 110.12 TO PROVIDE FOR A FIVE (5) PERCENT INCREASE TO THE BUSINESS TAX RATES FOR ALL THE TOWN'S EXISTING BUSINESS TAX CLASSIFICATIONS IN ACCORDANCE WITH STATE LAW; AS DEFINED BY TOWN CODE; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 110. BUSINESS TAX AND REGISTRATION. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED.

Commissioner Rosen made a motion to **recommend approval of Ordinance #390** to the Town Commission on first reading. Mayor Pro Tem Bonutti seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Carlucci, and Commissioner Rosen

Meeting adjourned at 11:24 a.m.

**These minutes were presented to the Town Commission
on Monday September 18, 2023 for approval.**

John Deese, Vice Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed



TOWN OF MANALAPAN

AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: CA.2

Agenda Item Name: Police Department Chief's Report and Palm Beach County Fire Rescue Response Times for July & August

ACTION REQUESTED: Discussion ☐ Approval ☒

ATTACHMENT:

- The Police Department Chief's Report for July & August including Monthly Stats
- Palm Beach County Fire/Rescue response times for July & August

TO: Mayor and Town Commissioners
Linda Stumpf, Town Manager

FROM: Chief Mattox

SUBJECT: Monthly Report for July & August

DATE: September 18, 2023

Staffing

We currently have eight full-time officers and one Sergeant. As of September 14, officer Korynsel will complete the FTO program. This means we will have two full-time officers on every shift. We have four part time officers. We are completing the hiring process for two additional officers. Once they complete the FTO program we will have three officers on every shift.

Zone Coverage

We are staffing as manpower allows. Due to staffing shortages vacations requests are not always approved.

Fleet

All vehicles are up to date on service.

Training

In the month of July, all officers completed the new Handguns Transition training. In August all officers completed CPR and Victim Advocate training.

Miscellaneous

A lot of exciting things have been happening since the last Commission meeting. First off, we are fully staffed. That alone is a great relief.

We changed uniforms for the summer and added a sweat-wicking short sleeve shirt. The officers really appreciate the option, especially in this heat.

The PD remodel is complete, and we have moved back to Town Hall. The building looks great.

I am working with the LPR provider to enhance the system's capabilities to better monitor the roadway during specific times.

The boat lift at Ocean Inlet Park is being installed and we should be able to move the boat back by the end of September.

Officer Basante completed the Defensive Tactics Instructor course at Palm Beach State college. We now have firearms, defensive tactics, and taser instructors in house. This allows the agency to meet all the required FDLE training without having to go outside for a trainer.

In the last two months there were 4 DUI arrests, 1 warrant arrest, 3 drug arrests and 5 drivers license related arrests.

We are in the process of renewing our radio frequency license. It is due to expire in 2024.

Sargeant Merritt will be promoted to the position of Lieutenant beginning September 25th .



Manalapan Police Department
Monthly Stats
July 2023



CALLS FOR SERVICE

Call Type	Total	Zone 1 Point	Zone 2 A1A	Zone 4 Out of Town	Zone 5 N. Inlet	Zone 6 Beach	Zone 7 Bird Island	Zone 8 Plaza & The EAU	Zone ORP
9-1-1 Abandoned	6								
9-1-1 Received	53								
9-1-1 Transfer	6								
Alarms	9	3	5					1	
Animal Complaints	3	1				2			
ATV Completed	163					163			
ATV Cancelled	96					96			
Assault	0								
Battery	0								
Boat/Marine Patrol	9								9
Burglary A / B / R / V	0								
Child Abuse	0								
Construction Site Checks	167	132	35						
Dark House Checks	864	632	170					62	
Distressed Swimmer	1				1				
Disturbance	0								
Domestic	0								
Drones	0								
Driving Under Influence	1		1						
Drug Law Violation	0								
Grand Theft Auto	1	1							
Lewd Acts	0								
Fire	0								
Fire Alarm	5	3	2						
Fraud	0								
Information	7	4	3						
Obscene Harrassing Calls	0								
Mental	0								
Medical	6	1	2		1	1		1	
Mutual Aid	2	1			1				
Open Door	0								
Ordinance Violations	4					3		1	
Plaza Walk and Talk	137							137	
Parking Enforcement	83	24	11		1			47	
Possession of Alcohol	0								
Property Damage	2	1	1						
Property Found	2					1		1	
Property Lost	2	1						1	
Service Calls	33	14	9		8			2	
Suspicious Incident	1				1				
Suspicious Person	3							3	
Suspicious Vehicle	5	2	3						
Stolen Vehicle Alerts-LPR	0								
Theft	0								
Traffic Crash	1							1	
Traffic Stops	199	11	172	4	2			5	5
Traffic Citations	117								
Trespass	10		8	1	1				
Vessel Stop	0								

Manalapan Police Department

Warrant Arrest	0						
Welfare Check	1			Monthly Stats			1
Work Hour	4	1	3	July 2023			



Manalapan Police Department
Monthly Stats
July 2023



INCIDENT REPORTS

Case #	Incident Type	Zone	Note	Case #	Incident Type	Zone	Note
23-0068	Traffic Stop/Drugs	2	Arrest	23-0078	Traffic Stop//Drugs	2	Arrest
23-0069	Trespass	2		23-0079	Trespass	2	
23-0070	Lost Property	8		23-0080	Traffic Stop /	2	NTA
23-0071	Parking / Towed Vehicle	8		23-0081	Traffic Stop / Exp Tag / VW	2	
23-0072	Traffic Stop/Drugs/CIT	2	NTA	23-0082	Traffic Stop / Tow /	2	NTA
23-0073	Found Property	2		23-0083	Traffic Stop /No DL/	2	Arrest
23-0074	DUI	2	Arrest	23-0084	Traffic Stop/No DL/	2	Arrest
23-0075	Grand Theft Auto	1	Located	23-0085	AOA	6	
23-0076	Medical / Death	1		23-0086	Medical	1	
23-0077	Damaged Property	1		23-0087	Traffic Stop/No DL/	2	Arrest

MONTHLY TRAINING	MONTHLY DISPATCH CALLS			
In Service PLI - New Florida Laws 2023 - Part 1		911	53	
		Non-Emergency	747	
		Total	800	



8/3/2023

Palm Beach County Fire Rescue

Manalapan Response Time Report

20230701 to 20230731

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F23125423	38	Medical	S OCEAN BLVD MN	07/02/2023	11:09:11	11:09:46	11:10:02	11:10:42	11:17:25	12:01:19	0:00:51	0:00:40	0:06:43	0:08:14
F23126877	38	Medical	S OCEAN BLVD MN	07/04/2023		16:19:16	16:19:26	16:20:39	16:22:58	16:39:47	0:00:35	0:01:13	0:02:19	0:04:07
F23135061	38	Medical	LITTLE POND RD MN	07/16/2023		14:31:25	14:31:31	14:33:02	14:38:14	15:18:25	0:00:31	0:01:31	0:05:12	0:07:14
F23135112	38	Medical	PASLAY PL MN	07/16/2023		16:04:04	16:04:13	16:05:07	16:10:24	16:35:21	0:00:34	0:00:54	0:05:17	0:06:45
F23142560	38	Medical	S OCEAN BLVD MN	07/27/2023	14:37:46	14:38:26	14:38:30	14:39:41	14:44:29	15:06:35	0:00:44	0:01:11	0:04:48	0:06:43
F23144604	38	Medical	S OCEAN BLVD MN	07/30/2023		16:07:23	16:07:33	16:08:08	16:12:34	17:16:29	0:00:35	0:00:35	0:04:26	0:05:36
Average Response Times:											0:00:38	0:01:01	0:04:48	0:06:26
Non Emergency Calls:														
F23126547	38	Fire Alarm	LANDS END RD MN	07/04/2023		02:35:10	02:35:18	02:37:25	02:45:20	02:56:06	0:00:33	0:02:07	0:07:55	0:10:35
F23130790	38	Fire Alarm	S OCEAN BLVD MN	07/10/2023		11:41:24	11:41:35	11:41:41	11:49:34	12:09:09	0:00:36	0:00:06	0:07:53	0:08:35
F23130800	38	Assist	LITTLE POND RD MN	07/10/2023		11:57:45	11:57:54	11:59:04	12:26:15	12:47:34	0:00:34	0:01:10	0:27:11	0:28:55
F23135728	38	Fire Alarm	S OCEAN BLVD MN	07/17/2023		14:14:14	14:14:21	14:15:44	14:20:27	14:30:49	0:00:32	0:01:23	0:04:43	0:06:38
Corrupt Data:														
F23131569	38	Fire Alarm	CURLEW RD MN	07/11/2023		13:56:51	13:56:58	13:58:19		13:59:46	Empty Time Fields			
F23132981	38	CO2 Alarm	S OCEAN BLVD MN	07/13/2023		15:10:21	15:10:32	15:11:40		15:13:15	Empty Time Fields			
F23136063	38	Fire Alarm	PASLAY PL MN	07/18/2023		02:04:36	02:04:40	02:07:00		02:10:33	Empty Time Fields			
Total number of Events:													13	

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.



8/3/2023

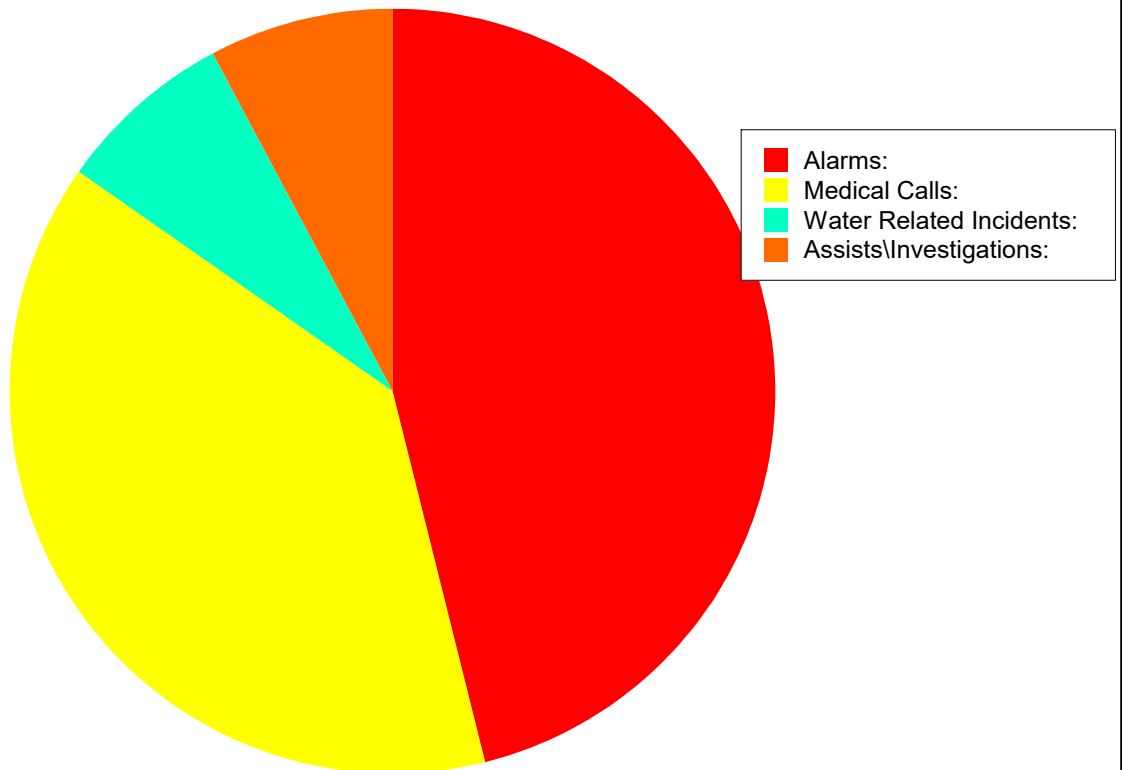
Palm Beach County Fire Rescue

Manalapan - # of Calls by Type

20230701 to 20230731

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Alarms:	6
Medical Calls:	5
Water Related Incidents:	1
Assists\Investigations:	1
Total number of Events:	13

Calls by Situation Dispatched





Manalapan Police Department
Monthly Stats
August 2023



CALLS FOR SERVICE

Call Type	Total	Zone 1 Point	Zone 2 A1A	Zone 4 Out of Town	Zone 5 N. Inlet	Zone 6 Beach	Zone 7 Bird Island	Zone 8 Plaza & The EAU	Zone ORP
9-1-1 Abandoned	6								
9-1-1 Received	50								
9-1-1 Transfer	11								
Alarms	9	6	3						
Animal Complaints	3	1	2						
ATV Completed	156					156			
ATV Cancelled	90					90			
Assault	1						1		
Battery	1		1						
Boat/Marine Patrol	7								7
Burglary A / B / R / V	0								
Child Abuse	0								
Construction Site Checks	149	117	32						
Dark House Checks	839	618	157					64	
Distressed Swimmer	1		1						
Disturbance	3		1		1			1	
Domestic	0								
Drones	0								
Driving Under Influence	3		3						
Drug Law Violation	0								
Grand Theft Auto	0								
Lewd Acts	0								
Fire	0								
Fire Alarm	2		2						
Fraud	0								
Information	4	2	1	1					
Obscene Harrassing Calls	0								
Mental	0								
Medical	11	4	2		2	1		2	
Mutual Aid	0								
Open Door	1		1						
Ordinance Violations	6	5						1	
Plaza Walk and Talk	155							155	
Parking Enforcement	102	31	24					46	1
Possession of Alcohol	0								
Property Damage	1		1						
Property Found	2		1					1	
Property Lost	1							1	
Service Calls	25	13	7		4			1	
Suspicious Incident	4	1	2			1			
Suspicious Person	4	1	3						
Suspicious Vehicle	2		1					1	
Stolen Vehicle Alerts-LPR	0								
Theft	0								
Traffic Crash	2	1						1	
Traffic Stops	218	13	198		1			4	2
Traffic Citations	24		24						
Trespass	12		10		2				
Vessel Stop	2								2

Warrant Arrest	2								
Welfare Check	0								
Work Hour	3	3							

Manalapan Police Department
 Monthly Stats
 August 2023





Manalapan Police Department
Monthly Stats
August 2023



INCIDENT REPORTS

Case #	Incident Type	Zone	Note	Case #	Incident Type	Zone	Note
23-0088	Traffic Stop / NO DL	2	Arrest	23-0098	Found Property	2	
23-0089	DUI	2	Arrest	23-0099	Civil Matter	1	
23-0090	Traffic Stop / Tow	2		23-0100	Alarm / Unsecure Door	1	
23-0091	Crash	8		23-0101	Traffic Stop / Warrant	2	Arrest
23-0092	AOA	6		23-0102	Traffic Stop Sus DL	2	Arrest
23-0093	Disturbance	8		23-0103	Damaged Property	2	
23-0094	Traffic Stop / Tow	2		23-0104	DUI	2	Arrest
23-0095	Assault	7		23-0105	DUI	2	Arrest
23-0096	Lost Property	8					
23-0097	Traffic Stop / Warrant	2	Arrest				

MONTHLY TRAINING	MONTHLY DISPATCH CALLS			
In Service PLI - New Florida Laws 2023 Part 2		911	50	
CPR and First Aid		Non-Emergency	790	
		Total	840	



9/5/2023

Palm Beach County Fire Rescue

Manalapan Response Time Report

20230801 to 20230831

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F23148778	38	Medical	S OCEAN BLVD MN	08/05/2023	16:56:37	16:57:08	16:57:29	16:57:44	17:01:06	17:47:20	0:00:52	0:00:15	0:03:22	0:04:29
F23149393	38	Medical	S OCEAN BLVD MN	08/06/2023		14:48:51	14:49:02	14:50:01	14:57:27	15:13:13	0:00:36	0:00:59	0:07:26	0:09:01
F23149517	38	Medical	S OCEAN BLVD MN	08/06/2023		17:49:38	17:49:49	17:50:16	17:53:26	19:11:52	0:00:36	0:00:27	0:03:10	0:04:13
F23151194	38	Medical	S OCEAN BLVD MN	08/09/2023	02:11:25	02:11:44	02:11:50	02:13:40	02:15:31	02:52:46	0:00:25	0:01:50	0:01:51	0:04:06
F23152988	38	Medical	S OCEAN BLVD MN	08/11/2023	13:10:33	13:11:21	13:11:30	13:13:17	13:15:34	13:58:06	0:00:57	0:01:47	0:02:17	0:05:01
F23154964	38	Medical	LANDS END RD MN	08/14/2023	08:41:52	08:42:19	08:42:30	08:43:19	08:49:46	09:28:24	0:00:38	0:00:49	0:06:27	0:07:54
F23161881	38	Medical	S OCEAN BLVD MN	08/24/2023		07:28:38	07:28:49	07:29:31	07:33:19	08:11:37	0:00:36	0:00:42	0:03:48	0:05:06
F23164824	38	Medical	S OCEAN BLVD MN	08/28/2023		11:55:42	11:55:52	11:56:48	11:59:11	12:30:04	0:00:35	0:00:56	0:02:23	0:03:54
Average Response Times:										0:00:39	0:00:58	0:03:51	0:05:28	
Non Emergency Calls:														
F23147965	38	Fire Alarm	S OCEAN BLVD MN	08/04/2023		14:19:22	14:19:29	14:20:20	14:23:44	14:40:26	0:00:32	0:00:51	0:03:24	0:04:47
F23149348	38	Medical	LITTLE POND RD MN	08/06/2023		13:40:55	13:41:04	13:42:05	13:47:01	13:57:38	0:00:34	0:01:01	0:04:56	0:06:31
F23150669	38	Fire Alarm	S OCEAN BLVD MN	08/08/2023		10:02:12	10:02:21	10:04:10	10:06:02	10:32:33	0:00:34	0:01:49	0:01:52	0:04:15
F23155561	38	Assist	LITTLE POND RD MN	08/15/2023		01:52:11	01:52:22	01:53:54	02:02:02	02:18:16	0:00:36	0:01:32	0:08:08	0:10:16
F23158898	38	Fire Alarm	AUDUBON CSWY MN	08/19/2023		18:39:10	18:39:17	18:40:16	18:47:15	18:54:03	0:00:32	0:00:59	0:06:59	0:08:30
F23164354	38	Medical	LITTLE POND RD MN	08/27/2023		17:37:08	17:37:17	17:38:19	17:45:13	18:02:31	0:00:34	0:01:02	0:06:54	0:08:30
Corrupt Data:														
F23166760	38	Assist	LANDS END RD MN	08/31/2023		09:02:26	09:02:33	09:03:26		09:05:47	Empty Time Fields			
Total number of Events:													15	

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.



9/5/2023

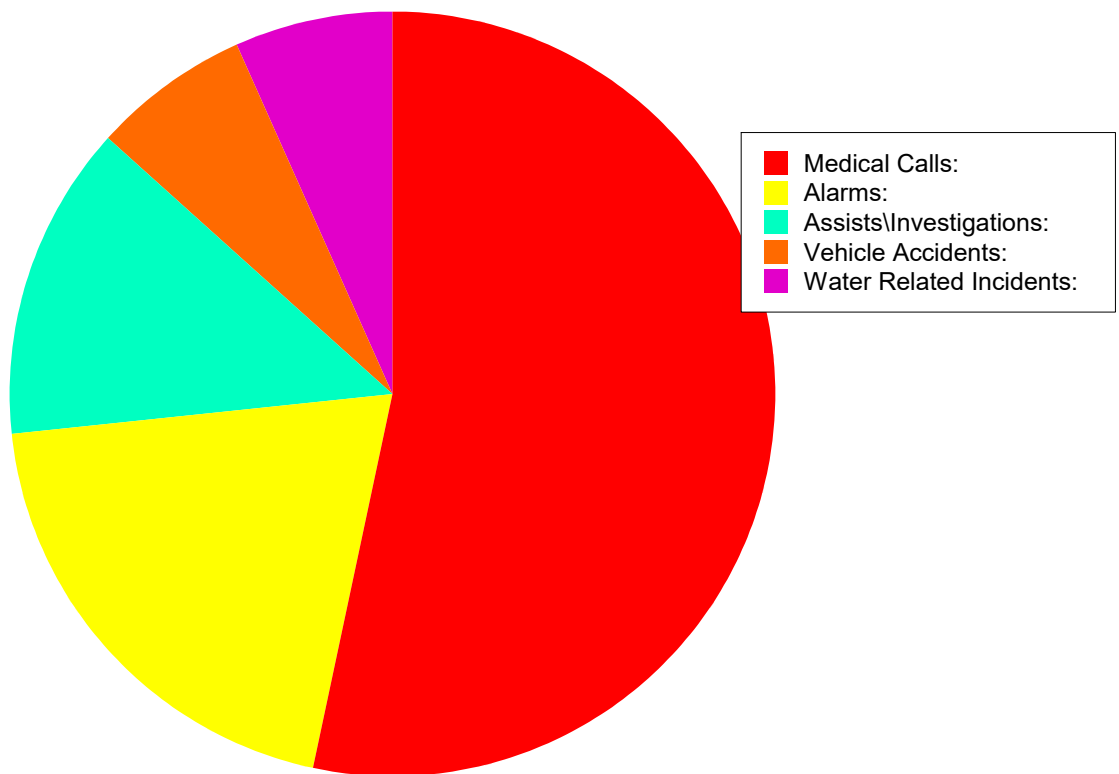
Palm Beach County Fire Rescue

Manalapan - # of Calls by Type

20230801 to 20230831

<u>Type - Situation Dispatched</u>	<u># of Incidents</u>
Medical Calls:	8
Alarms:	3
Assists\Investigations:	2
Vehicle Accidents:	1
Water Related Incidents:	1
Total number of Events:	15

Calls by Situation Dispatched





TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: CA.3

Agenda Item Name: JAG Letter from Palm Beach County

ACTION REQUESTED: Discussion ☐ Approval ☒

BACKGROUND:

The Criminal Justice Commission (CJC) requests approval of funds to be allocated to the Edward Byrne Memorial Justice Assistance Grant (JAG). The Palm Beach County Commission requests this approval annually for services that provide re-entry programs, transitional services and other police department outreach programs throughout the county.

ATTACHMENT:

- Letter from the County dated 8/09/2023 requesting approval
- JAG letter from Manalapan



Criminal Justice Commission

301 North Olive Avenue, Suite 1001

West Palm Beach, FL 33401-4705

(561) 355-4943

<http://discover.pbcgov.org/criminaljustice/>

Fax: (561) 355-4941

Kevin L. Jones, Chairman

Rachel Docekal, Vice Chair

Marcia Andrews, Secretary

Matt Pawlowski, Treasurer



**Palm Beach County
Board of County Commissioners**

Gregg K. Weiss, Mayor

Maria Sachs, Vice Mayor

Maria G. Marino

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

August 9, 2023

To All Palm Beach County Mayors:

The Criminal Justice Commission (CJC) seeks your approval in the allocation of Federal Fiscal Year 2022 (County Fiscal Year 2023) Edward Byrne Memorial Justice Assistance Grant (JAG) Program (JAG-Countywide) funds. The total allocation to Palm Beach County is \$322,342. The CJC received notification on July 7, 2023 of this funding for the period October 1, 2022 through September 30, 2024.

The CJC will provide funding for two important initiatives at the funding amounts listed below including: 1) \$240,228 for the Countywide Reentry Program, which provides transitional services for adults and juveniles released from jail and prison to Palm Beach County; and 2) \$82,114 will be used to purchase equipment for law enforcement agencies countywide. The funds will address the safety concerns of different law enforcement agencies throughout Palm Beach County and enhance the work of law enforcement.

Subrecipient	Project Title	Amount
Palm Beach County Board of County Commissioners	Countywide Reentry Program	\$240,228
Palm Beach County Board of County Commissioners	Equipment for Law Enforcement Agencies Countywide	\$82,114
TOTAL		\$322,342

The Florida Department of Law Enforcement (FDLE) requires that fifty-one percent (51%) of the local units of government representing at least fifty-one percent (51%) of the county's population agree on the allocation of these funds. For your convenience, we have prepared the attached sample letter for your use. **Due to the application deadline, we ask that this letter be received at the CJC Office no later than September 4, 2023.** Please send your letters digitally to Dawn Caveness-Davenport at the email address: dcavenes@pbcbgov.org.

(PLEASE DO NOT SEND THE LETTER TO FDLE)

If you should require additional information or have any questions, please contact Dawn Caveness-Davenport (561) 355-3396. Your immediate attention to this matter is greatly appreciated.

Sincerely,

Regenia Herring
Executive Director

Cc: All Palm Beach County Police Chiefs
Richard C. Radcliff, Executive Director, PBC League of Cities



TOWN OF MANALAPAN

600 South Ocean Boulevard, Manalapan, Florida 33462-3398

Telephone (561) 585-9477 Fax (561) 585-9498

Email: townhall@manalapan.org www.manalapan.org

September 18, 2023

Mr. Cody Menacof
Bureau Chief
Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road Tallahassee, Florida 32308

Dear Mr. Menacof:

In compliance with the State of Florida Rule 11D-9, F.A.C., the ***Town of Manalapan*** approves the distribution of **\$322,342** of Federal Fiscal Year 2022 Edward Byrne Memorial Justice Assistance Grant (JAG) funds for the following projects within Palm Beach County:

Subrecipient	Project Title	Amount
Palm Beach County Board of County Commissioners	Countywide Reentry Program	\$240,228
Palm Beach County Board of County Commissioners	Equipment for Law Enforcement Agencies Countywide	\$82,114
TOTAL		\$322,342

Sincerely,

Stewart Satter
Mayor, Town of Manalapan



TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: RA 1

Agenda Item Name: **SPR 23-3 & TARC 23-1 – 201 S. Ocean Blvd. –**
GLMC Group LLC, on behalf of MSKP Plaza Del Mar,
LLC and Thaiqyo Restaurant

ACTION REQUESTED: Discussion ☒ Action ☒

BACKGROUND:

GLMC Group, LLC has applied on behalf of MSKP Plaza Del Mar, LLC and Thaiqyo Restaurant for improvements to the unit located at 201 South Ocean Boulevard. The applicant is requesting to alter the exterior by constructing a new storage room on the north west side of the space, enclosing a storefront window, extending their existing awning and curtains along the north outside dining area, and constructing a new window with counter top seating on the north east corner in accordance with Sec. 151.667 (A) and Sec. 151.669 (A) of the Town Zoning Code and Sec. 152.21 (E) of the Town Code of Ordinances.

ATTACHMENTS:

- Development Application
- Construction Drawings



TOWN OF MANALAPAN
 600 South Ocean Boulevard, Manalapan, FL 33462
 (561) 585-9477, Fax (561) 585-9498
 townhall@manalapan.org www.manalapan.org

DEVELOPMENT APPLICATION

Submittal Date: 8-23-2024 Property Control # 42-43-45-02-001-0020

PROPERTY OWNER(S)	AUTHORIZED AGENT(Required if owner not presenting)
Name: MSKP Plaza Del Mar, LLC	Name: Leszek Grzanka
Address:	Address: 6164 Shadow Tree Lane Lake Worth, Florida
Phone:	Phone: 516-232-3212
E-mail:	E-mail:

ARCHITECT/LANDSCAPE ARCHITECT	DEVELOPER/CONTRACTOR:
Name: Phil Korf	Name: Leszek Grzanka
Company Name: Claren Architecture And Design	Company Name: GLMC Group, LLC
Address: 6400 Congress Avenue Boca Raton, Florida	Address: 6164 Shadow Tree Lane Lake Worth, Florida
Phone: 561-961-4884 Cell:	Phone: 561-812-2507 Cell: 516-232-3212
E-mail: Phil@clarenarchitecture.com	E-mail: Les@glmcgroup.com

APPLICANT'S CERTIFICATION

- (I) Ryan Tuffs (owner or authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Manalapan, Florida. I certify that all drawings and specifications for buildings or structures either larger than 500 sq. ft. or costing more than \$3,000 must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Manalapan and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true

Updated 02/10/2023

and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Manalapan, Florida, and are not returnable.

Signature-Owner or Authorized Agent

Print Name

Ryan Tufts

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of August 2023,

by Ryan Tufts as Authorized person for MSKP Plaza del Mar, LLC

Personally known _____ or Produced Identification _____

Type of Identification _____

Sandra E. Bell
Notary Signature

Sandra E. Bell
Print Notary Name

SEAL



CHECK BELOW WHERE APPLICABLE

(Payable by check only)

ARCHITECTURAL REVIEW – Level 1 \$100	PUD or PUD AMENDMENT \$750	
ARCHITECTURAL REVIEW – Level 2 \$250	SITE PLAN REVIEW \$750	X
ARCHITECTURAL REVIEW – Level 3 \$500	SPECIAL EXCEPTION USE \$750	
ARCHITECTURAL REVIEW – Level 4 \$1,000	VARIANCE \$750	
PAVER AGREEMENT \$500	ZONING TEXT/MAP OR COMP PLAN AMENDMENT \$1500	

(See page 7 for definitions of Levels)

The owner, architect or other authorized agents are urged to attend the meeting. Each applicant must familiarize themselves with the Architectural Commission criteria and procedure. If all required information is not presented with this application, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: Although an application meets minimum zoning requirements the Architectural Commission may approve, approve with conditions, or disapprove a request not found to meet Architectural Review criteria as found in Town Code, Section 152.23. All residents are notified of applicant's request by mail.

**ALL APPLICATIONS MUST BE COMPLETE, SIGNED,
NOTARIZED AND SUBMITTED BY THE DEADLINE DATE**

1. This Application (pages 3-6)
2. Agent's Authorization Letter (Required if owner not presenting)
3. Application fee (see page 7)
4. Model, if applicable (see page 8)
5. 11 set of Plans; 2 Signed and Sealed -
We require two full-size sets signed and sealed and the other nine can be 11"x17" in size
6. Narrative letter describing the project
7. Samples, renderings, pdfs, jpegs and Power Point photos are due 14 days prior to meeting.

Updated 02/10/2023

August 21, 2023

Town of Manalapan
Architectural Commission
600 South Ocean Boulevard
Manalapan, Florida 33462

Dear Commissioners

The owners of ThaiKyo Asian Restaurant and MSKP Plaza Del Mar, LLC., are seeking approval and permission to make the following improvements and enhancements to the ThaiKyo Asian Restaurant located at 201 South Ocean Boulevard, Manalapan, Florida.

Brief Scope of Project:

- Construct a 9'-9" by 5'-2" Storage room at Eastern end of outside dining area. Space will be used to store supplies and equipment.
- Extend existing awning and curtains at outside dining area to continue to the front of East side of restaurant.
- Construct a window with counter top seating that guests waiting to be seated in side restaurant can socialize and can be served from the inside bar.

Justification for Building Permit Application

ThaiKyo Asian Restaurant, would like to enhance the patron's experiences while aligning with the town's vision of promoting community-centric, functional, and aesthetic development.

1. **Guest Experience Enhancement:** The outdoor window pass-through aims to elevate waiting moments for patrons, allowing them to begin their ThaiKyo experience even before seating. Guests have an opportunity to socialize and relax as their party assembles and ensures a smoother transition from arrival to dining, mitigating the passive waiting period.
2. **Weather-Proof Design:** With an awning and powered curtains with clear panels to the outside, the proposed structure ensures guests are shielded from foul or unpleasant weather, maintaining their comfort at all times.
3. **Operational Efficiency:** The inclusion of a storage room will streamline and organize the operations, housing vital equipment and supplies from guest view.
4. **Economic Benefits:** Beyond enhancing guest experiences, this addition presents potential economic benefits for the restaurant and the plaza as well.

In conclusion, our proposal aligns with ThaiKyo's commitment to providing unmatched experiences, ensures safety, and augments Manalapan's charm. We hope the Building Department recognizes the merits of our proposal and grants the necessary permit to actualize this vision.

Thank you,

Kermit Schilling, GLMC Group

**Kermit
Schilling**

Digitally signed by Kermit Schilling
DN: cn=Kermit Schilling, o=Glmc
Group, ou,
email=Kermit@glmcgroup.com,
c=US
Date: 2023.08.21 09:42:03 -04'00'

GLMC Group, LLC

Certified General Contractor • License No: CGC 1524557
6164 Shadow Tree Lane • Lake Worth • Florida 33463
Ph: 561 812 2507 • E-mail: Office@glmcgroup.com



Date: 8/24/2023

To Town of Manalapan Building Department

For the TCOM Meeting set for September 25, 2023, for the board to discuss the merits of Thaikyo Asian Restaurant to enlarge the store room, install window pass through Bar, and extend the Awning we will be sending a representative of GLMC Group, LLC to represent the ownership of Plaza Del Mar shopping center.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "RT", written over a horizontal line.

Ryan Tufts, CSM
Director of Property Management
Kitson & Partners (Realty), LLC
Agent for MSKP Plaza Del Mar, LLC





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
MSKP PLAZA DEL MAR, LLC

Filing Information

Document Number M06000006053
FEI/EIN Number 33-1146676
Date Filed 11/01/2006
State DE
Status ACTIVE

Principal Address

4500 PGA BOULEVARD
SUITE 400
PALM BEACH GARDENS, FL 33418

Changed: 06/08/2020

Mailing Address

4500 PGA BOULEVARD
SUITE 400
PALM BEACH GARDENS, FL 33418

Changed: 06/08/2020

Registered Agent Name & Address

HOLIHEN, TERRENCE R
4500 PGA BOULEVARD
SUITE 400
PALM BEACH GARDENS, FL 33418

Name Changed: 04/18/2022

Address Changed: 06/08/2020

Authorized Person(s) Detail

Name & Address

Title MEMBER

KE RETAIL HOLDINGS, INC.
4500 PGA BOULEVARD
SUITE 400

PALM BEACH GARDENS, FL 33418

Title CEO

KITSON, SYDNEY W

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title PRESIDENT

HOBAN, THOMAS M

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title TREASURER

MORALES, JULIO E

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title VP, ASST. TREASURER

MORALES, MARIA A

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title VP

GEIGER, GLENN C

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title VP, SECRETARY

HOLIHEN, TERRENCE R

4500 PGA BOULEVARD

SUITE 400

PALM BEACH GARDENS, FL 33418

Title VP

BUEHLER, MATTHEW

4500 PGA BOULEVARD

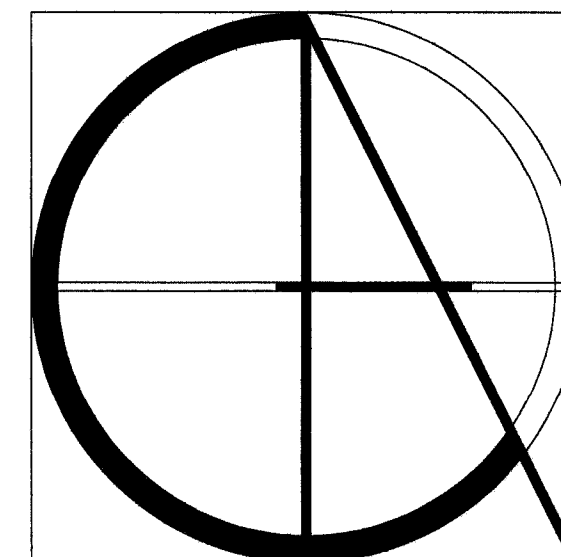
SUITE 400

PALM BEACH GARDENS, FL 33418

Annual Reports

Building Modifications for:
Thaikyo Restaurant

201 South Ocean Blvd.,
Manalapan, Florida 33462



CLAREN
ARCHITECTURE + DESIGN

ARCHITECT:
Claren Architecture + Design, Inc.

6400 Congress Ave, Suite 2150
Boca Raton, Florida 33487
Tel.: 561-961-4884
www.clarenarchitecture.com

STRUCTURAL ENGINEER
Wieder Engineering, Inc.

11718 S.E. Federal Hwy, #373
Hobe Sound, Florida 33455
Tel.: 772-546-5823

MEP ENGINEER
Premier Consulting Engineers, LLC

2799 NW 2nd Ave, Suite H-202
Boca Raton, Florida 33431
Tel.: 561-672-7344

DRAWING INDEX

ARCHITECTURAL

- COVER SHEET
- AD-1 DEMOLITION FLOOR PLAN & NOTES
- A-1.1 FLOOR PLAN, GENERAL NOTES, NOTES, SCHEDULES & DETAILS
- A-1.2 DEMOLITION & REFLECTED CEILING PLANS, LEGEND & NOTES
- A-2 BUILDING ELEVATIONS
- A-3 WALL SECTIONS

STRUCTURAL

- S-1 FOUNDATION PLAN & PARTIAL NORTH ELEVATION
- S-2 STRUCTURAL NOTES, SCHEDULES & SECTIONS

MECHANICAL

- M-0 MECHANICAL NOTES & DETAILS
- M-1 MECHANICAL PLAN & MECHANICAL ROOF PLAN

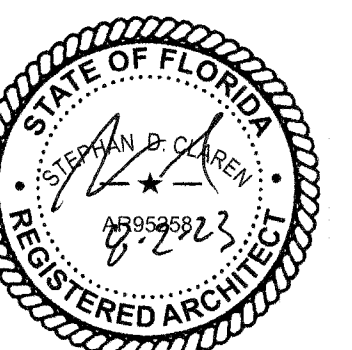
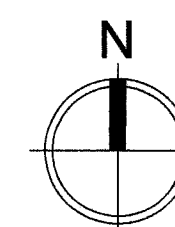
ELECTRICAL

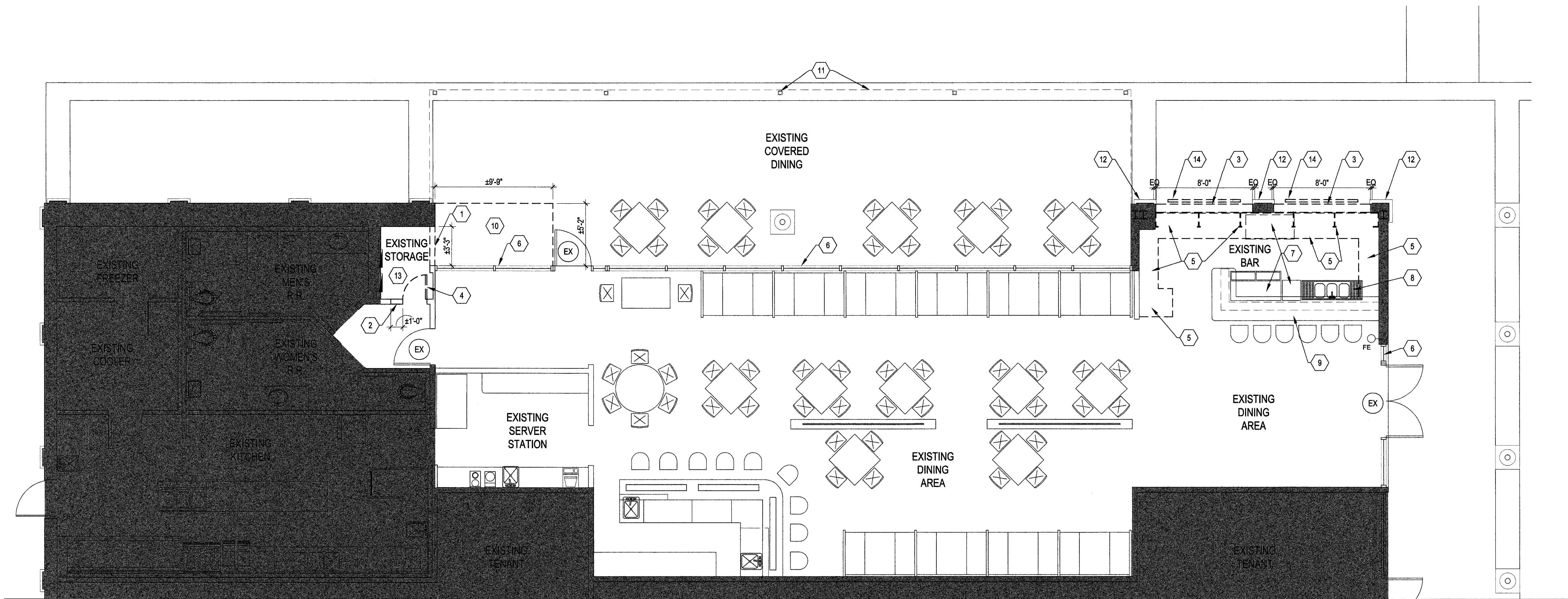
- E-1 POWER & LIGHTING PLANS
- E-2 ELECTRICAL NOTES & PANEL SCHEDULES



SITE LOCATION

LOCATION MAP
SCALE: N.T.S.

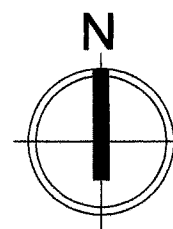




01

DEMOLITION PLAN

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



DEMOLITION PLAN KEY NOTES

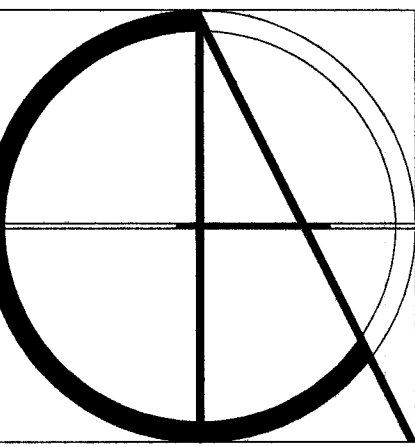
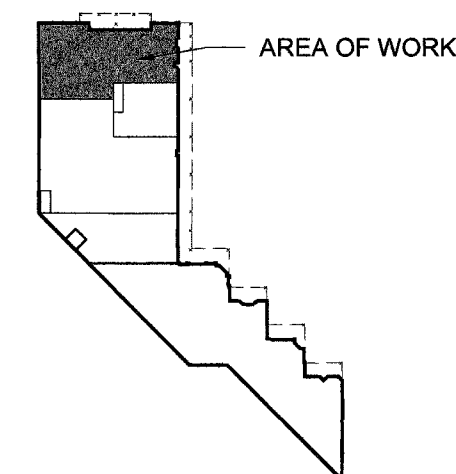
- AREA NOT IN SCOPE
- EXISTING TO BE REMOVED
- EXISTING STUD WALL TO REMAIN
- REMOVE PORTION OF EXISTING FRAMED WALL UP TO 8'-0" A.F.F. (SEE STRUCTURAL DWGS)
 - REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW 36" DOOR.
 - REMOVE PORTION OF EXISTING FRAMED EIFS WALL TO CREATE NEW WINDOW OPENING. REPAIR FINISHES AS REQUIRED AFTER WINDOW INSTALL (SEE STRUCTURAL DWGS FOR EXTENTS OF DEMOLITION).
 - REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE.
 - REMOVE EXISTING BAR COUNTERTOPS, BASE CABINETS, MILLWORK SHELVING AND MODIFY EXISTING DRYWALL SOFFIT ABOVE AS NECESSARY TO ACCOMMODATE NEW EXTERIOR WALL OPENINGS. REPAIR CEILING FINISHES TO LIKE-NEW.
 - EXISTING STOREFRONT SYSTEM TO REMAIN.
 - TEMPORARILY REMOVE EXISTING BAR EQUIPMENT/ APPLIANCES AS NECESSARY TO ACCOMMODATE THRU-WALL MODIFICATIONS.
 - TEMPORARILY RELOCATE EXISTING 3-COMPARTMENT SINK AS NECESSARY TO ACCOMMODATE CONSTRUCTION. TEMPORARILY CAP EXISTING PLUMBING.
 - EXISTING BAR TOP AND KNEE WALL TO REMAIN.
 - REMOVE PORTION OF EXISTING FLOOR TILE AND THIN-SET DOWN TO EXISTING SLAB-ON-GRADE. PREP. SLAB TO RECEIVE NEW SIKKA FLOOR LEVELING. G.C. TO PROVIDE SUBMITTAL FOR APPROVAL.
 - EXISTING CANVAS CANOPY SYSTEM TO REMAIN.
 - EXISTING EIFS / STUCCO COLUMN FACADE TO REMAIN.
 - REMOVE EXISTING FLOORING AND BASE.
 - REMOVE EXISTING WALL MOUNTED LIGHT FIXTURES AND ALL ASSOCIATED CONDUIT/ JUNCTION BOXES/ WIRING BACK TO THE ELECTRIC PANEL.

NOTE:
G.C. TO MAKE ALL MODIFICATIONS TO EXTERIOR WALLS FROM THE INTERIOR SIDE. G.C. TO MAKE ALL EFFORTS TO NOT DISTURB EXISTING EIFS FINISHES ON THE EXTERIOR OF THE BUILDING.

DEMOLITION PLAN GENERAL NOTES

- DEMOLITION CONSISTS OF THE COMPLETE DISASSEMBLING, REMOVAL AND DISPOSAL OFF-SITE OF PORTIONS OF THE EXISTING BUILDING AS INDICATED.
- IF HAZARDOUS MATERIAL (LEAD PAINT, ETC.) OR MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED DURING THE DEMOLITION WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY. ASBESTOS CONTAINING MATERIAL SHALL BE REMOVED AND DISPOSED OF BY THE OWNER.
- CONDITIONS OF STRUCTURES: THE OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED.
 - CONDITIONS EXISTING AT THE TIME OF INSPECTION, FOR BIDDING PURPOSES WILL BE MAINTAINED BY THE OWNER IN SO FAR AS PRACTICAL.
 - THE OWNER WILL REMOVE DESIRED ITEMS, NOT SCHEDULED OR SELECTED TO BE SALVAGED BY THE CONTRACTOR, FROM THE BUILDING PRIOR TO START OF DEMOLITION.
- SALVAGING
 - THE OWNER SHALL DETERMINE WHICH ITEMS ARE TO BE REMOVED BY THIS CONTRACTOR AND TURNED OVER TO THE OWNER TO BE REINSTALLED. THE CONTRACTOR SHALL INQUIRE AT BID TIME WHICH ITEMS SHOULD BE INCLUDED.
 - OTHER ITEMS TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE.
- STORAGE OR SALE OF REMOVED ITEMS AND MATERIALS WILL NOT BE PERMITTED ON THE OWNER'S PROPERTY.
- UTILITIES SHALL BE DISCONNECTED BY THE GENERAL CONTRACTOR PRIOR TO THE START OF DEMOLITION.
- PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT OR SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN AS REQUIRED.
- BUILDING DEMOLITION: DEMOLISH THOSE PORTIONS OF THE EXISTING BUILDING DENOTED ON THE DRAWINGS AS BEING TOTALLY DEMOLISHED. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK WITHIN THE LIMITATIONS OF GOVERNING REGULATIONS.
 - PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER FROM THE TOP OF THE STRUCTURE TO THE GROUND.
 - LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE WALLS TO SUPPORTING WALLS, FLOOR, OR FRAMING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT AREAS AS A RESULT OF DEMOLITION WORK PERFORMED BY THE CONTRACTOR.
- DISPOSAL OF DEMOLISHED MATERIAL
 - STORAGE OF REMOVED MATERIALS ON THE SITE WILL NOT BE PERMITTED.
 - REMOVE AND LEGALLY DISPOSE OF OFF-SITE METAL ITEMS, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AT CONTRACTOR EXPENSE.
 - GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER FOR DEMOLISHED ITEMS. THE BUILDING DUMPSTER SHALL NOT BE USED.
- PROTECT FROM DAMAGE, WHEN AND AS DIRECTED, EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOME EXPOSED DURING DEMOLITION OPERATIONS.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVALS BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES, AND INSTALLATION OF NEW CONSTRUCTION TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OF INTERIOR AREAS OF EXISTING BUILDING.
- UTILITY SERVICES: MAINTAIN ALL EXISTING UTILITIES NOT INDICATED TO BE DEMOLISHED, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. COORDINATE WITH THE OWNER.
THE GENERAL CONTRACTOR SHALL TAKE CARE TO ENSURE THAT ALL ELECTRICAL POWER IS TURNED OFF PRIOR TO DEMOLITION OF ELECTRICAL COMPONENTS. ALL WIRING SHALL BE PROPERLY TERMINATED TO COMPLY W/ APPLICABLE CODES AND AVOID UNSAFE CONDITIONS.
- TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
 - DO NOT CLOSE OR OBSTRUCT STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
- CEASE OPERATIONS AND NOTIFY ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- COVER AND PROTECT EQUIPMENT, AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
- LOCATE, IDENTIFY, SHUT-OFF, AND DISCONNECT UTILITY SERVICES THAT ARE NOT INDICATED TO REMAIN.
 - PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO BE OCCUPIED AREAS OF BUILDING. PROVIDE MINIMUM 72 HOURS ADVANCE NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS NECESSARY DURING CHANGEOVER.
 - IF UNANTICIPATED, MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND ACCESS BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO THE ARCHITECT IN WRITTEN, ACCURATE DETAIL, PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.
- CONTRACTOR TO COORDINATE TEMPORARY SAFE STORAGE WITH OWNER.
- DEMOLITION AND CONSTRUCTION SHALL NOT INTERFERE WITH BUILDING OPERATIONS.
- ALL BUILDING LIFE SAFETY EQUIPMENT, I.E. FIRE ALARMS, ETC. SHALL REMAIN FULLY OPERATIONAL DURING DEMOLITION AND CONSTRUCTION.
- ALL PLUMBING LINES BEING REMOVED SHALL RECEIVE SHUT OFF VALVE AND BE CAPPED. VENTS SHALL BE CAPPED AND SEALED OFF ON ROOF.
- REMOVE EACH ITEM SHOWN WITH DASHED LINES ON THIS DRAWING WHETHER OR NOT EACH ITEM IS SPECIFICALLY NOTED TO BE REMOVED.
- AFTER THE DEMOLITION OF MATERIALS, THE RESULTING EXPOSED SURFACE SHALL BE SMOOTH AND FLUSH WITH EXISTING CONDITIONS.
- MAINTAIN THE EGRESS REQUIRED IN ALL AREAS PER ALL APPLICABLE CODES AND STANDARDS DURING CONSTRUCTION.
- ALL CONSTRUCTION AND DEMOLITION PROCEDURES SHALL COMPLY W/ NFPA 241.

KEY PLAN



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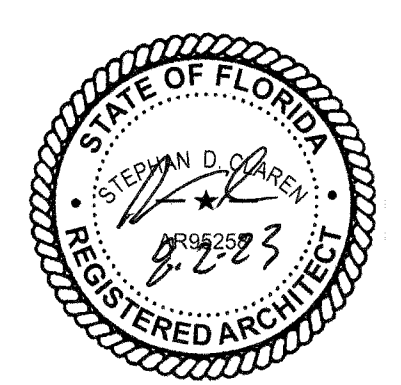
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Building Modifications for:

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Manalapan, FL 33462



PROJECT # 23-003

DATE 7-21-2023

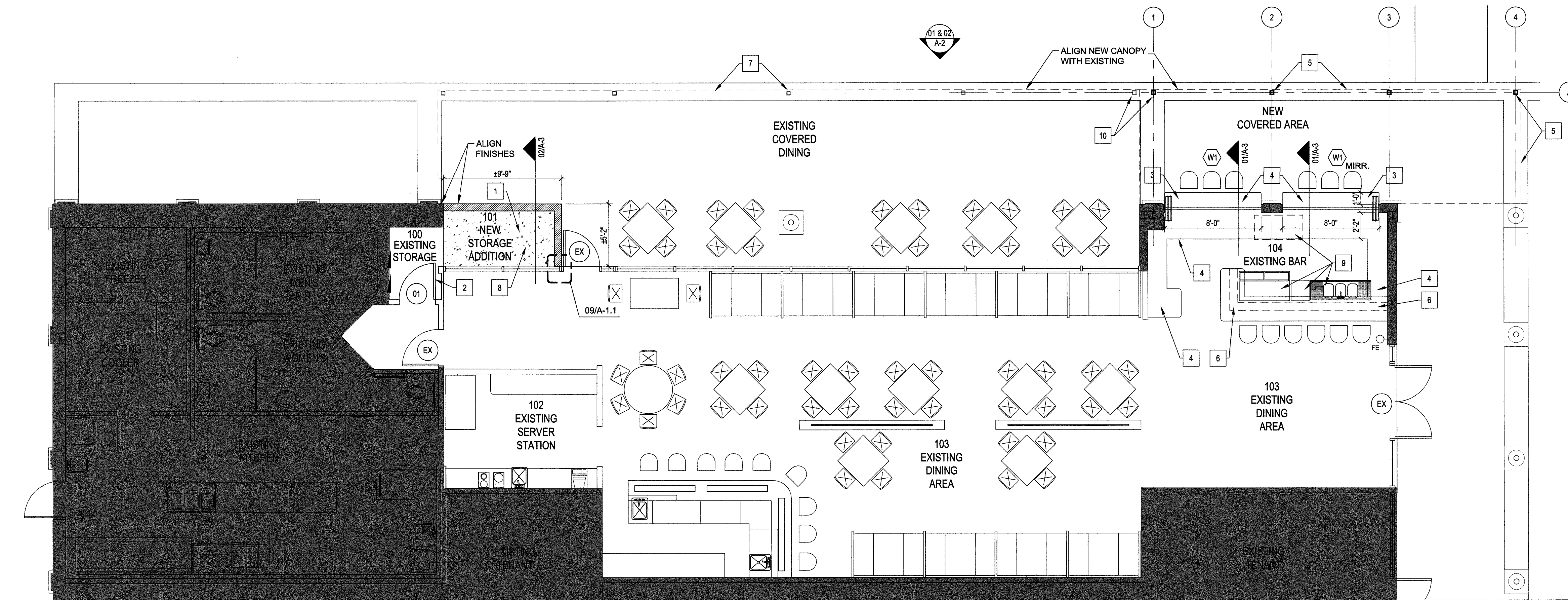
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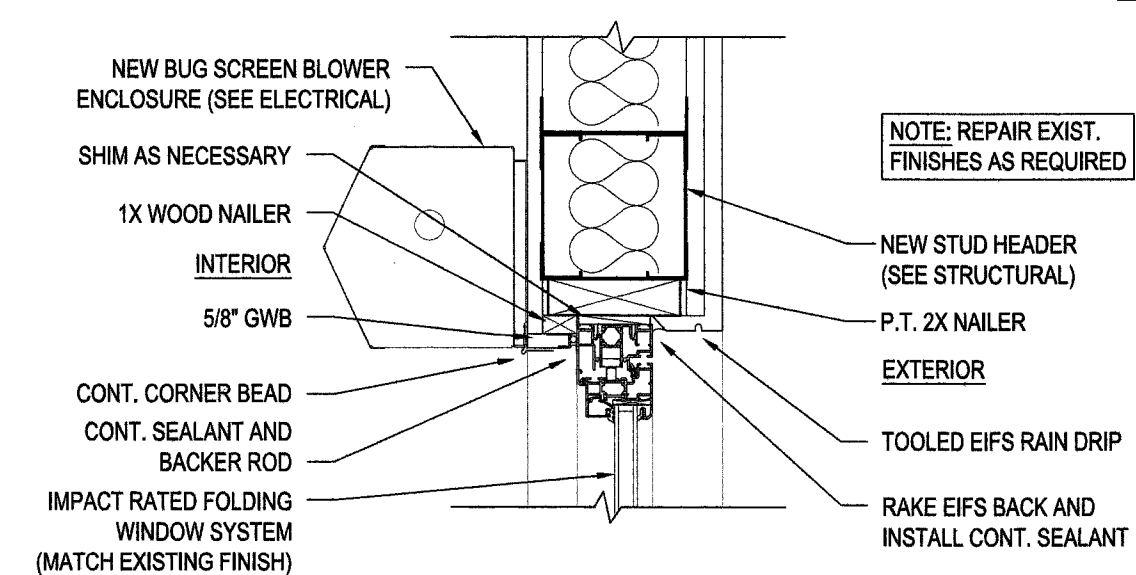
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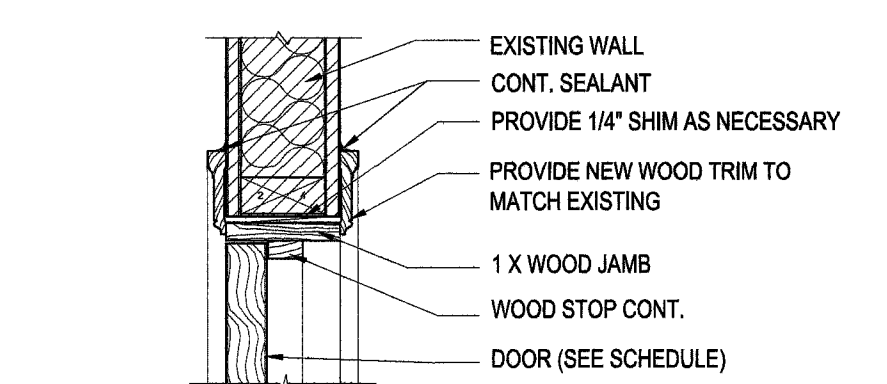
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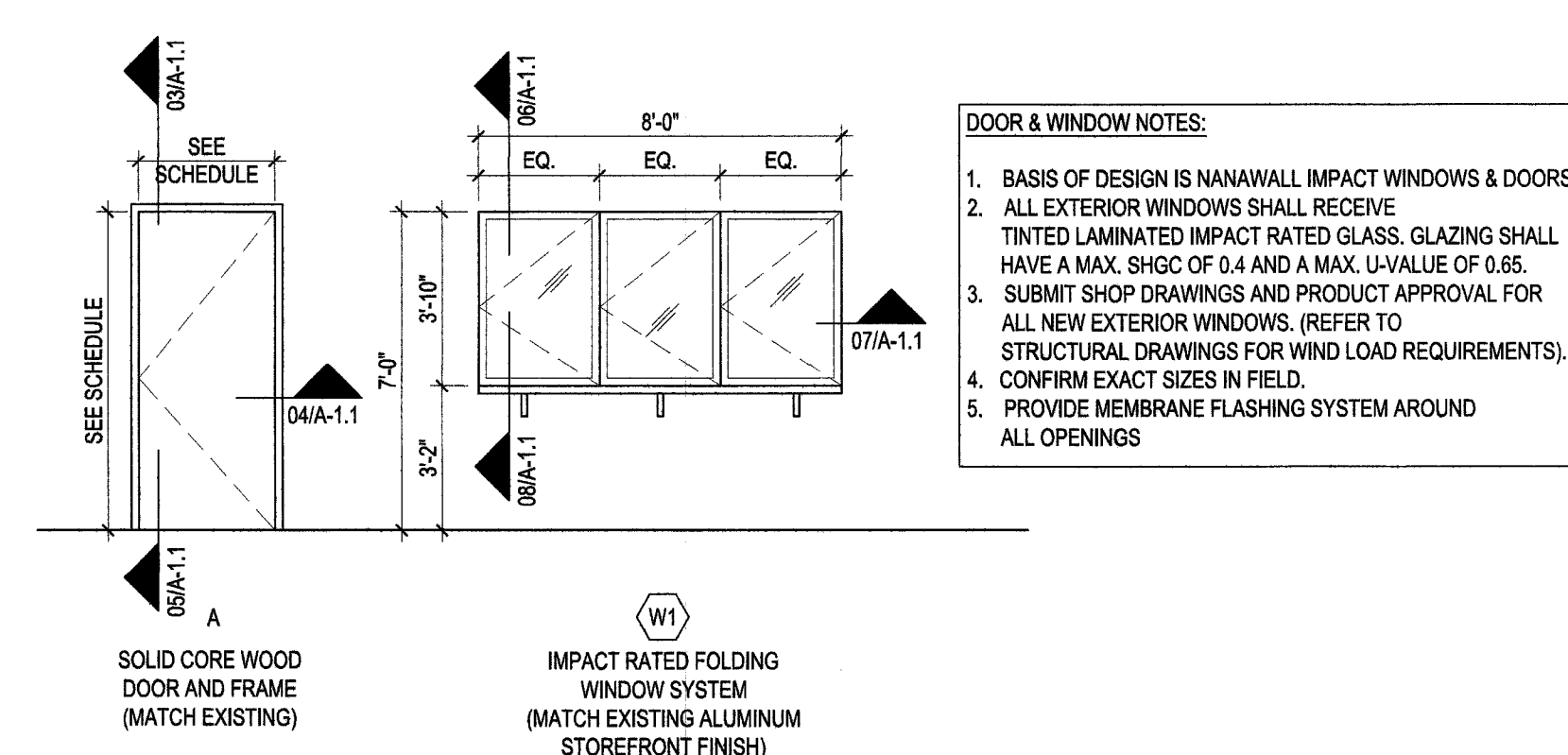
01 FLOOR PLAN
SCALE: 3/16" = 1'-0"



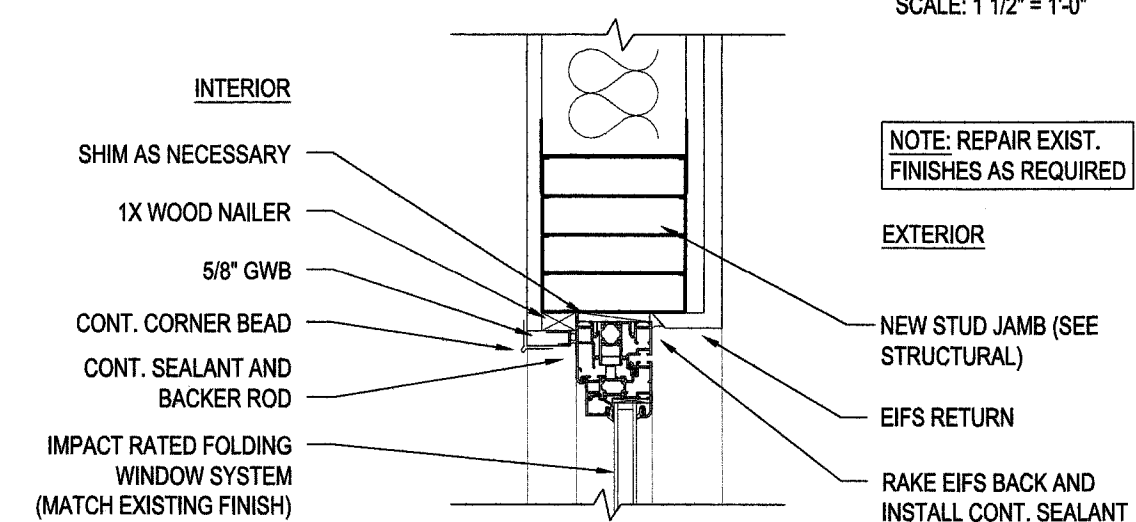
06 WINDOW HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



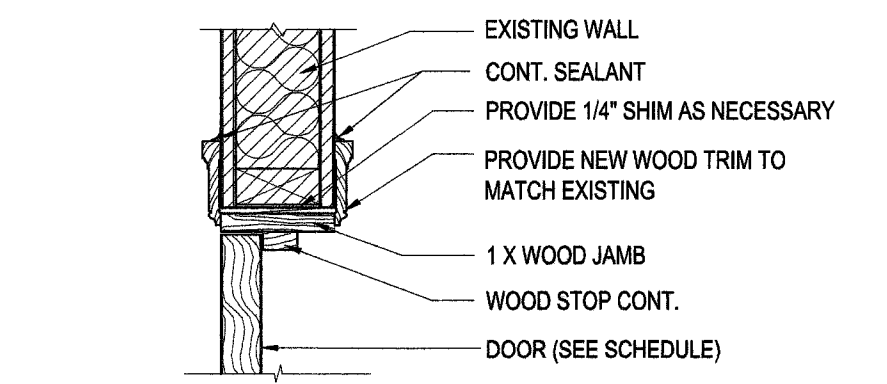
03 DOOR HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



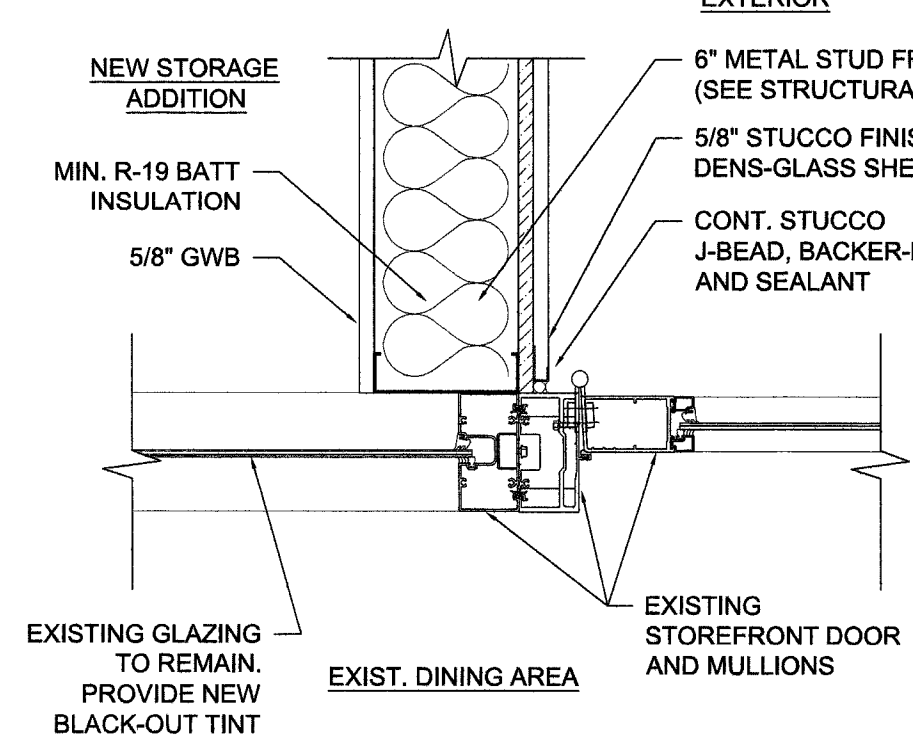
02 DOOR & WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



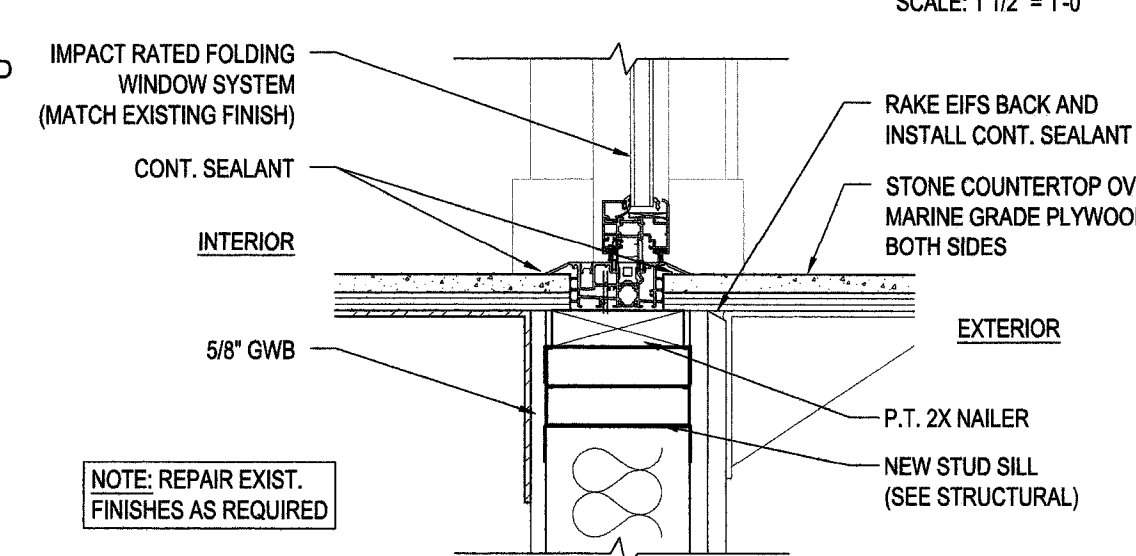
07 WINDOW JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



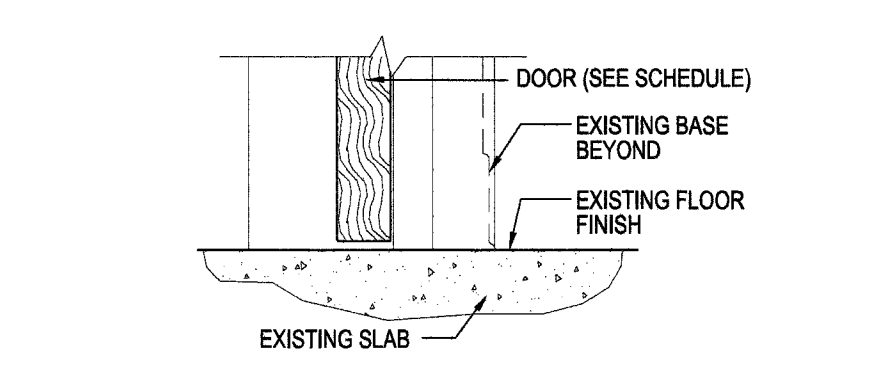
04 DOOR JAMB DETAIL
SCALE: 1 1/2" = 1'-0"



09 WALL TO MULLION DTL.
SCALE: 1 1/2" = 1'-0"



08 WINDOW SILL DETAIL
SCALE: 1 1/2" = 1'-0"



05 DOOR SILL DETAIL
SCALE: 1 1/2" = 1'-0"

DOOR SCHEDULE									
OPENING NO.	DOOR			FRAME			DETAILS		
	SIZE	MATL	TYPE	MATL	HEAD	JAMB	SILL	HWDR	REMARKS
01	3'-2" x 8'-8" x 1 3/4"	WD	A	WD	03/A-1.1	04/A-1.1	05/A-1.1	LOCK SET	
EX	EXISTING DOOR TO REMAIN								

FINISH SCHEDULE						
ROOM NO.	ROOM NAME	FLOOR	WALLS	BASE	CEILING	REMARKS
100	EXISTING STORAGE	VCT	EXISTING	VINYL	EXISTING	
101	NEW STORAGE ADDITION	VCT	PAIN / GWB	VINYL	ACT	+/- 8'-0" A.F.F.
102	EXISTING SERVER STATION	EXISTING	EXISTING	EXISTING	EXISTING	
103	EXISTING DINING AREA	EXISTING	EXISTING	EXISTING	EXISTING	
104	EXISTING BAR	EXISTING	PAIN / GWB	EXISTING	EXISTING	NOTE #3

- FINISH NOTES:
- ALL FINISHES SHALL BE AS SELECTED/CONFIRMED BY OWNER AND INSTALLED BY CONTRACTOR.
 - PAINT TO BE APPLIED AS FOLLOWS: ONE (1) COAT OF PRIMER AND TWO (2) COATS OF FINISH PAINT, COLOR TO BE SELECTED BY OWNER.
 - G.C. TO PROVIDE TENANT W/ ALTERNATE PRICE TO PROVIDE NEW FLOORING AND WALL BASE AT BAR AREA.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL AND APPLICABLE CODES, FBC 7TH EDITION (2020) & FLORIDA FIRE PREVENTION CODE, 7TH EDITION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE BUILDING STANDARDS AND LOCAL JURISDICTIONS.
- PROPER CARE AND PROTECTION SHALL BE PROVIDED FOR ALL AREAS ADJACENT TO CONSTRUCTION AND ANY DAMAGE THAT MAY OCCUR TO THESE AREAS AS A RESULT OF THIS CONSTRUCTION SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR TO THE ORIGINAL CONDITION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY INCONSISTENCIES.
- ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONCRETE AND CENTERLINES OF COLUMNS, UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
- VERIFY SIZES OF ALL OWNER PROVIDED EQUIPMENT AND COORDINATE ALL OPENINGS, CLEARANCES, ELECTRICAL AND MECHANICAL REQUIREMENTS WITH THE OWNER PRIOR TO INSTALLATION.
- UPON COMPLETION OF THE WORK, PROPERTY AND ADJACENT AREAS SHALL BE LEFT CLEAN AND SATISFACTORY TO THE OWNER AND THE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, PATCHING AND FITTING OF ALL WORK IN A NEAT WORKMANLIKE MANNER. PROTECT ALL ADJACENT SURFACES FROM DAMAGE, PATCH AND REPAIR ALL WORK DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL OR BETTER CONDITION. WHERE NEW WORK ADJOINS EXISTING IN THE SAME PLANE, MATCH ADJACENT FINISHES, MATERIALS, TEXTURES, SHEEN, ETC.

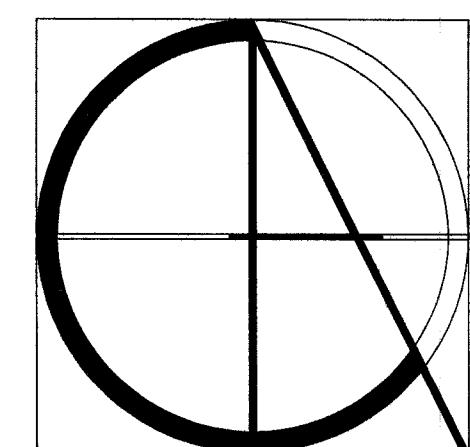
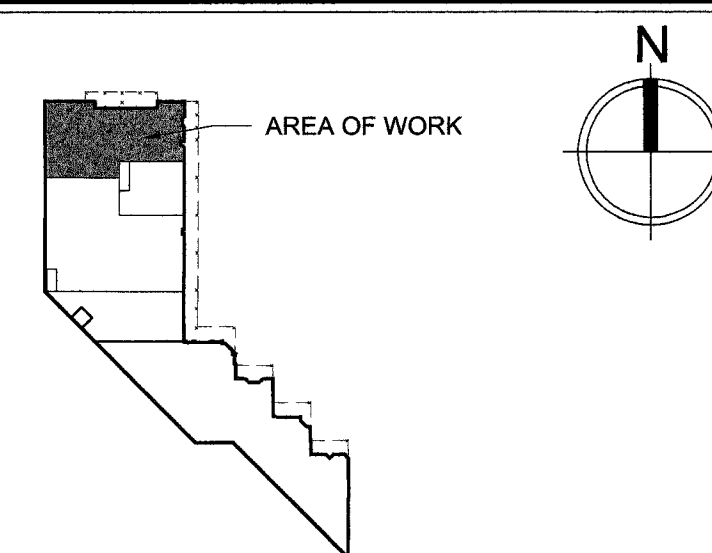
PLAN LEGEND

- AREA NOT IN SCOPE
- PROVIDE NEW CONCRETE LEVELING SYSTEM TO ALIGN NEW FLOOR FINISH WITH EXISTING
- EXISTING STUD WALL TO REMAIN
- NEW FRAMED WALL (SEE WALL SECTION 02/A-3)
- EXISTING ELECTRICAL PANEL TO REMAIN
- EXISTING FIRE EXTINGUISHER TO REMAIN
- DOOR TAG (SEE DOOR SCHEDULE)
- WINDOW TAG

FLOOR PLAN KEY NOTES

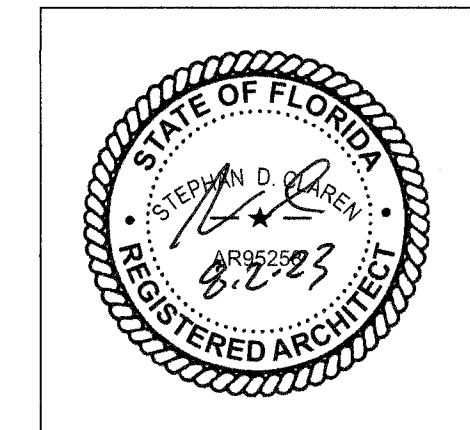
- NEW CONCRETE LEVELING OVER EXISTING CONCRETE SLAB-ON-GRADE.
- NEW 36" WIDE DOOR (SEE DOOR SCHEDULE).
- NEW IMPACT-RATED / LOW-E FOLDING WINDOW SYSTEM TO MATCH EXISTING ALUMINUM STOREFRONT FINISH.
- NEW TENANT SELECTED QUARTZ COUNTERTOP. PROVIDE NEW BASE CABINETS TO MATCH EXISTING LAYOUT. CONFIRM LAYOUT WITH OWNER AND PROVIDE SHOP DRAWINGS FOR FINAL REVIEW.
- NEW AWNING SYSTEM AND POSTS TO MATCH EXISTING (DESIGNED BY SPECIALTY ENGINEER. PROVIDE SIGNED AND SEALED SHOP DWGS). ALL CONNECTIONS TO BE PROPERLY SEALED/ WATER-PROOFED.
- EXISTING BAR COUNTERTOP AND KNEE WALL TO REMAIN
- EXISTING AWNING SYSTEM AND POSTS TO REMAIN. G.C. TO PROVIDE ALTERNATE COST TO REPAIR/ REPLACE.
- PROVIDE NEW FLOOR TILE AND WALL BASE TO MATCH EXISTING.
- EXISTING BAR EQUIPMENT TO REMAIN. PROTECT DURING CONSTRUCTION.
- NEW CANOPY COLUMN. CANOPY ENGINEER TO CONFIRM IF NEW CANOPY CAN BE ATTACHED TO EXISTING COLUMN TO WEST.

KEY PLAN



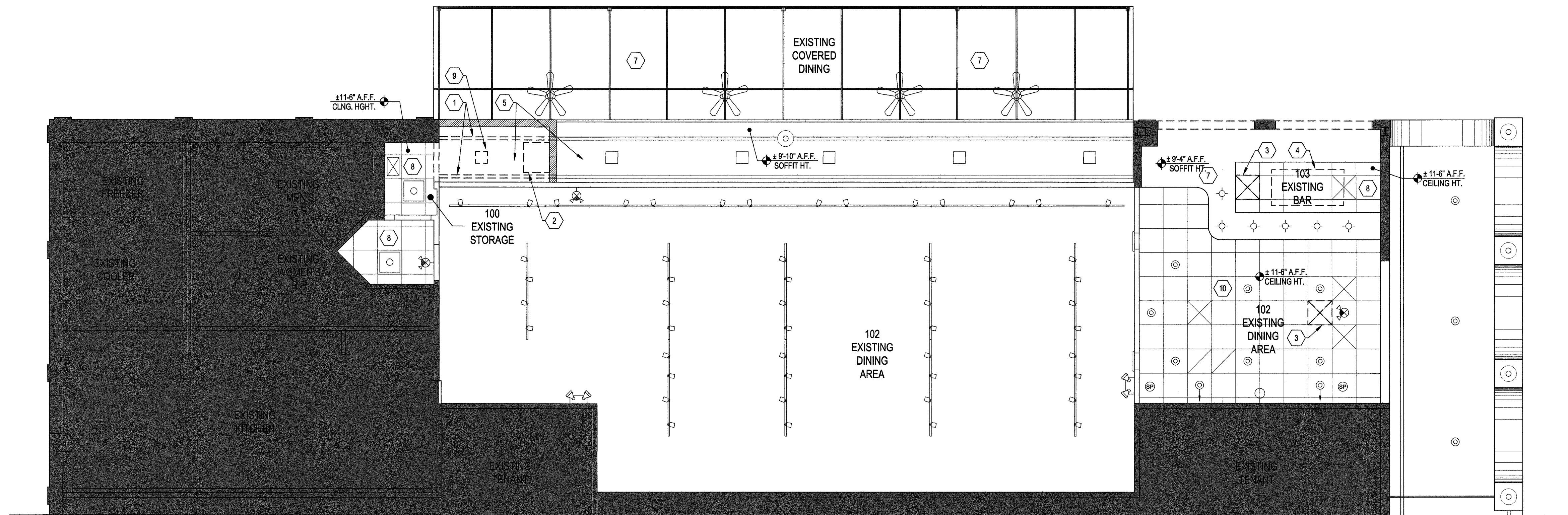
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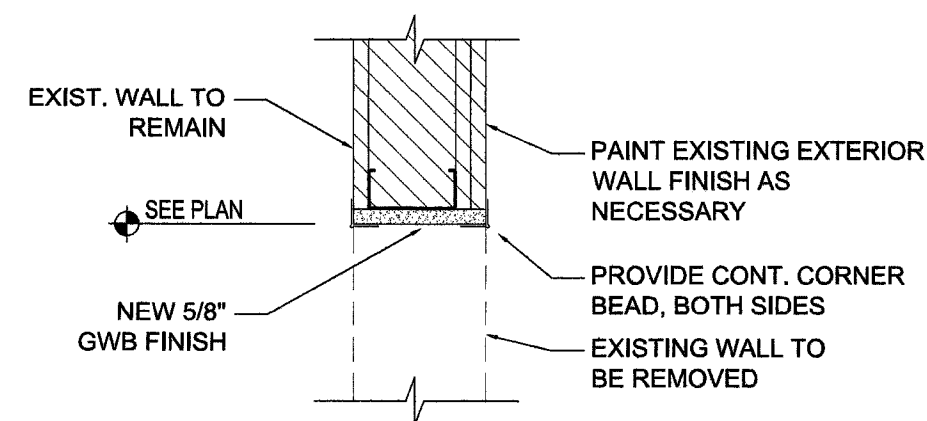


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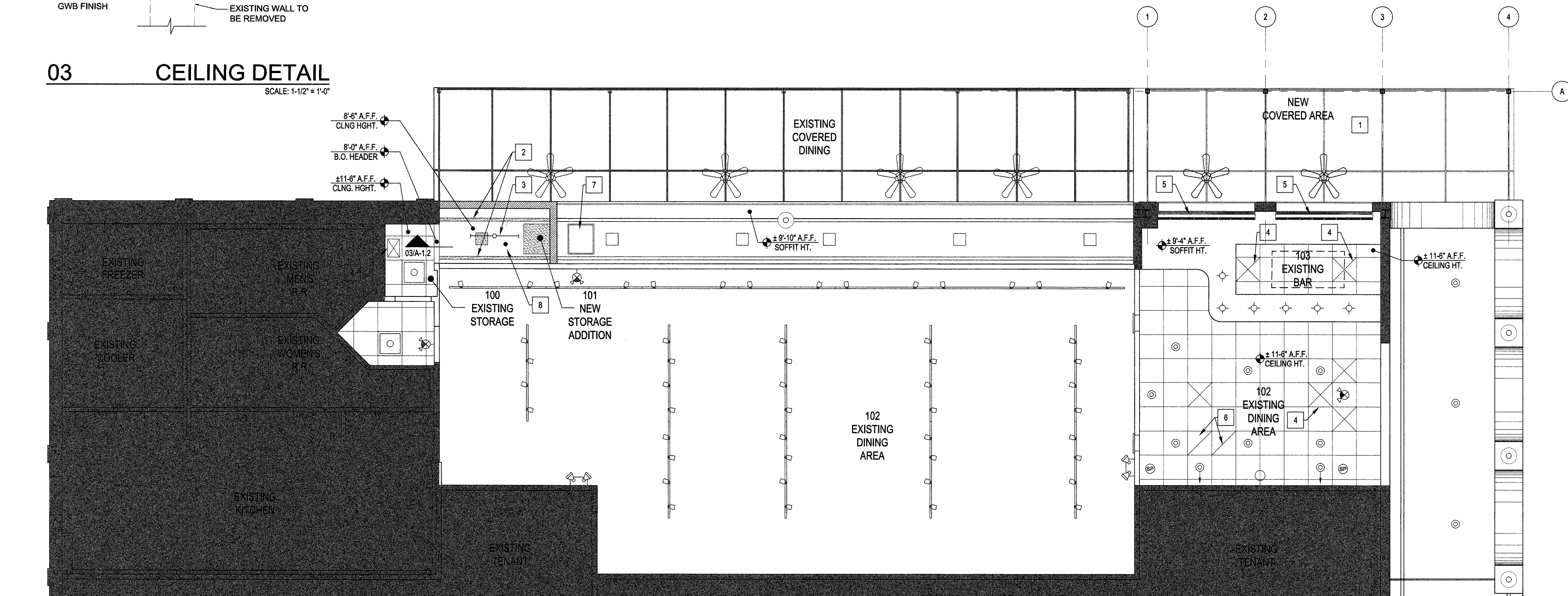
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01 CEILING DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



03 CEILING DETAIL
SCALE: 1-1/2" = 1'-0"



02 REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

CEILING DEMOLITION KEY NOTES

- EXISTING TO BE REMOVED
- 1 REMOVE EXISTING SOFFIT VENTS AND IN-FILL WITH STUCCO AND DENS GLASS TO MATCH EXISTING.
 - 2 REMOVE & RELOCATE EXISTING CEILING ACCESS.
 - 3 REMOVE EXISTING SUPPLY AIR DIFFUSER AND REPLACE WITH NEW (SEE MECHANICAL DWGS).
 - 4 EXISTING HANGING WINE GLASS RACK.
 - 5 EXISTING STUCCO FINISHED SOFFIT TO REMAIN.
 - 6 EXISTING DRYWALL SOFFIT TO REMAIN.
 - 7 EXISTING AWNING SYSTEM TO REMAIN.
 - 8 EXISTING ACOUSTICAL CEILING TILE GRID TO REMAIN.
 - 9 REMOVE EXISTING LIGHT FIXTURE & PATCH CEILING AS REQUIRED.
 - 10 REMOVE & REPLACE EXISTING ACOUSTIC CEILING/ GRID AS REQUIRED TO ACCOMMODATE MECHANICAL DUCT WORK ABOVE.

CEILING PLAN SYMBOLS LEGEND

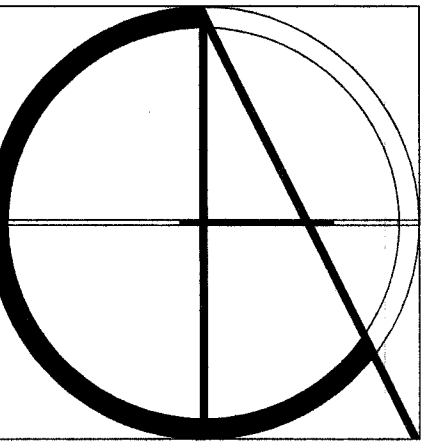
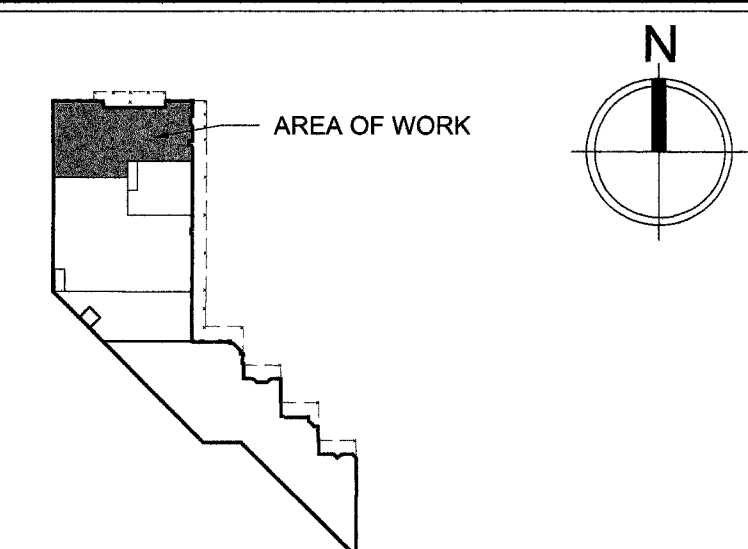
- AREA NOT IN SCOPE
- NEW 24 x 24 ACOUSTICAL CEILING WITH GRID TO MATCH EXISTING UNLESS NOTED OTHERWISE
- NEW GYPSUM BOARD HEADER
- PATCHED STUCCO CEILING. PROVIDE PLYWOOD SUBSTRATE AND WATER-PROOFING TO MATCH EXISTING/ ADJACENT.
- 24 x 24 LAY-IN LIGHT FIXTURE
- NEW LED STRIP LIGHT FIXTURE
- RECESSED CAN LIGHT FIXTURE
- PENDANT LIGHT FIXTURES
- CEILING FAN
- EMERGENCY LIGHT FIXTURE
- EXIT SIGN W/ EMERGENCY LIGHT FIXTURE
- SUPPLY AIR DIFFUSER (SEE MECHANICAL)
- RETURN AIR GRILLE (SEE MECHANICAL)
- AIR CURTAIN (SEE MECHANICAL)
- EX EXISTING TO REMAIN
- R RELOCATED
- N NEW

NOTE:
1. REFER TO ELECTRICAL & MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
2. COORDINATE FINAL LIGHTING LOCATIONS WITH TENANT.

CEILING KEY NOTES

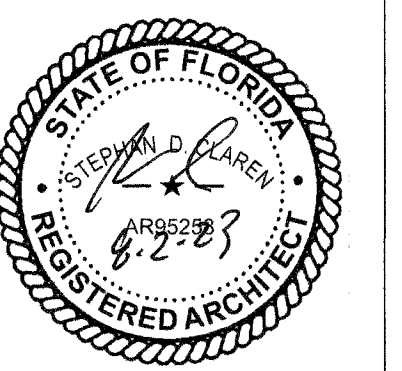
- 1 NEW AWNING SYSTEM TO MATCH EXISTING DESIGNED BY SPECIALTY ENGINEER. PROVIDE SIGNED AND SEALED SHOP DRAWINGS.
- 2 PATCHED SOFFIT VENTS
- 3 NEW LED LIGHT FIXTURE.
- 4 NEW SUPPLY AIR DIFFUSER (SEE MECHANICAL DWGS).
- 5 NEW AIR CURTAIN MOUNTED PER MANUF. SPECS (SEE MECHANICAL DWGS).
- 6 NEW RETURN AIR GRILLE (SEE MECHANICAL DWGS).
- 7 RELOCATED CEILING ACCESS PANEL.
- 8 NEW FIRE SPRINKLER HEAD AS REQUIRED. FINAL DESIGN BY FIRE SPRINKLER ENGINEER UNDER SEPARATE PERMIT.

KEY PLAN



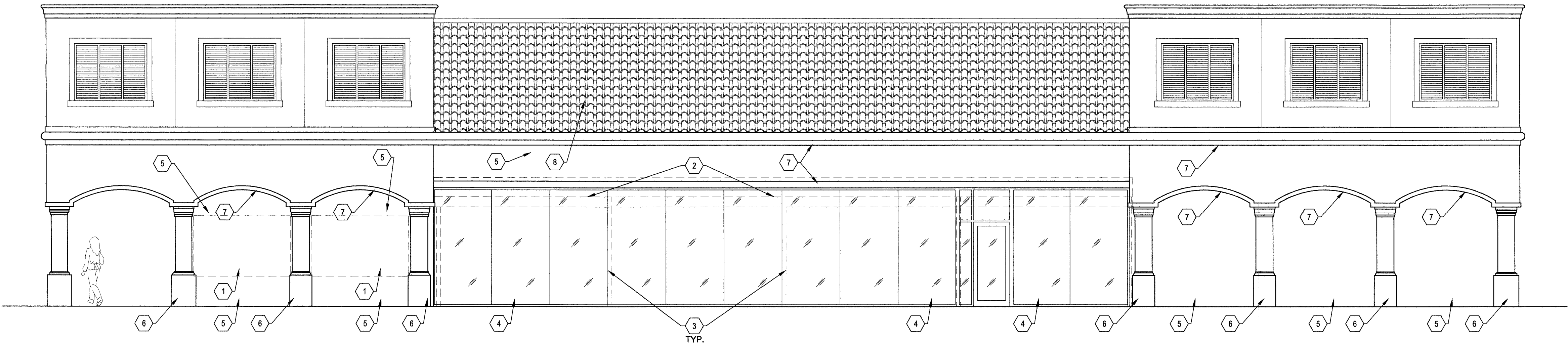
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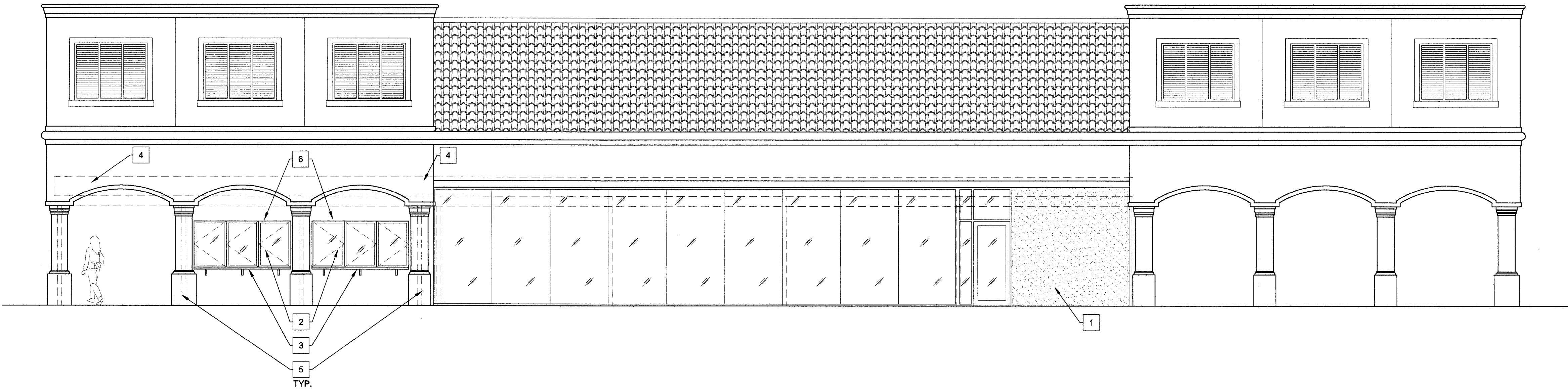


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01 NORTH ELEVATION
DEMOLITION SCALE: 3/16" = 1'-0"



02 NORTH ELEVATION
PROPOSED SCALE: 3/16" = 1'-0"

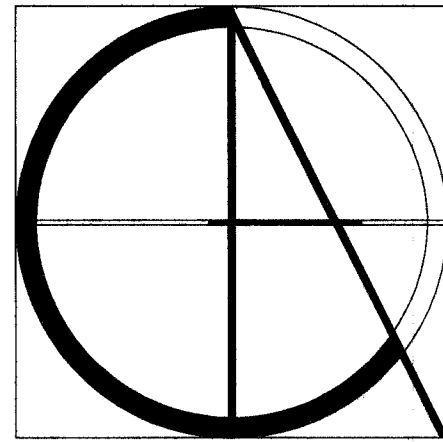
DEMOLITION ELEVATION KEY NOTES

- 1 REMOVE PORTION OF EXISTING WALL AS REQUIRED TO ACCOMMODATE NEW WINDOW OPENINGS (SEE STRUCTURAL FOR FULL EXTENTS OF DEMOLITION). G.C. SHALL TAKE CARE NOT TO DAMAGE EXISTING ADJACENT EIFS TRIMS. EXTENTS OF EXISTING EIFS REMOVAL SHALL BE AS MINIMAL AS POSSIBLE. PATCH REPAIR DISTURBED FINISHES TO LIKE-NEW.
- 2 EXISTING AWNING SYSTEM TO REMAIN
- 3 EXISTING AWNING POSTS TO REMAIN, TYP.
- 4 EXISTING CURTAIN WALL SYSTEM TO REMAIN
- 5 EXISTING STUCCO FINISH TO REMAIN
- 6 EXISTING SURFACE APPLIED EIFS COLUMN BOX-OUT TO REMAIN
- 7 EXISTING EIFS TRIM TO REMAIN
- 8 EXISTING TILE ROOF TO REMAIN

NOTES:
1. ALL BUILDING ELEMENTS NOT TAGGED ARE EXISTING TO REMAIN.

ELEVATION KEY NOTES

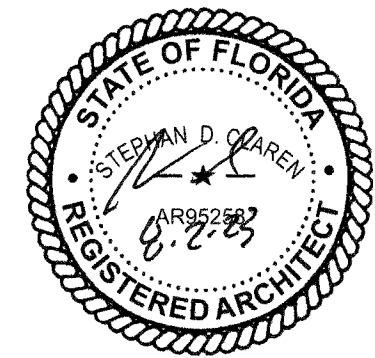
- 1 NEW STUCCO OR EIFS FINISHED EXTERIOR WALL. FINISHES TO MATCH EXISTING.
- 2 NEW IMPACT RATED/ LOW-E, LAMINATED FOLDING WINDOW SYSTEM.
- 3 NEW QUARTZ COUNTERTOP ON S.S. WALL BRACKETS (PROVIDE SHOP DRAWINGS FOR REVIEW)
- 4 NEW AWNING SYSTEM TO MATCH EXISTING
- 5 NEW AWNING POSTS TO MATCH EXISTING, TYP.
- 6 REPAIR EXIST. EIFS FINISH TO LIKE-NEW CONDITION AS REQUIRED AFTER NEW WINDOW INSTALLATION



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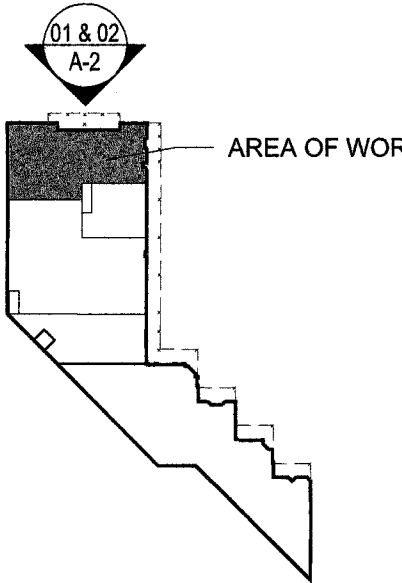
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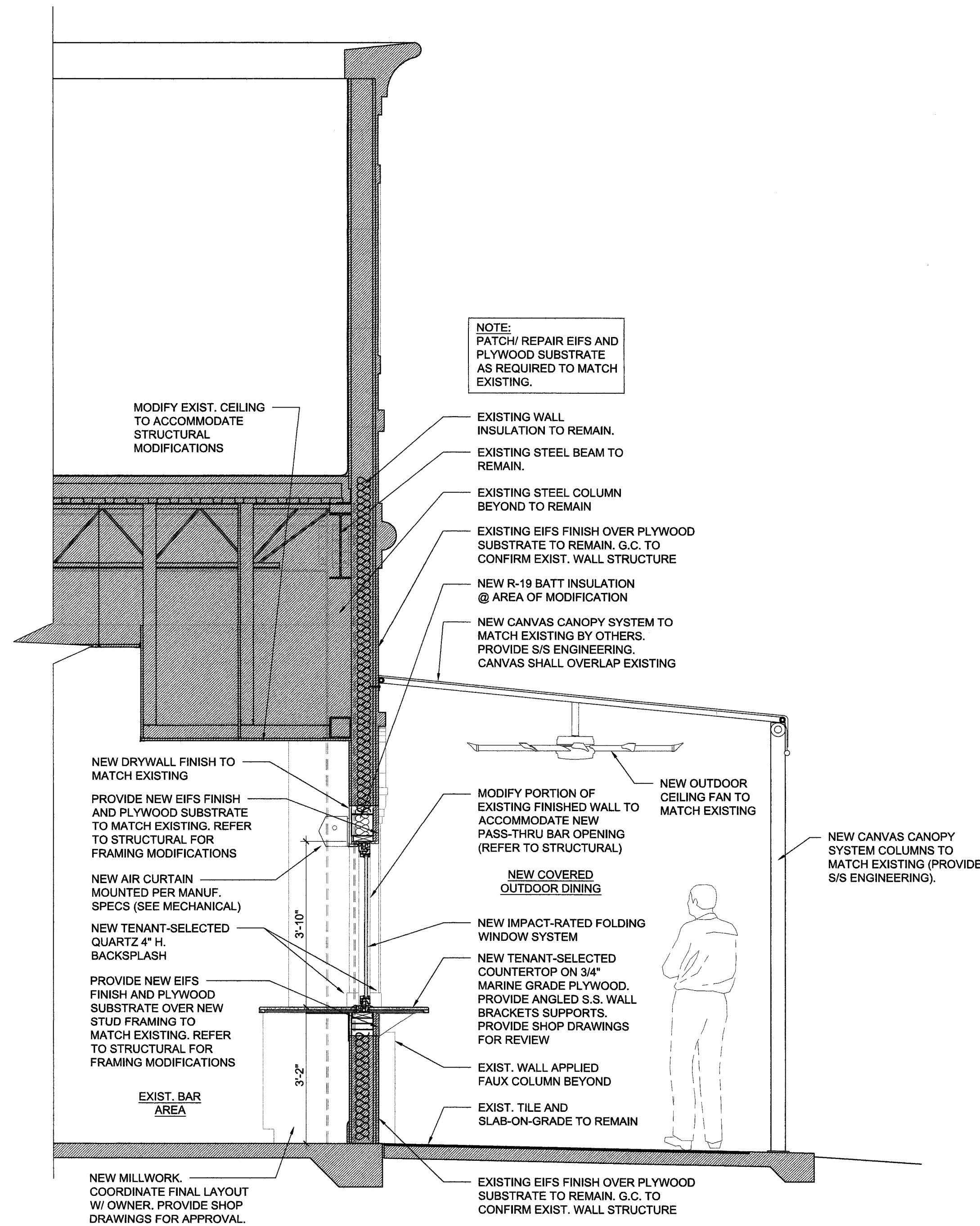
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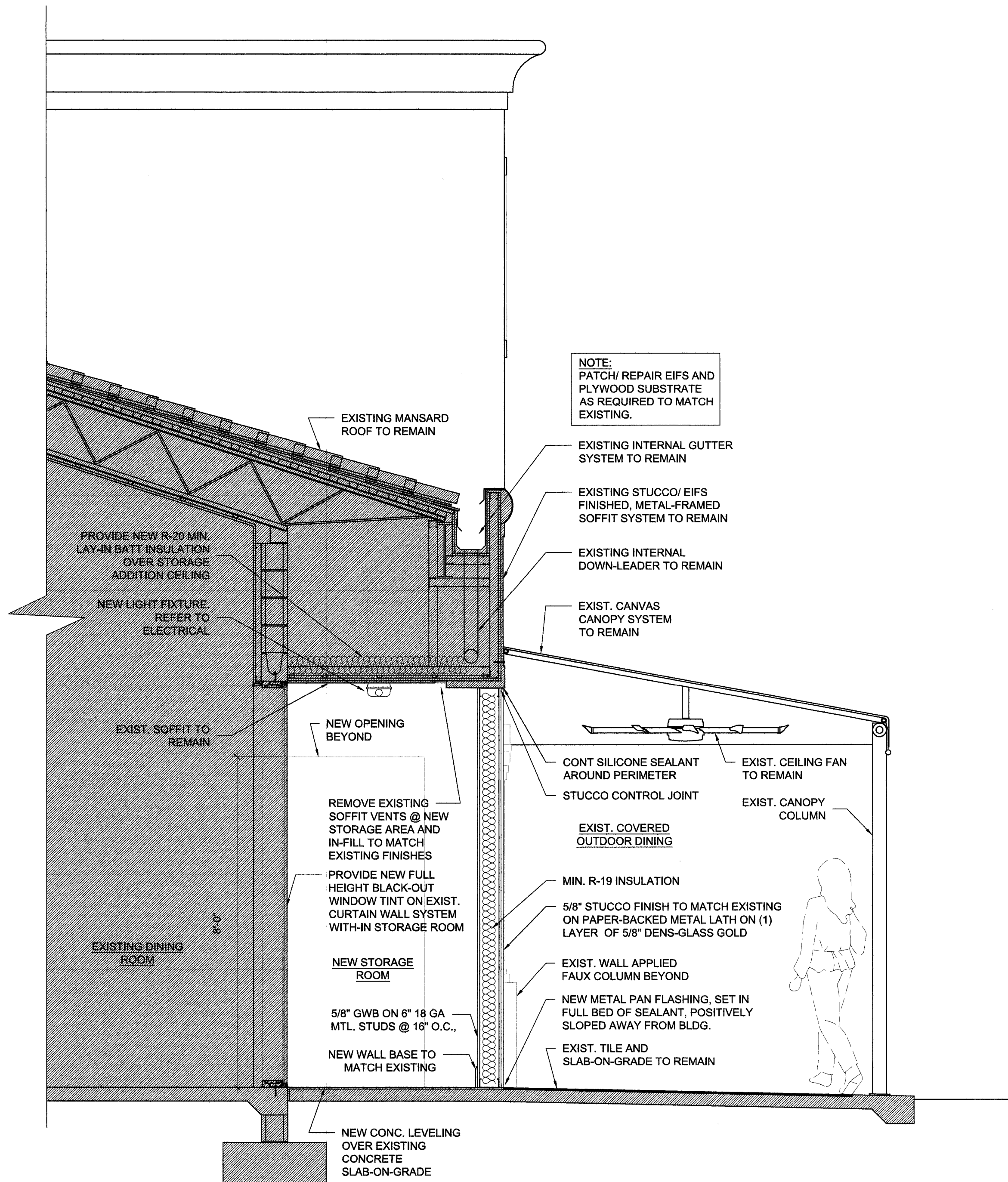
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KEY PLAN

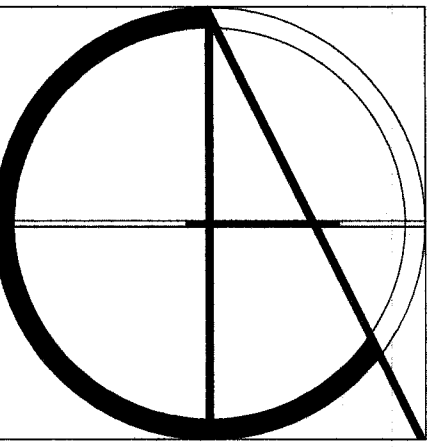




01 WALL SECTION
SCALE: 1/2" = 1'-0"

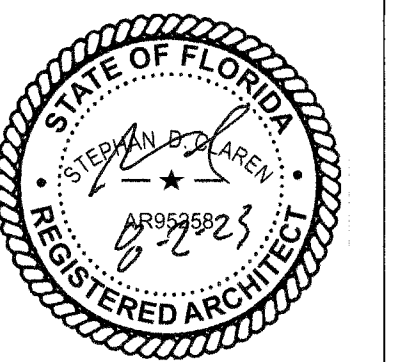


02 WALL SECTION
SCALE: 1/2" = 1'-0"



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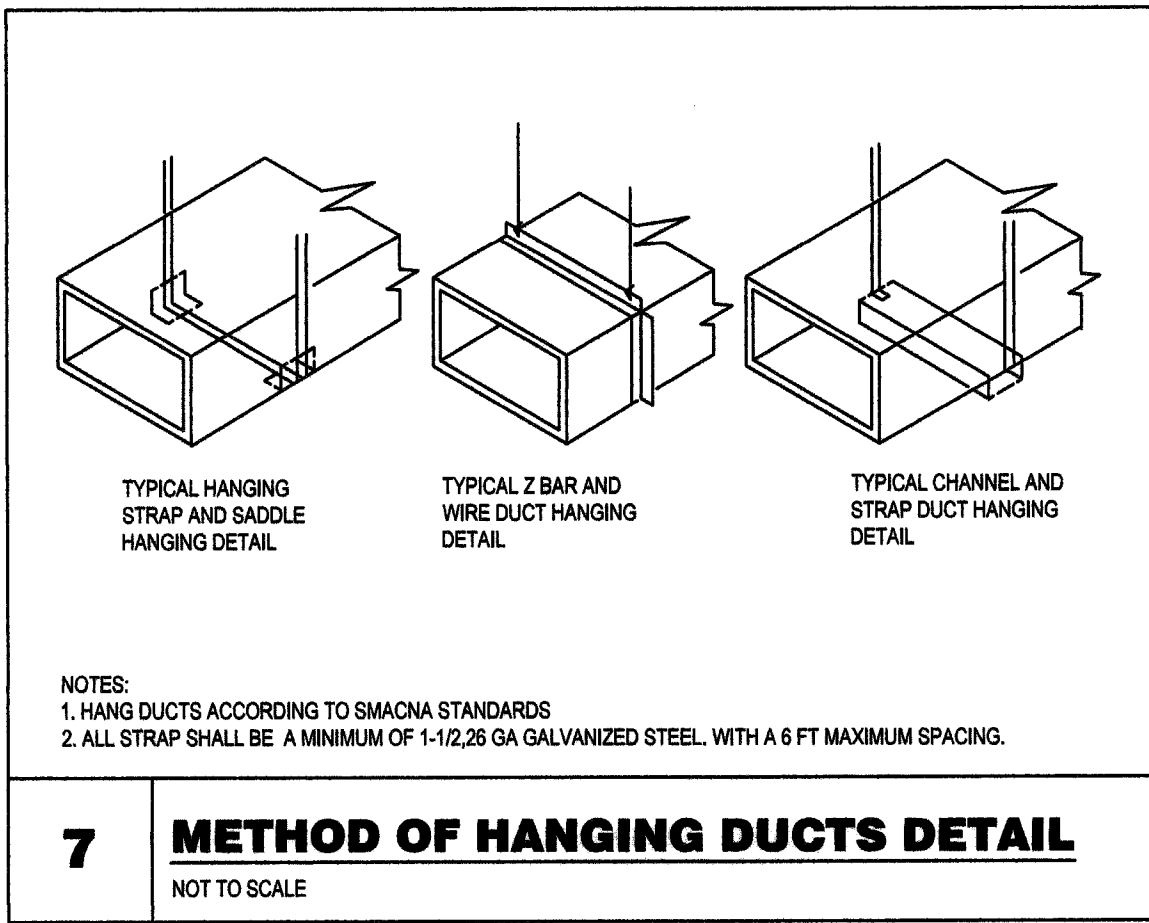
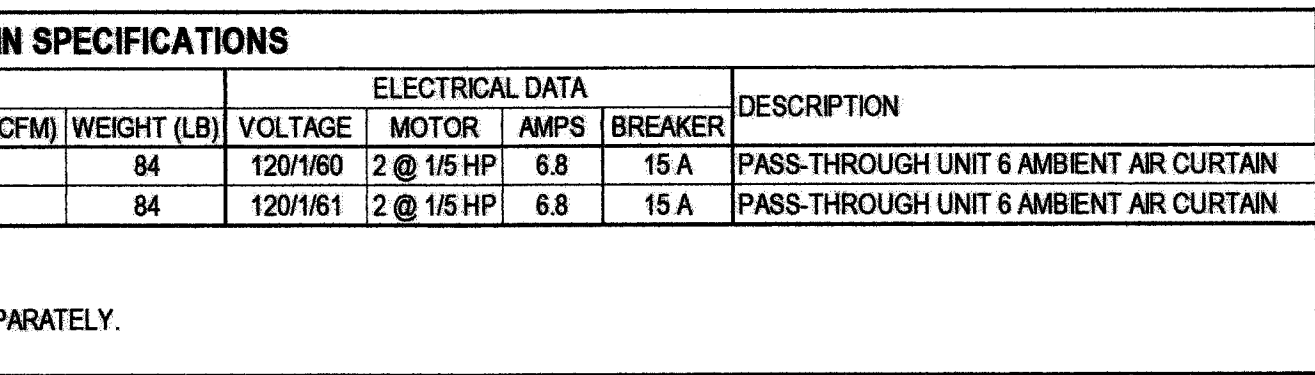
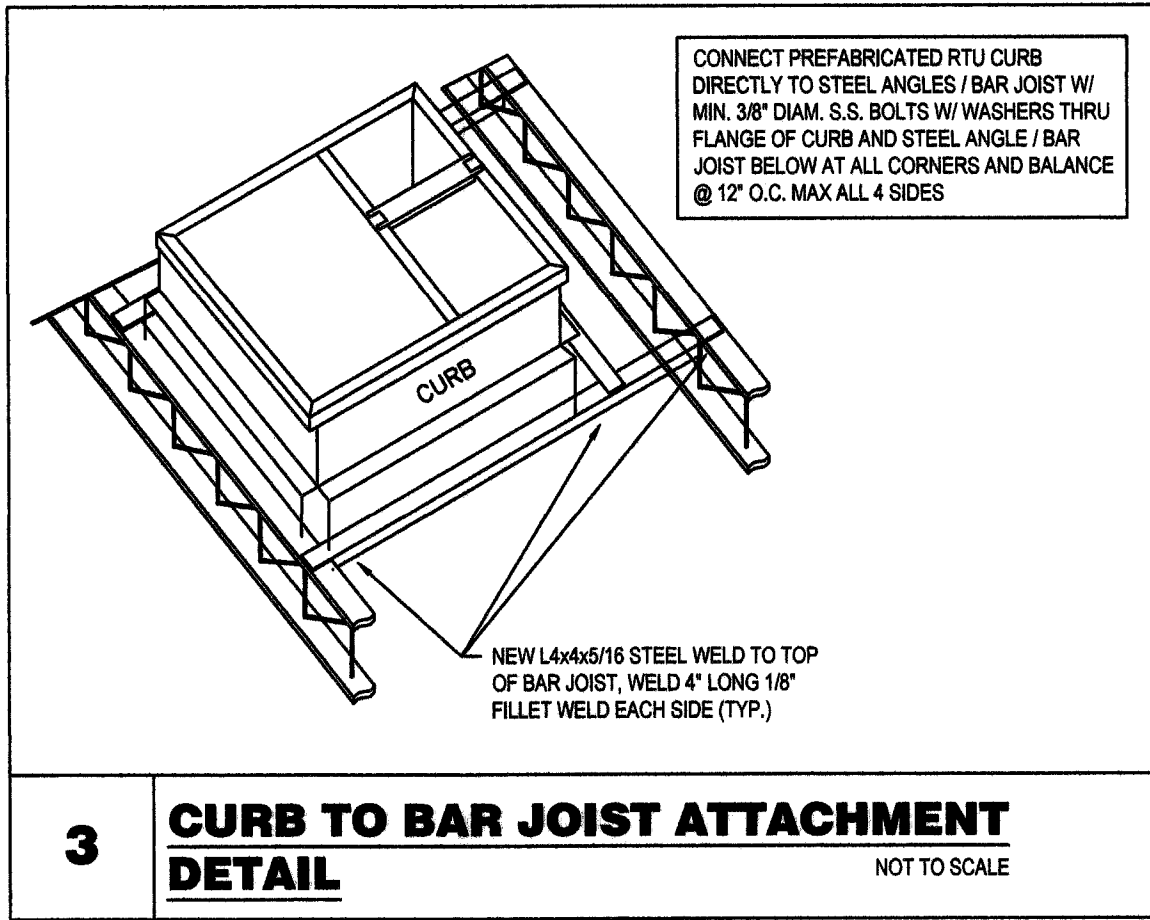
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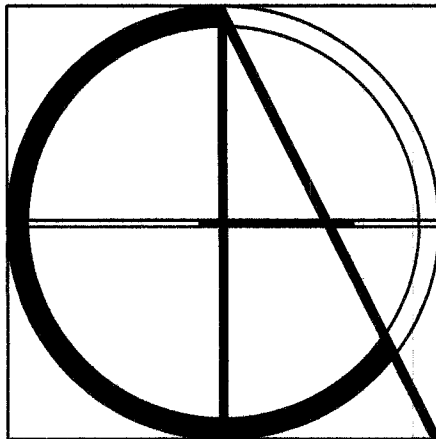
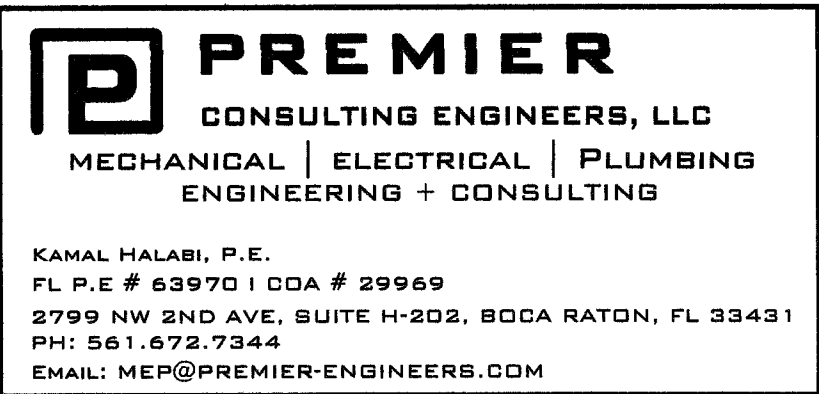
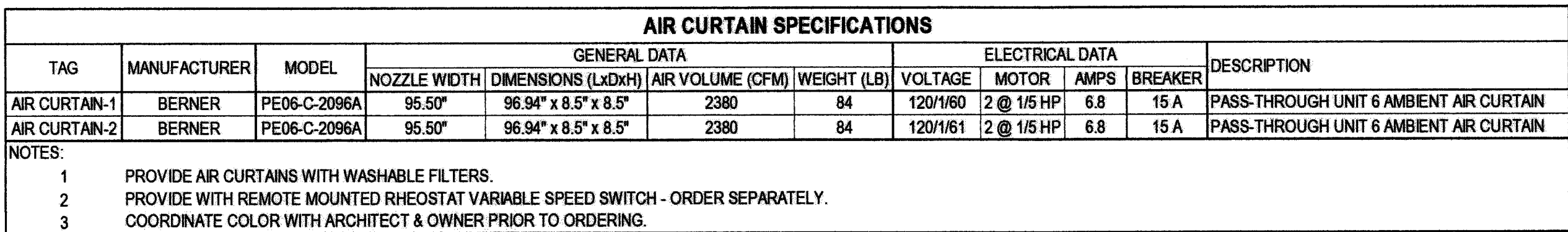
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2023

1. ALL MECHANICAL, WORK AND MATERIALS SHALL CONFORM TO:
FLORIDA BUILDING CODE 7TH EDITION (2020)
2. FLORIDA BUILDING CODE 7TH EDITION (2020) - MECHANICAL
3. FLORIDA BUILDING CODE 7TH EDITION (2020) - ENERGY CONSERVATION
4. FLORIDA BUILDING CODE 7TH EDITION (2020) - PLUMBING
5. FLORIDA BUILDING CODE 7TH EDITION (2020) - FUEL GAS
6. NATIONAL ELECTRICAL CODE (2017)
7. FIRE PREVENTION CODE (2020)
8. AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
9. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETE SYSTEM SHALL BE FULLY OPERATIVE BY THE OWNER AND/OR ARCHITECT MUST BE CONDITION OF THE CONTRACT. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT, FOR REVIEW PRIOR TO PURCHASING.
10. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID CONFLICTS. NO CHARGES WILL BE ACCEPTED UNLESS A PRIOR WRITTEN APPROVAL HAS BEEN ISSUED BY THE OWNER/ARCHITECT.
11. THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE WITH EXISTING CONDITIONS. PRIOR TO INSTALLING EQUIPMENT AND/OR FABRICATING DUCTWORK, A.C. CONTRACTOR SHALL CHECK THAT THERE IS SUFFICIENT CLEARANCES FOR EQUIPMENT, DUCTWORK, ETC. AND ALSO TO AVOID ANY INTERFERENCE WITH THE PROCESS OF CONSTRUCTION.
12. CONTRACTOR WILL PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND TESTS.
13. CONTRACTOR TO VISIT SITE AND VERIFY ALL CLEARANCES BEFORE FABRICATION OF DUCTWORK AND PROVIDE ADDITIONAL SYSTEMS AND/OR CHANGES TO THE EXISTING SYSTEMS AND COORDINATE WITH ELECTRICAL, PLUMBING AND FIRE PROTECTION SUBCONTRACTOR BEFORE ANY CONSTRUCTION WORK.
14. PROVIDE ALL MECHANICAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDED SERVICE AREA CLEARANCES.
15. VERIFY VOLTAGE AND EQUIPMENT POWER REQUIREMENT WITH ELECTRICAL CONTRACTOR BEFORE ORDERING EQUIPMENT.
16. OUTSIDE AIR INTAKES (ROOFTOP UNITS, GRAVITY ROOF VENTS, LOUVERS) SHALL MAINTAIN A MINIMUM OF 10'-0" FROM ANY EXHAUST OR SANITARY VENT.
17. PROVIDE MAIN CONDENSATE DRAIN AND AUXILIARY DRAIN PAN (AUXILIARY DRAIN PAN SHALL BE EQUIPPED WITH A WATER-LEVEL DETECTION DEVICE THAT WILL SHUT OFF THE EQUIPMENT SERVED PRIOR TO OVERFLOW OF THE PAN AS PER FBCE (7th EDITION SECTION 307.2.3.1) FOR ALL AIR CONDITIONING UNITS AND DRAIN TO EXTERIOR PERMEABLE SOIL OR AS SHOWN ON THE PLANS.
18. PROVIDE A TRAP IN ALL CONDENSATE PIPING SERVING AIR HANDLING UNITS AND ROOFTOP UNITS. SLOPE CONDENSATE LINE 1/8" PER FOOT. CONDENSATE PIPING AND FITTINGS SHALL BE PVC OR DWV (ASTM A266262), COPPER IN PLENUM AREAS, ALL INTERIOR CONDENSATE PIPING SHALL BE WRAPPED WITH A MINIMUM 1/2" SELF SEALING INSULATING FOAM JACKET. PIPING INSTALLATION AND SUPPORT TO CONFORM WITH SECTION 305 OF FBCE (7th EDITION).
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONTROLS FOR THE OPERATION OF THE HVAC SYSTEM.
20. ALL AIR CONDITIONING AND VENTILATION DUCTS MUST CONFORM WITH SMACNA STANDARDS AND ALL LOCAL CODES. DUCT DROPS TO CEILINGS MAY BE INSULATED FLEXIBLE DUCT AS INDICATED ON THE HVAC PLAN. "FLEX" DUCTS SHALL BE FULLY EXTENDED AND OPEN. FIBERGLASS DUCT INSULATION VALUE SHALL BE MIN. R-6 IN ATTICS AND MIN. R-4.2 IN AIR CONDITIONED SPACE.
21. PROVIDE ACCESS DOORS IN HARD CEILINGS OR WALLS REQUIRING ACCESS TO VALVES, FIRE DAMPERS, BALANCING DAMPERS, VOLUME DAMPERS OR OTHER PARTS OF THE SYSTEM WHICH REQUIRE OPERATION OR MAINTENANCE AND ARE LOCATED AT INACCESSIBLE AREAS.
22. ALL VENTILATION DUCTWORK SHALL BE GALVANIZED STEEL METAL.
23. DUCT SIZES SHOWN OR INDICATED ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.
24. HANGERS SHALL BE PROVIDED IN ACCORDANCE WITH S.M.A.C.N.A. RECOMMENDATIONS.
25. THE OWNER SHALL APPROVE THE FINISH COLOR OF ALL EXPOSED AIR DISTRIBUTION DEVICES.
26. SMOKE DETECTORS ARE REQUIRED ON ALL PRIMARY AIR CONDITIONING SYSTEMS WHERE TOTAL AIR VOLUME EXCEEDS 2,000 C.F.M. A DUCT ACCESS DOOR IS REQUIRED TO ACCESS THE DETECTOR. THE SYSTEM SHALL BE WIRED SO AS WHEN THE DUCT SMOKE DETECTOR DETECTS SMOKE, IT SHALL STOP THE AC SUPPLY FAN AND CAUSE A VISUAL AND AUDIBLE SIGNAL IN A NORMALLY OCCUPIED LOCATION. ALSO, THE DETECTOR SHALL INDICATE A TROUBLE CONDITION EITHER VISUALLY OR AUDIBLY IN THE NORMAL OCCUPANCY LOCATION AND BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. (THE TESTER SHOULD BE EQUIPPED WITH AN LED LIGHT TO INDICATE TROUBLE). SMOKE DETECTOR SHALL BE CONNECTED TO FIRE ALARM SYSTEM (WHEN APPLICABLE) AS SUPERVISORY SIGNAL ONLY.
27. PROVIDE FIRE DAMPERS IN ALL DUCTS PASSING THROUGH FIRE DIVISION ASSEMBLIES. FIRE DAMPERS MUST HAVE FIRE RATING EQUAL TO OR GREATER THAN THE PENETRATED ASSEMBLY RATING. FIRE DAMPER INSTALLATIONS SHALL COMPLY WITH ALL LOCAL CODES. PROVIDE ACCESS PANELS TO ALL FIRE DAMPERS.
28. EXHAUST FANS SHALL HAVE THE CAPACITIES AS STATED ON THE DRAWINGS AND BE PROVIDED WITH BACK DRAFT DAMPER, BIRD SCREEN.
29. GRAVITY HOODS, VENTS, AND VENTILATORS. ALL OUTDOOR AIR SUPPLY AND EXHAUST HOODS, VENTS, AND VENTILATORS SHALL BE EQUIPPED WITH DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SPACES SERVED ARE NOT IN USE. EXCEPTION: VENTILATION SYSTEMS SERVING UNCONDITIONED SPACES.
30. MINIMUM DUCT INSULATION R-VALUES. HEATING AND COOLING SUPPLY AND RETURN DUCTS SHALL BE PER FBCE (7th EDITION) TABLE CQ4.3.2.1
31. GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE AND ROOF ACCESS OPENINGS ARE LOCATED WITHIN 10'-0" OF ROOF EDGE OR OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30' ABOVE THE FLOOR, ROOF OR GRADE BELOW.
32. ROOF MOUNTED MECHANICAL UNITS SHALL BE MOUNTED ON CURBS RAISED A MINIMUM OF 8 INCHES (203 MM) ABOVE THE ROOF SURFACE, NOT WHERE ROOFING MATERIALS EXTEND BENEATH THE UNIT, ON RAISED EQUIPMENT SUPPORTS PROVIDING A MINIMUM CLEARANCE HEIGHT IN ACCORDANCE WITH TABLE 1510.10. FBCE (7th EDITION) TABLE CQ4.3.2.1
33. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE PROJECT ENGINEER AND ARCHITECT OF ANY DISCREPANCY BETWEEN THESE PLANS AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS BID TO CORRECT ANY DISCREPANCY. THE CONTRACTOR AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFIABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARD.



AIR DEVICE SCHEDULE						
TAG	MANUFACTURER	MODEL	MATERIAL	PANEL SIZE	NECK SIZE	DESCRIPTION
S1	EXISTING	TDC-AA	ALUM	EXISTING	EXISTING	EXISTING SIDEWALL DIFFUSER
S2	TITUS	PAS-AA	ALUM	24"x24"	12"	LAY-IN CEILING DIFFUSER WITH OPPOSED BLADE DAMPER
S3	TITUS	250-AA	ALUM	10"x6"	6"	SURFACE MOUNT DIFFUSER WITH OPPOSED BLADE DAMPER
R1	TITUS	350FL	ALUM	24"x24"	22"x22"	LAY-IN CEILING GRILLE WITH OPPOSED BLADE DAMPER
NOTES: 1 INSTALL INSULATION AT THE BACK OF NEW SUPPLY DIFFUSERS & RETURN GRILLES 2 BRANCH DUCT SIZE SHALL MATCH DEVICE NECK SIZE						

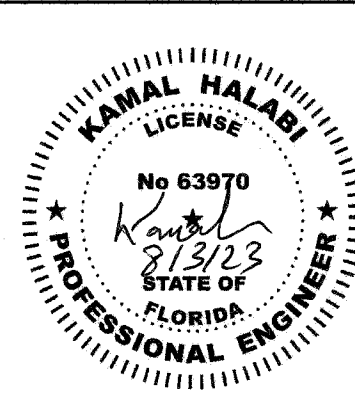


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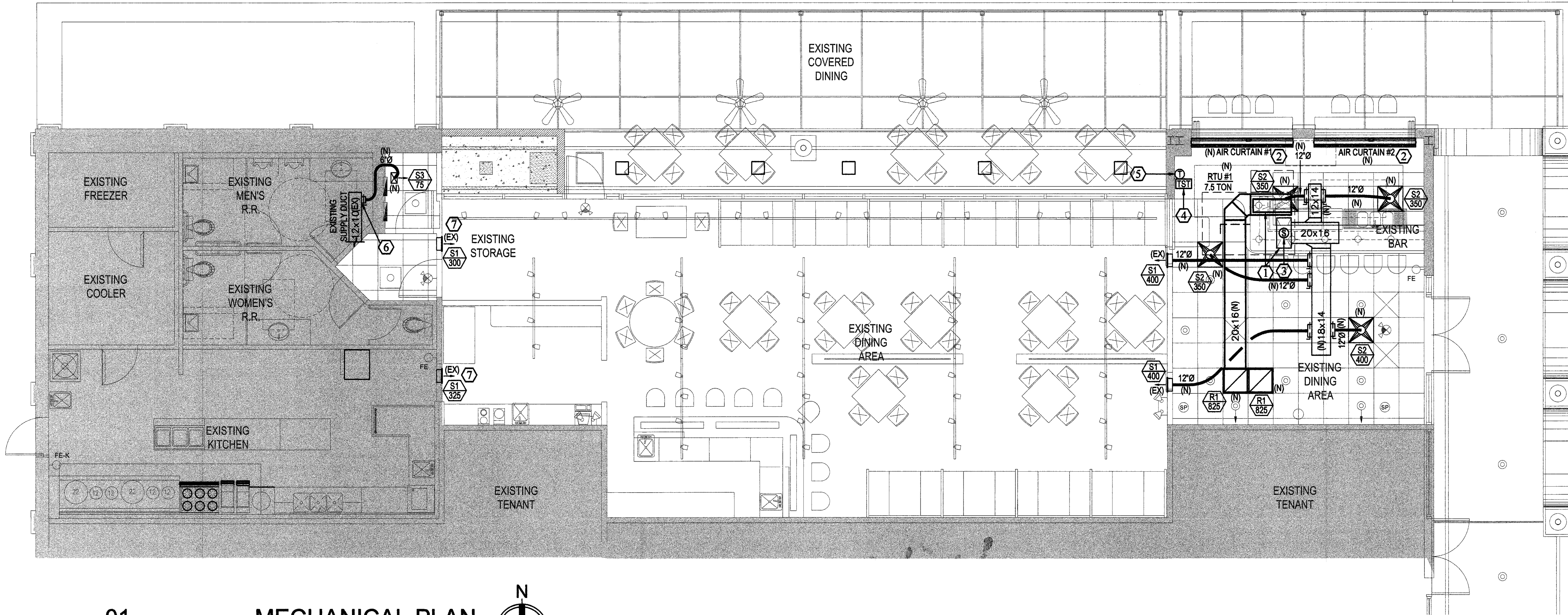
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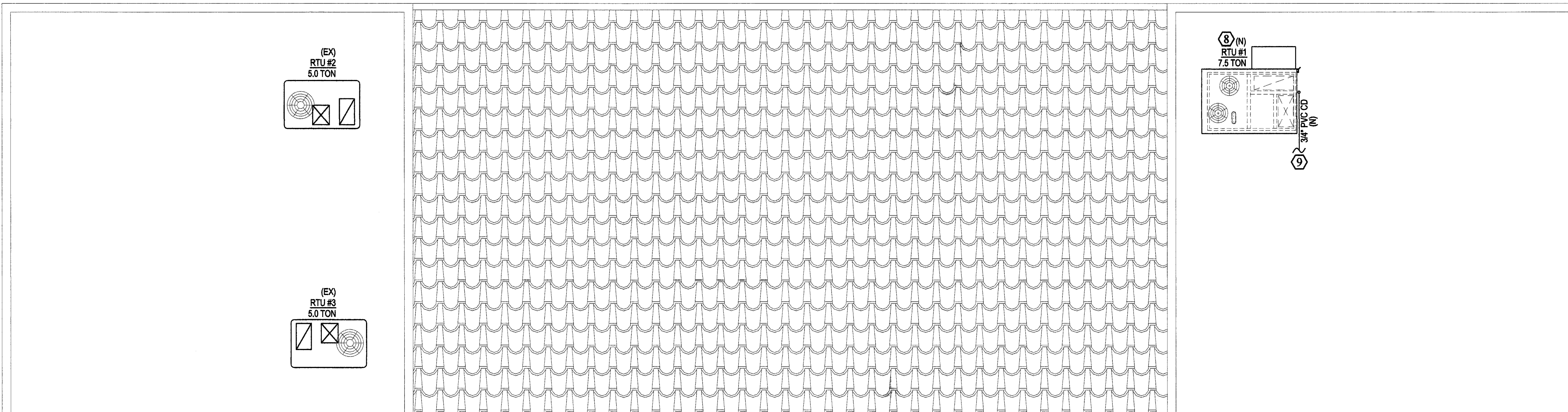
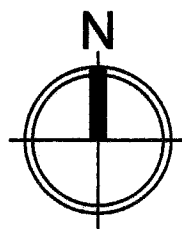
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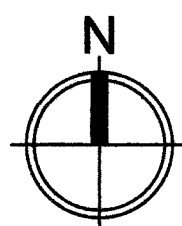
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01 MECHANICAL PLAN
SCALE: 3/16" = 1'-0"



02 MECHANICAL ROOF PLAN
SCALE: 3/16" = 1'-0"



NOTE
EXISTING CONDITIONS ARE BASED ON SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. MECHANICAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

Ventilation per FMC 2020 Table 403.3.1.1				
Ventilation Zone Name				DINING
1) Minimum O/A required at Supply Outlet Voz:				
a) Occupant Category	Occupant Rate Requirements	Rp =	7.5	
	Building Rate Requirements	Ra =	0.18	
b) Estimated No. of Occupants in the Zone		Pz =	22	
c) Zone Net Occupied Area		Az =	750	
d) O/A required in Breathing Zone (Vbz = RpPz + RaAz)		Vbz =	300	
e) Zone Air Distribution Effectiveness		Ez =	1	
f) Min. O/A required at Supply Outlets (Voz = Vbz/Ez)		Voz =	300	
		Total O/A required (CFM):	300	
		O/A provided (CFM):	600	
		Set O/A Intake for new RTU #1 (CFM):	600	
NOTE: PROVIDE MOTORIZED DAMPERS FOR O/A INTAKE FOR RTU. O/A MOTORIZED DAMPER TO SHUT OFF WHEN THE SPACE IS NOT SERVED.				

MECHANICAL PLAN KEY NOTES

- SUPPLY AIR DUCT AND RETURN AIR DUCT DOWN FROM NEW RTU.
- INSTALL NEW AIR CURTAIN ABOVE THE WINDOW PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- SMOKE DETECTOR IN THE SUPPLY AIR DUCT OF RTU. INTERLOCK SMOKE DETECTOR TO SHUT DOWN ALL RTU(S) WITHIN THE SPACE UPON ACTIVATION OF SMOKE. PROVIDE CLEARANCE FOR MAINTENANCE AND INSPECTION.
- MECHANICAL CONTRACTOR TO PROVIDE DUCT SMOKE DETECTOR TEST STATION TO BE MOUNTED ON WALL BELOW DETECTOR AT 5' A.F.F.
- INSTALL NEW PROGRAMMABLE THERMOSTAT TO BE MOUNTED ON WALL AT 48" A.F.F. MECHANICAL CONTRACTOR TO PROVIDE ALL REQUIRED CONTROL WIRING, J-BOX, AND TERMINATIONS.
- CONNECT NEW 6" FLEX DUCT TO EXISTING SUPPLY AIR DUCT.
- ADJUST SUPPLY AIRFLOW OF THE SIDEWALL DIFFUSER AS PER THE AIRFLOW QUANTITY SHOWN ON THE PLANS.
- REMOVE EXISTING ROOFTOP UNIT ALONG WITH ITS ASSOCIATED DUCTS, SMOKE DETECTOR, TEST STATION AND THERMOSTAT. INSTALL NEW ROOFTOP UNIT ON THE EXISTING CURB WITH A NEW CURB ADAPTER. MECHANICAL CONTRACTOR TO VERIFY EXACT LOCATION ON FIELD. STRUCTURAL ENGINEER TO CONFIRM WEIGHT OF THE NEW UNIT CAN BE SUPPORTED BY EXISTING STRUCTURE OR MODIFY AS REQUIRED.
- CONNECT NEW PVC CONDENSATE DRAIN TO EXISTING CONDENSATE DRAIN LINE.

NOTES

- ALL NEW SUPPLY AND RETURN AIR DUCTS SHALL BE FIBERGLASS DUCTBOARD WITH R-8 INSULATION.
- OUTDOOR AIR INTAKE FOR THE NEW ROOFTOP UNIT SHALL BE AT LEAST 10'-0" AWAY FROM ANY EXISTING EXHAUST TERMINATIONS AND EXISTING PLUMBING VENTS. MECHANICAL CONTRACTOR SHALL FIELD VERIFY EXACT DISTANCES PRIOR TO INSTALLATION AND NOTIFY EOR IN CASE OF DISCREPANCY.
- PROVIDE VIBRATION ISOLATORS FOR ALL NEW ROOF MOUNTED EQUIPMENT.
- ALL NEW CONDENSATE DRAIN PIPING ON THE ROOF SHALL BE SCHEDULE 40 PVC PIPE WITH 1/2" ARM-FLEX INSULATION AND FIELD APPLIED UV RESISTANT JACKET. SUPPORT PIPING FROM ROOF USING PREFABRICATED SUPPORTS, AS MANUFACTURED BY PIPE PROP OR EQUIVALENT, PROVIDED WITH BASE, SADDLE AND NYLON STRAP. MODEL APS-1 FOR PIPE SIZES UP TO 1.5" AND APS-2 FOR PIPE SIZES 1.5" TO 2.5". SUPPORT SPACING SHALL BE 4'-0" OF CENTERS. PIPING INSTALLATION AND SUPPORT TO CONFORM WITH 2020 FLORIDA BUILDING CODE. NOA #22-0721.03 (EXPIRATION DATE: 08/08/23).
- MECHANICAL CONTRACTOR SHALL EVALUATE CONDITION OF EXISTING ROOF CURB FOR RTU #3 AND NOTIFY EOR PRIOR TO CONSTRUCTION IF THE EXISTING ROOF CURB NEEDS TO BE REPLACED PRIOR TO CONSTRUCTION.

MECHANICAL PLAN LEGEND

SYMBOL	DESCRIPTION
①	NEW 7-DAY PROGRAMMABLE THERMOSTAT (MOUNTED 48" AFF PER ADA 308.2)
⑤	DUCT SMOKE DETECTOR
TST	DUCT SMOKE DETECTOR TEST STATION
— —	MANUAL VOLUME DAMPER
⊗	SUPPLY AIR DIFFUSER
⊠	RETURN AIR GRILLE
(N) W x H	NEW FIBERGLASS DUCTBOARD R-8 INSULATION (UNLESS OTHERWISE NOTED)
0"0	FLEXIBLE DUCT (R-8 UNLESS OTHERWISE NOTED)

NOTES

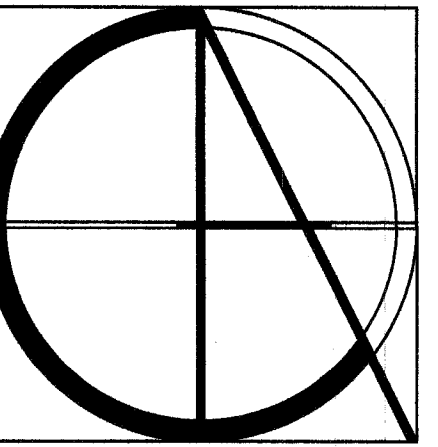
- NOT ALL SYMBOLS MAY APPEAR ON PLANS

ABBREVIATIONS

OA	OUTSIDE AIR
RTU	ROOFTOP UNIT
EF	EXHAUST FAN
CFM	CUBIC FEET PER MINUTE
RAG	RETURN AIR GRILLE
CD	CONDENSATE DRAIN
EX	EXISTING
N	NEW

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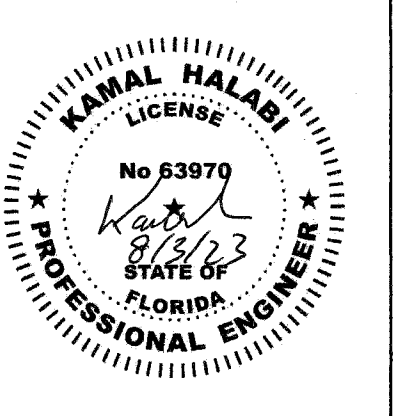
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201 South Ocean Blvd.,
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PROJECT # 23-003

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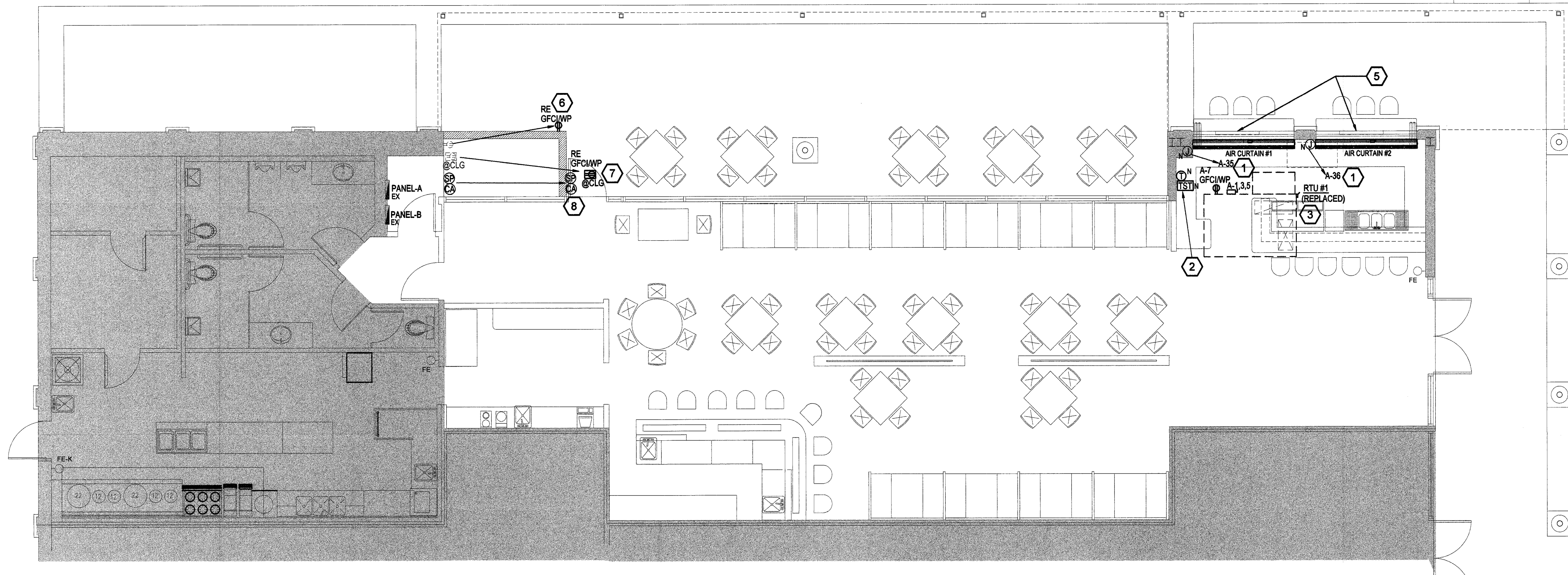
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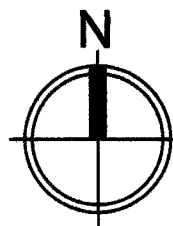
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01

POWER PLAN

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



ELECTRICAL PLAN NOTES

- PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS. AS APPLICABLE, REVIEW GENERAL NOTES, OTHER TRADED DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMITTING BID.
- VERIFY REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH SHOP DRAWING SUBMITTALS. NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN EQUIPMENT SUBMITTALS AND ELECTRICAL DRAWINGS.

ELECTRICAL PLAN LEGEND

SYMBOL	DESCRIPTION
	2x2 LED TROFFER
	RECESSED LIGHT FIXTURE
	PENDENT LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WALL WASHER LIGHT FIXTURE
	TRACK LIGHT
	STRIP LIGHT FIXTURE
	CEILING FAN
	EXIT SIGN WITH 90 MINUTES BATTERY BACKUP EELP-XE2RW-EM-PKXX (STEM LENGTH FOR CEILING MOUNT TO BE FIELD DETERMINED)
	EMERGENCY LIGHT WITH 90 MINUTES BATTERY BACKUP. LESS THAN 5W PER FACE.
	COMBO EMERGENCY LIGHT & EXIT SIGN WITH 90 MINUTES BATTERY BACKUP. LESS THAN 5W PER FACE.
	LIGHT SWITCH (-48" A.F.F. TO TOP)
	DIMMER LIGHT SWITCH (-48" A.F.F. TO TOP)
	DUPLEX RECEPTACLE 120V
	QUAD OUTLET 120V
	ELECTRICAL PANEL BOARD
	ELECTRICAL FUSED DISCONNECT
	JUNCTION BOX
	CAMERA
	SPEAKER

NOTES

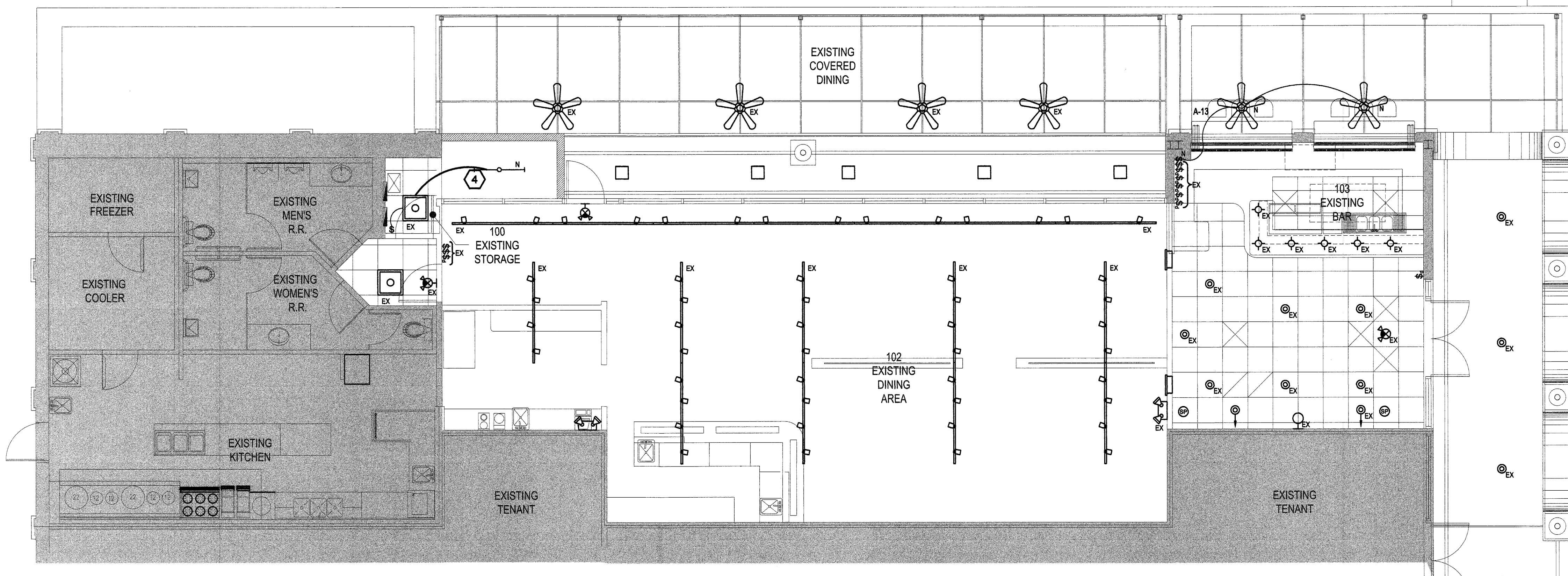
- NOT ALL SYMBOLS MAY APPEAR ON PLANS
- ALL RECEPTACLES TO BE @ 15' AFF TO BOTTOM OF RECEPTACLE UNLESS NOTED OTHERWISE OR ABOVE COUNTER.
- ALL SWITCHES TO BE @ 48" AFF TO TOP OF SWITCH UNLESS NOTED OTHERWISE.

ABBREVIATIONS

GFCI	GROUND FAULT CIRCUIT INTERRUPTER
WP	WEATHER PROOF
N	NEW DEVICE
@CLG	AT CEILING
EX	EXISTING DEVICE
RE	RELOCATED DEVICE
D	REMOVE DEVICE

ELECTRICAL PLAN KEY NOTES

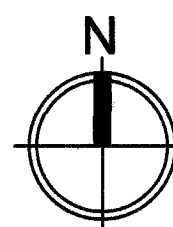
- PROVIDE POWER FOR AIR CURTAINS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE BOXES AND 3/4" CONDUITS FROM THERMOSTAT AND TEST STATION LOCATION TO MECHANICAL EQUIPMENT. (FLUSH MOUNT BOX WHEREVER PRACTICABLE). COORDINATE EXACT LOCATIONS OF THERMOSTAT BOX WITH MECHANICAL/CONTROLS CONTRACTOR AND OWNER PRIOR TO ROUGH-IN. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONTROL WIRING, J-BOX, AND TERMINATIONS.
- PROVIDE POWER FOR THE REPLACED ROOF TOP UNIT (RTU#1) AND ROOF RECEPTACLE.
- NEW STRIP LIGHT FIXTURE. CONNECT TO EXISTING STORAGE LIGHTING CIRCUIT AND SWITCH.
- REMOVE EXISTING EXTERIOR LIGHTS MOUNTED ON THE BOTTOM OF THE EXTERIOR WALL. REMOVE CONDUITS AND WIRES BACK TO JUNCTION BOX INSIDE BUILDING.
- RELOCATE EXISTING (2) OUTDOOR OUTLETS AND EXTEND EXISTING BRANCH CIRCUITS.
- RELOCATE EXISTING OUTDOOR CEILING OUTLET AND EXTEND EXISTING BRANCH CIRCUIT.
- RELOCATE EXISTING OUTDOOR CAMERA AND SPEAKER AND EXTEND ITS WIRING.



02

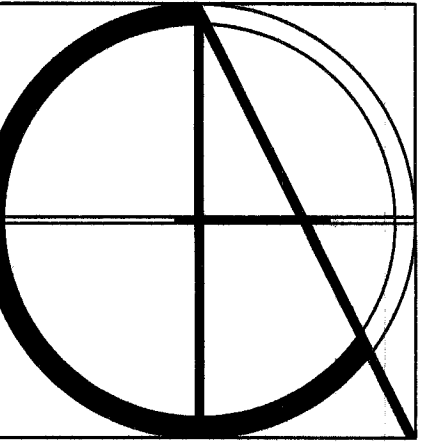
LIGHTING PLAN

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



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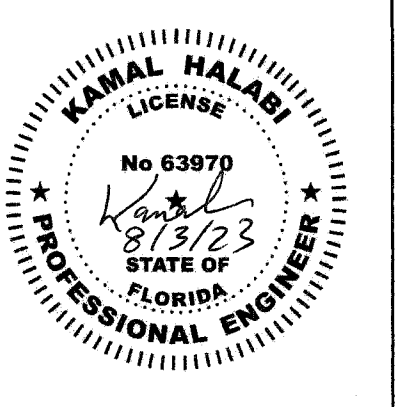
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1. ALL ELECTRICAL WORK SHALL CONFORM TO 2017 NEC, NFPA 70C (7th EDITION), NFPA 70E (7th EDITION), AND OTHER GOVERNING MUNICIPAL, FEDERAL AND LOCAL CODES WHERE APPLICABLE. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE UL LABEL WHERE APPLICABLE.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE OWNER.
3. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
4. CONTRACTOR SHALL MAKE ALL NECESSARY CUTTING AND DO ALL THE REPEATING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
5. AFTER COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS.
6. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
7. ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL BE SMALLER THAN #12 AWG AND SHALL BE RATED FOR 60 VOLTS THWN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS NOTED OTHERWISE, SIZE PER NEC 250-122.
8. ALL CONDUCTORS SHALL BE IN CONDUITS. ALL CONDUITS SHALL BE GALVANIZED RIGID STEEL (GRS) EXCEPT: (a) IN PANELS, METALLIC CONDUIT SHALL BE USED FOR PROVIDING ELBOWS AND RISERS ARE GALVANIZED RIGID STEEL OR SCHEDULE 80 PVC, WHERE SUBJECT TO PHYSICAL DAMAGE. (b) ELECTRICAL METALLIC TUBING (EMT) MAY BE USED IN OR ON WALLS OR CEILINGS WHERE NOT SUBJECT TO MECHANICAL DAMAGE, DAMP OR CORROSIVE CONDITIONS. (c) LIGHT TIGHT FLEXIBLE CONDUIT WHERE REQUIRED FOR PENETRATIONS THROUGH ROOF OR WALLS UNDERNEATH UNPAVED AREAS. THEY SHALL BE P.V.C. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC.
9. FOR UNDERGROUND ELECTRICAL CONDUITS, PROVIDE PULL BOXES, SUCH THAT NO SINGLE CONDUIT RUN HAS BENDS IN EXCESS OF 900. PULL BOXES SHALL BE SUITABLE AND APPROVED FOR THE INTENDED USE. WARNING TAPES WHICH SAY "WIRING BURNED" SHALL BE PLACED IN TRENCHES ABOVE ALL UNDERGROUND ELECTRICAL CONDUITS. CONDUITS UNDERNEATH UNPAVED AREAS, THEY SHALL BE P.V.C. WHERE UNDERGROUND CONDUITS ARE NOT EXPOSED TO MECHANICAL DAMAGE OR ARE NOT UNDER PAVED AREAS, THEY SHALL BE SCHEDULE 40 PVC.
10. PROVIDE FIRE RETARDANT UL APPROVED SEALANT ON ALL PENETRATIONS OF FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS IN ACCORDANCE TO SECTION 714 OF FBG (8th EDITION). CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO SUBMITTING BID, LOCATIONS OF ALL SUCH FIRE RATED PARTITIONS, WALLS AND STRUCTURAL SLABS.
11. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER & WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
12. SAFETY SWITCHES SHALL BE SQUARE "D", GENERAL ELECTRIC, OR SIEMENS, FUSED OR NON-FUSED AND SIZED AS INDICATED. NEMA 3R WHEN EXPOSED TO WEATHER.
13. PANELS SHALL BE SQUARE "D", GENERAL ELECTRIC OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED. IN PANELS WITH METALLIC CONDUIT, PROVIDE PULL BOXES ON INSIDE OF PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION TO MAIN BUS SHALL BE WITH BURNDY ANNUAL COMPENSATION LUGS. PANELS AIC RATING SHALL BE AS INDICATED ON PLANS.
14. CONTRACTOR SHALL PROVIDE A TYPE WRITTEN DIRECTORY OF EACH PANEL BOARD, HAND WRITTEN DIRECTORY IS NOT ACCEPTABLE, EXCEPT SPARE AND SPACES SHALL BE HANDWRITTEN IN PENCIL.
15. INSTALL "BACK TO BACK" BOXES IN RATED WALLS AT LEAST 69.6MM (2 3/8 INCHES) APART MEASURED BETWEEN THE CENTER OF THE "BACK TO BACK" PENETRATIONS IN JOINTED ASSEMBLIES ARE LESS THAN 24 INCHES FROM EACH OTHER. PROVIDE UL LISTED COMPOUND APPLIED TO BACK OF THE "BACK TO BACK" BOXES.
16. PROVIDE NAMEPLATES FOR ALL PANEL BOARDS, DISCONNECTS, TRANSFORMER, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
17. ALL ELECTRICAL MATERIALS, DEVICES, APPLIANCES AND EQUIPMENT SHALL BE LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY.
18. LOAD DATA IS BASED ON INFORMATION GIVEN ENGINEER AT TIME OF DESIGN. VERIFY ALL EQUIPMENT AND LOADS TO BE SIZED TO THE EQUIPMENT AND LOADS TO BE INSTALLED.
19. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL CODE FOR WIND RESISTANCE.
20. A WORKING CLEARANCES FOR ELECTRICAL EQUIPMENT SHALL BE IN COMPLIANCE WITH NEC 110.26 (B) THE EXCLUSIVELY DEDICATED SPACE EXTENDING FROM FLOOR TO STRUCTURAL CEILING WITH A WIDTH AND DEPTH OF THE PANELBOARD OR SWITCHBOARD SHALL BE CLEAR OF ALL PIPING, DUCTS, EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPEARANCES IN ACCORDANCE WITH NEC.
21. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 15' A.F.F. TO BOTTOM OF OUTLET UNLESS OTHERWISE NOTED. ALL LIGHT SWITCHES SHALL BE @ 48" AFF. TO TOP OF SWITCH.
22. ALL DIMMING MECHANISMS HAVE TO BE COMPATIBLE WITH FIXTURE DIMMING REQUIREMENTS. CONTRACTOR MUST VERIFY ALL DIMMING MECHANISM AND FIXTURE DIMMING REQUIREMENTS BEFORE ANY ORDERING, INSTALLING, OR WIRING OF ANY DIMMING MECHANISMS AND FIXTURES.
23. THE ELECTRICAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF AS-BUILT DRAWINGS, SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.
24. SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MATCH EXISTING RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENTS PENETRATING FIRE RATED ENVELOPES, SPACES, ETC.
25. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE WIRING FOR HVAC SYSTEM A/C EQUIPMENT(S) SMOKE DETECTORS, THERMOSTATS, TEST STATIONS, MOTORIZED VOLUME DAMPERS, ETC. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONDUIT, WIRING, ELECTRICAL CONTRACTOR TO THOROUGHLY REVIEW MECHANICAL PLANS AND PROVIDE POWER TO ALL MECHANICAL EQUIPMENT OR DEVICE THAT IS NOT SHOWN ON ELECTRICAL PLANS BUT IS SHOWN ON MECHANICAL PLANS.
26. INSTALL "GFC" GROUND FAULT INTERRUPTER RECEPTABLES WITH WEATHERPROOF COVER WITHIN 25 FT OF HVAC EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT (UNLESS HVAC EQUIPMENT IS SPECIFIED WITH FACTORY INSTALLED CONVENIENT RECEPTABLES).
27. WHEN NEW ELECTRICAL SERVICE IS BEING INSTALLED, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE UTILITY COMPANY THE SIZE OF THE UTILITY TRANSFORMER THAT IS REQUIRED TO PROVIDE THE NEW ELECTRICAL SERVICE SHOWN ON ELECTRICAL PLANS. GC HAS TO INFORM THE OWNER ABOUT ANY EXTRA POWER UTILITY CHARGES THAT MIGHT OCCUR IN ORDER TO FULLY NEW SERVICE. THIS HAS TO BE DONE AS EARLY AS POSSIBLE DURING THE BIDDING PROCESS.
28. ELECTRICAL SERVICE EQUIPMENT MUST BE 3" ABOVE MSLL, AND 8" ABOVE N.V.G.D. VERIFY AT SITE. ALL ELECTRICAL EQUIPMENTS SHALL BE INSTALLED ABOVE FLOOD LEVEL.
29. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION WITH ACTUAL EXISTING CONDITIONS BEFORE SUBMITTING A BID. THE CONTRACTOR SHALL BE FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING SITE. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES DUE TO THE FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST. CONTRACTOR TO REPLACE ANY EXISTING DEVICE OR COMPONENT THAT IS CALLED AS EXISTING IF IT IS NOT FULLY OPERATIONAL.
30. OPERATING MATERIALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO BUILDING OWNER.

SPECIFICATIONS:

GE POWERMARK PLUS LOAD CENTER (EXISTING)

MAINS:

MLO

CAPACITY

100 AMP

LOCATION:

ELECTRICAL ROOM

VOLTAGE:

120/208V, 3PH, 4WIRE

MOUNTING:

RECESSED

PANEL-B

AIC=10K AMP

AMPS	POLE	TOTAL VA	COND.	WIRE SIZE	GRD SIZE	DESCRIPTION	CIRC No.	CIRC No.	DESCRIPTION	GRD SIZE	WIRE SIZE	COND.	TOTAL VA	POLE	AMPS	
20	1	540	EX	EX	EX	RECEPT. (EXISTING)	1	2	LIGHTING BAR (EXISTING)	EX	EX	EX	1500	1	20	
20	1	540	EX	EX	EX	RECEPT. (EXISTING)	3	4	LIGHTING DINING (EXISTING)	EX	EX	EX	800	1	20	
20	1	540	EX	EX	EX	RECEPT. (EXISTING)	5	6	LIGHTING DINING (EXISTING)	EX	EX	EX	1200	1	20	
20	1	540	EX	EX	EX	RECEPT. (EXISTING)	7	8	LIGHTING DINING (EXISTING)	EX	EX	EX	1000	1	20	
20	1	540	EX	EX	EX	RECEPT. (EXISTING)	9	10	TRACK LIGHT (EXISTING)	EX	EX	EX	1200	1	20	
20	1	1200	EX	EX	EX	BREAK COOLER (EXISTING)	11	12	LIGHTING BAR (EXISTING)	EX	EX	EX	650	1	20	
20	1	1200	EX	EX	EX	COOLER (EXISTING)	13	14	LIGHTING KITCHEN (EXISTING)	EX	EX	EX	1050	1	20	
20	1	380	EX	EX	EX	RECEPT. BAR COUNTER (EXISTING)	15	16	LIGHTING BATHRM (EXISTING)	EX	EX	EX	800	1	20	
20	1	720	EX	EX	EX	RECEPT. BAR COUNTER (EXISTING)	17	18	SIGN (EXISTING)	EX	EX	EX	1200	1	20	
20	1	720	EX	EX	EX	RECEPT. BAR COUNTER (EXISTING)	19	20	LIGHTING OUTSIDE (EXISTING)	EX	EX	EX	700	1	20	
20	1	1200	EX	EX	EX	COOLER (EXISTING)	21	22	CASH REGISTER (EXISTING)	EX	EX	EX	180	1	20	
20	1	1200	EX	EX	EX	COOLER (EXISTING)	23	24	SPARE	EX	EX	EX	150	1	20	
20	1	1500	EX	EX	EX	TIE MACHINE (EXISTING)	25	26	DISH WASHER (EXISTING)	EX	EX	EX	1500	1	20	
20	1	1500	EX	EX	EX	COFFEE MACHINE (EXISTING)	27	28	RICE COOKER (EXISTING)	EX	EX	EX	1500	1	20	
20	1	800	EX	EX	EX	SODA MACHINE (EXISTING)	29	30	SPARE					1	20	
SUBTOT.			13700	VA		TOTAL			=	27,130	VA	SUBTOT.			13430	VA

PANEL-B

DEMAND LOAD CALCULATIONS

TOTAL RECEPT. LOAD

4,680 VA

RECEP. 1st 10,000 VA @ 100%

4,680 @ 100%

4,680

VA

REST @ 50%

0 @ 50%

0

VA

LIGHTING LOAD @ 125%

10,250 @ 125%

12,813

VA

LARGEST MOTOR @ 125%

0 @ 125%

0

VA

OTHER MOTORS @ 100%

0 @ 100%

0

VA

AIR CONDITIONERS @ 100%

0 @ 100%

0

VA

KITCHEN EQUIPMENT @ 65%

12,200 @ 65%

7,930

VA

REST OF ALL OTHER LOADS @ 100%

0 @ 100%

0

VA

TOTAL LOAD =

25,423 VA

EMERGENCY

CURRENT PER PHASE

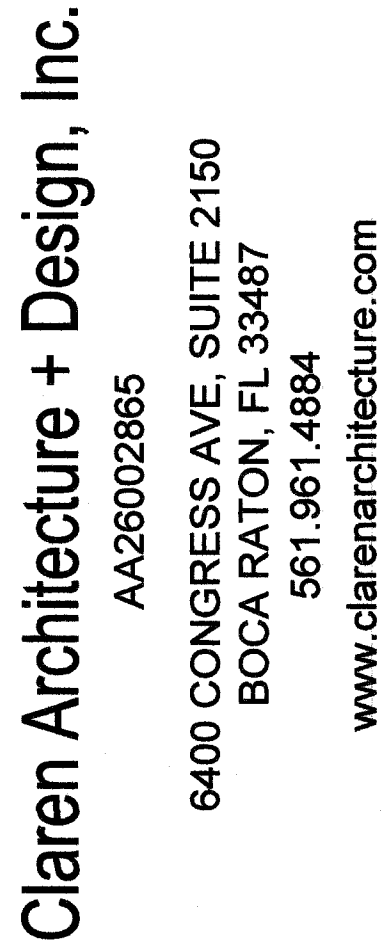
= TOTAL LOAD (VA) / (208*1.732)

= 71

AMPS

*NON SIMULTANEOUS LOAD

VERIFY ALL EQUIPMENT LOAD AND BREAKER AND WIRE SIZES PRIOR TO INSTALLATIONS



E-2







TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: RA 2

Agenda Item Name: Town Manager Stumpf's Report

ACTION REQUESTED: Discussion ☐ Action ☐

BACKGROUND:

- Code enforcement log
- Iguana control update
- Capital Improvements update



TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: PH 1

Agenda Item Name: **Ordinance #389** AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS. SECTION 152.110. CONSTRUCTION SITE MAINTENANCE AND APPEARANCE. BY ADDING AN ENTIRELY NEW SUBSECTION (O) TO ADOPT REGULATIONS AND PROCEDURES FOR CONTAINING AND MANAGING CONSTRUCTION SITE RUNOFF; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(Second Reading)**

ACTION REQUESTED:

Discussion



Action



BACKGROUND:

After the 2022 audit performed by NPDES, the State of Florida has indicated the Town's code was deficient in outlining the responsibilities of contractors and owners of construction sites as to appropriate management of runoff potential. This ordinance adds language to the Town's code to remedy this deficiency.

ATTACHMENT:

- Ordinance #389

ORDINANCE NO. 389

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT CHAPTER 152. BUILDING REGULATIONS. SECTION 152.110. CONSTRUCTION SITE MAINTENANCE AND APPEARANCE. BY ADDING AN ENTIRELY NEW SUBSECTION (O) TO ADOPT REGULATIONS AND PROCEDURES FOR CONTAINING AND MANAGING CONSTRUCTION SITE RUNOFF; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 152. BUILDING REGULATIONS. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town of Manalapan is a permittee under Permit Number FLS000018-004, Palm Beach County Municipal Separate Storm Sewer System (MS4) as required by the National Pollution Discharge Elimination System (NPDES); and

WHEREAS, the Florida Department of Environmental Protection conducted an audit of the Town's compliance with requirements of said permit in 2022 and published its audit report on January 23, 2023; and

WHEREAS, said report noted a deficiency with Town code related to the management of construction site runoff; and

WHEREAS, this ordinance is intended to remedy this deficiency as noted in Part III.A.9.a of said report; and

WHEREAS, this revision to the Manalapan Code of Ordinances will serve the best interests of the residents of the Town, as well as the welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, THAT:

Section 1. The facts and recitations contained in the preamble of this ordinance are adopted and incorporated by reference as if set forth herein.

Section 2. The Code of Ordinances of the Town of Manalapan, Florida, is hereby amended at Chapter 152. Building Regulations, Section 152.110. Construction Site Maintenance and Appearance, by adding an entirely new subsection (O) to adopt regulations and procedures for containing and managing construction site runoff; providing that Sec. 152.110 shall hereafter read as follows:

§ - 152.110 CONSTRUCTION SITE MAINTENANCE AND APPEARANCE.

- (A) All building and construction sites within the Town shall at all times be kept free of loose debris, paper, construction material waste, scrap construction material and other trash produced from the site. All materials and equipment used, placed or stored upon any building or construction site shall be maintained within the perimeter of the building site and shall be secured at all times when the site is unattended.
- (B) All building and construction sites within the Town shall provide suitable on-site commercial container(s), as determined and designated by the Town, for the collection of loose debris, paper, construction material waste, scrap construction material and other trash produced from the site. The construction container(s) shall be provided with a cover or covering that will prevent spilling or blowing of material from the container(s). The size and number of containers shall be adequate, as determined by the Town, for the amount of material generated on the building or construction site and must be promptly emptied when full. All said materials shall be containerized by the end of each day.
- (C) Nothing in this section shall be deemed to permit the owner, general contractor or any of their employees, agents, or representatives to remove or dispose of debris, paper, construction material waste, scrap construction material and other trash produced from or on the site by on-site burning, or by piling or storage of said materials or equipment upon the public streets or on property adjacent to the construction site.
- (D) Prior to the commencement of construction, a parking plan for all personal and construction vehicles and equipment shall be provided for the review and approval of the Town Manager and/or Chief of Police to minimize on-street parking by construction personnel and equipment. If the Town Manager and/or Chief of Police determine that a particular construction site is unable to accommodate parking for all of the construction vehicles associated with that site, the Town Manager and/or Chief of Police may allow limited parking of light construction vehicles on the swale area immediately adjacent to the front property line of the lot upon which the construction site is located. However, the property owner and/or their contractor must make every reasonable attempt to minimize the parking of construction vehicles on the swale area. All approved "on-swale" parking must be parallel to the paved road way and may not obstruct the sidewalk. Parking of heavy construction equipment, including but not limited to dump trucks, cement trucks, back-hoes, grade-alls, tractors, trailers and the like, in the road right-of-way (paved area or swale) is strictly prohibited. Should questions arise regarding the types of vehicles considered to be "light" versus "heavy" construction vehicles, the Town Manager's decision shall be final. Each property owner, contractor and sub-contractor will be held jointly and severally liable for any and all damage to and/or the destruction of any public utility infrastructure. Any damage to the swale area must be repaired prior to the issuance of a certificate of occupancy or certificate of completion.

- (E) Where concrete or any other substance permanently affixes itself to any road surface, public or private, causing the surface to be uneven or defaced, it shall be immediately removed by the person or persons responsible. Where mud or excessive dirt or soil from a construction site is tracked or deposited, by vehicle or otherwise, onto any road surface, public or private, it shall be immediately removed by the person or persons responsible. The person or persons responsible as identified in this section shall mean the driver of the vehicle which deposited the substance onto the road surface, his or her employer, the owner of the real property on which the construction or demolition site is located and/or the general contractor in charge of a site from which the substance originated.
- (F) No dirt piles are allowed on site at a height greater than six (6) feet above the crown of the road.
- (G) Side yard site screening (vegetation, walls and the like) must be installed within the first two (2) weeks after the first building permit is issued in order to visually screen the construction site from the adjacent properties.
- (H) A port-o-let must be placed on site at a location approved by the Town Manager and site screened as much as practicable.
- (I) A minimum six (6) foot high temporary chain link fence and gate or equally effective screening material as approved by the Town Manager must be installed around the perimeter of the property during construction which may be removed when the perimeter landscaping and/or permanent fences or walls are installed.
- (J) All construction sites must be watered down with sufficient frequency or covered in some manner in order to prevent dust and dirt escaping to adjacent properties.
- (K) Whenever possible or feasible, adjacent property owners shall be notified by the contractor twenty-four (24) hours in advance prior to any activity which is anticipated to create an unusually loud noise, prolonged disturbance, or unusual occurrence.
- (L) Commencing with the clearing of the property, a monthly pest control service shall be procured and utilized in order to prevent disturbance to adjacent properties.
- (M) All building sites must be in strict compliance with any and all other conditions of approval imposed by the Architectural Commission and/or the Town Commission.
- (N) The Town Manager or his or her designee shall have the discretionary authority to waive or modify one or more of the above stated standards if in his or her sole judgment special circumstances or conditions necessitate same; however, such modification or waiver can only be accomplished in writing after a written request for such is received by the Town from an owner or contractor prior to any violation of a standard. Any waiver or modification can be altered or revoked at any time by the Town Manager or designee in the exercise of his or her discretion by delivery of a written notice of same to the affected owner or contractor. The Town Manager may not increase the severity of the regulations in the exercise of such discretion.
- (O) To protect and preserve water quality, best management practices for construction site runoff shall be employed. During construction projects involving a substantial improvement, or for parcels one acre or larger, or when deemed necessary by the Building Official, projects shall provide a stormwater pollution prevention plan or an equivalent document. The stormwater pollution prevention plan shall include the installation of erosion and sediment controls, including a silt fence and crushed rock to stabilize areas used for mobilization. The construction site operator is required to take corrective action as needed and conduct inspections of the

stormwater pollution controls every seven (7) days or when one-half inch (0.5") or greater of rainfall occurs within a twenty-four (24) hour period. All controls shall be consistent with the performance standards for erosion and sediment control contained in the Erosion and Sediment Control Designer and Reviewer Manual prepared by the Florida Department of Transportation and the Florida Department of Environmental Protection.

Section 3. Each and every other section and subsection of Chapter 152. Building Regulations, shall remain in full force and effect as previously adopted.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are repealed.

Section 5. If any section or provision of this ordinance, any paragraph, sentence or word is declared invalid by a court of competent jurisdiction, the decision shall not affect the validity of the remainder of this ordinance.

Section 6. Specific authority is hereby given to codify this ordinance into the Code of Ordinances of the Town of Manalapan.

Section 7. This ordinance will take effect immediately upon adoption.

FIRST READING this 25th day of July 2023.

SECOND READING this 18th day of September 2023.

TOWN OF MANALAPAN

Vice Mayor John Deese

ATTEST:

(SEAL)

Erika Petersen, Town Clerk



TOWN OF MANALAPAN AGENDA ITEM SUMMARY

Meeting Date: September 18, 2023

Agenda Item No.: PH 2

Agenda Item Name: **Ordinance #391** AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING TITLE V: PUBLIC WORKS. AT CHAPTER 51: WATER. BY AMENDING SECTION 51 .16. INSTALLATION REQUIREMENTS. TO PROVIDE FOR INSPECTION OF BACKFLOW PREVENTION DEVICES BY THE TOWN AND BY REQUIRING THE PROPERTY OWNER TO PAY FOR SAID INSPECTIONS THROUGH THE TOWN'S WATER BILLING PROCEDURES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 51. WATER. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. **(First Reading)**

ACTION REQUESTED:

Discussion



Action



BACKGROUND:

The Town of Manalapan previously adopted a backflow prevention manual and code language to meet State of Florida requirements. Annual backflow inspections were previously arranged by the property owner. This ordinance requires the Town to schedule the inspections and will bill the property owner directly through the utility billing.

ATTACHMENT:

- Ordinance #391

ORDINANCE NO. 391

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING TITLE V: PUBLIC WORKS. AT CHAPTER 51: WATER. BY AMENDING SECTION 51 .16. INSTALLATION REQUIREMENTS. TO PROVIDE FOR INSPECTION OF BACKFLOW PREVENTION DEVICES BY THE TOWN AND BY REQUIRING THE PROPERTY OWNER TO PAY FOR SAID INSPECTIONS THROUGH THE TOWN'S WATER BILLING PROCEDURES; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF CHAPTER 51. WATER. SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ENACTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Town has previously adopted a backflow prevention manual and has previously adopted code to regulate backflow prevention devices as required by state law; and

WHEREAS, the Town now desires to provide for the inspection of all such backflow devices and to charge the consumer for such inspections through the Town's Water Billing Procedures; and

WHEREAS, the Town Commission has determined that such amendments to the Town's water utility code are in the best interests of the citizens of the Town of Manalapan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, THAT:

Section 1: Chapter 51: Water. of the Code of Ordinances of the Town of Manalapan is hereby amended at Sec. 51.16 installation requirements. to provide for inspection of backflow prevention devices by the town and by requiring the property owner to pay for said inspections through the Town's water billing procedures; providing that Sec. 51.16 shall hereafter read as follows:

§ - 51.16 INSTALLATION REQUIREMENTS

(A) All water meters shall be installed and all connections made only by the duly authorized agents and employees of the Town. Before a meter shall be installed by the Town, the applicant shall place a grade stake at the desired location of the

meter, which will accurately indicate the finish grade of the yard or lot, so that the meter may be set at the proper level.

(B) In accordance with F.S. §§ 403.850—403.864, known as the "Florida Safe Drinking Water Act" and Appendix D of the Standard Plumbing Code, the Town hereby adopts a Backflow-Prevention Manual, by reference, and made a part hereof as if fully set forth herein which may be amended from time to time by the Utility Department as state law or technological development may require. A copy of the town's Backflow-Prevention Manual will be kept on file at Town Hall.

(C) Backflow Prevention Devices.

(1) Backflow prevention devices are hereby required at all premises likely to have cross connections as described in the American Waterworks Association M-14 Backflow Prevention Manual, 1972 Edition, as amended by the Town. This manual sets forth potential cross connections between the consumer's water system and certain types of equipment, specialized installations, and water uses which afford opportunity for backflow into the public water system. All such facilities and systems as set forth in the manual shall have backflow prevention devices unless it is demonstrated to the satisfaction of the Town that no opportunity exists for backflow of water from the consumer's system into the public water supply of the Town. This requirement applies to commercial buildings, buildings over three (3) stories and new construction.

(2) In addition, backflow prevention devices shall be installed at the service connection on the consumer's side of the meter upon any premises where the nature and extent of the activities on the premises, or the materials used in connection with the activities or materials stored on the premises present an immediate and dangerous hazard to health should a cross connection occur, even though such cross connection does not exist at the time the backflow prevention device is to be installed. Decisions regarding replacement of backflow prevention devices shall be made by the Town in accordance with the guidelines set forth in the Backflow-Prevention Manual.

(D) The type of backflow prevention device to be installed shall depend on the degree of hazard which exists or may occur. A double check-valve assembly, atmospheric vacuum breaker, pressure vacuum breaker or reduced pressure backflow preventer shall meet or exceed any of the following standards and specialized installation methods:

(1) University of Southern California Foundation for Cross Connection Control and Hydraulic Research, Specifications of Backflow Prevention Devices No. 69-2, or the most current issue; or

(2) American Waterworks Association Standard C506-78 (Revision of C506-69).

(E) Types of backflow prevention devices and installation locations:

(1) Types of devices. An air gap separation or a reduced pressure principle backflow prevention device shall be installed where the water supply may be contaminated with sewage, industrial waste of a toxic nature, or other contamination which would cause a health or water system hazard. In the case of a substance which may be objectionable but not hazardous to health, a double checkvalve assembly, air gap separation, atmospheric vacuum breaker, pressure vacuum breaker or a reduced pressure principle backflow prevention device shall be installed.

(2) Installation location. Backflow prevention devices shall be installed on the consumer's side of the water meter at the location designed by the Town. The device shall be located so as to be readily accessible for maintenance and testing, and where no part of the device will be submerged.

(3) Consumer's expense. Backflow prevention devices shall be installed by a certified backflow prevention device technician or licensed plumber at the consumer's expense. All installations will be completed in accordance with plans and specifications approved by the Town.

(4) Annual inspection required. Backflow prevention devices shall be inspected annually or more frequently as the degree of hazard mandates, and tested by a certified backflow prevention device technician. A nominal inspection and/or

reinspection fee shall be charged by the Town; the amount of which fee shall be set by resolution of the Town Commission Council.

(F) All cross connections, whether or not such cross connections are controlled by automatic devices such as checkvalves or by hand operated mechanisms such as gate valves or stop cocks are hereby prohibited from future installation and on existing installations. All cross connections shall be removed and approved backflow prevention devices installed.

(G) Inspections. Backflow prevention devices shall be inspected and tested as outlined in the Backflow-Prevention Manual by the Town or its duly authorized agents at the consumer's expense. Fees for inspection and testing shall be adopted and amended as necessary by resolution of the Town Commission. The consumer shall be billed for such services through the Town's water billing procedures and unpaid charges shall be treated as a lien pursuant to Sec. 51-51.

(H ~~G~~) Violations.

(1) Failure of the consumer to install, maintain, or permit the testing and inspection of backflow prevention devices by the Town as required in this chapter shall be grounds for termination of the water service to the premises by the Town. In the case of an immediate hazard to the public health, the water service may be terminated without notice to the consumer immediately although a hearing before the utilities superintendent shall be immediately scheduled upon the request of the consumer to determine whether the water service termination was just and appropriate. Customer's request to the utility department for hearing must be made in writing within five (5) days of termination or notice thereof. The Town may call upon the Chief of Police to assist in enforcing any of the provision of this chapter.

(2) The owner or general agent of a building or premises where a violation of any provisions of this chapter has been committed or still exists, or the lessee or tenant of the entire building or leased premises where such violation has been

committed or shall exist or the owner, general agent, lessee or tenant of any part of a building or premise in which such violation has been committed or shall exist, or the general agent of any other person who commits, takes part in, or assists in any such violation, or maintains any building or premises in which such violation shall exist, shall be guilty of violating this section; and shall be subject to termination of water supply and all applicable fees as set forth by resolution of the Town Commission Council.

Cross reference— Penalty, see Section 51.99

Section 2: Each and every other section and subsection of Chapter 51. Water. shall remain in full force and effect as previously adopted.

Section 3: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 4: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 5: Specific authority is hereby granted to codify this Ordinance.

Section 6: This Ordinance shall take effect immediately upon adoption.

FIRST READING this ____ day of _____, 2023.

SECOND READING this ____ day of _____, 2023.

TOWN OF MANALAPAN