CITY OF
EDGEWOOD
FOUNDED 1924

Susan Lomas	Marion Rayburn	Jon Von Voorhis	Regina Dunay	Brian Leahy
Board Member	*Board Member*	*Board Member*	*Chairwoman*	*Co-Chair*

PUBLIC NOTICE AND PLANNING AND ZONING BOARD AGENDA
NOVEMBER 11, 2013

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the City Council meeting on **November 19, 2013** for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday November 11, 2013 6:30 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
   - September 19, 2013 – Regular P&Z Meeting
4. NEW BUSINESS

   SITE PLAN – SELECT MEDICAL - 5579 South Orange Avenue

   LANDSCAPE PLAN – SELECT MEDICAL - 5579 South Orange Avenue
5. COMMENTS/ANNOUNCEMENTS

FUTURE MEETINGS: (*SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD*)

- January 13, 2014
- February 10, 2013

GENERAL RULES OF ORDER: The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the City Clerk. When recognized by the Chairman, state your name and address and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing

assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

Thank you for participating in your government!

APPEALS: According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk."

You are welcome to attend and express your opinion. Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made. In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.

Planning & Zoning Board
September 9, 2013

Attendees:

Regina Dunay, Chairwoman
Susan Lomas, Board Member
Marion Rayburn, Board Member
Brian Leahy, Board Member
Jon Van Voorhis, Board Member

Staff:

Bea L. Meeks, City Clerk
Sam Sebaali, P.E.
Ellen Hardgrove, AICP
Drew Smith, City Attorney

DRAFT

CALL TO ORDER

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. City Clerk Meeks announced there is a quorum.

APPROVAL OF MINUTES

- July 8, 2013 Planning & Zoning Board Meeting Minutes

Board Member Lomas made the Motion to approve the July 8, 2013 minutes; Seconded by Board Member Leahy. Unanimously approved.

VARIANCE 2013-02 – SELECT MEDICAL - 5579 South Orange Avenue

Chairwoman Dunay referred to Planner Hardgrove, who provided highlights of her report dated July 29, 2013. Planner Hardgrove noted that she did not see that harmony was met, which is why setbacks are needed.

Planner Hardgrove, in response to Chairwoman Dunay, explained that additional right-of-way measurements begin at the right-of-way. She said the standard right-of-way measurement for "urban"

is at least fifty feet. She said that Larue Avenue's measurement was 30 feet when the hospital was originally built.

Kevin Mineer, Genesis Group, explained that Select Medical is proposing to add eight beds to four new wings, for a total of 32 beds. He said the addition of these beds could potentially support thirty new jobs. He said the variance addresses the most northern wing. He said all setback requirements were met except on the northern wing. He said they are requesting a variance for 2.5 feet. He said the proposed addition will not interfere with the farmers market or affect parking. He said that included in the proposed expansion is a new exit on Gem Street. Additional sidewalk will be the standard size, and additional landscaping for visual appeal is included in the proposed plan. Kevin said they meet the intent of the requirements. Chairwoman Dunay noted that the landscaping appears to be minimal on the Larue Avenue side, she thought the landscaping was disproportionate. City Attorney Smith reminded the Board that their decision is based on Select Medical meeting the six criteria for a variance.

City Clerk Meeks said the signage required to be posted on the property was posted in accordance with Code. Additionally, eighty-nine letters were mailed to property owners within five-hundred feet of Select Medical. City Clerk Meeks said two "return to sender" letters were returned and that staff received no comments regarding the variance request.

Board Member Leahy made the Motion to approve the variance, as it met all criteria; Seconded by Board Member Lomas. Unanimously approved 5/0.

SPECIAL EXCEPTION 2013 – 03 – SELECT MEDICAL – 5579 South Orange Avenue

Planner Hardgrove referred to her memo regarding the criteria that must be met for the approval of a special exception. Planner Hardgrove said staff recommends approval subject to the conditions in her memo. Ellen confirmed for Chairwoman Dunay that the original approval was for forty beds. Planner Hardgrove confirmed that approval of the special exception does not include approval of the landscape plan.

Engineer Sebaali said the site plan and landscape plan will come at a later date. He outlined several items to consider for the final site plan approval. Some of the items that need to be addressed included the general engineering (drainage), Preliminary Site Plan (addressed some deficiencies, including adjustment to landscape plan, lighting), permitting (required by other regulatory agencies) tree removal, including two historic trees, and two other large non-historic trees. It was noted that the submittal included historic trees however, they are not healthy trees.

Planner Hardgrove confirmed for Chairwoman Dunay that the four criteria were included in her report, and that all were met.

Board Member Leahy made the Motion to approve the special exception, as it met all criteria; Seconded by Board Member Van Voorhis. Unanimously approved 5/0.

NEW BUSINESS

None.

COMMENTS/ANNOUNCEMENTS

City Clerk Meeks reported on the transmittal status of the City's Comprehensive Plan Amendment.

ADJOURNMENT:

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 7:09 p.m.

_____
Regina Dunay, Chairwoman

ATTEST

_____
Bea L. Meeks, MMC, CPM
City Clerk

DRAFT

CITY OF EDGEWOOD
FOUNDED 1924

From the desk of the City Clerk....
Bea L. Meeks, MMC, CPM, CBTO

TO: **Planning & Zoning Board**

Cc: **Mayor and City Council Members, City Attorney Drew Smith and Ellen Hardgrove, AICP**

DATE: **November 1, 2013**

RE: **Select Medical (Site Plan & Landscape Plan)**

On September 9, 2013, the Planning & Zoning Board forwarded a recommendation for approval of Select Medical's applications for Special Exception and Variance to the City Council, subject to the conditions provided by Engineer Sam Sebaali. City Council approved both applications, subject to the conditions, in the regular City Council meeting held on September 17, 2013. Your agenda packet includes a copy of the approval letter to David Fleeman, Genesis Group.

I provided the approval letter for your use in reviewing the site plan and landscape plan so that you are assured that the conditions of the approval have been met. It should be noted that Engineer Sebaali incorporated Planner Hardgrove's landscape review comments into the conditions he recommended.

Regarding the tree permit, the initial application fee in the amount of three hundred dollars ($300) is the applicable fee for the removal of three trees. With the revised tree permit, the application is for the removal of nine trees. It should be noted that the additional amount due, as indicated in Engineer Sebaali's memo is incorrect. The amount due is $150.00. I want to clarify the fees for the record and for your own information (see table below). ***There is no action needed.***

DATE	DESCRIPTION	AMOUNT	COMMENT(s)
9/20/2013	Site Plan Application Fee Submittal	$1000.00	Pursuant to the pass-through fee Ordinance No. 2013-01
9/20/2013	Building Review Fee/Site Plan (commercial)	$500.00	Pursuant to Resolution 2010-01
9/20/2013	Tree Permit	$300.00	Pursuant to Resolution 2010-01 -$250 for first tree removed$ 25 for each additional tree removed under the same permit with a maximum fee of $1,000

You will find in your agenda packet the following:

- Site Plan
- Landscape Plan
- Lighting Plan
- Application For Tree Removal
- Comments from Engineer Sebaali and Planner Hardgrove (Re: Site Plan, Landscape Plan and Tree Permit Application)
- Responses to Engineer Sebaali and Planner Hardgrove
- Emails regarding: drainage, sewer and utility impact fees
- Correspondence from Genesis Group to Florida Department of Environmental Protection
- G18 Area Luminaires

CITY OF
EDGEWOOD
FOUNDED 1924

September 20, 2013

David Fleeman, P.E.
GENESIS GROUP
3910 US Highway 301 North
Suite 140
Tampa, FL 33619

RE: Variance 2013-02 – Select Medical – 5579 South Orange Avenue

Special Exception 2013-03 – Select Medical -5579 South Orange Avenue

David,

This correspondence serves to confirm that on September 9, 2013, the City of Edgewood's Planning & Zoning Board considered your applications for a Variance and Special Exception, as noted above. The Planning & Zoning Board forwarded a recommendation for approval to the City Council, subject to the conditions provided by Engineer Sam Sebaali. In their regular City Council meeting held on September 17, 2013, City Council approved your applications for a Variance and Special Exception subject to the following conditions:

Site and Landscape Plan Review:

1. The site plan provided for review is preliminary in nature. Additional site engineering design plans and other related site design documents are required to be submitted with the final site plan to address, at a minimum, the following items:

   a. Grading and drainage design.

   b. If extension or additional site utilities are required, site utility design.

   c. An updated drainage report to demonstrate that the proposed expansion complies with the original drainage design assumptions.

   d. A final landscape plan incorporating any recommendations or conditions made in this review and by the City Planner.

   e. An updated site lighting plan to reflect the changes in light pole locations. The final site plan shall meet the requirements and procedures of Site Plan Review, Chapter 134, Division 5 of the City of Edgewood City Code for site plan approval prior to any construction; and the final landscape plan shall meet the requirements of the City of Edgewood Code as stated in Chapter 114 of the City of Edgewood City Code.

2. Based on review of the preliminary site plan, the following items should be considered and addressed as part of the final site plan submittal:

   a. The proposed parking expansion is in conflict with existing light poles on the west side and other areas of the project site. The light poles will need to be shown on the final site plan and coordinated with the final site design – See Photo 1 – Photo Attachments Page 1 of 4.

   b. The proposed building additions may be in conflict with existing drainage conveyance pipes and other site utilities. Relocation of existing drainage pipe conveyances and other utilities may be required. Details showing that the buildings can be constructed and maintained without damage to the existing drainage or other utility infrastructure should be provided. See Photo 2 – Photo Attachments Page 1 of 4.

   c. There are several gaps in the existing landscape hedges along Orange Avenue in the west and southwest areas of the site. The final landscape plan shall provide for planting of the existing gaps to provide a continuous landscape hedge along S. Orange Avenue as required by the City Code, Chapter 114, Landscaping. See Photo 3 – Photo Attachments Page 2 of 4.

   d. The landscape hedges shown to exist on the submitted landscape plan in the southwest area of the site and along the south side of the site adjacent to Gem Street are not consistent with the existing site conditions. In some instances, hedges shown to exist do not exist and in other instances the existing hedges are not as shown. The final landscape plan shall properly reflect the existing site conditions. In addition, augmentation of the existing hedges where needed to meet City Code requirements is required. See Photo 4 – – Photo Attachments Page 2 of 4.

   e. Canopy trees should be provided in the new landscape islands located in the parking expansion in the northwest area of the site. See marked-up landscape plan attachment.

   f. Additional landscaping along the Gem Street right-of-way shall be provided consistent with the City Code, Chapter 114, Landscaping. Specifically, canopy trees and a continuous hedge should be provided. The landscaping shall be continuous along the boundary of Lot 1. Given the fact that several large mature trees will be removed in the southwest area of the site, this additional landscaping would be important to provide buffering from the parking areas. See Photo 5 – Photo Attachments Page 3 of 4.

   g. Additional landscaping on the south side of the southeastern wing expansion similar to the landscaping on the eastern side of this wing is recommended given that the southern building facade expansion will be visible from Gem Street. See marked-up landscape plan attachment.

   h. Additional landscaping on the east side of the north wing expansion similar to the landscaping shown on the north side of this wing is recommended given that the eastern building façade expansion will be visible from Hansel Avenue. See marked-up landscape plan attachment.

i. Existing landscaping adjacent to the western building façade is in need of maintenance. This landscaping is now more important with the addition of the parking area on the west side of the building. See Photo 6 – Photo Attachments Page 3 of 4.

3. Variance to the required 15 foot (12.5 feet proposed) street side setback on Larue Avenue will be required. Your request for a variance was approved by City Council on September 17, 2013.

4. All other City Code requirements must be met with the final site plan submittal.

5. All construction shall adhere to the City of Edgewood's Erosion and Sediment Control Ordinance. Silt fences, turbidity barrier, hay bales or other measures shall be incorporated into the project design and implemented during construction to prevent sediment runoff and transport into the storm sewer or receiving waters.

6. Permitting by other regulatory agencies including Orange County Building Department, Orange County Utilities, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Transportation will be required, as applicable.

Tree Removal Review:

7. A formal tree removal application will be required at time of final site plan submittal.

Please let me know if you have any questions.

Sincerely,

Bea L. Meeks, MMC, CPM, CBTO
City Clerk

Enclosures

PHOTO ATTACHMENTS – PAGE 1 of 4

PHOTO 1 – Light Poles in Conflict with Proposed Parking Addition

PHOTO 2 – Existing Drainage Infrastructure

PHOTO 3 – Typical Gaps in Required Buffer Hedge along S. Orange Avenue

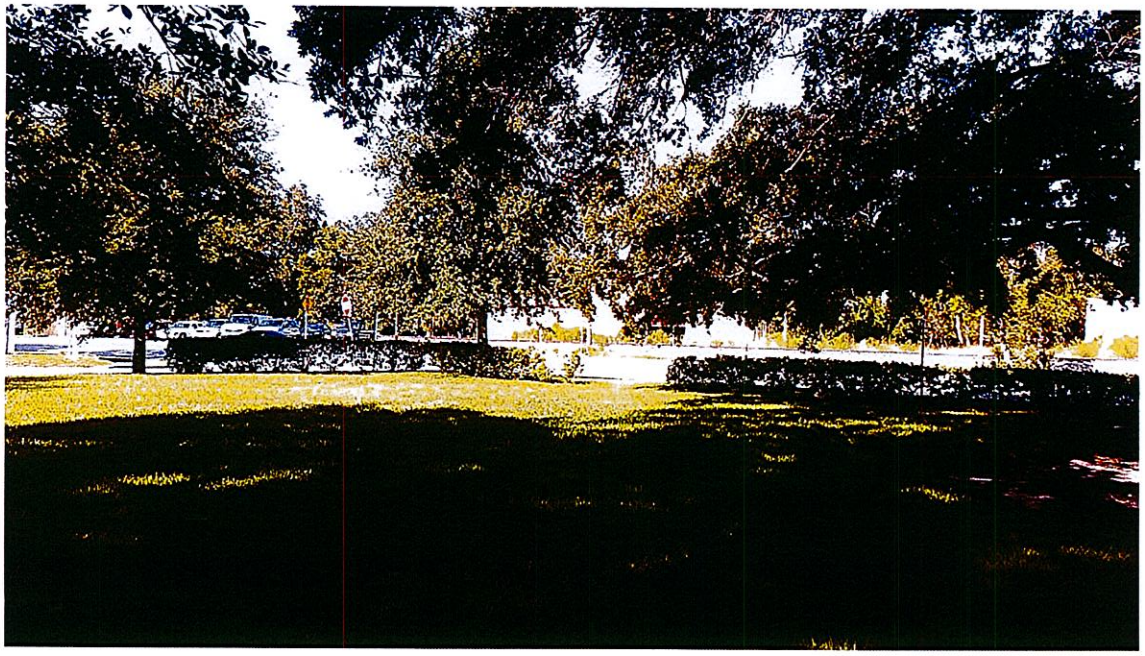


PHOTO 4 – Existing Hedge Alignment in Southwest Area of Site

PHOTO 5 – Additional Landscaping Needed along Gem Street – Tree Canopy in Background being Removed

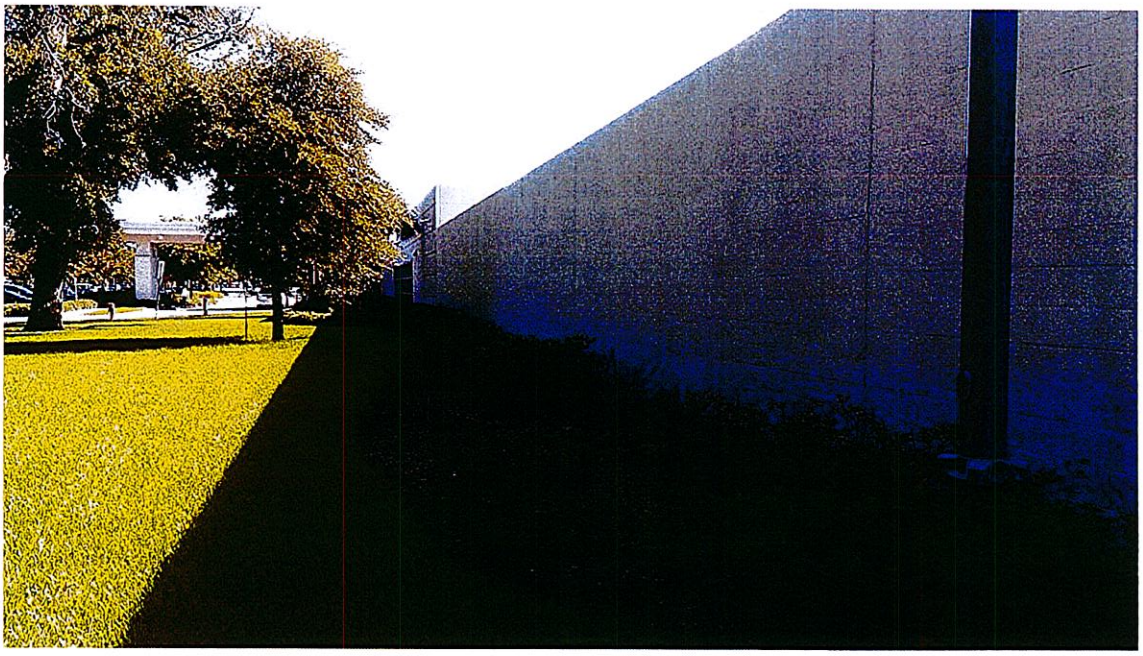
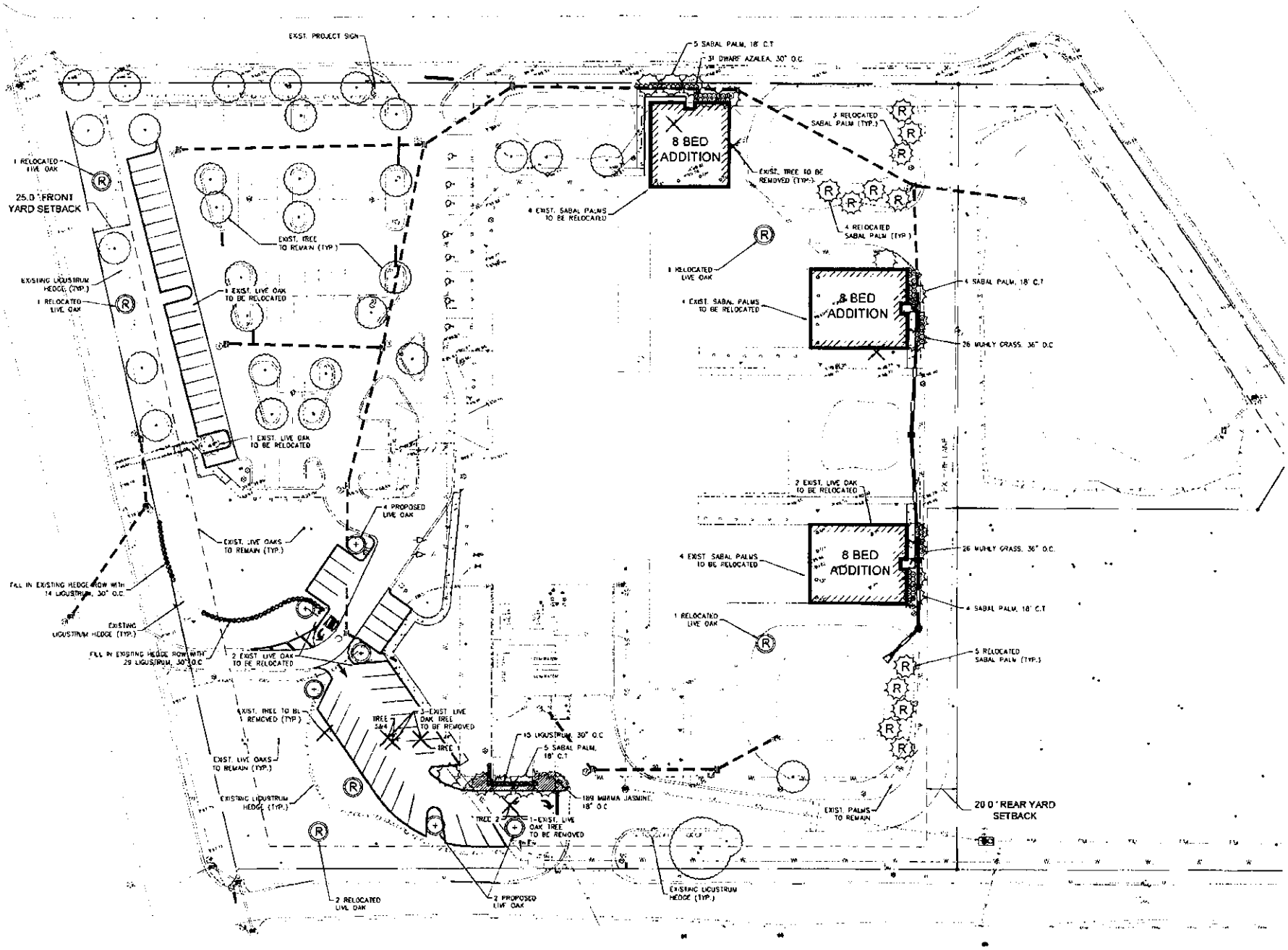


PHOTO 6 – Existing Landscape in Need of Maintenance – Western Building Façade Adjacent to New Parking


EXIST. PROJECT SIGN
5 SABAL PALM, 18' C.T
31 DWARF AZALEA, 30" O.C
8 BED ADDITION
5 RELOCATED SABAL PALM (TYP.)
EXIST. TREE TO BE REMOVED (TYP.)
4 EXIST. SABAL PALMS TO BE RELOCATED
4 RELOCATED SABAL PALM (TYP.)
1 RELOCATED LIVE OAK
25.0' FRONT YARD SETBACK
EXIST. TREE TO REMAIN (TYP.)
EXISTING LIGUSTRUM HEDGE (TYP.)
1 EXIST. LIVE OAK TO BE RELOCATED
1 RELOCATED LIVE OAK
1 RELOCATED LIVE OAK
4 EXIST. SABAL PALMS TO BE RELOCATED
8 BED ADDITION
4 SABAL PALM, 18' C.T
26 MUHLY GRASS, 36" O.C
1 EXIST. LIVE OAK TO BE RELOCATED
4 PROPOSED LIVE OAK
2 EXIST. LIVE OAK TO BE RELOCATED
EXIST. LIVE OAKS TO REMAIN (TYP.)
4 EXIST. SABAL PALMS TO BE RELOCATED
8 BED ADDITION
26 MUHLY GRASS, 36" O.C.
FILL IN EXISTING HEDGE ROW WITH 14 LIGUSTRUM, 30" O.C.
4 SABAL PALM, 18' C.T
EXISTING LIGUSTRUM HEDGE (TYP.)
1 RELOCATED LIVE OAK
FILL IN EXISTING HEDGE ROW WITH 29 LIGUSTRUM, 30" O.C
2 EXIST. LIVE OAK TO BE RELOCATED
5 RELOCATED SABAL PALM (TYP.)
EXIST. TREE TO BE REMOVED (TYP.)
3-EXIST. LIVE OAK TREE TO BE REMOVED
TREE 3
TREE 1
15 LIGUSTRUM, 30" O.C
5 SABAL PALM, 18' C.T
EXIST. LIVE OAKS TO REMAIN (TYP.)
189 MURAYA JASMINE, 18" O.C
EXISTING LIGUSTRUM HEDGE (TYP.)
TREE 2
1-EXIST. LIVE OAK TREE TO BE REMOVED
EXIST. PALMS TO REMAIN
20.0' REAR YARD SETBACK
2 RELOCATED LIVE OAK
2 PROPOSED LIVE OAK
EXISTING LIGUSTRUM HEDGE (TYP.)

GENESIS
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CEI

3910 US Highway 301 North
Suite 140
Tampa, Florida 33619

Tel 813.620.4500
Fax 813.620.4980
www.GenesisGroup.com

October 29, 2013

Ms. Bea L. Meeks, MMC, CPM, CBTO
City Clerk
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809

RE: SELECT SPECIALTY HOSPITAL
5579 S. ORANGE AVENUE
SITE PLAN REVIEW

Dear Ms. Meeks,

GENESIS is in receipt of the review comments prepared by **Sam J. Sebaali, P.E.,** dated October 2 and October 3, 2013 respectively. On behalf of our Client, please accept the following responses to said comments. For your convenience, the comments are restated below followed by our responses in bold.

TREE REMOVAL PERMIT APPLICATION

The approval recommendation is subject to the following conditions:

1. The applicant shall re-submit a landscape plan showing the tree designations consistent with the survey; especially for those trees, which are proposed to be removed or relocated.

   Please find attached an updated copy of the landscape plan for your review and approval. The tree diameters indicated on the Tree Removal & Replacement Table (LS-02) has been revised to match the DBH reported on the survey. In order to simplify the review, tree identification numbers have been added to all nine of the trees proposed to be removed (LS-01 and LS-02).

2. The number of trees to be removed should be adjusted on the application to match the revised landscape plan.

   Some trees designations were changed from 'relocate' to 'removal' as a result of the Arborist field review and this information was not properly depicted in all of the cross-referenced documents. The C-05 (Demolition Plan) as well as both Landscape sheets (LS-01 & LS-02) and the Tree Removal application form have been revised to reflect nine (9) trees proposed to be removed.

3. The permit fee shall be adjusted based on the correct number of trees to be removed.

   The two additional trees will increase the tree removal permit fee by $50 [2 trees x $25 =$50]. The applicant requests that this amount be deducted from the $1,000 balance currently remaining within the applicant's 'credit account'.

4. No other trees, other than those shown on the Landscape Plan to be removed, are to be removed or relocated without City approval. Any additional trees, which are found to be removed at final inspection, will be subject to replacement requirements as outline in the Tree Management and Protection requirements of the City Code, Chapter 130.

   So noted.

5. Tree protection shall be provided during and after construction as required by the Tree Management and Protection requirements of the City Code, Chapter 130.

   So noted.

6. The tree protection detail should be modified to reflect a minimum of 6 feet clearance from the edge of the trunk to the barricade.

   The tree barricade detail (C-09) has been amended to reflect 6' minimum clearance between the trunk and barricade.

7. Final approval and issuance of Certificate of Occupancy for the building will be subject to inspection of the landscape installation and tree replacement as provided in the City Code.

   So noted.

SITE PLAN APPLICATION

ZONING

Plan Deficiency - The applicant should note on the submitted site plan that the proposed setback was approved by variance as the plan does not show compliance based on the graphical illustration of the required setback, Sheets C-03 and C-06.

As requested, the side yard setback along Larue Ave. has been identified as 12.5 feet, in accordance with the recently approved variance (2013-02), on both sheets C-03 and C-06.

GENERAL SITE REQUIREMENTS

Plan Deficiency: All the parking spaces should be dimensioned on the plans to reflect compliance with the City's parking design standards; especially, the sizes of the diagonal parking spaces proposed in the south parking area need to be confirmed. A minimum 9' x 20' stall needs to be demonstrated on the plans, Sheet C-06.

Additional 'typical' dimensions have been added to the perpendicular parking located along the western limits of construction for your review. The parking stall width (9.0' minimum) and parking space area (180 SF minimum) has been added to the angled parking located southwest of the existing building to assist you in review of this aspect of the design.

The striping for the 4 parking stalls adjacent to the southwest area of the building needs to be shown on the plans, Sheets C-03 and C-06. The "Sawcut & Rem. Exist. Curb" leader shown on Sheet C-05 needs to be adjusted to reflect the intended limits of curb removal.

Thanks for bringing this to my attention, it appears that some CAD debris was obscuring the striping. The striping should now be visible on both sheets. In addition, the referenced leader on sheet C-05 has been modified to point to the updated limits of curb removal.

Plan Deficiency: The existing fire main is in conflict with the storm and does not meet separation requirements. The plans should illustrate the relocation of the fire main and other related construction.

A new plan sheet (C-08) has been added to the plan set to more clearly depict the limits of fire main relocation required to construct the proposed improvements.

Advisory Comment: The applicant was advised at the pre-application meeting that a separate approval is required by Orange County Public Utilities for the sewer prior to issuance of site or building permit as the expansion will generate more sewer flow and will require additional fees and evaluation of the existing system. Furthermore, a permit determination from the Florida Department of Environmental Protection is advisable.

The applicant has contacted the Orange County Public Utilities department regarding sanitary sewer capacity fees. Staff confirmed that review of the vertical construction plans is the trigger mechanism that alerts the Sewer Department of new projects. (See attached email) In addition, the applicant has confirmed that a FDEP sanitary sewer collection / transmission permit will not be required for this project (see attached email)

Plan Clarification: Please show the grade break line at the interface of the existing and proposed parking addition to the south of Drainage Structure 1 to illustrate conveyance of the drainage from the new parking area to the on-site system as a portion of the existing drive appears to drain to Orange Avenue.

As requested, a grade break line and flow arrows have been added to the grading plan to show the post development drainage pattern in the area south of Drainage Structure 1.

Plan Clarification: Please demonstrate that the proposed exterior lighting is does not create hazard to traffic or nuisance to adjacent properties.

Please find attached a photometric plan showing the proposed exterior lighting levels for your review.

Plan Deficiency: The tree protection detail on Sheet C-08 should be revised to reflect a minimum of 6 feet clearance from the edge of the trunk to the barricade.

The referenced detail has been amended to depict 6 feet of clearance between the trunk and barricade.

Other Agency Permits: Approvals or exemptions from the following agencies is required prior to issuance of the building permit: Orange County Fire Loss Management – Fire System; Orange county Public Utilities – Wastewater; FDOT – Drainage Connection; FDEP – NPDES NOI for Stormwater Discharge; Water and Wastewater. Approval by the City of Edgewood does not waive permits that may be required by other agencies.

Orange County Fire Loss Management – Fire System

Building construction plans will be submitted to Orange County by the Project Architect as part of the vertical building permit.

Orange County Public Utilities - Wastewater

As confirmed by Ms. Gladys Mercadal of the Orange County Utility Dept. the wastewater department will receive a copy of the vertical building plans as part of the normal building plan distribution. Additional impact fees, if required, will be computed based upon the plans submitted. (See attached email).

FDOT – Drainage Connection

Mr. Sal Saidallah of the FDOT confirmed that no additional drainage permitting is required by the Department for the proposed project. (See attachment).

FDEP – NPDES NOI for Stormwater Discharge

The site contractor will be preparing the NPDES plan and submitting the NOI to the FDEP.

FDEP - Water

Please see attached confirmation from FDEP that a drinking water permit is not required for the proposed project.

FDEP - Wastewater

Please see attached confirmation from FDEP that a sewer collection/transmission permit will not be required for the proposed project.

CONDITIONS:

1. Upon completion of the improvements, the Engineer of Record shall provide the City with an as- built record drawing of the completed project along with a letter certifying that the improvements were built in substantial compliance with the approved plans and permit documents.

   So noted.

2. The contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

   So noted.

3. Per the construction site inspection requirements of the Orange County MS4 Permit FLS00001 [Part III(A)(9)(b)], the Contractor is to notify the City Engineer at SSebaali@feg-inc.us of their intended start of construction and construction duration. This notification should be provided a minimum of three (3) working days prior to commencement of construction.

   This information has been provided to the Owner so that it can be relayed to the contractor.

4. Final site plans, signed and sealed by the appropriate design proposal, shall be submitted for the Planning & Zoning Board and City Council. Changes or additions after City Council approval that are deemed by the City Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

   So noted.

5. Approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.

   So noted.

6. The applicant is responsible for all fees associated with the procurement of the site permits.

   So noted.

The following items are included for your review and approval:

- Two (2) signed and sealed sets of proposed Site Construction Plans
- Two (2) signed and sealed copies of Site Lighting Photometric Plan
- Two (2) revised Tree Removal Application forms
- Two (2) copies of email from Orange County Utilities re: Impact Fee payments
- Two (2) copies of letter to FDEP confirming Drinking Water permitting is not required
- Two (2) copies of email from FDEP verifying that a Sewer Collection/Transmission permit is not required
- Two (2) copies of correspondence from FDOT verifying a FDOT Drainage permit is not required

Should you have any questions or require additional information, please do not hesitate to contact me at 813-620-4500, Ext. 5136.

Sincerely,

GENESIS

David Fleeman, P.E., LEED® AP, BD+C
Project Manager

Cc: File - 6199-001

405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

MEMORANDUM

TO: MS. BEA MEEKS, CITY CLERK

FROM: SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER

DATE: OCTOBER 31, 2013

SUBJECT: SELECT SPECIALTY HOSPITAL – SITE PLAN APPLICATION
OWNER – HTA – ORLANDO SS HOSPITAL, LLC
5579 S. ORANGE AVENUE
FEG TA-13-001

Pursuant to your request, I have reviewed the revised site plan submitted by the applicant on October 30, 2013.

My review did not include the landscaping for the project as this component is being reviewed by the City Planning Consultant, Ellen Hardgrove.

ZONING:

1. Use: The site is zoned C-1, Retail Commercial. The proposed use, Long Term Acute Care expansion, has been approved by Special Exception for phases I and II consisting of a total 32 bed expansion to the existing facility.

2. Setbacks: The proposed building additions meet all setback requirements except for the north building adjacent to Larue Avenue, which provides 13 foot setback instead of the required 15 foot side yard setback. A variance was granted by the City of Edgewood to allow a 12.5 foot side yard setback for the subject building expansion.

GENERAL SITE REQUIREMENTS:

1. Proposed Project: This review is for Phase I Site Plan, which proposes a 24 bed, 9,427 S.F. building addition.

2. Parking: 51 parking spaces are proposed as part of this expansion, which would yield 130 total parking spaces at completion of Phase I. The proposed parking complies with the City of Edgewood requirements. The applicant's consultant has previously been advised to confirm that the existing H.C. spaces comply with AHCA requirements and has indicated that no additional H.C. spaces are needed based on AHCA requirements.

3. Access – vehicular: No additional curb cuts are requested for this proposed addition. The proposed parking expansion will provide for additional internal circulation with a new exit from the parking area to Gem Street. The applicant indicated during the Special Exception and Setback Variance hearings that this additional exit will allow them to divert traffic to Gem Street during events held by the City of Edgewood along Larue Avenue.

4. Access – Pedestrian: The pedestrian access from Orange Avenue to the site is being re-configured based on the new parking addition. Additionally, pedestrian access from the parking addition is proposed via a 6 Ft. wide sidewalk, which narrows to 4.0 Ft. and 5 Ft. in some areas.

5. Utilities – Water service is provided by Orlando Utilities Commission with existing connections on Hansel Avenue at the southeast corner of the site. Sanitary sewer service is provided by Orange County. A privately owned lift station located on the south side of the site collects the wastewater from the site and conveys it to the Public sewer main along Hansel Avenue.

6. Drainage – The site was previously designed to allow 70% of impervious cover. The site plan shows a total 3.6 acres of impervious cover with the Phase I addition (i.e.; 3.0 acres existing and 0.6 acre propose with Phase I addition). This amount of impervious cover is within the allowable master design assumptions of 4.17 acres. The applicant's consultant has provided a copy of the St. Johns River Water Management District permit for the proposed addition (SJRWMD 42-095-100708-2).

7. Lighting: Site lighting and photometric plans has been provided, which show that the proposed light levels do not create hazard to traffic or nuisance to adjacent properties.

8. Signage: No new signage is proposed. A separate permit is required for signage.

9. Trees: A separate tree removal permit application has been submitted and is reviewed under separate cover.

10. Landscape Plan: Landscaping is being reviewed by the City Planning Consultant, Ellen Hardgrove under separate cover.

11. Other Agency Permits: Applicant provided a copy of SJRWMD Permit, a "No permit required determination from FDOT for Drainage Connection, and "No permit required" determinations from FDEP for water and sewer. Approvals or exemptions from the following agencies are required prior to issuance of the building permit: Orange County Fire Loss Management – Fire System; Orange County Public Utilities - Wastewater; FDEP – NPDES NOI for Stormwater Discharge; Water and Wastewater. <u>Approval by the City of Edgewood does not waive permits that may be required by other agencies.</u>

CONDITIONS:

1. Upon completion of the improvements, the Engineer of Record shall provide the City with an as-built record drawing of the completed project along with a letter certifying that the improvements were built in substantial compliance with the approved plans and permit documents.

2. The contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

3. Per the construction site inspection requirements of the Orange County MS4 Permit FLS00001 [Part III(A)(9)(b)], the Contractor is to notify the City Engineer at SSebaali@feg-inc.us of their intended start of construction and construction duration. This notification should be provided a minimum of three (3) working days prior to commencement of construction.

4. Final site plans, signed and sealed by the appropriate design professional, shall be submitted for the Planning & Zoning Board and City Council. Changes or additions after City Council approval that are deemed by the City Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

5. Approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.

6. The applicant is responsible for all fees associated with the procurement of the site permits.

cc: Mayor
Ellen Hardgrove, AICP, City Planning Consultant
Applicant (by City Hall Staff)

FILE: FEG 11-081; TA-13-001

GENESIS
FROM VISION TO REALITY

Landscape Architecture
Urban Design
Engineering
Planning
CEI

3910 US Highway 301 North
Suite 140
Tampa, Florida 33619

Tel 813.620.4500
Fax 813.620.4980
www.GenesisGroup.com

October 29, 2013

Ms. Bea L. Meeks, MMC, CPM, CBTO
City Clerk
City of Edgewood
405 Larue Avenue
Edgewood, FL 32809

RE: SELECT SPECIALITY HOSPITAL
5579 S. ORANGE AVENUE
LANDSCAPE REVIEW

Dear Ms. Meeks,

GENESIS is in receipt of the review comments prepared by **Ellen Hardgrove, AICP**, dated October 8, 2013. On behalf of our Client, please accept the following responses to said comments. For your convenience, the comments are restated below followed by our responses in bold.

Sec. 114-4 (1) a. 2. Where a vehicular area lies adjacent to a public right-of-way, the landscape strip shall contain a continuous hedge (which must be at least 30 inches in height upon planting and be capable of achieving at least 36 inches in 18 months) and one shade tree for each 40 linear feet, or fraction thereof.

1. The purpose of this Code section is to ensure the presence of a barrier/screening between roads and parking. This is achieved with a completely opaque landscaped buffer. A good example of this is between Larue and the parking on the property's north perimeter. The other landscape strips between the onsite parking and adjacent roads do not meet this intent.

   Additional viburnum is proposed along the Orange Avenue (west) perimeter to fill in gaps that currently exist within the hedge material. In addition, a second row of plant material is proposed along the street side of the existing hedge in order to enhance the screening while creating a stepped look that will improve visual interest along the project perimeter. A similar double hedge is proposed along Gem Street in order to screen the proposed new vehicle use area from the adjacent roadway.

2. The recommendation along the Orange Avenue side of the property, where new parking is proposed, is to provide more than one row of shrubs. The goal should be to achieve the aesthetic quality provided by the landscaping along the owner's Hansel Avenue frontage.

   So noted – see response No. 1.

3. Same is true between the drive aisle along south property line/Gem Street right of way, east of the access point, both hedge and shade trees. Again, the goal should be to achieve the aesthetic quality provided by the landscaping along the owner's Hansel Avenue frontage.

   So noted – see response No. 1.

4. The minimum shade tree requirement is not met along south property line/Gem Street right-of-way line, proximate the new parking. Need to add at least one additional shade tree and plantings that will guarantee the required opacity.

   An additional Live Oak tree has been added to the landscape strip separating the new one-way parking and Gem Street (approx. 50' west of exist. water meter).

5. Regardless of the "General Landscape Notes" section, the table on sheet LS-02 shows viburnum at 24 inches in height, Indian Hawthorne and Loropetalum at 14 inches. Code specifies hedges must be a minimum of 30 inches upon planting. Where plants are proposed to be layered, the sub-standard height will be accepted provided the back hedge meets the minimum. Where a single species is used, minimum planting height must be provided. Please correct in table and on Sheet LS-01 where necessary. Where "fill in" plants are proposed, a larger than minimum plant height shall be used. Please specify on the plan the proposed gallon size and/or height for the "fill in" plants.

   As requested, the proposed 'fill-in' plants along Orange Avenue have been specified to be 36" tall at installation (sheet LS-01). The Viburnum plant material proposed for the 'new' hedge has been revised to be 30" tall at installation (LS-02). The 'layered' plant material is proposed to be sized as shown on the plant list shown on sheet LS-02.

6. Table on sheet LS-02 shows Live Oak at 1.5 to 2 inch caliper. 2-inch caliper is the minimum. Likewise, table shows height at 8-10 feet, 10 feet is minimum. I realize the table measurements match most nursery standards; if necessary, please provide/install the next larger size.

   As requested, the specifications on sheet LS-02 have been amended to specify 2" caliper and 10' tall shade trees.

7. Note: Understory trees (such as a bottlebrush tree or crape myrtle), where allowed by code, are at a greater density some places 2:1 some greater than that- please read code for details.

   So noted.

Sec. 114-4 (1) b. 2. Landscaping adjacent to other properties. Where a vehicular use area (includes drive aisles) lies adjacent to nonresidential property a continuous hedge at least 30 inches high shall be planted that is capable of growing to at least 36 inches in height within 18 months. In addition, at least one shade tree shall be planted for every 50 feet of common lot line or fraction thereof.

8. Revise plans to show such along the fire lane on the east side of the property.

   As requested, a 30 inch high hedge has been added to the greenspace between the existing fire lane and the property line. Pursuant to our telephone conversation, it is understood that the existing shade trees in this area count toward the 1 per 50' requirement. Therefore, the plans have been modified to include one additional Oak tree located within this buffer.

Sec. 114-4 (1) a. 4. Where wheel stops are not used, the required plantings shall not be planted within two feet of the curb, to allow for vehicle overhang.

9. Scale of drawing does not allow an accurate measurement of distance between the most western parking space adjacent to Gem Street. Please specify this distance on the plans.

   A note has been added to sheet LS-01 designating that the new hedge is to be installed with 36" clearance between back of curb and the edge of plant.

Sec. 114-4 (1) c. 2. At least ten percent of the interior vehicular use area for properties in C-1, C-2 or C-3 zoning districts.

10. Calculations not provided. Please Provide.

    The required calculation is shown on sheet LS-02.

Sec. 114-4 (1) c. 5. A landscaped island (singular or head-to-head) shall be required at the ends of each row of parking spaces to include shrubs and at least one shade tree.

11. Not provided at the east end of the row of new parking along Gem. Add landscaping and shade tree.

    As discussed during our teleconference, existing water and fire protection lines are located in the vicinity of this island making installation of a shade tree unfeasible. The applicant proposes to install an understory tree (Bottlebrush) in lieu of a shade tree.

12. Not provided at the north end of (what I assume is 4 parking spaces) row on east side of entrance way. Add landscaping and shade tree.

    As discussed during our teleconference, existing gas main is located within the vicinity of the referenced landscape island. In addition, there is a 30" Oak tree with a large canopy located in the vicinity of this island that would hinder the growth of a new tree. The applicant proposes that the existing tree serve as the required shade tree.

13. The proposed tree at the south end of (what I assume is 4 parking spaces) row on east side of entrance way is a palm. This is not considered a shade tree. Please exchange for a shade tree, plus add landscaping.

    As discussed during our teleconference, the above referenced gas main crosses beneath this island as well. The applicant proposes to install a Sabal palm with dwarf Indian Hawthorn within this island.

14. Not provided at north end of row adjacent to the west side of building (where handicapped accessible parking is provided). Add landscaping and shade tree.

    As requested, a shade tree and dwarf Indian Hawthorn have been added to the island located east of the Larue Ave. driveway connection.

Sec. 114-4 (4) a. Building perimeter. A landscaped area shall be provided between all buildings and the public right-of-way and along the primary facade. The landscaped area shall be equal to the full linear length of the building base oriented toward the public right-of-way and have a minimum depth of eight feet. Shrubs shall be a minimum of 30 inches in height.

15. One of the purposes of the City's landscape regulations is to enhance the visual and aesthetic appearance of the community. The chosen plants to provide the building perimeter landscaping will not achieve this intent. Muhly Grass most of the year will not maintain a minimum 30 inch green screening in front of the building. This is clearly evident on the existing building's north side. Perhaps the Muhly Grass can be clustered in front of the windows (which are low) and a shrub such as Sweet Viburnum/Awabuki, or Anise could be used against the plain walls. This should be considered on all building facades (existing and new).

    The plans have been revised to remove the existing Muhly Grass along the north face of the existing building (between handicapped parking spaces and proposed building addition) and replace it with a stepped double row planting.

16. Scale of drawing does not allow an accurate measurement of distance of the width between the new building/sidewalk extension on the north and the property line. Please specify this distance on the plans.

    As indicated on the approved variance, the building is proposed to be 13' south of the Larue Avenue right-of-way line. The plans show a 6' wide sidewalk and a 7' wide landscape buffer. The 7' wide buffer has been added to sheet LS-01 pursuant to your request.

17. Note: the hedge that is provided on the south face of the southeastern most portion of the building (where Loropetulm and Indian Hawthorne are layered) is a good example of what is expected around all building perimeters.

    So noted.

Sec. 114-4 (4) b. [Building perimeter] At least...one shade tree planted for each 35 feet or fraction thereof of the lineal building facade, or one under story tree or palm tree planted for each 15 feet or fraction thereof of the lineal building facade.

18. This is not followed along the western building (south of building entrance) perimeter after the proposed tree removals. Please add. A cluster could also be added east of the new parking

    Per our teleconference, the existing 30" tree was not very clear on the initial submittal and this tree combined with the number of underground utilities in this area and the number of trees added to buffer the vehicle use area should address this concern.

Other Comments

19. For the area between the two northern wings (where noted on the site plan that the existing crape myrtles to remain and Sabal Palms to be relocated) it is recommended that additional crape myrtles be added in clusters to provide visual depth from the street as well as a low-maintenance alternative. It appears from the state of the grass/shrubs in this area, a different landscape is necessary.

    This area is quite shady because of its northerly exposure and proximity to the building. Therefore, it is our recommendation to replace the existing plant material with Sword fern. This should provide an attractive low maintenance blanket of plants.

20. Some of the plants surrounding the two utility structures along Gem are in a state of decline. Please replace.

    A note has been added to sheet LS-01 directing the contractor to install the double layer buffer hedge street side of this above grade meter / backflow preventer.

21. Tree Removal/replacement review is provided by City Engineer.

    So noted.

22. Any substitutions at time of installation shall be approved by the City of Edgewood. Please change note 10 under General Landscape Notes to reflect the needed approval. Changes or additions after City Council's approval of the site plan that are deemed by the City Planner to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

    So noted.

23. As stated by the City Engineer, "approval of these plans, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction. "

    So noted.

To facilitate your review please find two (2) signed and sealed sets of plans for your approval.

Should you have any questions or require additional information, please do not hesitate to contact me at 813-620-4500, Ext. 5136.

Sincerely,

GENESIS

David Fleeman, P.E., LEED®AP, BD+C
Project Manager

Cc: File - 6199-001

405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

To: Planning Board/City Council

Xc: Mayor Bagshaw
Ms. Bea Meeks, City Clerk
Ms. Cinnamon Wild, Assistant City Clerk
Sam Sebaali, P.E., City Engineer

From: Ellen Hardgrove, AICP, City Planning Consultant

Date: October 31, 2013

Re: Site Plan Review of Landscape Plan for Select Medical Addition (Landscape Architect seal dated October 29, 2013)

I have reviewed the above referenced landscape plan and have found the plan to meet or exceed the requirements of the City's Code Chapter 114 (Landscaping). The City Engineer will provide the review of the proposed tree removals/replacement. The following conditions should be attached to the approval of the plan.

- Any substitutions at time of installation shall be approved by the Edgewood's City Planner or City Engineer. Changes or additions after City Council's approval of the site plan that are deemed by the City Planner/Engineer to be substantially different from the plans approved by City Council will require another review and approval by the Planning & Zoning Board and City Council.

- Approval of the plan, if granted by the City of Edgewood, does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, or other agencies that may have jurisdiction.

ESH

CITY OF
EDGEWOOD
FOUNDED 1924

APPLICATION FOR TREE REMOVAL

Reference: City of Edgewood Code of Ordinances, Section 130

City Code Sec. 130-4(d)): It shall be unlawful for any person to, or cause to, destroy, permanently injure or remove any existing tree as defined herein, within the City of Edgewood , without first obtaining a tree removal permit as required by the provisions of this chapter. Ordinance 2001-13 adopted 8/01.

City Code Sec. 130-5: Persons desirous of removing a nonexempt tree(s) from any privately held single family residential property shall make application to and on a form prescribed by the City of Edgewood and shall pay a fee of $25.00 for the first tree to be removed under the permit and $25.00 for each additional tree to be removed under the same permit.

Date:	**August 30, 2013**
Applicant Name:	**Select Specialty Hospital – Orlando, Inc.**
Applicant Address:	**5579 S. Orange Avenue Edgewood, FL 32809**
Applicant Phone #:	**717-972-1100**
Applicant Signature:	
Property Owner Name:	**Select Specialty Hospital – Orlando, Inc.**
Property Owner Address:	**PO box 2034; Mechanicsburg, PA 17055**
Property Owner Phone #:	**717-972-1100**
Property Owner Signature:	
Number Of Trees To Be Removed:	NINE (9)
Reason for Removal:	**Poor health and conflict w/ proposed development.**

Attach Drawing(s), Diagram(s), or Photo(s) to this application identifying the tree(s) to be removed. **(see attached site construction drawings)**

Office Use Only:				
Date:				
Case No.:				
Fee Amount Paid:				
Approved Date:				
Approved By:				
Certified Arborist statement attached:	Yes:		No:	

405 Larue Avenue, Edgewood, Florida 32809-3406
Phone: (407) 851-2920 / Fax (407) 851-7361
www.edgewood-fl.gov

Revised May 28, 2008

405 Larue Avenue - Edgewood, Florida 32809-3406
(407) 851-2920

MEMORANDUM

TO: MS. BEA MEEKS, CITY CLERK

FROM: SAM J. SEBAALI, P.E., FLORIDA ENGINEERING GROUP, INC. - CITY ENGINEER

DATE: OCTOBER 31, 2013

SUBJECT: SELECT SPECIALTY HOSPITAL – TREE REMOVAL PERMIT APPLICATION
OWNER – HTA – ORLANDO SS HOSPITAL, LLC
5579 S. ORANGE AVENUE
FEG TA-13-001

Pursuant to your request, I have reviewed the tree removal permit application re-submittal made by the applicant on October 30, 2013. As required by the Tree Management and Protection requirements of the City Code, Chapter 130, this permit is being reviewed as part of the site plan approval process.

According to the revised tree removal application, the applicant is proposing to remove a total of nine (9) trees. These trees include five (5) oak trees, which are in poor condition (i.e.; Tree 1, 39"; Tree 2, 29"; Tree 3, 18"; Tree 4, 18"; and Tree 6, 9"). Four of these trees are located within the proposed parking addition and new exit driveway alignment in the southwest portion of the site. One of these trees is outside of the proposed improvements. Two of the subject trees (i.e.; Tree 1 and Tree 2) meet the size requirements for Historic Tree designation. However, the applicant's consultant has provided documentation showing that these trees have significant root decay and extensive canopy die back. Therefore, these trees would not meet the City Code definition of Historic Trees as they are not healthy.

The other (4) trees proposed to be removed (i.e.; Tree 5, Tree 7, Tree 8, and Tree 9 shown on the Landscape Plan) are in good condition; however, they fall within the proposed improvement areas, and their removal is necessary to construct the proposed improvements.

Adequate replacement trees are provided to mitigate the proposed tree removal. Therefore, the tree removal application can be approved.

The approval recommendation is subject to the following conditions:

1. An additional amount of $100 shall be deducted from the applicant's balance per the applicant's request to pay for the additional required tree removal application fee based on the correct number of trees to be removed (i.e.; The initial application did not account for two additional trees that are being removed).

2. No other trees, other than those shown on the Landscape Plan to be removed, are to be removed or relocated without City approval. Any additional trees, which are found to be removed at final inspection, will be subject to replacement requirements as outline in the Tree Management and Protection requirements of the City Code, Chapter 130.

3. Tree protection shall be provided during and after construction as required by the Tree Management and Protection requirements of the City Code, Chapter 130.

4. Final approval and issuance of Certificate of Occupancy for the building will be subject to inspection of the landscape installation and tree replacement as provided in the City Code.

cc: Mayor
Ellen Hardgrove, AICP, City Planning Consultant
Applicant (by City Hall Staff)

FILE: FEG 11-081; TA-13-001

David Fleeman, P.E.

From: Saidallah, Sal <Sal.Saidallah@dot.state.fl.us>
Sent: Tuesday, October 29, 2013 3:28 PM
To: David Fleeman, P.E.
Subject: RE: Select Medical - Edgewood

David,

The additional building for the existing approved drainage connection permit for the above referenced permit approved and sent it to you lastweek.

Let me know if you do not receive it this week.

Thanks,

Salah Saidallah
Permits Manager
Orlando Maintenance-594
407-384-4615

From: David Fleeman, P.E. [mailto:dfleeman@genesisgroup.com]
Sent: Tuesday, October 29, 2013 2:59 PM
To: Saidallah, Sal
Subject: FW: Select Medical - Edgewood
Importance: High

Sal,

Pursuant to our telephone conversation last week, I understand that you have reviewed the below referenced project and are in concurrence that no additional permitting is required from the FDOT to construct the proposed building addition. Unfortunately, the stamped plan sheet that you are sending me has not yet arrived in the mail and I am growing desperate to resubmit to the City of Edgewood in order to make the cutoff for the November public hearing. Would it be possible for you to simply send me a quick single line e-mail confirming that you have reviewed and the stamped plan is in the mail. I am hopeful that this will assuage the City's concerns until the stamped plan arrives.

David Fleeman, P.E., LEED® AP
Project Manager

GENESIS
FROM VISION TO REALITY

3910 US Highway 301 North, Suite 140
Tampa, FL 33619
Tel: (813) 620-4500 x5136
Mob: (813) 781-5321
dfleeman@genesisgroup.com
www.GenesisGroup.com

From: David Fleeman, P.E.
Sent: Monday, October 14, 2013 11:37 AM
To: 'Sal.Saidallah@dot.state.fl.us'
Subject: Select Medical - Edgewood

Sal,

Pursuant to our telephone conversation, here is a brief project history.

The Select Medical Hospital in Edgewood (5579 S. Orange Avenue) was permitted circa 2005 and constructed shortly thereafter. The stormwater system was designed and constructed based on an ultimate build-out curve number. Specifically, the system was designed to provide water quality treatment and water quantity attenuation for a 9.78 acre basin area (including 4.79 acres of impervious area – including 0.62 Ac. pond area). The improvements associated with this project combined with the existing impervious total to 3.60 acres (plus the 0.62 Ac. Existing pond). Therefore, the net remaining impervious surface area available to support future construction is 0.57 Acres [4.79 (total) – 3.60 (imperv.) – 0.62 (pond) = 0.57 (remaining)].

Therefore, it does not appear that any stormwater pond modifications will be required to support the proposed improvements and no permit will be required.

To facilitate your review of this 'permit inquiry' – I have included a copy of the 2005 construction drawings that are on file with the SJRWMD, as well as the submittal package that was provided to the SJRWMD to support the recently approved permit modification. For the sake of e-mail file size, I will transmit the proposed construction drawings under separate cover.

David Fleeman, P.E., LEED® AP
Project Manager

GENESIS
FROM VISION TO REALITY

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Tel: (813) 620-4500 x5136
Mob: (813) 781-5321
dfleeman@genesisgroup.com
www.GenesisGroup.com

David Fleeman, P.E.

From: LeGros, Charles <Charles.LeGros@dep.state.fl.us>
Sent: Tuesday, October 08, 2013 10:34 AM
To: David Fleeman, P.E.
Subject: RE: FDEP Wastewater permitting question

A DEP sewer collection/transmission permit will not be required for this project.

Charles LeGros
FDEP Permitting Engineer

From: David Fleeman, P.E. [mailto:dfleeman@genesisgroup.com]
Sent: Tuesday, October 08, 2013 10:01 AM
To: LeGros, Charles
Subject: FDEP Wastewater permitting question

Mr. LeGros:

I am working on a building expansion project in the City of Edgewood and would like some confirmation of what FDEP permitting is required (if any).

The project is an expansion of an existing rehabilitation hospital facility that was master planned to include the proposed additional beds. The project proposes to connect to existing utility stubs located within the building and extend them into the proposed new wings. The existing gravity collection system and private sewage pump station is proposed to remain unchanged and will not be impacted by the proposed construction.

Since the only work proposed is vertical construction, it would seem that no FDEP permitting will be required. Can you please provide a quick e-mail confirming this understanding based on the description of work provided above?

Should you have any question, please don't hesitate to call / e-mail me.

David Fleeman, P.E., LEED® AP
Project Manager

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FROM VISION TO REALITY

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Tampa, Florida 33619

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Fax 813.620.4980
www.GenesisGroup.com

Central District FDEP
Drinking Water Section
"NO PERMIT REQUIRED
FOR THIS PROJECT"

October 8, 2013

Mr. Daissan A. Villareal, P.E.
Florida Department of Environmental Protection
Drinking Water Permitting
3319 Maguire Boulevard, Suite 232
Orlando, FL 32803-3767

Sent via email: daissan.a.villareal@dep.state.fl.us

RE: SELECT SPECIALITY HOSPITAL
5579 S. ORANGE AVENUE
EDGEWOOD, FL

Dear Mr. Villareal,

As follow up to my email communication with you earlier today, please accept this letter as Genesis' request for a Permit Determination based on the following information.

The project is an expansion of an existing rehabilitation hospital facility that was master planned to include the proposed additional beds. The project proposes to connect to existing utility stubs located within the building and extend them into the proposed new wings. The existing 4" water meter and associated service lateral providing potable water from the public drinking water system is proposed to remain unchanged and will not be impacted by the proposed construction.

There will however, be minor relocation required for a portion of the private fire main system (downstream from the backflow preventer) to avoid conflicting with the proposed building.

Since the only work proposed is downstream of the backflow prevention devices / meters, it would seem that no FDEP permitting will be required.

As requested, attached are the drawings depicting the proposed improvements.

Should you have any questions or require any additional information, please do not hesitate to contact me at: 813-620-4500, Ext. 5136, or via email: dfleeman@genesisgroup.com.

Sincerely,

GENESIS

David Fleeman, P.E., LEED®AP, BD+C
Project Manager

Attachment

David Fleeman, P.E.

From: Gladys.Mercadal@ocfl.net
Sent: Friday, October 04, 2013 4:07 PM
To: David Fleeman, P.E.
Subject: Utilities impact fees on permits

Per your request, the process to determine impact fees on commercial permits is based on building permits plans (vertical construction, or interior alterations) submitted to Orange County. The Utilities Dept. will review its copy, and will determine if impact fees are applicable. The impact fees payment must be made to Utilities Customer Service prior issuing of the permit by the Building Dept.

Hope this helps, have a nice weekend.

Gladys Mercadal
Orange County Utilities
Engineering Dept.
Tel 407 254 9931

PLEASE NOTE: Florida has a very broad public records law (F. S. 119).
All e-mails to and from County Officials are kept as a public record.
Your e-mail communications, including your e-mail address may be
disclosed to the public and media at any time.

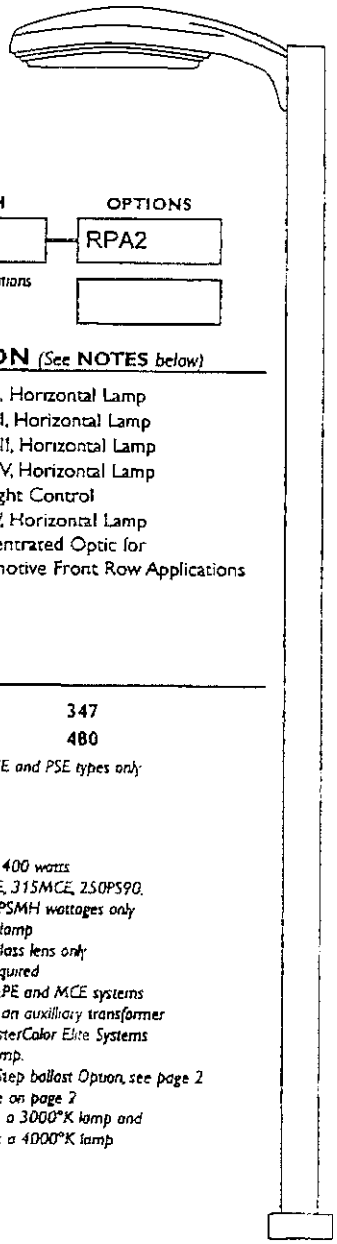
Job: Select Specially Hospital 23 Bed Addition
Type: SITE - Type A
Notes: G18 1 4XL 250PSMH 277 (XX) RPA2 **FINISH TO BE DETERMINED**

Featuring CosmoPolis and MasterColor Elite Electronic HID Systems

Gullwing

G18 Area Luminaires

The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Flat glass lens luminaires provide full cutoff performance. Sag Lens luminaires provide cutoff performance.



PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
G18	1	4XL	250PSMH	277		RPA2

Enter the order code into the appropriate box above. Note Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

G18	18" Gullwing Luminaire

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-Box
WS	Wall Mount, Surface Conduit

DISTRIBUTION *(See NOTES below)*

1[1]	Type I, Horizontal Lamp
2XL	Type II, Horizontal Lamp
3XL	Type III, Horizontal Lamp
4XL	Type IV, Horizontal Lamp
BLC[1]	Backlight Control
Q[1]	Type V, Horizontal Lamp
AF[2]	Concentrated Optic for Automotive Front Row Applications

WATTAGE

Pulse Start MH Magnetic Ballast	100MH[1] 150MH[1] 175PSMH Ⓔ	250PSMH Ⓔ 250PS90** Ⓔ 320PSMH[1] Ⓔ	350PSMH[1] Ⓔ 400PSMH[1] Ⓔ 750PSMH[1]	875PSMH[1]
Standard MH Magnetic Ballast	175MH[1]	250MH[1]	400MH[1]	
CosmoPolis Electronic System (See Notes 6,7,8,9)	60CMPE	90CMPE 140CMPE		
MasterColor Elite Electronic System (See Notes 6,7,9,10)	210MCE-3K Ⓔ 210MCE-4K Ⓔ	315MCE-3K Ⓔ 315MCE-4K Ⓔ		
Pulse Start MH Electronic Ballast (See Note 9)	150PSE[3] Ⓔ	175PSE Ⓔ	250PSE Ⓔ	320PSE[3] Ⓔ
High Pressure Sodium Magnetic Ballast	70HPS 100HPS	150HPS 250HPS	400HPS 600HPS	750HPS[1]
Low Pressure Sodium Magnetic Ballast	35LPS			

[1] *175MH, 250MH and 400MH not available for sale in the United States*

** *250PS90 includes a 90% efficient magnetic PSMH ballast, meeting the requirements of California Title 20, effective 1/1/2010*

Ⓔ *Wattages marked with Circle "E" meet federal energy efficiency standards applicable to 150 watt through 500 watt metal halide luminaires only*

VOLTAGE

120	240	347
208	277	480

200-277 *CMPE, MCE and PSE types only*

NOTES:

1. *Not available above 400 watts*
2. *Available in 210MCE, 315MCE, 250PS90, 250PSMH and 400PSMH wattages only*
3. *Requires E28/BT28 lamp*
4. *Furnished with sag glass lens only*
5. *Mogul base lamp required*
6. *347V and 480V CMPE and MCE systems include and require an auxiliary transformer*
7. *CosmoPolis and MasterColor Elite Systems are supplied with lamp.*
8. *Available with LumiStep ballast Option, see page 2*
9. *See QS / Q924 Table on page 2*
10. *"-3K" suffix specifies a 3000°K lamp and "-4K" suffix specifies a 4000°K lamp*

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79115-85/0612

PHILIPS
GARDCO

Gullwing

G18 Area Luminaires

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint *Specify Optional Color or RAL ex. OC-LGP or OC-RAL7024*
SC	Special Paint *Specify. Must supply color chip*

OPTIONS

F[11]	Fusing In Head
LF	In-Line/In-Pole Fusing
PC[2]	Photocontrol and Receptacle
PCR	Photocontrol Receptacle only
POLY[13]	Polycarbonate Sag Lens
SG[14]	Sag Glass Lens
HS	Internal Houseside Shield
QS[9]	Quartz Standby
QST[9]	Quartz Standby - Timed Delay
Q924[9]	Quartz Emergency
QT924[9]	Quartz Emergency - Timed Delay
RPA1[15]	3" Round Pole Adapter
RPA2[16]	4" and 5" Round Pole Adapter
MF[17]	Mast Arm Fitter
TR1[18]	Single Transition
TR2[18]	Twin Transition
PTF2[19]	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3[19]	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4[19]	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF[20]	Square Pole Top Fitter
GMR[21]	Provision for Gardco Motion Response
L6[22]	LumiStep Ballast 6 hour
L8[22]	LumiStep Ballast 8 hour
L10[22]	LumiStep Ballast 10 hour

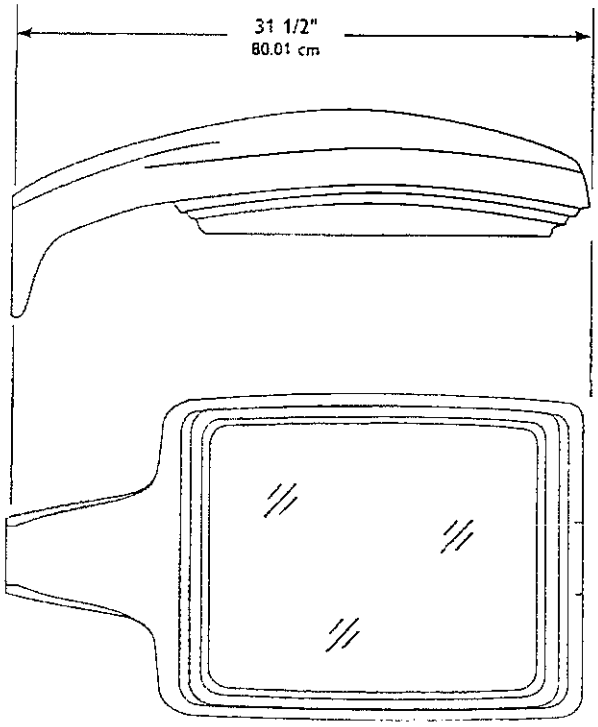
9 See QS/Q924 Table
11 Not available above 400 watt
12 Not available in 480V. Provide specific input voltage
13 250W maximum. Polycarbonate lenses carry a 1 year warranty only
14 In lieu of flat glass. Supplied standard and required with 750 watt and higher wattages
15 Required for 3" O.D. round or tapered round poles where top O.D. is less than 4"
16 Required for 4"- 5" O.D. round poles
17 Mounts to a 2-3/8" O.D. mast arm
18 Mounts to a 2-3/8" Top Tenon. Specify a pole with a 4.50" O.D. for a smooth transition
19 Not available in 120° mounting configurations
20 Requires a 2-3/8" O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only)
21 Available only with 175PSMH through 400PSMH and 150HPS through 400HPS wattages. Includes dual-level capacitor and wiring to connect to Gardco Motion Response System
22 Available with CosmoPolis system only. See submittal sheet GE200-005 for complete information on LumiStep ballasts

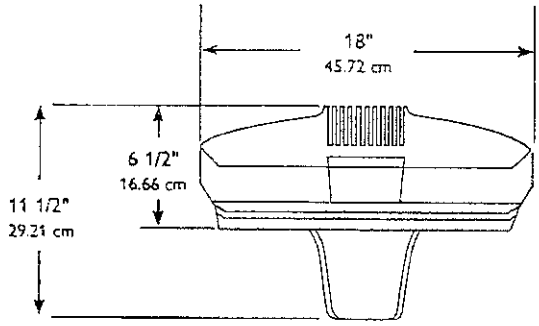
(Note 9) QS / Q924 Table

Philips Lamp Watts	Gardco Lamp Watts
175 watts or less	100 Watts
Above 175 watts up to 400 watts	150 Watts

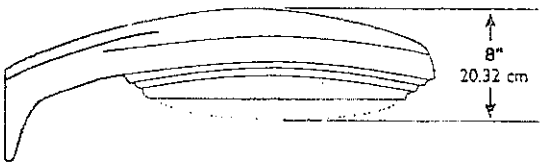
QS, QST, Q924, QT924 are not available with CMPE, MCE or PSE wattages or in luminaires above 400 watts HID

DIMENSIONS AND EPA





With Sag Glass Lens



EPA Data

1	2	3-4
1.2 ft²	2.4 ft²	3.2 ft²
.11 m²	.22 m²	.30 m²

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79115-85/0612

PHILIPS

GARDCO

Gullwing

G18 Area Luminaires

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing is an area luminaire defined by its sleek profile and rugged construction. The housing is one-piece, diecast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The multifaceted arc-image duplicating optical systems provide IES Types I, II, III, IV and V distributions. The door frame is single-piece diecast aluminum and retains an optically clear tempered flat glass lens. The luminaire is completely sealed and gasketed preventing intrusion from moisture, dust and insects. The Gullwing luminaires are finished with a fade and abrasion resistant TGIC powdercoat.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft^2/.11 m^2.

LENS ASSEMBLY: A single-piece diecast aluminum lens frame hinges down from the housing and is secured by a stainless steel lanyard and hinge pin.

An optically clear, heat and impact resistant tempered flat glass lens is mechanically secured with eight retainers. The electrical and optical chambers are thoroughly sealed with a one-piece memory retentive hollow-core EPDM gasket to prevent intrusion by moisture, dust, and insects.

OPTICAL SYSTEMS: The segmented optical systems are manufactured from homogenous sheet aluminum which has been electrochemically brightened, anodized and sealed. The multifaceted arc image duplicating systems are designed to produce IES Types I (1), II (2XL), III (3XL), IV (4XL and BLC), and V (Q). With the 2XL, 3XL and 4XL luminaries, the reflector facets form a conical fan around the arc tube with each facet positioned to be precisely tangent to the top of the arc tube.

The lampholder is glazed porcelain with a nickel plated screw shell. Position-oriented mogul base sockets to accept high output horizontal metal halide lamps are supplied standard.

ELECTRICAL: All electrical components are UL recognized and factory tested. Electronic and magnetic HID ballasts are high power factor and mounted on a unitized tray with quick electrical disconnects. Magnetic HID ballasts are the separate component type. Electronic and magnetic HID ballasts are capable of providing reliable lamp starting down to -20°F / -29°C.

Luminaires provided with the CosmoPolis or MasterColor Elite high performance ceramic metal halide electronic systems include high power factor electronic ballasts, designed specifically for the system selected.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

CUTOFF PERFORMANCE: Cutoff performance means a luminaire distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle at or above 90° above nadir, and 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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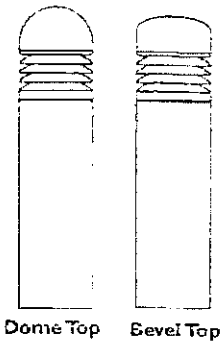
PHILIPS GARDCO

Job: Select Specialty Hospital 23 Bed Addition
Type: SITE - Type B
Notes: BRM20 42 42TRF 277 (XX) **FINISH TO BE DETERMINED**

BOLLARD

BRM820/821/823 Dome Top Louver
BRM824/825/827 Bevel Top Louver

Philips Gardco's dome top and bevel top Louver Bollards provide uniform illumination, superior spacings and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of trouble free service. The BRM820 and BRM 824 are complete assemblies with an aluminum base. BRM821and BRM825 head only units affix to custom architectural elements. BRM 823 and BRM827 luminaires include a concrete base assembly. Each Philips Gardco BRM820/821/823 824/825/827 utilizes 35w through 100w high intensity discharge or up to 42w compact fluorescent lamps.



PREFIX	HEIGHT	WATTAGE	VOLTAGE	FINISH	OPTIONS
BRM820	42	42TRF	277		

Enter the order code into the appropriate box above. Note Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Dome Top	Bevel Top		
BRM820	BRM824	with Cast Aluminum Base	42" 36" 30" 24"
BRM821	BRM825	Head Only	11"
BRM823	BRM827	with Natural Concrete Base	42"
BRM823B	BRM827B	with Beige Concrete Base	42"
BRM823G	BRM827G	with Grey Concrete Base	42"

HEIGHT

WATTAGE

50MH[1]	35HPS[2]	26QF[3]	INC[2]
70MH	50HPS[1]	32TRF[3]	100w maximum A19
100MH	70HPS	42TRF[3]	
	100HPS		

MH Metal Halide (Pulse Start)
HPS High Pressure Sodium
QF Quad Tube Fluorescent
TRF Triple Tube Fluorescent
INC Incandescent

1 120/277V Primary only
2 120V Primary only
3 Features an electronic fluorescent ballast that accepts 120V through 277V, 50hz or 60hz input. 0°F/18°C starting temperature

VOLTAGE

120
208
240
277

FINISH

BRP	Bronze Paint	OC	Optional Color Paint *Specify RAL designation as ex OC-RAL7024.*
BLP	Black Paint		
WP	White Paint		
NP	Natural Aluminum Paint	SC	Special Color Paint *Specify Must supply color chip.*
VP	Verde Green Paint		

OPTIONS

F	Fusing
SHD	Internal 180° Shield
DUP[4]	Duplex Receptacle
GFCI[4]	GFCI Receptacle

4 BRM820 and BRM824 only. Available in 36" and 42" heights only. Weatherright, flush mounted in lower housing, and located a minimum of 18" above grade

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PHILIPS GARDCO

BOLLARD

BRM820/821/823 Dome Top Louver
BRM824/825/827 Bevel Top Louver

SPECIFICATIONS

UPPER HOUSING: Diecast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.

LOWER HOUSING:

BRM820 / BRM824: Luminaire features a cylindrical .125" (.318 cm) wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

BRM821 / BRM825: Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).

BRM 823 / BRM827: Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

OPTICAL SYSTEM: Louvers are angled to provide maximum spacings while shielding the source to 90°. Upper louver features a concealed hammertoned anodized aluminum reflector to increase luminaire efficiency and generate unstriated beam patterns. A fully gasketed Pyrex vessel enshrouds the lamp envelope and is secured with a stainless steel spring.

SOCKET: Medium base pulse-rated lampholder is glazed porcelain with nickel plated reinforced screw shell and spring loaded contact.

ANCHORAGE:

BRM820 / BRM824 :Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 4 3/4" (12.07 cm) bolt circle. Ballast is prewired with quick electrical disconnects and mounting bracket is secured with two (2) Phillips head screws for ease of installation and servicing.

BRM 821 / BRM825: Mounting plate is cast aluminum with slots to accept anchor bolts (by others) at 90° on a 6 1/4" (15.88 cm) diameter bolt circle. A 4 1/2" (11.43 cm) diameter opening is required to house ballast assembly.

BRM823 / BRM827: Base assembly consists of four (4) galvanized steel base tabs fastened to pre-cast concrete base. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 9 1/2" (24.13 cm) bolt circle. Base is designed for 5" (12.7 cm) direct burial

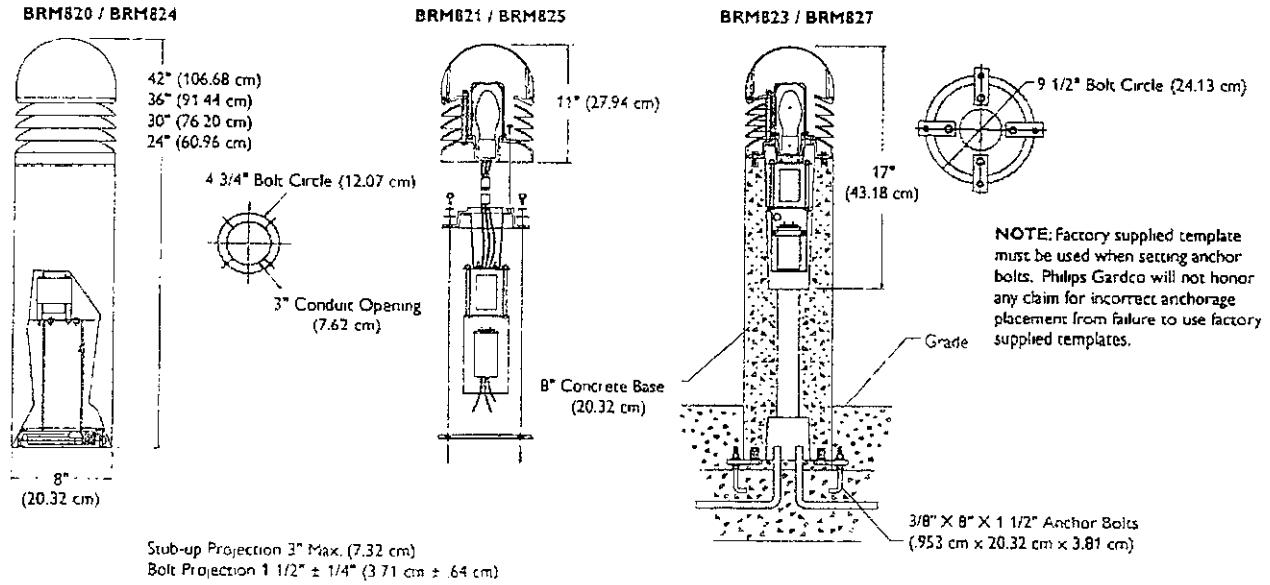
ELECTRICAL: Each high power factor HID ballast is the separate component type, capable of providing reliable lamp starting down to -20°F/-29°C. Fluorescent luminaires utilize electronic ballasts that are high power factor and designed for reliable lamp starting to 0°F/18°C. Smart fluorescent ballasts accept 26w, 32w and 42w in all voltages from 120 to 277, 50/60Hz. Sockets are high temperature PBT with brass contacts. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher.

LUMINAIRE FINISH: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

DIMENSIONS



NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

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7911S-35/0511

PHILIPS GARDCO

AMA	Project 13-11093-4 Date 6/27/2013 SELECT SPECIALTY HOSPITAL 23 BED ADDITION Submitted By AMA LIGHTING	Catalog Number WSR 100M WT TB DNAT LPI Notes	Type H2

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — For building and wall mounted applications

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast door frame has a 1/8" thick tempered glass lens. Door frame is fully gasketed with one-piece solid silicone.

Finish: Standard finish is textured dark bronze (DDBT): corrosion-resistant polyester powder finish. Additional architectural colors are available. Striping is also available.

OPTICS — Segmented reflectors for superior uniformity and control. Reflectors are interchangeable. Three full cutoff downlight distributions available: FT (forward throw), MD (medium throw) and WT (wide throw). Six uplight distributions available: FTU (forward throw, 10% up), MDU (medium throw, 10% up), WTU (wide throw, 10% up) and MDU5 (up/down medium throw, 50% up 50% down), WTUP (pencil beam) and WTUC (column beam).

ELECTRICAL — Ballast: 50W-150W utilizes a high reactance, high power factor ballast. Metal halide 150W and below are standard with pulse start technology. 35S utilizes a reactance high power factor ballast. 175W utilizes a constant-wattage auto transformer ballast. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired.

Quick disconnect plug easily disconnects reflector from ballast. Ballasts are 100% factory-tested.

Socket: Porcelain, medium-base socket with copper alloy, nickel plated screw shell and center contact. UL listed 660W, 600V 4KV pulse rated.

INSTALLATION — Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS — UL Listed (standard); CSA Certified (see Options); Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 rated. 25°C ambient. ELED. U.S. Patent No. 7,737,640

Note: Specifications subject to change without notice.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

NIGHTTIME FRIENDLY

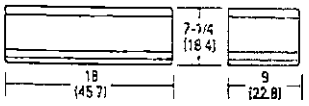
Decorative Wall-Mounted Lighting

WSR

METAL HALIDE: 50W-175W
HIGH PRESSURE SODIUM: 35W-150W

Specifications

Length: 18 (45.7)
Depth: 9 (22.8)
Overall Height: 7-1/4 (18.4)
*Weight: 30 (13.6 kg)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** Example: WSR 100M FT 120 LPI

WSR							
Series	Wattage			Distribution		Uplight color options[5]	Voltage	Ballast	Mounting
WSR	High pressure sodium: 35S[1], 50S, 70S, 100S, 150S	Metal halide: 50M, 70M, **100M**, 150M, 175M	Ceramic metal halide: 50MHC, 70MHC, 100MHC, 150MHC	Downlight distributions: FT Forward throw; MD Medium throw (coated lamp std.); WT Wide throw	Up/down distributions: FTU Forward throw with 10% uplight; MDU Medium throw with 10% uplight (coated lamp std.); WTU Wide throw with 10% uplight; MDU5 Up/down medium throw with 50% uplight and 50% down light (coated lamp std.); WTUP Pencil beam[1,4]; WTUC Column beam[1,4]	BLUE Blue; GRN Green; RED Red; YEL Yellow	120, 208[6], 240[6], 277, 347, **TB[7]**, 230/50HZ[8]	(blank) Magnetic ballast; CWI Constant wattage isolated; *Pulse Start*: SCWA Super CSA pulse start ballast[8]	(blank) Surface mount; Shipped separately[10]: BBW Surface mount back box; U15 Uptilt 5 degrees

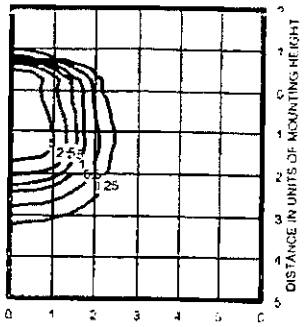
Options								Finish[10]		Lamp[23]	
Shipped installed in fixture: SF Single fuse (120, 277, 347V)[11]; DF Double fuse (208, 240V)[11]; DC12 Emergency circuit 12-volt (35W lamp included)[12]; 2DC12 Emergency circuit 12-volt (two 35W lamps included)[12]; DC2012 Emergency circuit 12-volt (20W lamp included)[12]; 2DC2012 Emergency circuit 12-volt (two 20W lamps included)[12]	ELED Emergency LED secondary source battery pack with time delay (-4°F min. operating temperature)[13]; 2ELED Emergency LED secondary source (two modules) battery pack with time delay (-4°F min. operating temperature)[13]; DFL Diffusing lens; EC Emergency circuit[14,15]; IBS Internal backlight shield[16]; PE Photoelectric cell-button type (n/a TB)[7]	QRS Quartz restrike system[14,17]; UCS Uplight component shield[14]; WLU Wet location door for up orientation; CSA CSA certified; NOM NOM certified[8]; INTL International shipment for 175M	Shipped separately[7]: WG Wire guard; VG Vandal guard	(blank) Dark bronze, textured; DSST Sandstone, textured; **DNAT** Natural aluminum, textured; DWHG White, textured; DBLB Black, textured; CRT Non-stick protective coating[19]; Super Durable Finishes: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	LPI Lamp included; L/LP Less lamp

AMA	Project 13-11003-4 Date 6/27/2013 SELECT SPECIALTY HOSPITAL 23 BED ADDITION Submitted By AMA LIGHTING	Catalog Number WSR 100M WT TB DNAT LPI Notes	Type H2

WSR Metal Halide, High Pressure Sodium Wall Mounted

WSR 150MHC FT LTL11336P

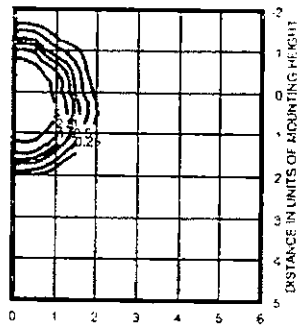
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height. 14000 rated lumens
Luminaire Efficiency: 55.6%

WSR 150MHC MD LTL11335P

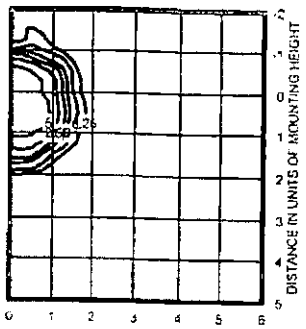
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height. 12500 rated lumens.
Luminaire Efficiency: 55.3%

WSR 150MHC MDU5 LTL11310P

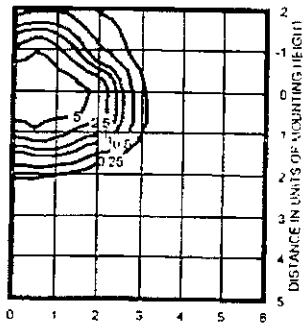
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height. 12500 rated lumens.
Luminaire Efficiency: 77.1%

WSR 150MHC WT LTL11337P

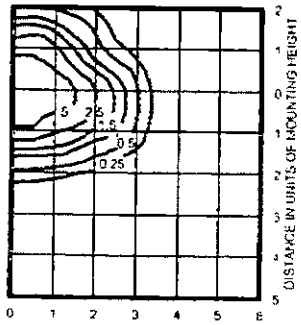
ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height. 14000 rated lumens
Luminaire Efficiency: 68.1%

WSR 150MHC WTU LTL11312P

ISOILLUMINANCE PLOT (Footcandle)



150W pulse start metal halide lamp, horizontal lamp orientation Footcandle values based on 12' mounting height. 14000 rated lumens.
Luminaire Efficiency: 69.7%

Notes
1. 120V only
2. These wattages do not comply with California Title 20 regulations.
3. Must be ordered with fixture; cannot be field installed
4. Available with WT (wide throw) distribution only
5. Available with WTUC and WTUP only
6. Must specify CWI for use in Canada
7. Optional multi-tap ballast (120, 208, 240, 277V). (120, 277, 347V in Canada)
8. Consult factory for available wattages
9. Available with 150M or 150MHC only
10. May be ordered as an accessory with prefix "WS". Must specify finish.
11. Not available with DC options.
12. Not available with CLED, SE, DF, EC or QRS
13. Maximum wattage 100W, 70S. Not available with QRS, DC or EC. Must specify 120V or 277V.
14. Maximum allowable wattage lamp included.
15. Not available with ELED, QRS or DCs.
16. Not available with medium throw (MD, MDU, MDU5) distributions.
17. Not available with ELED, EC or DCs.
18. Used with FTU and WTU distributions to conceal internal electrical components.
19. See www.lithonia.com/archolean for additional color options.
20. Black finish only.
21. Must be specified. L/F N/A with VHC.

Emergency Option Lamp Compatability

Lamp options # of lamps/wattage	DC12	2DC12	DC2012	2DC2012	EC	ELED	2ELED
35S	■	■	■	■	■	■	■
50S	■	■	■	■	■	■	■
70S	■	■	■	■	■	■	■
100S	■	■	■	■	■		
150S	■	■	■	■	■		
50M	■	■	■	■	■	■	■
70M	■	■	■	■	■	■	■
100M	■	■	■	■	■	■	■
150M	■	■	■	■	■		
175M	■	■	■	■	■		

Lamp	Initial lumens	Mounting height			
Metal halide		10'	12'	14'	16'
50W MH	3,900	0.43	0.30	0.22	0.17
70W MH	5,500	0.62	0.43	0.31	0.24
100W MH	8,500	0.95	0.66	0.48	0.37
150W MH	12,500	1.41	0.98	0.72	0.55
175W MH	12,800	1.44	1.0	0.73	0.56
High pressure sodium					
35W HPS	2,250	0.26	0.18	0.13	0.10
50W HPS	4,000	0.45	0.31	0.23	0.17
70W HPS	6,400	0.72	0.50	0.37	0.28
100W HPS	9,500	1.07	0.74	0.54	0.41
150W HPS	16,000	1.80	1.25	0.91	0.70

LITHONIA LIGHTING

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