Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: PHG Delray
Project Location: Northwest corner of NE 5th Avenue and NE 2nd Street
Request: Class V Site Plan
Board: Site Plan Review and Appearance Board
Meeting Date: February 26, 2020

Board Action:
Approved (6-0, L'Herrou Absent) the Class V Site Plan.

Project Description:
The subject property is a 1.162-acre site comprised of portions of the Benjamins Subdivision and Town of Delray Subdivision. The property is zoned Central Business District (CBD) within the Central Core and Railroad Corridor Sub-Districts and has a Future Land Use Map designation of Commercial Core (CC). The property contains two buildings that were built in 1941 and 1952. These will be demolished as part of the development proposal.

At its meeting of December 10, 2019, the City Commission approved a waiver to reduce the front and rear setbacks for the proposed hotel.

The proposed project is a Class V Site Plan proposal to construct a four-story hotel with 143 guest rooms and 960 square feet of meeting room. The proposal is located at the northwest corner of NE 5th Avenue and NE 2nd Street. The hotel amenities include a pool, continental breakfast area and fitness room for the guests. The proposal includes a sub-grade parking garage and at-grade parking area. The civic open space is located at the southeast corner of the development.

Board Comments:
The majority of the Board member's comments were supportive.

Public Comments:
One member of public spoke on the project and expressed concerns with the architecture.

Associated Actions:
No associated actions.

Next Action:
The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: February 26, 2020	**File No.:** 2019-233-SPF-SPR-CL5	**Application Type:** Class 5 Site Plan – PHG Delray

General Data:

Agent: Covelli Design Associates, Inc

Applicant/Owner: PGH Delray Beach, LLC

Location: Northwest corner of NE 5th Avenue and NE 2nd Street

PCN: 12-43-46-16-01-098-0010
12-43-46-16-47-000-0330
12-43-46-16-47-000-0300
12-43-46-16-47-000-0220

Property Size: 1.162 acres

FLUM: CC (Commercial Core)

Zoning: CBD (Central Business District)

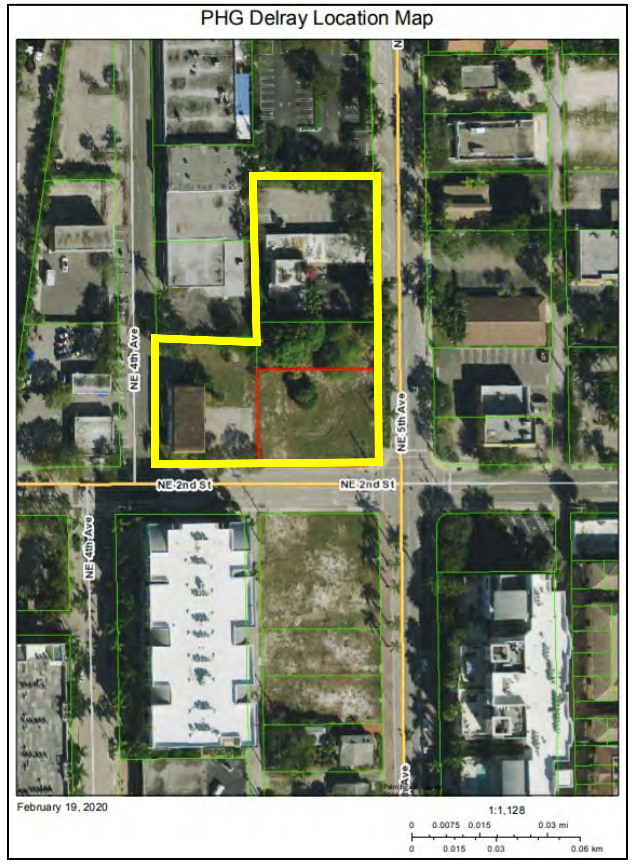
Adjacent Zoning:

- North: CBD (Central Business District)
- South: CBD
- East: CBD
- West: CBD

Existing Land Use: Vacant/Office/Commercial

Proposed Land Use: 143-Guest Room Hotel

FAR: 1.57



Item before the Board:

The action before the Board is the approval of a Class V Site Plan application for PHG Hotel pursuant to LDR Section 2.4.5 (F)(1)(a), including the following:

- ❑ Site Plan
- ❑ Landscape Plan
- ❑ Architectural Elevations

Optional Recommendations:

A. Continue with direction.

B. Move approval of the request for a Class V Site Plan 2016-233-SPF-SPR-CL5 for **PHG Delray**, by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Sections 2.4.5(F)(1)(a), 4.6.18 (E), 4.6.16 and Chapter 3 of the Land Development Regulations.

C. Move denial of the request for a Class V Site Plan 2016-097-SPF-SPR-CL5 for **PHG Delray**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

Notes: The following must be satisfied of the site plan is approved based on the respective timing.

1. That the applicant will need to enter into an easement for the encroachment of the streetscape onto the subject property.

2. That the elevations articulation lines are revised to correctly note location of the façade transition.

Project Planner: Scott Pape, AICP, Principal Planner; pape@mydelraybeach.com, (561) 243-7040 x7321	**Review Dates:** SPRAB Board: **February 26, 2020**	**Attachments** 1. Site Plans 2. Landscape Plans 3. Architectural Elevations

3. That the plans be revised to indicate compliance with both Energy Star and Florida Building Coalition.

4. That the right-of-way dedication for the corner clip and NE 4th Avenue be accepted by the City Commission and a recorded deed be provided prior to issuance of a building permit.

5. That the illumination levels are reduced to comply with the City's requirements prior to site plan certification.

6. That the applicant enter an agreement for the landscaping in the public right-of-way.

7. That the applicant will need to submit an updated finding of traffic concurrency reflecting the current proposal for 143 hotel rooms.

8.

Project Request:
The proposed project is a Class V Site Plan proposal to construct a four-story hotel with 143 guest rooms and 960 square feet of meeting room. The proposal is located at the northwest corner of NE 5th Avenue and NE 2nd Street. The hotel amenities include a pool, continental breakfast area and fitness room for the guests. The proposal includes a sub-grade parking garage and at-grade parking area. The civic open space is located at the southeast corner of the development.

Background:
The subject property is a 1.162-acre site comprised of portions of the Benjamins Subdivision and Town of Delray Subdivision. The property is zoned Central Business District (CBD) within the Central Core and Railroad Corridor Sub-Districts and has a Future Land Use Map designation of Commercial Core (CC). The property contains two buildings that were built in 1941 and 1952. These will be demolished as part of the development proposal.

At its meeting of December 10, 2019, the City Commission approved a waiver to reduce the front and rear setbacks for the proposed hotel.

On June 27, 2019, the City of Delray Beach Development Services Department received a Class V Site Plan application for a the proposed hotel at the subject site.

Review and Approval Procedures:

- Pursuant to LDR Section 4.4.13(A), **Purpose and intent for the CBD**, *The Central Business District (CBD) Zone District is established in order to preserve and protect the cultural and historic aspects of downtown Delray Beach and simultaneously provide for the stimulation and enhancement of the vitality and economic growth of this special area.*

- Pursuant to LDR Section 4.413(A)(1), **The Central Core Sub-District,** *regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a traditional, self-sufficient downtown. Residential development is permitted at higher densities in this area than any other part of the city, in order to foster compact, pedestrian oriented growth that will support downtown businesses.*

- Pursuant to LDR Section 4.4.19 (K)(2), **SPRAB review and approval process**, fo*r any new development requiring approval under Sections 2.4.5(F) Class V Site Plan, 2.45(H) Landscape Plans, or 2.4.5(I) Architectural Elevations, approval must be granted by the Site Plan Review and Appearance Board (SPRAB), unless the property is located within a designated historic district or is individually designated.*
  - ✓ The follow site plan analysis demonstrates compliance with the applicable Land Development Regulations for site plan review.

Site Plan Analysis:

Compliance With The Land Development Regulations:

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Central Business District (CBD)

Central Core Sub-District:

- Pursuant to LDR Section 4.4.13 (A)(1), the regulations are intended to result in development that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that will help the area evolve into a traditional, self-sufficient downtown. Residential development is permitted at higher densities in this area than any other part of the city, to foster compact, pedestrian oriented growth that will support downtown businesses.
  - ✓ The proposed hotel will add to the mix of uses in the downtown area. The proposed hotel will increase the tourist base that will add to the customer base for other businesses in the downtown.

Railroad Corridor Sub-district:

- Pursuant to LDR Section 4.4.13(A)(4), the Railroad Corridor Sub-district regulations are intended to allow for development of light industrial type and mixed commercial and nonresidential uses on properties that are in the downtown area, but are also in close proximity to the FEC Railway. The purpose of the area is to recognize the long-standing light industrial character of this railroad corridor; to provide for the upgrading and expansion of existing uses when appropriate; and to enhance the economic growth of the CBD by providing additional employment opportunities in the downtown area.
  - ✓ The proposed hotel is not inconsistent with the purpose and intent of the Railroad Corridor sub-district. The hotel will provide additional employment opportunities in the district and will enhance the economic growth in the area.

- Pursuant to LDR Section 4.4.13 (D)(1)(a)(4). **First Floor Height**, t*he ground story of commercial or mixed-use buildings shall be a minimum of 12 feet tall.*
  - ✓ The plans show 15.5' in height for the ground floor of the hotel, thus, complying with this requirement.

- Pursuant to LDR Section 4.4.13 (D)(1)(a)(6), **Story Heights**, *each story above the ground story in all buildings must be at least <u>nine</u> feet tall.*
  - ✓ The plans show 9.66' for the second floor and 9.67 for the third and fourth floors, thus complying with this requirement.

- Pursuant to LDR Section 4.4.13 (D)(1)(a)(11), e*levator overruns and stairways are not limited by the number of stories and shall not exceed 10 feet above the maximum overall building height.*
  - ✓ The architectural elevations indicate that the top of the stairway is 55.6' high, which is 1.5' above the maximum height of 54'.

- Pursuant to LDR Section 4.4.13(E)(2)(a)(1-3), **Streetscape standards**. *The combination of public sidewalk (located within the right-of-way) and hardscape (located in front setback areas) shall provide a minimum streetscape area no less than 15 feet in width, measured from the back of curb.*
  - ✓ In accordance with this LDR section, new developments are required to provide a 15' foot streetscape area that includes a <u>Curb Zone</u> (at least 4' wide), <u>Pedestrian Clear Zone</u> (at least 6' wide) with any <u>remaining front setback</u> area used for ground story design. The plans show an 7.16' wide curb zone, a 6' wide pedestrian zone, and a 10' wide front setback area used for raised planters, ramp and paver block area. Portions of the pedestrian clear zone encroach into the private property. Thus, a note is attached that the applicant will need to enter into an easement for this encroachment.

- Pursuant to LDR Section 4.4.13(E)(3), the main entrance to every building shall be accessible directly from and face a public right-of-way or civic open space. The main entrance(s) to ground story commercial space(s) shall be directly from and face a public right-of-way or civic open space. Doors allowing public access shall occur at intervals no greater than 75 feet.

- ✓ The primary street entrance to the hotel is located at the southeast corner of the building adjacent to the Civic Plaza. The building façade along NE 5th Avenue and NE 2nd Street include doors to hotel units that are located at intervals of no greater than 75'.

- Pursuant to LDR Section 4.4.13(E)(4), Frontage Types define architectural characteristics for the detailing of building entrances. Seven distinct frontage types have been identified, which are appropriate for different uses. There are seven types allowed frontages in the CBD. Utilization of one or more of these frontage types is required.
  - ✓ The proposed hotel uses a mix of the Stoop Frontage and the Storefront type.

- Pursuant to LDR Section 4.4.13(E)(4)(b), **Stoop Design**, *A stoop is a small staircase leading to the entrance of a building that may be covered. The elevation of the stoop is necessary to ensure privacy for residential uses in the ground story of buildings. Stoops should provide sufficient space for a person to comfortably pause before entering or after exiting the building.*
  - ✓ The proposed hotel includes stoops within the 10' front setback of the building façade in accordance with LDR Table 4.4.13 (D). The stoops as designed are 9' in width, 5' in depth, and a 3' floor elevation in accordance with LDR Table 4.4.13 (F).

- Pursuant to LDR Section 4.4.13 (E)(4)(e), **Storefront Design**, *the storefront is a frontage type along sidewalk level of the ground story, typically associated with commercial uses. Storefronts are frequently shaded by awnings or arcades. Storefronts shall be directly accessible from sidewalks; storefront doors may be recessed up to ten feet.*
  - ✓ That portion that utilizes the storefront design is located at the southeast corner of building adjacent to the Civic Plaza. The regulations for the storefront type are provided in LDR Table 4.4.13(I). The proposed storefront has a 2' base height; 12.5' glazing height (min. 8' required); and 94% window openings (min 80% required.

- Pursuant to LDR Section 4.4.13(F)(2)(a), **Architectural Façade Articulations**, *Buildings articulations that respond to the site's unique urban condition, such as but limited to, locations on corners, near public open spaces, terminating the visual axis of a street, and/or that emphasize main building entries, shall be clearly expressed in the design. Building articulations in the form of a change in building height and building placement shall be incorporated so that building façade proportions do not exceed height to width ratios of 3:1 or 1:3. Building articulations shall be reinforced by changes in roof design, fenestration patterns, or architectural elements.*
  - ✓ The plans show that the proposed façade design for the hotel range from 2:1 to 1:1, which do not exceed a 3:1 or 1:3 height to width ratio; thus, complying with this comment. The building elevations indicate that a portion of the façade has a 1.5:1 ratio. This portion of the building has been incorrectly dimensioned on the plans since it divides the façade without a building articulation with no transition (i.e. the proposed articulation line splits a window). Thus, a note is attached that the elevations articulation line these two areas be revised to correctly note location of the façade transition.

- Pursuant to LDR Section 4.4.13 (F)(2)(b), **Tripartite Composition**, *All buildings shall have a clearly expressed base, middle, and top in the façade design.*
  - ✓ The architectural elevation plans and renderings show that the proposed buildings are Masonry Modern designed with Tripartite Composition. The buildings are designed with a base that consists of the stoop and storefront frontage types. The middle is denoted by flat awning treatments and flat canopies. The top is transitioned by balconies with a glass railing and parapet. As proposed, the design meets this requirement.

- Pursuant to LDR Section 4.4.13(F)(2)(c), **Visual Screening**, *Building facades shall be designed to visually screen "Secondary Street" uses and large expanses of blank walls. Appropriate façade design to screen these uses incorporates the consistent use of materials and construction assemblies, fenestration patterns, architectural articulation, and features such as, but not limited to, the application of architectural screens, louvers, or glass. In addition, at the sidewalk level, vegetated surfaces and planters or window display shall be incorporated. Paint, faux treatments, scoring, construction joints, lighting, and material projections less than two inches are permitted, but do not fulfill the façade design requirements.*
  - ✓ The NE 4th Avenue r-o-w is designated as a secondary street. That portion of the west façade that fronts on NE 4th Avenue contain variations in windows, material and color changes. This elevation includes aluminum

louvers and decorative light fixtures. There are no large expanses of blank walls on this elevation. It is noted that the building is setback 38' from NE 4th Street.

- Pursuant to LDR Section 4.4.13(F)(6)(c), **Flat Roof Screening**, flat roofs shall be screened from adjacent properties and streets with decorative parapets. The maximum height of the parapet wall shall be six feet in height or sufficient height to screen all roof mounted equipment, whichever is greater, measured from the top of the roof deck to the top of the parapet wall.
  - ✓ The hotel includes a 4' high parapet.

- Pursuant to LDR Section 4.4.13(F)(9), **Reduction of heat Island**, *in order to reduce heat islands both roofed and non-roofed areas shall apply mitigating elements to their design. Per LDR Section 4.4.13(F)(10), green building design must be considered for building 50,000 square feet or more.*
  - ✓ The applicant has indicated the development will be Energy Star compliant and will obtain Florida Green Building Coalition Silver certification. A note is attached that plans be revised to indicate compliance with both Energy Star and Florida Building Coalition.

Masonry Modern Design

- The proposed development is designed using the "Masonry Modern" architectural style. Masonry Modern is an permitted architectural style in accordance with 4.4.13(F)(3)(a)6.
  - ✓ The designed as proposed conforms with the Masonry Modern design criteria. The building incorporates a Tripartite Composition (base, middle and top), which is a criterion of the building's composition for this style of architecture. The building façade includes flat awnings, stucco finish, horizontal slats at the main entrance adjacent to the Civic Park.

Visual Impact Analysis

- Pursuant to LDR Section 4.4.13(K), **Visual Impact Analysis**, *A 3-D visual impact analysis will be required which includes a model of the proposed development in a format compatible with GIS, such as SketchUp, Communityviz, City Engine, etc. Models shall depict building height, massing, and other details such as rooftop equipment which may visually impact adjacent properties.*
  - ✓ The applicant has provided is a 3-D impact analysis model that shows the subject site and the adjacent properties and structures within 100-feet of the property. The model and plan page AR demonstrate that the size and scale of the proposed development is compatible with the surrounding properties. Furthermore, the plans provided contain a site line study, which shows adequate screening of roof top equipment.

Adjacent Land Uses:

- Pursuant to LDR Section 2.4.5(F)(5), **Adjacent land use designations**, "*the approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values."*

  The subject property is bordered on all sides by CBD. The surrounding uses are a parking lot and business offices to the north and west. A dry cleaner drop-off station and business offices to the east. Vacant property to the south.

  The proposed hotel will significantly enhance the aesthetics of the subject property. The hotel will provide year-round customer and employment base for commercial properties in the area. The stability of the downtown area will be enhanced the addition of the hotel, whose customers will patronize area businesses and contribute to the long term revitalization of this area of the downtown.

Base District Requirements:

- Pursuant to **LDR Section 4.3.4 (K), Table 4.4.13 (C),** as shown on the site plans the proposed project meets or exceeded the minimum development standards for lot dimensions, setbacks, open space and lot coverage; thus, this requirement is met (see table below).

LDR Table 4.4.13 (C) Dimensional Requirements by CBD Sub-district

Proposed Building	Required	Provided
Minimum lot requirements		
Lot Area	2,000 sf min.	50,637 sf
Lot Width	20' min.	285'
Lot Depth	0	215'
Building Setbacks:		
Front (first through third story)[NE 5th Avenue]	10 ft. min./15 ft. max.	*1' 7.5"
Front (first through third story)[NE 2nd Street]	10 ft. min./15 ft. max.	*1'
Front (fourth story)	20' min.	20'
Side Interior	0' min.	45' (North)
Rear	10' min.	*1.5'
Civic Open Space:	5% of area above 20,000 + 9% of area above 40,000 (1,000 + 957 = 1,957 sf)	2,183 sf
Minimum Development Area	N/A	0.575 acres
Maximum Height (Max. Height outside of the Atlantic Avenue Limited Height Area)	4 Stories and 54 ft.	34'-2" – top of roof
Building Frontage Required on Primary Streets	75% min./ 100% max.	83%(NE 5th Av) 84%(NE 2nd St)

*At its meeting of December 10, 2019, the City Commission approved a waiver to reduce the front and rear setbacks for the proposed hotel.

Off-Street Parking Requirement:

- The following table demonstrates the site plan's compliance with **LDR Section 4.4.13 (I)(2) Table (L)**, **Off Street Parking Requirements for CBD**

	Required	Provided
0.7 space per guest room	100.1	100 spaces
1 space per 800 sf. of meeting rooms and shops	1.2	1 spaces
Total =	**101 spaces**	**102 spaces**

- Pursuant to LDR Section 4.6.9(C)(1)(b), **Handicapped Spaces**, *Special parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for, required parking.*
  - ✓ According to the 2012 Florida Accessibility Code, the project is required to provide five handicap parking spaces for with 102 parking spaces. The development proposal provides five handicap spaces.

- *Pursuant to LDR Section 4.6.9(D)(3)(b), Point of Access to the street system, a maximum of 24 feet unless a greater width is specifically approved as a part of site and development plan approval. However, in no event shall such point of access be greater than 36 feet.*
  - ✓ The driveway width along NE 4th Avenue is 26' wide and the driveway along NE 5th Avenue is 25' wide.

- *Pursuant to LDR Section 4.6.9(D)(4)(d), the standard aisle width for normal traffic flow with perpendicular parking is 24'. Pursuant to LDR Section 4.6.9(D)(4)(e), the minimum drive aisle width for one-way traffic flow is 15'.*
  - ✓ The drive aisles of the sub-grade parking garage are 24' wide. The at-grade parking area have 20' wide drive aisles.

- Pursuant to LDR Section 4.6.9(D)(3)(c), **Stacking Distance**, *provisions must be made for stacking and transition of incoming traffic from a public street, such that traffic may not backup into the public street system. For 51 or more parking spaces along local access streets a minimum of 50' stacking distance is required.*
    - ✓ The parking area provides 121' of stacking to the first aisleway from NE 4th Avenue.

Right-of-Way Dedication:

- Pursuant to LDR Section 5.3.1 (A)(3), **Street Dedication** *When development is adjacent to an existing or planned street, the development shall be responsible for providing one-half of the ultimate right-of-way or such portion of the ultimate right-of-way which is yet undedicated and which is on that development's side of the ultimate right-of-way center line. In situations where there are unusual topographic features, greater or lesser dedications may be required.*
    - ✓ The existing right-of-way width for NE 4th Avenue. The required right-of-way width is 40'. The site plan indicates that a 5' dedication has been accommodated into the site design. A note is attached that a right-of-way dedication be accepted by the City Commission and a recorded deed be provided prior to issuance of a building permit.

Site Visibility Requirement:

- Pursuant to LDR Section 4.6.14(B)(1), **Visibility Triangle**, *when an access way intersects a street or alley, 10 ft. sight visibility triangles areas shall be provided as measured from the area on both sides of a driveway formed by the intersection of a driveway and the parcel boundary with a length of 10 ft. along the driveway and a length of 10 ft. along the property line and the third side being a line connecting the ends of the other two lines.*
    - ✓ The site plan indicates a clear 10' sight visibility triangle at the intersection of the driveway at NE 4th Avenue.

- Pursuant to LDR Section 4.6.14(B)(3), **Visibility Triangle,** *Within the Central Business District (CBD), the area formed by the intersection of two or more street rights-of-way with two sides of the triangular area being twenty (20) feet in length along each street, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines.*
    - ✓ The site plan indicates a 20' clear site visibility triangle at the intersection of NE 2nd Street and NE 4th Avenue.

- Pursuant to LDR Section 4.6.14(B)(5), **Line of Sight,** *sight visibility measurements at the intersection of a right-of-way, accessway, or driveway and a right-of-way under County, State or Federal jurisdiction are subject to sight visibility requirements from those authorities.*
    - ✓ The site plan indicates the required Florida Department of Transportation line-of-sight lines for a 35 mile per hour road at the intersection of NE 5th Avenue and NE 2nd Street and at the intersection of the driveway and NE 5th Avenue.

Lighting:

- Pursuant to LDR Section 4.6.8 (A)(1), **Luminaries Maximum Height**, *for commercial sites are 25'.*
    - ✓ As shown on photometric plan page PH2, the plans show surface mounted light fixtures throughout the site at 20' or less.

- Pursuant to LDR Section 4.6.8 (A)(3) table 2, **Photometric requirement**, on-site lighting must be provided and be consistent with the minimum and maximum foot candle illumination level requirements. The following chart shows the photometric calculations proposed for the site.

Photometric Plan	Requirements		Proposed	
	Minimum (fc)	Maximum (fc)	Minimum (fc)	Maximum (fc)
Parking lots	1	12	1.2	6.3
Parking Garages Parking Area	1	10.0	1.1	10.2*
Parking Garage Entrance (Day)	50	500	54	85
Parking Garage Entrance (Night)	1	10	3.6	7
Building Entrances	1	10	2.7	9.6
Canopies, Drive-Thru, Overhangs	3	30	6	36*

*A note is attached the illumination levels are reduced to comply with the City's requirements prior to site plan certification.

Landscape Requirements:

- *Pursuant to LDR Section 4.4.13(E)(2)(b), street trees are intended to provide a shaded environment for the pedestrian, provide a physical separation between pedestrians and vehicles, improve the overall visual appearance of the street, and reduce urban heat island effects. Street trees shall be a canopy species, planted in the public right-of-way directly in front of the property line(s), uniformly spaced no greater than 30 feet on center. Spacing of trees may only exceed 30 feet in order to accommodate curb cuts, fire hydrants, utilities, existing trees, and other infrastructure elements. Palm varieties may be used at corners, crosswalks, or to accent building entrances and may be permitted in lieu of shade trees when physical conditions may prevent the proper growth of shade trees, as determined by the Development Services Director. Consistency in street tree species shall be established on both sides of the street along each block The first to develop shall establish the species with approval from the Development Services Director. Street trees shall be located in the curb zone of the streetscape, in order to separate pedestrians from vehicular lanes and to provide room for tree canopies. Street trees may be planted in planting strips, landscaped planters or tree grates with approval from the Development Services Director. All trees shall be Florida Grade #1 or better. Canopy species: Minimum 14 feet in height with a clear trunk space of six feet and a spread of no less than eight feet. Palm trees: Minimum 18 feet in height, with a clear trunk space of eight feet. In the event that site constraints, such as existing utility easements, infrastructure, or right-of-way constraints prevent the installation of required street trees, the Development Services Director may approve a different organization of the curb and pedestrian clear zones. Additional elements such as removable planters of small palms and shrubs, vines or seasonal flowers may be required. In addition, the building shall provide devices such as awnings or roof overhangs to establish a shaded pedestrian environment. The property owner shall be required to enter into a maintenance agreement, in a form acceptable to the City Attorney, requiring the property owner to be responsible for and maintain any tree grates, irrigation, and landscaping installed by the property owner to meet the requirements of this section.*

  - ✓ The landscape plan indicates that Live Oak trees will be planted within the curb zone along NE 5th Avenue, NE 2nd Street and NE 4th Avenue at 25' on-center. The Oaks will be planted at a height of 18' and will include understory plantings. Thus, this requirement has been met. A note is attached that the applicant enter an agreement for this landscaping in the public right-of-way.

- Pursuant to LDR Section 4.6.16(C)(1)(a)**, Compliance**. *Prior to the issuance of a building permit for a structure or a paving permit, compliance with the requirements of Section 4.6.16 shall be assured through the review and approval of a landscape plan submitted pursuant to Section 2.4.3(C),*
  - ✓ The landscape plans have been reviewed by our Senior Landscape Planner for compliance 4.6.16 (H)(3) for new commercial developments. The design as proposed meets the minimum requirements for tree and shrub quantity, plant size, species selection, drought tolerance and site placement.

- Pursuant to LDR Section 4.6.16(H)(3)(i), **Landscape islands**, *which contain a minimum of 135 square feet of planting area, with a minimum dimension of nine feet, exclusive of the required curb, shall be placed at intervals of no less than* *one landscaped island for every 13 standard parking spaces. One shade tree shall be planted in every island with a minimum of 75 square feet of shrubs and groundcovers*.

- ✓ The landscape indicates that landscape islands that meet the dimensional requirements will be provided at the north and south ends of the at-grade parking area on the west side of the hotel.

Architectural Elevations and Aesthetics

- Pursuant to **LDR Section 4.6.18(E) Criteria for Board Action,** *the following criteria shall be considered, by the Site Plan Review and Appearance Board or Historic Preservation Board, in the review of plans for building permits:*

If the following criteria are not met, the application shall be disapproved.

(1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.

(2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

(3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

- ✓ The proposed masonry modern designed hotel is consistent with the CBD design requirements. The quality of the architecture will not cause the local/evolving environment to depreciate in appearance or value. The proposed development is consistent with newer developments in the area such as Fifth Avenue at Delray and Ocean City Lofts.

Establishment of the Proposed Use/ Certificate of Occupancy:

- Per LDR Section 2.4.6(C), a certificate of occupancy is required prior to the establishment of use on any site or occupancy of a structure. Prior to issuance of an occupancy permit, all conditions associated with this development approval shall be met, unless otherwise required.

Required Findings:

- Pursuant to Section 3.1.1 (**Required Findings**), *prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:*

Section 3.1.1 (A) - Future Land Use Map:

- *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.*
  - ✓ The subject property has a Future Land Use Map (FLUM) designation of Commercial Core (CC) and a Zoning map designation of Central Business District (CBD). In accordance with the future land use element of the Comprehensive plan Table L-6, the CBD zoning designation is consistent with the CC FLUM designation.

Section 3.1.1 (B) – Concurrency:

- As described in Appendix A, a positive finding of concurrency is made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

Section 3.1.1 (C) - Consistency:

- *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*
  - ✓ As described in Appendix B, a positive finding of consistency is made as it relates to the performance standards contained in Article 3.2.

Section 3.1.1 (D) – Compliance with the LDRs:

- As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDRs is made.

Comprehensive Plan Policies:
A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted.

Future Land Use Element (FLUE)

- *Objective A-1: Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*
  - ✓ The proposed development will be compatible in use, intensity and appearance with the surrounded buildings in the CBD zoning district.

- Pursuant to LDR Section 3.2.3 (B), separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
  - ✓ The plans show a proposed bike rack, widening of the adjacent sidewalk, and an alternative fuel vehicle parking space.

Review by Others:

Utility Providers:
- Pursuant to 2.4.2 (C)(2)(a), utility providers where notified of the site plan submission and no objections have been provided to date.

Downtown Development Board (DDA):

The DDA will consider the development proposal at their meeting on March 9, 2020.

Appendix "A" – Concurrency Findings
Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer:
- The hotel is taking water service via a lateral connection to a 12" water main along NE 5th Avenue.
  - ✓ The hotel will have sewer service via a lateral 8" connection to a 8" sewer main along NE 4th Avenue. Pursuant to the City's Comprehensive Plan, treatment capacity is available at the City's Water Treatment Plant and the South-Central County Wastewater Treatment Plant for the City at build-out.

Streets and Traffic:
- A finding of concurrency was submitted by the Palm Beach County Traffic Division dated April 8, 2019. The proposed hotel will generate 884 average daily trips with 50 peak a.m. trips and 68 peak p.m. trips. It is noted that the applicant will need to submit an updated finding of concurrency reflecting the current proposal for 143 hotel rooms.

Solid Waste:

Proposed Demand:
Hotel: 79,559 g.s.f x 4.7lbs = 16,627 / 2,000 = 8.46 tons per year

- ✓ The proposed Fifth Avenue Square townhomes project will add **8.46 tons** of waste per year to the current demand. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2048, thus, meeting concurrency.

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.
- ☐ Not applicable
- ☒ Meets intent of standard
- ☐ Does not meet intent

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.
- ☒ Not applicable
- ☐ Meets intent of standard
- ☐ Does not meet intent

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ISSUED FOR :
SPA 10-01-19
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA ROBERT G. CURRIE AR0004964 REGISTERED ARCHITECT
ROBERT G. CURRIE
FLORIDA REGISTRATION #AR0004964

PROJECT TITLE
PHG DELRAY

202 N. Federal Hwy.
Delray Beach, FL

REVISIONS

NUM.	DESCRIPTION	DATE

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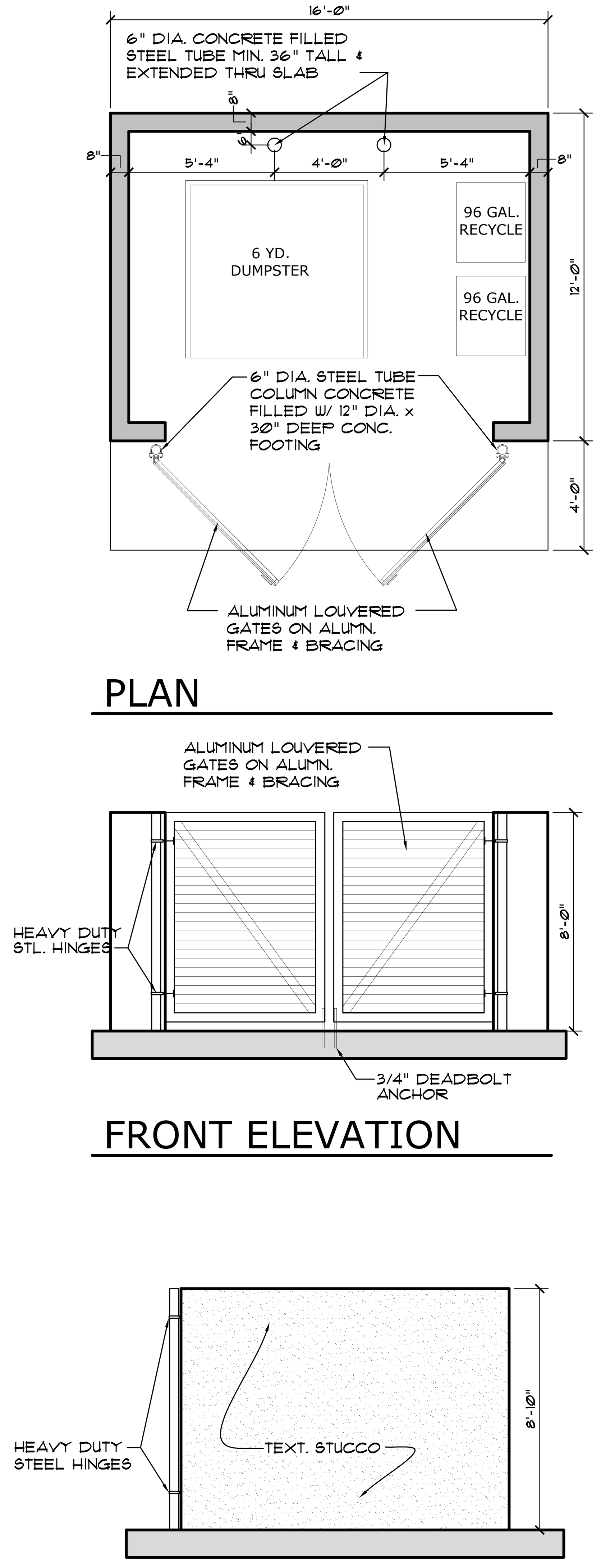
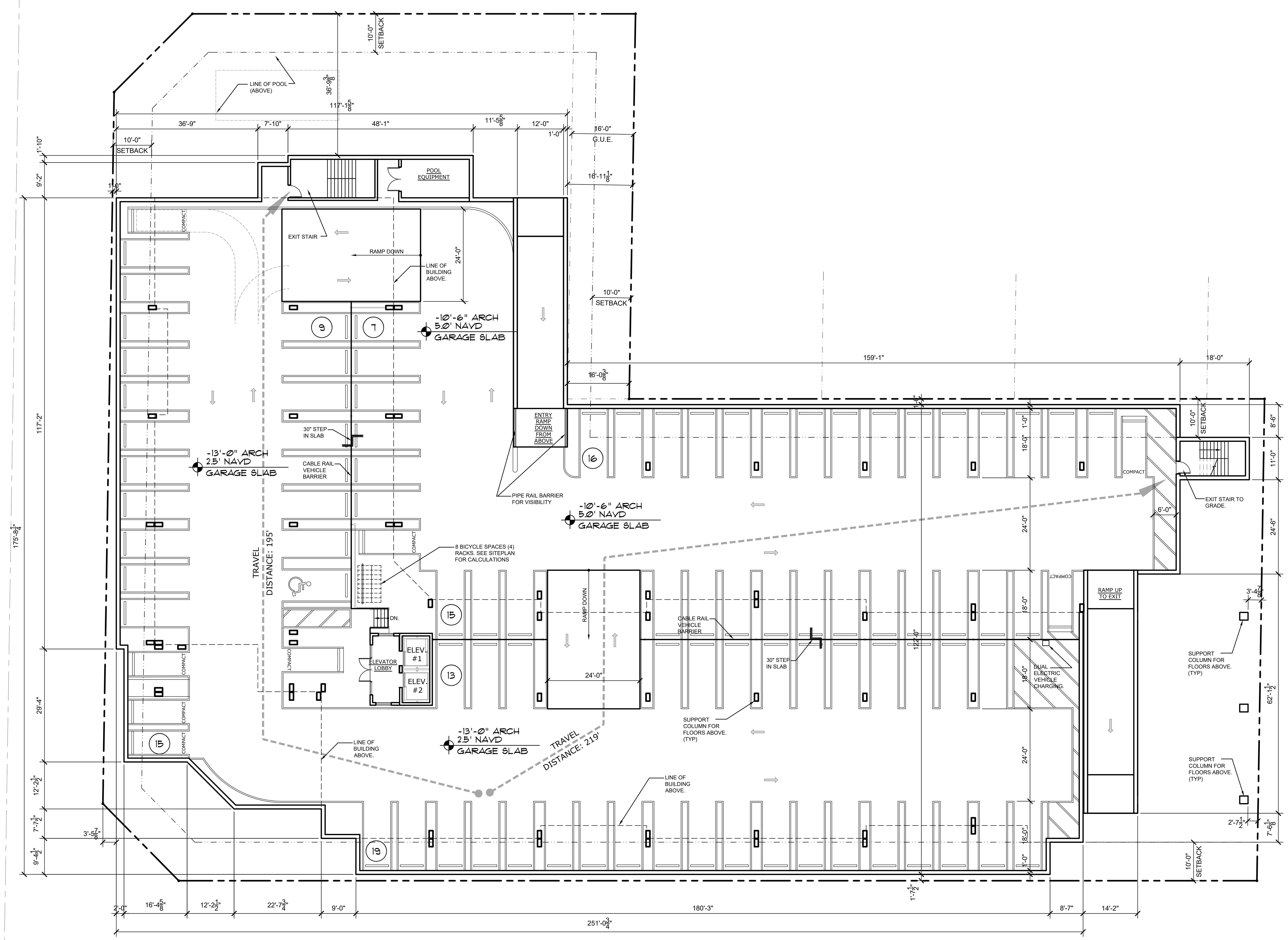
SPRAB RE-SUBMITTAL

DRAWING TITLE
SOUTHEAST VIEW

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A0.00



2 A1.00 DUMPSTER DETAIL
SCALE: 1/4"=1'-0"



1 A1.00 PROPOSED LOWER LEVEL PARKING PLAN - 94 SPACES

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

GRAPHIC SCALE

8 0 8 32
4 4 16

AREA CALCULATIONS

PARKING LEVEL:	
PARKING	37,790 S.F.
LOBBY	155 S.F.
ENTRY RAMP	719 S.F.
EXIT RAMP	874 S.F.
TOTAL AREA:	39,538 S.F.

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NE 5TH AVENUE
DELRAY BEACH, FL 33483

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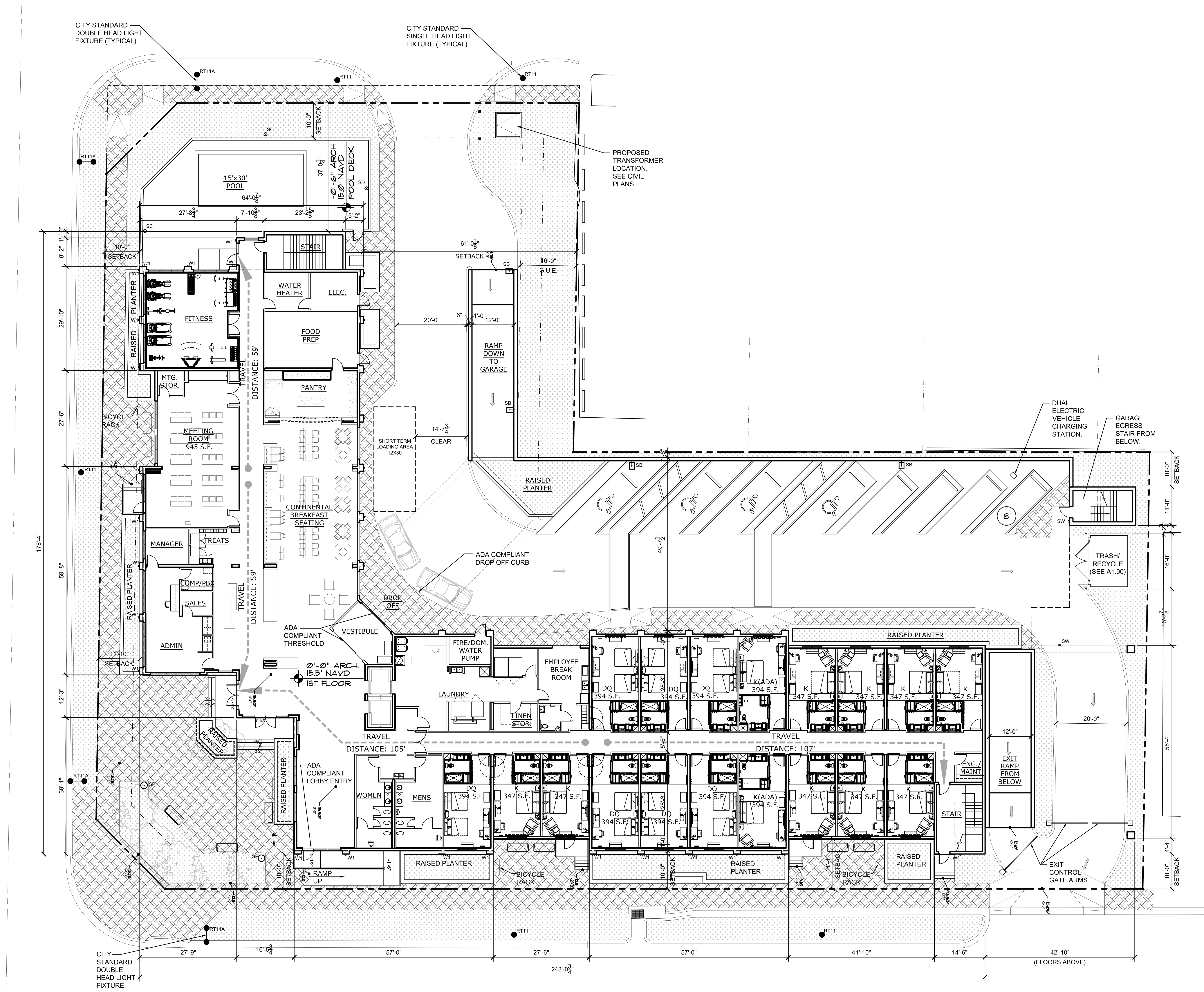
DRAWING TITLE
LOWER LEVEL PARKING PLAN

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A1.00



1 A1.01 PROPOSED FIRST FLOOR PLAN

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

GRAPHIC SCALE
8 0 8 32
4 4 16

BUILDING CODE DATA

BUILDING CODE:	2017 FBC (6TH EDITION)
OCCUPANCY TYPE:	R-1 AND S-2 (MIXED USE)
CONSTRUCTION TYPE:	II-B (SPRINKLERED)
MAX. ALLOW. HEIGHT ABV. GRADE PLANE:	75'-0" (PROPOSED =46'-0")
MAX. STORIES ABV. GRADE PLANE:	5 (PROPOSED =4)
MAX. ALLOW. AREA PER FLOOR:	48,000 S.F. (R-1)
	78,000 S.F. (S-2)
MAX. TRAVEL DISTANCE TO EXIT:	(R-1) = 250'
	(S-2) = 400'

BUILDING AREA CALCULATIONS

PARKING LEVEL	39,538 S.F.
1ST FLOOR	19,037 S.F.
2ND FLOOR	20,880 S.F.
3RD FLOOR	20,880 S.F.
4TH FLOOR	18,255 S.F.
4TH BALCONIES	2,837 S.F.
ROOF	18,762 S.F.
TOTAL BUILDING:	140,189 S.F.

1ST FLOOR EXTERIOR STRUCTURAL SLAB

ADJ. TO ROADWAYS	4,964 S.F.
WESTERN PARKING/DRIVE	12,566 S.F.
TOTAL BUILDING:	17,530 S.F.

OVERALL ROOM COUNT

GUESTROOMS:	
1ST FLOOR	18
2ND FLOOR	46
3RD FLOOR	46
4TH FLOOR	33
TOTAL ROOMS:	143

ROOM COUNT

FIRST FLOOR	
DOUBLE QUEEN [394 S.F.]	=07
KING [347 S.F.]	=09
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=18

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DRAWING TITLE

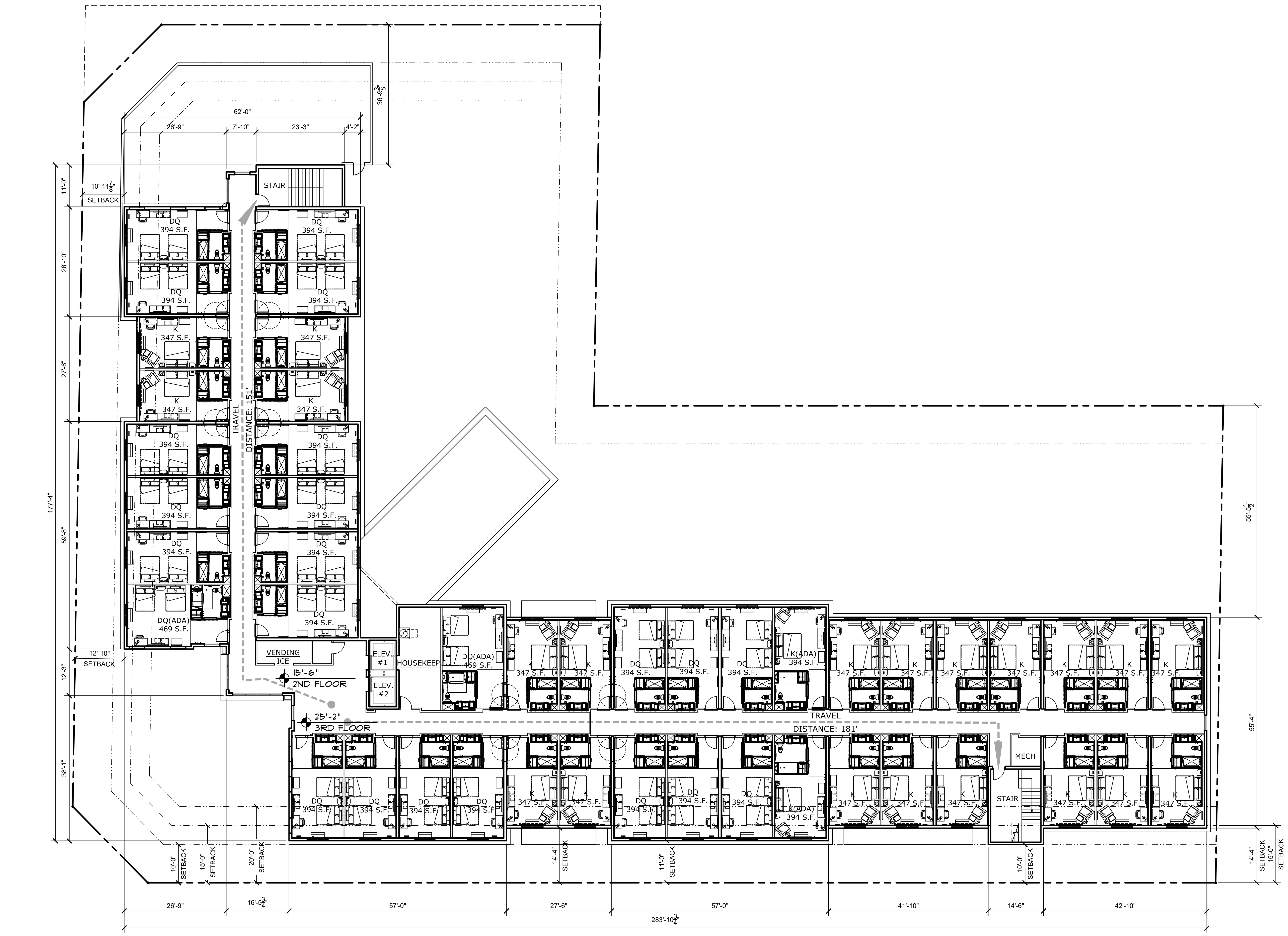
PROPOSED FIRST FLOOR PLAN

DATE	DRAWN BY
09/27/19	KAB

JOB NUMBER
181201

DRAWING NUMBER

A1.01



ROOM COUNT

2ND FLOOR	
DOUBLE QUEEN [394 S.F.]	=21
KING [347 S.F.]	=21
DOUBLE QUEEN(ADA) [469 S.F.]	=02
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=46

3RD FLOOR	
DOUBLE QUEEN [394 S.F.]	=21
KING [347 S.F.]	=21
DOUBLE QUEEN(ADA) [469 S.F.]	=02
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=46

1 / A1.02 TYPICAL SECOND AND THIRD FLOOR PLAN

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

GRAPHIC SCALE

8 0 8 32
4 4 16

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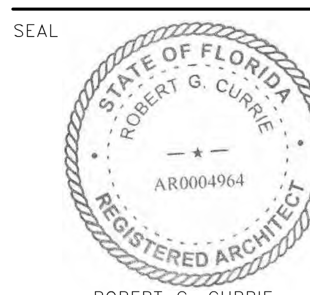

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DRAWING TITLE

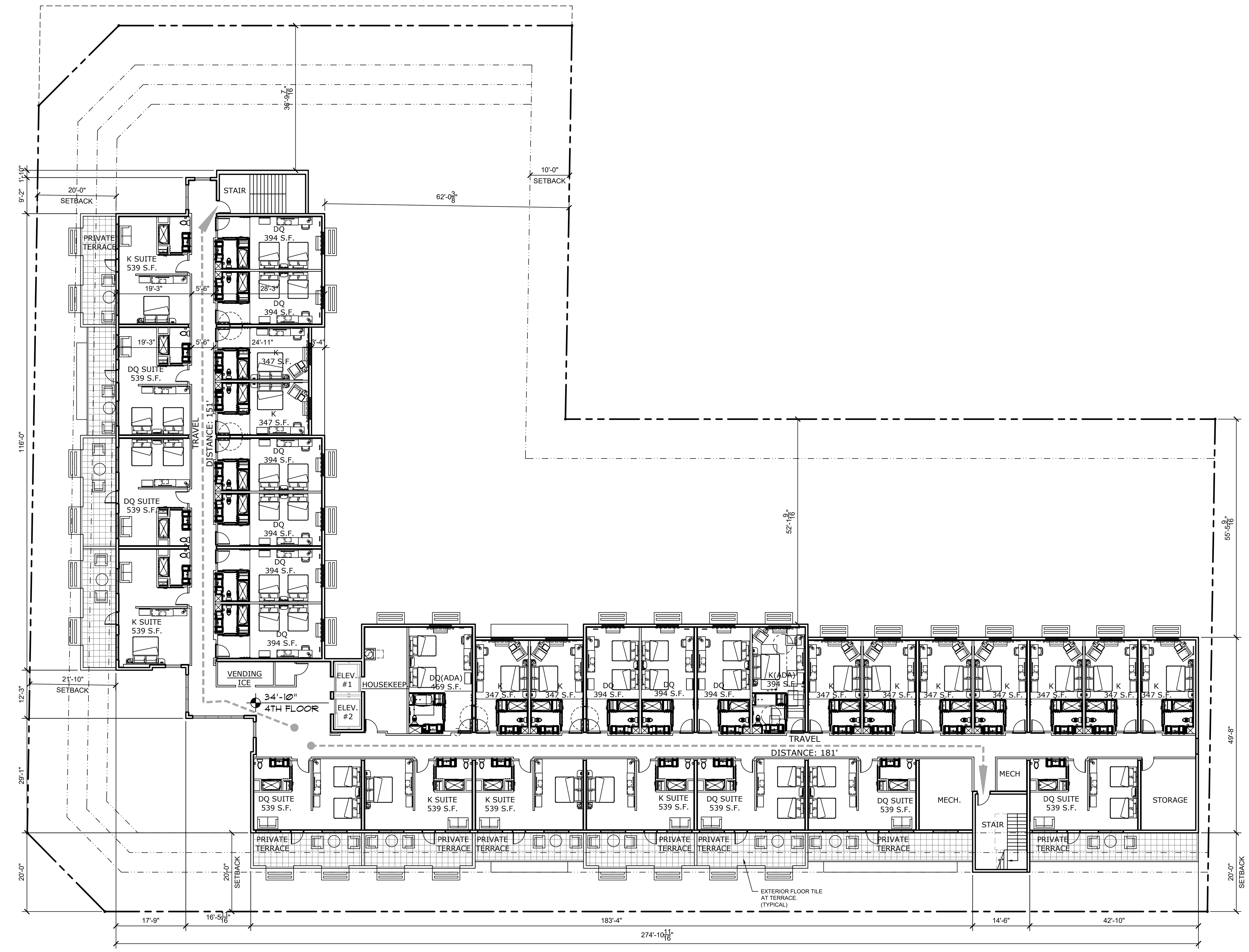
TYPICAL SECOND AND THIRD FLOOR PLAN

DATE 09/27/19 | DRAWN BY KAB

JOB NUMBER 181201

DRAWING NUMBER

A1.02



ROOM COUNT

DOUBLE QUEEN [394 S.F.]	=09
KING [347 S.F.]	=11
DOUBLE QUEEN(ADA) [469 S.F.]	=01
KING (ADA) [394 S.F.]	=01
KING SUITE [539 S.F.]	=05
DBL. QUEEN SUITE [539 S.F.]	=06
TOTAL ROOMS	=33

1
A1.03
FOURTH FLOOR PLAN

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

GRAPHIC SCALE
8 0 8 32
4 4 16

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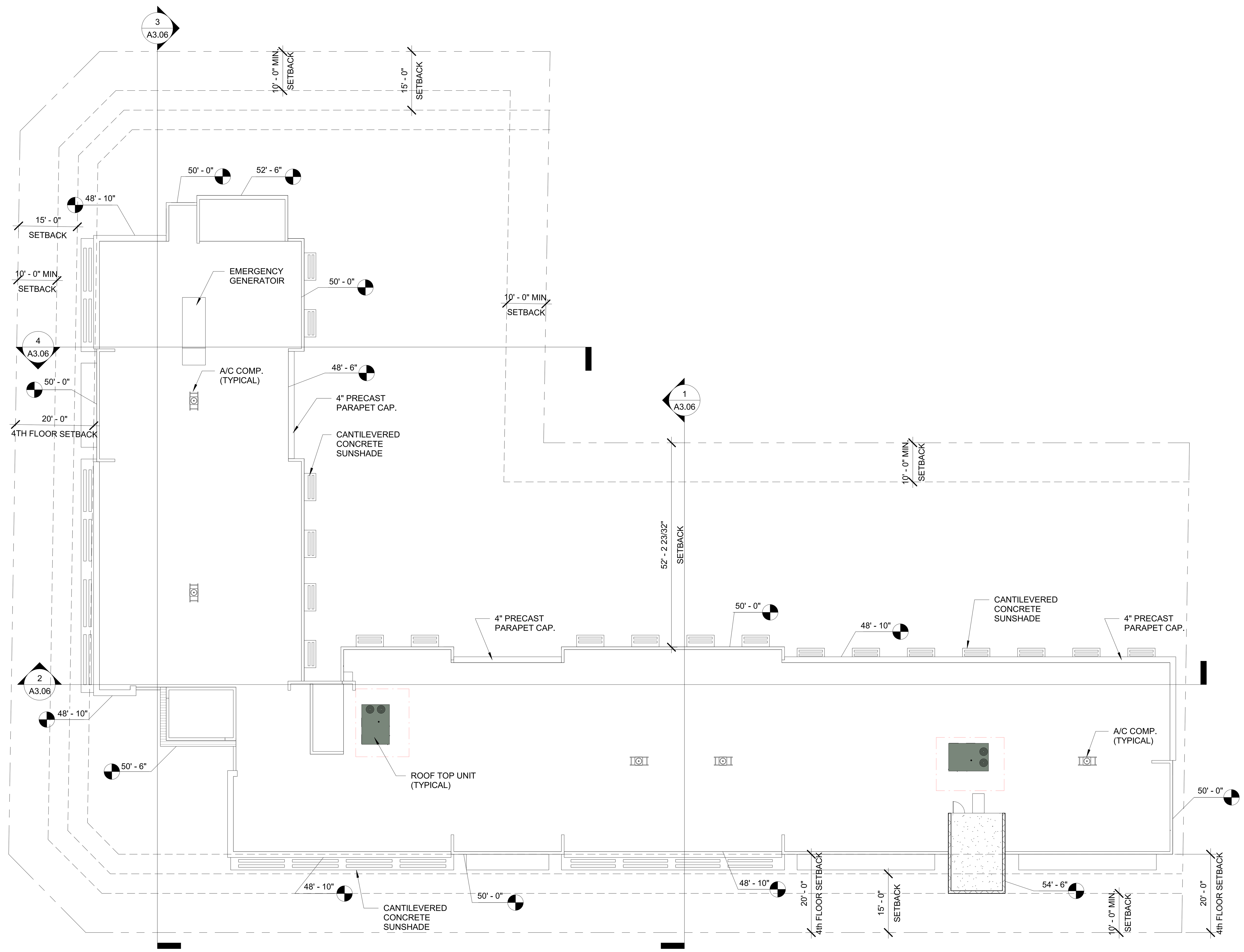
DRAWING TITLE
FOURTH FLOOR PLAN

DATE 09/27/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A1.03



1 A1.04 ROOF PLAN
1/16" = 1'-0"

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SPRAB RE-SUBMITTAL

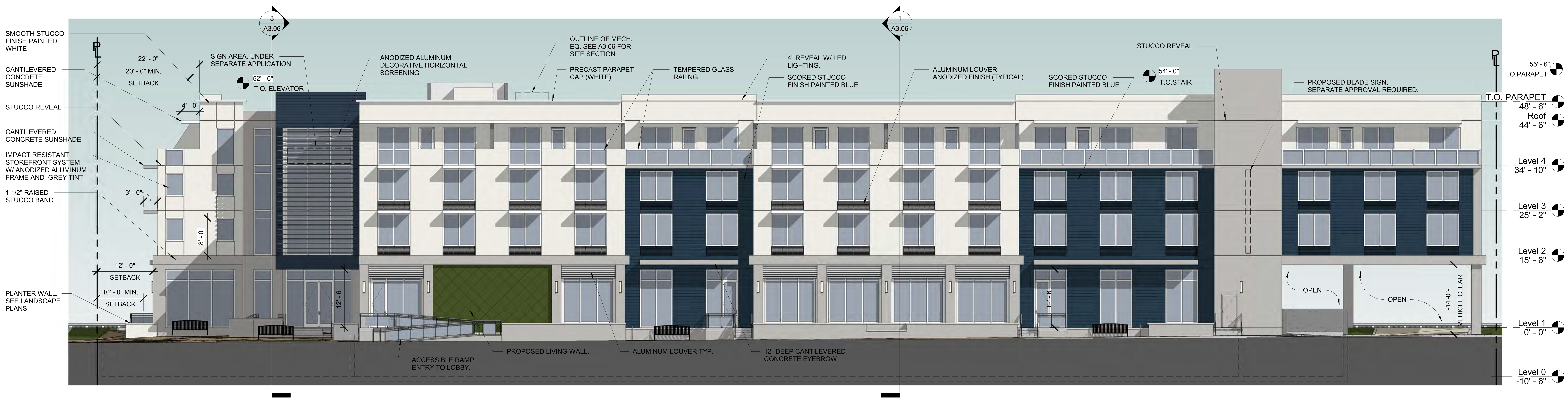
DRAWING TITLE
ROOF PLAN

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A1.04

COLOR LEGEND

COLOR	MATERIAL
	ACCENT COLOR SHERWIN WILLIAMS #SW6244 NAVAL
	BASE/BODY COLOR: SHERWIN WILLIAMS #SW7668 MARCH WIND
	BODY COLOR: SHERWIN WILLIAMS #SW7005 PURE WHITE
	GLAZING: GRAY TINT NON REFLECTIVE GLASS
	ANODIZED ALUMINUM LOUVERS, STOREFRONT FRAMES, ANODIZED HORIZONTAL SCREENING

2 SOUTH ELEVATION - NE 2ND STREET
A3.01 3/32" = 1'-0"



1 EAST ELEVATION - N. FEDERAL HIGHWAY
A3.01 3/32" = 1'-0"

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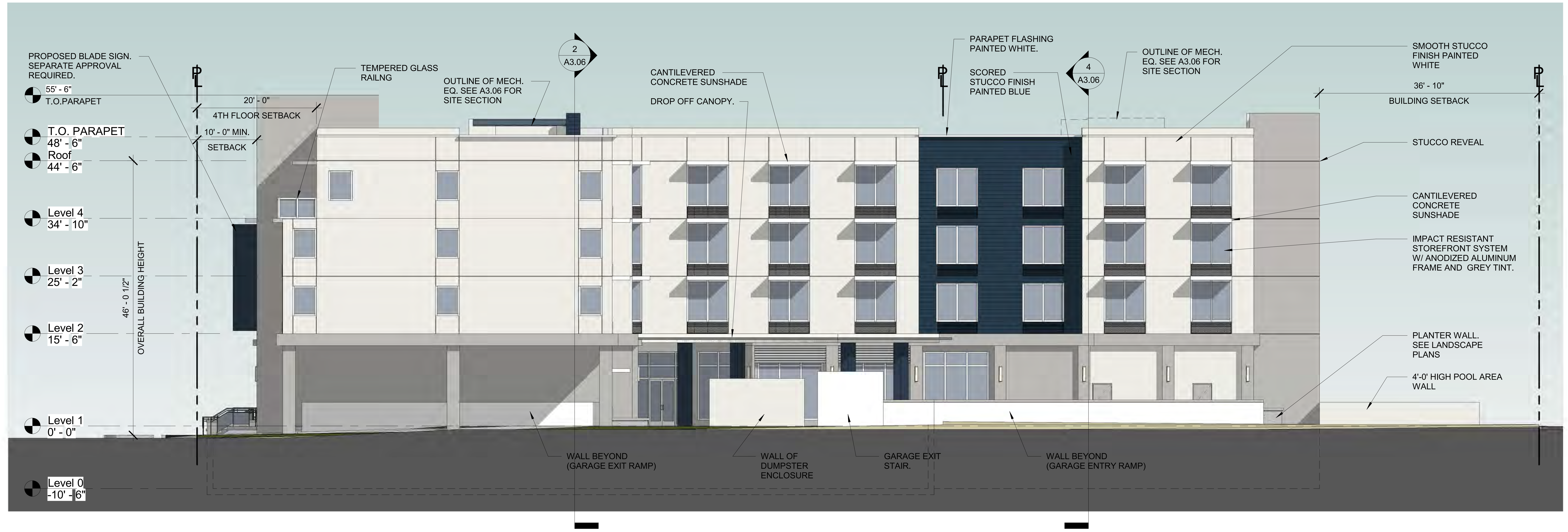
DRAWING TITLE
EXTERIOR ELEVATIONS

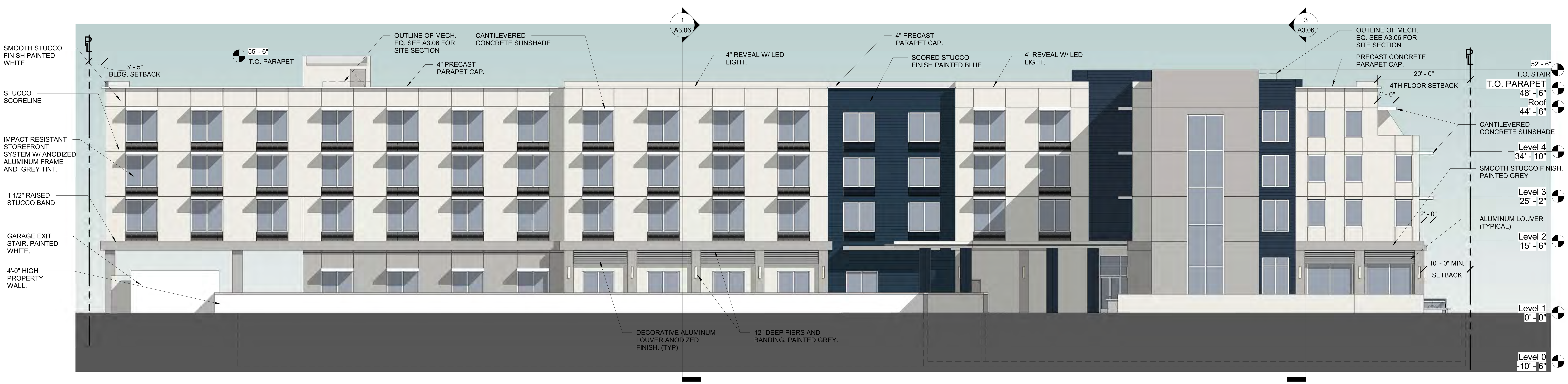
DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.01

COLOR LEGEND

COLOR	MATERIAL
	ACCENT COLOR SHERWIN WILLIAMS #SW6244 NAVAL
	BASE/BODY COLOR: SHERWIN WILLIAMS #SW7668 MARCH WIND
	BODY COLOR: SHERWIN WILLIAMS #SW7005 PURE WHITE
	GLAZING: GRAY TINT NON REFLECTIVE GLASS
	ANODIZED ALUMINUM LOUVERS, STOREFRONT FRAMES, ANODIZED HORIZONTAL SCREENING



2 A3.02 NORTH ELEVATION
3/32" = 1'-0"



1 A3.02 WEST ELEVATION - NE 4TH AVENUE
3/32" = 1'-0"

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DRAWING TITLE
EXTERIOR ELEVATIONS

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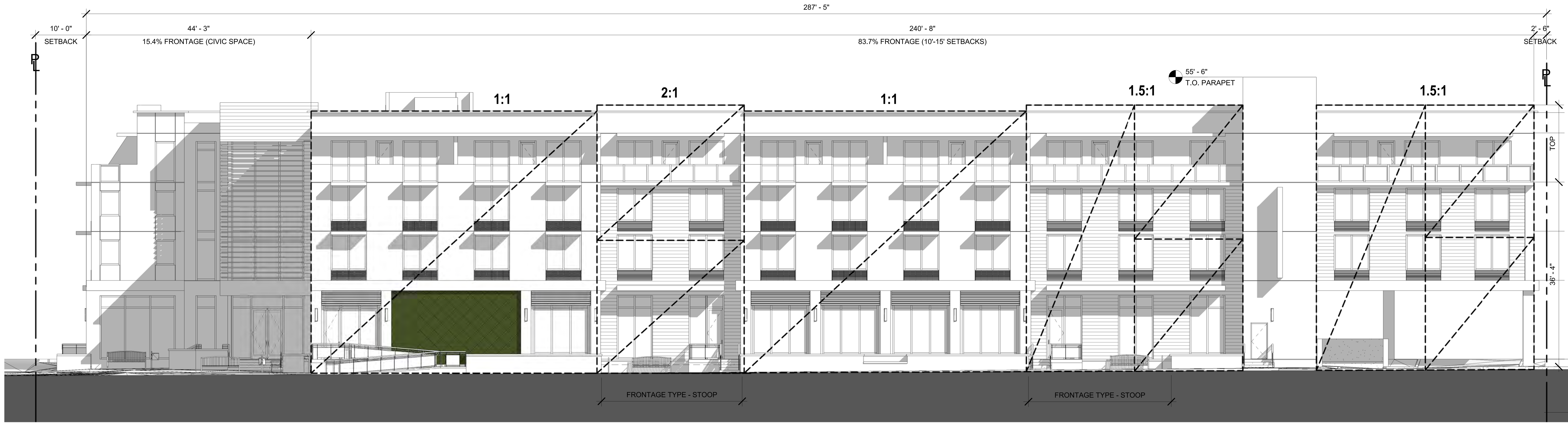
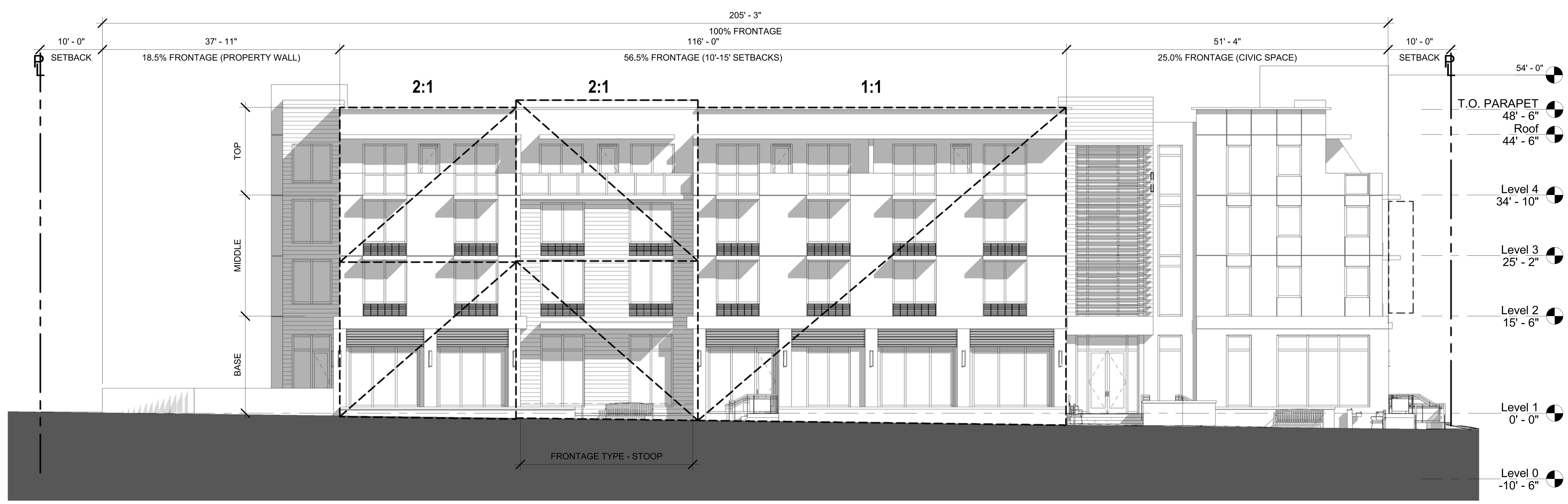
DRAWING NUMBER
A3.02



1 EAST SIDE FRONTAGE DIAGRAM
A3.03 3/32" = 1'-0"



2 SOUTH ELEVATION - NE 2ND STREET
A3.03 3/32" = 1'-0"

ARCHITECTURAL STANDARDS

THIS PROJECT DESIGN PROPOSED IS MASONRY MODERN IN CONJUNCTION WITH FRONTAGE TYPE - STOOP .

THE ELEVATIONS EXHIBIT THE MASONRY MODERN ARCHITECTURAL STYLE BY PROVIDING:

- PARPAPET WALLS OF STUCCO AND GLASS AT THE 4TH FLOOR TERRACES
- CANTILEVERED CONCRETE SUNSHADE COMPONENTS WITH VOIDS, ILLUSTRATING CARVED ELEMENTS
- WINDOW PROPORTIONS ARE VERTICAL
- DECORATIVE METAL PANELS AT WINDOW BASES ON UPPER FLOORS
- CLEARLY IDENTIFIABLE ENTRANCE VIA CIVIC SPACE
- GEOMETRIC FORMS TO SHOW VOLUMETRIC LAYOUT
- PRIMARY FINISHES ARE STUCCO AND GLASS
- ESTABLISHED BASE, MIDDLE AND TOP
- RECESSED AREAS WITH CONTRASTING COLOR TO REINFORCE MOVEMENT IN THE FACADES.

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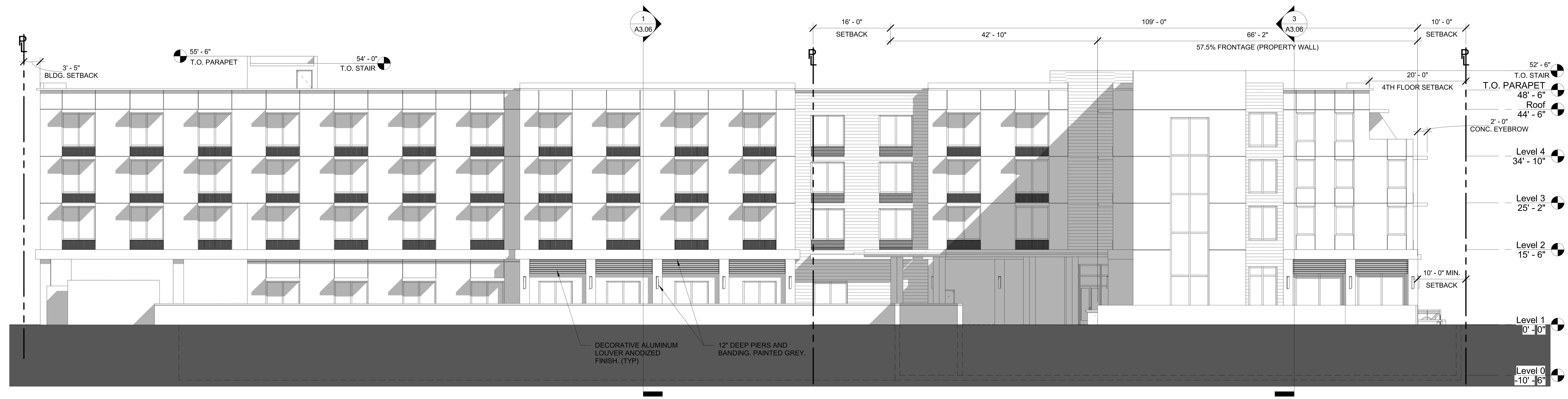
SPRAB RE-SUBMITTAL

DRAWING TITLE
FRONTAGE DIAGRAMS

DATE	DRAWN BY
10/01/19	KAB

JOB NUMBER
181201

DRAWING NUMBER
A3.03



1 A3.04 WEST ELEVATION - NE 4TH AVENUE
3/32" = 1'-0"

ARCHITECTURAL STANDARDS

THIS PROJECT DESIGN PROPOSED IS MASONRY MODERN IN CONJUNCTION WITH FRONTAGE TYPE - STOOP .

THE ELEVATIONS EXHIBIT THE MASONRY MODERN ARCHITECTURAL STYLE BY PROVIDING:

- PARPAPET WALLS OF STUCCO AND GLASS AT THE 4TH FLOOR TERRACES
- CANTILEVERED CONCRETE SUNSHADE COMPONENTS WITH VOIDS, ILLUSTRATING CARVED ELEMENTS
- WINDOW PROPORTIONS ARE VERTICAL
- DECORATIVE METAL PANELS AT WINDOW BASES ON UPPER FLOORS
- CLEARLY IDENTIFIABLE ENTRANCE VIA CIVIC SPACE
- GEOMETRIC FORMS TO SHOW VOLUMETRIC LAYOUT
- PRIMARY FINISHES ARE STUCCO AND GLASS
- ESTABLISHED BASE, MIDDLE AND TOP
- RECESSED AREAS WITH CONTRASTING COLOR TO REINFORCE MOVEMENT IN THE FACADES.

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ISSUED FOR :
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PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA ROBERT G. CURRIE AR0004964 REGISTERED ARCHITECT
ROBERT G. CURRIE
FLORIDA REGISTRATION #AR0004964

PROJECT TITLE
PHG DELRAY

202 N. Federal Hwy.
Delray Beach, FL

REVISIONS

NUM.	DESCRIPTION	DATE

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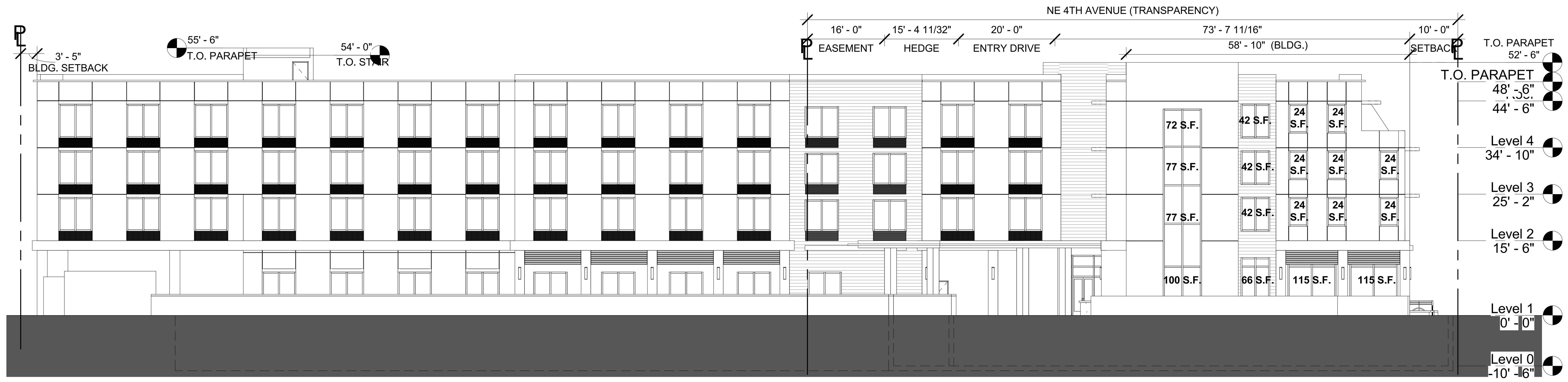
SPRAB RE-SUBMITTAL

DRAWING TITLE
FRONTAGE DIAGRAMS

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.04



3 WEST ELEVATION - NE 4TH AVENUE
A3.05 1/16" = 1'-0"

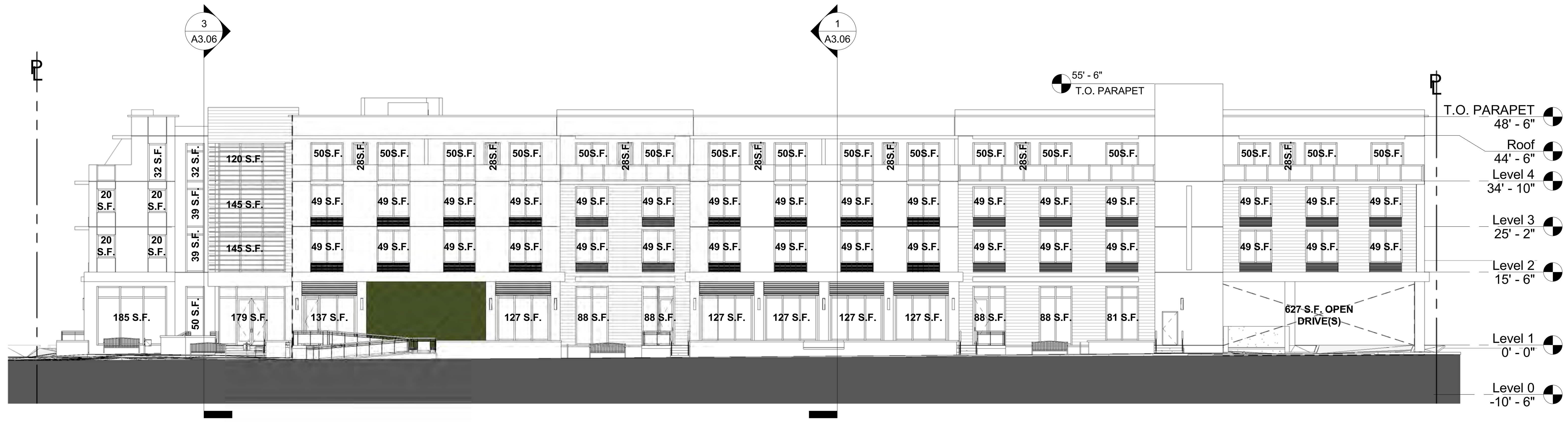
TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 912 S.F. WALL AREA = 396 S.F. TRANS. AREA (43.4%)
2ND FLOOR AREA	= 569 S.F. WALL AREA = 191 S.F. TRANS. AREA (33.5%)
3RD FLOOR AREA	= 569 S.F. WALL AREA = 191 S.F. TRANS. AREA (33.5%)
4TH FLOOR AREA	= 569 S.F. WALL AREA = 167 S.F. TRANS AREA (29.3%)

2 SOUTH SIDE TRANSPARENCY DIAGRAM
A3.05 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 2,736 S.F. WALL AREA = 1,382 S.F. TRANS. AREA (50.5%)
2ND FLOOR AREA	= 1,706 S.F. WALL AREA = 653 S.F. TRANS. AREA (38.2%)
3RD FLOOR AREA	= 1,706 S.F. WALL AREA = 653 S.F. TRANS. AREA (38.2%)
4TH FLOOR AREA	= 1,706 S.F. WALL AREA = 727 S.F. TRANS AREA (42.6%)



1 EAST SIDE FRONTAGE DIAGRAM
A3.05 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 4,407 S.F. WALL AREA = 2,246 S.F. TRANS. AREA (50.9%)
2ND FLOOR AREA	= 2,749 S.F. WALL AREA = 1,027 S.F. TRANS. AREA (37.3%)
3RD FLOOR AREA	= 2,749 S.F. WALL AREA = 1,027 S.F. TRANS. AREA (37.3%)
4TH FLOOR AREA	= 2,749 S.F. WALL AREA = 1,180 S.F. TRANS AREA (42.9%)

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ROBERT G. CURRIE
FLORIDA REGISTRATION #AR0004964

PROJECT TITLE

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Delray Beach, FL

REVISIONS

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SPRAB RE-SUBMITTAL

DRAWING TITLE

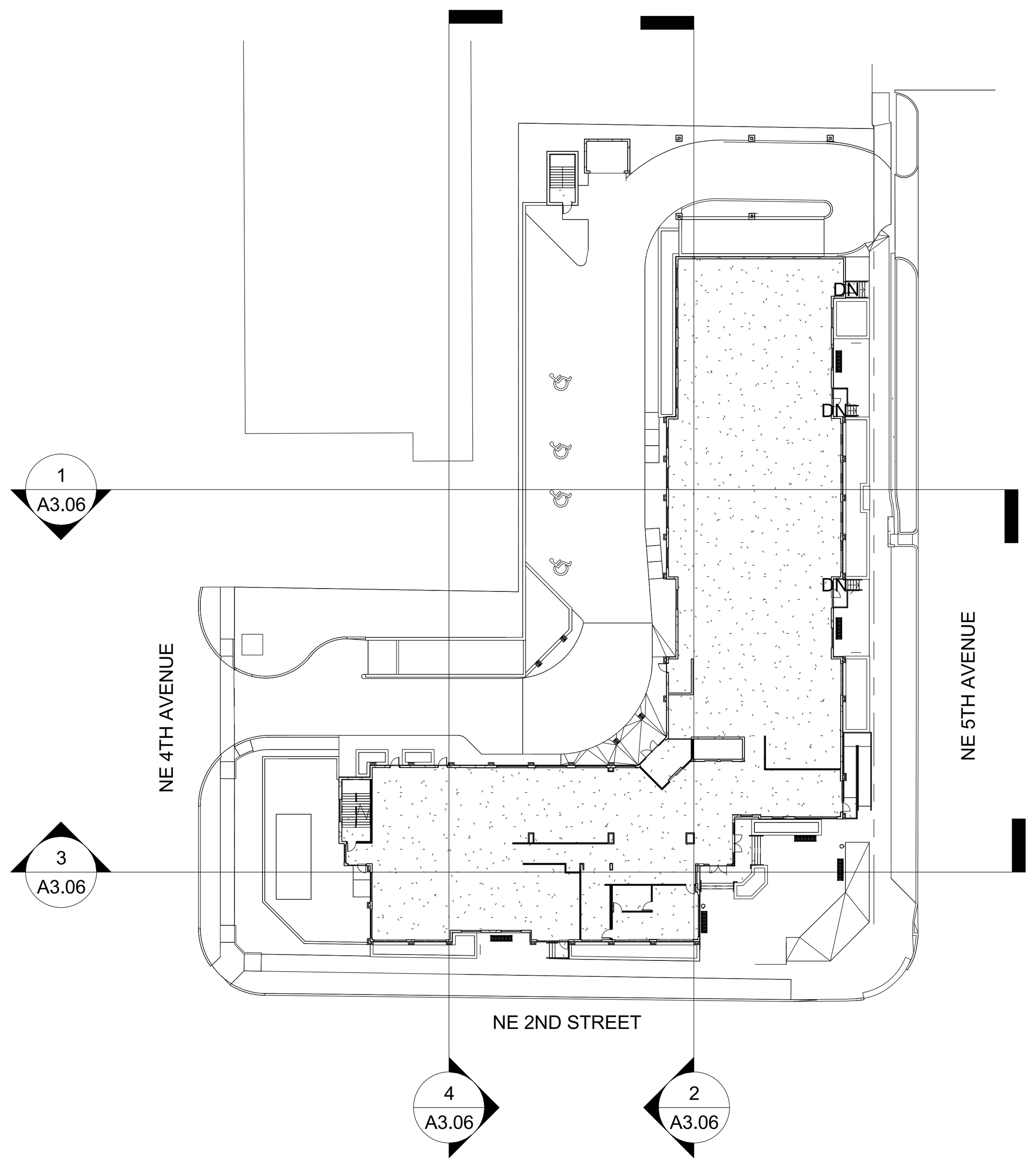
TRANSPARENCY DIAGRAMS

DATE	DRAWN BY
10/01/19	KAB

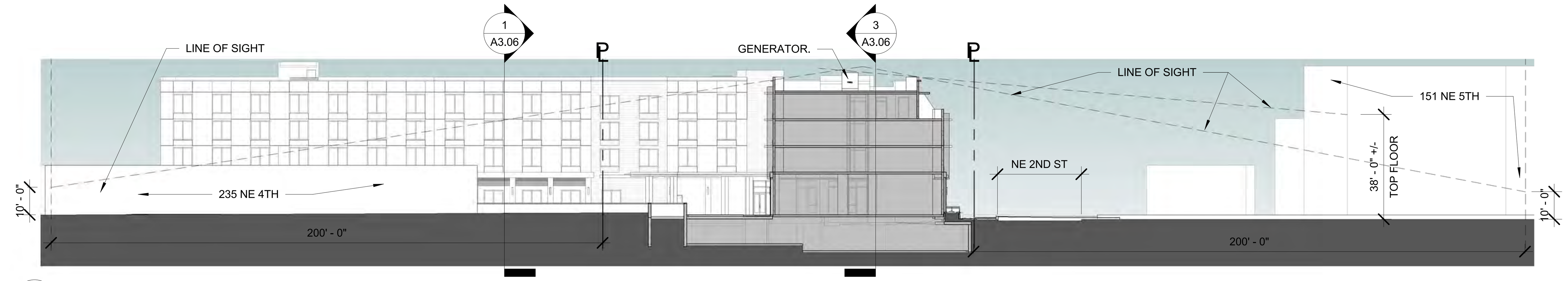
JOB NUMBER
181201

DRAWING NUMBER

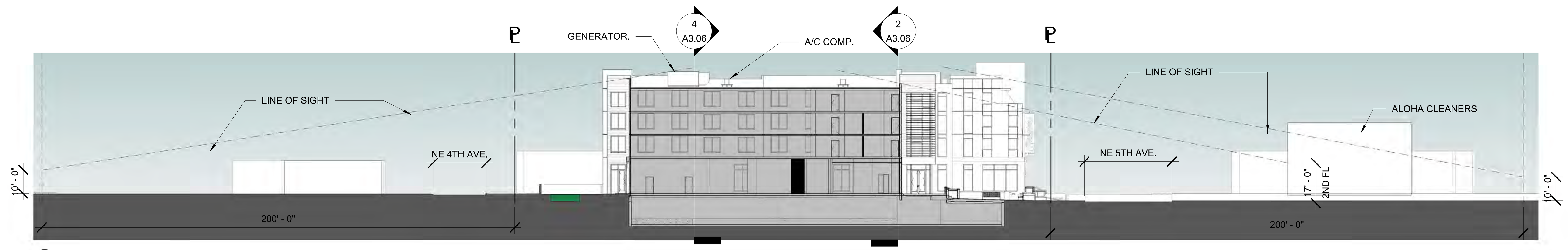
A3.05



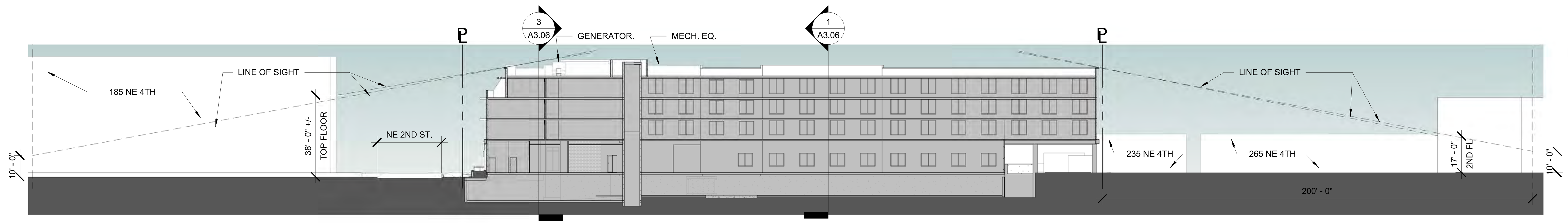
SITE SECTION KEY



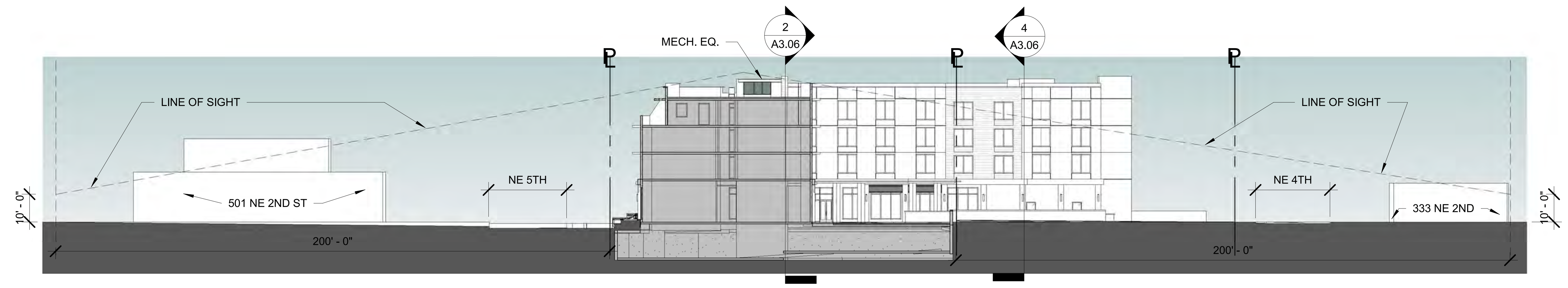
4 A3.06 SITE SECTION D (LOOKING EAST)
1" = 30'-0"



3 A3.06 SITE SECTION C (LOOKING NORTH)
1" = 30'-0"



2 A3.06 SITE SECTION B (LOOKING WEST)
1" = 30'-0"



1 A3.06 SITE SECTION A (LOOKING SOUTH)
1" = 30'-0"

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SPRAB RE-SUBMITTAL

DRAWING TITLE
SITE SECTIONS

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.06

Submitting Agency:	Description: SVPG-140L-800-NW-G2-1R-UNV	Type:
SESCO LIGHTING, FORT LAUDERDALE, 737 Shotgun Rd. Ft. Lauderdale, FL 33326, P: (954) 474-9888, F: (954) 474-9773	Project: HAMPTON DELRAY - #19-1570 Notes: ADVISE FINISH	G, G1,G2

GARDCO by signify

Garage & Canopy

SoftView

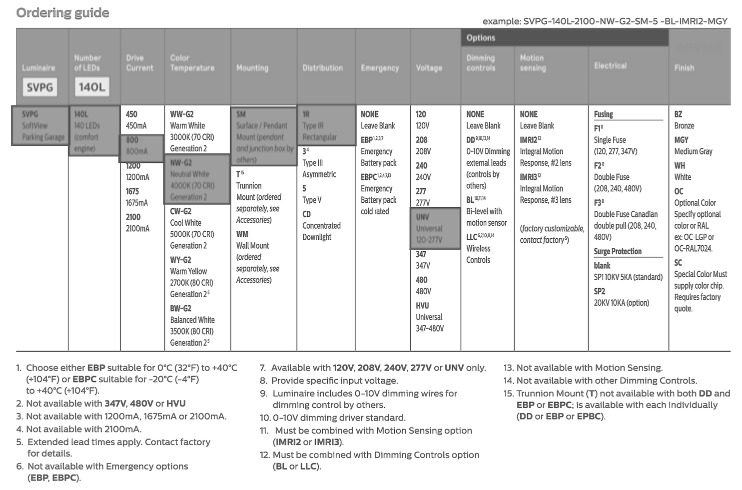
SVPG with comfort optics

Gardco SoftView LED parking garage luminaires feature edge lit technology, providing visual comfort with minimal glare to enhance the user experience. An added uplight feature reduces the cave effect for an increased sense of security. SoftView features multiple optical distributions, lumen packages and mounting options providing you with the ideal solution for your garage lighting needs. Optional emergency battery backup available for path of egress lighting and is integral to the luminaire.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: SVPG-140L-2100-NW-G2-SM-5 -BL-IMRI2-MGY



PGc-1506SS SoftView SS 12/18 page 1 of 7

Submitting Agency:	Description: 121-16L-530-NW-G3-2-UNV	Type:
SESCO LIGHTING, FORT LAUDERDALE, 737 Shotgun Rd. Ft. Lauderdale, FL 33326, P: (954) 474-9888, F: (954) 474-9773	Project: HAMPTON DELRAY - #19-1570 Notes:	W, SW

GARDCO by signify

Wall Mount

LED Wall Sconce

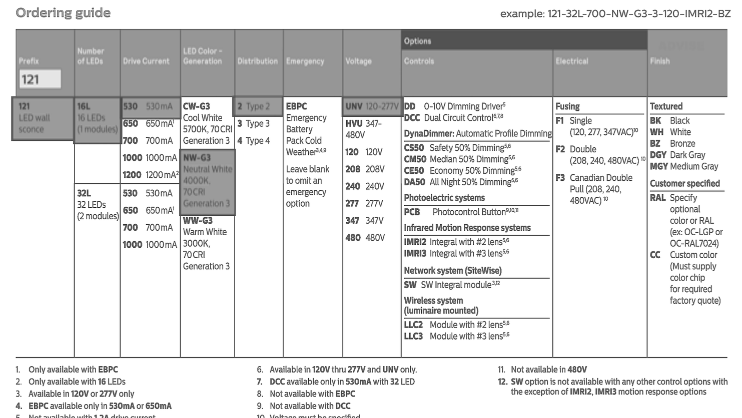
121

Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 10,103 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

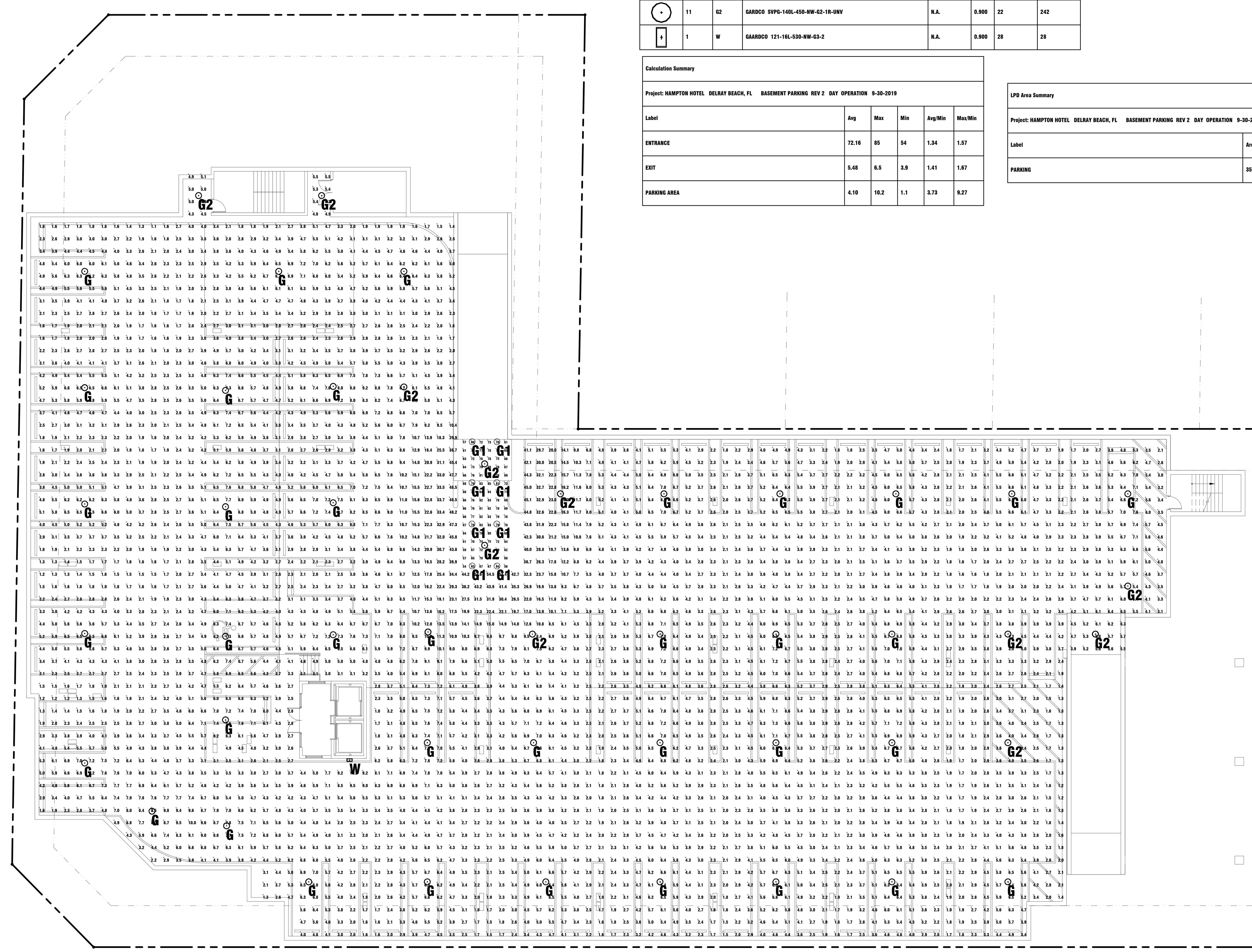
Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: 121-32L-700-NW-G3-3-120-IMRI2-BZ



121_LED_wall_sconce 10/18 page 1 of 7



Luminaire Schedule

Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	37	G	GARDCO SVPG-140L-800-NW-G2-1R-UNV	N.A.	0.900	37	1369
	8	G1	GARDCO SVPG-140L-2100-NW-G2-CD-UNV	N.A.	0.900	95	760
	11	G2	GARDCO SVPG-140L-450-NW-G2-1R-UNV	N.A.	0.900	22	242
	1	W	GAARDCO 121-16L-530-NW-G3-2	N.A.	0.900	28	28

Calculation Summary

Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	72.16	85	54	1.34	1.57
EXIT	5.48	6.5	3.9	1.41	1.67
PARKING AREA	4.10	10.2	1.1	3.73	9.27

LPD Area Summary

Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Label	Area	Total Watts	LPD
PARKING	35693	2399	0.067

1
PH-1d

PARKING LEVEL PHOTOMETRIC PLAN - DAYTIME

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

GRAPHIC SCALE

8 0 8 32
4 4 16

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ROBERT G. CURRIE
FL. REG# AR0004964

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NE 5TH AVENUE
DELRAY BEACH, FL 33483

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DRAWING TITLE
PARKING LEVEL PHOTOMETRIC PLAN - DAY

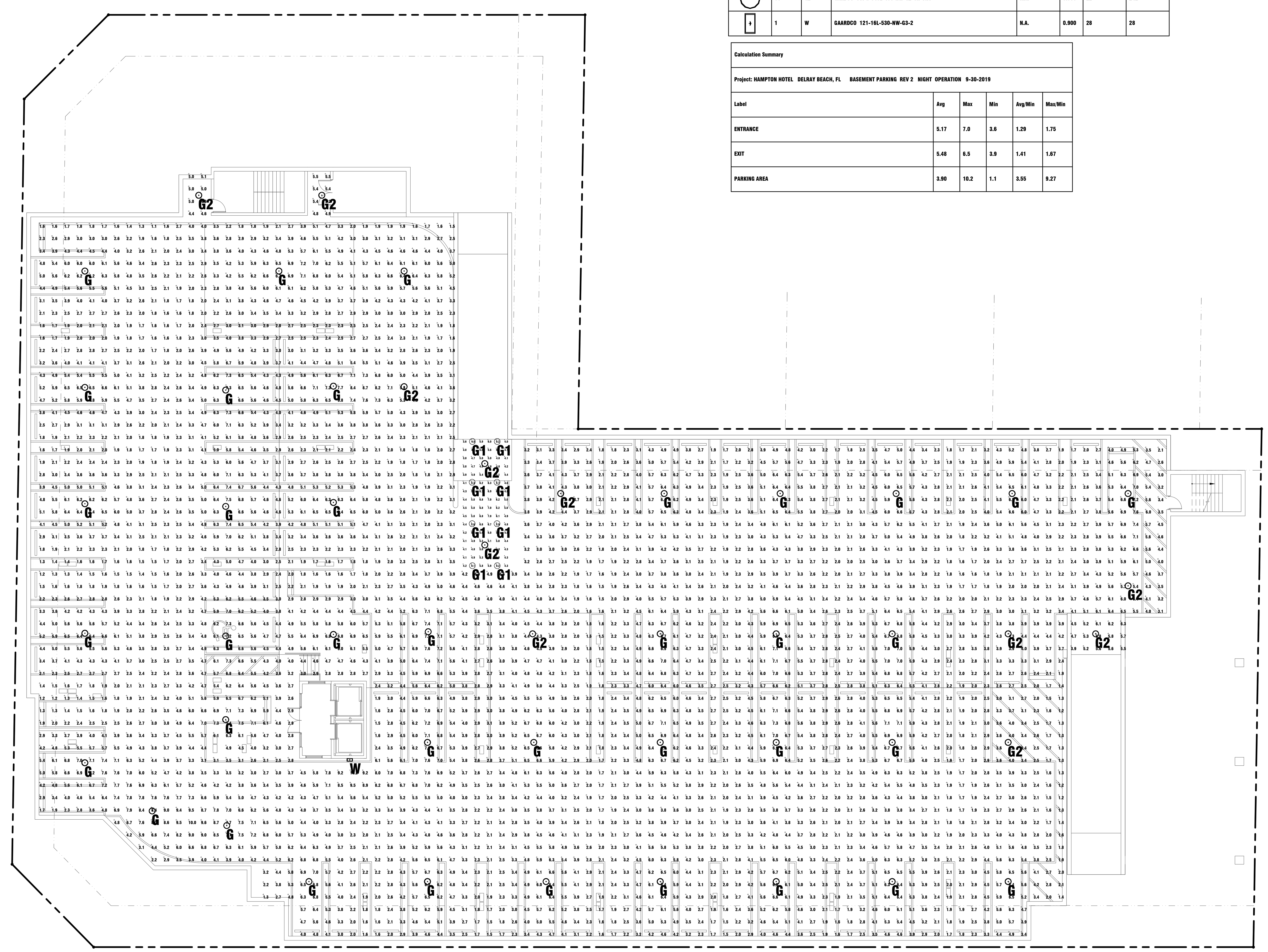
DATE	DRAWN BY
10/01/19	KAB

JOB NUMBER
181201

DRAWING NUMBER
PH-1d

Luminaire Schedule							
Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 NIGHT OPERATION 9-30-2019							
Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	37	G	GARDCO SVPG-140L-800-NW-G2-1R-UNV	N.A.	0.900	37	1369
	8	G1	GARDCO SVPG-140L-2100-NW-G2-CD-UNV OFF AT SUNSET	N.A.	N.A.	N.A.	N.A.
	11	G2	GARDCO SVPG-140L-450-NW-G2-1R-UNV	N.A.	0.900	22	242
	1	W	GAARDCO 121-16L-530-NW-G3-2	N.A.	0.900	28	28

Calculation Summary					
Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 NIGHT OPERATION 9-30-2019					
Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	5.17	7.0	3.6	1.29	1.75
EXIT	5.48	6.5	3.9	1.41	1.67
PARKING AREA	3.90	10.2	1.1	3.55	9.27



1
PH-1n
PARKING LEVEL PHOTOMETRIC PLAN - NIGHT

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

GRAPHIC SCALE
8 0 8 32
4 4 16

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ROBERT G. CURRIE
FL. REG# AR0004964

PROJECT TITLE
PHG DELRAY

NE 5TH AVENUE
DELRAY BEACH, FL 33483

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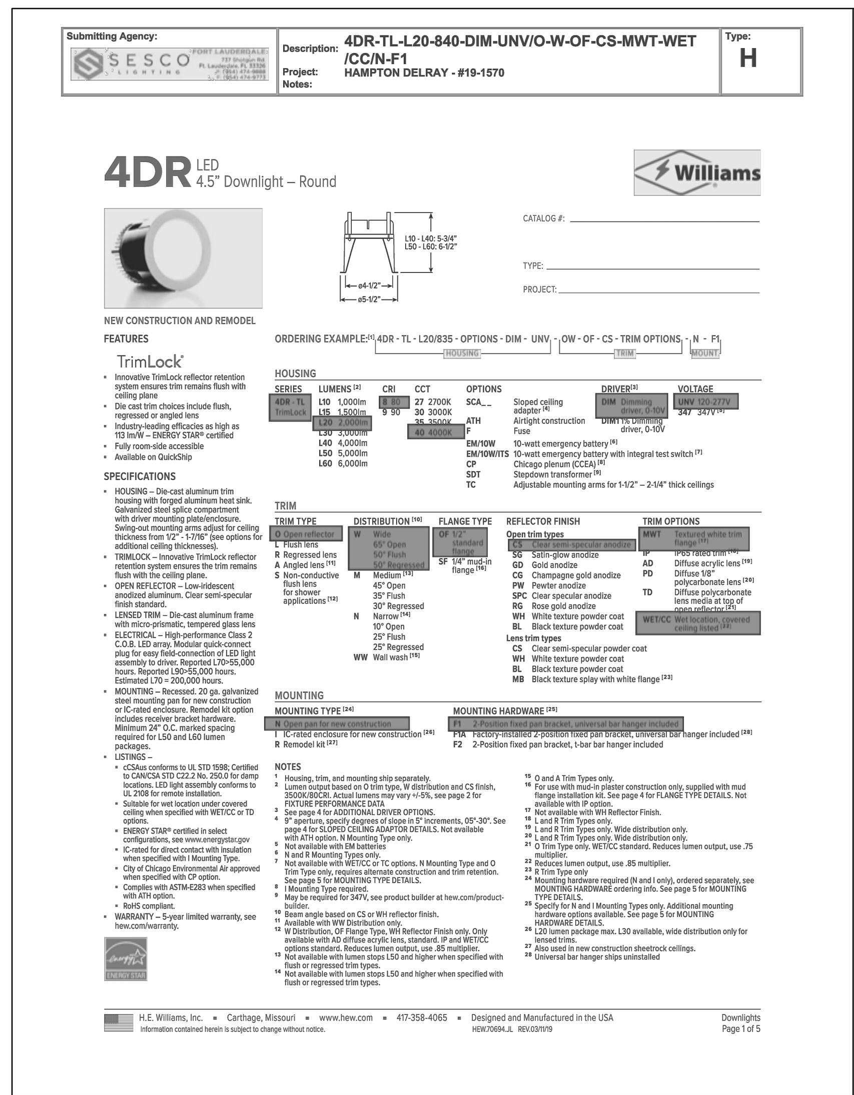
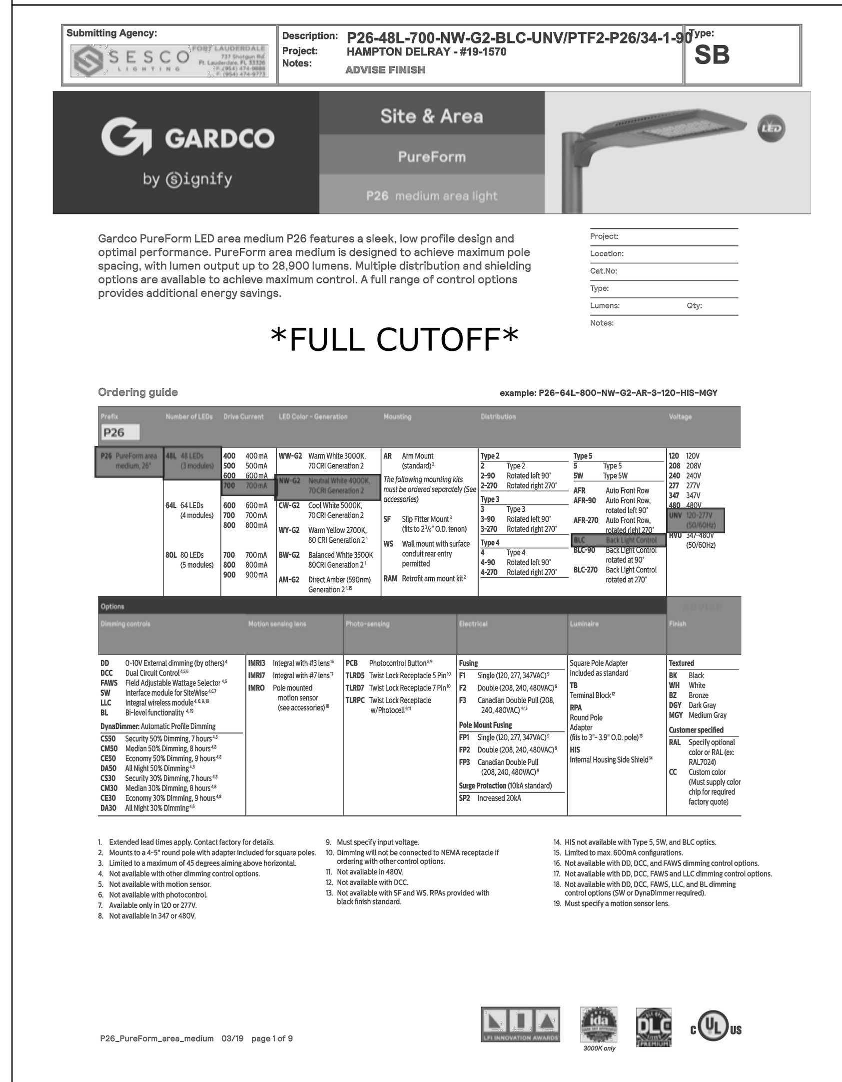
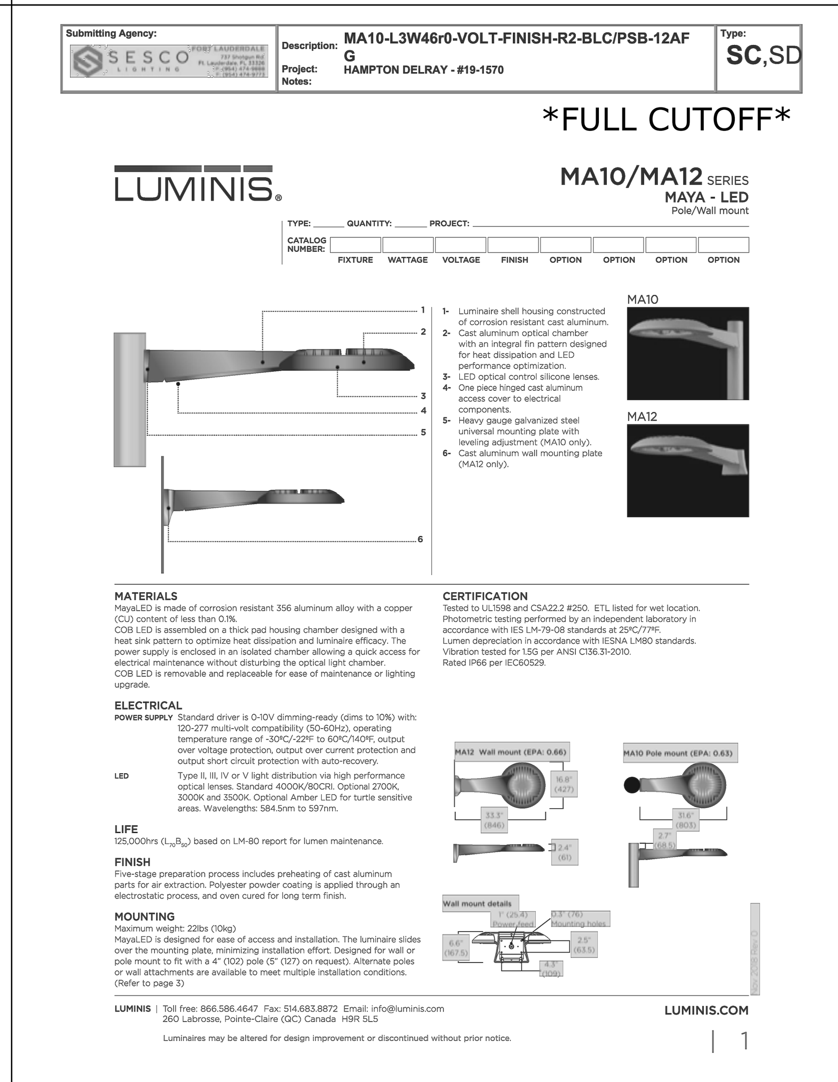
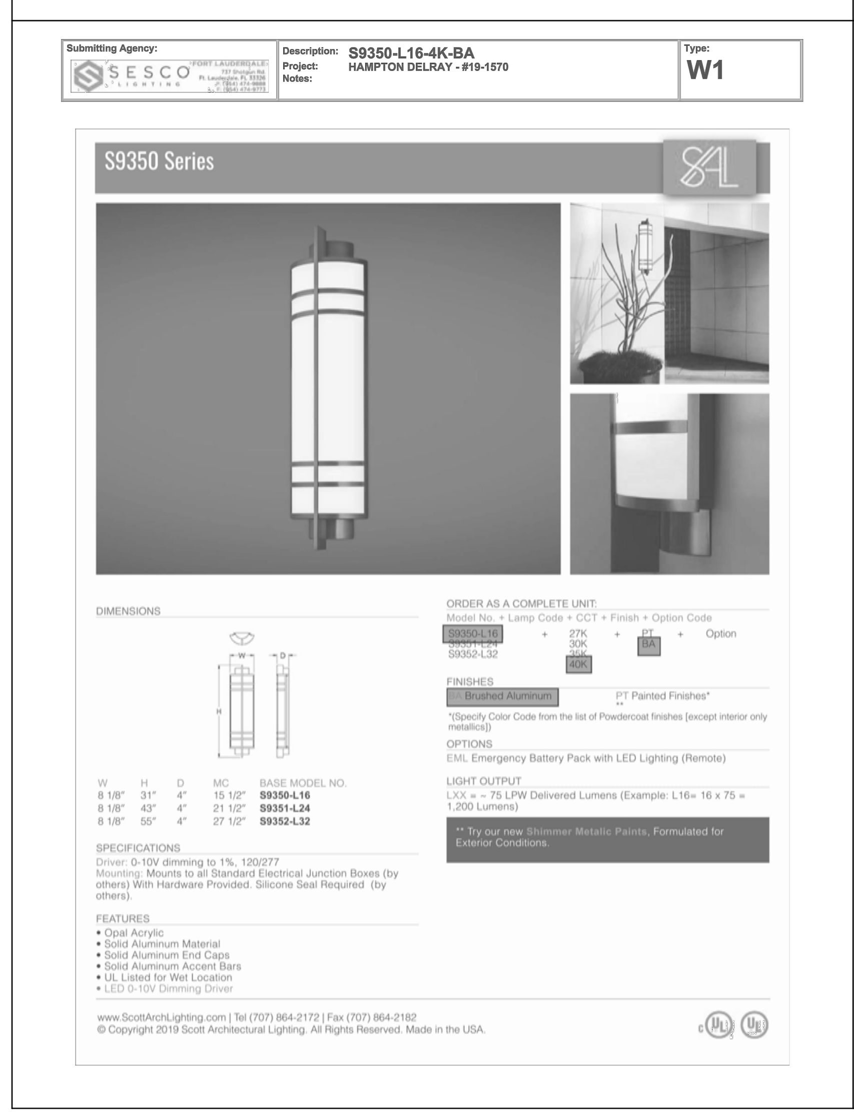
DRAWING TITLE
PARKING LEVEL PHOTOMETRIC PLAN -NIGHT

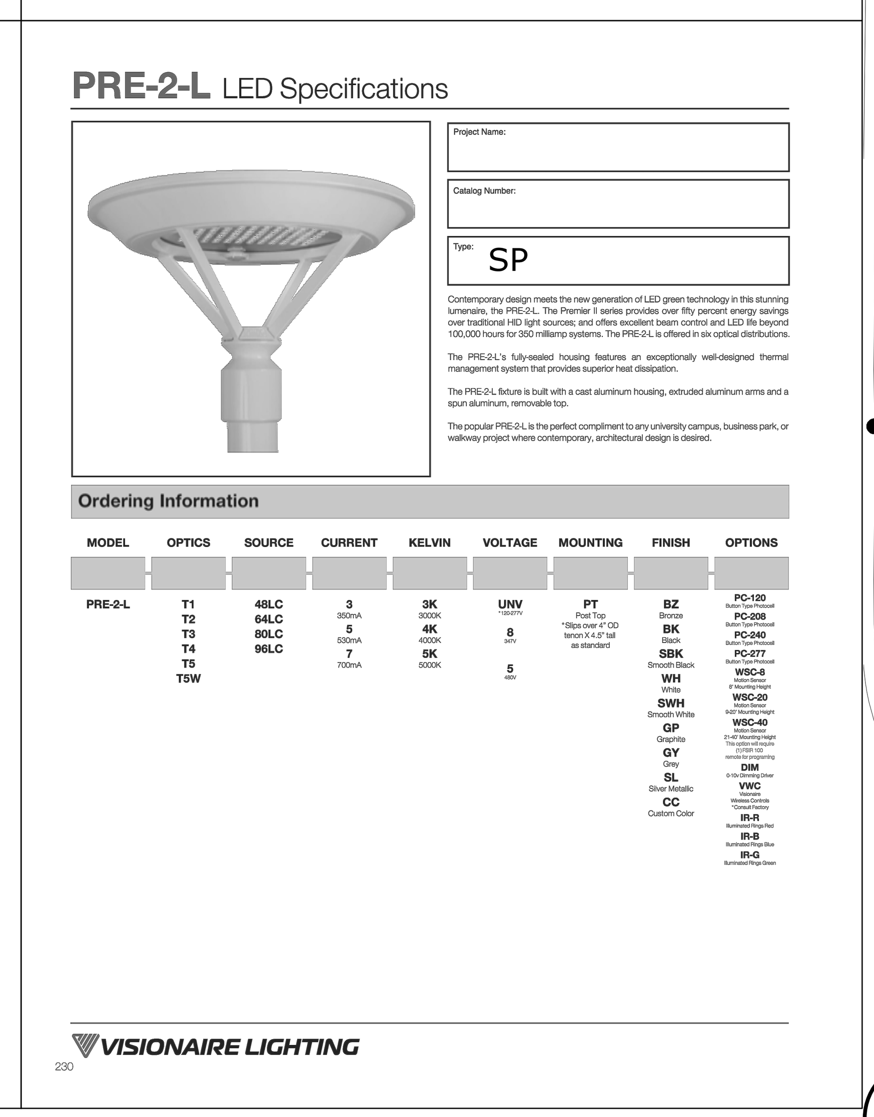
DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
PH-1n





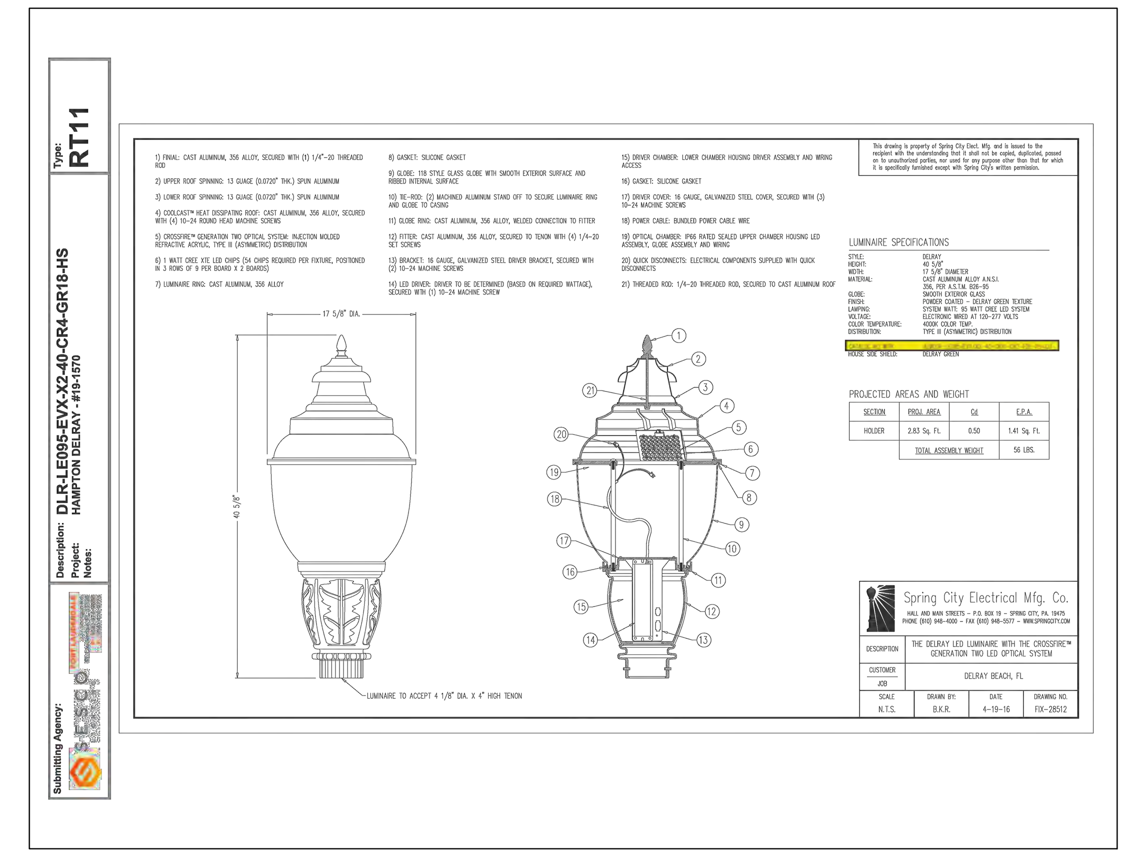






Luminaire Schedule						
Project: HAMPTON HOTEL DELRAY BEACH, FL - SITE - REV4 --- SEP - 25 - 2019						
Symbol	Qty	Label	Description	LLD	Lum. Watts	Total Watts
	10	C	HE WILLIAMS 4DR-TL-L30-835-DIM-UNV-O-W-OF-CS-WET_CC	0.900	28	280
	15	H	4DR-TL-L10-835-DIM-UNV-O-W-OF-CS-WETCC	0.900	9	135
	4	H1	GARDCO SFC-CD-48L-250-NW-G2	0.900	38.3	153.2
	5	RT11	SPRING CITY DLR-LE095_EVX_X2-40 -CR4-GR18-HS	1.000	95	475
	3	RT11A	SPRING CITY DLR-LE095_EVX_X2-40 -CR4-GR18-HS	1.000	95	570
	1	RT11B	EXISITNG CITY STANDARD	1.000	95	190
	4	SB	GARDCO P26-48L-700-NW-G2-BLC	0.900	101	404
	2	SC	LUMINIS MA10-L2W30r1-R2-BLC	0.900	69	138
	1	SD	LUMINIS MA10-L1W30r1-R4	0.900	38.25	38.25
	2	SP	VISIONAIRE PRE-2-L-T4-32LC-7-4K	0.900	67	134
	2	SW	GARDCO 121-16L-530-NW-G3-4	0.900	28	56
	16	W1	SCOTT S9350-L16-35K-BA	0.900	16	256

Calculation Summary					
Project: HAMPTON HOTEL DELRAY BEACH, FL - SITE - REV4 --- SEP - 25 - 2019					
Label	Avg	Max	Min	Avg/Min	Max/Min
4TH AVE ROW	2.21	4.15	0.62	3.56	6.69
ENT_1	4.73	9.6	2.7	1.75	3.56
POOL DECK	5.18	9.7	1.5	3.45	6.47
PORTE COCHERE	21.08	36	6	3.51	6.00
PARKING AND DRIVE	3.91	9.6	1.2	3.26	8.00
PLAZA	4.85	9.9	1.7	2.85	5.82
RAMP	4.42	7.0	2.3	1.92	3.04
SIDEWALK	1.34	2.7	0.1	13.40	27.00
SPILL	0.13	0.4	0.0	N.A.	N.A.



PROPOSED GRADE LEVEL PHOTOMETRIC PLAN

1
PH-2

GRAPHIC SCALE
8 0 8 32
4 4 16
SCALE: 1/16" = 1'-0"

CURRIE
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AGUILA
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DRAWING TITLE
GRADE LEVEL PHOTOMETRIC PLAN

DATE	DRAWN BY
10/01/19	KAB

JOB NUMBER
181201

DRAWING NUMBER
PH-2

CURRIE SOWARDS AGUILA architects

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SPRAB RE-SUBMITTAL

DRAWING TITLE

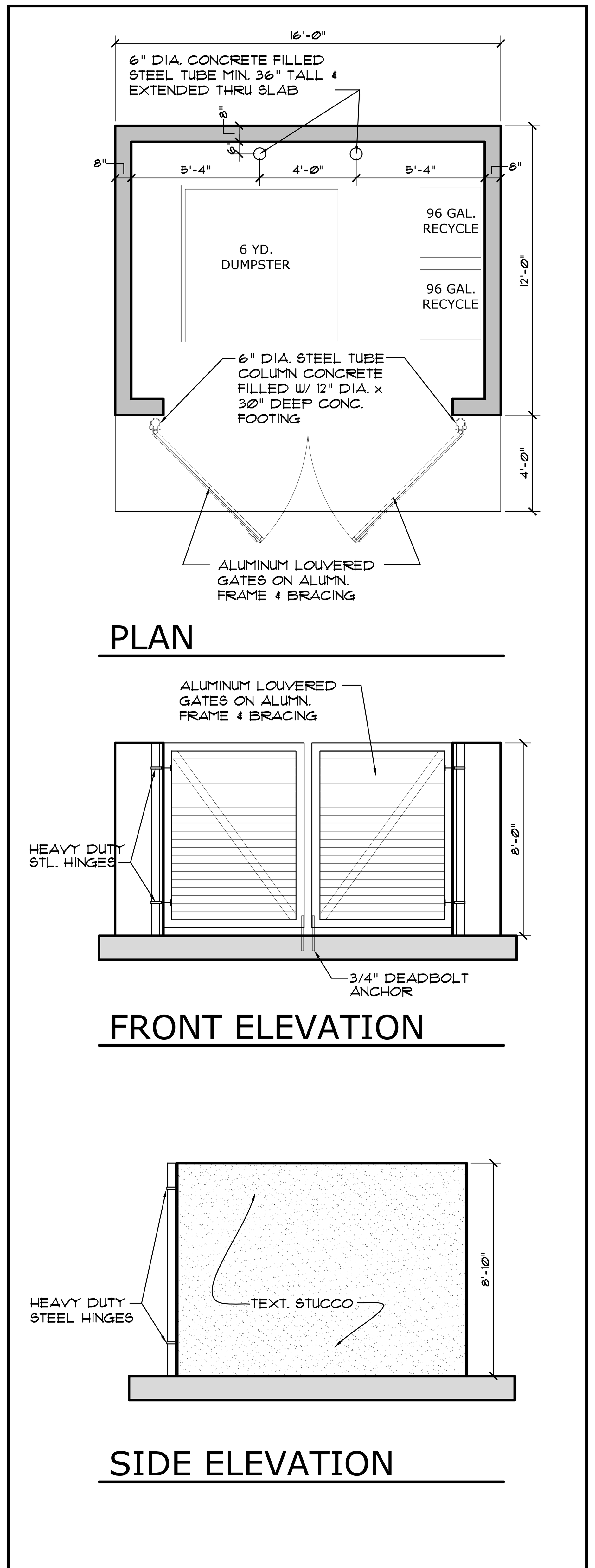
SOUTHEAST VIEW

DATE	DRAWN BY
10/01/19	KAB

JOB NUMBER
181201

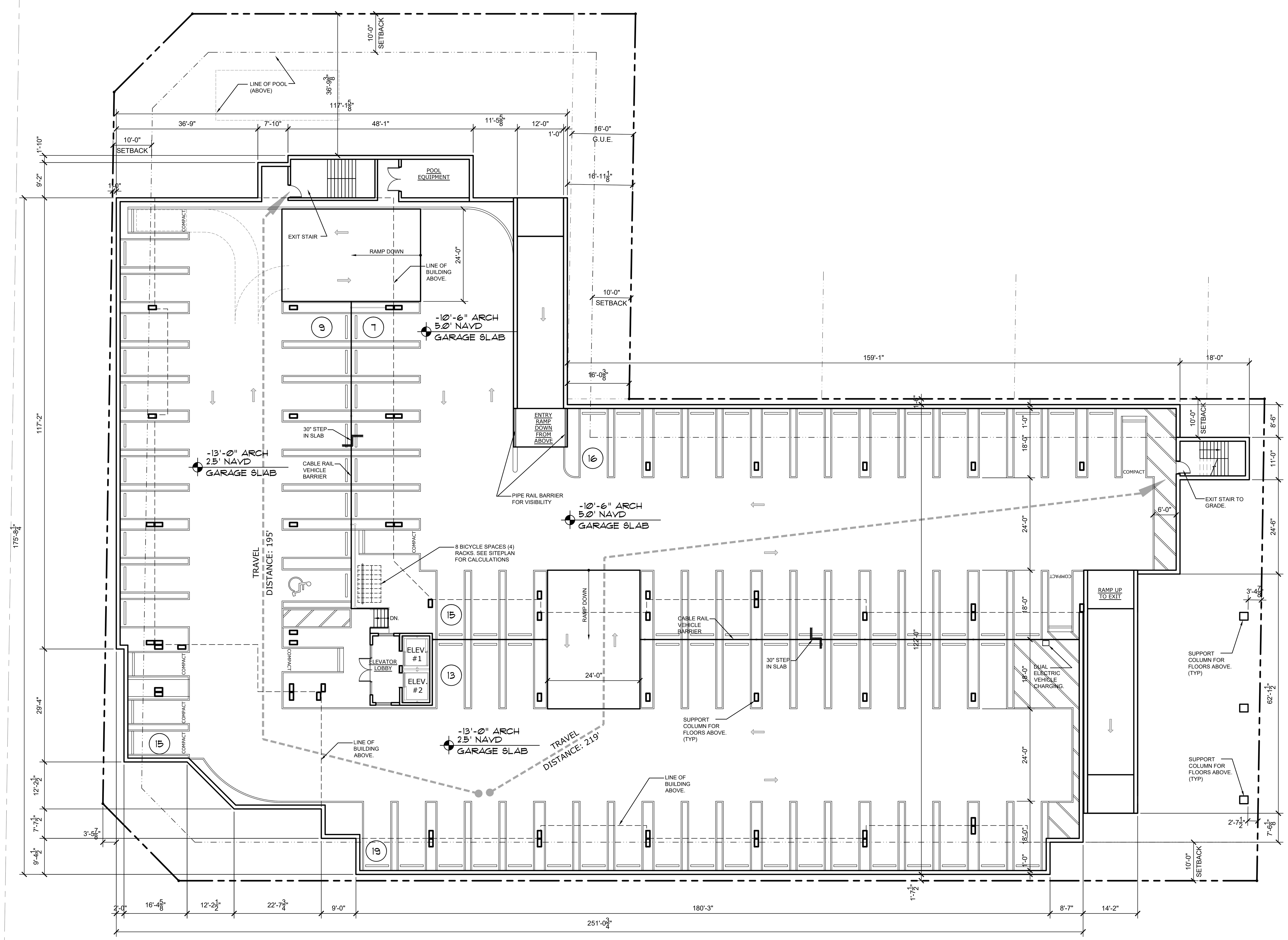
DRAWING NUMBER

A0.00



2 A1.00 DUMPSTER DETAIL

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



1 A1.00 PROPOSED LOWER LEVEL PARKING PLAN - 94 SPACES

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

GRAPHIC SCALE

8 0 8 32

4 4 16

AREA CALCULATIONS	
PARKING LEVEL:	
PARKING	37,790 S.F.
LOBBY	155 S.F.
ENTRY RAMP	719 S.F.
EXIT RAMP	874 S.F.
TOTAL AREA:	39,538 S.F.

CURRIE SOWARDS AGUILA architects

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CONSTRUCTION

SEAL

STATE OF FLORIDA ROBERT G. CURRIE REGISTERED ARCHITECT AR0004964

ROBERT G. CURRIE
FL. REG# AR0004964

PROJECT TITLE

PHG DELRAY

NE 5TH AVENUE
DELRAY BEACH, FL 33483

REVISIONS

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DRAWING TITLE

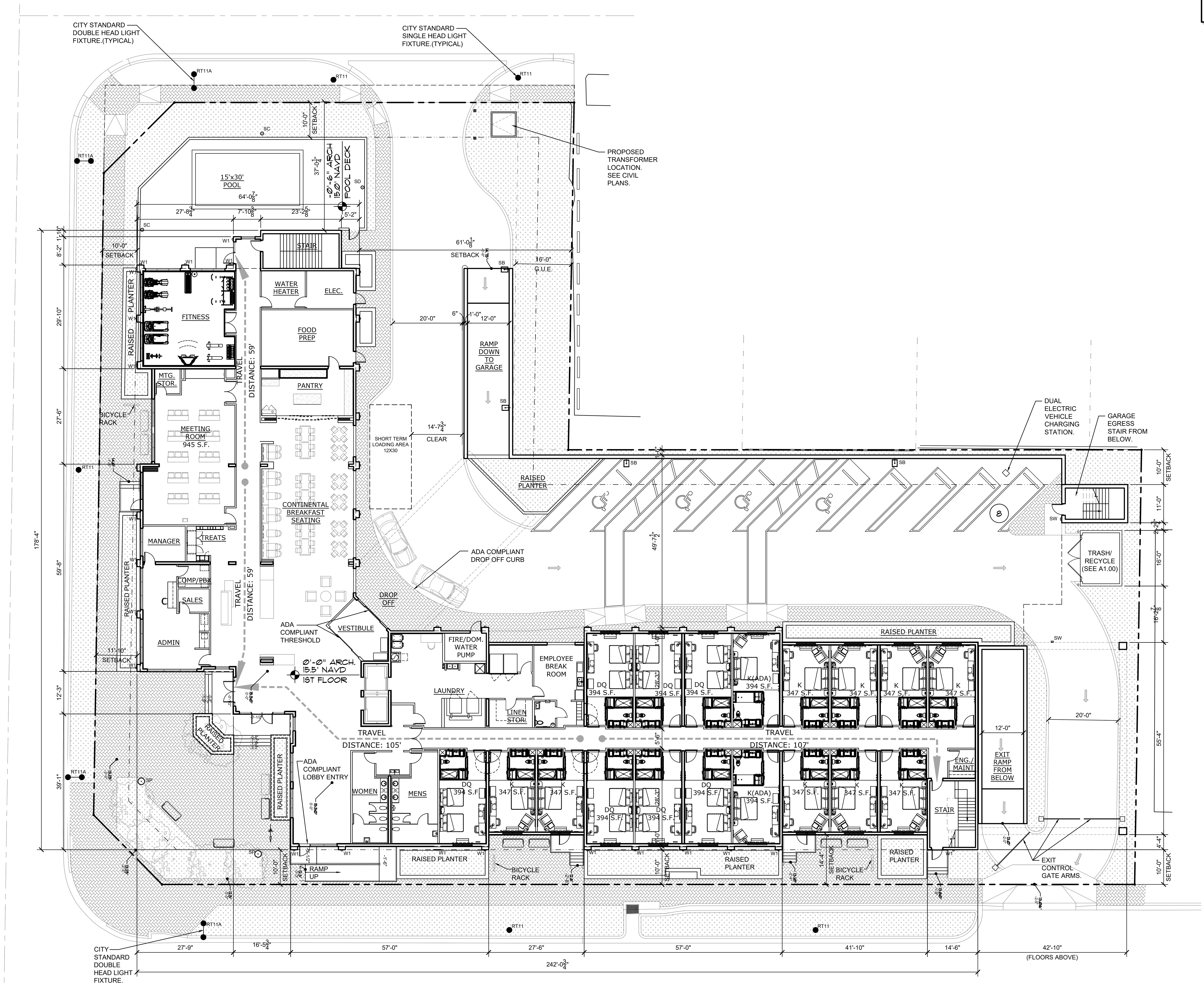
LOWER LEVEL PARKING PLAN

DATE 10/01/19 DRAWN BY KAB

JOB NUMBER 181201

DRAWING NUMBER

A1.00



1
A1.01

PROPOSED FIRST FLOOR PLAN

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

GRAPHIC SCALE

8 0 8 32
4 4 16

BUILDING CODE DATA

BUILDING CODE:	2017 FBC (6TH EDITION)
OCCUPANCY TYPE:	R-1 AND S-2 (MIXED USE)
CONSTRUCTION TYPE:	II-B (SPRINKLERED)
MAX. ALLOW. HEIGHT ABV. GRADE PLANE:	75'-0" (PROPOSED =46'-0")
MAX. STORIES ABV. GRADE PLANE:	5 (PROPOSED =4)
MAX. ALLOW. AREA PER FLOOR:	48,000 S.F. (R-1)
	78,000 S.F. (S-2)
MAX. TRAVEL DISTANCE TO EXIT:	(R-1) = 250'
	(S-2) = 400'

BUILDING AREA CALCULATIONS

PARKING LEVEL	39,538 S.F.
1ST FLOOR	19,037 S.F.
2ND FLOOR	20,880 S.F.
3RD FLOOR	20,880 S.F.
4TH FLOOR	18,255 S.F.
4TH BALCONIES	2,837 S.F.
ROOF	18,762 S.F.
TOTAL BUILDING:	140,189 S.F.

1ST FLOOR EXTERIOR STRUCTURAL SLAB	
ADJ. TO ROADWAYS	4,964 S.F.
WESTERN PARKING/DRIVE	12,566 S.F.
TOTAL BUILDING:	17,530 S.F.

OVERALL ROOM COUNT

GUESTROOMS:	
1ST FLOOR	18
2ND FLOOR	46
3RD FLOOR	46
4TH FLOOR	33
TOTAL ROOMS:	143

ROOM COUNT

FIRST FLOOR	
DOUBLE QUEEN [394 S.F.]	=07
KING [347 S.F.]	=09
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=18

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DRAWING TITLE

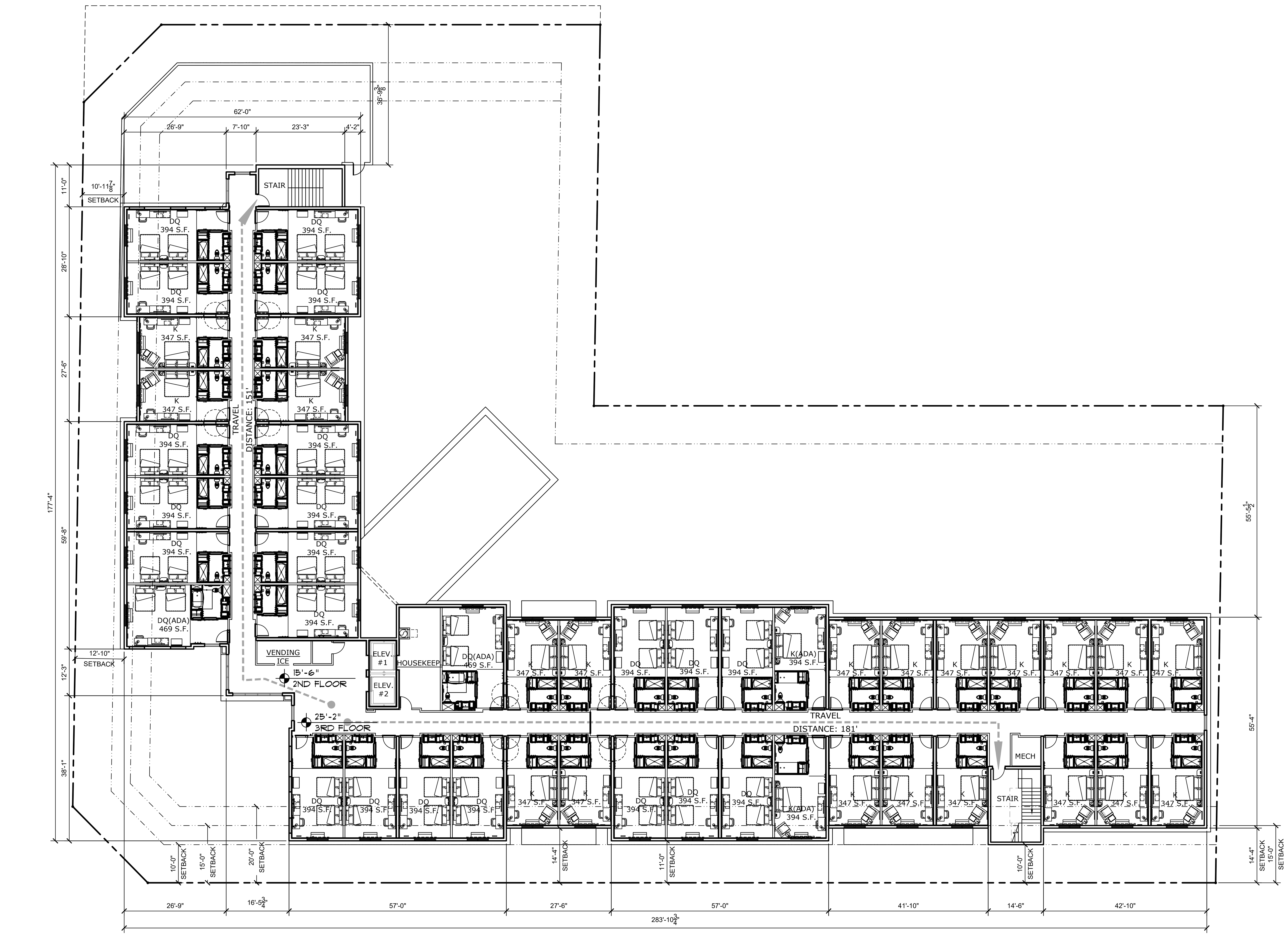
PROPOSED FIRST FLOOR PLAN

DATE	DRAWN BY
09/27/19	KAB

JOB NUMBER
181201

DRAWING NUMBER

A1.01



ROOM COUNT

2ND FLOOR	
DOUBLE QUEEN [394 S.F.]	=21
KING [347 S.F.]	=21
DOUBLE QUEEN(ADA) [469 S.F.]	=02
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=46
3RD FLOOR	
DOUBLE QUEEN [394 S.F.]	=21
KING [347 S.F.]	=21
DOUBLE QUEEN(ADA) [469 S.F.]	=02
KING (ADA) [394 S.F.]	=02
TOTAL ROOMS	=46

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DRAWING TITLE

TYPICAL SECOND AND THIRD FLOOR PLAN

DATE 09/27/19 | DRAWN BY KAB

JOB NUMBER 181201

DRAWING NUMBER

A1.02

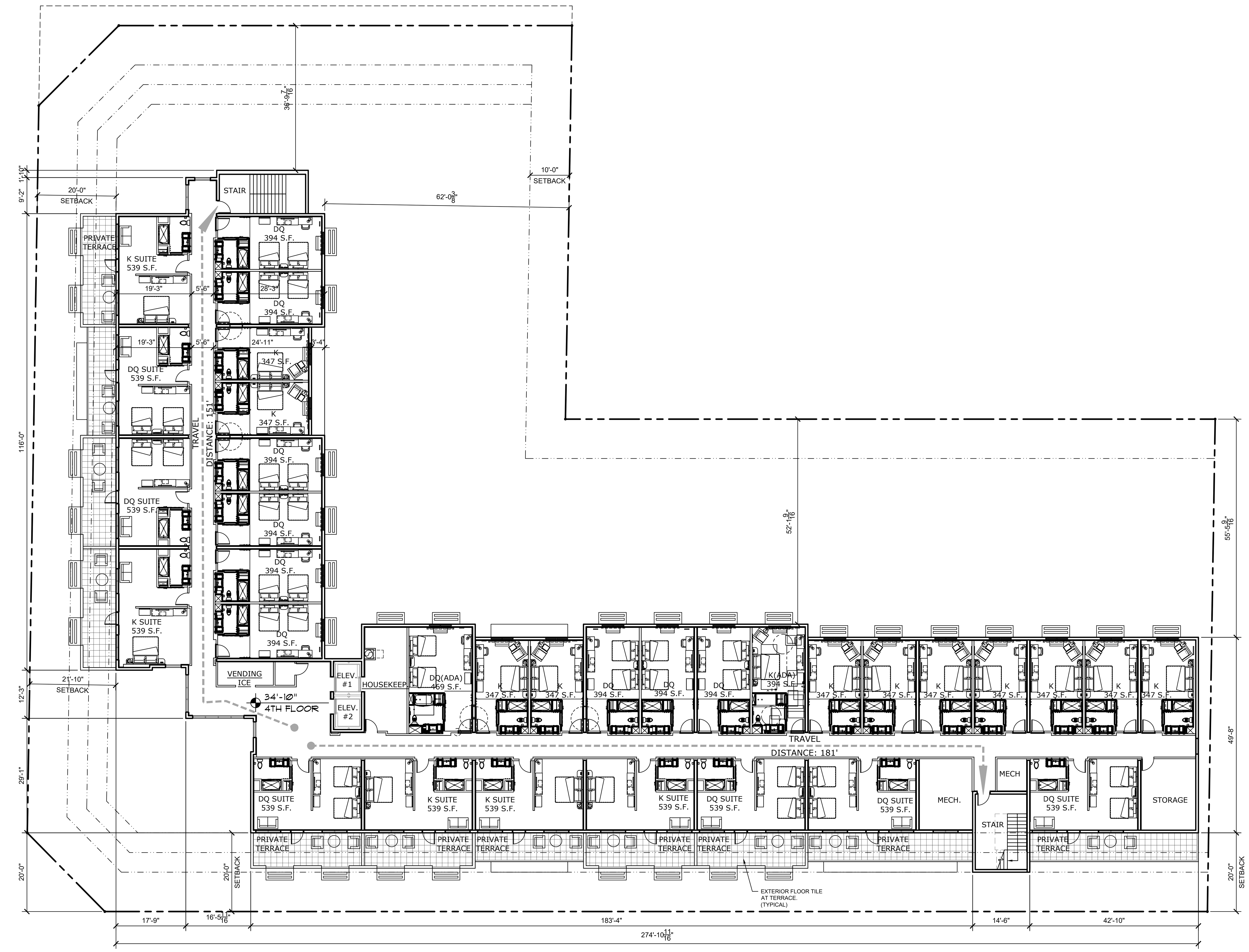
1
A1.02

TYPICAL SECOND AND THIRD FLOOR PLAN

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

GRAPHIC SCALE

8 0 8 32
4 4 16



ROOM COUNT

DOUBLE QUEEN [394 S.F.]	=09
KING [347 S.F.]	=11
DOUBLE QUEEN(ADA) [469 S.F.]	=01
KING (ADA) [394 S.F.]	=01
KING SUITE [539 S.F.]	=05
DBL. QUEEN SUITE [539 S.F.]	=06
TOTAL ROOMS	=33

1 / A1.03 FOURTH FLOOR PLAN

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

GRAPHIC SCALE
8 0 8 32
4 4 16

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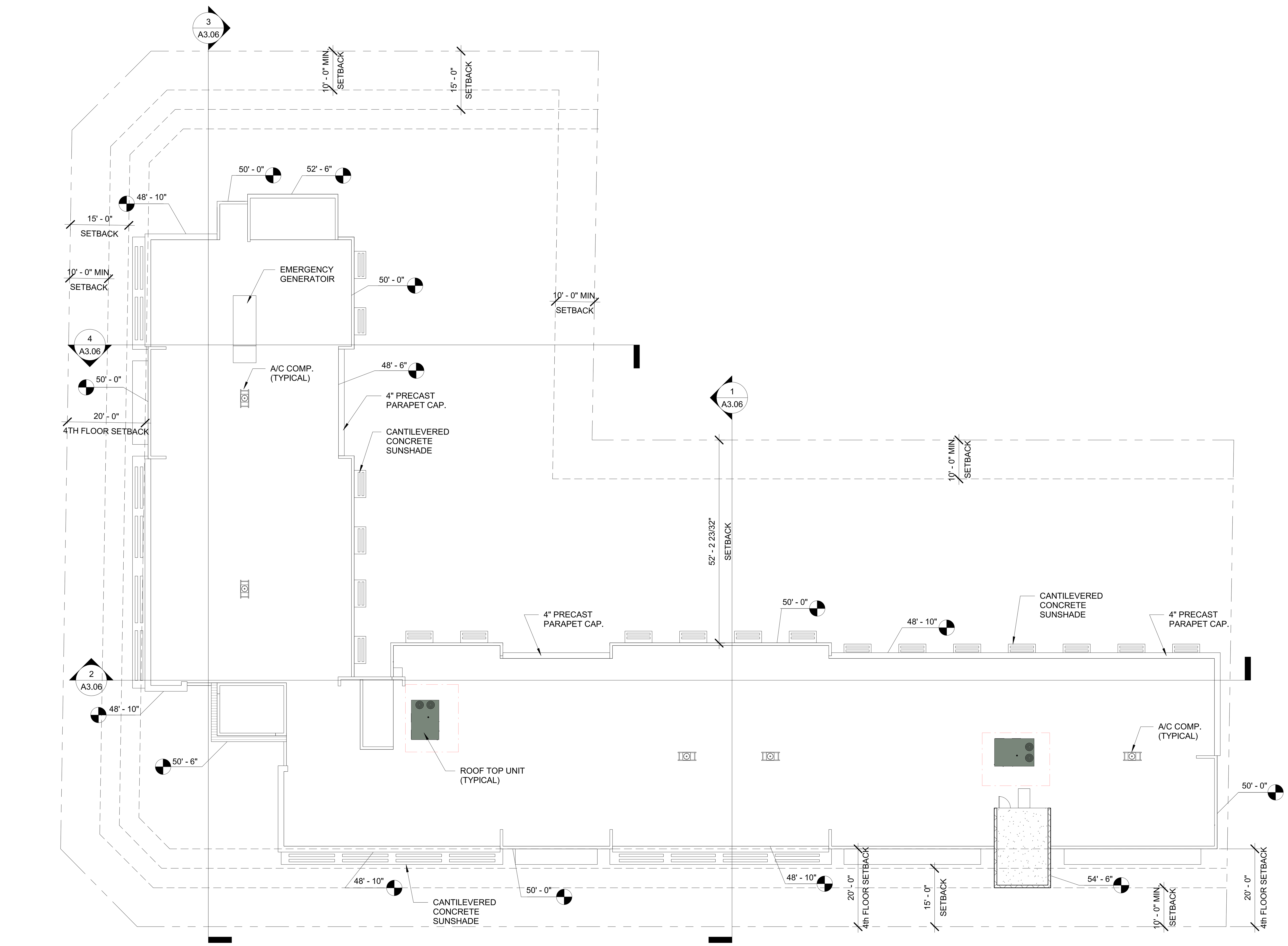
DRAWING TITLE
FOURTH FLOOR PLAN

DATE 09/27/19 | DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A1.03



1 ROOF PLAN
A1.04 1/16" = 1'-0"

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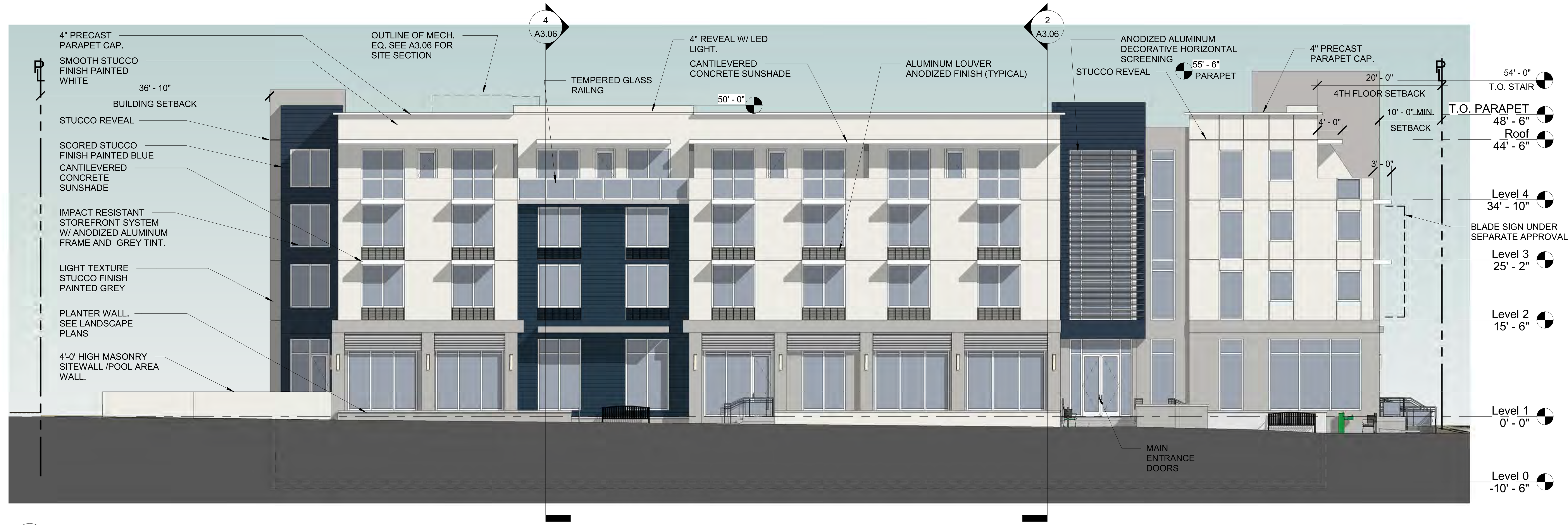
SPRAB RE-SUBMITTAL

DRAWING TITLE
ROOF PLAN

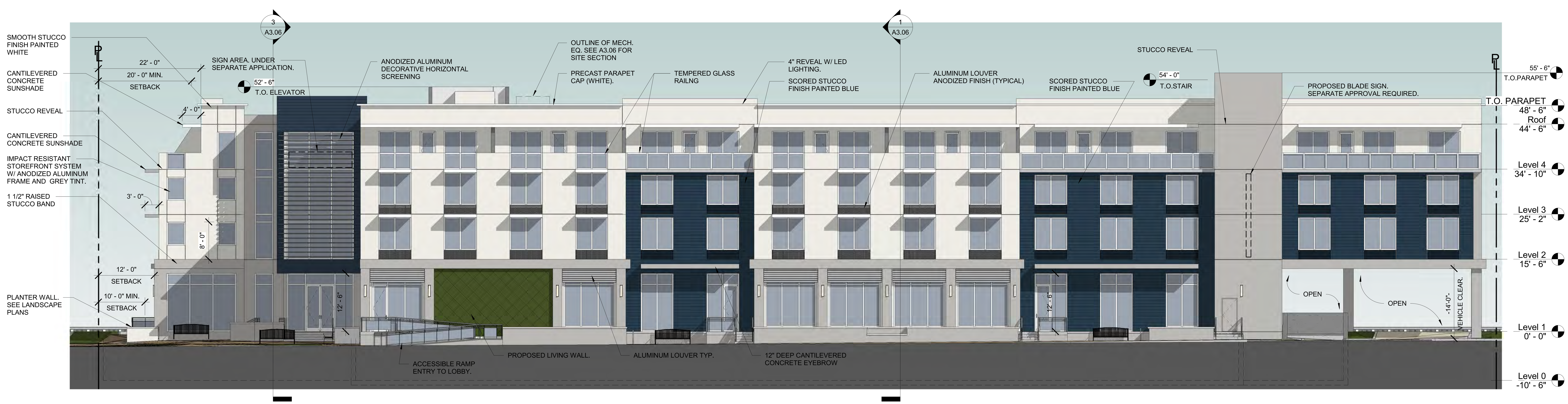
DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A1.04

COLOR LEGEND

COLOR	MATERIAL
	ACCENT COLOR SHERWIN WILLIAMS #SW6244 NAVAL
	BASE/BODY COLOR: SHERWIN WILLIAMS #SW7668 MARCH WIND
	BODY COLOR: SHERWIN WILLIAMS #SW7005 PURE WHITE
	GLAZING: GRAY TINT NON REFLECTIVE GLASS
	ANODIZED ALUMINUM LOUVERS, STOREFRONT FRAMES, ANODIZED HORIZONTAL SCREENING



2 A3.01 SOUTH ELEVATION - NE 2ND STREET
3/32" = 1'-0"



1 A3.01 EAST ELEVATION - N. FEDERAL HIGHWAY
3/32" = 1'-0"

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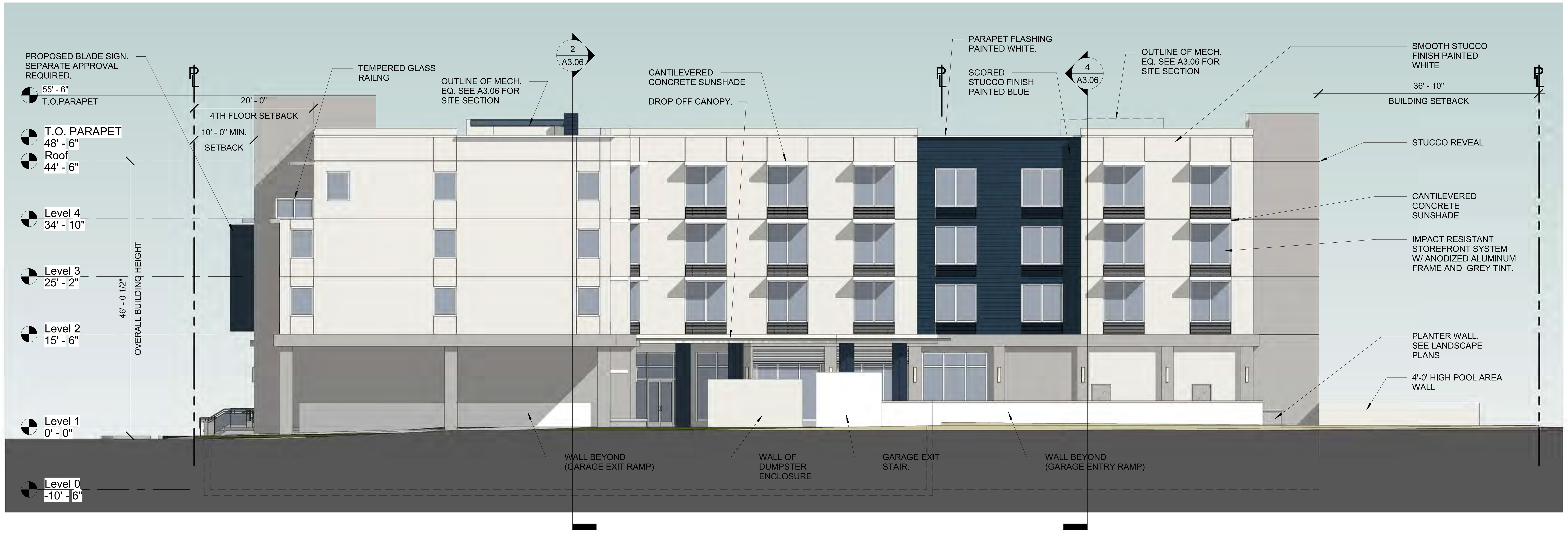
SPRAB RE-SUBMITTAL

DRAWING TITLE
EXTERIOR ELEVATIONS

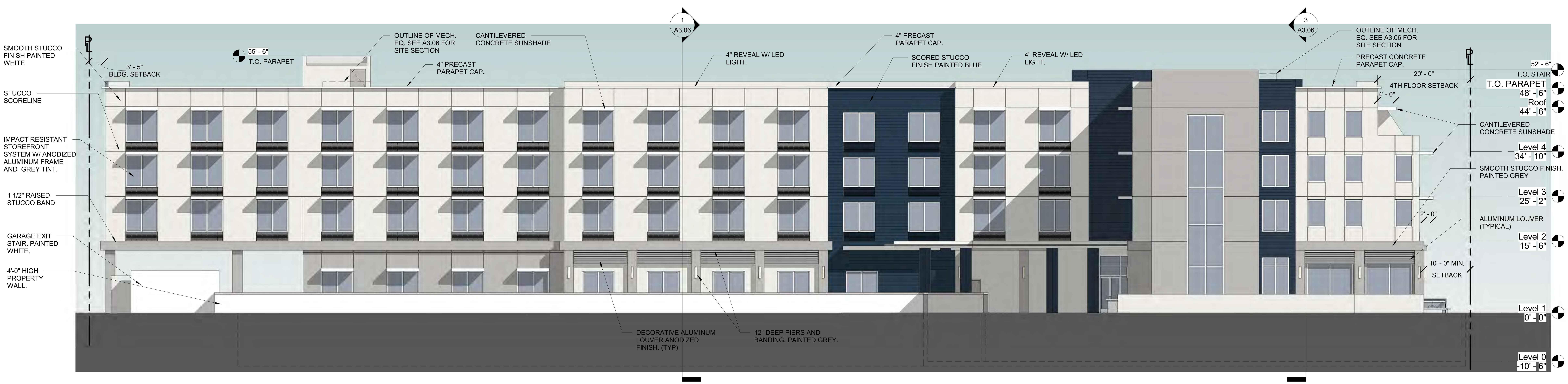
DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.01

COLOR LEGEND

COLOR	MATERIAL
	ACCENT COLOR SHERWIN WILLIAMS #SW6244 NAVAL
	BASE/BODY COLOR: SHERWIN WILLIAMS #SW7668 MARCH WIND
	BODY COLOR: SHERWIN WILLIAMS #SW7005 PURE WHITE
	GLAZING: GRAY TINT NON REFLECTIVE GLASS
	ANODIZED ALUMINUM LOUVERS, STOREFRONT FRAMES, ANODIZED HORIZONTAL SCREENING



2 NORTH ELEVATION
A3.02 3/32" = 1'-0"



1 WEST ELEVATION - NE 4TH AVENUE
A3.02 3/32" = 1'-0"

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DRAWING TITLE

EXTERIOR ELEVATIONS

DATE 10/01/19
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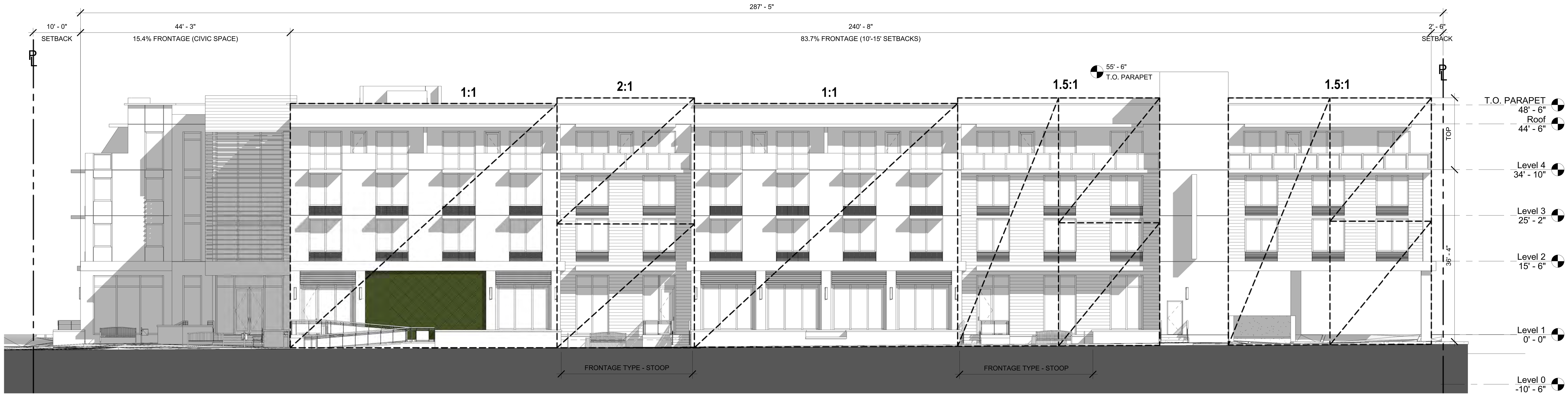
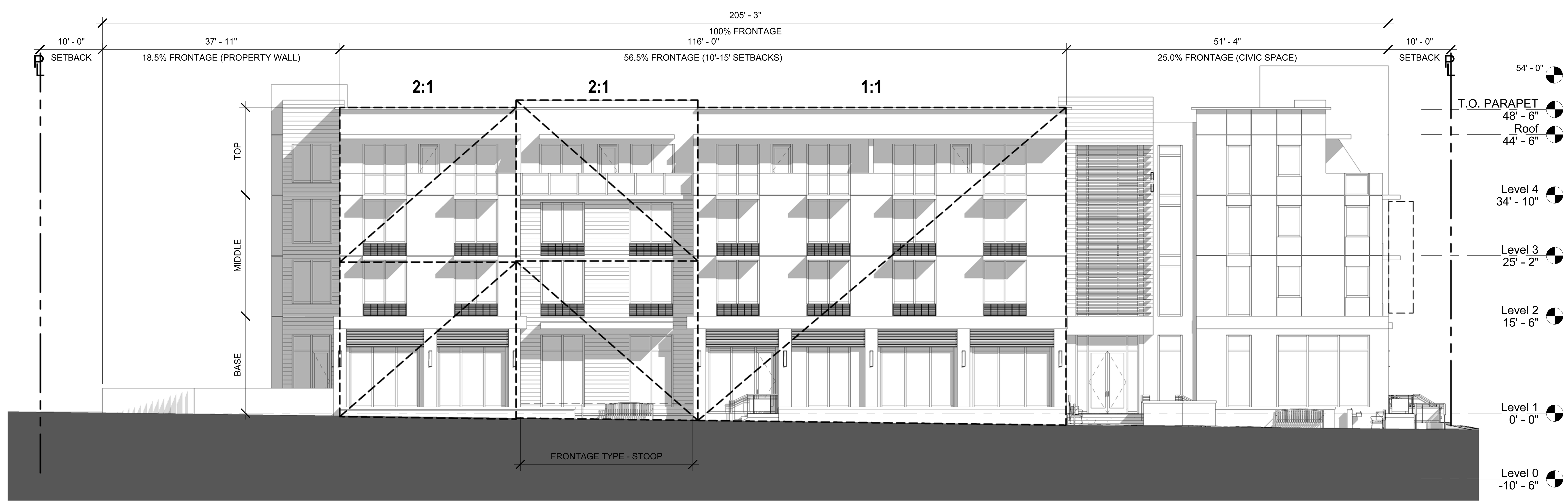
DRAWING NUMBER

A3.02



1 EAST SIDE FRONTAGE DIAGRAM
A3.03 3/32" = 1'-0"



2 SOUTH ELEVATION - NE 2ND STREET
A3.03 3/32" = 1'-0"

ARCHITECTURAL STANDARDS

THIS PROJECT DESIGN PROPOSED IS MASONRY MODERN IN CONJUNCTION WITH FRONTAGE TYPE - STOOP .

THE ELEVATIONS EXHIBIT THE MASONRY MODERN ARCHITECTURAL STYLE BY PROVIDING:

- PARPAPET WALLS OF STUCCO AND GLASS AT THE 4TH FLOOR TERRACES
- CANTILEVERED CONCRETE SUNSHADE COMPONENTS WITH VOIDS, ILLUSTRATING CARVED ELEMENTS
- WINDOW PROPORTIONS ARE VERTICAL
- DECORATIVE METAL PANELS AT WINDOW BASES ON UPPER FLOORS
- CLEARLY IDENTIFIABLE ENTRANCE VIA CIVIC SPACE
- GEOMETRIC FORMS TO SHOW VOLUMETRIC LAYOUT
- PRIMARY FINISHES ARE STUCCO AND GLASS
- ESTABLISHED BASE, MIDDLE AND TOP
- RECESSED AREAS WITH CONTRASTING COLOR TO REINFORCE MOVEMENT IN THE FACADES.

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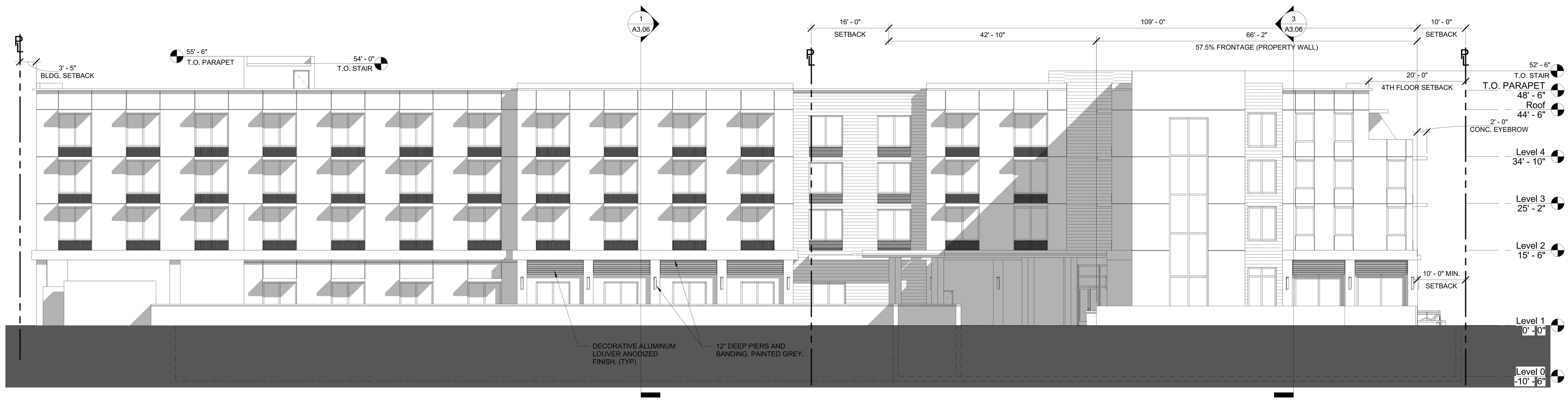
SPRAB RE-SUBMITTAL

DRAWING TITLE
FRONTAGE DIAGRAMS

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.03



1
A3.04
WEST ELEVATION - NE 4TH AVENUE
3/32" = 1'-0"

ARCHITECTURAL STANDARDS

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THE ELEVATIONS EXHIBIT THE MASONRY MODERN ARCHITECTURAL STYLE BY PROVIDING:

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- CANTILEVERED CONCRETE SUNSHADE COMPONENTS WITH VOIDS, ILLUSTRATING CARVED ELEMENTS
- WINDOW PROPORTIONS ARE VERTICAL
- DECORATIVE METAL PANELS AT WINDOW BASES ON UPPER FLOORS
- CLEARLY IDENTIFIABLE ENTRANCE VIA CIVIC SPACE
- GEOMETRIC FORMS TO SHOW VOLUMETRIC LAYOUT
- PRIMARY FINISHES ARE STUCCO AND GLASS
- ESTABLISHED BASE, MIDDLE AND TOP
- RECESSED AREAS WITH CONTRASTING COLOR TO REINFORCE MOVEMENT IN THE FACADES.

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SPRAB RE-SUBMITTAL

DRAWING TITLE
FRONTAGE DIAGRAMS

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.04

3 WEST ELEVATION - NE 4TH AVENUE
A3.05 1/16" = 1'-0"

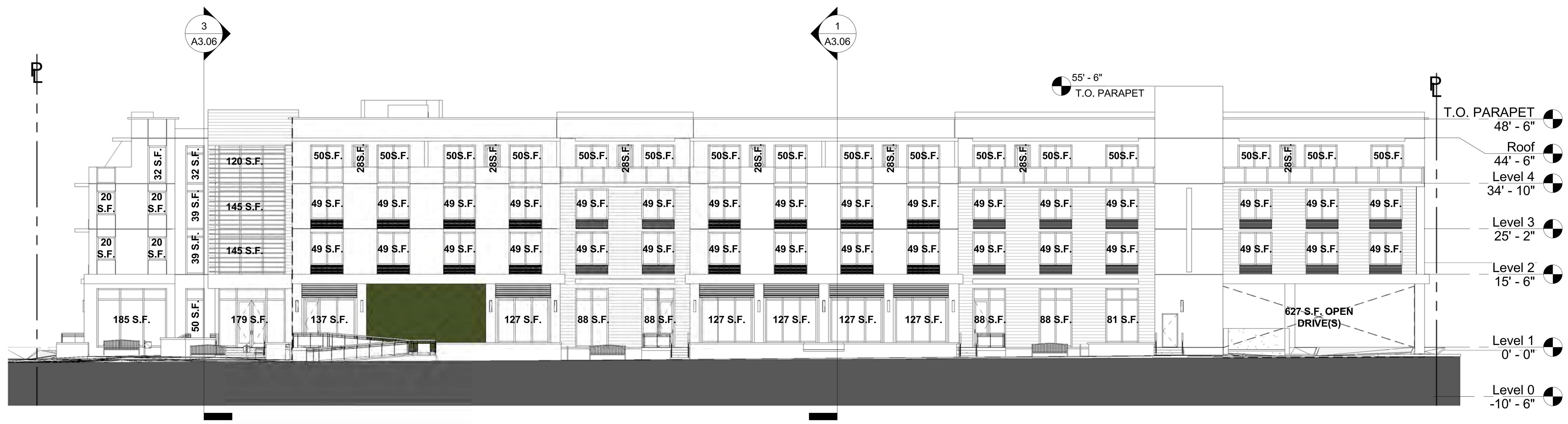
TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 912 S.F. WALL AREA
	= 396 S.F. TRANS. AREA (43.4%)
2ND FLOOR AREA	= 569 S.F. WALL AREA
	= 191 S.F. TRANS. AREA (33.5%)
3RD FLOOR AREA	= 569 S.F. WALL AREA
	= 191 S.F. TRANS. AREA (33.5%)
4TH FLOOR AREA	= 569 S.F. WALL AREA
	= 167 S.F. TRANS AREA (29.3%)

2 SOUTH SIDE TRANSPARENCY DIAGRAM
A3.05 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 2,736 S.F. WALL AREA
	= 1,382 S.F. TRANS. AREA (50.5%)
2ND FLOOR AREA	= 1,706 S.F. WALL AREA
	= 653 S.F. TRANS. AREA (38.2%)
3RD FLOOR AREA	= 1,706 S.F. WALL AREA
	= 653 S.F. TRANS. AREA (38.2%)
4TH FLOOR AREA	= 1,706 S.F. WALL AREA
	= 727 S.F. TRANS AREA (42.6%)



1 EAST SIDE FRONTAGE DIAGRAM
A3.05 1/16" = 1'-0"

TRANSPARENCY CALCULATIONS

1ST FLOOR AREA	= 4,407 S.F. WALL AREA
	= 2,246 S.F. TRANS. AREA (50.9%)
2ND FLOOR AREA	= 2,749 S.F. WALL AREA
	= 1,027 S.F. TRANS. AREA (37.3%)
3RD FLOOR AREA	= 2,749 S.F. WALL AREA
	= 1,027 S.F. TRANS. AREA (37.3%)
4TH FLOOR AREA	= 2,749 S.F. WALL AREA
	= 1,180 S.F. TRANS AREA (42.9%)

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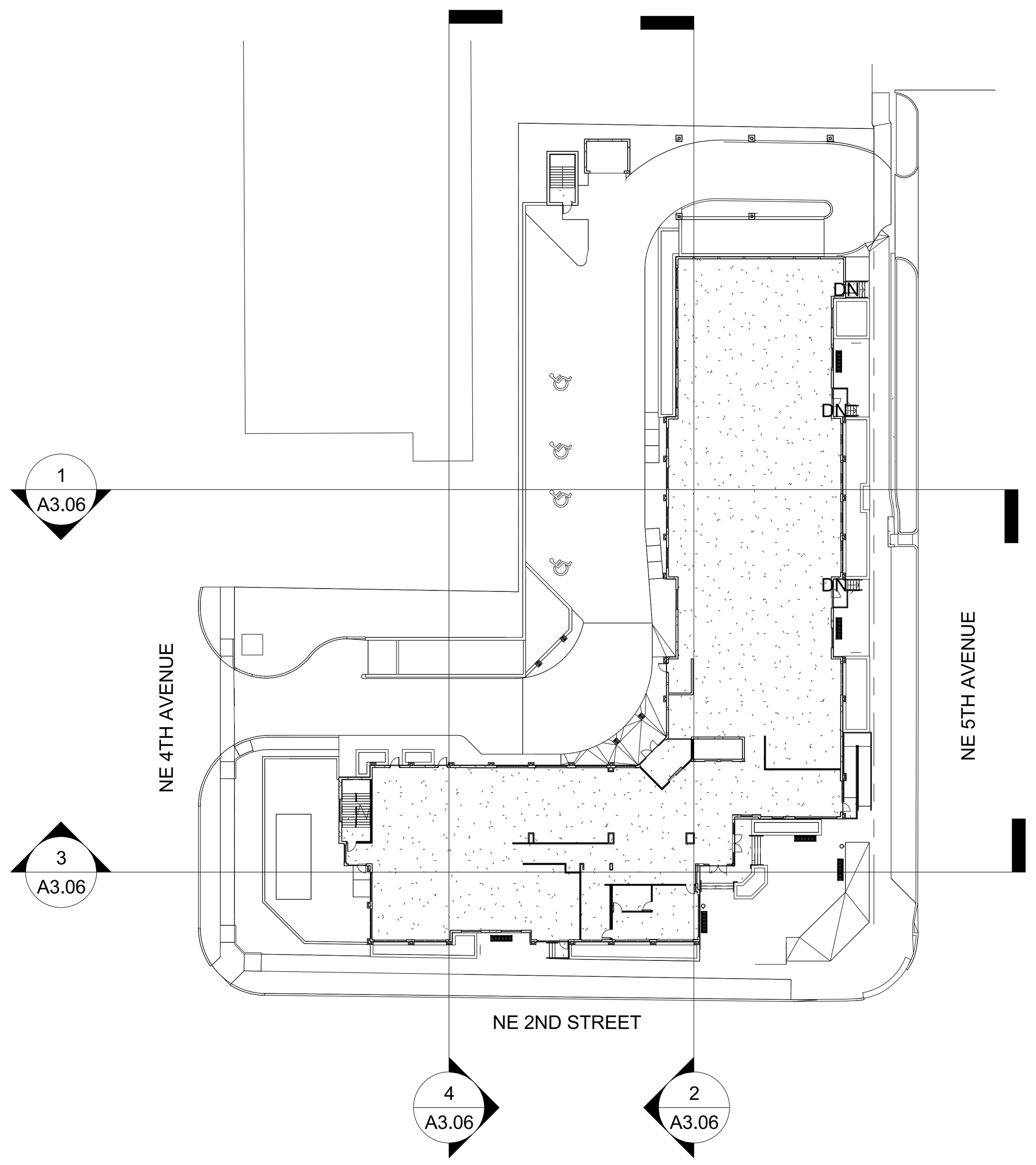
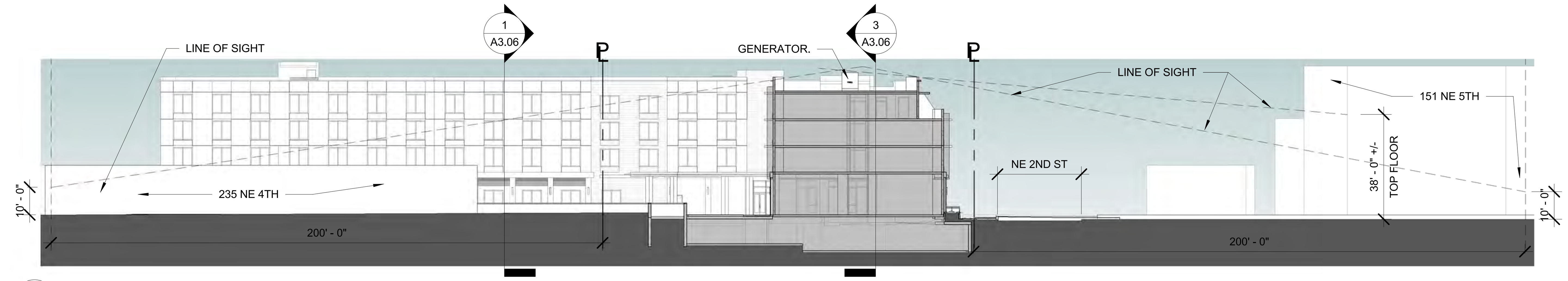
SPRAB RE-SUBMITTAL

DRAWING TITLE
TRANSPARENCY DIAGRAMS

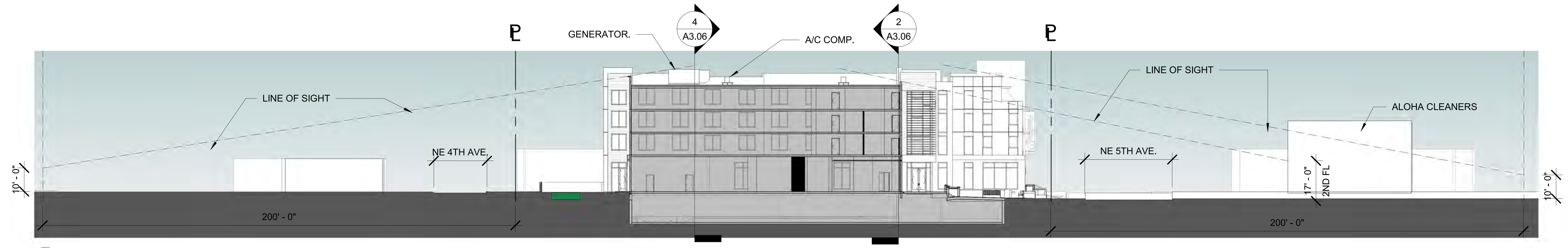
DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER
A3.05



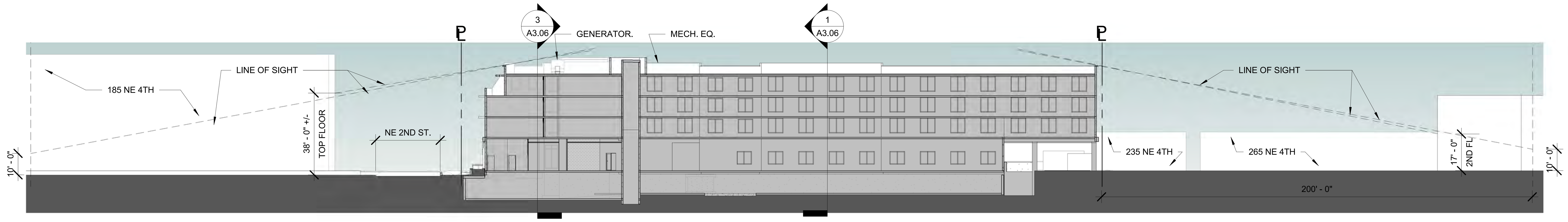
SITE SECTION KEY



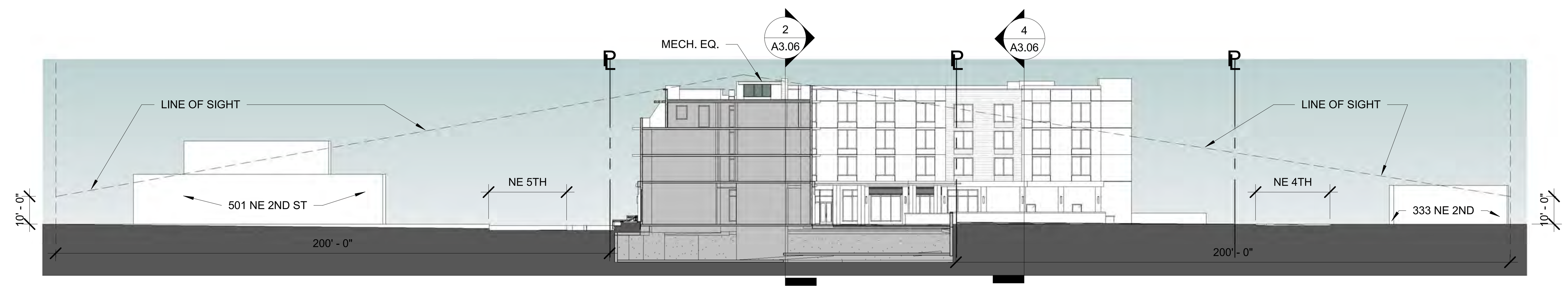
4 SITE SECTION D (LOOKING EAST)
A3.06 1" = 30'-0"



3 SITE SECTION C (LOOKING NORTH)
A3.06 1" = 30'-0"



2 SITE SECTION B (LOOKING WEST)
A3.06 1" = 30'-0"



1 SITE SECTION A (LOOKING SOUTH)
A3.06 1" = 30'-0"

CURRIE
SOWARDS
AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

SPA	10-01-19
BIDS	
PERMIT	
CONSTRUCTION	

SEAL

STATE OF FLORIDA · ROBERT G. CURRIE · AR0004964 · REGISTERED ARCHITECT

ROBERT G. CURRIE
FLORIDA REGISTRATION #AR0004964

PROJECT TITLE

PHG DELRAY

202 N. Federal Hwy.
Delray Beach, FL

REVISIONS

NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

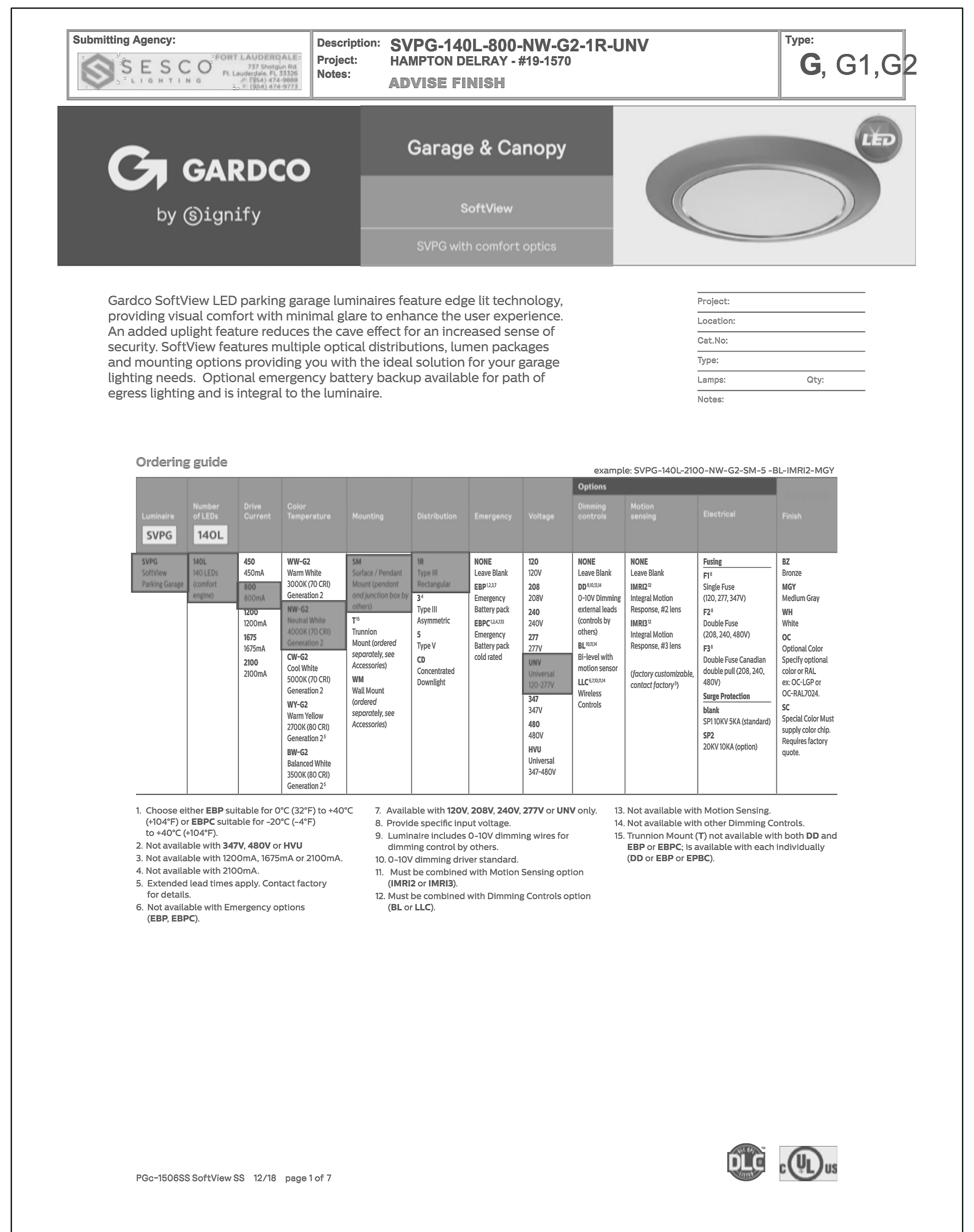
SPRAB RE-SUBMITTAL

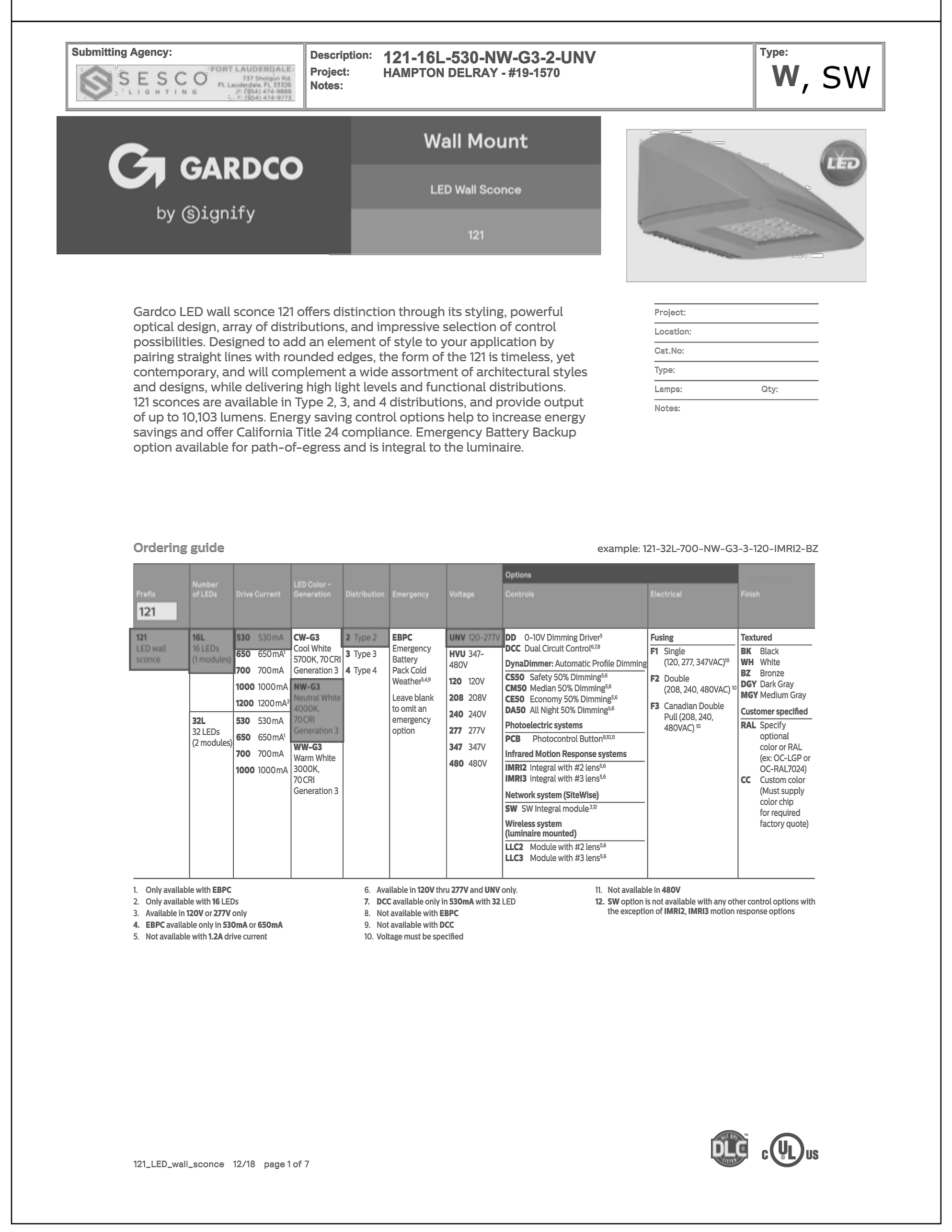
DRAWING TITLE

SITE SECTIONS

DATE 10/01/19
DRAWN BY KAB
JOB NUMBER 181201
DRAWING NUMBER

A3.06





Luminaire Schedule

Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	37	G	GARDCO SVPG-140L-800-NW-G2-1R-UNV	N.A.	0.900	37	1369
	8	G1	GARDCO SVPG-140L-2100-NW-G2-CD-UNV	N.A.	0.900	95	760
	11	G2	GARDCO SVPG-140L-450-NW-G2-1R-UNV	N.A.	0.900	22	242
	1	W	GAARDCO 121-16L-530-NW-G3-2	N.A.	0.900	28	28

Calculation Summary

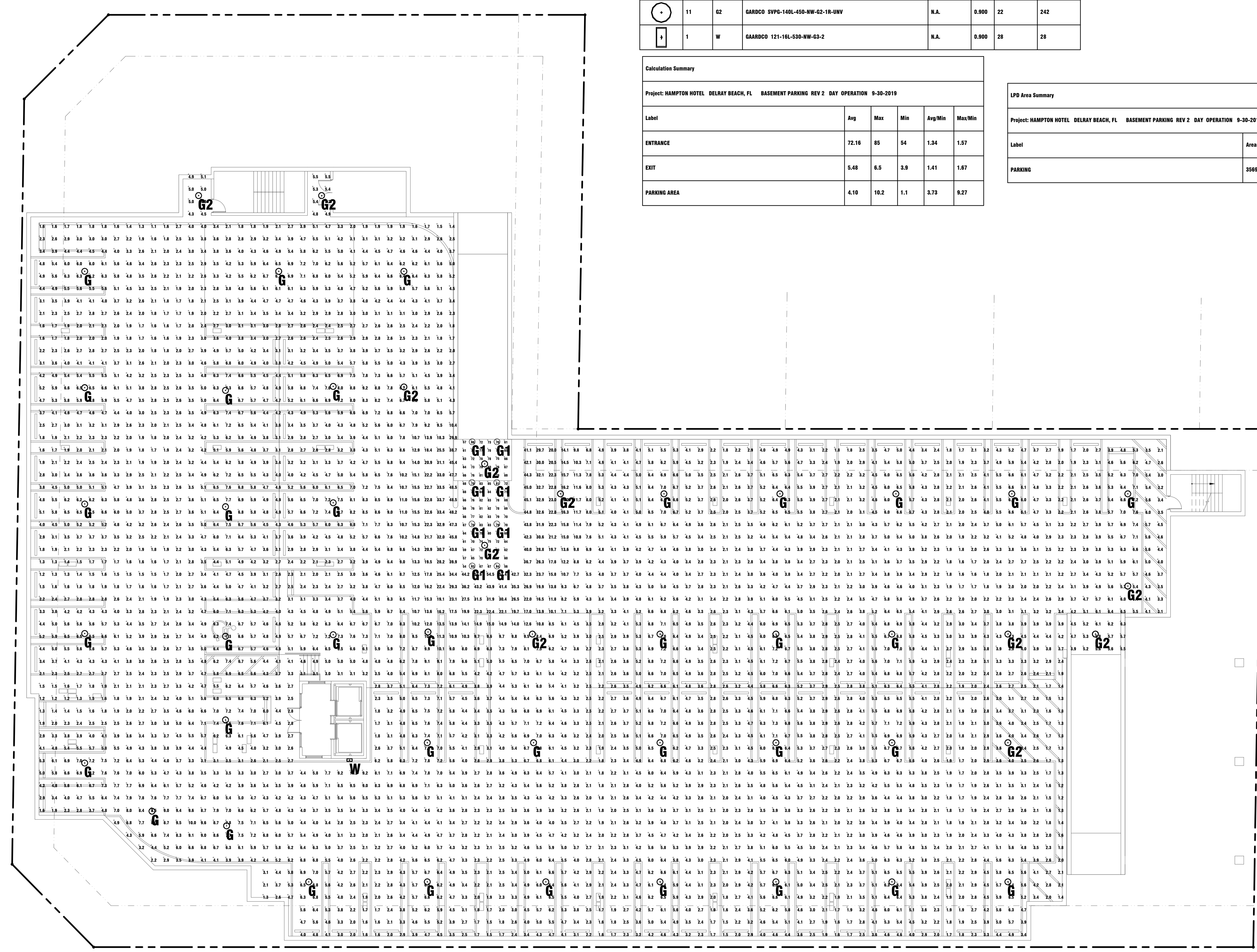
Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	72.16	85	54	1.34	1.57
EXIT	5.48	6.5	3.9	1.41	1.67
PARKING AREA	4.10	10.2	1.1	3.73	9.27

LPD Area Summary

Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 DAY OPERATION 9-30-2019

Label	Area	Total Watts	LPD
PARKING	35693	2399	0.067



1
PH-1d

PARKING LEVEL PHOTOMETRIC PLAN - DAYTIME

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

GRAPHIC SCALE

8 0 8 32

4 4 16

CURRIE SOWARDS AGUILA architects

Architecture, Planning, Interiors, & Sustainable Design

AA26001584

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DELRAY BEACH, FL 33483

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SEAL

STATE OF FLORIDA ROBERT G. CURRIE AR0004964 REGISTERED ARCHITECT

ROBERT G. CURRIE
FL. REG# AR0004964

PROJECT TITLE

PHG DELRAY

NE 5TH AVENUE
DELRAY BEACH, FL 33483

REVISIONS

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DRAWING TITLE

PARKING LEVEL PHOTOMETRIC PLAN - DAY

DATE 10/01/19 | DRAWN BY KAB

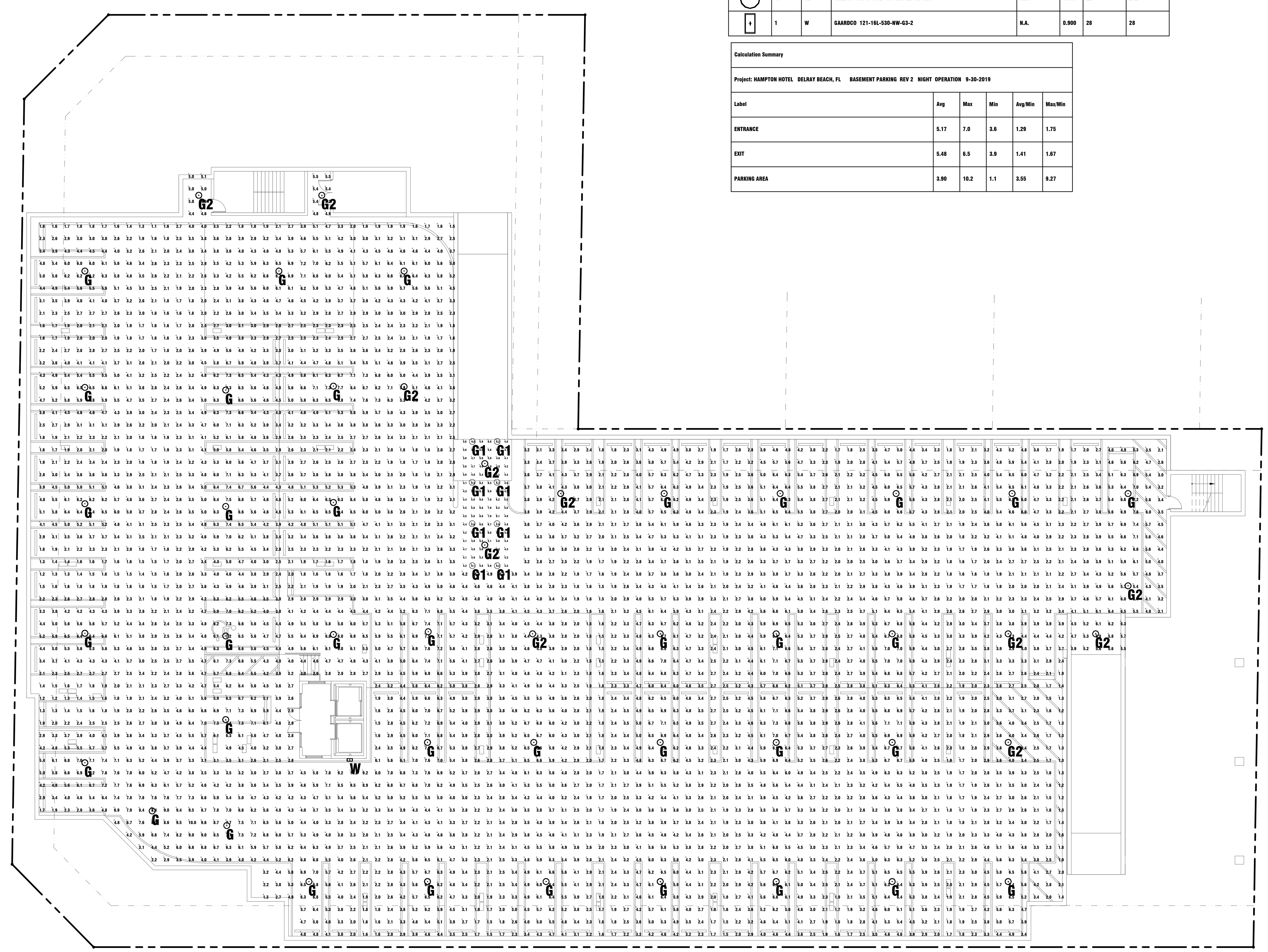
JOB NUMBER 181201

DRAWING NUMBER

PH-1d

Luminaire Schedule							
Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 NIGHT OPERATION 9-30-2019							
Symbol	Qty	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
	37	G	GARDCO SVPG-140L-800-NW-G2-1R-UNV	N.A.	0.900	37	1369
	8	G1	GARDCO SVPG-140L-2100-NW-G2-CD-UNV OFF AT SUNSET	N.A.	N.A.	N.A.	N.A.
	11	G2	GARDCO SVPG-140L-450-NW-G2-1R-UNV	N.A.	0.900	22	242
	1	W	GAARDCO 121-16L-530-NW-G3-2	N.A.	0.900	28	28

Calculation Summary					
Project: HAMPTON HOTEL DELRAY BEACH, FL BASEMENT PARKING REV 2 NIGHT OPERATION 9-30-2019					
Label	Avg	Max	Min	Avg/Min	Max/Min
ENTRANCE	5.17	7.0	3.6	1.29	1.75
EXIT	5.48	6.5	3.9	1.41	1.67
PARKING AREA	3.90	10.2	1.1	3.55	9.27



1
PH-1n
PARKING LEVEL PHOTOMETRIC PLAN - NIGHT

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

GRAPHIC SCALE

CURRIE SOWARDS AGUILA architects
Architecture, Planning, Interiors, & Sustainable Design
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ISSUED FOR :
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CONSTRUCTION

SEAL
STATE OF FLORIDA
ROBERT G. CURRIE
AR0004964
REGISTERED ARCHITECT
ROBERT G. CURRIE
FL. REG# AR0004964

PROJECT TITLE
PHG DELRAY

NE 5TH AVENUE
DELRAY BEACH, FL 33483

REVISIONS

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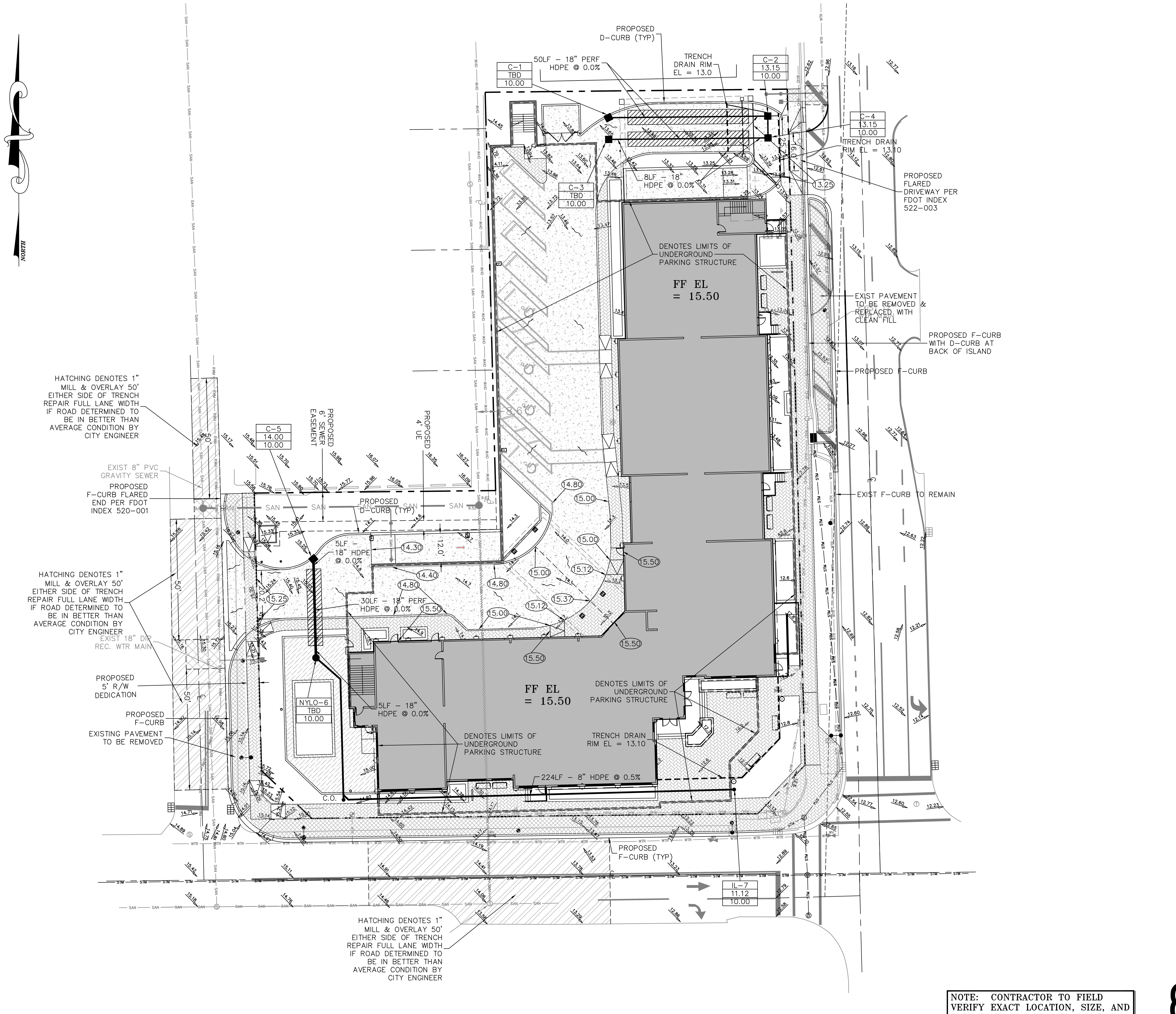
DRAWING TITLE
PARKING LEVEL PHOTOMETRIC PLAN -NIGHT

DATE	DRAWN BY
10/01/19	KAB

JOB NUMBER
181201

DRAWING NUMBER
PH-1n



LOCATION MAP
N.T.S.

"NOT FOR CONSTRUCTION"

LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER — PLAN PAGE / DETAIL PAGE
- 16.5 — PROPOSED ELEVATION
- DIRECTION OF FLOW
- +4.7 — EXISTING ELEVATION
- DENOTES AREA OF PROPOSED ASPHALT PAVING
- DENOTES AREA PROPOSED 1" MILL & OVERLAY
- DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 – SEE LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED POOL DECK BY OTHERS – SEE LANDSCAPE PLANS FOR SPECIFICATIONS
- DENOTES AREA OF EXISTING PAVEMENT AND BASE TO BE REMOVED & REPLACED WITH CLEAN FILL
- DENOTES AREA OF EXISTING PAVEMENT TRENCH REPAIR FOR UTILITY INSTALLATION –SEE DETAIL SHEET 2
- PROPOSED CATCH BASIN
- DENOTES 18" PERF HDPE PIPE IN 6' WIDE X 3' DEEP ROCK TRENCH (BOTTOM EL= 9.00)
- NYLO-1 / 6.00 / 3.50 — STRUCTURE TYPE-NUMBER / RIM ELEVATION / INVERT ELEVATION
- NYLO — NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL — INLINE YARD DRAIN
- HDPE — HIGH-DENSITY POLYETHYLENE PIPE

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'

Know what's below. Call before you dig.

NOTE: SEE LANDSCAPE PLANS FOR HARDSCAPE MATERIALS & SPECIFICATIONS

NOTE: SEE LANDSCAPE PLANS FOR BRICK PAVER PATTERNS

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

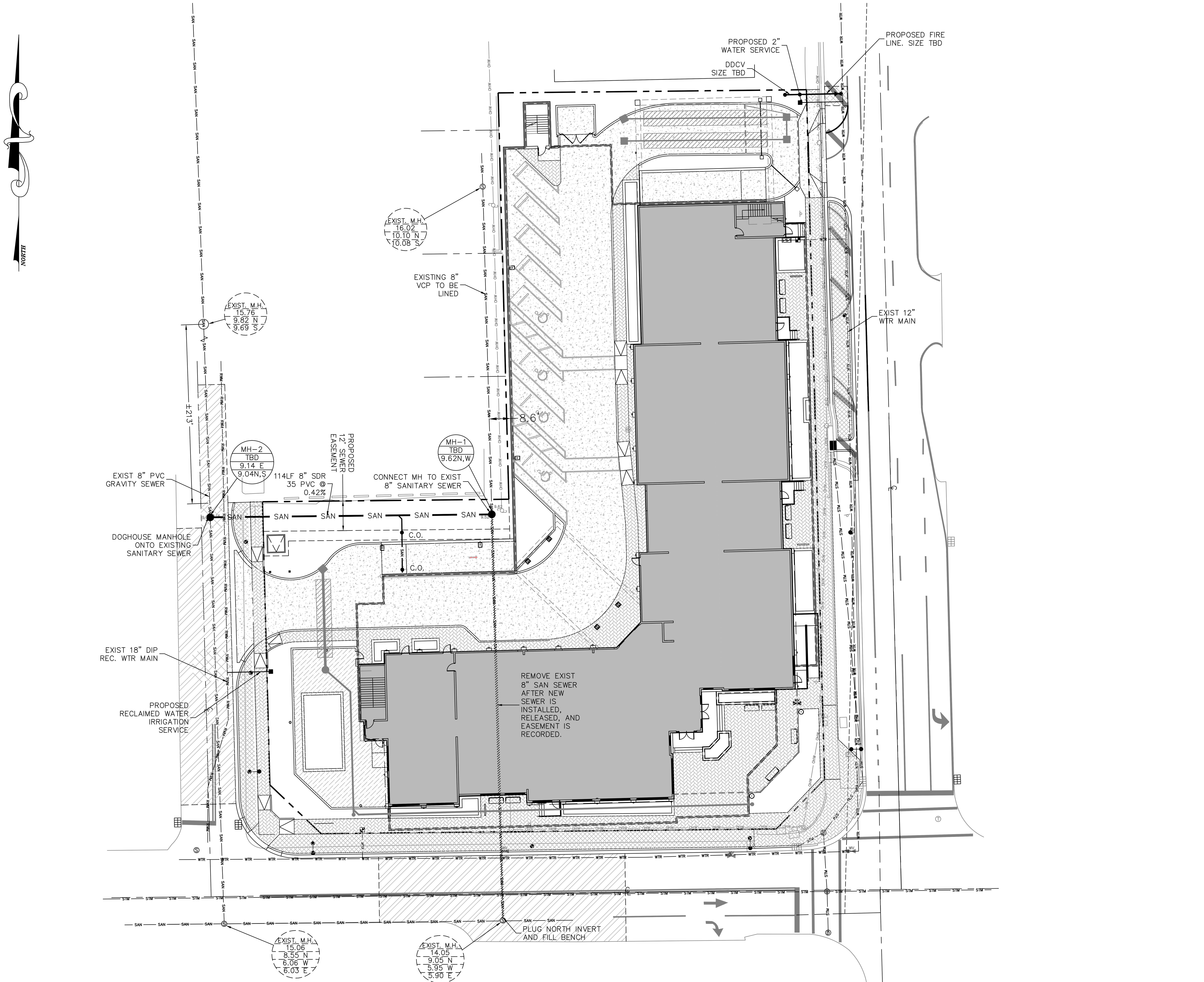
PAVING & DRAINAGE PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envirodesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

NOT VALID WITHOUT ENGINEER'S SEAL
JOSEPH A. PIKE, P.E. FL REG # 42696

NO.	DATE:	REVISIONS:	BY:
△	.	.	.

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 10/01/19
JOB NO. 18158-ENG
SHEET NO. 1 OF 10



LOCATION MAP
N.T.S.

"NOT FOR CONSTRUCTION"

LEGEND:

- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED WATER METER WITH BACKFLOW PREVENTER
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING MANHOLE
- C.O. SANITARY SEWER CLEANOUT
- SINGLE SANITARY SERVICE WITH CLEANOUT
- EXIST MH 8.57 2.60 E 2.50 W — EXISTING MANHOLE, RIM ELEVATION, INV EL & DIRECTION, INV EL & DIRECTION
- MH-1 TBD TBD — MANHOLE NUMBER, RIM EL, INV EL

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

811 Know what's below. Call before you dig.

WATER & WASTEWATER PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envdesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

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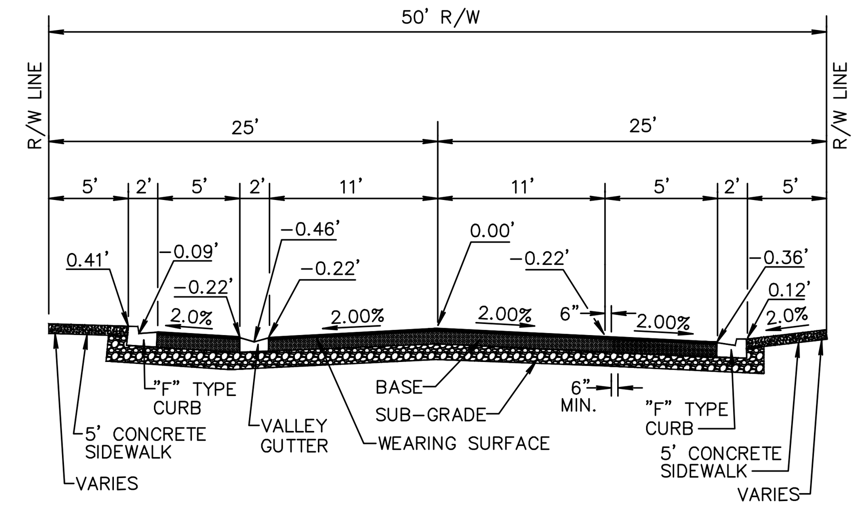
JOSEPH A. PIKE, P.E. FL REG # 42696

NO.	DATE:	REVISIONS:	BY:
△	.	.	.

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 10/01/19
JOB NO. 18158-ENG
SHEET NO. 2 OF 10

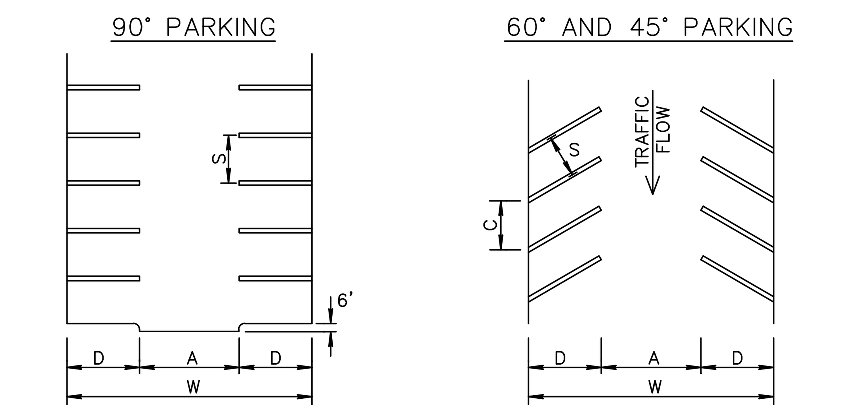


PAVEMENT SPECIFICATIONS	
WEARING SURFACE	1 1/2" TYPE S-III (2 LIFTS) SEE NOTE 2
BASE	8" LIMEROCK OR 10" CRUSHED CONCRETE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180. PRIME & TACK COAT PER FDOT SECTION 300.
SUBGRADE	12" STABILIZED (75 P.S.I. FBV) AND COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.

NOTE:

1. VARIATION FROM MATERIAL SPECIFICATIONS WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE CITY ENGINEER.
2. 2ND LIFT SHALL NOT TO BE PAVED UNTIL CONSTRUCTION VEHICLES AND EQUIPMENT HAVE COMPLETED WORK.

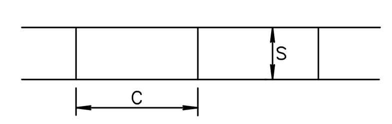
TYPICAL 50' R/W W/ PARALLEL PARKING SECTION
DETAIL RT 1.3



A	AISLE	24.0'
S	STALL WIDTH	9.0'*
D	STALL DEPTH	18.0'
W	MODULE WIDTH	60.0'

* COMPACT CAR SPACES -8.0'
HANDICAP SPACES -12.0'
SEE RT 4.2

PARALLEL



C	STALL LENGTH	22.0'
S	STALL WIDTH	8.0'

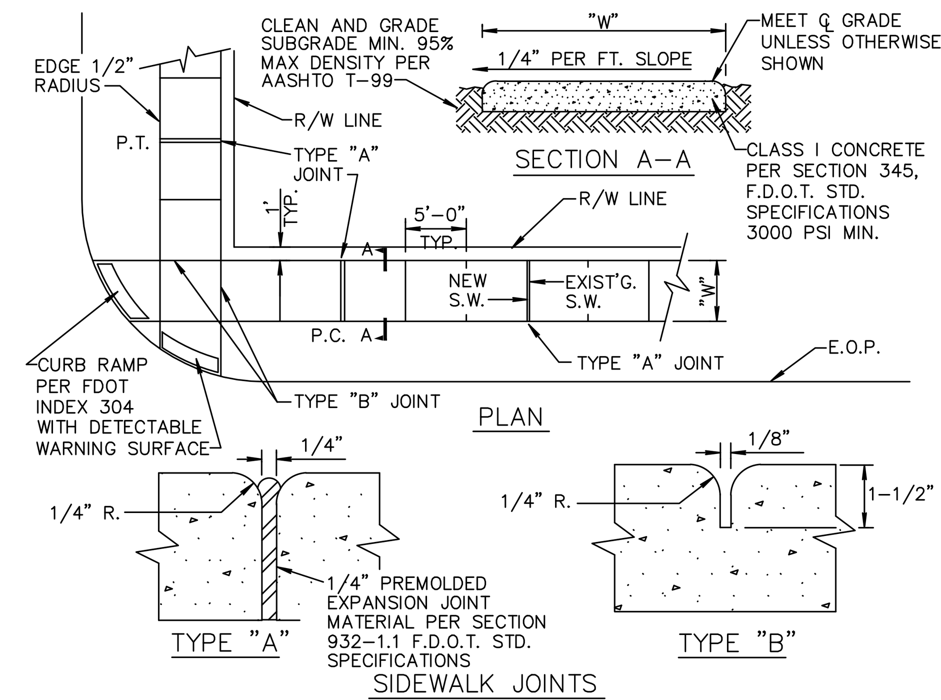
	STANDARD	60°	45°
A	AISLE *	17.0'	15.0'
C	STALL LENGTH	10.5'	12.5'
S	STALL WIDTH	9.0'	9.0'
D	STALL DEPTH	20.0'	19.0'
W	MODULE WIDTH	57.0'	53.0'
HANDICAP SPACES	C	14.0'	17.0'
	D	21.5'	21.0'
	S	12.0'	12.0'

* FOR TWO WAY FLOW A=24.0'

NOTE:
REFER TO TYPICAL PARKING SPACE DETAIL RT 4.2 (A TO C) FOR STRIPING INFORMATION AND HANDICAPPED PARKING DIMENSIONS.

STOP BAR BETWEEN PARKING LOT & PUBLIC R/W MUST BE THERMOPLASTIC.

PARKING LOTS DETAIL RT 4.1



NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. CURB RAMP DETECTALE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP

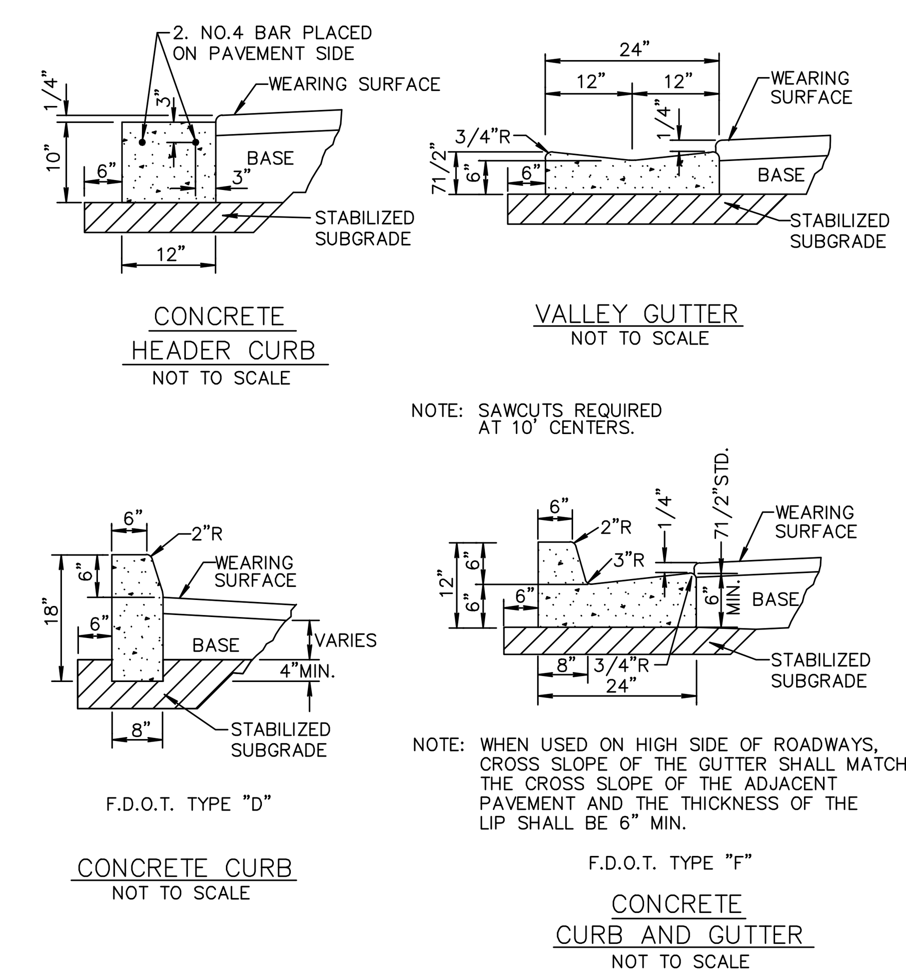
TABLE OF SIDEWALK THICKNESS - "T"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6",9" @E.O.P.

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

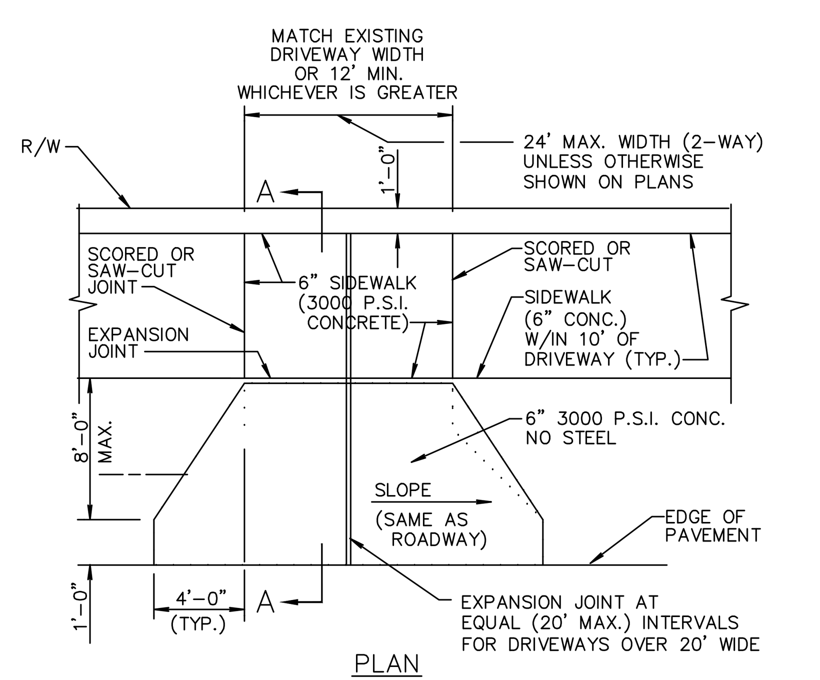
(TABLE OF SIDEWALK JOINTS)

SIDEWALK CONSTRUCTION RT 5.1

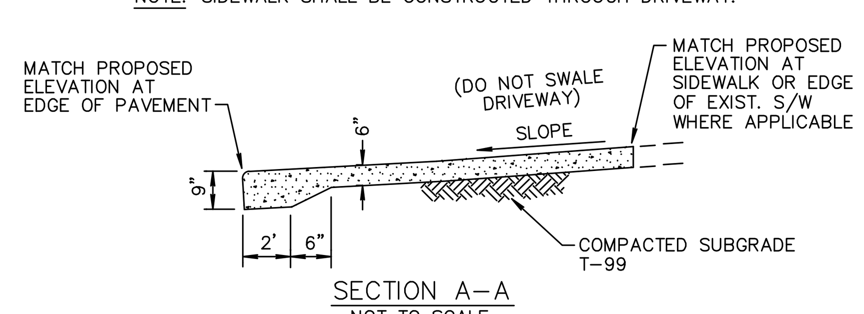


NOTES:
1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND BELOW CURBING.
2. SAWCUTS AT 10' CENTERS SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.

CURB AND GUTTER SECTIONS RT 6.1

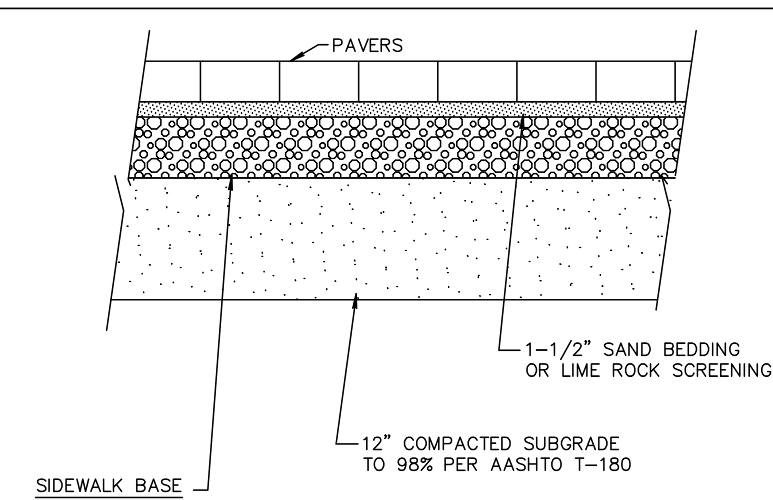


NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY.



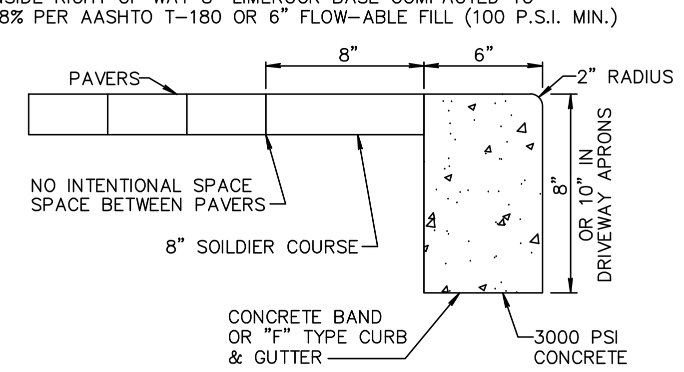
NOTE: ALL SIDEWALKS WITH CENTRAL BUSSINESS DISTRICT SHALL BE A MINIMUM WIDTH OF 8'

CONCRETE DRIVEWAY APRON RT 9.1



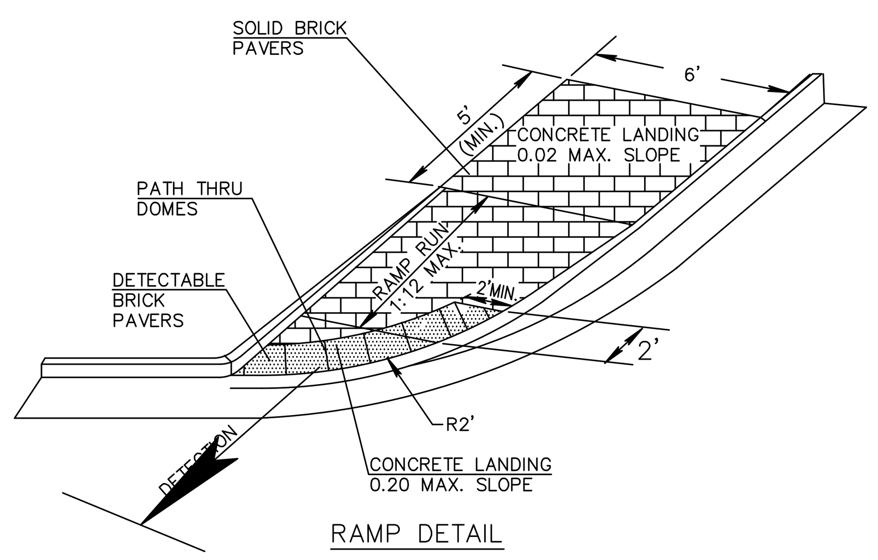
SIDEWALK BASE
OUTSIDE RIGHT OF WAY 4" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180.
INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

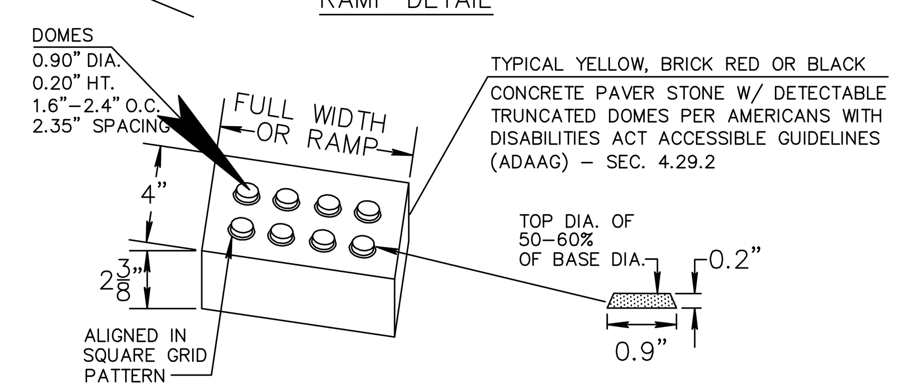
ROADWAY BASE
INSIDE RIGHT OF WAY 8" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 6" FLOW-ABLE FILL (100 P.S.I. MIN.)



NOTE:
IF CITY APPROVES PAVERS TO BE USED IN LIEU OF CONC. SIDEWALK, PAVER SHALL BE HOLLAND-STONE, 45° HERRING BONE, RED/CHARCOAL, COLOR MIX #2.

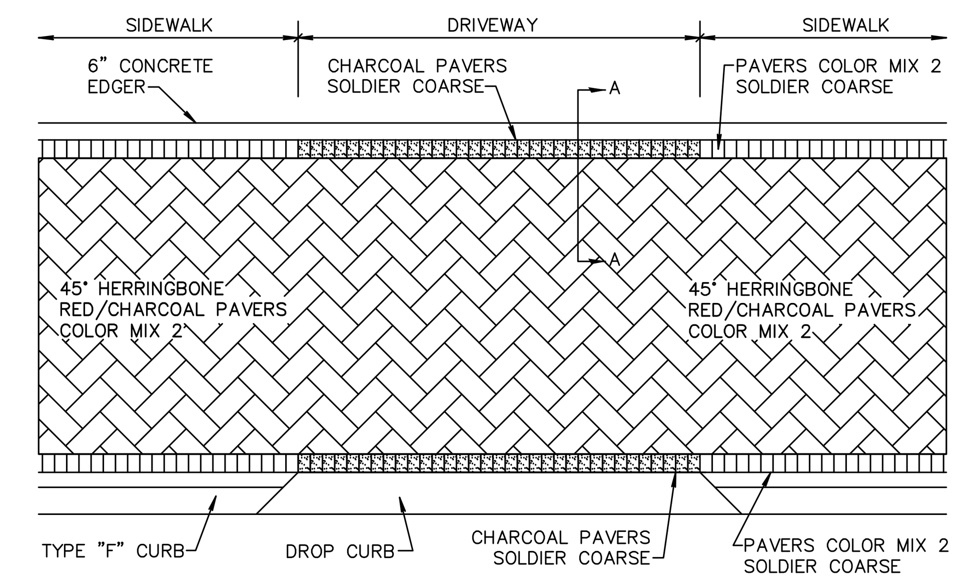
PAVER BRICK SECTION
DETAIL RT 10.1a

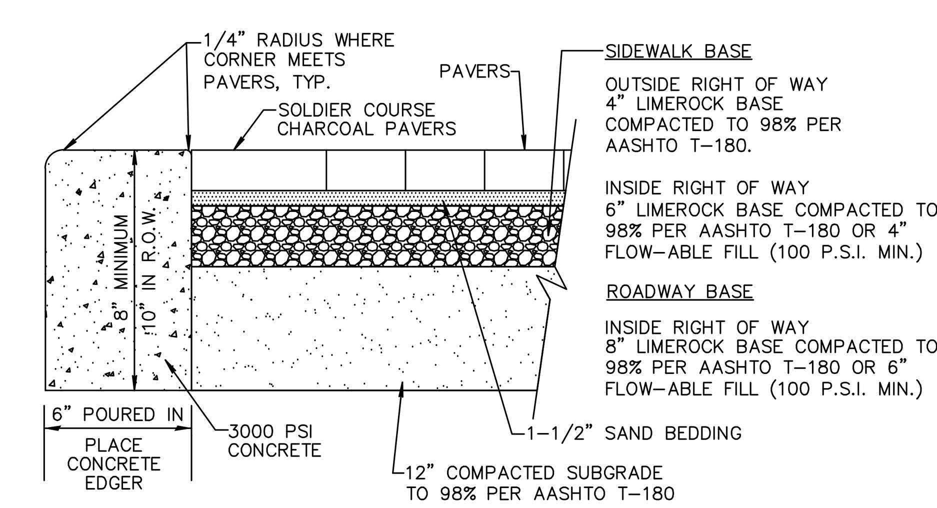




1. IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL.

DETECTABLE WARNING RAMP
IN PAVER SIDEWALK TYPICAL DETAIL RT 10.3





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INSIDE RIGHT OF WAY 6" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 4" FLOW-ABLE FILL (100 P.S.I. MIN.)

ROADWAY BASE
INSIDE RIGHT OF WAY 8" LIMEROCK BASE COMPACTED TO 98% PER AASHTO T-180 OR 6" FLOW-ABLE FILL (100 P.S.I. MIN.)

PINEAPPLE GROVE WAY DRIVEWAY APRON
DETAIL RT 10.4

"NOT FOR CONSTRUCTION"

Know what's below. Call before you dig.

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IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	DATE:	REVISIONS:	BY:

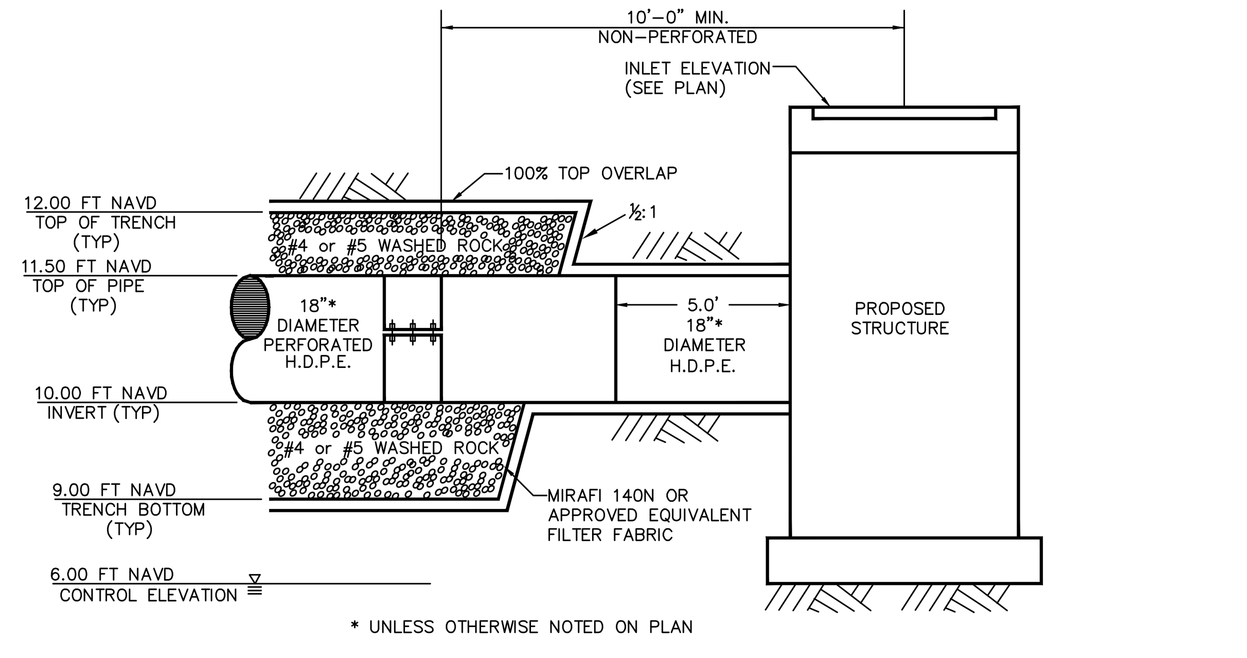
NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.
FL REG # 42696

PAVING & DRAINAGE DETAILS FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

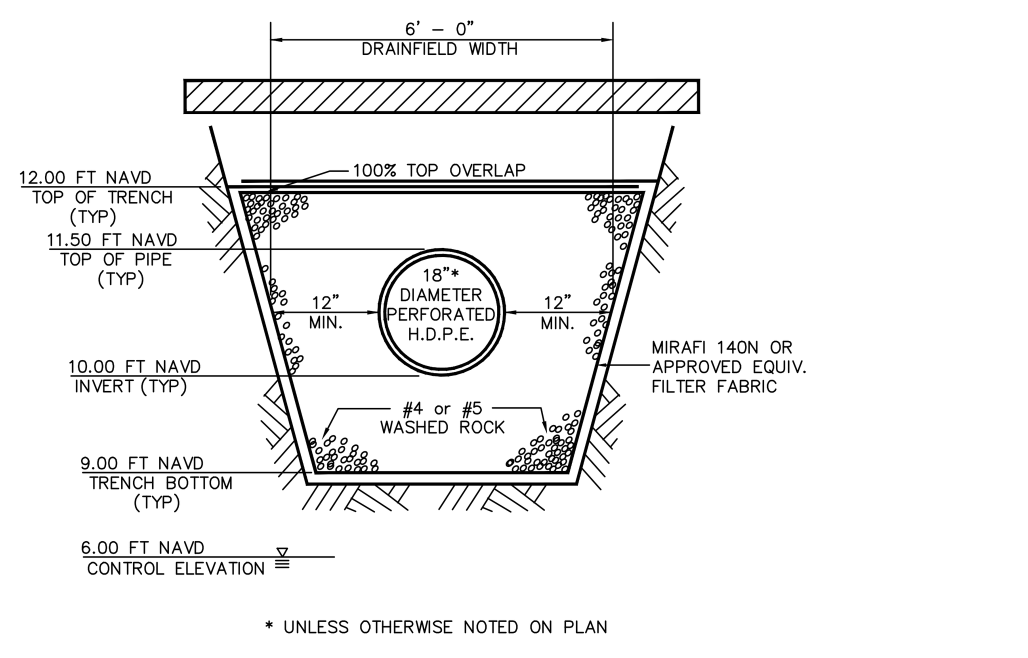
EnviroDesign Associates Inc.
www.envirodesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 09/28/19
JOB NO. 18158-DTL
SHEET NO. 3 OF 10



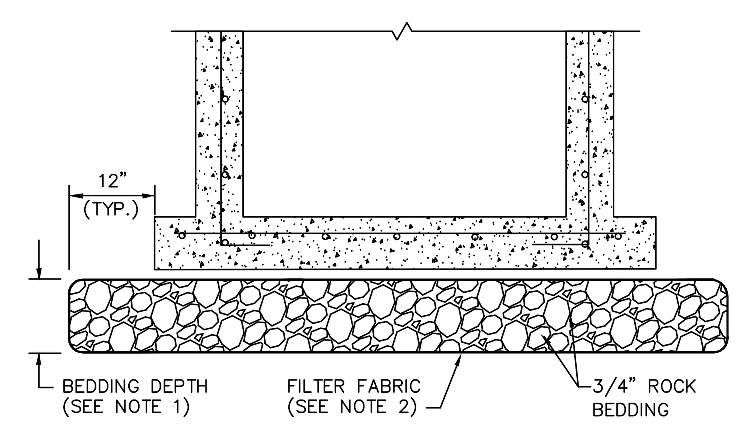
PERFORATED PIPE TRENCH

N.T.S.



PERFORATED PIPE TRENCH

N.T.S.

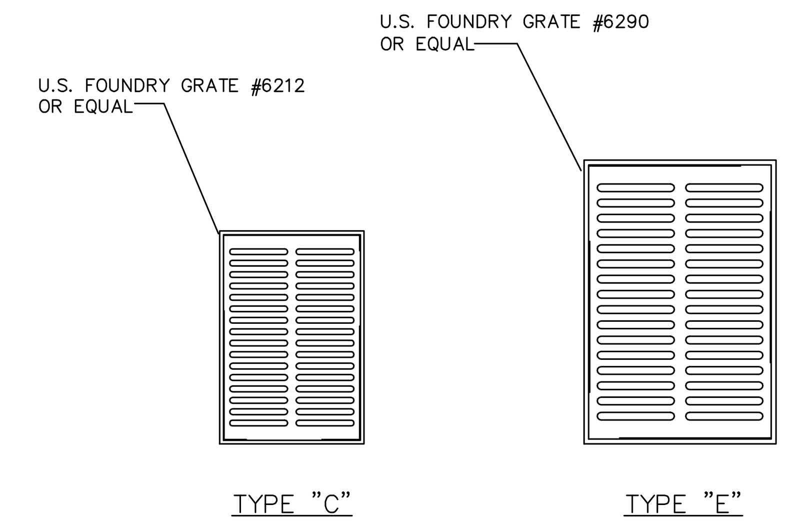


NOTES:

1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 985.

STANDARD BEDDING D 3.1

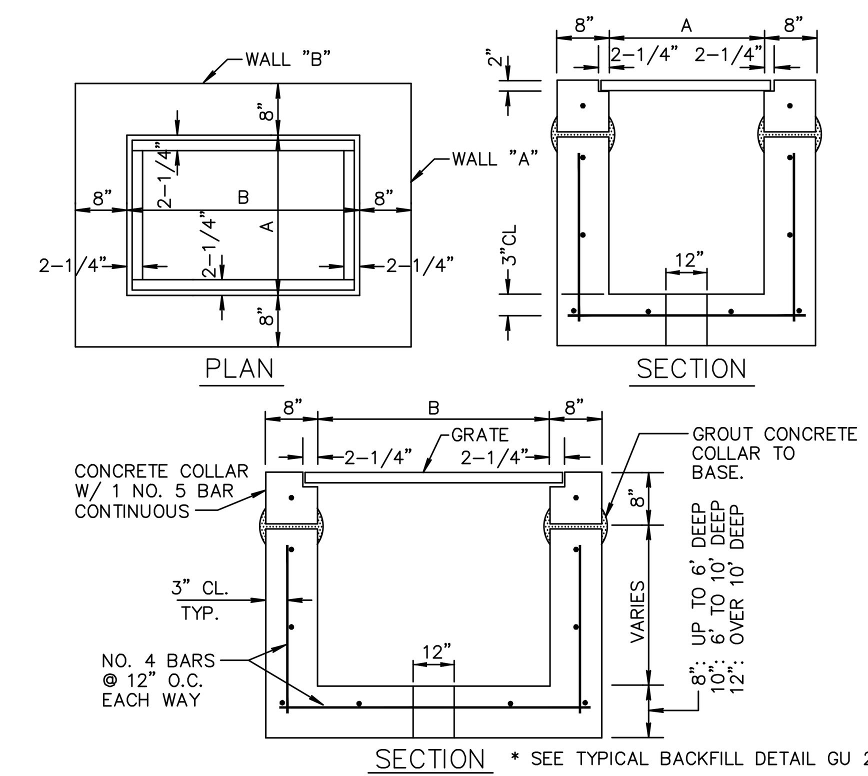
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'–0"	3'–1"	U.S. FOUNDRY No. 6212	15" R.C.P.	24" R.C.P.
'E'	3'–0"	4'–5"	U.S. FOUNDRY No. 6290	24" R.C.P.	36" R.C.P.



NOTES:

1. ALL GRATES SHALL BE SUITABLE FOR H-20 LOADING (HIGHWAY TRAFFIC LOADS)
2. WHEN INSTALLED IN PAVEMENT OR WITHIN 6' OF PAVEMENT USE U.S.F. 4160-6210

TYPE C & E INLET GRATE DETAIL D 6.1



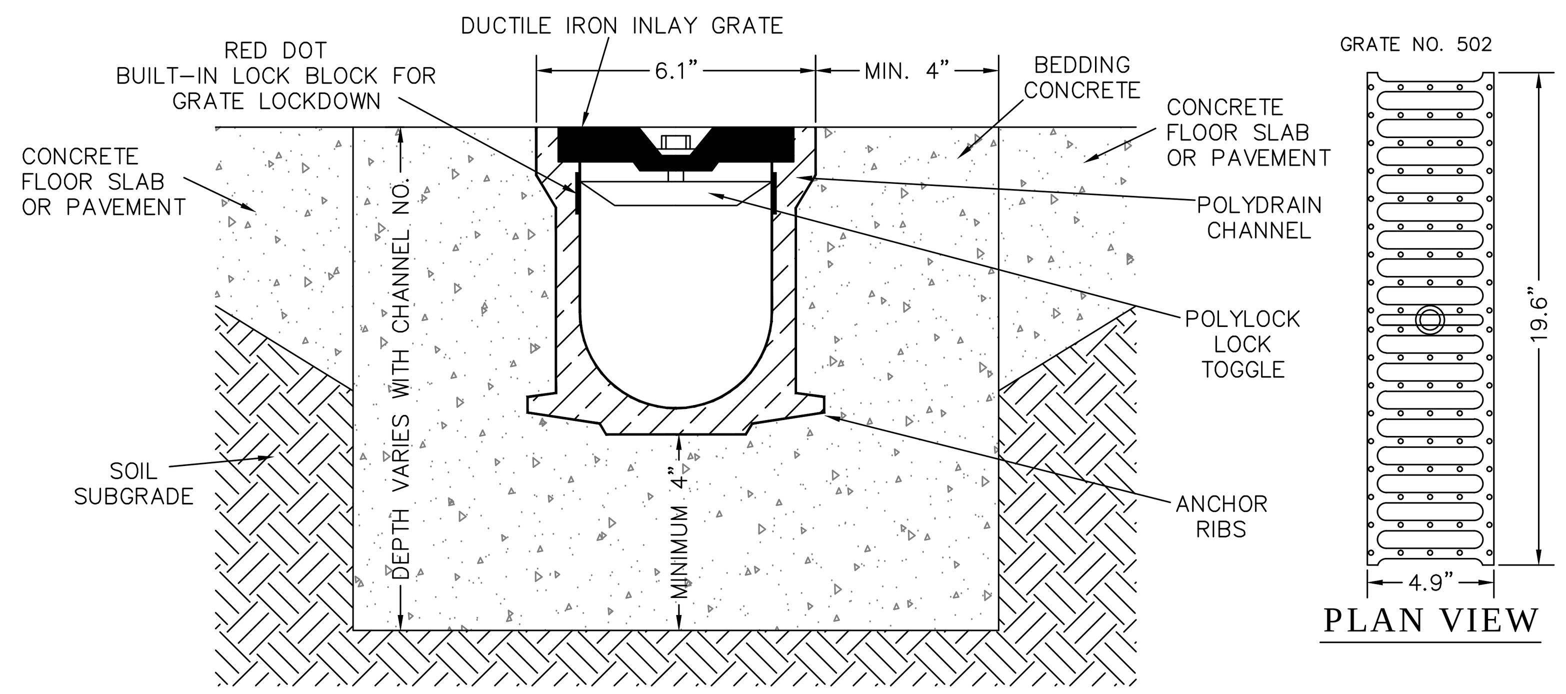
* SEE TYPICAL BACKFILL DETAIL GU 2.1

INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'0"	3'1"	U.S. FOUNDRY NO. 6212	15" R.C.P.	24" R.C.P.
'E'	3'0"	4'6"	U.S. FOUNDRY NO. 6290	24" R.C.P.	36" R.C.P.

NOTES:

1. INLET TO BE PRECAST WITH CLASS 'A' 4000 P.S.I. CONCRETE.
2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
3. 12" DIA. WEEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE EXCEPT IN WELLFIELDS.
4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
5. SEE BEDDING DETAIL D 3.1
6. ALL STRUCTURES TO BE 4 SIDED ANGLE SHOULDERS.

TYPE C & E INLET DETAIL D 7.1



CROSS SECTIONAL VIEW

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JOSEPH A. PIKE, P.E.
FL REG # 42696

NO.	DATE:	REVISIONS:	BY:
△	-	-	-

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 09/28/19
JOB NO. 18158-DTL
SHEET NO. 4 of 10

O:\2018\18158-401 NE 2nd St & 200 NE 5th Ave-Peachtree Hotel Group\DWG\18158-DTL.dwg, 10/1/2019 11:00:42 AM, ARCH full bleed D (24.00 x 36.00 Inches)

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.
2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.
3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIA DEPARTEMENT OF TRANSPORATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
5. MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
6. WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.
7. CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
8. GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.
10. TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.
11. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.
12. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS. COMPRESSIVE STRENGTH.
13. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTOL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-P-17, WHERE APPLICABLE.
14. SEQUENCE OF CONSTRUCTION - THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BENEATH THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.
15. INLETS AND MANHOLES - ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.
16. GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.
17. GRADES SHOWN ARE FINISHED GRADES.
18. MINIMUM ROAD CROWN ELEVATION SHALL BE EL. N/A N.A.V.D.
19. REINFORCED CONCRETE PIPE - THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.
20. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
21. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.
22. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.
23. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.
24. PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.

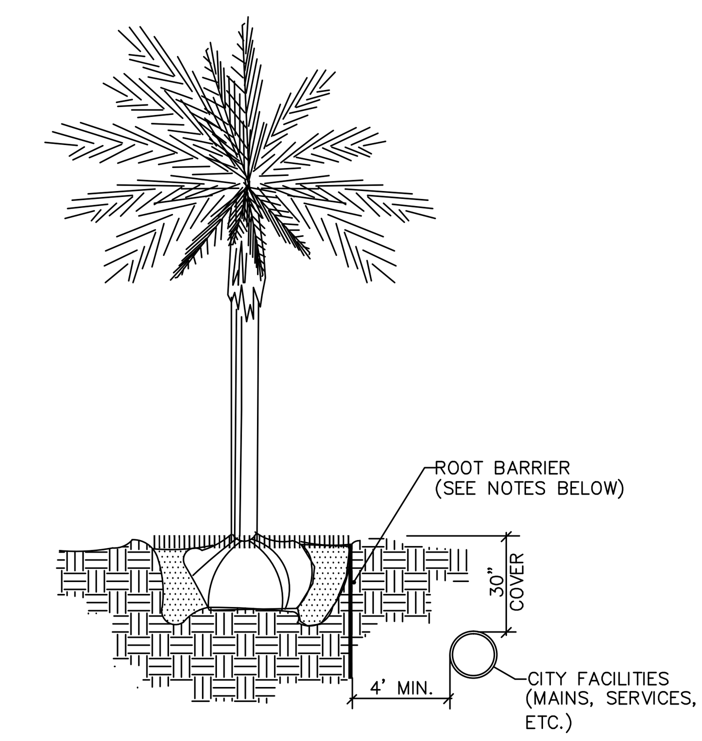
GENERAL NOTES

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COAST TO THE OWNER.
5. ALL ELEVATIONS REFER TO N.A.V.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 15.50' (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM).
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
12. ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
13. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
15. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i
16. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.
17. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TOT THE LANDSCAPING OF THE SITE.
18. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.
19. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).
20. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.)

CITY OF DELRAY BEACH GENERAL NOTES

DEFINITIONS
1. CITY - THE CITY OF DELRAY BEACH
2. CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
3. ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION

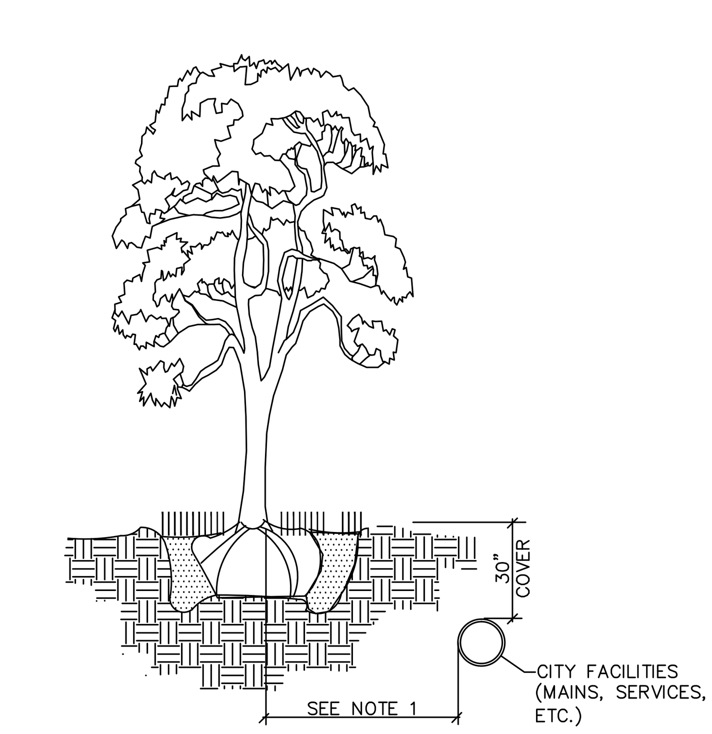
PROCEDURE
1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY WATER AND SEWER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. ALL PIPE MANUFACTURERS SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COATINGS WERE MANUFACTURED IN ACCORDANCE WITH AWWA C151/A21.51-91.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
11. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
13. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.
14. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PALM BEACH COUNTY TYPICAL T-P-17 (LATEST REVISION) UNLESS SHOWN OTHERWISE.
15. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY.
16. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES.
17. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.
18. GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE.
19. CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMEN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION.
20. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE.
21. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
22. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
23. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
24. ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING.
25. EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS.
26. CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY.
27. SITE INFORMATION BASED ON A SURVEY PREPARED BY: CAULFIELD & WHEELER, INC.
28. THE EXTENT OF ROAD CONSTRUCTION WORK TO BE COMPLETED BY THE CONTRACTOR, WITHIN THE RAILROAD RIGHT-OF-WAY SHALL BE DETERMINED BY THE CITY AND COORDINATED WITH THE FLORIDA EAST COAST RAILWAY COMPANY AT THE TIME OF CONSTRUCTION.
29. RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES.
30. ALL CITY OF DELRAY BEACH STANDARD DETAILS INCLUDED IN THE CIVIL PLANS PREPARED BY ENVIRODESIGN ASSOCIATES, iNC. HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.
31. CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC
32. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
33. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
34. NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2
35. ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ALL SIDEWALKS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING SLOPES. ALL RAMPS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:12 RUNNING SLOPES WITH MAXIMUM RISE AND RUNS PER ADA REQUIREMENTS WITH RAILINGS WHERE NEEDED. LANDINGS WITH 1:48 CROSS- AND RUNNING-SLOPES ARE TO BE PROVIDED AT TOPS AND BOTTOMS OF ALL RAMPS.
36. CITY OF DELRAY BEACH UTILITY DIVISION MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY SHUTDOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT 561-243-7312.
37. THE EXISTING SANITARY SEWER LINE MUST BE TELEVISED PRIOR TO AND AFTER ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT.
38. UPON APPROVAL AND RECIEPT OF PERMIT, THE CONTRACTOR SHALL CONTACT THE CITY OF DELRAY BEACH DEPUTY DIRECTOR OF CONSTRUCTION AT 561-243-7320 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING ANY SITE WORK.
39. ALL WATER METER SIZES TO BE DETERMINED BY PLUMBING ENGINEERING OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
40. ALL CITY OF DELRAY BEACH 2016 STANDARD DETAILS INCLUDED IN THIS SET OF PLANS AND DETAILS HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.



NOTES:

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

TYPICAL TREE WITH ROOT BARRIER LD 1.1



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

811 Know what's below. Call before you dig.

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

"NOT FOR CONSTRUCTION"

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△	-	-	-

NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.
FL REG # 42696

PAVING & DRAINAGE DETAILS FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
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ENGINEERS • ENVIRONMENTAL CONSULTANTS
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298 Pineapple Grove Way Delray Beach, Florida 33444
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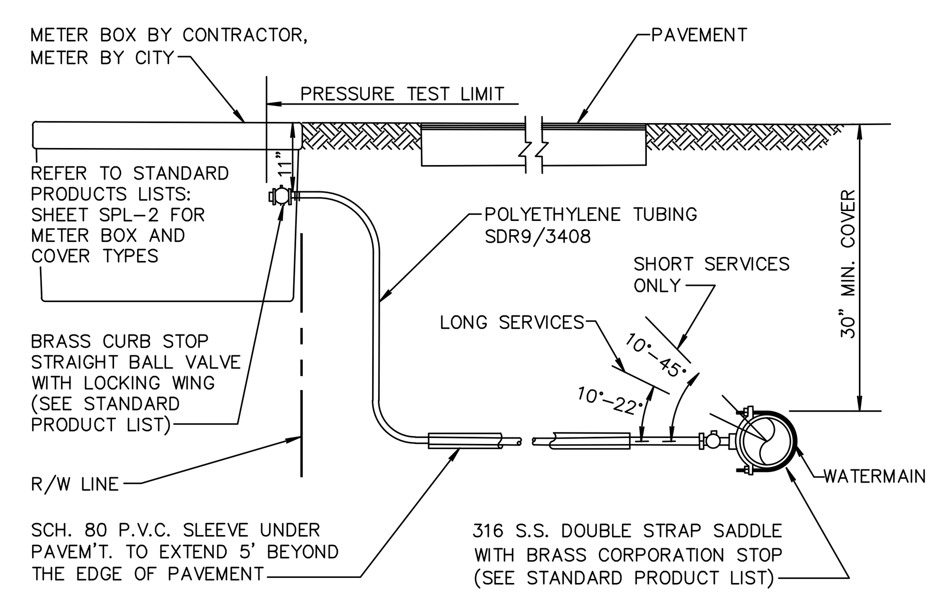
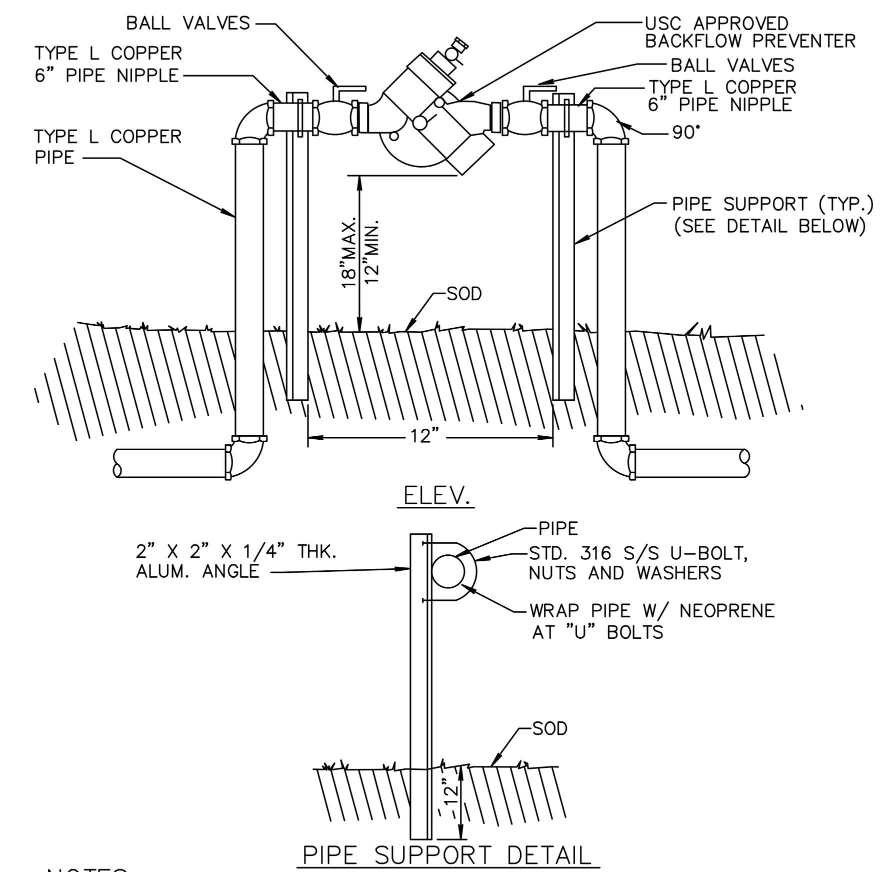
DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 09/28/19
JOB NO. 18158-DTL
SHEET NO. 5 OF 10



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL SERVICES UNDER ROADWAYS ARE TO BE INSTALLED BY TRENCHLESS METHOD, UNLESS OTHERWISE APPROVED.
12. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/CONTRACTOR/DEVELOPER; IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO THE METER.

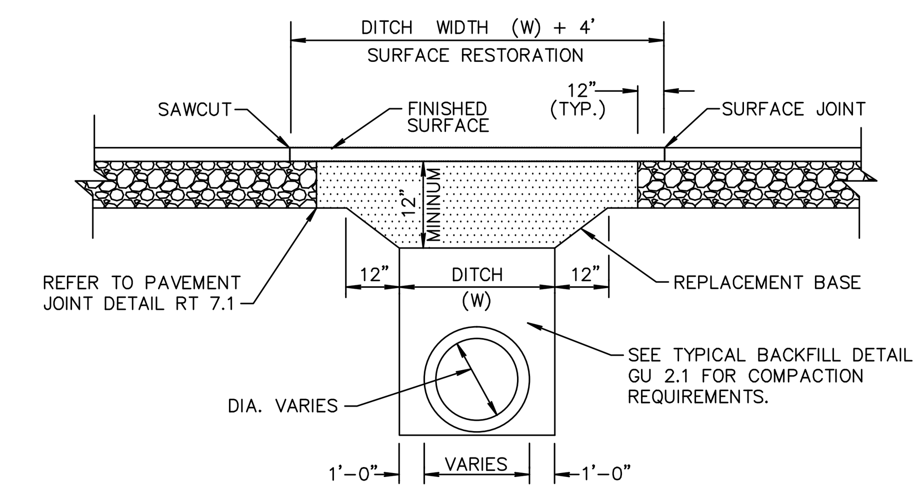
TYPICAL SERVICE CONNECTION PW 9.1a



NOTES:

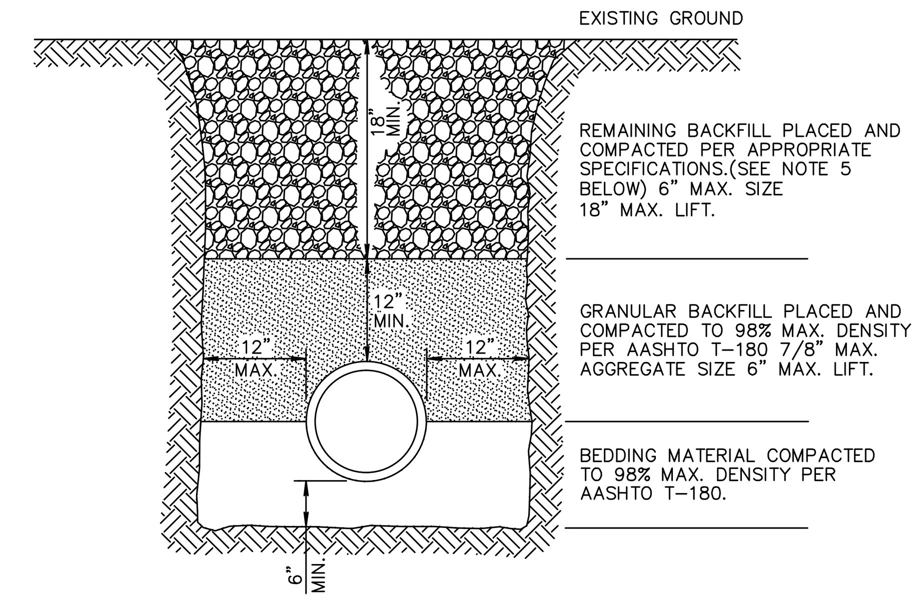
1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.80.
5. USE OF OTHER PIPE MATERIALS WITH APPROVAL OF DEPUTY DIRECTOR OF UTILITIES.
4. RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

REDUCED PRESSURE ZONE BACKFLOW PREVENTER PW 10.2



1. REPLACEMENT BASE TO BE AT MIN. 12" THICK.
2a. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 6").
2b. 12" EXCAVATABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE MATERIAL SHALL BE F.D.O.T. TYPE S-I OR S-III ASPHALTIC CONC. (MIN. THICKNESS 1 1/2").
6. ANY PAVT. CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

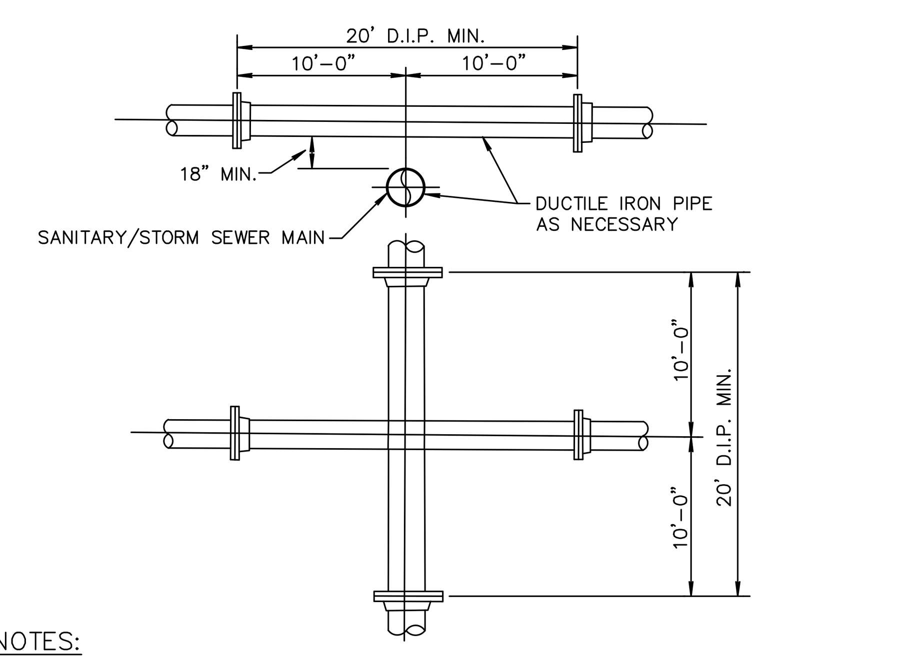
PAVEMENT REPAIR DETAIL GU 1.1



NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" -7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE.(AASHTO T-180)
6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

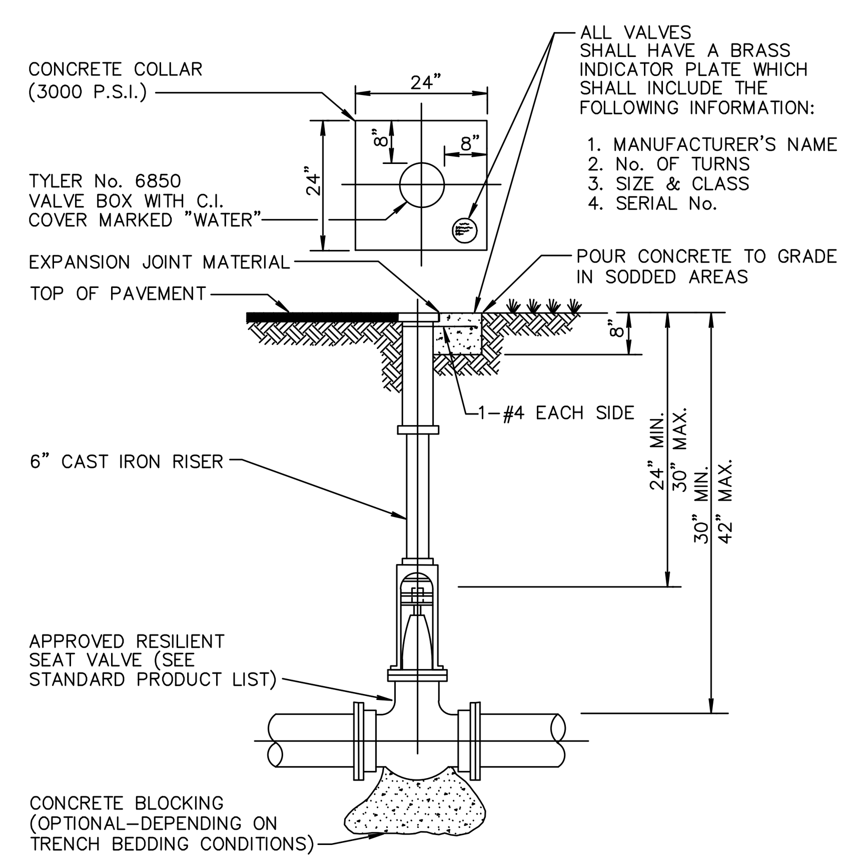
TYPICAL BACKFILL DETAIL GU 2.1



NOTES:

1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 52 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETER.

WATER MAIN & SEWER CONFLICT DETAIL PW 2.1



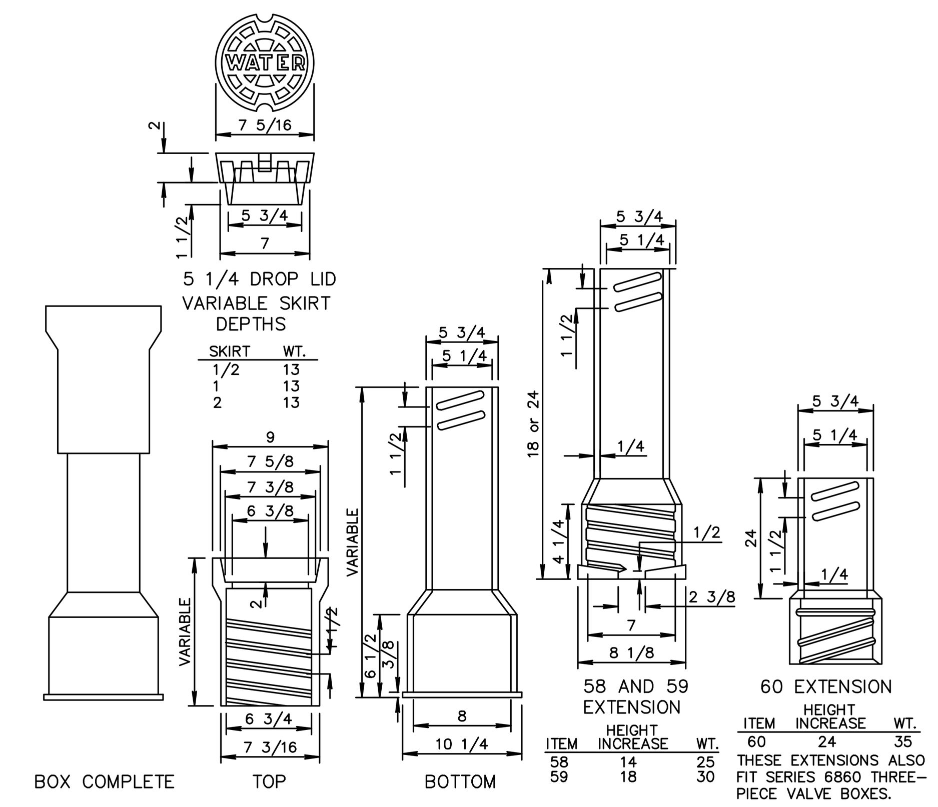
NOTES:

1. WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
2. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIERODS, OR OTHER APPROVED RESTRAINT.

TYPICAL GATE VALVE DETAIL
4" THRU 12" PW 3.1

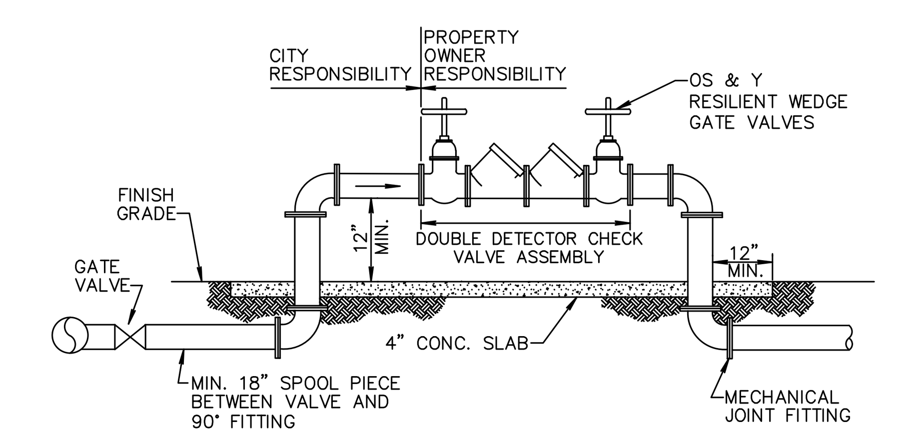
ITEM	BOX COMPLETE EXTENSION IN INCHES	WT.	TOP SECTION W/LID LENGTH	TOP SECTION W/LID WT.	BOTTOM LENGTH	BOTTOM WT.	PIECES PER PKG.
461-S	19-22	60	10	35	15	25	..
462-S	27-32	70	10	35	24	35	..
562-S	27-37	80	16	45	24	35	20
563-S	33-43	85	16	45	30	40	20
564-S	39-50	90	16	45	36	45	20
662-S	36-52	105	26	65	30	40	20
664-S	39-60	110	26	65	36	45	20
666-S	51-71	135	26	65	**48	70	20
668-S	62-82	145	26	65	**60	80	20

**MAY BE FURNISHED IN TWO PIECES SCREWED TOGETHER TO MAKE THE LENGTH REQUIRED.



NOTE: LOCKING LIDS WILL NOT BE ACCEPTED.

CAST IRON VALVE BOXES, TWO-PIECE PW 3.2



NOTES:

1. FOR ALL SERVICES GREATER THAN 2" DIA.
2. ALL PIPE AND FITTINGS SHALL BE CLASS 52 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
3. THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA M14 AND AWWA C511-89, AND APPROVAL OF ENVIRONMENTAL SERVICES DEPARTMENT.
4. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
6. BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 5.2.
7. ALL TWO INCH DOUBLE DETECTOR CHECK VALVE, SHALL BE BRASS OR TYPE "L" COPPER TUBING
8. USE OF OTHER PIPE MATERAILS WITH APPROVAL OF WATER SEWER MANAGER.
9. CITY MAINTAINS UP TO THE FIRST O S & Y VALVE.

DOUBLE DETECTOR CHECK VALVE PW 10.1

"NOT FOR CONSTRUCTION"

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JOSEPH A. PIKE, P.E.
FL REG # 42696

WATER & WASTEWATER DETAILS FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

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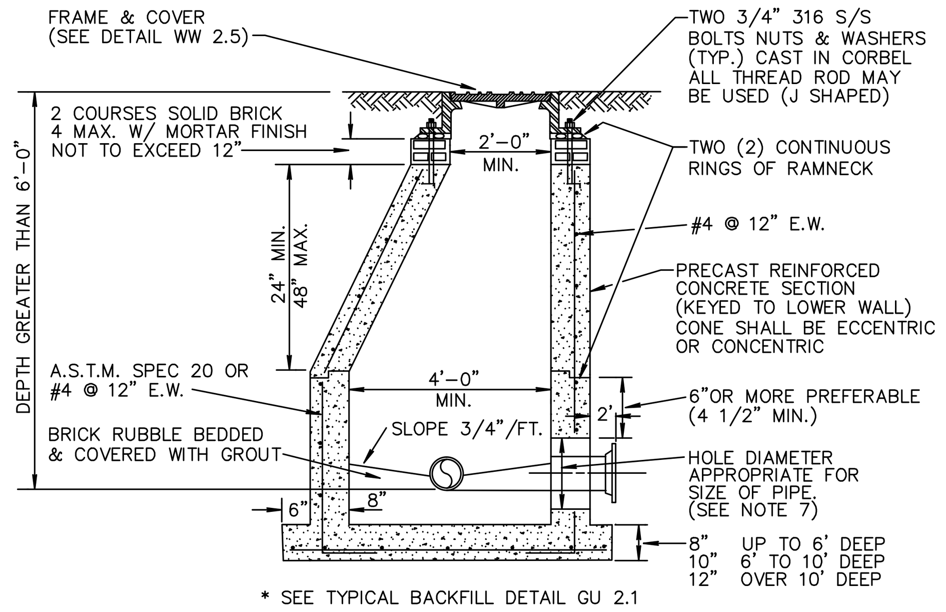
SHEET NO. 6 of 10

"NOT FOR CONSTRUCTION"

GRAVITY SEWER NOTES

1. MANHOLES SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT AND SURFACE TREATMENT.
2. ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
3. ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.
4. (PVC) GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D 3034, SDR 35, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.
5. (DIP) GRAVITY SEWER PIPE SHALL BE CLASS 350, EPOXY LINED OR AS OTHERWISE APPROVED BY ENVIRONMENTAL SERVICES DEPARTMENT.
6. NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS.
7. MANHOLE FRAMES SHALL BE ATTACHED TO THE PRECAST STRUCTURE WITH A MINIMUM OF TWO 3/4" 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2" BEADS OF RAM-NEK CAULKING.
8. TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH 3/4" GRAVEL.
9. PVC SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURER'S SPEC (JOHNS MANVILLE RING TITE PVC PIPE INSTALLATION GUIDE OR EQUAL). BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE ENGINEER.
10. BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS , LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER (1" FOR PVC PIPE) AND NO STONES LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.
11. ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE SITE.
12. WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A 12' UTILITY EASEMENT. CITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY.
13. UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION BY THE ENGINEER SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH A LOW PRESSURE AIR TEST, AFTER ROCK BASE FINISHED & PRIMED, OR 1ST LIFT OF ASPHALT PLACED. AFTER ALL OTHER TESTING HAS BEEN COMPLETED, A CD VIDEO RECORDING SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, BEFORE THE LENGTHS ARE ACCEPTED FOR MAINTENANCE.
14. EACH LINE SEGMENT SHALL BE LAMPED TO DETERMINE PROPER ROUNDNESS.
15. COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED & SUBMITTED TO THE ENGINEER CITY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
16. AT THE END OF THE ONE (1) YEAR WARRANTY PERIOD THE DEVELOPER/CONTRACTOR WILL T.V. INSPECT, AIR TEST EVERY JOINT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
17. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER FACILITY.
18. ANY PIPE INTRODUCED INTO AN EXISTING MANHOLE MUST HAVE CARBOLINE BITUMASTIC 300M OR APPROVED EQUAL APPLIED EXTERNALLY WITHIN A MINIMUM 2-FOOT RADIUS OF OPENING AND THE ENTIRE MANHOLE MUST HAVE SEWPER COAT OR APPROVED EQUAL APPLIED INTERNALLY.
19. ANY REHABILITATION TO AN EXISTING MANHOLE MUST BE INTERNALLY STRIPPED AND LINED WITH SEWPER COAT OR APPROVED EQUAL.

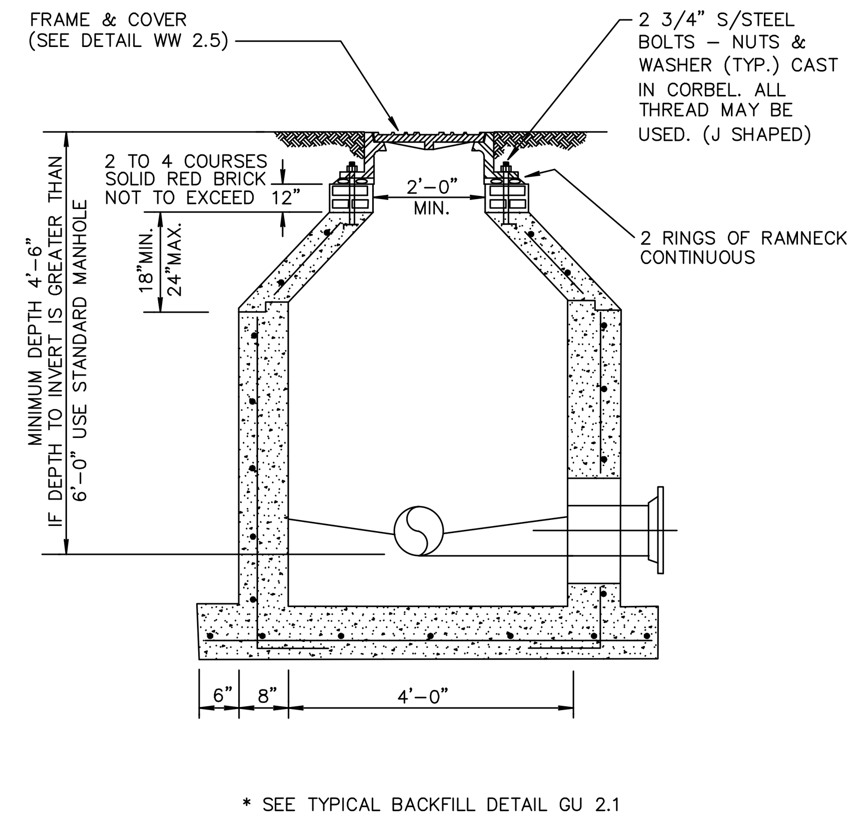
GRAVITY SEWER NOTES WW 1.1



NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. RAMNECK AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE AT ALL RISER JOINTS.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. LIFT HOLES SHALL BE FILLED WITH EXPANDABLE GROUT
6. ALL PIPE HOLES SHALL BE PRECAST.
7. CAST IN PLACE FLEXIBLE PIPE-TO MANHOLE CONNECTOR (LOCK JOINT FLEXIBLE SLEEVE ELASTOMER EPDM OR RUBBER GASKET WITH GLASS FIBER REINFORCED NYLON 6/6 INTERNAL EXPANSION RING) INSTALLED PER MANUFACTURER.
8. PAINT MANHOLE INSIDE AND OUTSIDE WITH ONE (1) COAT RED CARBOLINE BITUMASTIC 300M THEN ONE (1) COAT BLACK OR APPROVED EQUAL, to 8-10 MILS D.F.T/COAT, FIRST COAT RED THEN BLACK.
9. MANHOLE FABRICATION SHALL BE IN ACCORDANCE W/ ASTM C-478, LATEST STANDARD.
10. IF THE STRUCTURE IS INSTALLED IN WATER TABLE MUST HAVE BEDDING. (SEE DETAIL BEDDING WW6.1)

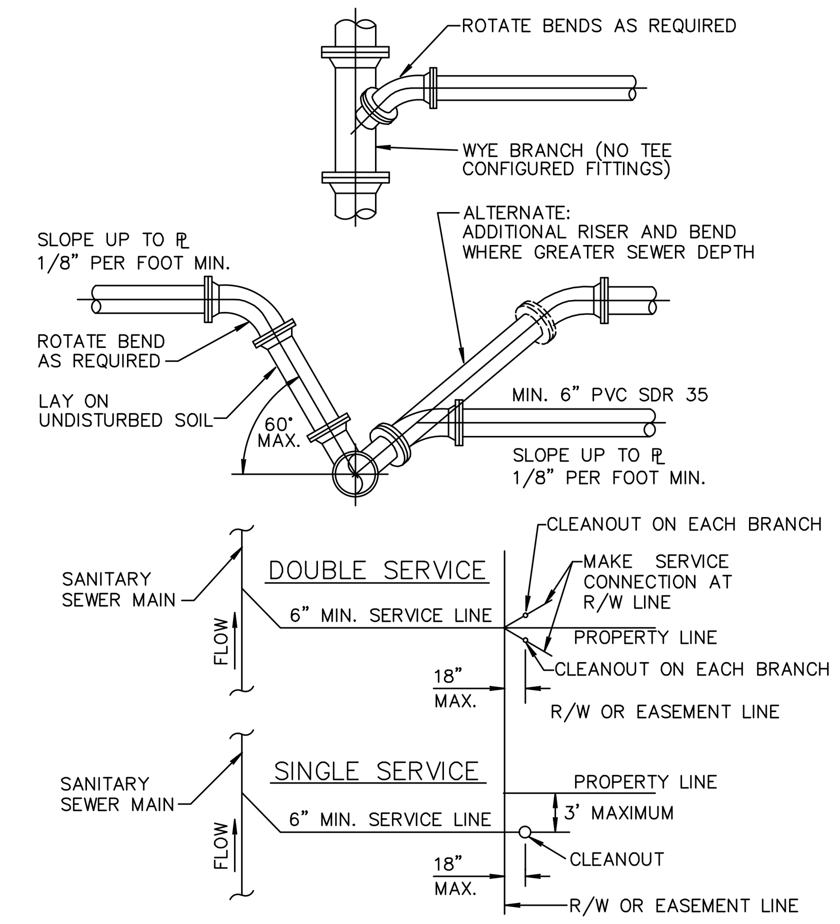
STANDARD MANHOLE DETAIL WW 2.1



NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE (DETAIL WW 2.1).

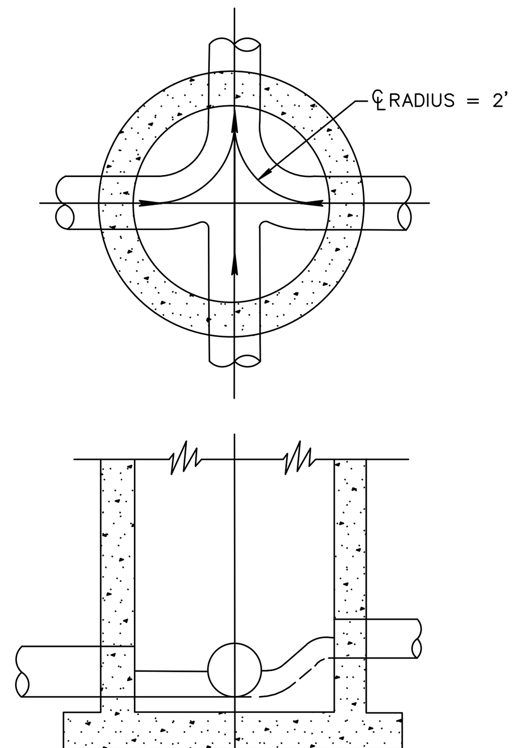
SHALLOW MANHOLE DETAIL WW 2.2



NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.1 FOR SEPARATION REQUIREMENTS.

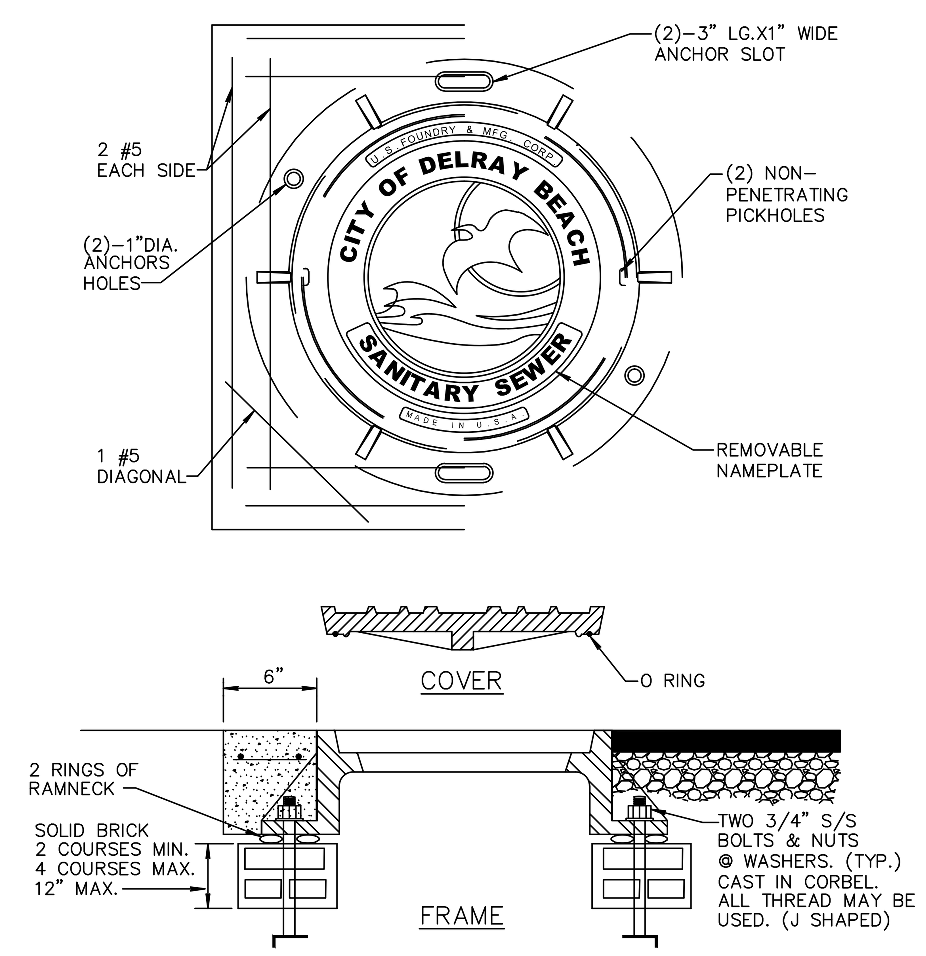
SEWER SERVICE CONNECTIONS WW 4.1



NOTES:

1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION OR TURBULENCE.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES.
4. 2500 PSI CONCRETE ONLY PERMITTED AS FLOW CHANNEL BUILDUP.

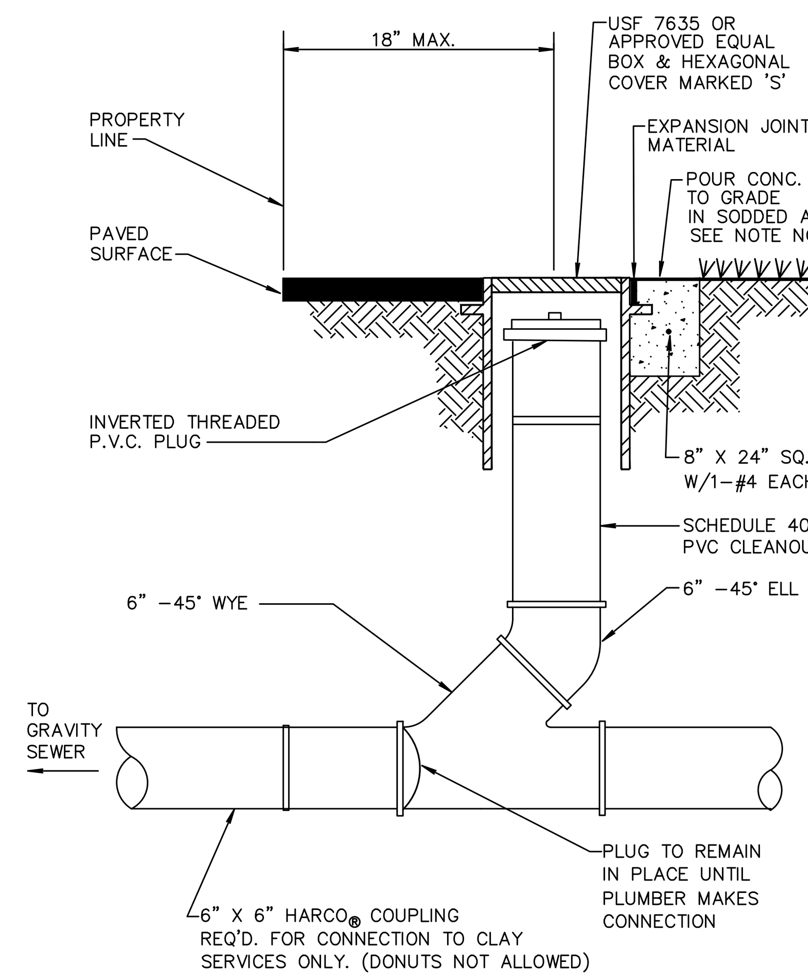
INVERT FLOW CHANNELS WW 2.4



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. COVER SHALL BE U.S. MR-ORS AND RING SHALL BE USF 576 RING WITH BITUMASTIC COAL TAR.
3. MANHOLE ADJUSTING RINGS SHALL BE CAST IRON, USF TYPE B.

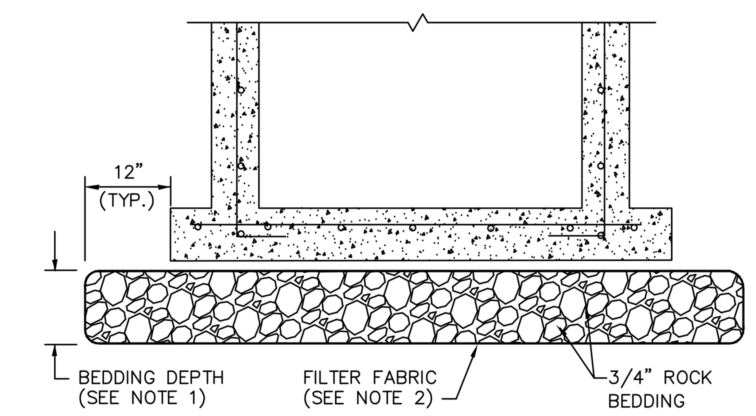
SANITARY SEWER MANHOLE FRAME AND COVER WW 2.5



NOTE:

1. INVERTED BRASS CAP SHALL BE USED IN GRASS AREAS IN LIEU OF CASTING AND CONE COLLAR.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

TYPICAL COMMERCIAL CLEANOUT WW 5.2



NOTES:

1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 985.

STANDARD BEDDING DETAIL

WATER & WASTEWATER DETAILS FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

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FL REG # 42696

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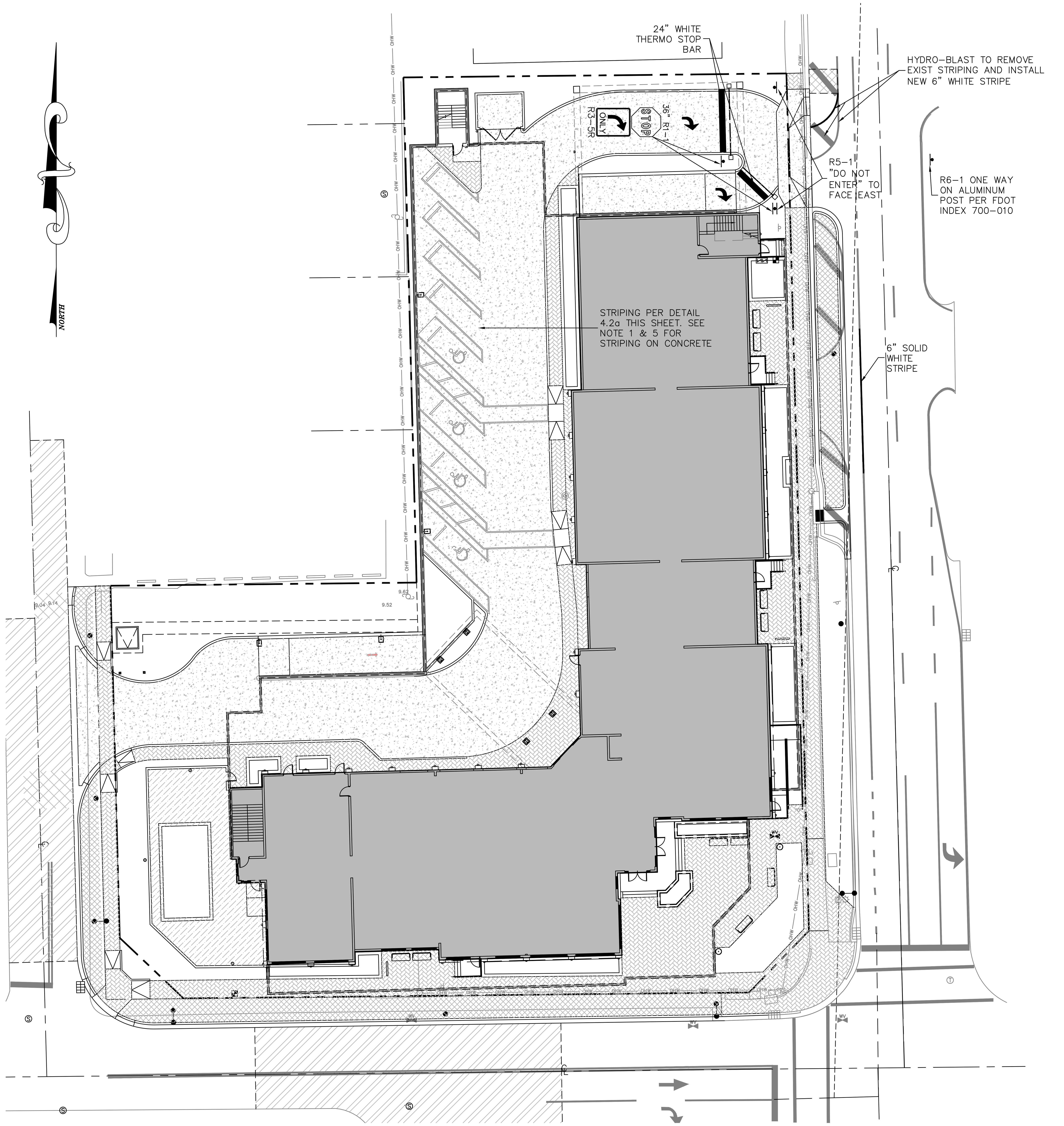
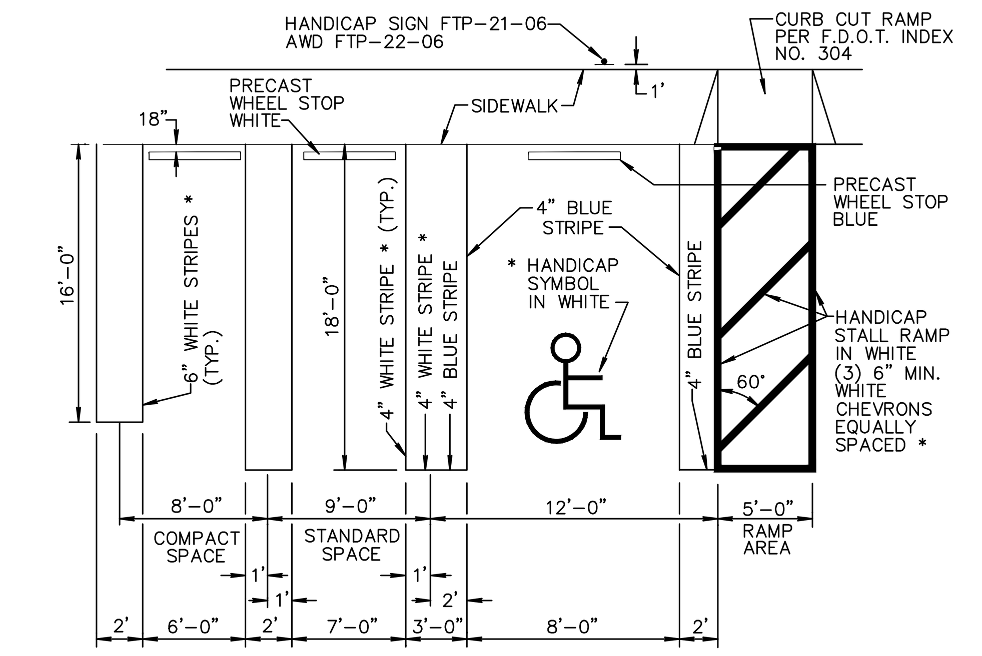


NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.



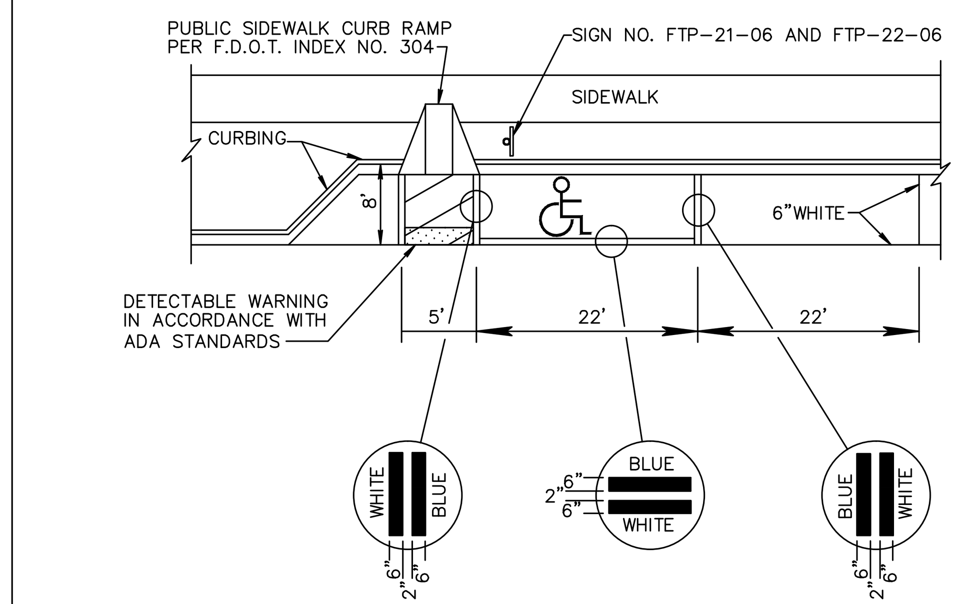
PARKING STALL DIMENSIONS:

STANDARD	9'x 18'
COMPACT	8'x 16'
HANDICAP	12'x 18' PLUS 5' RAMP AREA

* NOTES:

1. ON LIGHT COLORED SURFACE I.E. CONCRETE ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
2. ALL STRIPPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
3. ALL MEASUREMENTS ARE FROM CENTER LINE.
4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP.
5. BLUE STRIPE & H/C SYMBOL AND WALKWAY ON CONCRETE
6. 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1

TYPICAL PARKING SPACES
(1 OF 3)
DETAIL RT 4.2a



NOTE:

1. HANDICAPPED PARKING SPACE MUST BE FIRST OR LAST PARALLEL PARKING SPACE IN THE ROW. ADJACENT TO LANDSCAPE ISLAND. IF SPACE, IS AT THE FRONT OF PARKING ROW ACCESS PANEL MUST BE IN FRONT OF CAR AND IF SPACE IS AT THE END OF PARKING ROW ACCESS PANEL MUST BE AT THE REAR OF CAR.
2. WHEN PARKING SPACE IS ADJACENT TO LANDSCAPE ISLAND SPACE MAYBE REDUCED TO 20' FROM THE STANDARD 22' LENGHT.

TYPICAL PARKING SPACES
(3 OF 3)
DETAIL RT 4.2c

"NOT FOR CONSTRUCTION"

PAVEMENT MARKING SPECIFICATIONS

All Pavement markings to be installed per these typicals, plans and specifications, and as directed by the City Engineer and shall conform to the requirements of F.D.O.T. and the manual on uniform traffic control devices, (MUTCD).

PERMANENT MARKINGS

Installation:
- All markings shall be installed by the extruded method.
- Markings shall be free of weaves, bows, drips, drags, and other degrading items.
- Chalk shall be used for all layout markings

Materials:
- All materials shall be alkyd or hydrocarbon thermoplastic meeting all FDOT specifications.

Thickness:
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.

Spheres:
- Reflective glass sheres are to be applied to all stripes and markings per FDOT specifications.

Alternate Material:
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the City Engineer.

Layout:
- Layout shall be made using marking chalk.
- It is recommended that marking layout be inspected by the City Engineer prior to the placement of final markings.

TEMPORARY MARKINGS

Temporary markings may be used only as specified in this section, or as approved or directed by the City Engineer.

Final Pavement Surface:
- Only foil backed marking tape is allowed.
- All tape shall be totally removed concurrent with permanent marking placement.

Other Pavement Surfaces:
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

PAVEMENT MARKING SPECIFICATIONS RT 8.1a
(Sheet 1 of 2)

ALL PAVEMENT MARKINGS

All paved surfaces shall be properly marked prior to the hours of darkness.

RAISED PAVEMENT MARKERS

- R.P.M.s shall be installed on all lane lines and centerlines, spaced at 20' or 40'.
- R.P.M.s shall be a 4 x 4 type class "B" marker meeting F.D.O.T. specifications and shall be approved by the City Engineer prior to use.
- R.P.M.'s shall be installed using alkyd thermoplastic on asphalt and epoxy on concrete.

OTHER NOTES

- All Materials within right-of-way shall be thermoplastic and per F.D.O.T. specifications.
- Pavement marking within private parking lots may be painted according to F.D.O.T. specifications, except for all stop bars adjacent to public rifgt-of-way.

PAVEMENT MARKING SPECIFICATIONS RT 8.1b
(Sheet 2 of 2)

LEGEND:

PROPERTY LINE

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SCALE: 1" = 20'
-10 0 10 20 30 40

CIVIL SITE IMPROVEMENTS PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envdesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

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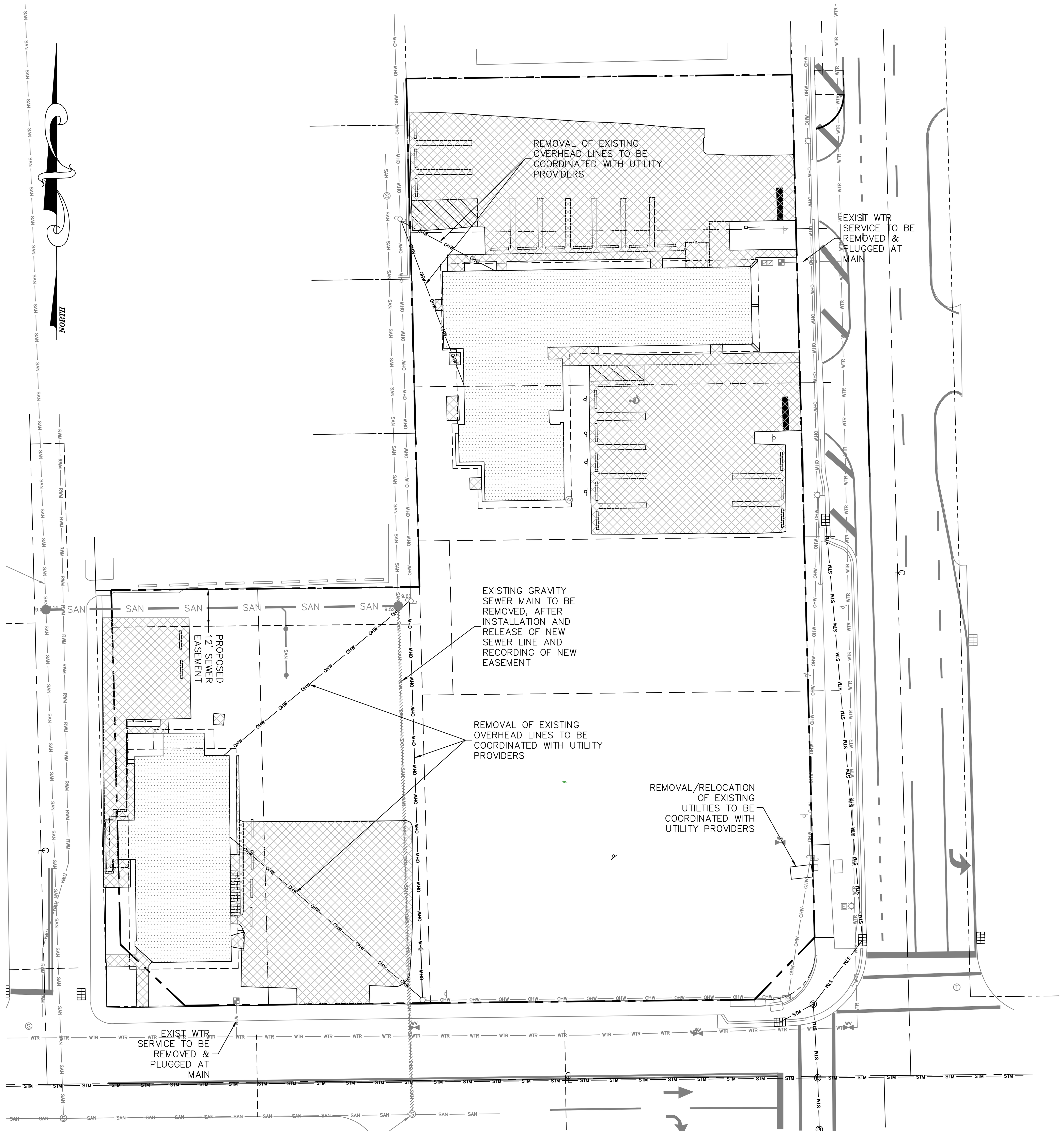
JOSEPH A. PIKE, P.E.
FL REG # 42696

NO.	DATE:	REVISIONS:	BY:

DRAWN: B.A.B.
CHECKED: J.A.P.
DATE: 10/01/19
JOB NO. 18158-ENG
SHEET NO. 8 of 10



LOCATION MAP
N.T.S.

LEGEND:

PROPERTY LINE

DENOTES EXIST IMPROVEMENTS TO BE REMOVED

DENOTES EXIST STRUCTURE TO BE RELOCATED OFF-SITE BY OTHERS

"NOT FOR CONSTRUCTION"

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF ALL EXISTING ON-SITE UTILITIES WITH THE UTILITY PROVIDERS PRIOR TO REMOVAL OF ANY UTILTIES.
2. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISNG ON-SITE IMPROVEMENTS IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AGENCY REQUIREMENTS. NO DEBRIS SHALL BE BURIED ON-SITE.
3. THE CONTRACTOR SHALL PLUG/CAP ALL EXISTING WATER AND SEWER SERVICES NOT TO REMAIN AT THE MAIN AND REMOVE ALL ABANDONED LINES.
4. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING PRIVATE DRAINAGE. NO EXISTING DRAINAGE SHALL REMAIN UNDERGROUND, INCLUDING, BUT NOT LIMITED TO, ANY EXISTING EXFILTRATION TRENCH, STORM PIPE, OR CATCH BASINS.
5. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL EXISTING PAVEMENT AND BASE MATERIALS. EXISTING BASE MATERIALS MAY BE RECYCLED ON-SITE AS SUBGRADE STABILIZER BUT SHALL NOT BE REUTILIZED AS A PAVING BASE MATERIAL.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS.
7. THE CONTRACTOR SHALL PROVIDE DUST AND POLLUTION PREVENTION MEASURES PRIOR TO, AND MAINTAIN DURING, ANY DEMOLITION WORK. SEE DETAILS ON SHEET 10.
8. TRENCH RESTORATION ASSOCIATED WITH DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE TRENCH RESTORATION DETAILS INCLUDED ON SHEET 6.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY CONTAMINATED SOILS, AS DESIGNATED BY OTHERS, ARE HANDLED AS REQUIRED BY REGULATORY AGENCIES. NO WORK SHALL BE PERFORMED IN THESE AREAS WITHOUT PRIOR APPROVAL FROM REGULATORY AGENCIES.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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SCALE: 1" = 20'
-10 0 10 20 30 40

NO.	DATE:	REVISIONS:	BY:
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FL REG # 42696

DEMOLITION PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envdesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
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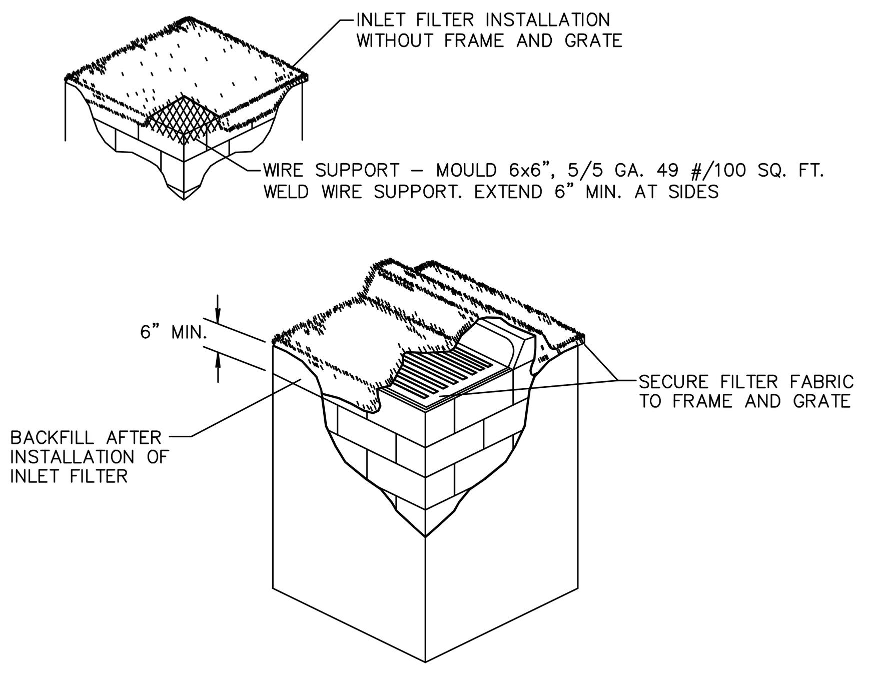
SHEET NO. 9 of 10



NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

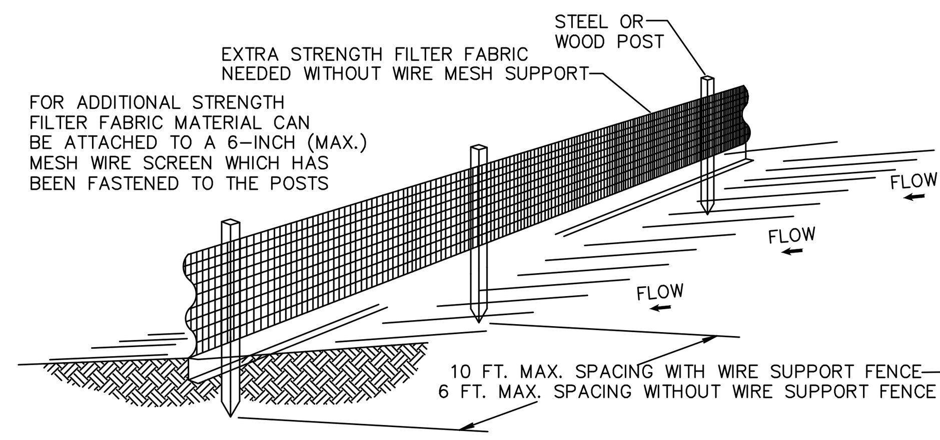
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL D 8.1

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURSDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

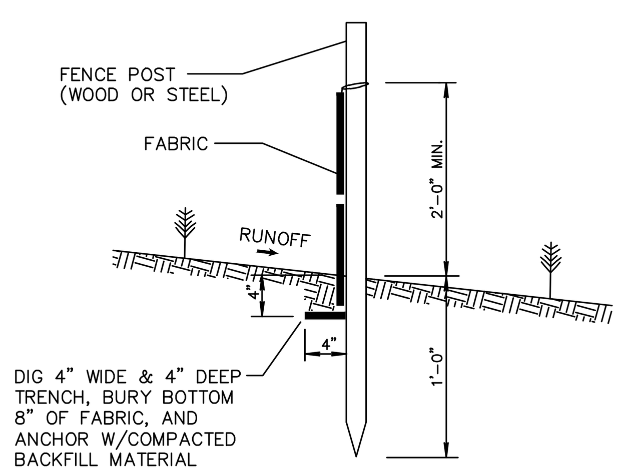
EROSION CONTROL NOTES DETAIL D9.1



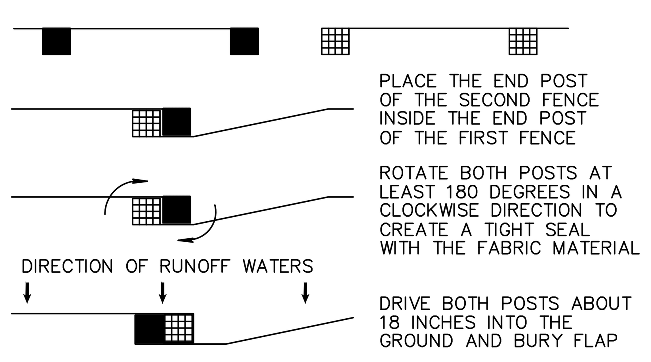
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

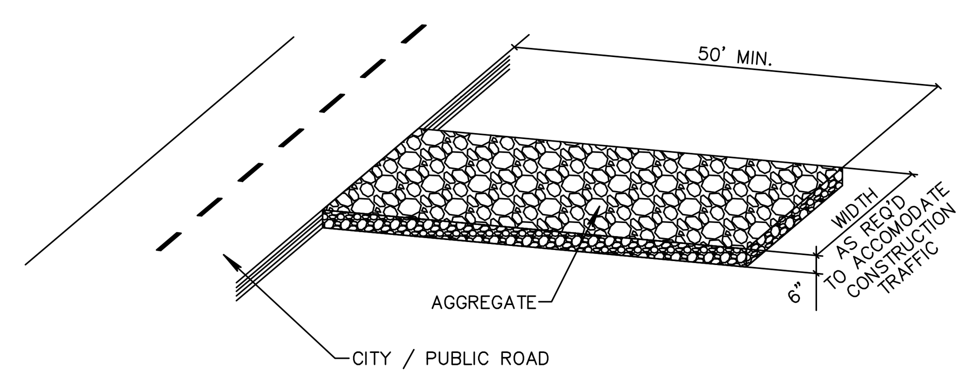


SILT FENCE SECTION
NOT TO SCALE



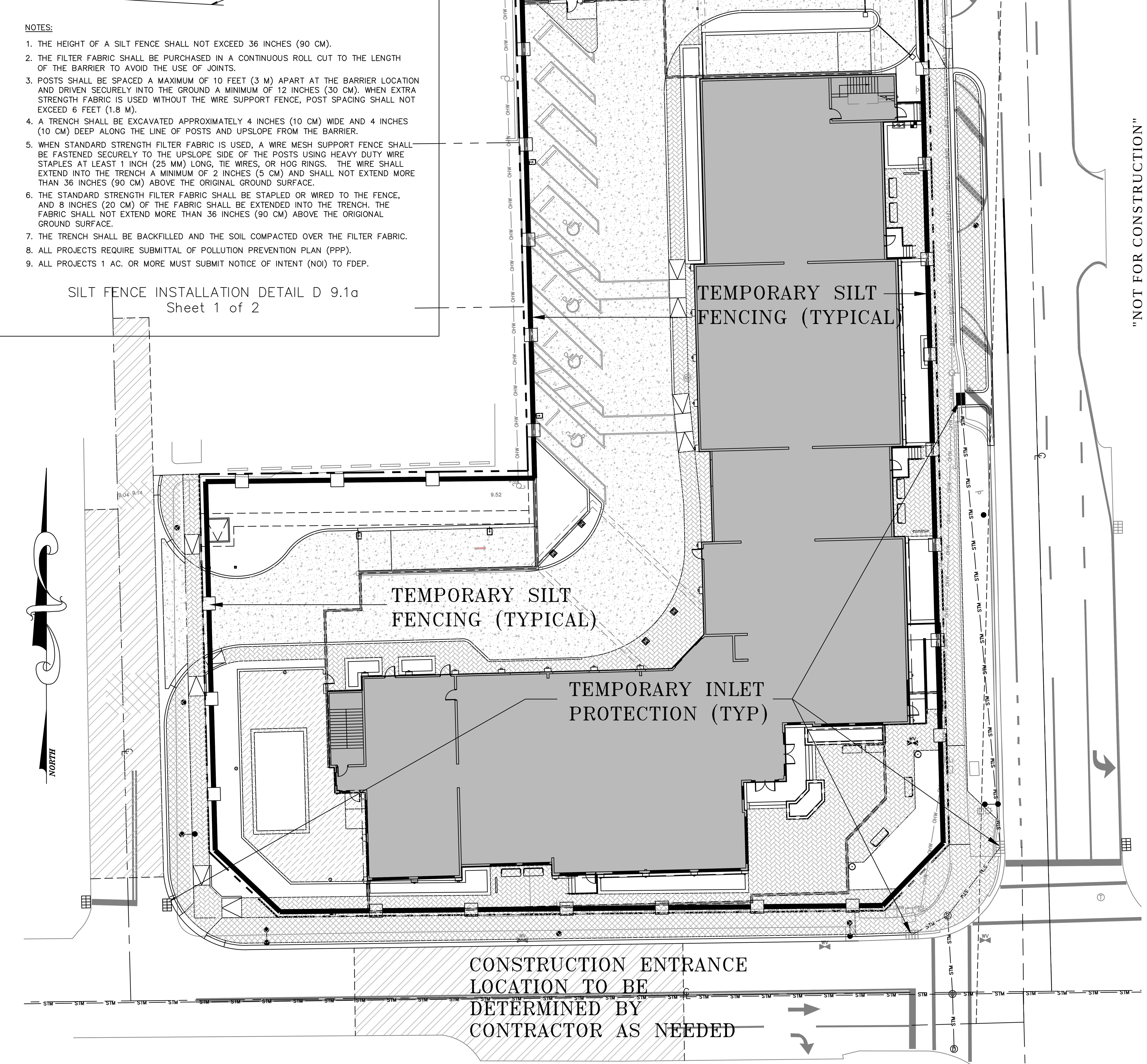
ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



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-10 0 10 20 30 40

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FL REG # 42696

POLLUTION PREVENTION PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
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FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

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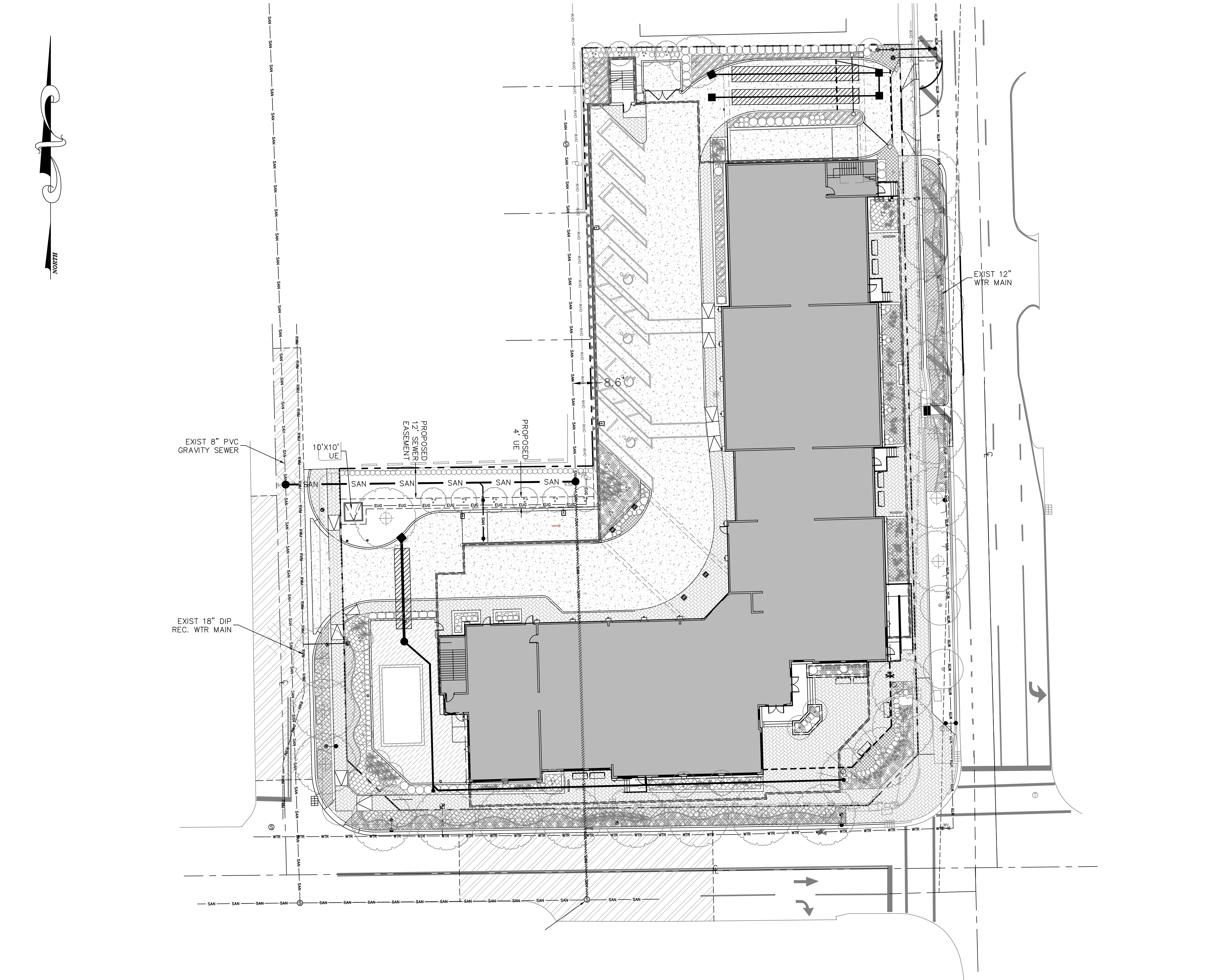

LOCATION MAP
N.T.S.

"NOT FOR CONSTRUCTION"

UTILITY PROVIDER SIGNOFF:

FPL: SIGNATURE ______ TITLE ______
PRINT NAME ______ DATE ______

COMCAST: SIGNATURE ______ TITLE ______
PRINT NAME ______ DATE ______

AT&T: SIGNATURE ______ TITLE ______
PRINT NAME ______ DATE ______

FPU: SIGNATURE ______ TITLE ______
PRINT NAME ______ DATE ______

LEGEND:

- PROPERTY LINE
- PROPOSED STORM LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC UNDERGROUND LINE
- PROPOSED GAS LINE
- EXISTING STORM LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD LINES
- EXISTING GAS LINES

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

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-10 0 10 20 30 40

BY:	REVISIONS:	DATE:	NO.
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JOSEPH A. PIKE, P.E.
FL REG # 42696

COMPOSITE UTILITY PLAN FOR:
PHG DELRAY
200 NE 5TH AVENUE
DELRAY BEACH, FLORIDA

EnviroDesign Associates Inc.
www.envdesign.com
ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way Delray Beach, Florida 33444
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN: B.A.B.

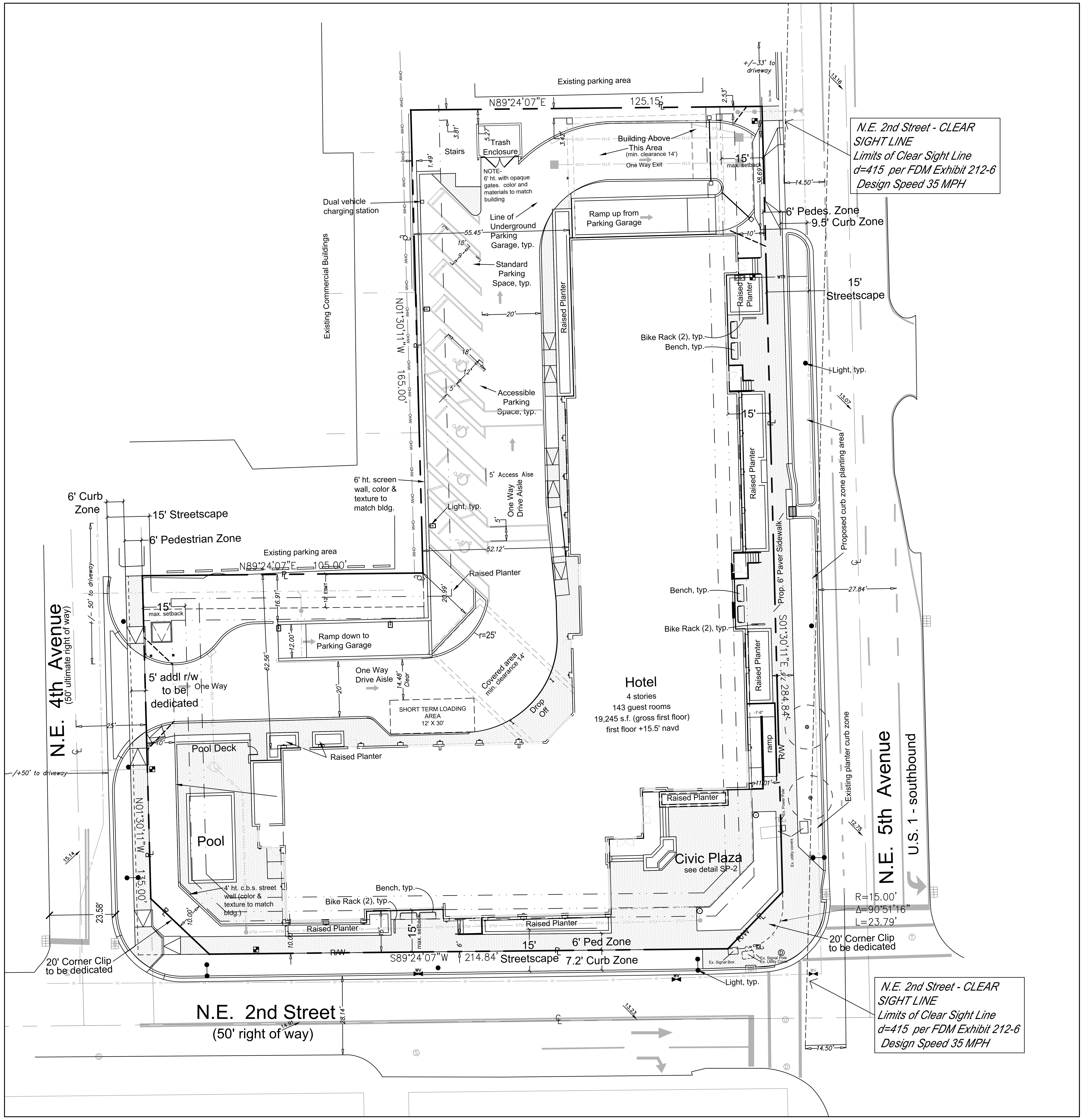
CHECKED: J.A.P.

DATE: 10/01/19

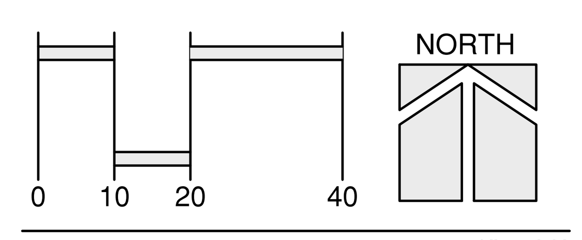
JOB NO. 18158-ENG

SHEET NO. 1 OF 1

O:\2018\18158-401 NE 2nd St & 200 NE 5th Ave-Peachtree Hotel Group\DWG\18158-eng.dwg, 10/1/2019 11:05:20 AM, ARCH full bleed D (24.00 x 36.00 Inches)



Site Plan



Land Description

LOTS 30, 31, AND 32, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET THERETOFORE CONVEYED TO THE STATE OF FLORIDA. TOGETHER WITH THAT PORTION OF PARCEL 1 AND PARCEL 2 WHICH ARE FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 98 OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON), FLORIDA; THENCE RUN NORTH 100 FEET PARALLEL WITH BOYNTON STREET; THENCE WEST AND PARALLEL WITH THOMAS AVENUE 125 FEET; THENCE SOUTH 100 FEET; THENCE EAST AND PARALLEL WITH THOMAS AVENUE 125 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF LOT 33, BLOCK 98 OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE LANDS CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED DATED MARCH 4, 1960 RECORDED IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE EAST 10 FEET OF THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS THE EAST 10 FEET OF LOT 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION OF PART OF BLOCKS 98 AND 90, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

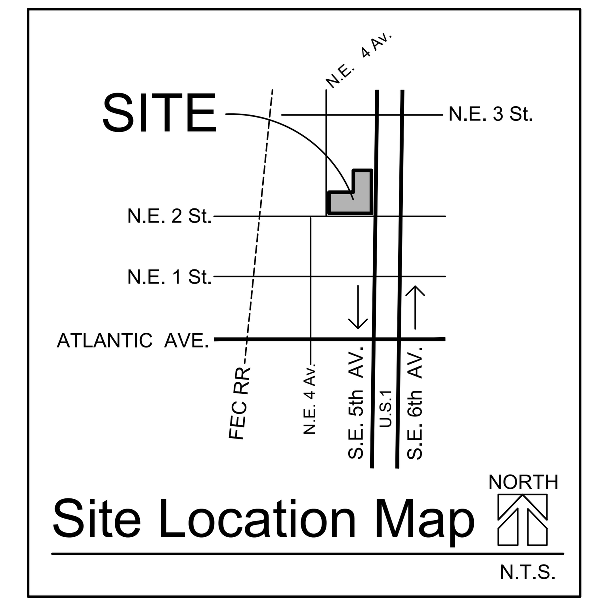
AND LESS A PARCEL OF LAND IN THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 98, LOCATED 10 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 98, RUN WESTERLY ALONG SAID SOUTH LINE FOR 15.16 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 37 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 98; THENCE RUN SOUTH 01 DEGREE 08 MINUTES 35 SECONDS EAST, ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 22 AND 23, BLOCK 98, OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, AND PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 51,662 SQUARE FEET OR 1.186 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.



Site Location Map
N.T.S.

Primary Street
Property Development Regulations
N.E. 5th Avenue
N.E. 2nd Street

CBD Zoning District
CBD RC Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	4th STORY SETBACK	MAXIMUM BUILDING HEIGHT (FT)	CIVIC SPACE (SF)
REQUIRED	2,000 sf	20'	0	0	10' min/15' max	10'	0'	10'	20'	54'	1,957
PROVIDED	50,637 sf	284.84'	125.15'	284.84'	10'	10'	0'	52.12'	20'	44.5'	2,183 See calcs. below

Secondary Street
Property Development Regulations
N.E. 4th Avenue

CBD Zoning District
CBD RC Zoning District

ZONING DISTRICT	MIN. LOT SIZE (S.F.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	FRONT SETBACK	SIDE STREET SETBACK	SIDE INTERIOR SETBACK	REAR SETBACK	4th STORY SETBACK	MAXIMUM BUILDING HEIGHT (FT)	CIVIC SPACE (SF)
REQUIRED	2,000 sf	20'	0	0	10'	10'	0'	10'	20'	54'	1,957
PROVIDED	50,637 sf	284.84'	125.15'	284.84'	10'	10'	16'	52.12'	20'	44.5'	2,183 See calcs. below

Site Tabulations

Total Gross Site Area	51,662 sf	1.186 ac	
Land Dedication	878.5 sf	0.02 ac	
Total NET Site Area	50,637 sf	1.162 ac	100%
Total Impervious Area	45,955 sf	1.055 ac	90.8%
Building area, underground garage vehicular use, sidewalks, planters, patios, etc.			
Total Pervious Area	4,682 sf	0.107 ac	9.2%

Parking Tabulations

143 Guest rooms @ 0.7 spaces each	100.1 spaces required
Meeting Room @ 960 s.f.= 1 space/800 s.f.	1.2 spaces required
Alternative Fuel Spaces =3% of requred (3 required)	
TOTAL REQUIRED SPACES	102 spaces
TOTAL SPACES PROVIDED	102 spaces 94 lower level garage 8 surface spaces (5 accessible spaces) (3 alt. fuel spaces)

Bicycle Spaces

Required - 1 space per 10 rooms plus
1 space for 960 sf meeting room
143 rooms / 10 = 15 spaces
960 sf meeting room = 1 space

16 spaces required
18 spaces required
4 spaces in Civic Plaza (see detail SP-2)
2 spaces on 2nd St. frontage
4 spaces on 5th Av. frontage
8 spaces in garage

Building Areas / F.A.R.

1ST FLOOR	19,037 S.F.
2ND FLOOR	20,880 S.F.
3RD FLOOR	20,880 S.F.
4TH FLOOR	18,762 S.F.
TOTAL	79,559 S.F.

F.A.R. = 1.57

PARKING LEVEL 39,538 S.F.
4TH FLOOR BALCONIES: 2,837 S.F.

MIN. ROOM SIZE - 347 s.f.

Civic Site Calculations

See Detail SP-2 for additional requirements

	Net Site Area	50,634 sf
Required	0-20,000 sf (0%)	0 sf
	20,000 sf (5%)	1,000 sf
	10,634 sf (9%)	957 sf
	Total required	1,957 sf
Provided	Area A	1,820 sf
	Area B	363 sf
	Total provided	2,183 sf

Site Notes

1. Existing Land Use - CC (Commercial Core)
2. Proposed Land Use - Same
3. Existing Zoning - CBD (Central Business District)
   CBD RC (Central Business District Railroad Corridor)
4. Proposed Zoning - Same
5. Existing Use - Office, commercial, vacant
6. Proposed Use - Hotel
7. All new utilities on site shall be placed underground
8. Water, sewer, electric, telephone, & cable television existing at site.

Revisions
Revised per TAC review dated 07-29-19
SET 09-27-19

Covelli Design Associates Inc.
Urban Planning • Landscape Architecture
2295 NW Corporate Blvd. Suite 213
Boca Raton, Florida 33431
561-910-0330
LC 26000287
covellidesign.com

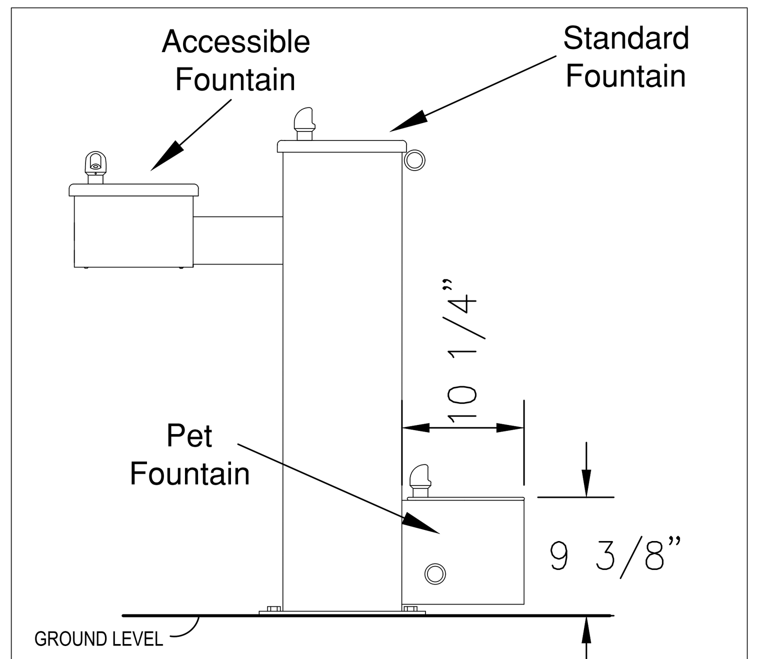
Site Plan
PHG Delray
Delray Beach Florida

Date	06-26-2019
Scale	As Noted
PN#	1235

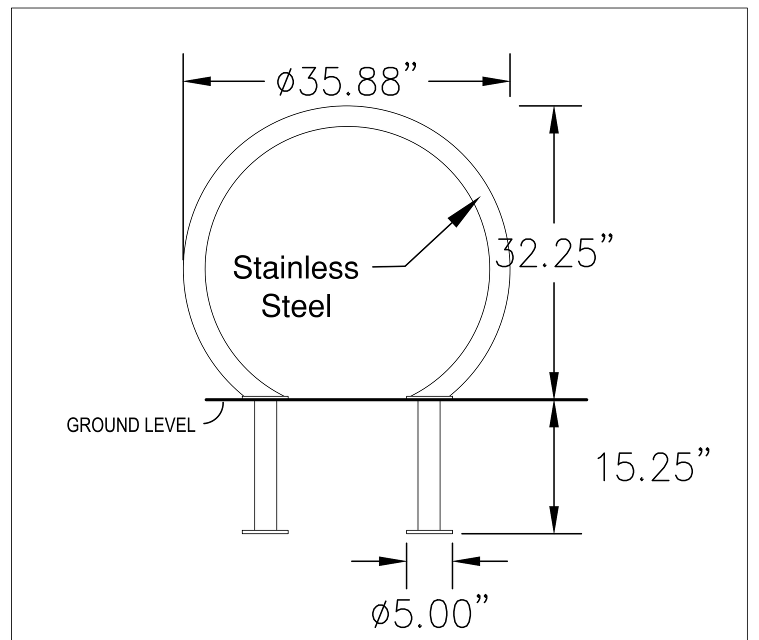
PREPARED BY
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

DATE 10-01-2019

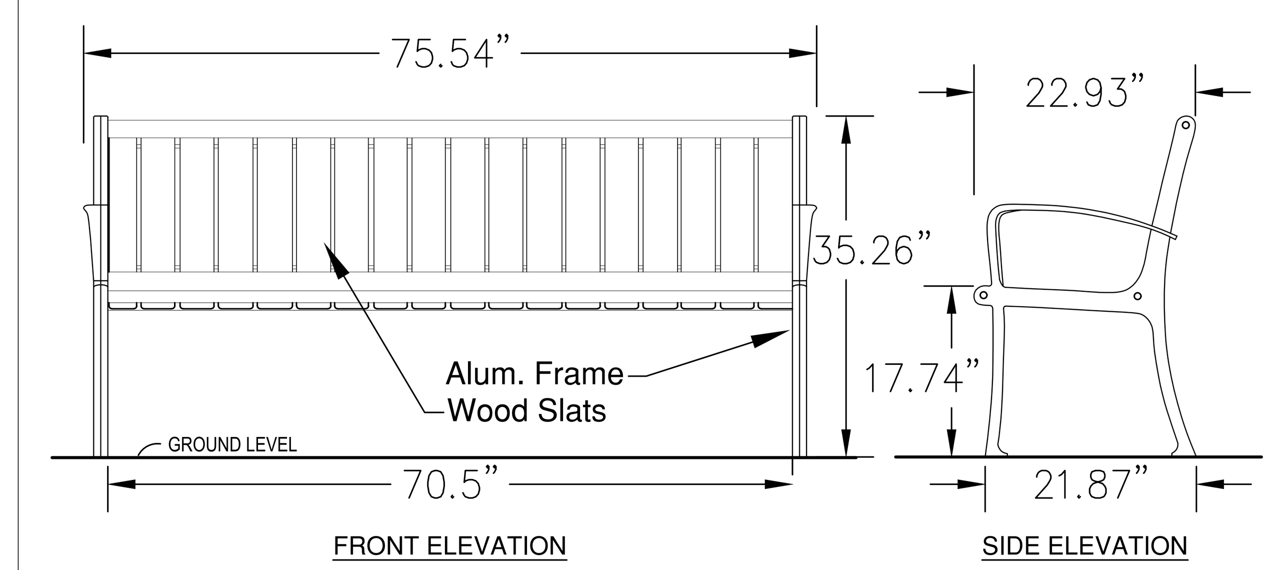
Drawing No.
SP-1
OF 2



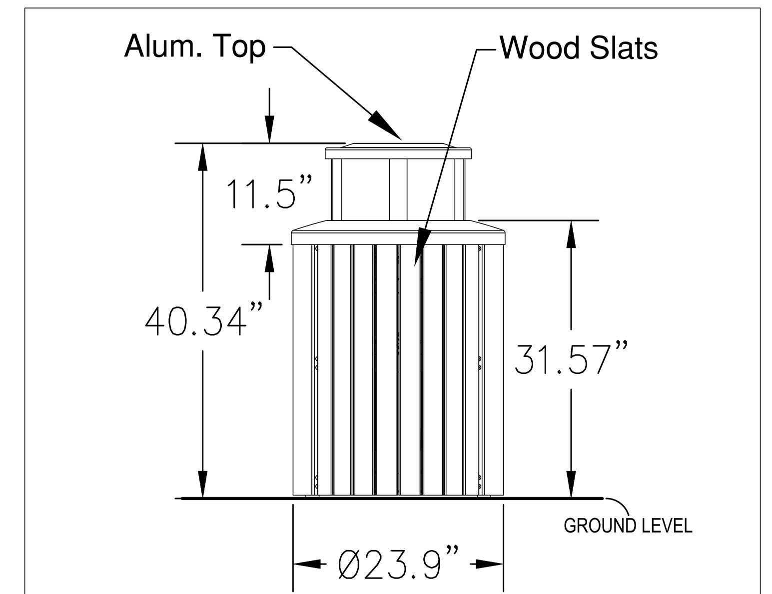
Drinking Fountain Detail
Stainless Steel
N.T.S.



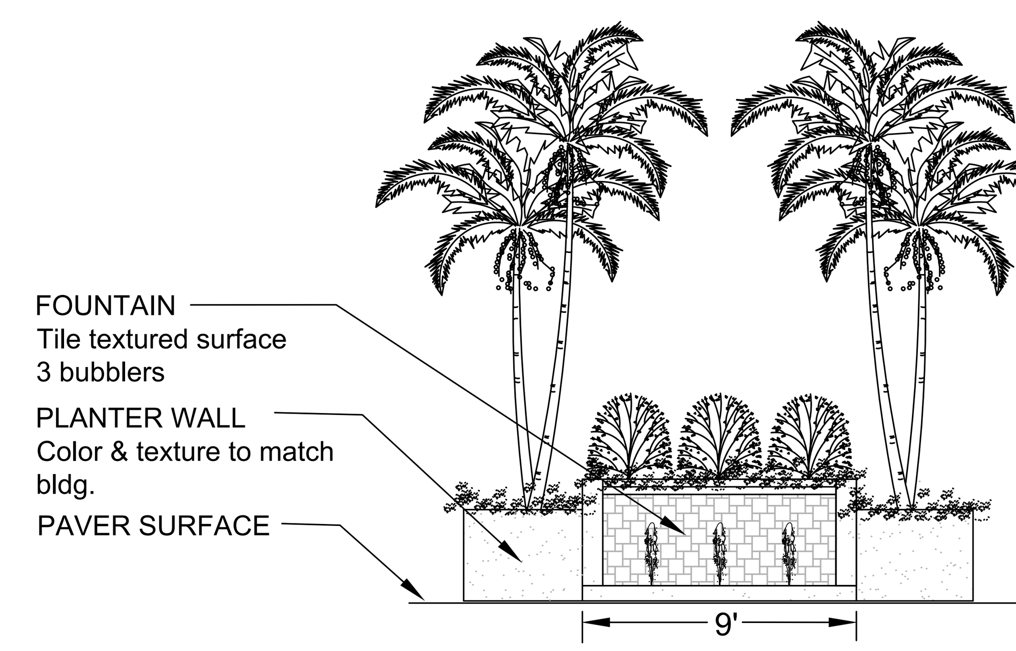
Bike Rack Detail
N.T.S.



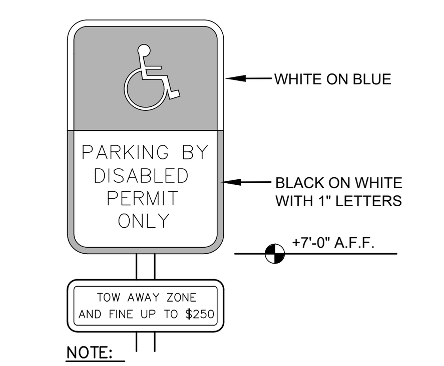
Bench Detail
N.T.S.



Trash Container Detail
N.T.S.



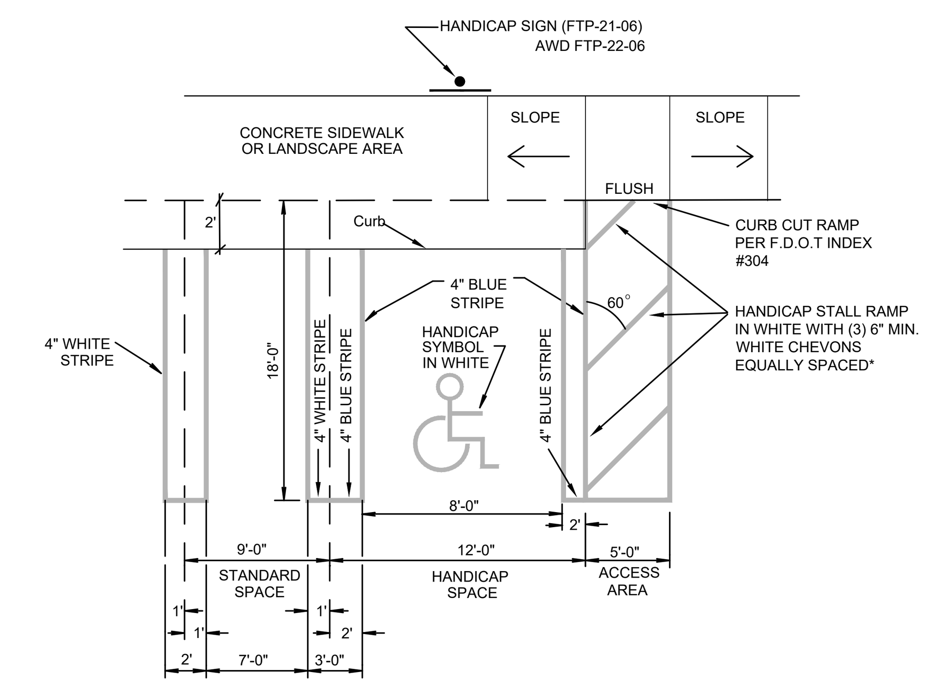
Fountain / Planter Wall Elevation
N.T.S.



NOTE:
1. SIGN TO BE IN CONFORMANCE WITH CITY OF DELRAY BEACH ORDINANCES.
2. SIGN TO BE AFFIXED TO BUILDING AS SHOWN IF NECESSARY.

HANDICAP SIGN
N.T.S.

*NOTES
1. ON LIGHT COLORED SURFACEI.E.CONCRETE ALL HANDICAP MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE BLACK.
2. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE 6".
3. ALL MEASURMENTS ARE FROM CENTERLINE.
4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEELSTOP.



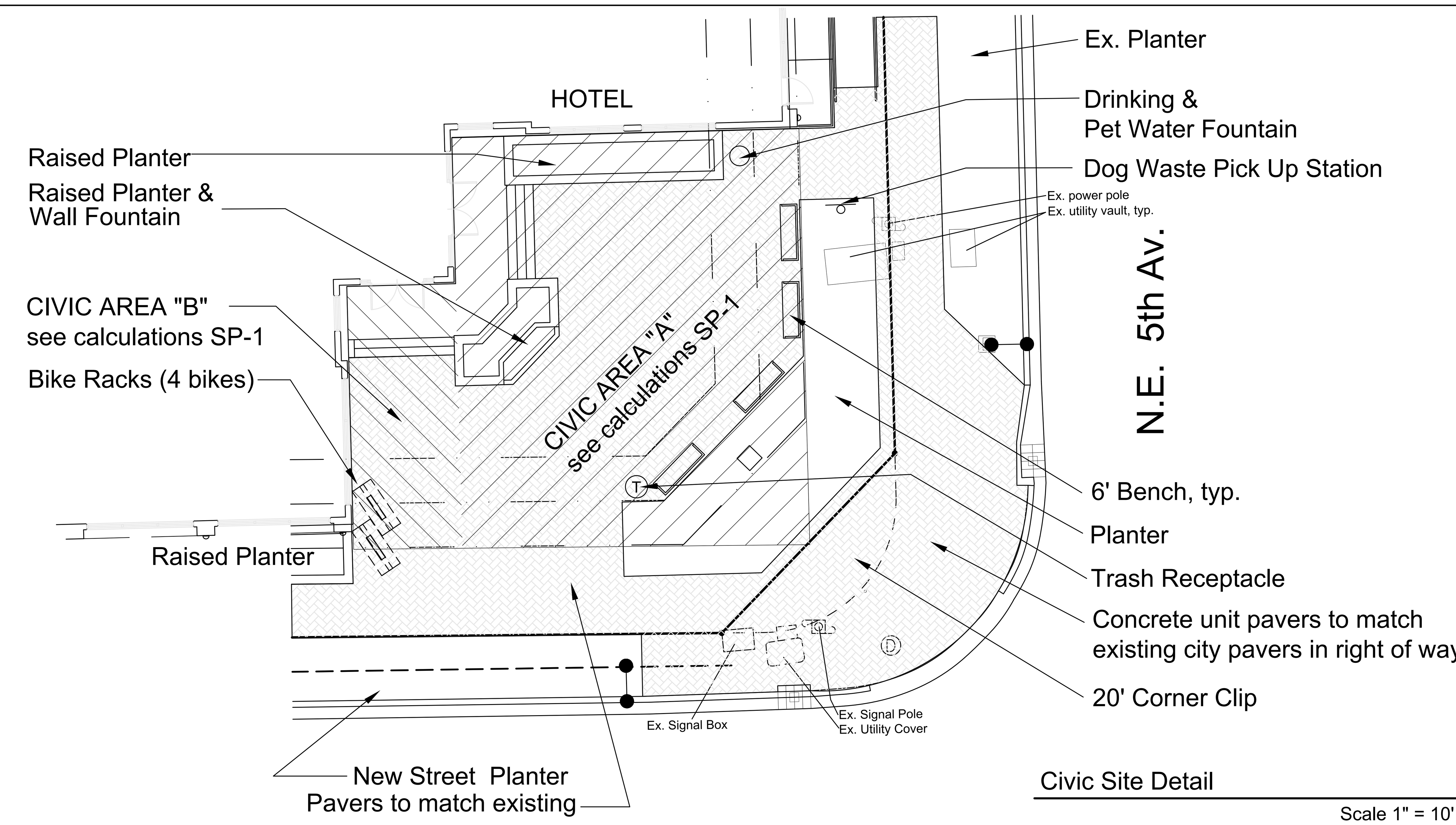
Typical Parking Spaces Detail
PURSUANT TO CITY OF DELRAY BEACH STANDARD DETAIL RT 4.2a
N.T.S.
SEE ALSO ARCHITECTURAL PLANS FOR GARAGE PARKING

Civic Space Requirements

Plaza Style Design
2,183 s.f. provided

Trees required - 1 tree per 20 lf of outside perimeter
196 lf / 20 = 10 trees required
Tree provided = 6 trees

Seating required - 2 persons per 350 s.f
2,192 sf / 350 (2) = 12
Seating provided - 12 spaces (4 benches @ 3 ea.)
Drinking Fountain - 1 provided (HC accessible with pet waterer
Bike Rack - 4 stations provided
Trash Receptacle - 1 provided
Water Feature - provided



Civic Site Detail
Scale 1" = 10'

Revised per TAC review dated 07-29-19	SET	09-27-19

Revisions

Covelli Design Associates Inc.
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2295 NW Corporate Blvd. Suite 213
Boca Raton, Florida 33431
561-910-0330
LC 26000287
covellidesign.com

Site Details
PHG Delray
Delray Beach Florida

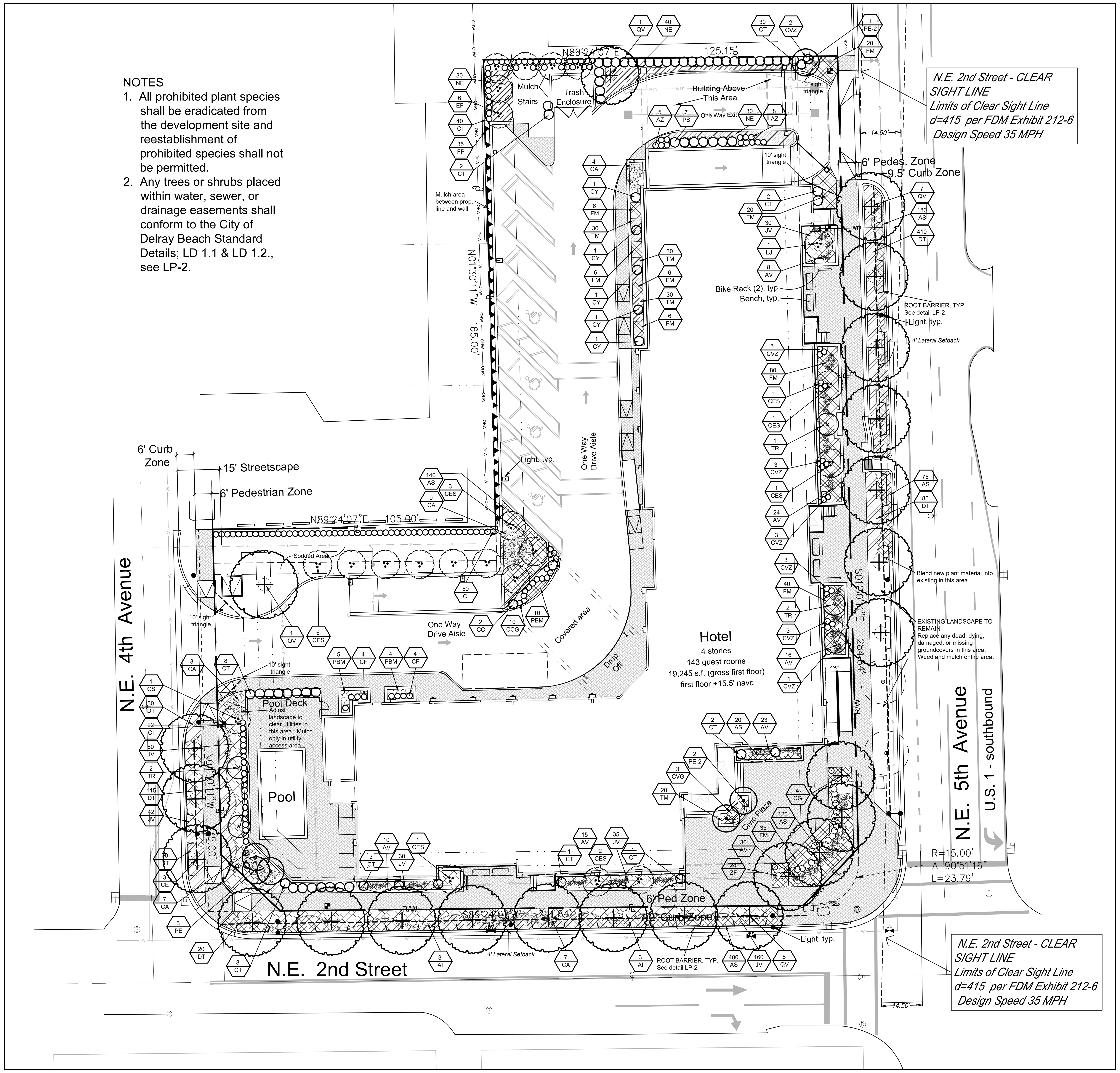
Date	06-26-2019
Scale	As Noted
PN#	1235

PREPARED BY
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm
DATE 10-01-2019

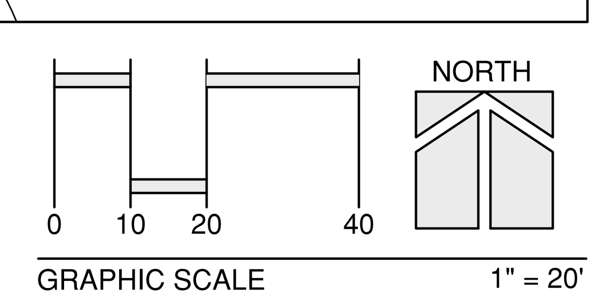
Drawing No.
SP-2
OF 2

NOTES

1. All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
2. Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.1 & LD 1.2., see LP-2.



Landscape Plan



Removal & Mitigation Summary

Trees & Palms to Remain - 2 in 5th Av. r/w & 2* TOTAL TREES & PALMS - 29
**Tree #'s 27 & 28 are offsite and removal to be determined*

Trees to be Relocated - 2 (tree #'s 6 & 7)

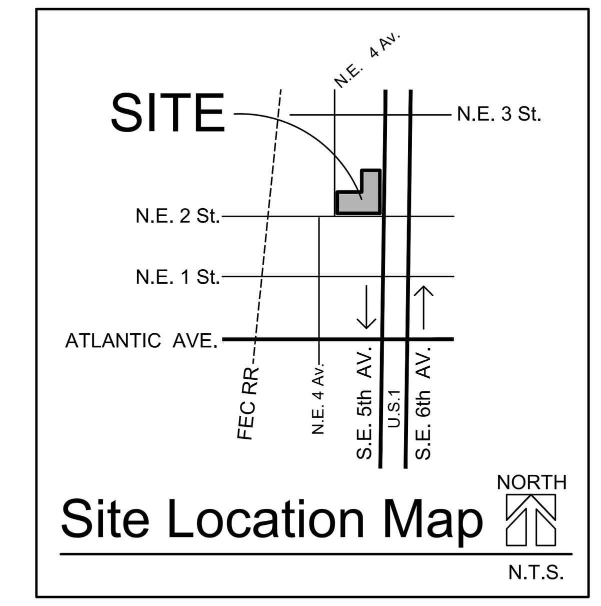
Trees & Palms to Remove - 23

Trees

Rating	*Quant.*
0-49%	8 (1:1 replacement)
	Replaced by this plan = 8 trees
50-100%	4 (84" replacement)
	Replaced by this plan = 85"
Total - 12	

Palms

Rating	*Quant.*
0-49%	6 (1:1 replacement)
50-100%	5 (1:1 replacement, min. 16' ht.)
Total - 11	**Replaced by this plan = 6 palms @16' ht.**



Site Location Map

Plant Key

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree or Palm Replacement Value @ 1:1	Replacement Value d.b.h.
6	AI	Alcantarea imperialis / Imperial Bromeliad 24-30" ht., sun grown	MOD		
935	AS	Asparagus densiflorus "Myers" / Foxtail Asparagus Fern 10-12" spr., 15" o.c.	VERY		
126	AV	Aechmia "Alvarez" / Alvarez Bromeliad 18" o.a. ht., full, sun grown	-		
13	AZ	Alpinia zerumbet / Variegated Shell Ginger 24" o.a., full, 24" o.c.	VERY		
30	CA	Crinum procerum splendens / Purple Procerum Lily 36" o.a., full	VERY		
2	CC	Chamaedorea cataractarum / Cat Palm 4' ht., full and dense	VERY		
3	CE*	Conocarpus erectus / Green Buttonwood 16' ht. x 6' spr., 4"d.b.h., 6' c.t.	VERY	3	
15	CES*	Conocarpus erectus var. sericeus / Silver Buttonwood 10' ht. x 5' spr., full and dense, 3 main trunks, trim to 5' c.t.	VERY		
4	CG	Caesalpinia granadillo / Bridalveil Tree 16' ht. x 6' spr., 4"d.b.h., 6' c.t., specimens matched in character	VERY	4	
8	CF	Cordyline fruticosa "Florica" / Florica Ti Plant 36" ht. x 20-24" spr., 3 main stems, full	VERY		
112	CI*	Chrysobalanus icaco "Red Tip"/ Red Tip Cocoplum 20" ht. x 12-15" spr., 24" o.c.	VERY		
1	CS*	Cordia sebestena / Orange Geiger Tree 16 ht. x 5-6' spr., 4" d.b.h., 5' c.t.	VERY	1	
57	CT	Clusia guttifera / Small Leaf Clusia 4' ht. x 3' spr., full to ground	VERY		
13	CVG	Codiaeum variegatum "Gold Dust" / Gold Dust Croton 30" ht. x 24" spr., full to ground	VERY		
18	CVZ	Codiaeum variegatum "Zanzibar" / Zanzibar Croton 30" ht. x 24" spr., full to ground	VERY		
5	CY*	Capparis cynophallophora / Jamaica Caper 36" ht. x 24" spr., full to ground	VERY		
730	DT	Dianella tasmanica 'Variegata' / White Striped Tasman Flax Lily 12-15" o.a., 15" o.c.	VERY		
6	EF*	Eugenia foetida / Spanish Stopper 10-12' ht. x 5-6' spr., multi trunk, trim to 4' c.t.	-		
219	FM	Ficus microcarpa "Green Island" / Green Island Fig 15" spr., full, 24" o.c.	VERY		
35	FP	Ficus pumila / Creeping Fig 15" o.a., min. 4 main runners. Provide method of temp. wall attachment for approval	VERY		
377	JV	Jasminum volubile / Wax Jasmine 15" o.a., full, 24" o.c.	VERY		
1	LJ	Ligustrum japonicum / Japanese Privet 10' ht. x 5' spr., 3 main trunks, trim to 5' c.t.	-		
100	NE*	Nephrolepis exaltata / Native Boston Fern 15" o.a., 18" o.c.	MOD		
19	PBM	Philodendron "Burle Marx" / Burle Marx Philodendron 12-15" spr., full, 24" o.c.	MOD		
3	PE	Ptychosperma elegans / Alexander Palm 16' ht. o.a., single trunk	VERY	3	
3	PE-2	Ptychosperma elegans / Alexander Palm 14'-16' ht. o.a., double trunk	VERY	3	
7	PS	Philodendron Philodendron bipinnatifidum / Selloum 36" o.a., full, min. 2 heads each	MOD		
17	QV*	Quercus virginiana "Highrise" / Highrise Live Oak 18' ht. x 8' spr., 5" d.b.h., 6' c.t., see note & details on plan re: root barrier	VERY		17@5"= 85"
110	TM	Tradescantia pallida Purpurea" / Purple Queen 10" o.a., full, 12" o.c., sun grown	MOD		
5	TR*	Trinax radiata / Florida Thatch Palm 5-6' ht., double	MOD		
28	ZF*	Zamia floridana / Coontie 15" o.a., full	VERY		
2000	Sod	Stenotaphrum secundatum / St. Augustine "Floratam" Solid sodded area. Quantitiy noted is s.f. of sod on plan	-		

* = Native to Florida

Abbreviations:
c.t. - clear trunk
gal. - gallon
g.w. - grey wood
ht. - height
o.c. - on-center spacing
o.a. - overall
spr. - spread

PLANT KEY NOTES
1. The Contractor is responsible to verify all plant quantities and report any discrepancies to the Landscape Architect.
2. Drought tolerance noted is per SFWMD (May 2003) "Waterwise" South Florida Edition or University of Florida IFAS Extension Service, as applicable.

Revised per TAC review dated 07-29-19	SET	09-27-19

Revisions

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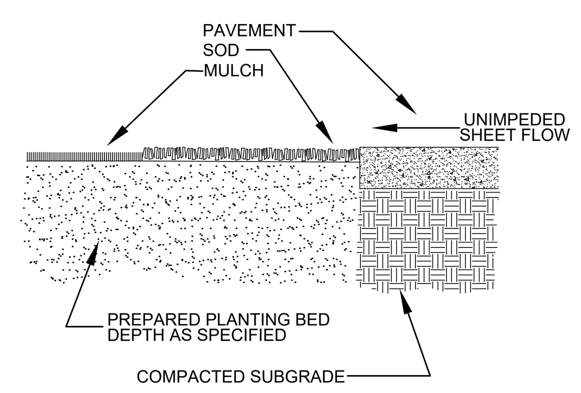
Landscape Plan
PHG DELRAY
Delray Beach Florida

Date 06-26-2019
Scale As Noted
PN# 1235

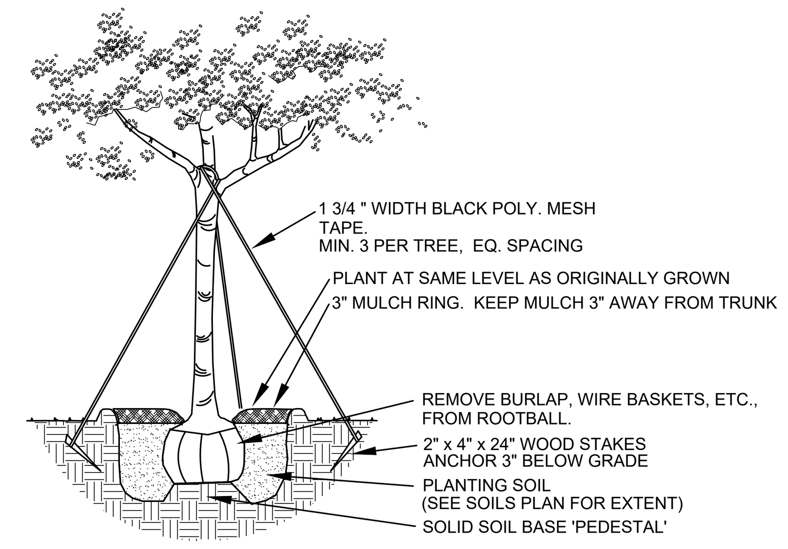
PREPARED BY
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm
DATE 10-01-2019

Drawing No.
LP-1
OF 2



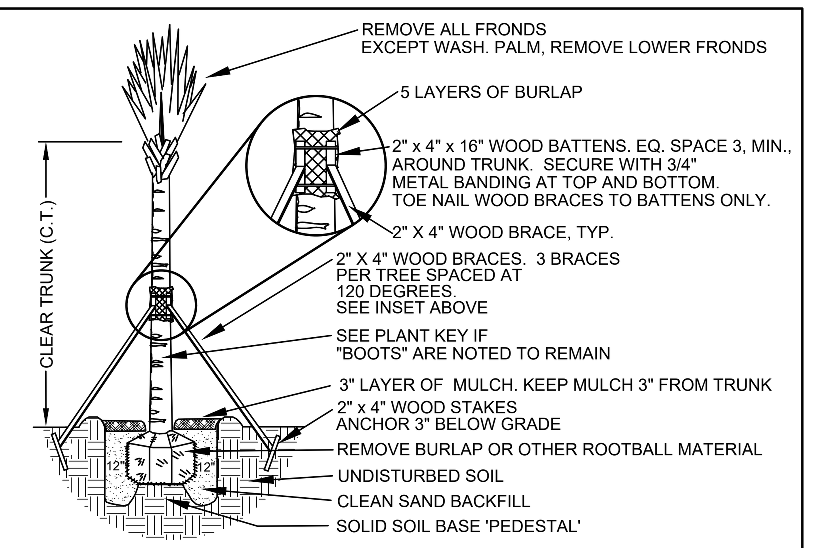
SOD / MULCH INSTALLATION

NOT TO SCALE



TREE PLANTING DETAIL

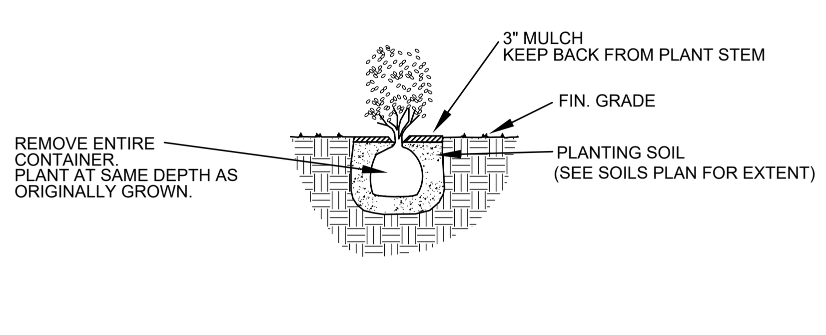
NOTE: MULTI-TRUNK TREE PLANTING SIMILAR. NOT TO SCALE



NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.

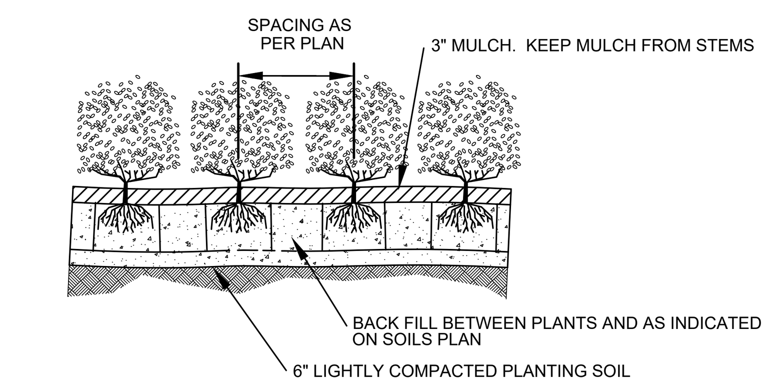
CABBAGE PALM PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

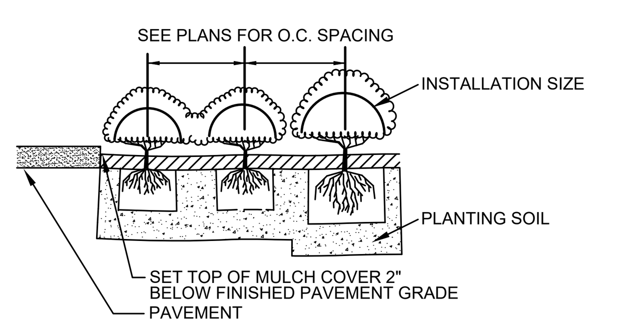
NOT TO SCALE



NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

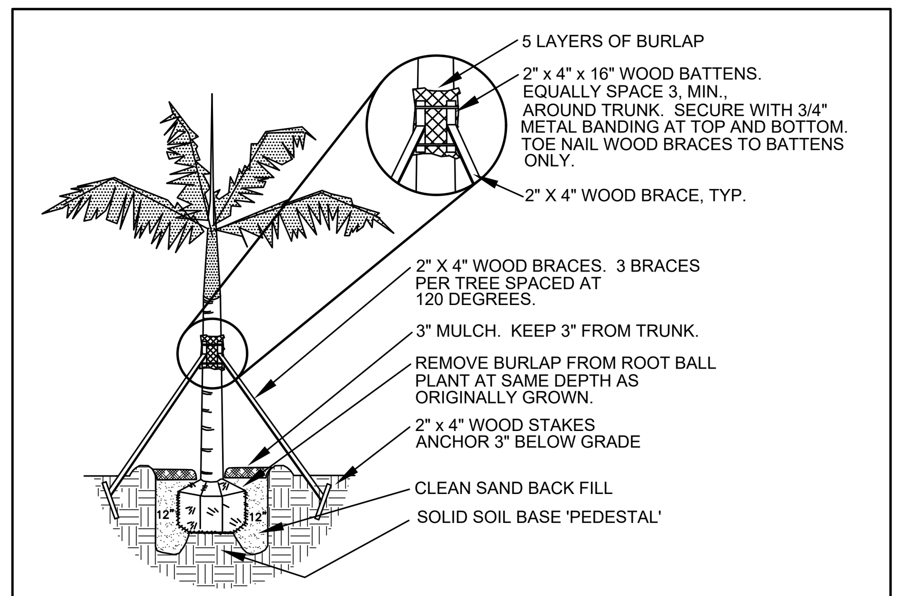
SHRUB MASS PLANTING

NOT TO SCALE



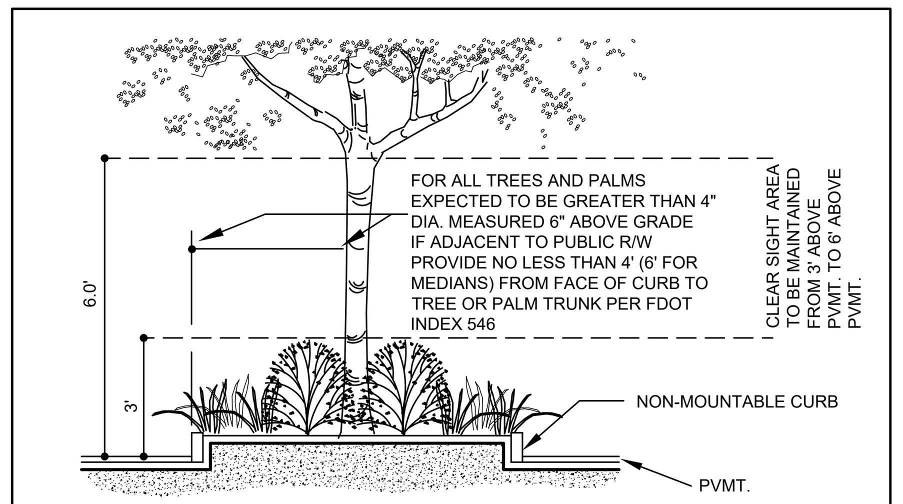
SHRUB SPACING

NOT TO SCALE



PINNATE LEAF TYPE PALM
PLANTING DETAIL

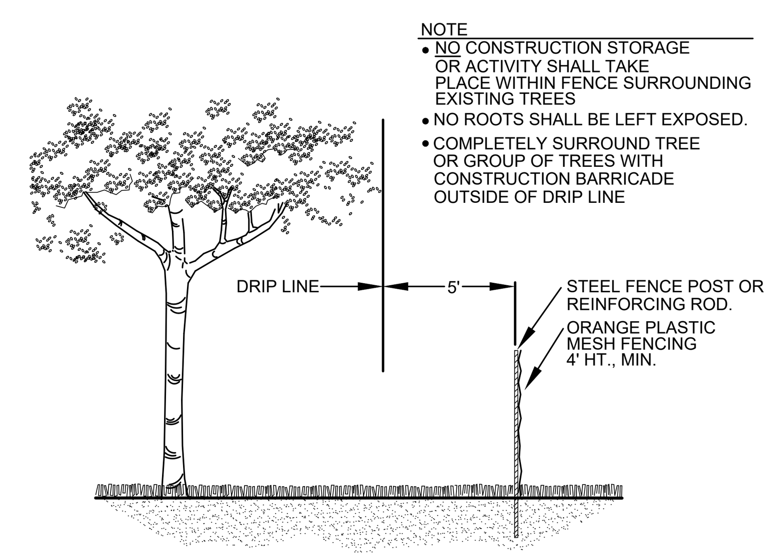
NOT TO SCALE



NOTE: DIMENSIONS NOTED ABOVE APPLY TO ALL CLEAR SIGHT VISIBILITY AREAS - MEDIANS AS SHOWN ABOVE AND ROADSIDE CLEAR SIGHT TRIANGLES. AS NOTED ON THE PLANS.

SECTION CLEAR SIGHT AREA WITHIN SIGHT VISIBILITY TRIANGLE AND HORIZONTAL CLEARANCE

NOT TO SCALE



TEMPORARY CONSTRUCTION BARRICADE

NOT TO SCALE

Landscape Tabulations

(Alexander Palms counted as 3:1 trees)

A. TOTAL LOT AREA
50,637 s.f.

B. STRUCTURES, PARKING WALKWAYS, DRIVES, ETC.
49,955 s.f.

C. TOTAL PERVIOUS LOT AREA
4,682 s.f.

D. AREA OF SHRUBS & GROUNDCOVERS REQUIRED
1,405 s.f. (30% of "C")

E. AREA OF SHRUBS & GROUNDCOVERS PROVIDED
1,877 s.f. (over pervious areas only)

F. NATIVE VEGETATION REQUIRED
351 s.f. (25% of "D")

G. NATIVE VEGETATION PROVIDED
626 s.f.

H. TOTAL PAVED VEHICULAR USE AREA
11,704 s.f.

I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED
1,141 s.f. (10% of "H")

J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED
721 s.f.

K. TOTAL INTERIOR SHADE TREES REQUIRED
9 (I/125)

L. TOTAL INTERIOR SHADE TREES PROVIDED
3

M. TOTAL L.F. SURROUNDING PARKING OR VEHICULAR USE AREA
328 l.f.

N. TOTAL NUMBER OF PERIMETER TREES REQUIRED
13 (328/25)

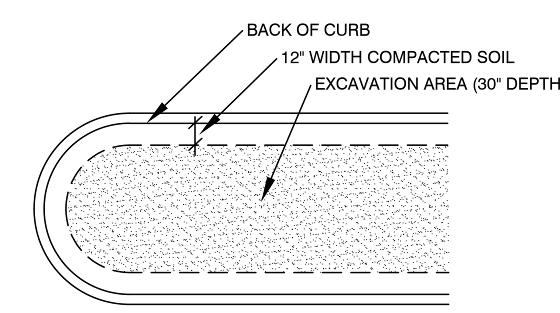
O. TOTAL NUMBER OF PERIMETER TREES PROVIDED
3

P. TOTAL NUMBER OF EX. TREES TO BE SAVED ON SITE
0

Q. TOTAL NUMBER OF NATIVE TREES REQUIRED
11 (50% of total required trees) (K+N x 0.5)

R. TOTAL NUMBER OF NATIVE TREES PROVIDED
6

S. TOTAL NUMBER OF OF TREES ON PLAN PROVIDED
11

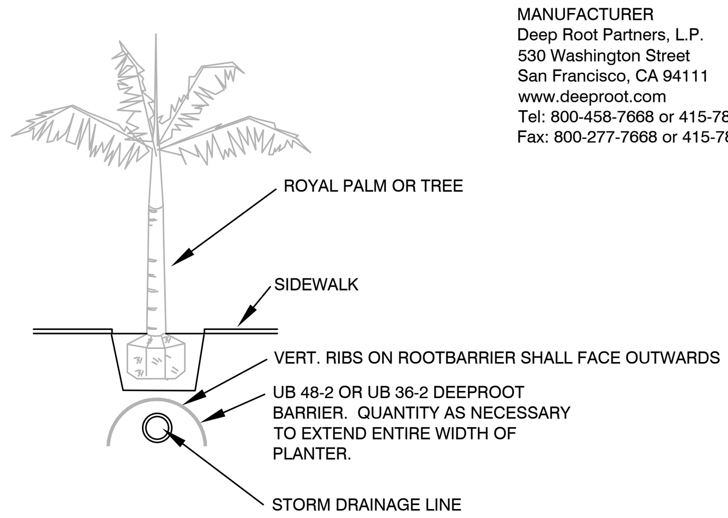


NOTE
1. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement .
2. A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development.
3. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing.
4. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. **[City of Delray Beach Amd. Ord. 6-12 2/21/12]**

LANDSCAPE SOIL REPLACEMENT AREAS
WITHIN OR ADJACENT TO VEHICULAR USE AREAS

NOT TO SCALE

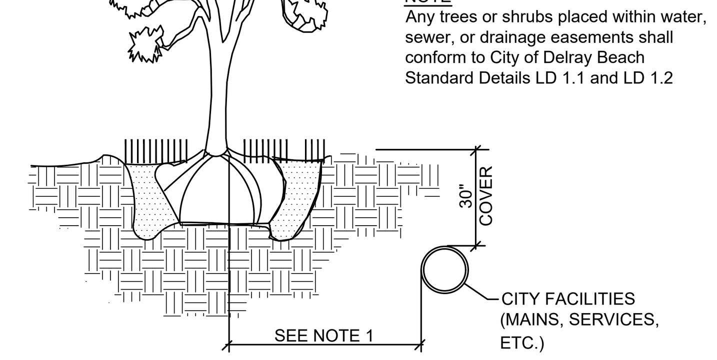
MANUFACTURER
Deep Root Partners, L.P.
530 Washington Street
San Francisco, CA 94111
www.deeproot.com
Tel: 800-458-7668 or 415-78-9700
Fax: 800-277-7668 or 415-781-0191



PLANTING TREES ON TOP OF STORM DRAINAGE

NOT TO SCALE

NOTE
Any trees or shrubs placed within water, sewer, or drainage easements shall conform to City of Delray Beach Standard Details LD 1.1 and LD 1.2

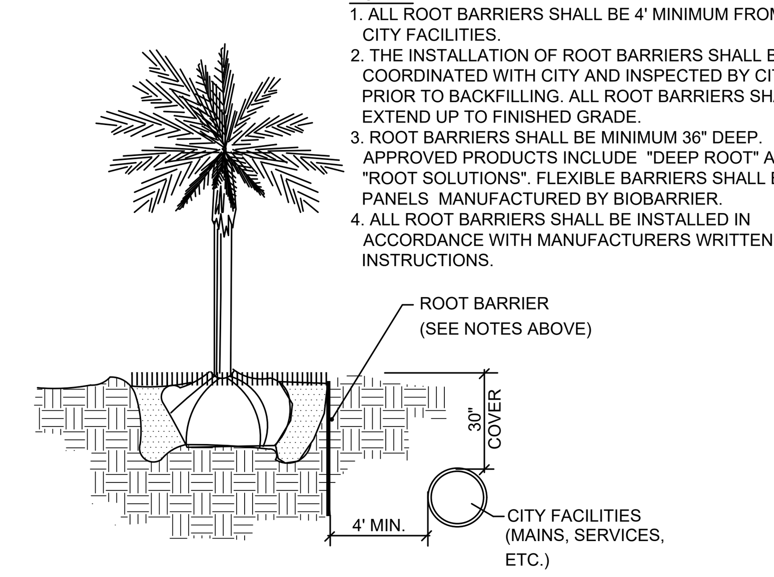


NOTES:
1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

City of Delray Beach Standard Detail LD1.2

NOTES:
1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



TYPICAL TREE WITH ROOT BARRIER LD 1.1

City of Delray Beach Standard Detail LD1.1

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

sunshine 811.com

Know what's below.
Call before you dig.

Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
6. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
14. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
16. All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90ø to slope direction. Stake sod or otherwise ensure its establishment on slopes.
19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
21. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
22. Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that is adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
23. The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

Revisions

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Landscape Plan & Details
PHG DELRAY
Delray Beach Florida

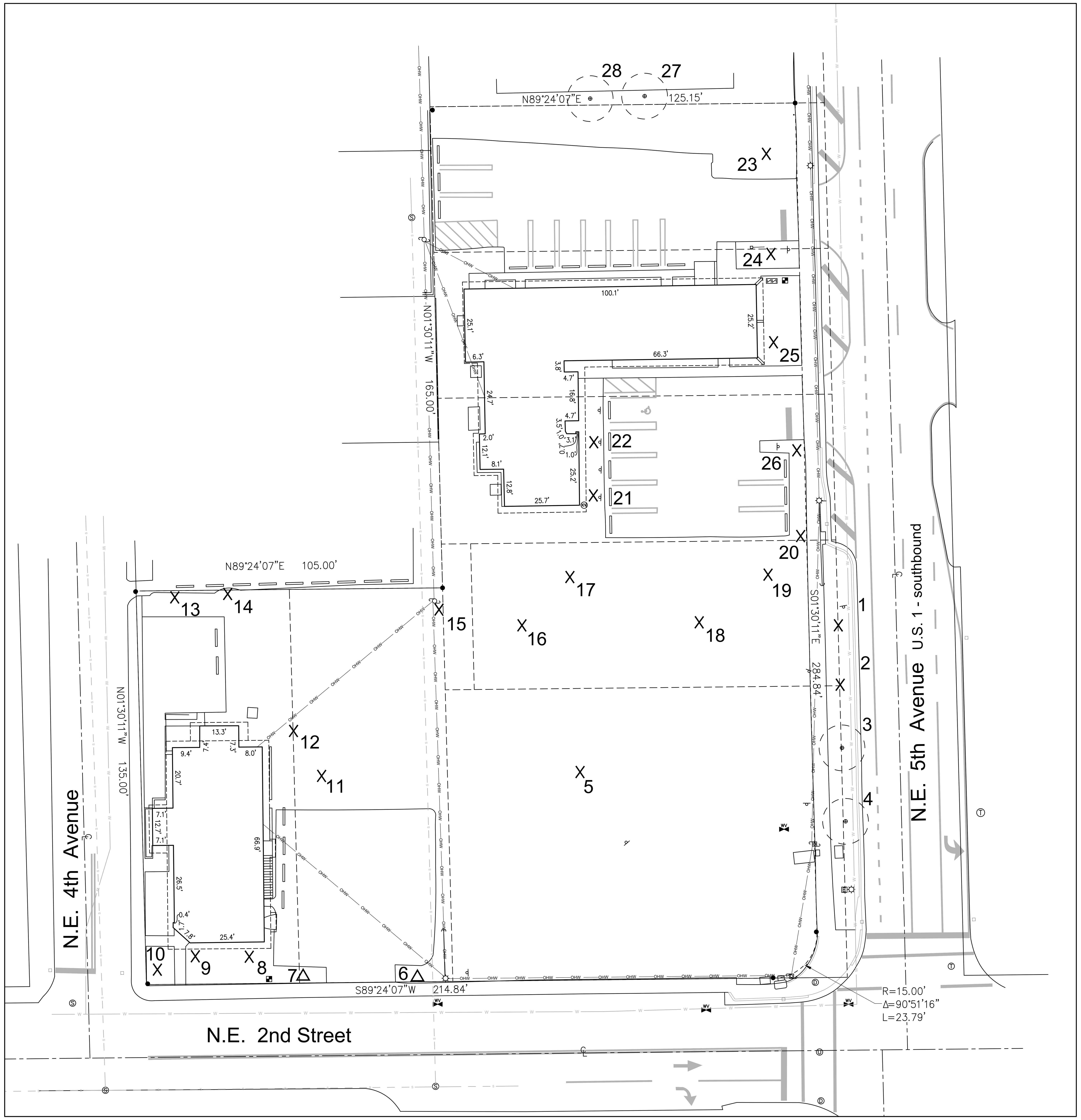
Date	06-26-2019
Scale	As Noted
PN#	1235

PREPARED BY

Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

DATE 10-01-2019

Drawing No.
LP-2
OF 2

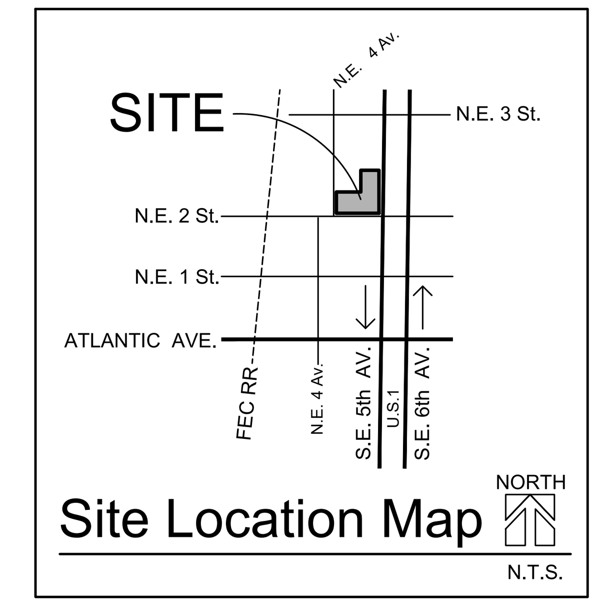


Existing Tree Location Plan

GRAPHIC SCALE 1" = 20'

0 10 20 40

NORTH



Site Location Map

N.T.S.

Plan Key

00	Plan #
○	Tree or Palm to be REMAIN
△	Tree or Palm to be RELOCATED
X	Tree or Palm to be REMOVED

Tree List

Plan #	Botanic Name	Common Name	d.b.h.	ht.	Canopy	Cond.	Disposition
1	Veitchia merrillii	Veitchia palm	-	14'	-	50%	Remove
2	Veitchia merrillii	Veitchia palm	-	12'	-	50%	Remove
3	Veitchia merrillii	Veitchia palm	-	14'	-	50%	Remain
4	Veitchia merrillii	Veitchia palm	-	14'	-	50%	Remain
5	Sabal palmetto	Cabbage Palm	-	12'	-	40%	Remove
5A	Coccoloba uvifera	Sea Grape tree	22" multi-trunk	17'	12'	20%	Remove
6	Quercus virginiana	Live Oak tree	13"	20'	28'	58%	Relocate
7	Quercus virginiana	Live Oak tree	12"	25'	28'	55%	Relocate
8	Wodyetia bifurcata	Foxtail palm	-	10'	-	30%	Remove
9	Wodyetia bifurcata	Foxtail palm	-	10'	-	30%	Remove
10	Cocos nucifera	Coconut palm	-	15'	-	45%	Remove
11	Sabal palmetto	Sabal palm	-	14'	-	45%	Remove
12	Schefflera actinophylla	Umbrella tree	8"	14'	8'	35%	Remove
13	Quercus virginiana	Live Oak tree	18" Total	30'	35'	50%	Remove
14	Cocos nucifera	Coconut palm	-	17'	-	48%	Remove
15	Pithecellobium dulce	Manilla Tamarind tree	16"	25'	20'	20%	Remove
16	Mangifera indica	Mango tree	25"	35'	40'	55%	Remove
17	Mangifera indica	Mango tree	27"	35'	25'	25%	Remove
18	Pithecellobium dulce	Manilla Tamarind tree	31"	44'	50'	25%	Remove
19	Pinus elliottii	Slash Pine tree	14"	30'	15'	40%	Remove
20	Sweitenia mahagonii	Mahogany tree	24"	24'	20'	15%	Remove
21	Veitchia merrillii	Veitchia palm (triple)	-	Avg. 16'	-	50%	Remove
22	Veitchia merrillii	Veitchia palm (triple)	-	Avg. 16'	-	50%	Remove
23	Quercus virginiana	Live Oak tree	24"	20'	35'	60%	Remove
24	Quercus virginiana	Live Oak tree	17"	20'	30'	60%	Remove
25	Veitchia merrillii	Veitchia palm (double)	-	Avg. 16'	-	55%	Remove
26	Sweitenia mahagonii	Mahogany tree	29"	30'	40'	15%	Remove
27	Sweitenia mahagonii	Mahogany tree	13"	20'	18'	50%	TBD
28	Sweitenia mahagonii	Mahogany tree	21"	30'	30'	60%	TBD

Removal & Mitigation Summary

Trees & Palms to Remain - 2 in 5th Av. r/w & 2* TOTAL TREES & PALMS - 29

**Tree #'s 27 & 28 are offsite and removal to be determined*

Trees to be Relocated - 2 (tree #'s 6 & 7)

Trees & Palms to Remove - 23

Trees

Rating *Quant.*

0-49% 8 (1:1 replacement)
Replaced by this plan = 8 trees

50-100% 4 (84" replacement)
Replaced by this plan = 85"

Total - 12

Palms

Rating *Quant.*

0-49% 6 (1:1 replacement)

50-100% 5 (1:1 replacement, min. 16' ht.)

Total - 11 **Replaced by this plan = 6 palms @16' ht.**

NOTE

This Tree Disposition Plan is based on a Tree Survey prepared by Caulfield & Wheeler, Inc., dated 01-20-2019 and A Tree Survey Assessment prepared by James LaGette, Certified Arborist, dated 07-29-2019.

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

sunshine 811.com

811

Know what's below. Call before you dig.

Revisions

Revised per TAC review dated 07-29-19

SET 09-27-19

Covelli Design Associates Inc.
Urban Planning • Landscape Architecture
2295 NW Corporate Blvd. Suite 213
Boca Raton, Florida 33431
561-910-0330
LC 26000287
covellidesign.com

Tree Disposition Plan

PHG DELRAY

Delray Beach Florida

Date	06-26-2019
Scale	As Noted
PN#	1235

PREPARED BY

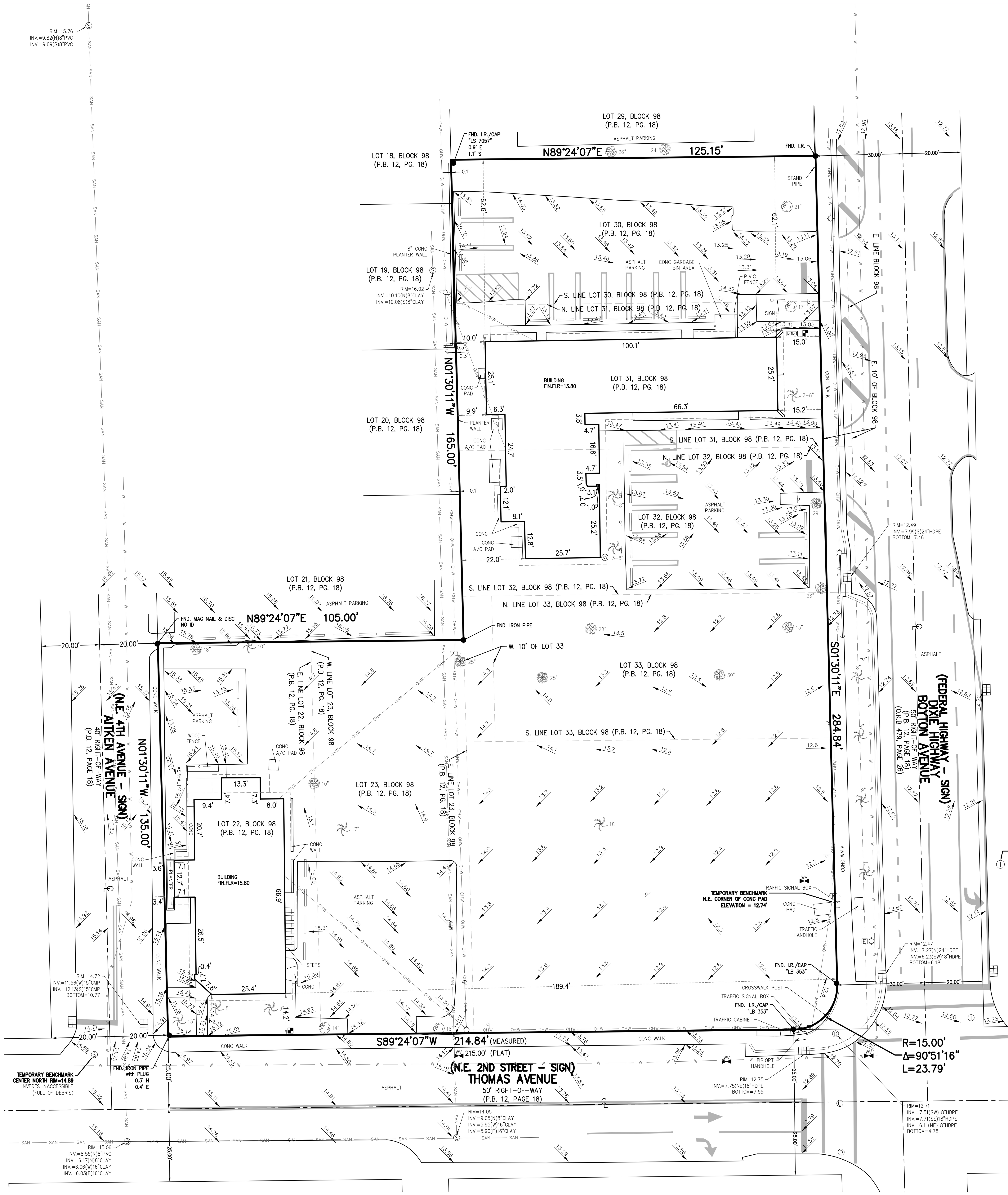
Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

DATE 10-01-2019

Drawing No.

TD-1

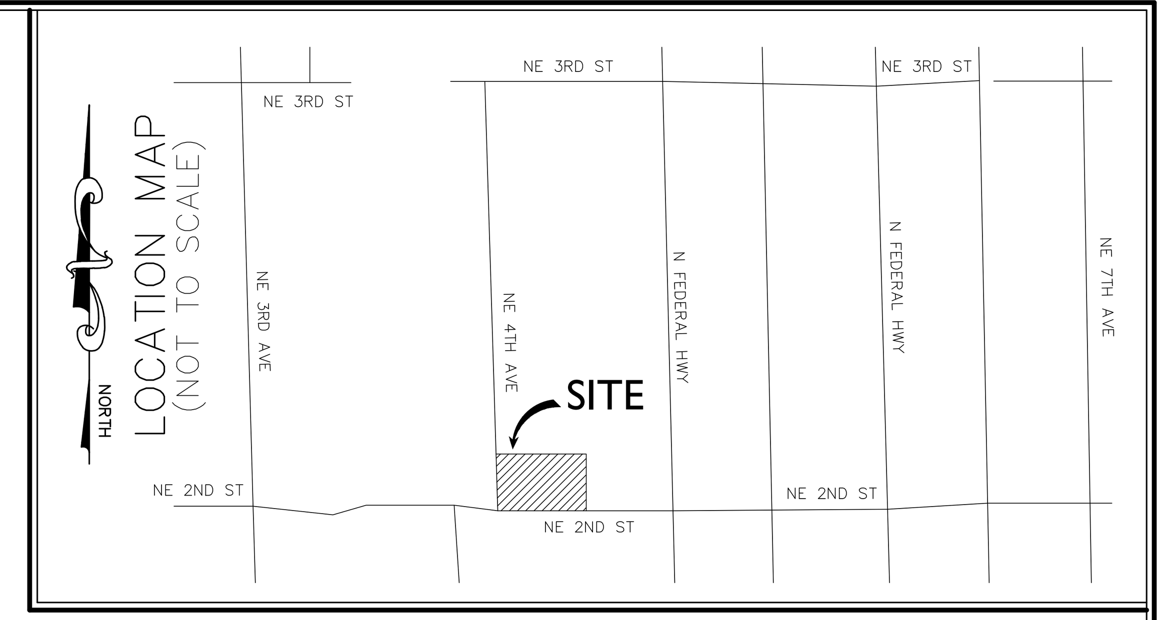
OF 1



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.



LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
OHW – ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION
W – BLUE PAINT STRIPE (WATER)

TREE LEGEND

– OAK
– PALM TREE
– MISCELLANEOUS

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS–OF–WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. **ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).**
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°30'11"E ALONG EAST LINE OF SAID BLOCK 98, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X"; FIRM PANEL NO. 12099C0979F; COMMUNITY NO. 125102; DATE: OCTOBER 5, 2017.
10. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "Z 233". ELEVATION = 16.02' NAVD88

DESCRIPTION

LOTS 30, 31, AND 32, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 10 FEET THERETOFORE CONVEYED TO THE STATE OF FLORIDA. TOGETHER WITH THAT PORTION OF PARCEL 1 AND PARCEL 2 WHICH ARE FURTHER DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 98 OF THE CITY OF DELRAY BEACH (FORMERLY TOWN OF LINTON), FLORIDA; THENCE RUN NORTH 100 FEET PARALLEL WITH BOYNTON STREET; THENCE WEST AND PARALLEL WITH THOMAS AVENUE 125 FEET; THENCE SOUTH 100 FEET; THENCE EAST AND PARALLEL WITH THOMAS AVENUE 125 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF LOT 33, BLOCK 98 OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE LANDS CONVEYED TO THE STATE OF FLORIDA BY SPECIAL WARRANTY DEED DATED MARCH 4, 1960 RECORDED IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE FOLLOWING PROPERTY CONVEYED TO THE STATE OF FLORIDA IN O.R. BOOK 479, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: THE EAST 10 FEET OF THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, FORMERLY LINTON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS THE EAST 10 FEET OF LOT 33, BLOCK 98, L.R. BENJAMIN'S SUBDIVISION OF PART OF BLOCKS 98 AND 90, DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 18, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS A PARCEL OF LAND IN THE SOUTH 100 FEET OF THE EAST 135 FEET OF BLOCK 98, DELRAY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT ON THE SOUTH LINE OF SAID BLOCK 98, LOCATED 10 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID BLOCK 98, RUN WESTERLY ALONG SAID SOUTH LINE FOR 15.16 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 15 FEET FOR 23.72 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 37 MINUTES 00 SECONDS TO A POINT ON A LINE PARALLEL TO AND 10 FEET WESTERLY FROM THE EAST LINE OF SAID BLOCK 98; THENCE RUN SOUTH 01 DEGREE 08 MINUTES 35 SECONDS EAST, ALONG SAID PARALLEL LINE FOR 15.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2

LOTS 22 AND 23, BLOCK 98, OF L.R. BENJAMIN'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, AND PAGE 18, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 51,662 SQUARE FEET OR 1.186 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 17, 2019. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA – LB #3591

REVISIONS	DATE	BY
ADD LINE FOR WATERLINE MARKING	5-10-19	RW

FILE NAME 8441 SUR

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

200 NE 5TH AVE
BOUNDARY SURVEY

DATE 01/20/19
DRAWN BY TKM
F.B./ PG. DIGITAL
SCALE 1"=20'

JOB # 8441
SHT.NO. 1
OF 1 SHEETS