

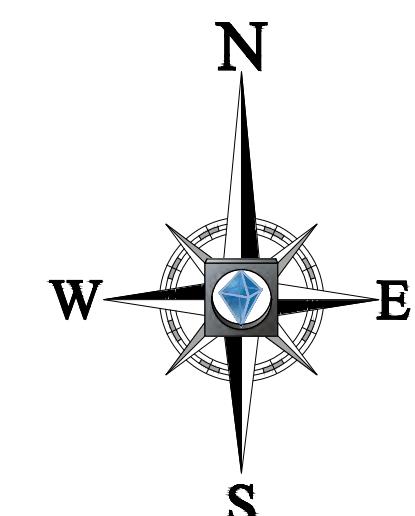
SITE CONSTRUCTION PLANS

FOR

PIERRE DELRAY PHASE 2- SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

CONTACT INFORMATION

CONSULTANTS	
♦ ARCHITECT: ZYSCOVICH INC 250 PARK AVENUE SOUTH, SUITE 510 WINTER PARK, FL 32769 407-674-1959	♦ OWNER: PIERRE DELRAY ONE, LLC 2000 AVENUE OF THE STARS 11TH FLOOR LOS ANGELES, CA 90067
♦ CIVIL ENGINEER: BOHLER ENGINEERING FL 2255 GLADES ROAD, SUITE 305E BOCA RATON, FL 33431 561-571-0280	
♦ BOUNDARY & TOPOGRAPHIC/ALTA SURVEY: SURVEYTECH SOLUTIONS, INC. 10220 U.S. HIGHWAY 92 EAST TAMPA, FL 33610 813-621-1794 DATED JULY, 2019	
GOVERNING AGENCIES	
♦ CITY CITY OF DELRAY BEACH ENGINEERING DEPT. 434 S. SWINTON AVE DELRAY BEACH, FL 33444 561-243-7822	WATER/SEWER CITY OF DELRAY BEACH UTILITIES 434 S. SWINTON AVE DELRAY BEACH, FL 33444 561-243-7822
♦ STORM DRAINAGE CITY OF DELRAY BEACH ENGINEERING DEPT. 434 S. SWINTON AVE DELRAY BEACH, FL 33444 561-243-7822	



LOCATION OF SITE
**SWC OF SE 3RD AVE & ATLANTIC AVE,
 DELRAY BEACH, FL 33483
 PALM BEACH COUNTY**



LOCATION MAP

SCALE: 1" = 500'

LEGAL DESCRIPTION

PARCEL C:
All of the North One Hundred Ninety-Nine feet (199') of Block 85, lying East of the Florida East Coast Railway Right-of-Way, in the City of Delray Beach, Florida, according to the Plat of the MAP OF THE TOWN OF LINTON (now Delray Beach), on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 1, Page 3, LESS.

LESS PARCEL C(a) Lands conveyed to the City of Delray Beach, by Deed recorded in Deed Book 341, Page 241, of the Public Records of Palm Beach County, Florida.

LESS PARCEL C(b) (B) Lands conveyed to the City of Delray Beach, by Right-of-Way Deed recorded in Deed Book 621, Page 115, of the Public Records of Palm Beach County, Florida.

LESS PARCEL C(c) (C) Lands conveyed to Thelma A. Priest and OD. Priest, her husband, by Deed recorded in Deed Book 721, Page 568, excepting therefrom, the North 1.25 feet conveyed in Deed Book 931, Page 594, both of the Public Records of Palm Beach County, Florida.

The above description for Parcel C is the same as the one described per Property Information Report Order No. 7685250-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company.

PARCEL F: The South 51 feet of the North 250 feet, of Block 85, lying East of the Florida East Coast Railroad Right-of-Way in the City of Delray Beach, Florida, according to the plat of the MAP OF THE TOWN OF LINTON (now Delray Beach), as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

ALSO DESCRIBED AS:

All of the North 250 feet of Block 85, lying East of the Florida East Coast Railroad Right-of-Way in the City of Delray Beach, Florida, according to the Plat of the TOWN OF LINTON (now Delray Beach), as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

LESS however, that portion of Block 85, described in that certain deed from Delray Properties, Inc., a Florida corporation, to Parco, Inc., a Florida corporation, recorded April 2, 1957, in Official Records Book 38, Page 240, of the Public Records of Palm Beach County, Florida.

The above description for Parcel F is the same as the one described per Property Information Report Order No. 7679783-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company.

PREPARED BY



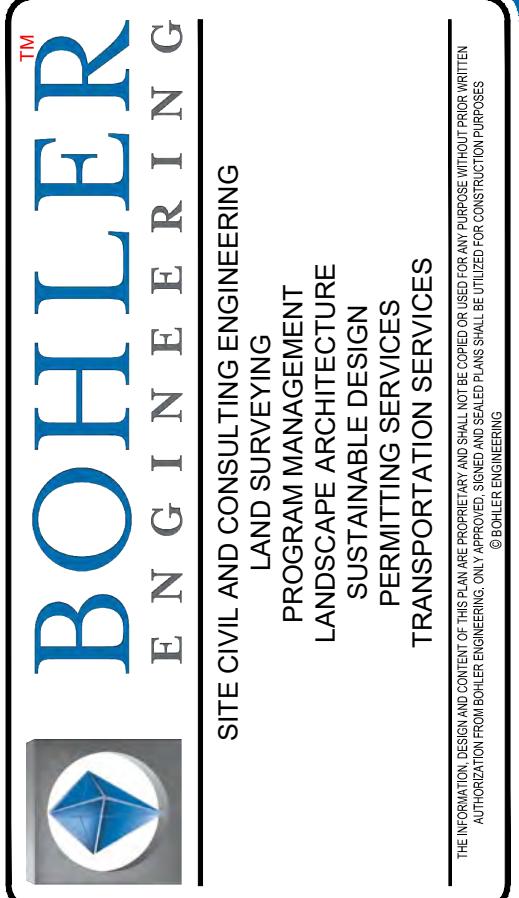
2255 GLADES ROAD, SUITE 305E
 BOCA RATON, FLORIDA 33431

Phone: (561) 571-0280

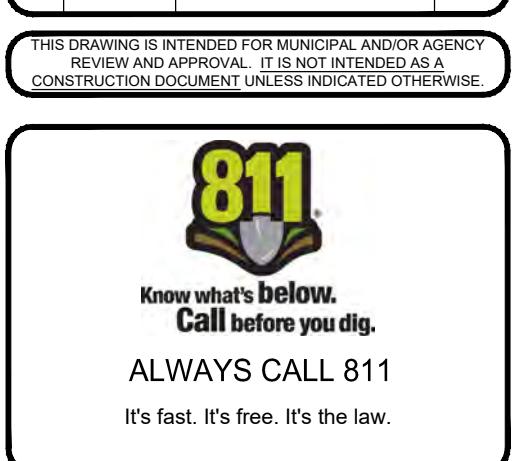
Fax: (561) 571-0281

FLA@BohlerEng.com

CONTACT: ANDREW SAVAGE, PE



REVISIONS		
REV	DATE	COMMENT



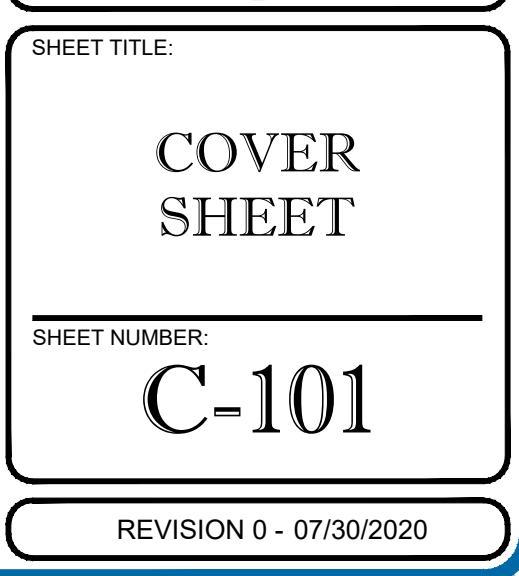
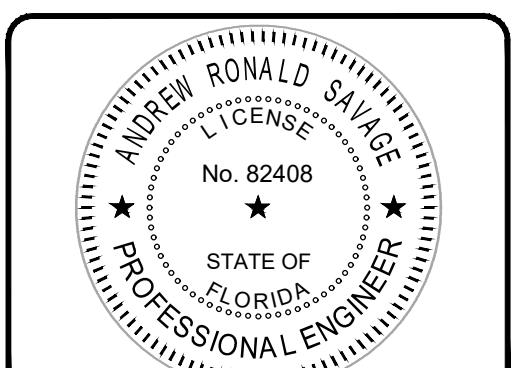
ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: FLB190004
 DRAWN BY: L JL
 CHECKED BY: AS
 DATE: 07/30/2020
 CAD I.D.: FLB190004-SDP-0

PROJECT:
 PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

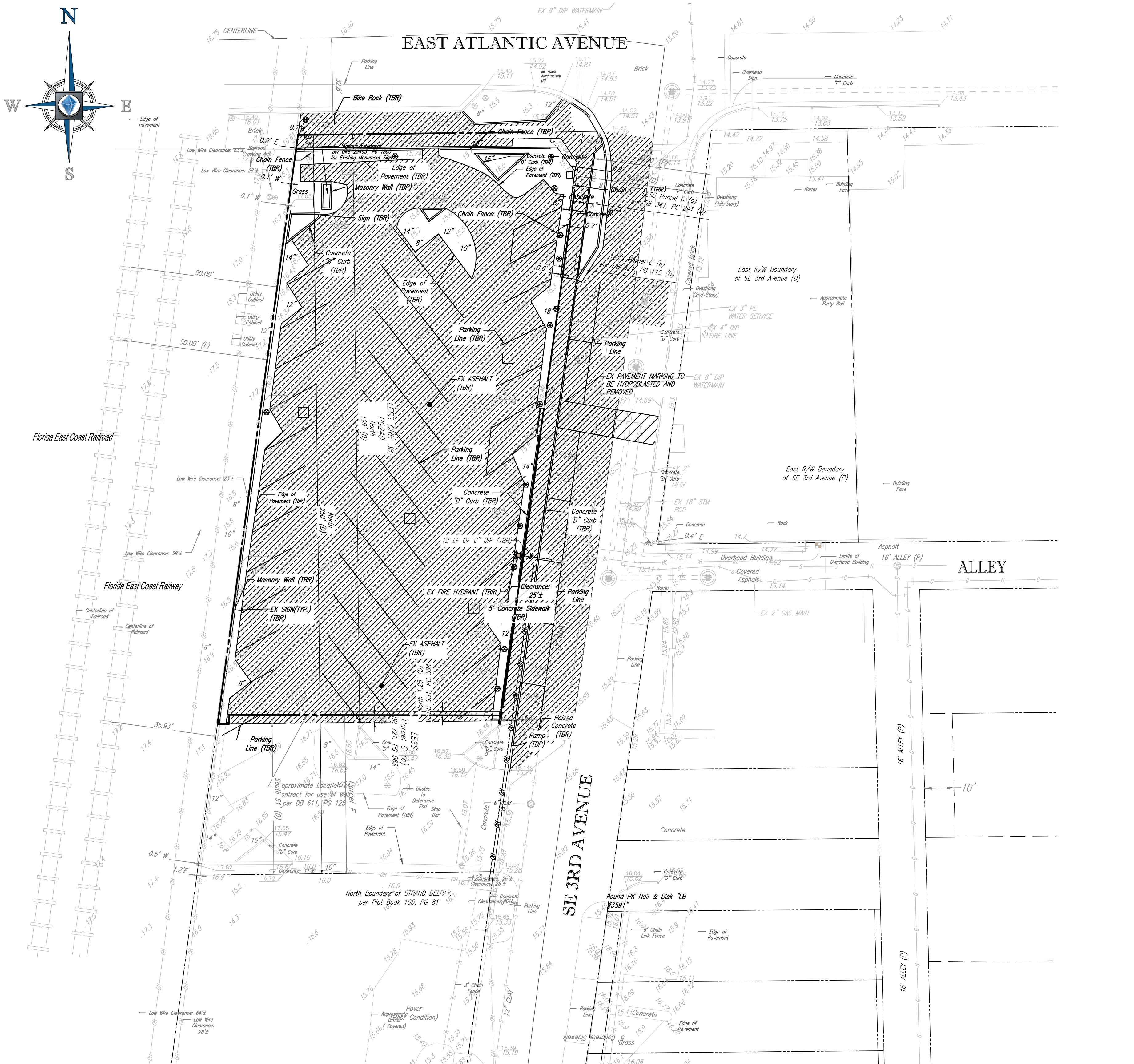
FOR
 ZYSCOVICH ARCHITECTS
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 SWC SE 3RD AVE. & ATLANTIC AVE.
 PALM BEACH COUNTY
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 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT OF AUTH. No. 30780
 LANDSCAPE ARCHITECT BUSINESS LIC. No. C2600591



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT. LINE WORK IS FOR REFERENCE ONLY. THIS DRAWING IS FOR THE USE OF THE DRAWER AND THE CONTRACTOR ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK AS DEFINED BY THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCEPTANCE OF THE WORK AS DEFINED BY THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMING WITH LOCAL REGULATIONS AND CODES.

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DEMOLITION NOTES:

1. BOHLER ENGINEERING FL, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING FL, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
 - B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
 - C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
 - D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
 - E. PROTECTING AND MAINTAINING IN OPERATION ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
 - F. FAMILIARIZING HIMSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
 - G. COORDINATING WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
 - H. A COORDINATING WITH THE APPROPRIATE ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
5. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
6. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL" AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
10. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
12. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
14. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
15. ALL EXISTING UTILITIES BEING REMOVED SHALL BE DONE SO BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL ENSURE PROPER EROSION CONTROL IS PROVIDED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT.
17. ALL EXISTING FEATURES (I.E. EXISTING BUILDING FOUNDATIONS, UTILITIES) SHALL BE REMOVED FROM AND WITHIN TEN (10) FEET OF THE PROPOSED BUILDING FOUNDATION AND LOADING DOCK RETAINING WALL.
18. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED IF THE DIAMETER IS GREATER THAN 12 INCHES OR GROUTED FULL IF LEFT IN PLACE. ALL DISCONNECTIONS AND CAPPING OF EXISTING UTILITIES MUST BE PREFORMED PERMANENTLY.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PHASING OF DEMOLITION WHEN THAT DEMOLITION MAY IMPACT TRAFFIC, ACCESS OR UTILITIES TO NEIGHBORS, OR FACILITIES TO REMAIN AND OTHER SURROUNDING INFRASTRUCTURE OR FACILITIES.
20. AND REMAINING SIDEWALK NOT BEING DEMOLISHED SHOULD BE REPAIRED TO LIKE NEW CONDITION.

20 10 5 0 20
1'=20'

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DEMOLITION PLAN
SHEET NUMBER: C-201

REVISION 0 - 07/30/2020



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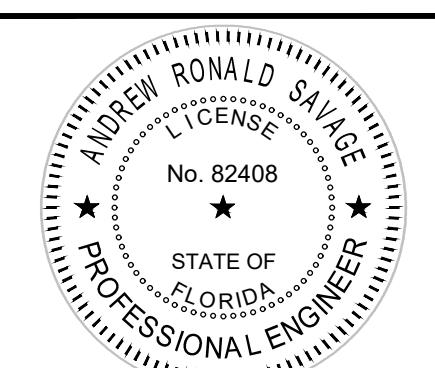
PROJECT No.: FLB190004
DRAWN BY: L JL
CHECKED BY: AS
DATE: 07/30/2020
CAD I.D.: FLB190004-DMP-0

PROJECT:
PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

PROPOSED DEVELOPMENT
SWC SE 3RD AVE. & ATLANTIC AVE.
PALM BEACH COUNTY
DELRAY BEACH, FL



2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No. C2600591



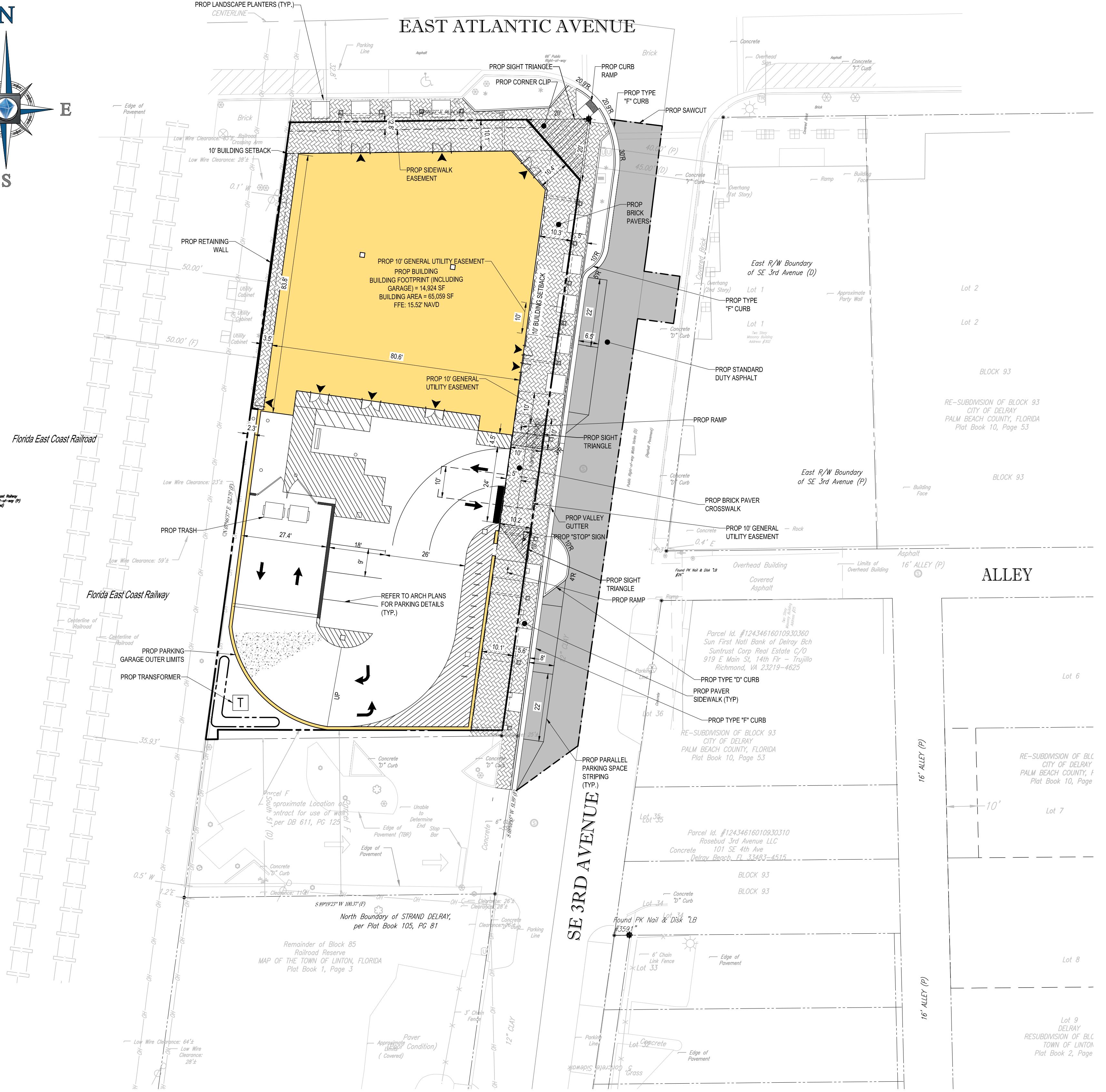
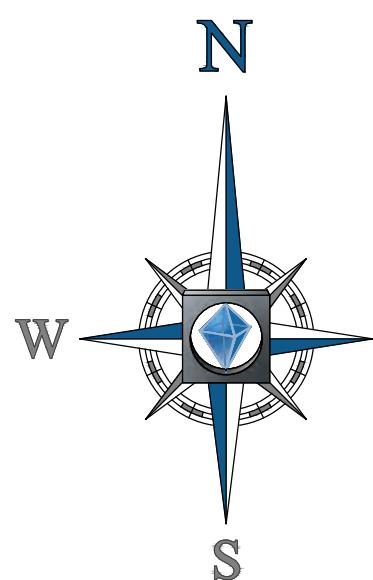
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REVISION 0 - 07/30/2020

BOHLER
ENGINEERING
LAND SURVEYING
CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES

REV	DATE	COMMENT	DRAWN BY CHECKED BY
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ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMPS SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A DRIVEWAY, THE CROWN SHALL BE ADJUSTED TO THE CROWN SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON-COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
- ALL CONSTRUCTION TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

ELEVATIONS		
	ATLANTIC AVE	SE 3RD AVE
AVERAGE MEAN CROWN	16.26'	15.06'
BASE BUILDING ELEVATION (BBE)	15.52'	15.52'
MAX BUILDING HEIGHT ELEVATION	53.52'	63.52'
AVERAGE MEAN CROWN BETWEEN ATLANTIC AND 3RD	15.26'	15.26'

LEGEND:

EX LEASE LINE
EX ADJACENT BOUNDARY LINES
EX EASEMENT LINES
PROP BUILDING SETBACK
PROP TYPE "F" CURB
PROP TYPE "D" CURB
PROP STANDARD ASPHALT
PROP CONCRETE
PROP BRICK PAVERS
PROP SITE TRIANGLE

SITE DATA TABLE		
JURISDICTION	CITY OF DELRAY BEACH	
OVERLAY DISTRICT	CENTRAL BUSINESS DISTRICT (CBD)	
FUTURE LAND USE	COMMUNITY FACILITIES (CF)	
PROPOSED FUTURE LAND USE	COMMERCIAL CORE (CC)	
SITE AREA	18,680 SF (0.43 AC)	
F.A.R.	49,282 SF / 18,680 SF = 2.6	
BUILDING AREA	LEVEL 1	GROSS BUILDING AREA (UNDER A/C): 6,013.42 SF PARKING: 265.22 SF SHAFT: 69.38 SF LEVEL 2
	LEVEL 2	GROSS BUILDING AREA (UNDER A/C): 7,474.80 SF PARKING: 9,451.08 SF SHAFT: 600.15 SF LEVEL 3
	LEVEL 3	GROSS BUILDING AREA (UNDER A/C): 6,171.29 SF PARKING: 9,451.84 SF SHAFT: 600.21 SF LEVEL 4
	LEVEL 4	LOBBY (A/C): 94.47 SF SHAFT: 514.81 SF TOTAL: 49,282.16 SF
CURRENT ZONING	CENTRAL BUSINESS DISTRICT (CBD)	
PROPOSED USE	CENTRAL BUSINESS DISTRICT (CBD)	
MAX. ALLOWED BUILDING HEIGHT	38' WITH 125' OF THE ATLANTIC AVENUE LIMITED HEIGHT PER LDR SECTION 4.4-13 (D11(A1)), AND 54' FOR THE CBD CENTRAL CORE	
PROVIDED BUILDING HEIGHT	38' (ATLANTIC AVENUE LIMITED HEIGHT AREA) 48' (CENTRAL CORE AREA)	
FRONT SETBACK	10' MIN 15' MAX	
SIDE SETBACK	2.2'	
REAR SETBACK	10'	
REQUIRED PARKING	LEVEL 1	RETAIL: 7.75 SPACES (1 SPACE/500 SF) RESTAURANT: 64.54 SPACES (12 SPACES/1,000 SF) (<6,000 SF) + (15 SPACES/1,000 SF) (>6,000 SF)
	LEVEL 2	OFFICE: 13.02 SPACES (1 SPACE/500 SF)
	LEVEL 3	OFFICE: 10.42 SPACES (1 SPACE/500 SF) TOTAL: 94 SPACES REQUIRED
PROVIDED PARKING	LEVEL 1	4 FULL PARKING SPACES 1 ADA PARKING SPACE
	LEVEL 2	7 COMPACT PARKING SPACES 4 FULL PARKING SPACES 4 ADA PARKING SPACES
	LEVEL 3	7 COMPACT PARKING SPACES 4 FULL PARKING SPACES
	LEVEL 4	4 COMPACT PARKING SPACES 27 FULL PARKING SPACES TOTAL: 62 SPACES PROVIDED*
REQUIRED BICYCLE PARKING	PROFESSIONAL OFFICE: 6.82 SPACES (1 SPACE/2,000 SF) RETAIL/RESTAURANT/COMMERCIAL: 5.38 SPACES (1 SPACE/1,000 SF) REMAINDER FROM SITE 1: 5 SPACES	
PROVIDED BICYCLE PARKING	20 SPACES CIVIC SPACE: 10 SF (0%) (OPEN) LANDSCAPE AREA: 638 SF (2.4%) TOTAL FLOOR AREA: 6,013 SF (22.3%) PARKING & PAVED AREA: 11,572 SF (61.9%) GROUND FLOOR AREA: 14,923 SF (79.9%) TOTAL LOT AREA: 18,680 SF (100%)	
LOT COVERAGE	FLOOD ZONE: X	
FEMA FLOOD ZONE	FLOOD ZONE: X	

*A TOTAL OF 9 SPACES ARE INCLUDED IN THIS CALCULATION THAT ARE LEASED ON LOT SOUTH, "PARCEL JOINER" FROM SURVEY OF THIS PROJECT.

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB UNLESS OTHERWISE NOTED. B/C INDICATED DIMENSION IS TO BACK OF CURB. NAVD - NGVD - 1.5'
- ALL SIGNS SHALL BE REVIEWED AND PERMITTED SEPARATELY.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 120990C0979F OCTOBER 5, 2017, FOR PALM BEACH COUNTY, FLORIDA.
- ALL PAVING SURFACES, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS".
- SOD TO BE INSTALLED AT THE BACK OF ALL CURBS, PAVEMENT EDGES, SWALES AND DETENTION AREAS ON ALL AREAS SOUTH OF THE MAIN BUILDING AND HANGARS.
- IN THE EVENT THIS PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND DEBRIS REMOVED AND SITE SHALL BE RADED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- CONTRACTOR SHALL BE RESPONSIBLE THAT ALL ACCESSIBLE ROUTES MEET THE FLORIDA ACCESSIBILITY CODE PRIOR TO INSTALLING FINAL PAVEMENT AND CONCRETE.
- CONTRACTOR PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC.
- ALL SIGNS WILL BE REVIEWED UNDER A SEPARATE PERMIT.
- ALL CONSTRUCTION AND RESTORATION WORK WITHIN BROWARD COUNTY RIGHT OF WAY SHALL COMPLY WITH THE LATENT DEFECTS AGREEMENT AND THE FOOT STAMP AND SPECIFICATIONS FOR ROAD AND PAVEMENT CONSTRUCTION.
- 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.

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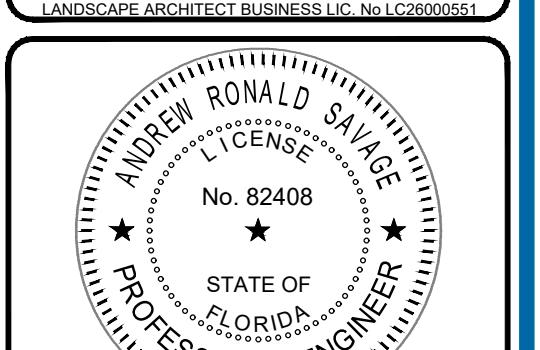
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DATE:	07/30/2020	CAD I.D.:	FLB190004-SSP-0
PROJECT:	PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)	FOR:	

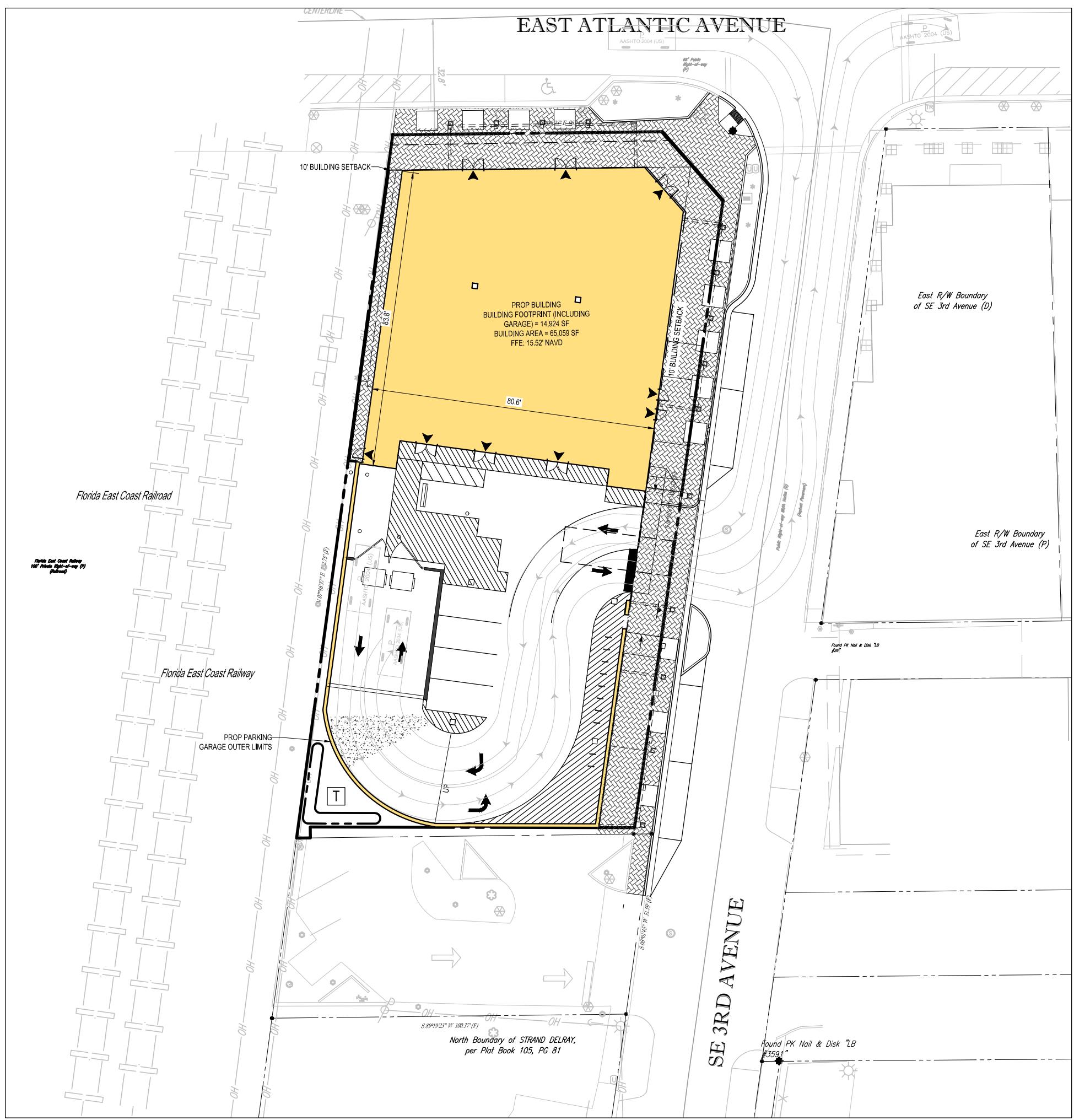


2255 GLADES ROAD, SUITE 305E BOCA RATON, FLORIDA 33431	
Phone:	(561) 571-0280
Fax:	(561) 571-0281

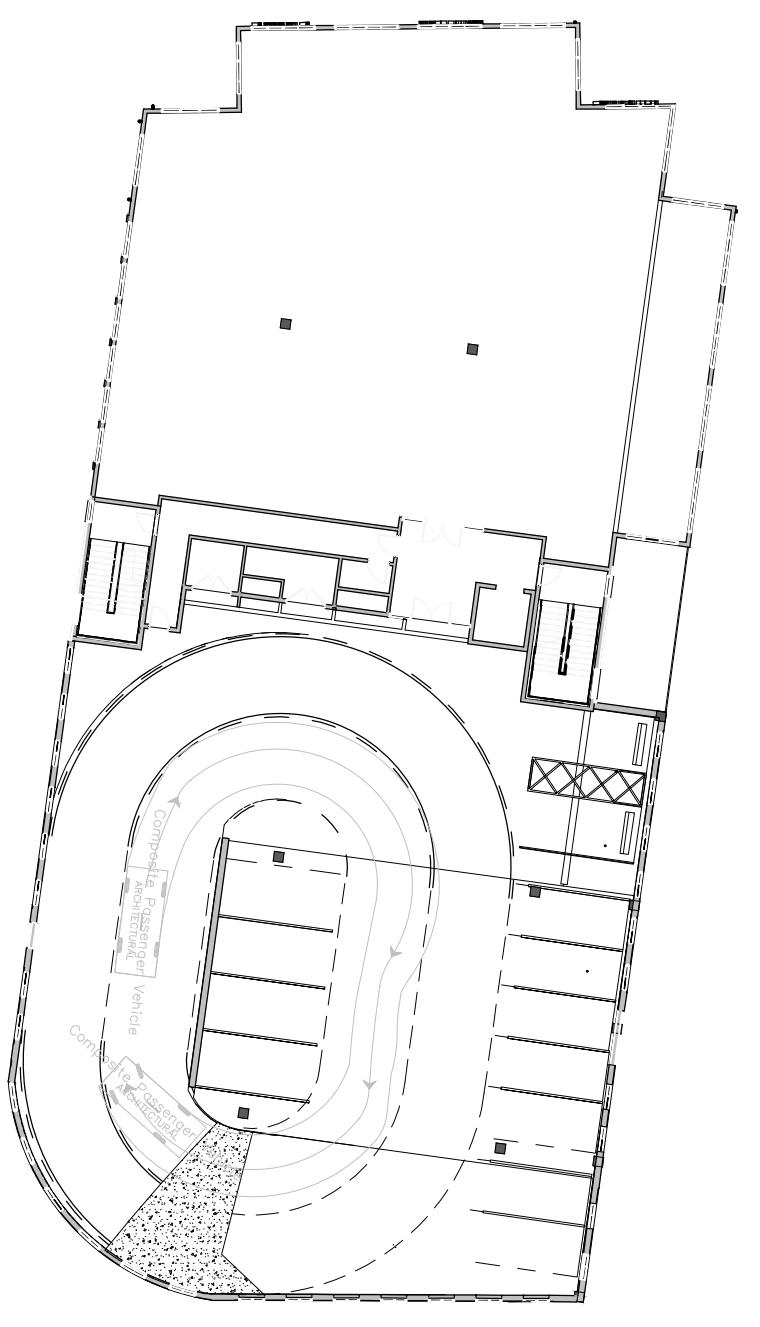


SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	C-301

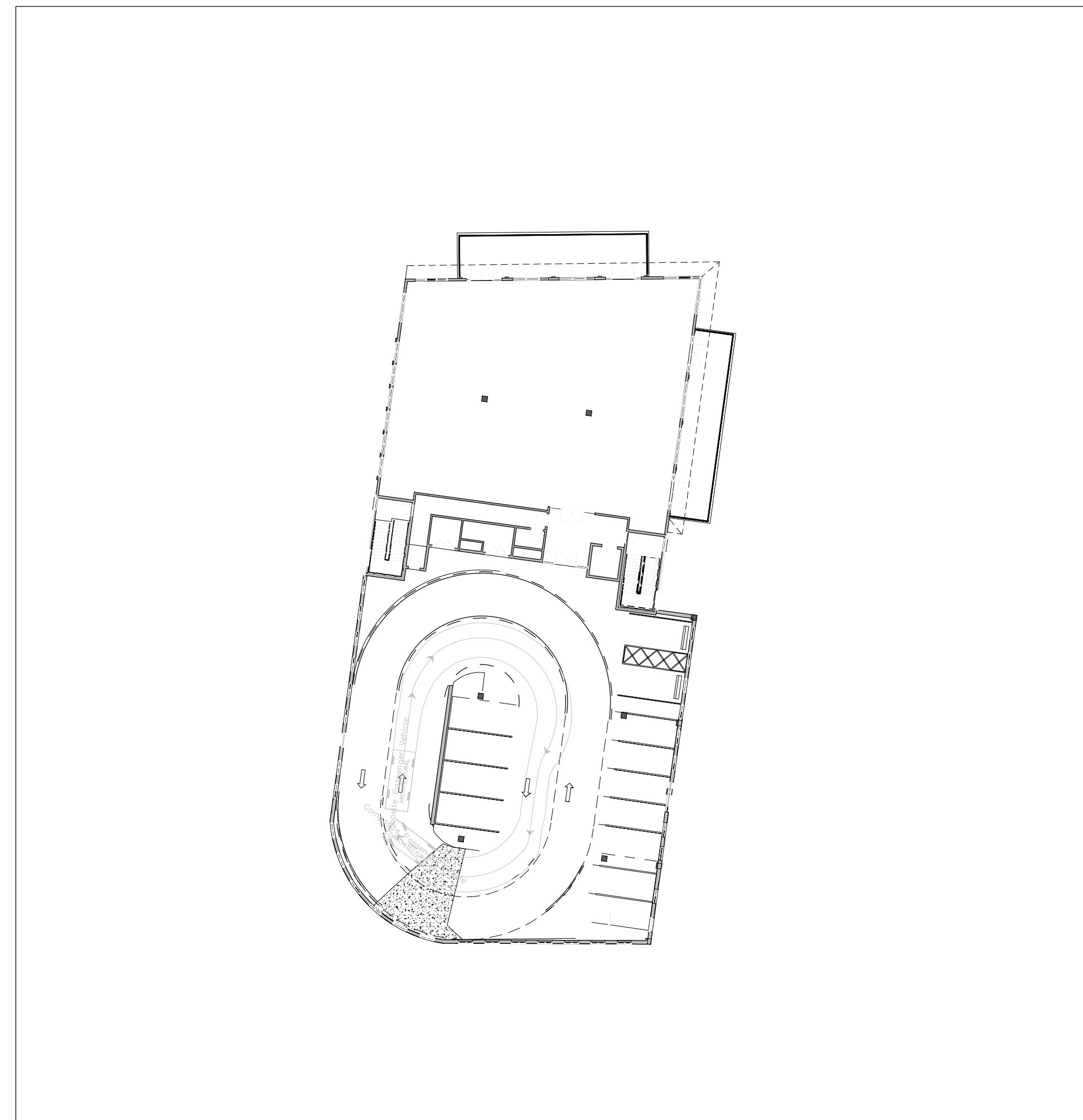
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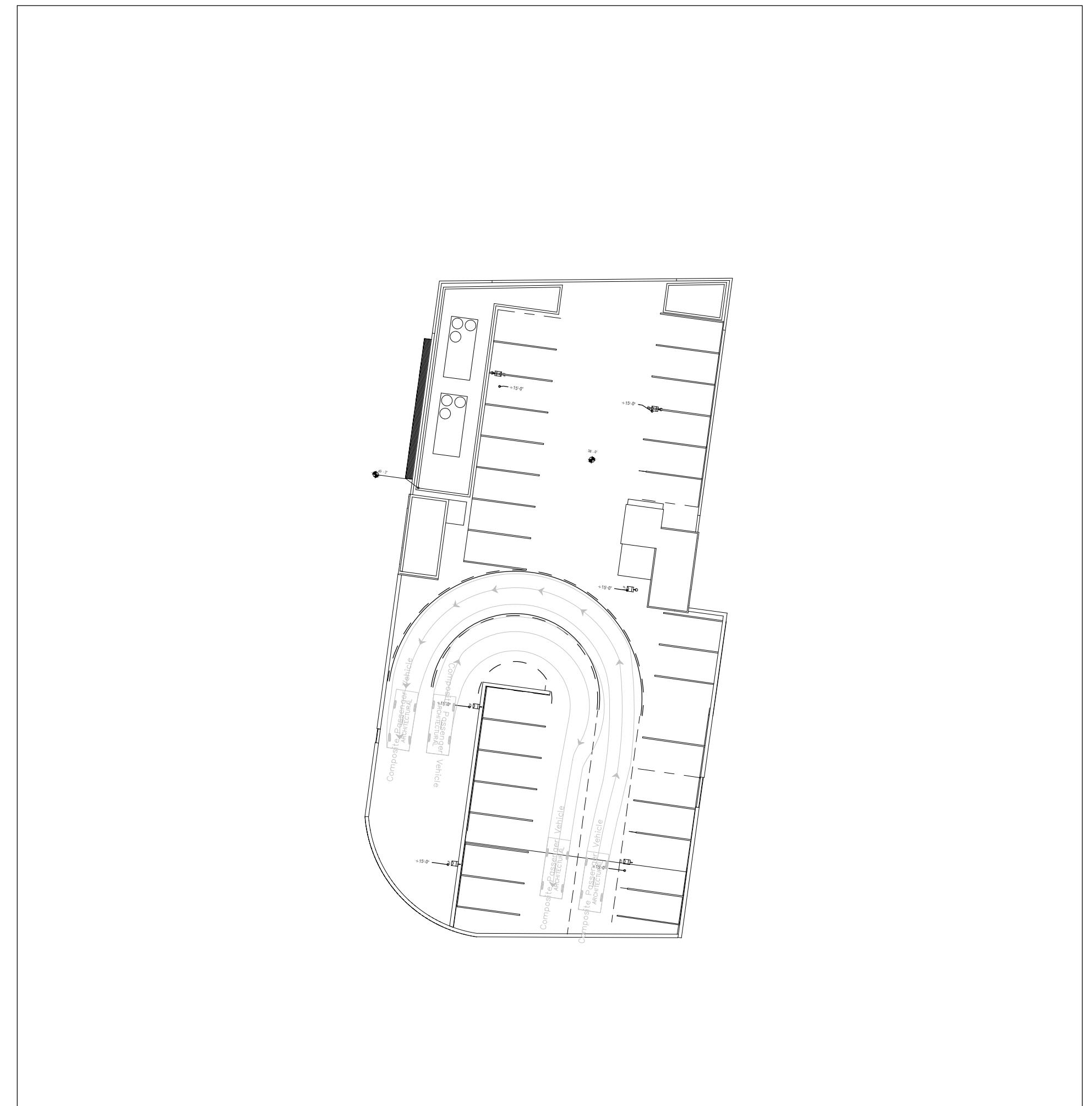
GROUND FLOOR



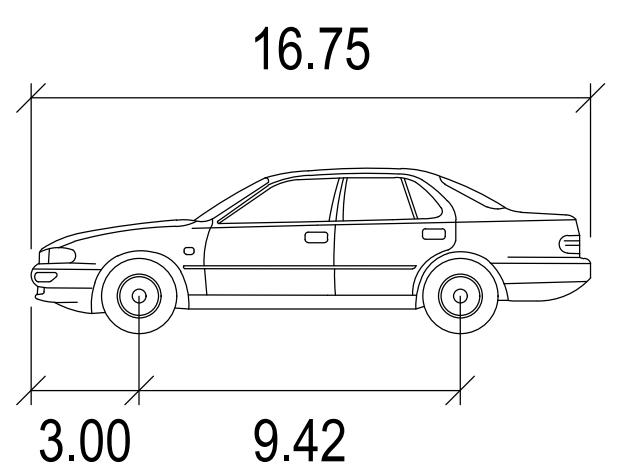
2ND FLOOR



3RD FLOOR

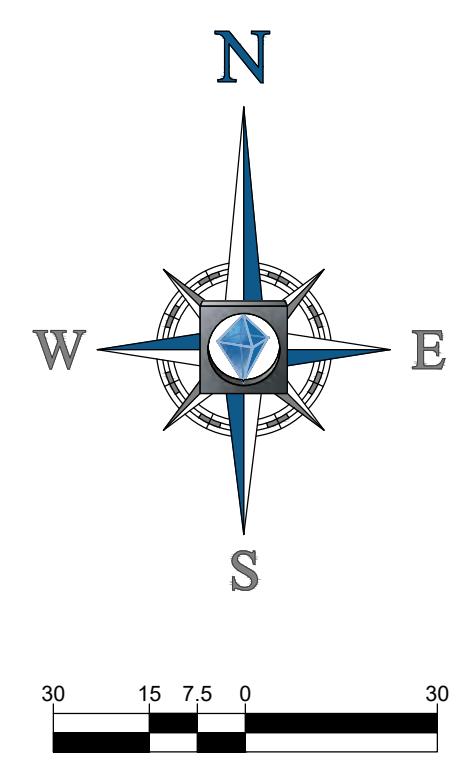


4TH FLOOR



Composite Passenger Vehicle

Width	:	6.33
Track	:	6.33
Lock to Lock Time	:	6.0
Steering Angle	:	26.4



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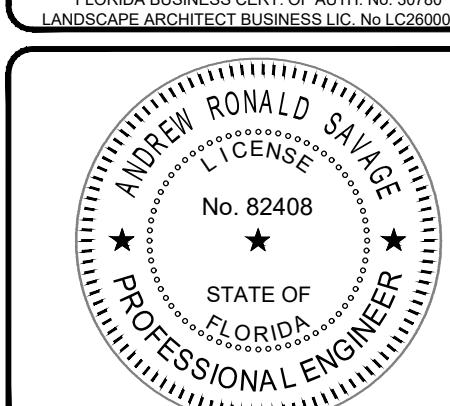
PROJECT No.: FLB190004
DRAWN BY: L.JL
CHECKED BY: AS
DATE: 07/30/2020
CAD I.D.: FLB190004-VMP-0

PROJECT: PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

FOR ZYSCOVICH ARCHITECTS

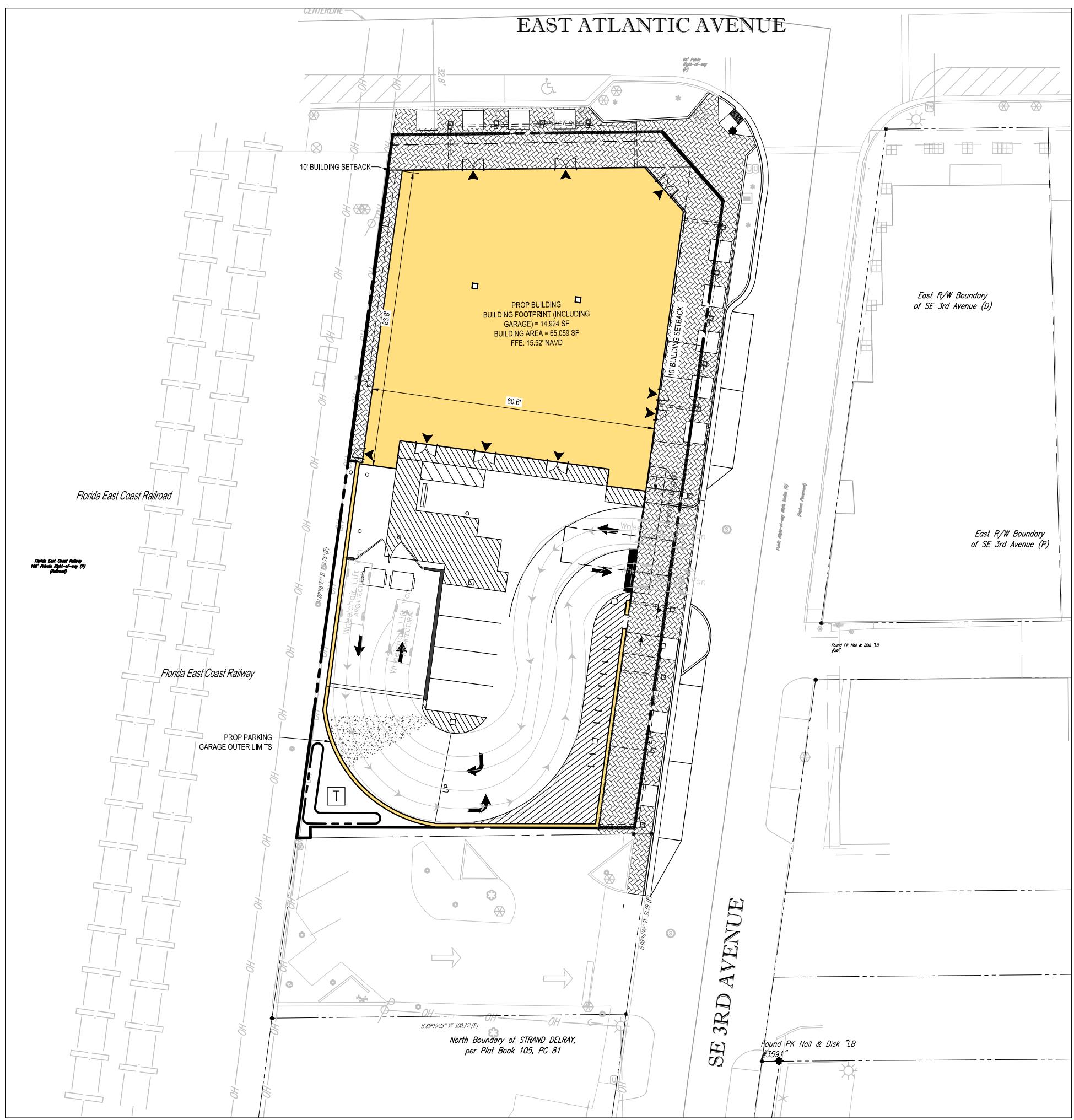
PROPOSED DEVELOPMENT
SWC SE 3RD AVE. & ATLANTIC AVE.
PALM BEACH COUNTY
DELRAY BEACH, FL

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No. C26000501

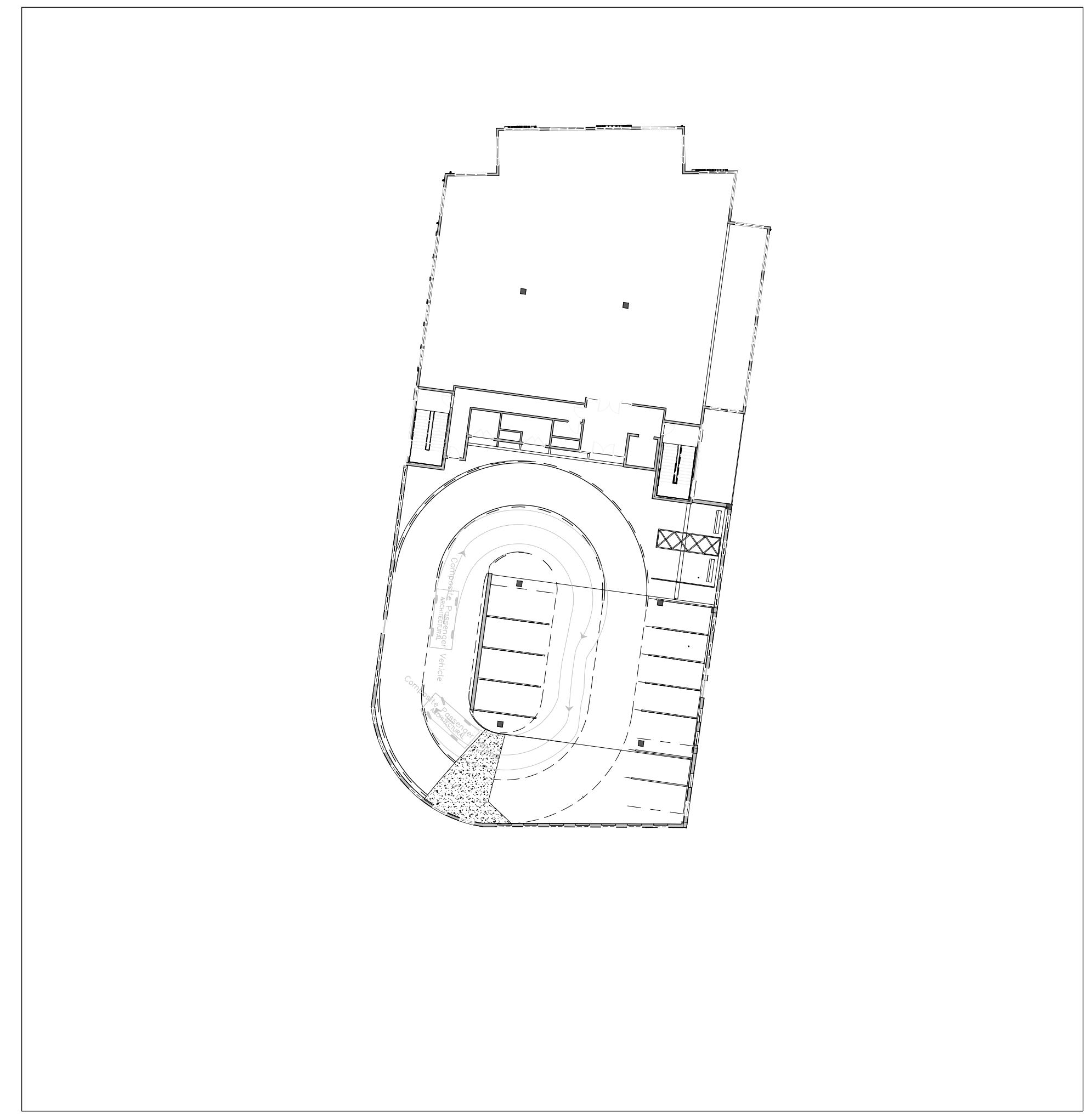


SHEET TITLE: VEHICULAR MOVEMENT PLAN (COMPACT)
SHEET NUMBER: C-302

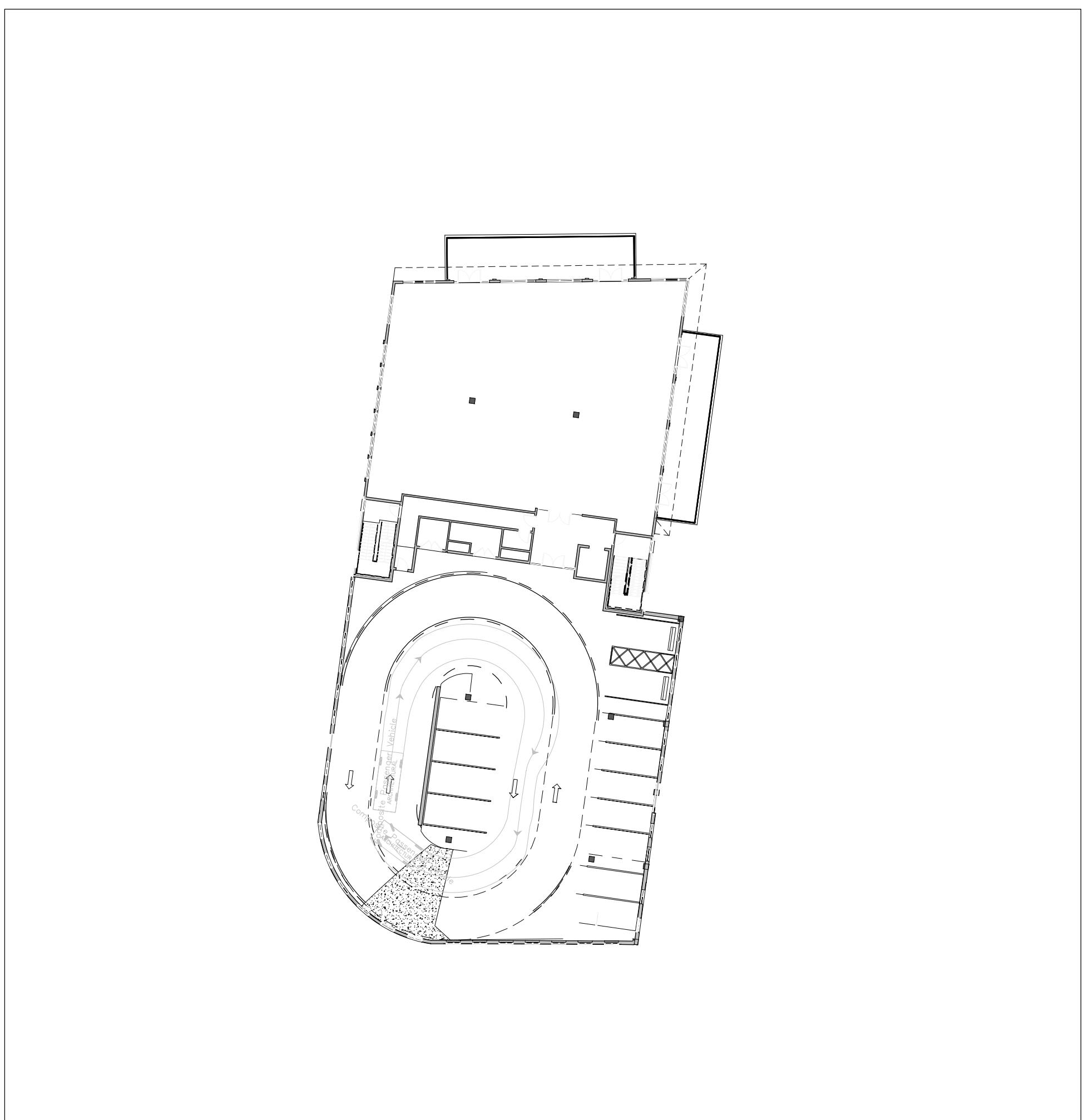
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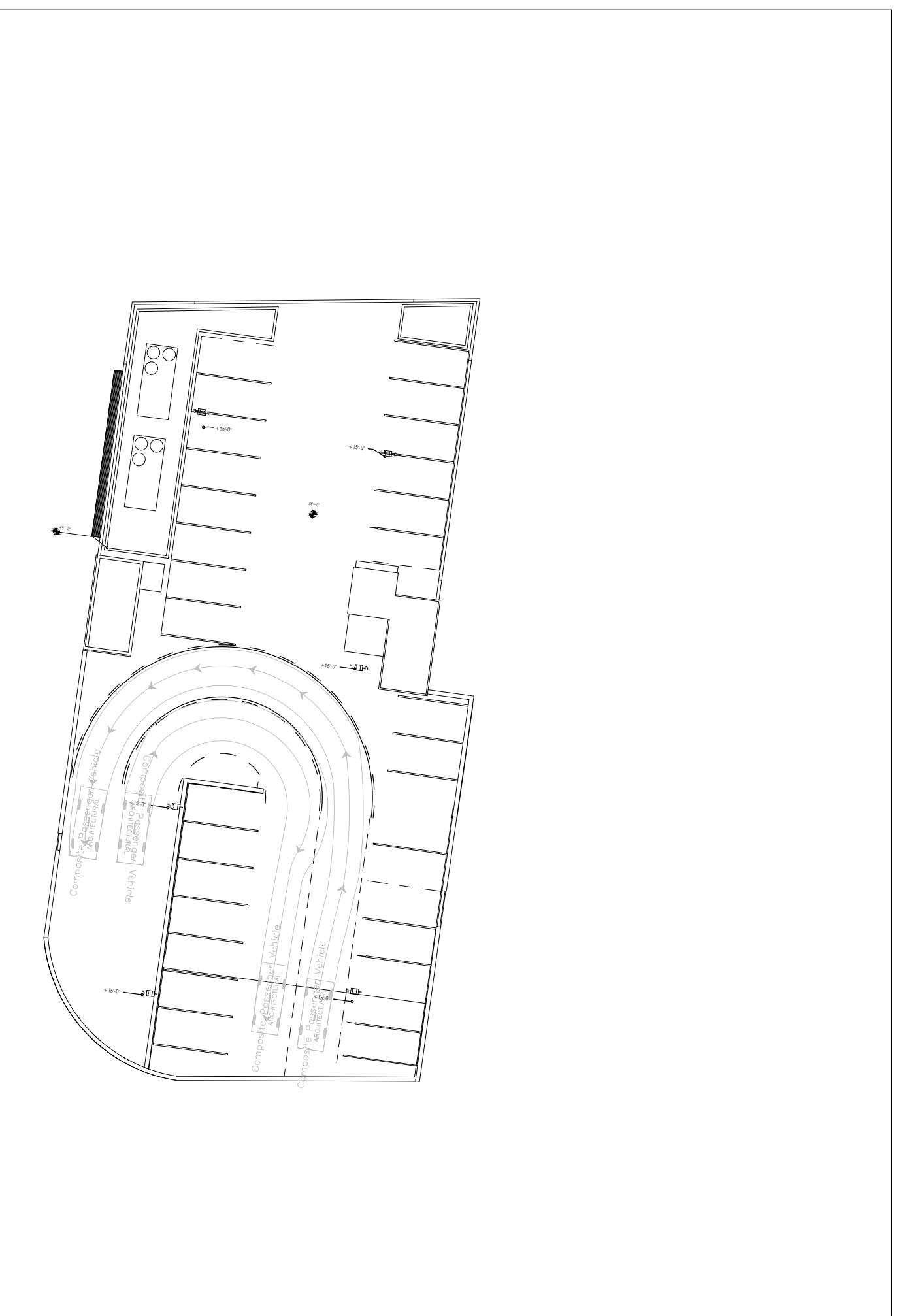
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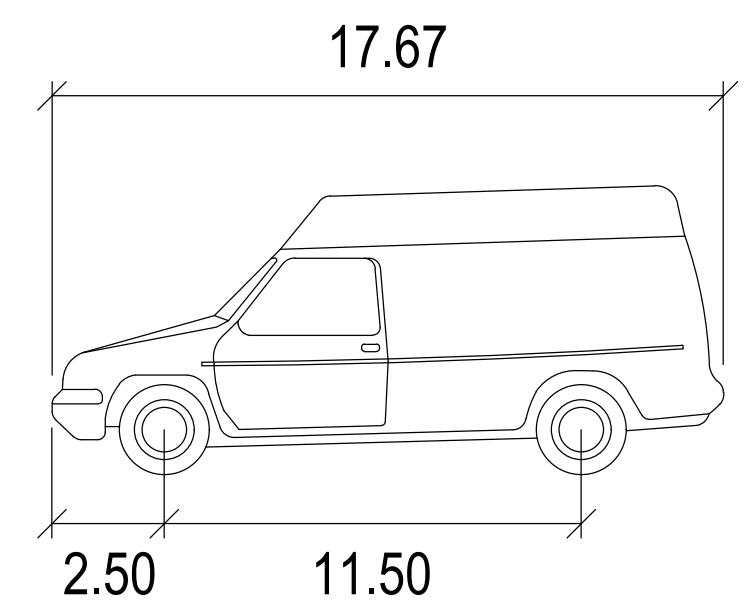
2ND FLOOR



3RD FLOOR



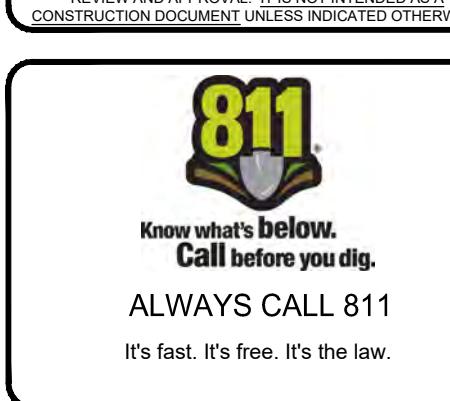
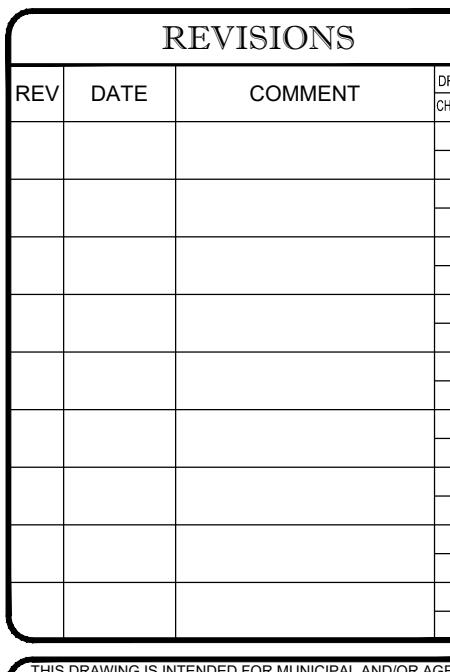
4TH FLOOR



Wheelchair Lift Van

feet

Width : 6.67
 Track : 6.67
 Lock to Lock Time : 6.0
 Steering Angle : 31.7



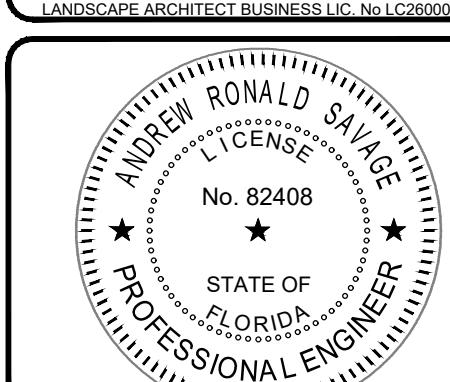
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PROJECT No.: FLB190004
 DRAWN BY: L.JL
 CHECKED BY: AS
 DATE: 07/30/2020
 CAD I.D.: FLB190004-VMP-0

PROJECT:
 PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

FOR
ZYSCOVICH
 A R C H I T E C T S
 PROPOSED DEVELOPMENT
 SWC SE 3RD AVE. & ATLANTIC AVE.
 PALM BEACH COUNTY
 DELRAY BEACH, FL

BOHLER
 ENGINEERING
 2255 GLADES ROAD, SUITE 305E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. No. 30780
 LANDSCAPE ARCHITECT BUSINESS LIC. No. C26000501

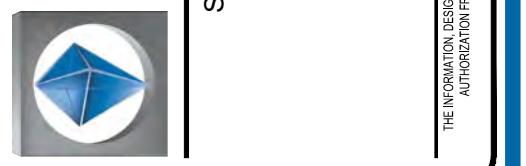


SHEET TITLE:
 VEHICULAR MOVEMENT PLAN (SUV)
 SHEET NUMBER:
 C-303

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Site Civil and Consulting Engineering
Land Surveying
Program Management
Landscape Architecture
Sustainable Design
Permitting Services

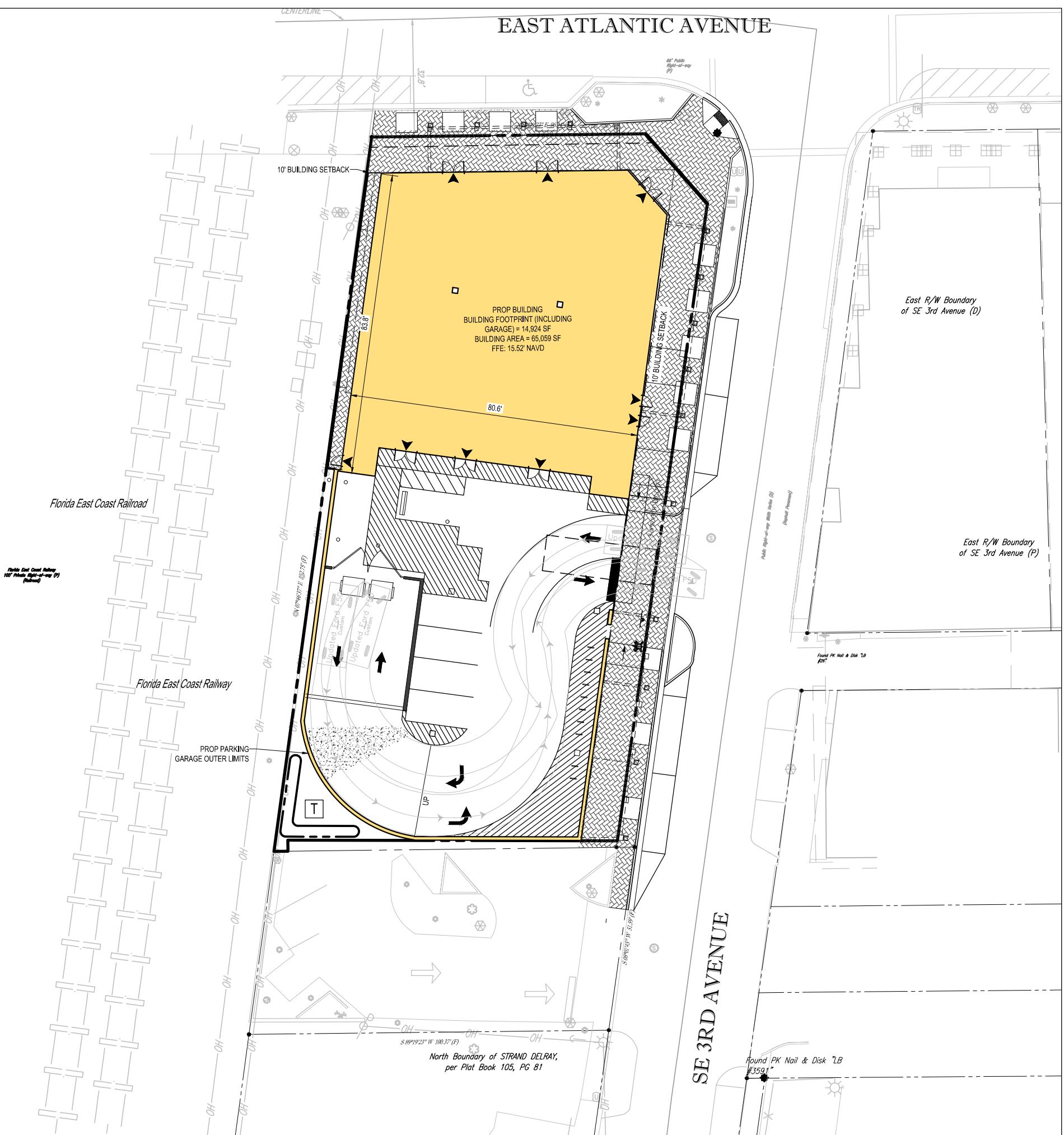
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REV	DATE	COMMENT	DRAWN BY	CHECKED BY

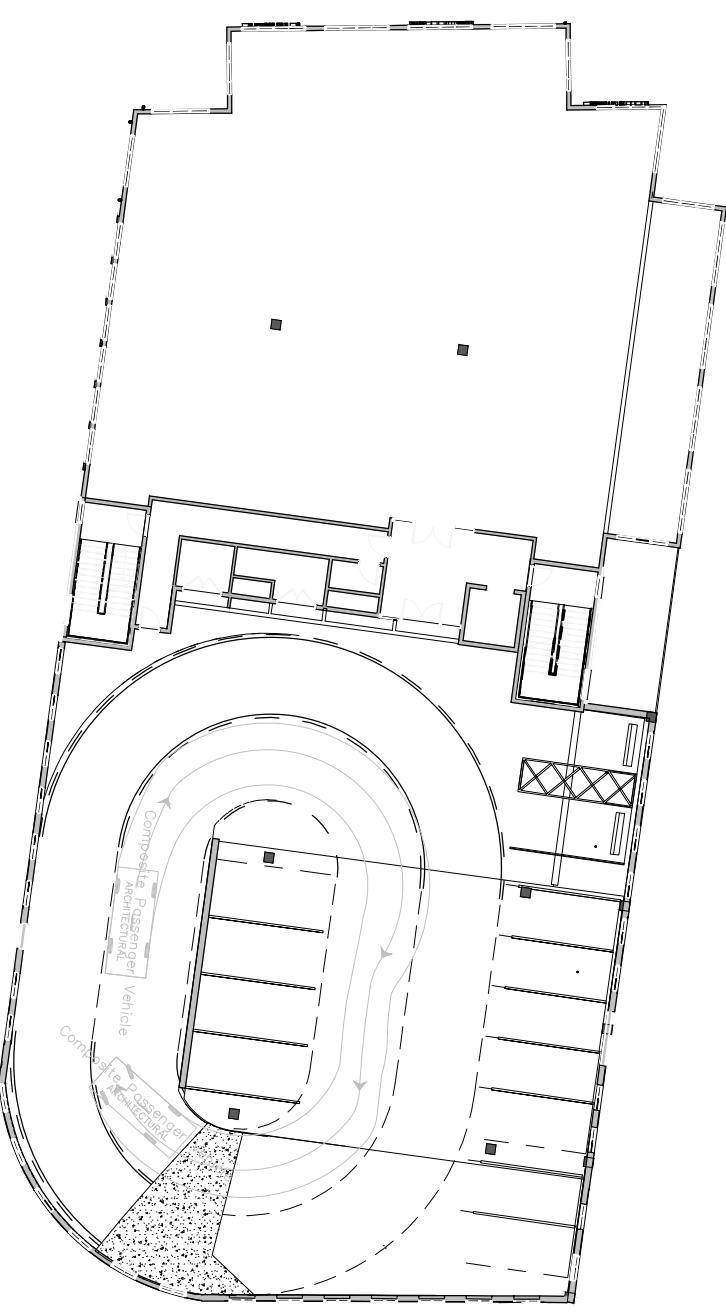


ALWAYS CALL 811

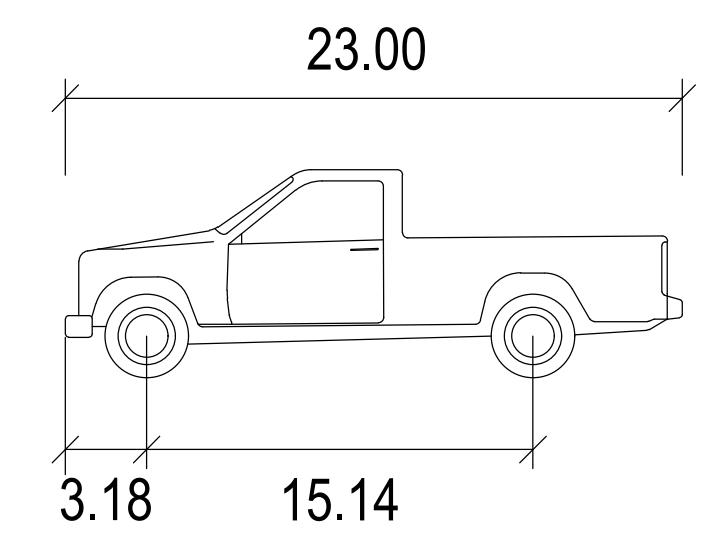
It's fast. It's free. It's the law.



GROUND FLOOR



2ND FLOOR



Updated Ford F50

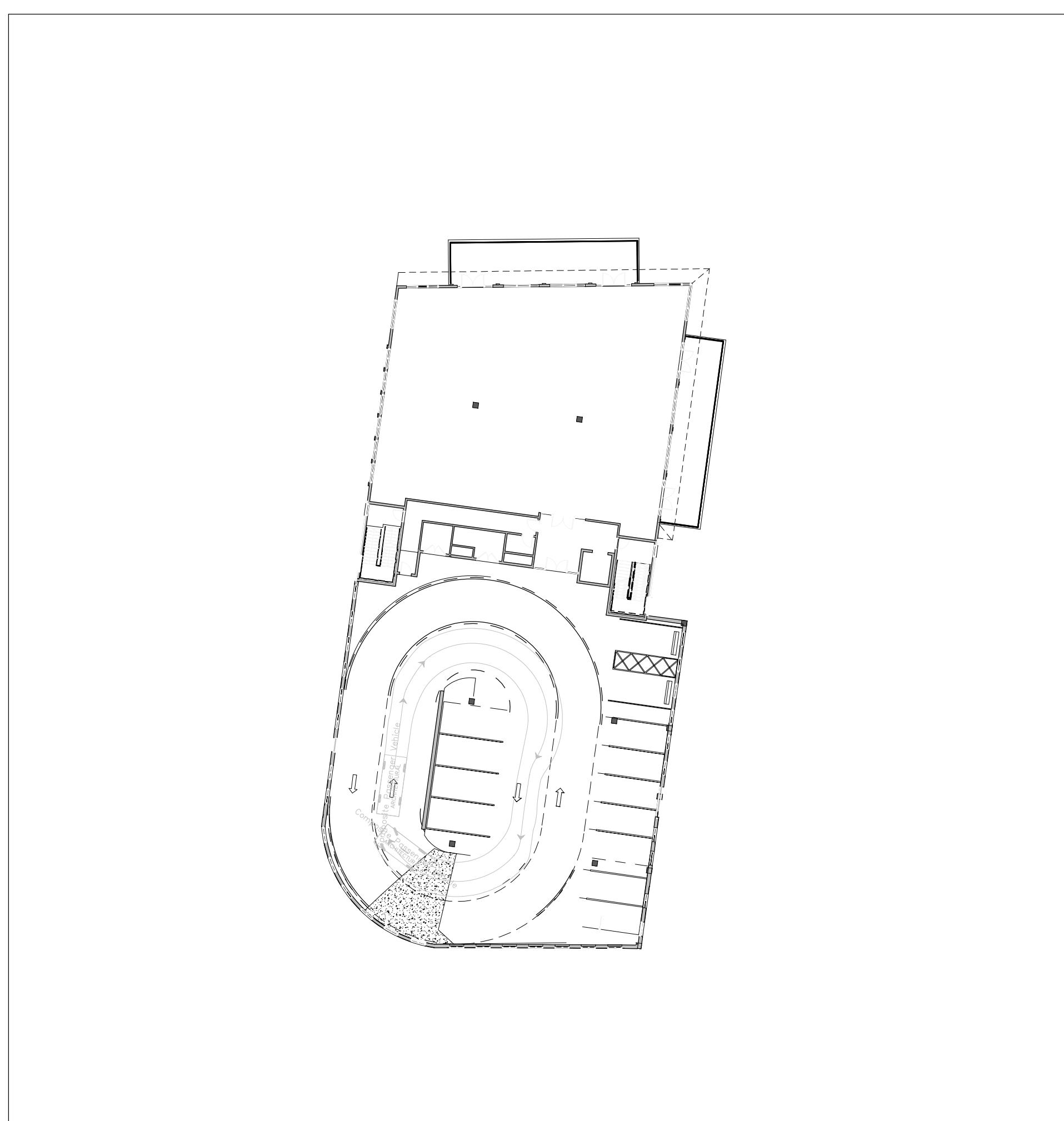
feet

Width : 8.00
Track : 5.69
Lock to Lock Time : 6.0
Steering Angle : 31.6

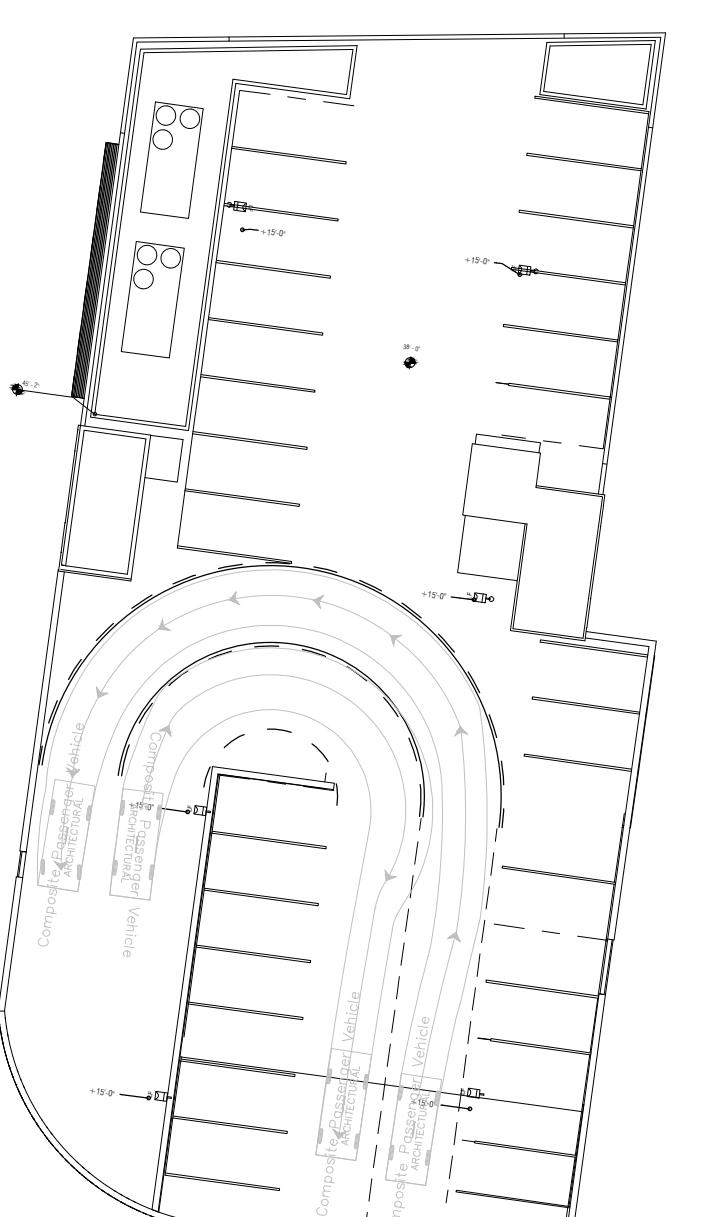
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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	07/30/2020
CAD I.D.:	FLB190004-VMP-0

PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

FOR
ZYSCOVICH
A R C H I T E C T S
PROPOSED DEVELOPMENT
SWC SE 3RD AVE. & ATLANTIC AVE.
PALM BEACH COUNTY
DELRAY BEACH, FL



3RD FLOOR



4TH FLOOR

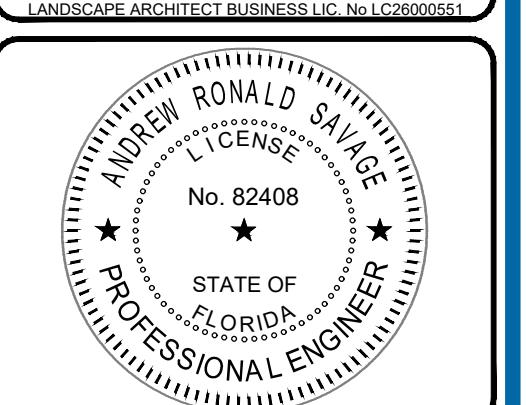


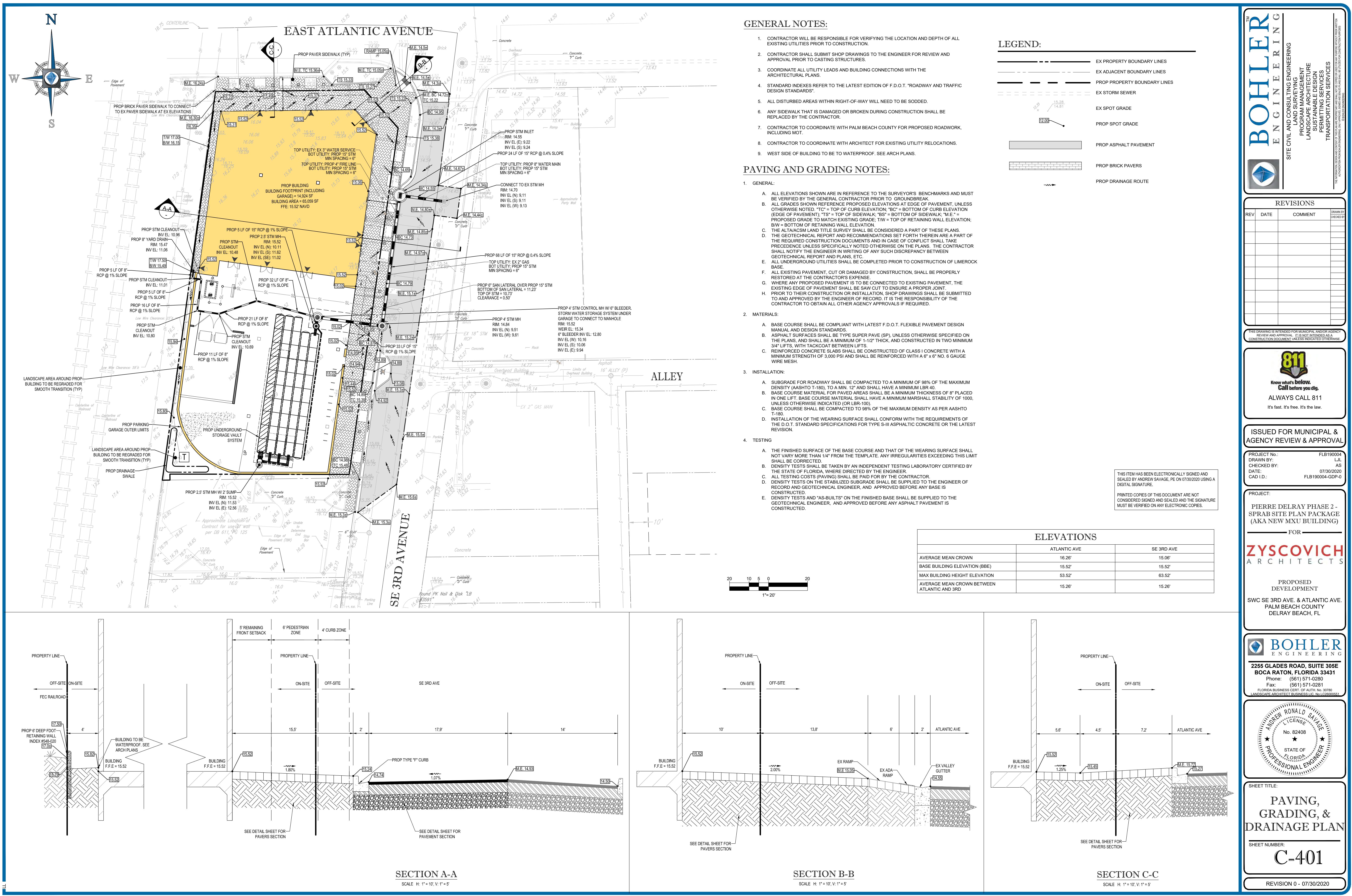
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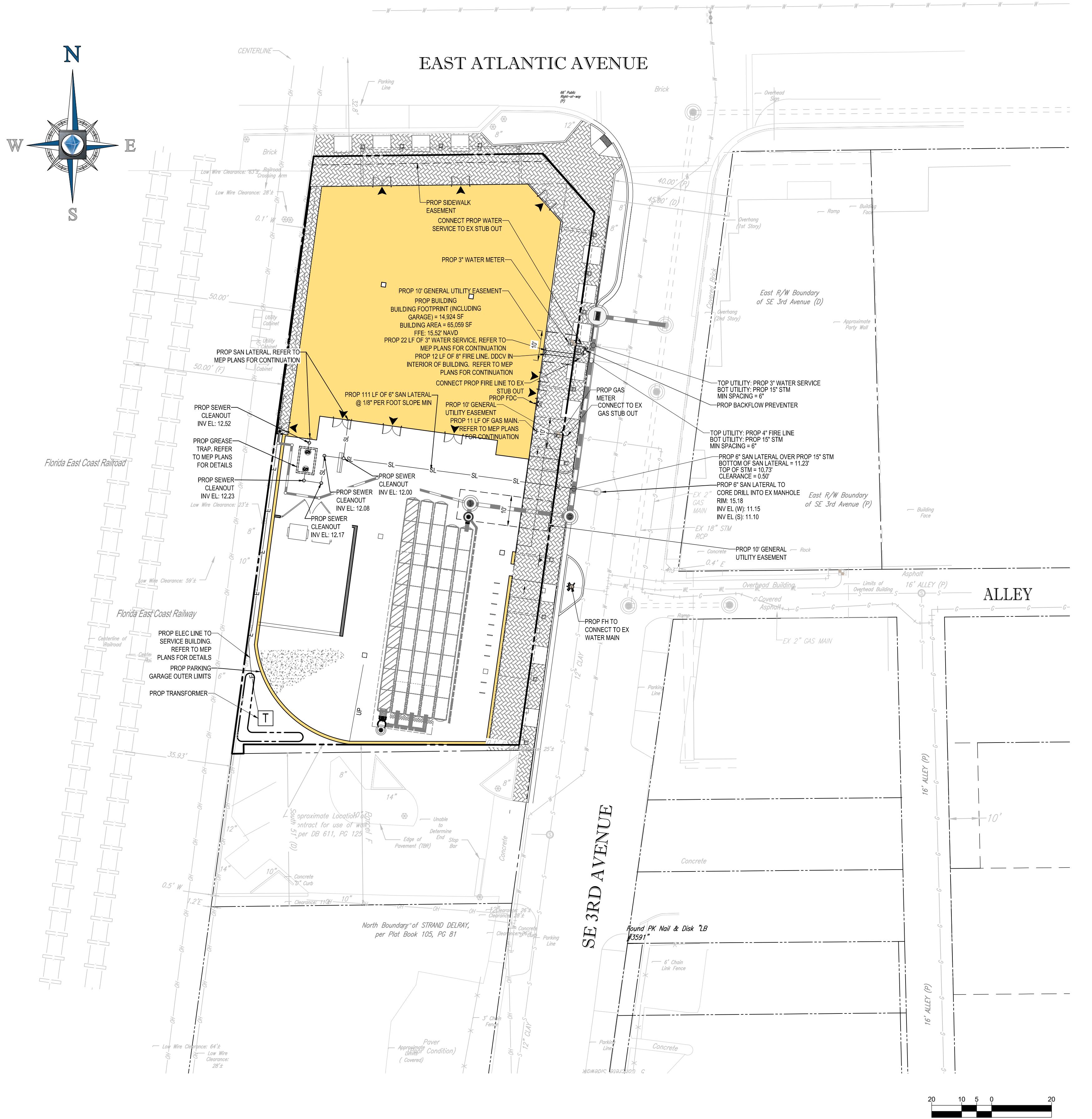
SHEET TITLE: VEHICULAR MOVEMENT PLAN (PICKUP TRUCK)
SHEET NUMBER: C-304

REVISION 0 - 07/30/2020

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No. C26000501







WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDERS MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.

UTILITY CROSSING NOTE:

1. UTILITY CROSSINGS SHALL MAINTAIN 12' VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES:

1. GENERAL:
 - A. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
 - B. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
2. MATERIALS:
 - A. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.
 - B. ALL FITTINGS SHALL BE SDR 35 AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
 - C. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
3. INSTALLATION:
 - A. PIPE AND FITTINGS:
 - 1) SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
 - 2) BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
 - B. CLEANOUTS:
 - 1) CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 - 2) ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
 - C. SERVICE:
 - 1) MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
 - 2) EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
 - 3) CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
4. TESTING:
 - A. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
 - B. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
 - C. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE VISIBLE.
 - D. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
 - E. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
 - F. GENERAL CONTRACTOR SHALL ENSURE THAT THE AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
 - G. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

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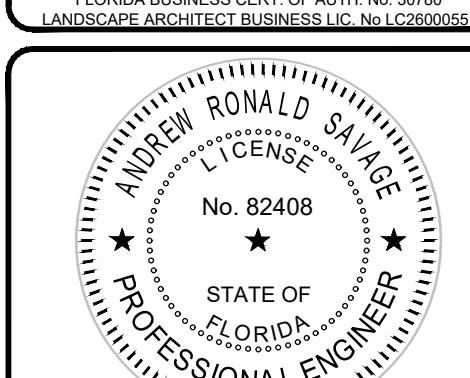
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PROJECT No.: FLB190004
DRAWN BY: L JL AS
CHECKED BY: DATE: 07/30/2020
CAD I.D.: FLB190004-UTP-0

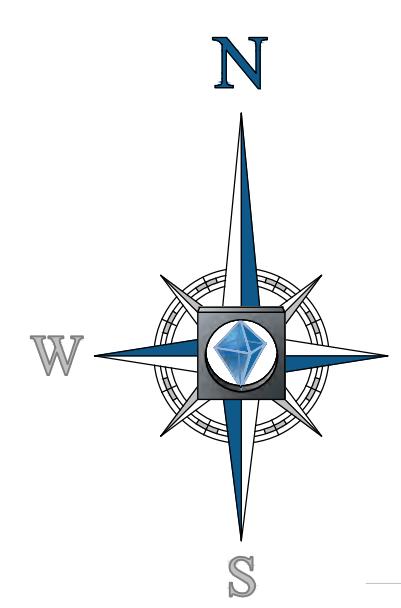
PROJECT:
PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

PROPOSED DEVELOPMENT
SWC SE 3RD AVE. & ATLANTIC AVE.
PALM BEACH COUNTY
DELRAY BEACH, FL

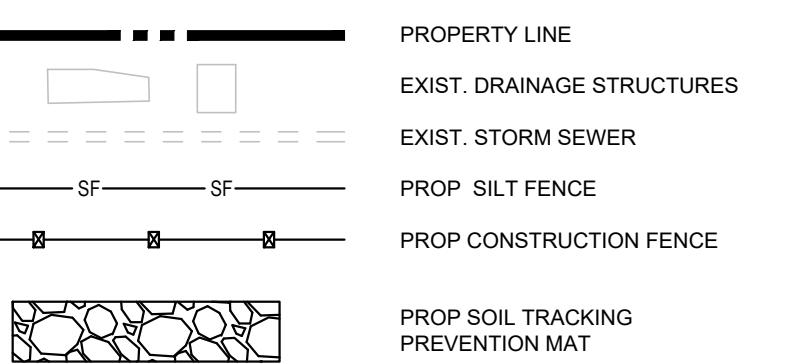
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
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Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No. C26005501



SHEET TITLE:
UTILITY PLAN
SHEET NUMBER:
C-501
REVISION 0 - 07/30/2020



LEGEND:



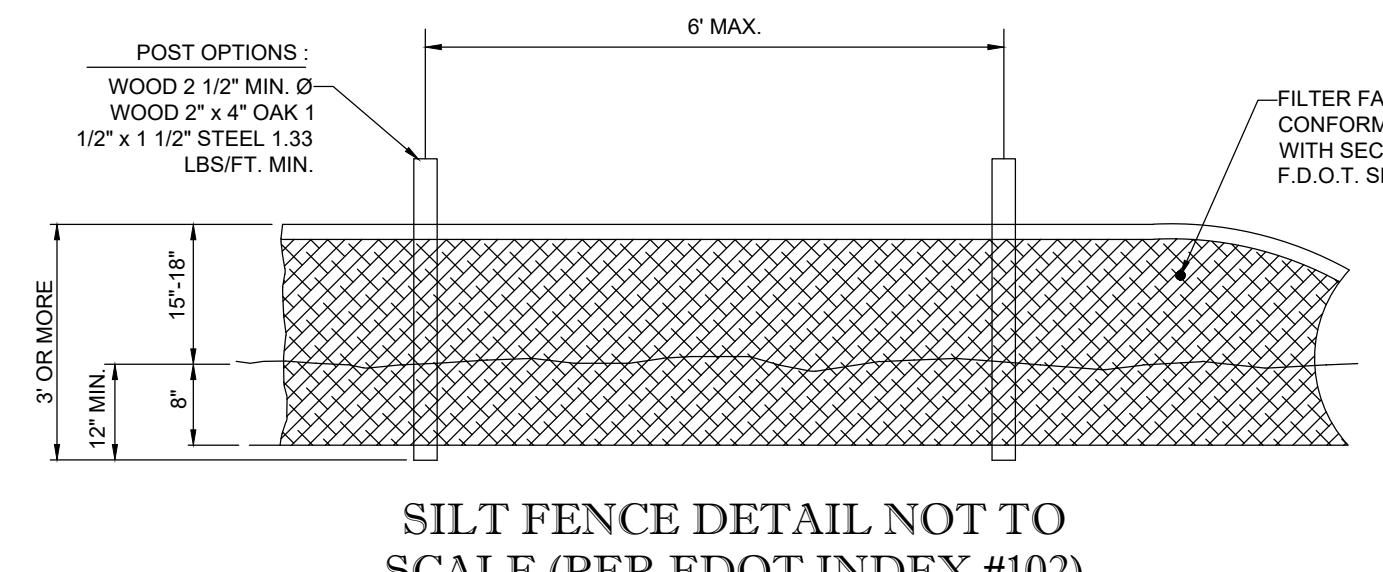
POLLUTION PREVENTION NOTES:

- EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OR SITE STORMWATER CONVEYANCES OR RECEIVING WATER ON ENTRANCES TO THE SITE. THE SITE OWNER OR OPERATOR IS RESPONSIBLE FOR MAINTAINING AND MAINTAINING BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
- OFF SITE SURFACE WATER DISCHARGES OR DISCHARGES TO ON SITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C1), F.A.C. BY TAKING APPROPRIATE MEASURES TO AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
- IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
- PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
 - NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(P) PART III.D.1, F.A.C.
 - THE SWPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(P) PART V.D.6, F.A.C.
 - A COPY OF THE SWPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MSI WHICH REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

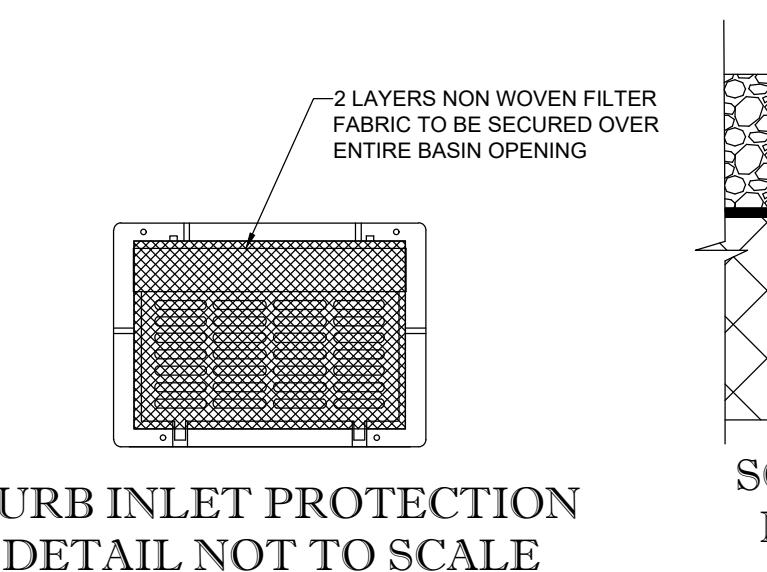
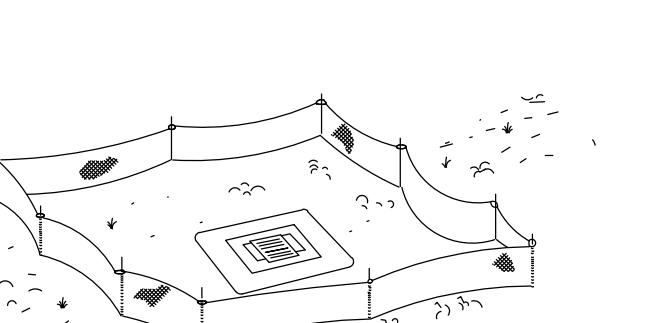
MAINTENANCE NOTES:

NPDES PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

- THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
- CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
- CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
- SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
- SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
- REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
- THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITIES. ALL DEBRIS MUST BE REMOVED AND LOGGED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT BY BIDDING DOCUMENTS. CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

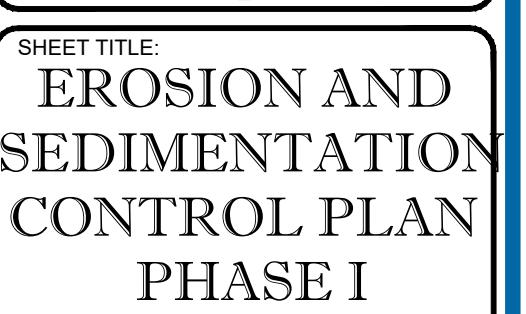


SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS



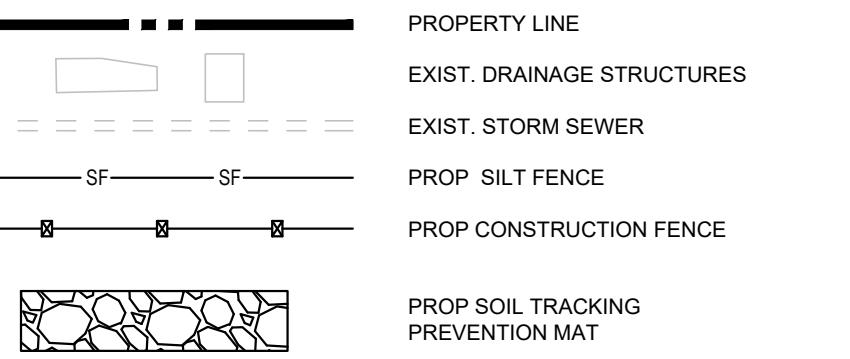
SOIL TRACKING PREVENTION
MAT DETAIL NOT TO SCALE
(PER FDOT INDEX #106)

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SHEET TITLE:
EROSION AND
SEDIMENTATION
CONTROL PLAN
PHASE I
SHEET NUMBER:
C-601
REVISION 0 - 07/30/2020

LEGEND:



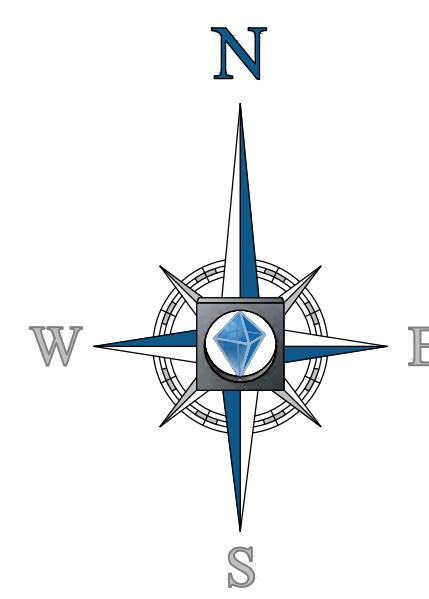
POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETERIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND, SHALL NOT OCCUR. IF THIS OCCURS, SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(n)(1), F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(A)(4), F.A.C.
B. A COPY OF THE CERTIFIED NPDES NOL OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(A)(4) PART II.C.2, F.A.C.
C. A COPY OF THE CERTIFIED NPDES NOL OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(A)(4) PART III.D.1, F.A.C.
D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(A)(4) PART V.D.6, F.A.C.
E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MSA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

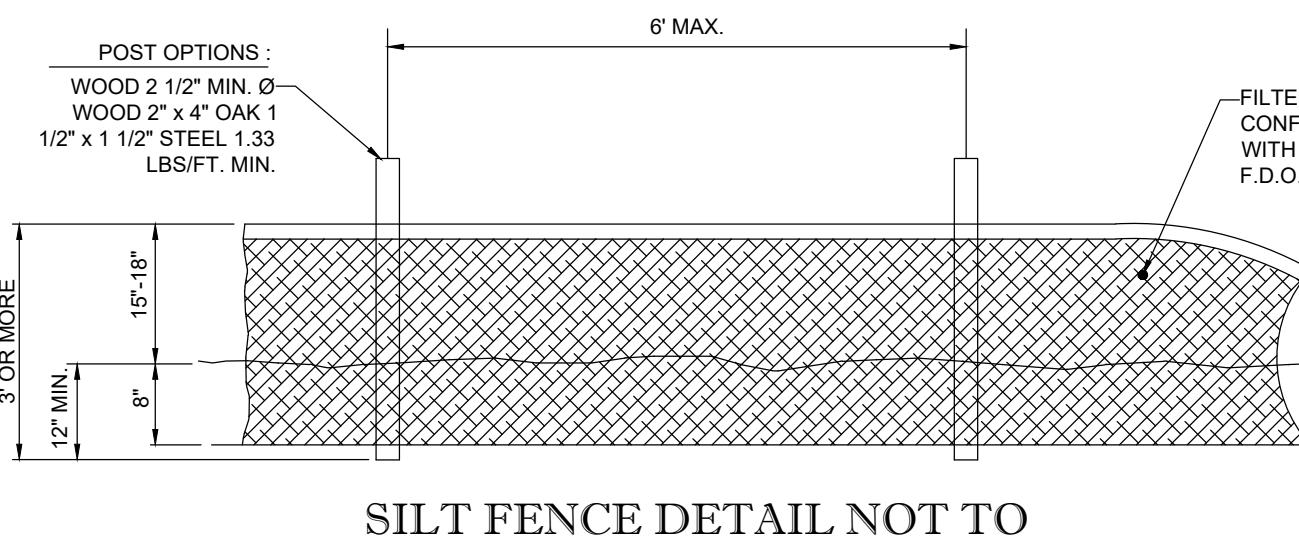
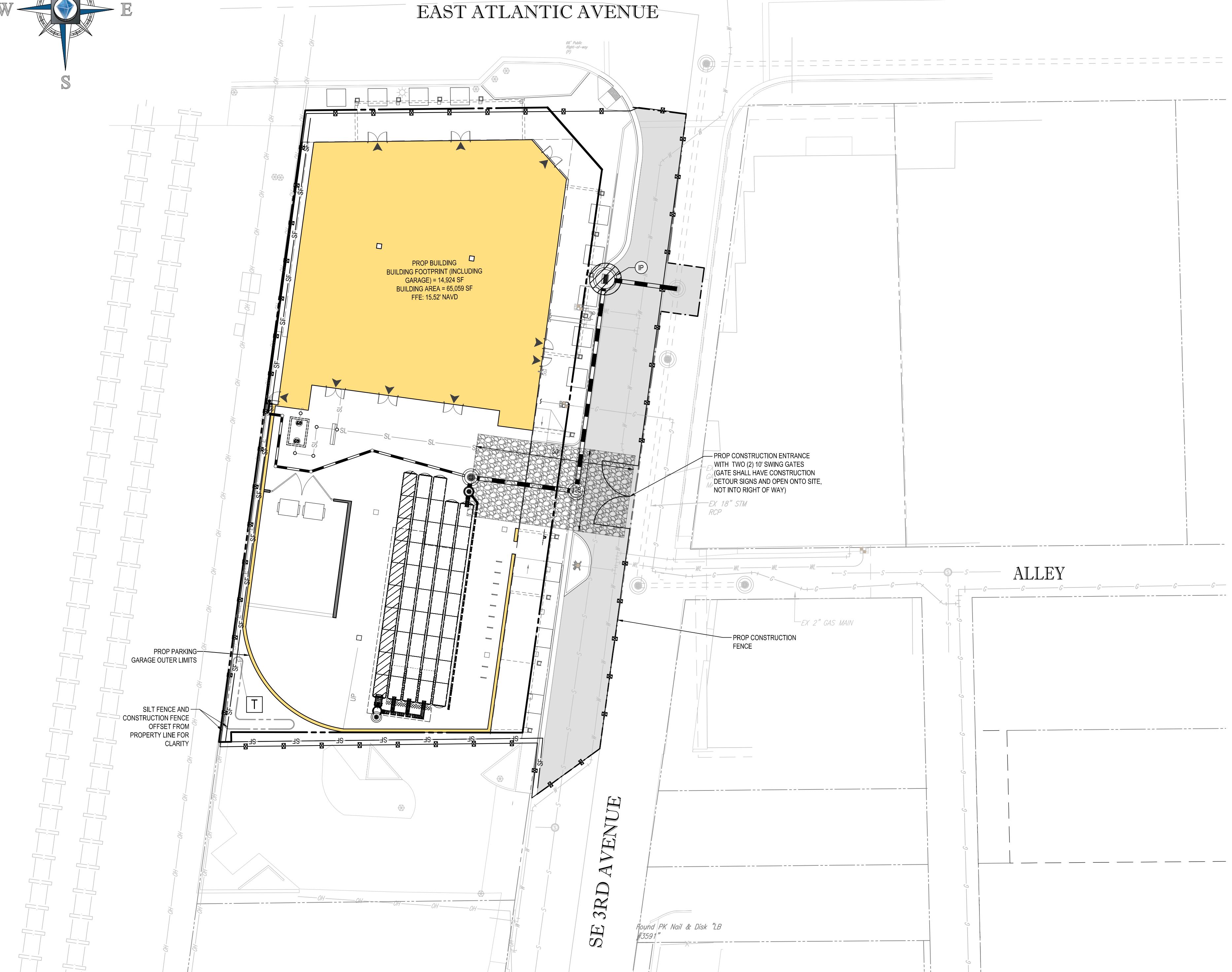
1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUDSILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MATERIALS AND SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVAL OF ALL SEDIMENT WHEN THE EROSION AVERAGE EXCEEDS 1/2 OF THE HEIGHT OF THE FENCE. CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL, IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.



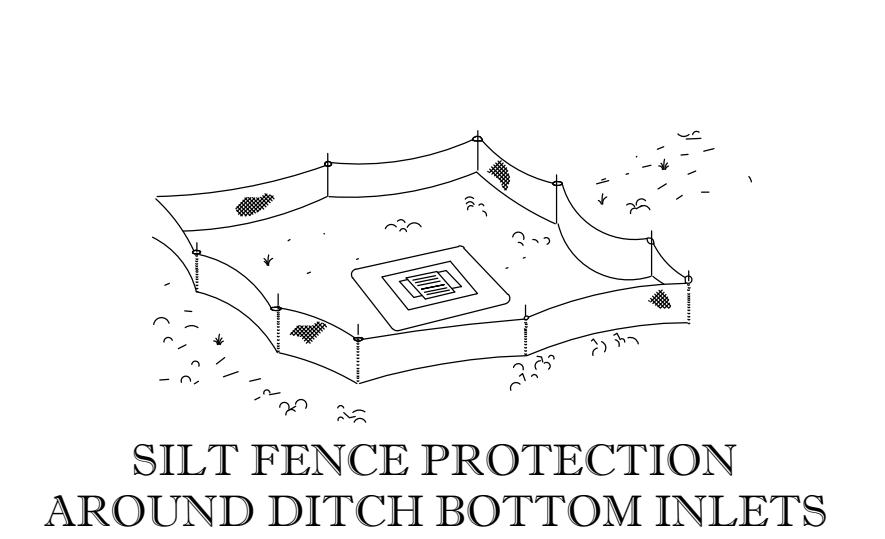
EAST ATLANTIC AVENUE

ALLEY

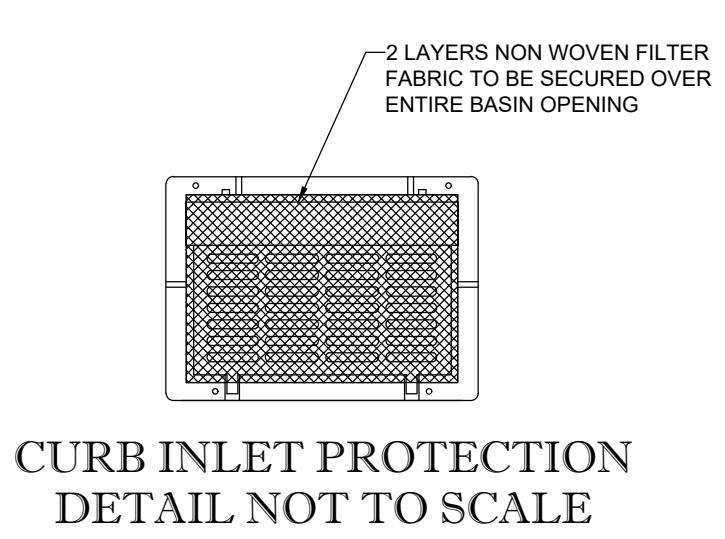
SE 3RD AVENUE



SILT FENCE DETAIL NOT TO SCALE (PER FDOT INDEX #102)



SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS



CURB INLET PROTECTION DETAIL NOT TO SCALE

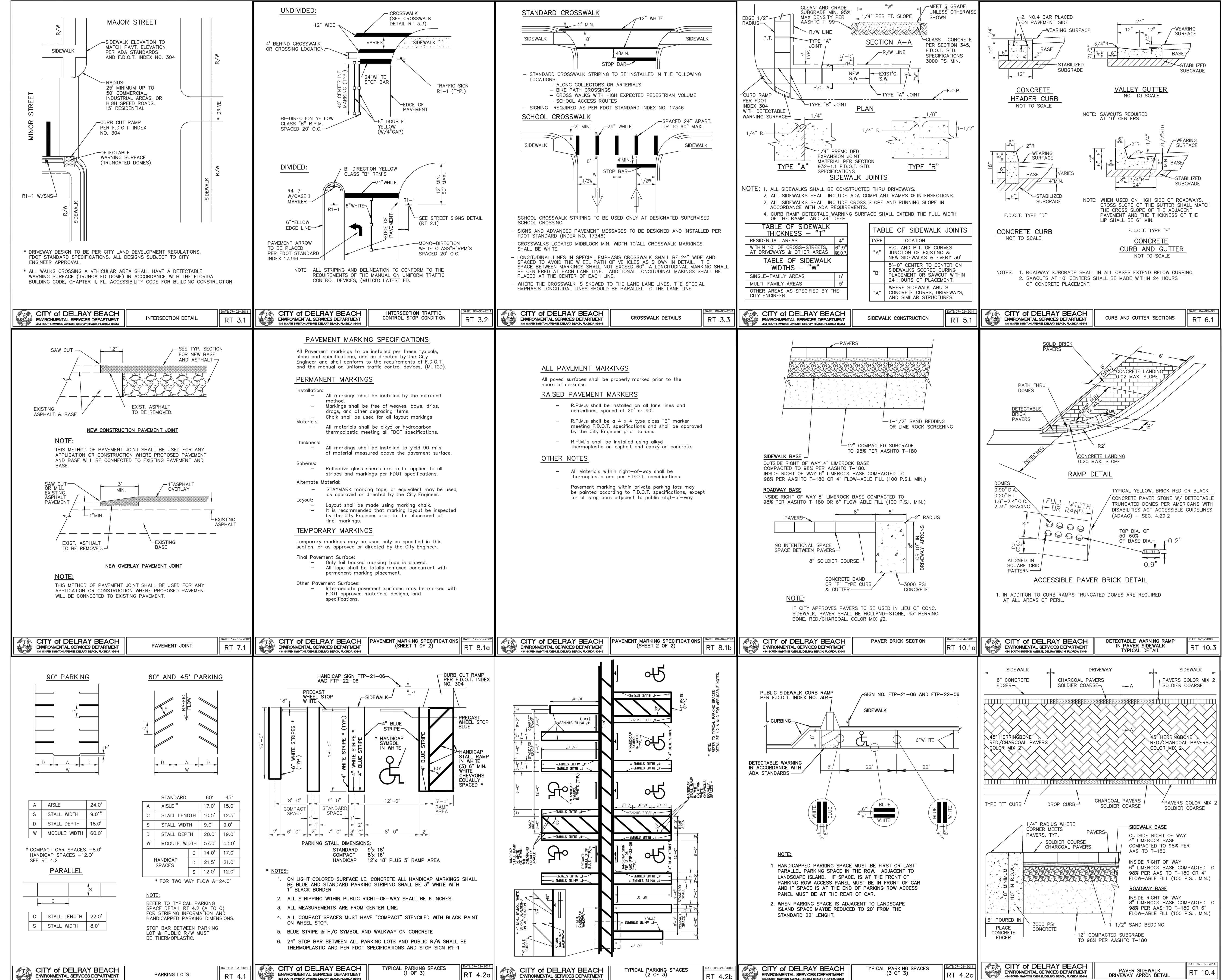
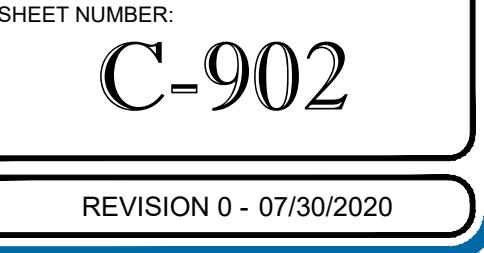
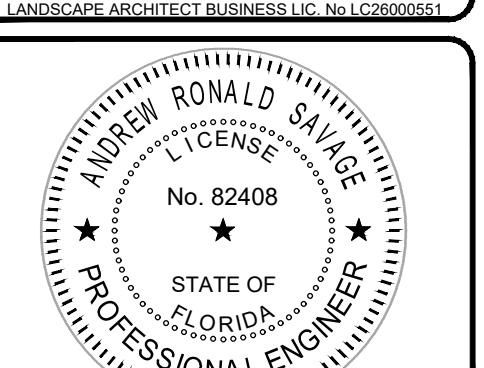
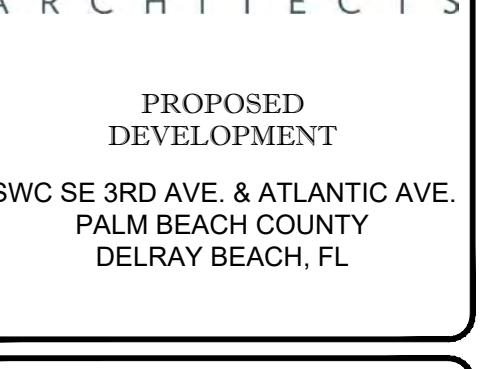
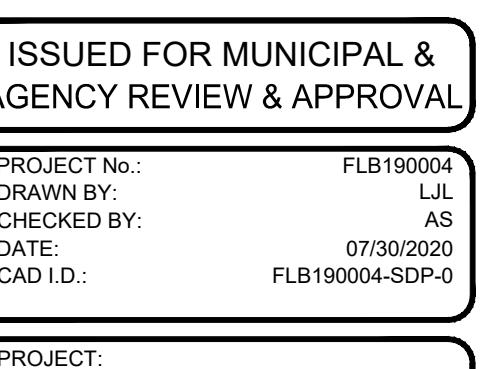
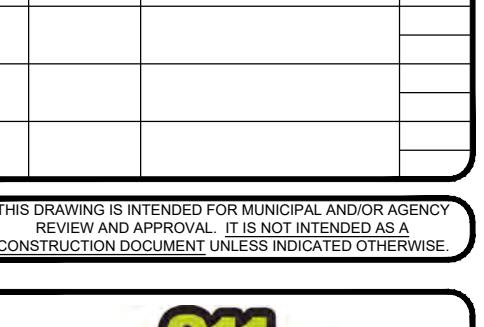
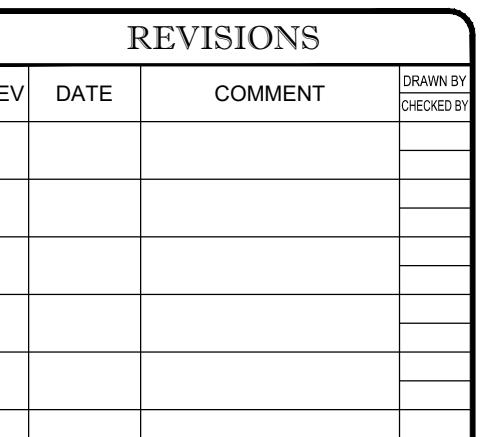
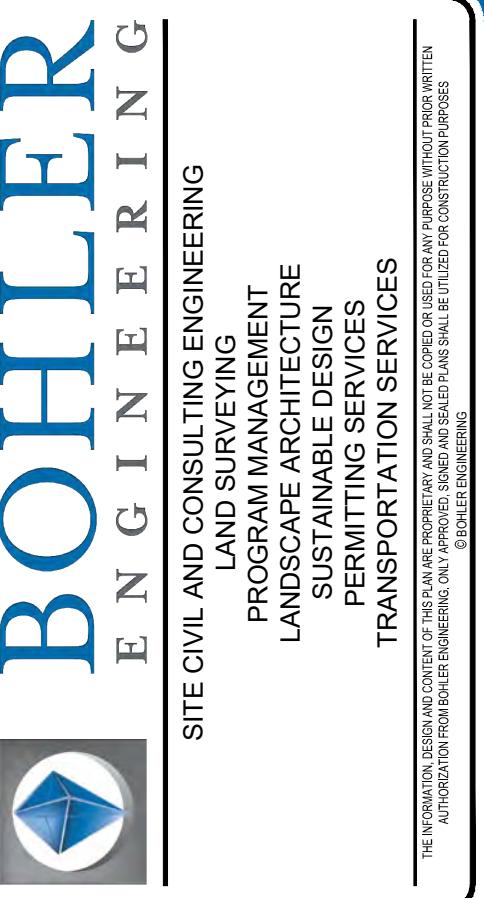


SOIL TRACKING PREVENTION MAT DETAIL NOT TO SCALE (PER FDOT INDEX #106)

20 10 5 0 20
1' = 20'

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Sheet Title:
EROSION AND SEDIMENTATION CONTROL PLAN PHASE II
Sheet Number:
C-602
Revision:
07/30/2020





REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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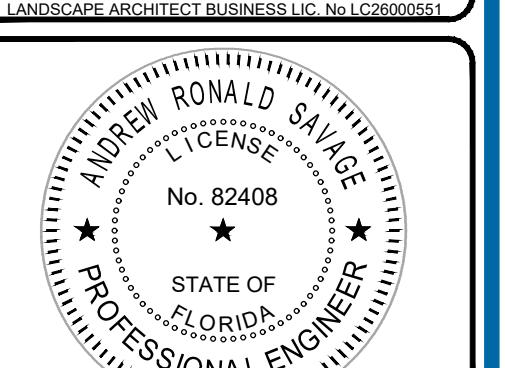
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PROJECT No.: FLB190004
DRAWN BY: L.J.L.
CHECKED BY: AS
DATE: 07/30/2020
CAD I.D.: FLB190004-SDP-0

PROJECT: PIERRE DELRAY PHASE 2 - SPRAB SITE PLAN PACKAGE (AKA NEW MXU BUILDING)

FOR: ZYSCOVICH ARCHITECTS
PROPOSED DEVELOPMENT
SWC SE 3RD AVE. & ATLANTIC AVE.
PALM BEACH COUNTY
DELRAY BEACH, FL

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
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LANDSCAPE ARCHITECT BUSINESS LIC. No. C2600501



SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: C-903

REVISION 0 - 07/30/2020

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