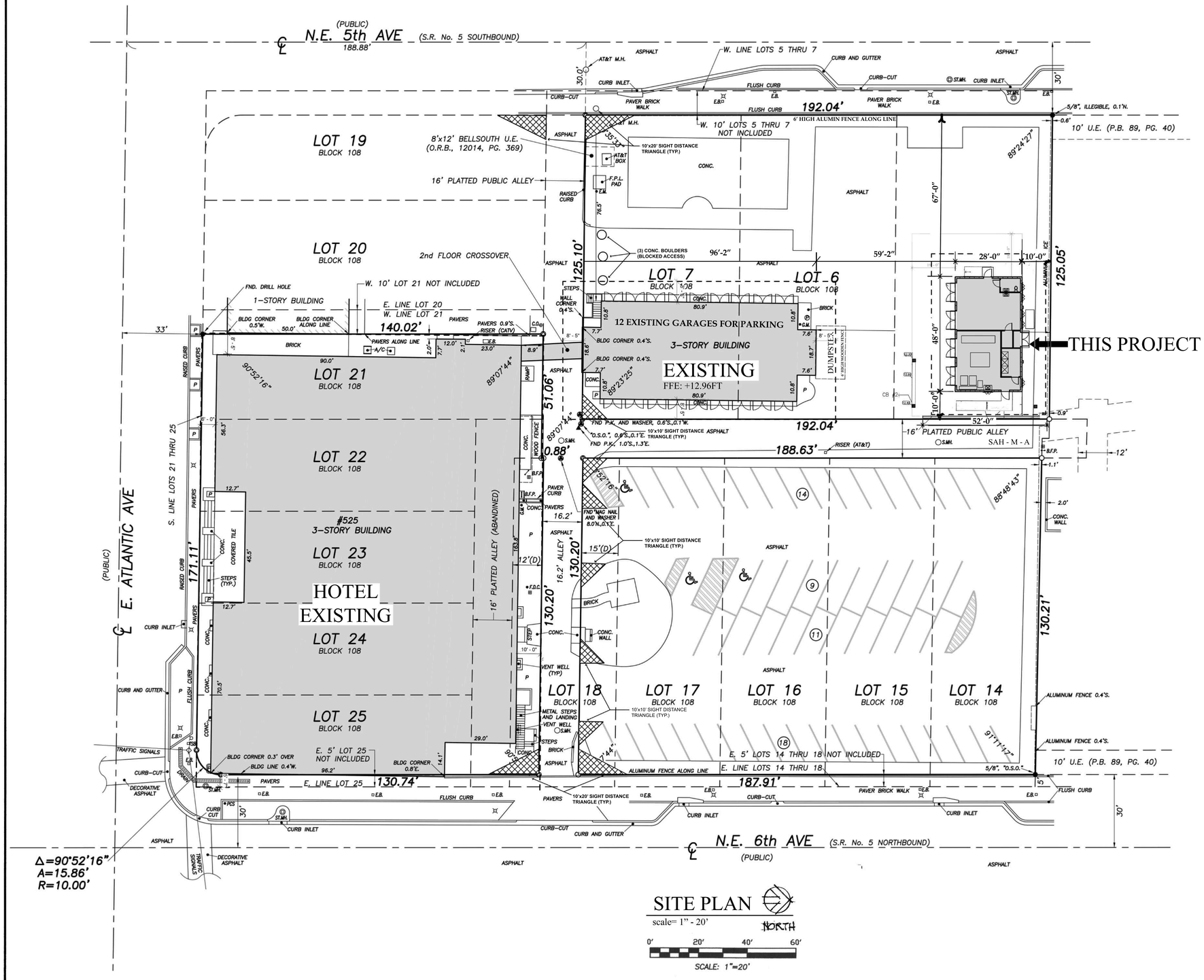


SITE PLAN

scale= 1" - 20'

NORTH

0' 20' 40' 60'

SCALE: 1"=20'

SITE DEVELOPMENT DATA

(REVISED 8/28/2023)

PROJECT DESCRIPTION: THE PROJECT INCLUDES THE CONSTRUCTION OF A ONE-STORY FREE-STANDING STRUCTURE TO HOUSE THE HOTEL'S LAUNDRY AND MAINTENANCE SERVICE UNITS. THE CONCRETE BLOCK/STUCCO BUILDING WILL BE DIVIDED INTO SPACES FOR EACH SERVICE UNIT, INCLUDING A UNI-SEX RESTROOM FACILITY. THE EXTERIOR IS SCHEDULED TO BE COMPATIBLE AND TO COMPLEMENT THE EXISTING BUILDINGS BUILT IN CIRCA 1925 IN THE MEDITERANEAN STYLE. THE SURFACE, MATERIALS, COLORS, WINDOWS, AND DOORS ARE SCHEDULED TO MATCH THOSE OF THE EXISTING HOTEL.

CLASSIFICATION OF WORK: ALL NEW CONSTRUCTION SHALL CONFORM TO THE 2020 EDITION OF THE FLORIDA BUILDING CODE AND THE CONSTRUCTION DOCUMENTS.

CONSTRUCTION TYPE: TYPE V, UNSPRINKLERED

SITE DESCRIPTION: LOTS 5 THROUGH 7, LESS THE WEST 10 FEET THEREOF; LOTS 14 THROUGH 17, LESS THE EAST 5 FEET THEREOF; THE NORTH 15 FEET AND THE SOUTH 12 FEET OF LOT 18, LESS THE EAST 5 FEET THEREOF; LOT 21, LESS THE WEST 10 FEET THEREOF; LOTS 22 THROUGH 24; LOT 25, LESS THE EAST 5 FEET THEREOF; AND THE 16 ALLEY LYING SOUTH OF AND ADJACENT TO LOT 18 AND LYING EAST OF AND ADJACENT TO THE NORTH 28 FEET OF LOT 21, LESS THE EAST 5 FEET THEREOF; ALL IN BLOCK 108, TOWN OF LINTON (NOW DELRAY BEACH), FLORIDA, ACCORDING TO THE PLAT THEREOF.

ADDRESS: 525 EAST ATLANTIC AVENUE, DELRAY BEACH, FL 33483
PROPERTY CONTROL No: 12-43-46-16-01-108-0050

ZONING: CBD – CENTRAL BUSINESS DISTRICT

CURRENT USE: HOTEL

SETBACKS	REQUIIRED	EXISTING	PROPOSED
EXISTING HOTEL			
FRONT	5 FT.	6.0 FT.	N/A
SIDE – STREET	5 FT.	0.0 FT.	N/A
SIDE INTERIOR	0 FT.	2.0 FT.	N/A
REAR	10 FT.	95.9 FT.	N/A
PROPOSED ADDITION			
FRONT	5 FT.		311 FT.
SIDE – STREET	5 FT.		67 FT.
SIDE – INTERIOR (ALLEY)	0 FT.		10 FT.
REAR	10 FT.		10 FT.

MEAN ROOF HEIGHT

ABOVE FINISH FLOOR ELEVATION: + 11'-1"

ABOVE THE CROWN OF THE ROADS: + 12'-7"

LOT AREA: 73,874 S.F.

FLOOR AREA:	EXISTING	PROPOSED	TOTAL
GROUND FLOOR AREA	24,081.3 S.F.	1344 S.F.	25,425.3 S.F.
TOTAL FLOOR AREA	72,243.9 S.F.	1344 S.F.	73,587.9 S.F.
FLOOR AREA RATIO	.978	.018	.996
CONDITIONED AREA	68,699.4 S.F.	1344 S.F.	70,043.4 S.F.

LOT COVERAGE

EXISTING: BUILDING – 24,081.3 S.F. (33%) OPEN SPACE – 49,792.7 S.F. (67%)
PERVIOUS – 10,340.1 S.F. (14%) IMPERVIOUS – 39,452.6 S.F. (53%)

PROPOSED: BUILDING – 25,425.3 S.F. (34.4%) OPEN SPACE – 48,448.7 S.F. (65.6%)
PERVIOUS – 10,340.1 S.F. (41%) IMPERVIOUS – 38,565.98 S.F. (52.2%)

PARKING (REF. LDR TABLE4.4.13(L))	REQUIRED	EXISTING	PROPOSED
HOTEL: GUEST ROOMS:	46 SPACES	46 SPACES	46 SPACES
LOUNGE & SHOPS:	10 SPACES	21 SPACES	21 SPACES
TOTAL PARKING SPACES:	56 SPACES	67 SPACES	67 SPACES
REGULAR SIZE	53 SPACES	64 SPACES	64 SPACES
HANDICAP SIZE	3 SPACES	3 SPACES	3 SPACES
TOTAL	56 SPACES	67 SPACES	67 SPACES

TOTAL PARKING SPACES = 55 DELINEATED IN THE EXISTING PARKING AREA
12 ARE LOCATED IN GARAGES OF THE 3-STORY BUILDING

WIND LOAD DATA

STANDARD	FBC 2020 EDITION
REGION:	WINDBORNE DEBRIS
EXPOSURE CATEGORY:	C
RISK CATEGORY:	I I (2)
BUILDING TYPE:	ENCLOSED
ULTIMATE WIND SPEED:	170 MPH - 3 SECOND GUST
NOMINAL WIND SPEED:	132 MPH - 3 SECOND GUST
MEAN ROOF HEIGHT:	11'- 2" FT.
ROOF DEAD LOAD	25 PSF
ROOF LIVE LOAD	30 PSF

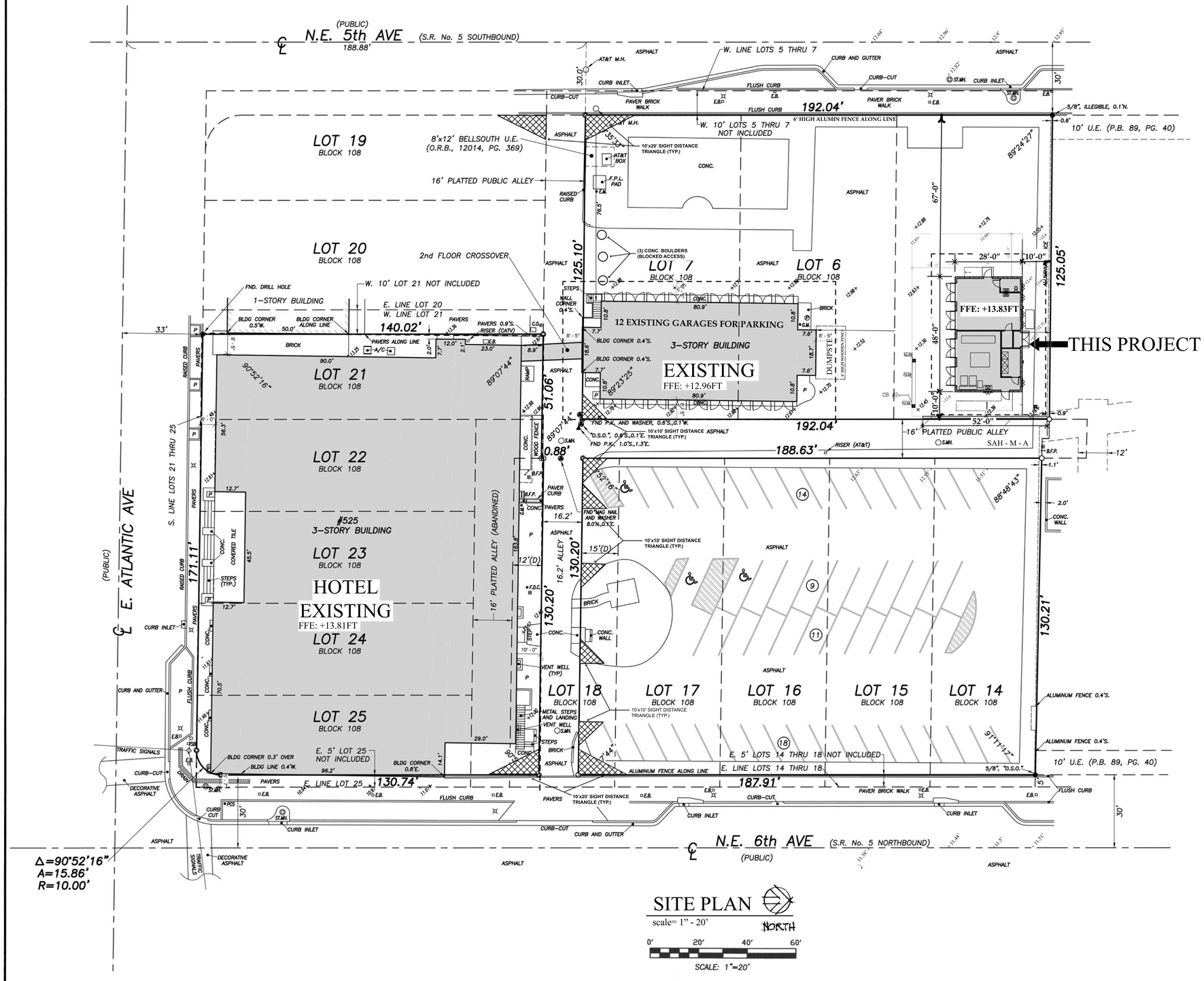
MAINTENANCE & LAUNDRY BUILDING
FOR THE COLONY HOTEL
525 E. ATLANTIC AVENUE, DELRAY BEACH, FL 33483

PROPOSED SITE PLAN

SCALE: 1" - 20'	APPROVED BY:	DRAWN BY RMS	
DATE: 08.28.2023		REVISED	

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914

FLORIDA REGISTRATION No. AR2595	PROJECT No. 2023	DRAWING NUMBER SP1



SITE PLAN

scale= 1" - 20'

NORTH

0' 20' 40' 60'

SCALE: 1"=20'

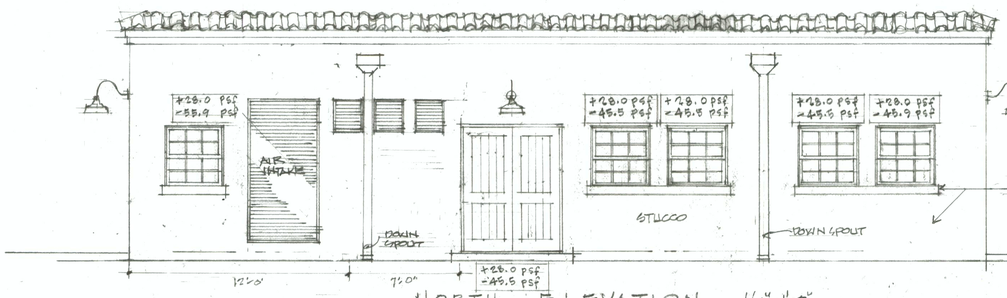
MAINTENANCE & LAUNDRY BUILDING
FOR THE COLONY HOTEL
525 E. ATLANTIC AVENUE, DELRAY BEACH, FL 33483

PROPOSED SITE PLAN

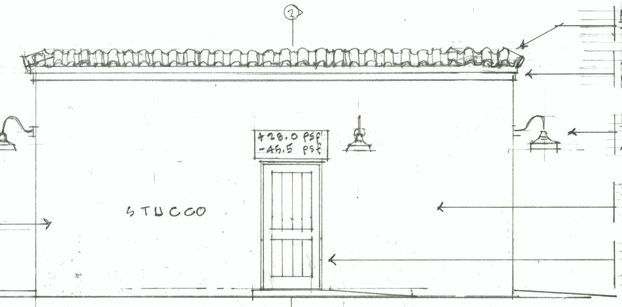
SCALE: 1" - 20'	APPROVED BY:	DRAWN BY RMS	
DATE: 08.28.2023		REVISED	

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914
FLORIDA REGISTRATION No. AR2595

	PROJECT No. 2023	DRAWING NUMBER SP2



NORTH ELEVATION 1/4"=1'-0"



WEST ELEVATION 1/4"=1'-0"

MATERIALS & COLOR-TYPICAL

FASCIA ON PARAPET: "SPANISH TILE" TERRA COTTA COLOR

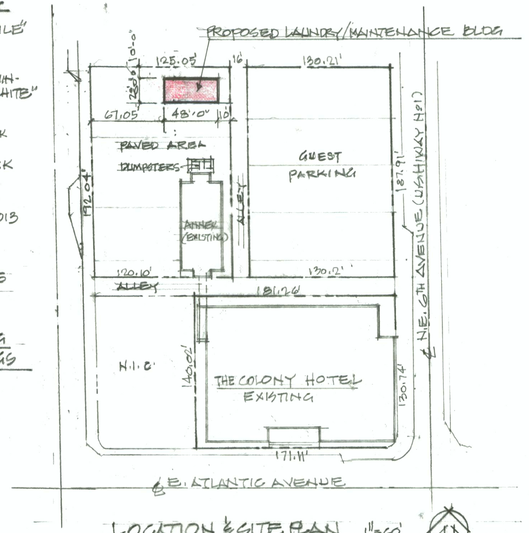
STUCCO TRIM: PAINTED SHERWIN-WILLIAMS No. SW 7005 "PURE WHITE"

LIGHT FIXTURE: OUTDOOR GOOSENECK BARN LIGHT BY A Q LIGHTING #AQDLXS-925, ALUMINUM, BLACK

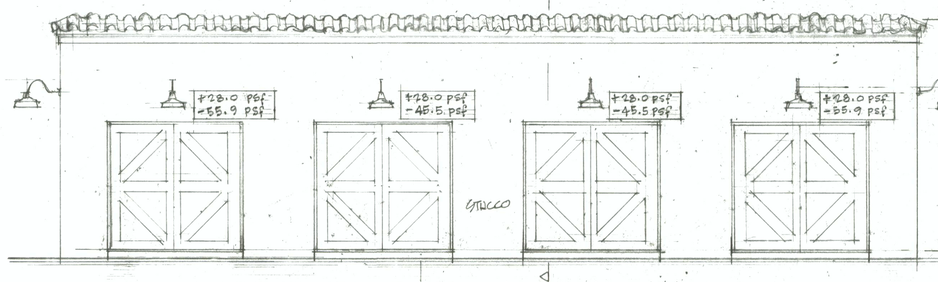
STUCCO WALLS: PAINTED SHERWIN-WILLIAMS No. SW 9013 "OLDEN AMBER"

DOORS & WINDOWS: PAINTED SHERWIN-WILLIAMS No. SW 7005 "PURE WHITE"

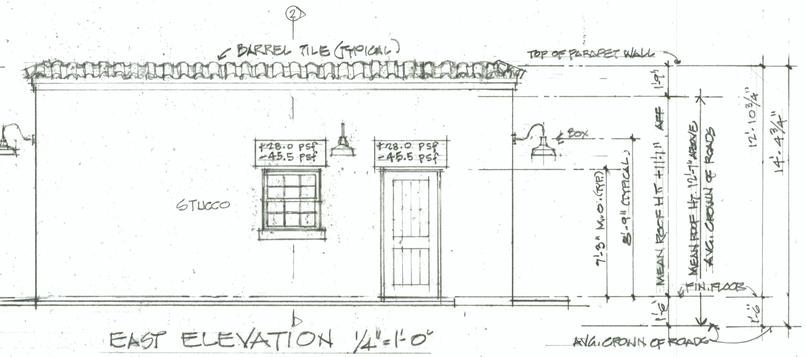
NOTE: REFER TO DRAWING No. 3 FOR COLOR RENDERINGS



LOCATION & SITE PLAN 1"=60'



SOUTH ELEVATION 1/4"=1'-0"



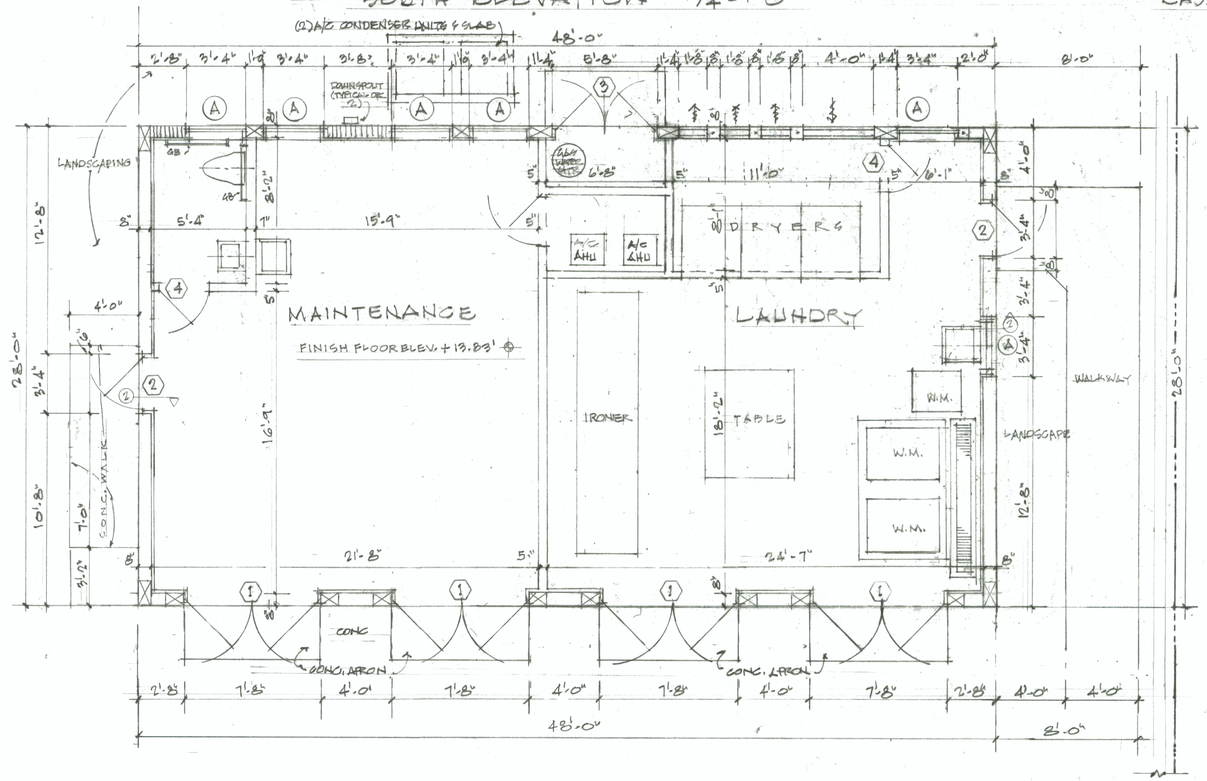
EAST ELEVATION 1/4"=1'-0"

EXTERIOR COLORS

STUCCO WALLS: SHERWIN-WILLIAMS PAINT No. SW 9013 "OLDEN AMBER"

WINDOWS, DOORS, DOWNSPOUTS, TRIM: SHERWIN-WILLIAMS PAINT No. SW 7005 "PURE WHITE"

FASCIA (PARAPET COVER): SPANISH TILE COLOR "TERRA COTTA"



FLOOR PLAN 1/4"=1'-0"
REVISED 8/21/2023

NORTH

WINDOW SCHEDULE

NOTES: ALL UNITS SHALL BE **PGT INDUSTRIES, INC. SINGLE-HUNG WINDOWS** WITH TRANSPARENT GLASS AND COLONIAL MUNTINS INSIDE AND OUTSIDE. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION. **ALL UNITS SHALL BE IMPACT AND WIND RESISTANT, ALUMINUM CONSTRUCTION WITH POWDER-COAT FINISH SIMILAR TO SHERWIN WILLIAMS #SW-7005 "PURE WHITE".**

MARK

(A) MODULAR NO. 2833, 3'-2" X 3'-2 5/8", SINGLE-HUNG ALUMINUM WINDOW WITH COLONIAL MUNTINS, WHITE

DOOR SCHEDULE

NOTES:

1. REFER TO SPECIFICATIONS FOR DETAILED INFORMATION. ALL HINGED DOORS, INTERIOR AND EXTERIOR, SHALL HAVE 1-1/2 PAIR BALL-BEARING MORTICE HINGES PER LEAF, WITH STYLE, LATCHSETS, AND ACCESSORY HARDWARE SIMILAR TO THOSE ON THE EXISTING BUILDINGS, AS SELECTED AND APPROVED BY THE OWNER. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING TO AVOID WATER PENETRATION.
2. REFER TO EXTERIOR ELEVATIONS FOR DECORATIVE PATTERN. **ALL EXTERIOR DOORS TO BE PAINTED SHERWIN WILLIAMS #SW 7005 "PURE WHITE"**

MARK

(1) PAIR 3'-8" X 7'-0" X 2 ¼", HINGED WOOD BI-PARTING DOORS, WOOD TRIMMED EXTERIOR FACE SIMILAR TO CARRIAGE DOORS BY CAMBECK DESIGNS, INC.; PROVIDE SURFACE BOLTS FOR LOCKING TOP AND BOTTOM, RECESSED THRESHOLD

(2) 3'-0" X 6'-11" X 2 ¼" SOLID CORE WOOD DOOR, 2 PANEL WITH WOOD TRIMMED EXTERIOR, WITH DOOR HOLDER

(3) PAIR 2'-8" X 6'-11" X 2 ¼ ", SOLID CORE WOOD DOOR, 2 PANEL WITH WOOD PLANKING, OUTSWING, DOOR HOLDERS

(4) 2'-8" X 6'-8" X 1 ¾", HINGED, WOOD SOLID CORE INTERIOR DOOR

MAINTENANCE & LAUNDRY BUILDING
FOR THE COLONY HOTEL
525 E. ATLANTIC AVENUE, DELRAY BEACH, FL 33483

SITE & FLOOR PLANS & ELEVATIONS

SCALE: AS NOTED	APPROVED BY:	DRAWN BY RMS
DATE: 4.14.2023		REVISED 8/12/2023

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914
FLORIDA REGISTRATION No. AR2595

PROJECT No. 2303

DRAWING NUMBER A.2

LOOKING SOUTHEAST.

SCALE: NTS

SOUTH AND EAST ELEVATIONS.

LOOKING NORTHEAST.

SCALE: NTS

NORTH AND EAST ELEVATIONS.

LOOKING NORTHWEST.

SCALE: NTS

NORTH AND WEST ELEVATIONS.

MAINTENANCE & LAUNDRY BUILDING
FOR **THE COLONY HOTEL**
525 E. ATLANTIC AVENUE, DELRAY BEACH, FL 33483

PROPOSED RENDERING ELEVATIONS

SCALE: NTS	APPROVED BY:	DRAWN BY RMS
DATE: 08.28.2023		REVISED

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914

FLORIDA REGISTRATION No. AR2595	PROJECT No. 2023	DRAWING NUMBER 3

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE DELRAY BEACH, FL 33483

PAVING AND DRAINAGE NOTES:

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE RIGHT-OF-WAY AND UTILITY DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS SPECIFICATIONS.
3. ASPHALT CONCRETE WEARING SURFACE SHALL BE APPLIED OVER TACK COAT TO BE USED BETWEEN PAVING LIFTS
4. BASE AND SUBGRADE DENSITY TESTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
5. PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY AND ENGINEERS OF RECORD. THE CONTRACTOR SHALL PAY FOR ALL REQUIRED TESTING. TEST RESULTS SHALL BE SIGNED AND SEALED BY THE LABORATORY PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
6. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
7. MINIMUM ROAD CROWN ELEVATIONS SHALL MEET OR EXCEED ELEVATIONS ESTABLISHED BY THE 10 YEAR FLOOD CRITERIA MAP OF BROWARD COUNTY OR THE MINIMUM ROAD ELEVATIONS PERMITTED BY SFWMD WHICHEVER IS HIGHER.
8. AS BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER OF RECORD TO SHOW FINISH GRADES OF THE SUBGRADE AND ENTIRE SITE ELEVATIONS, ELEVATION AND LOCATION OF ALL UTILITIES INCLUDING TOP OF PIPE AND INVERTS AFTER COMPLETION. AS BUILT DRAWINGS SHALL INCLUDE RIM INVERTS FOR EACH OF THE DRAINAGE AND SEWER STRUCTURES. AS BUILT DRAWINGS SHALL INCLUDE AND ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
10. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE.
11. ALL FILL IMPORTED/BORROW MATERIAL SHALL BE CLEAN SANDY SOIL FREE OF ROCKS, CONCRETE AND ORGANIC MATERIAL AND SHALL MEET THE FDOT REQUIREMENTS FOR BORROWED FILL.
12. NO CONSTRUCTION ACTIVITY SHALL TAKE COMMENCE PRIOR TO OBTAINING ALL THE REQUIRED PERMITS AND APPROVALS FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND COMPLY WITH APPROVED PLANS. ALL DIMENSIONS AND ELEVATIONS SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENT OF ALL PERMITTING AGENCIES.

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING HIS WORK PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR SHALL REPLACE PAVING, STABILIZED EARTH, DRIVEWAYS, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED OR DAMAGED DURING THE CONSTRUCTION.

3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO THE CONSTRUCTION OF THE WORK TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS EXISTING AT THE SITE.

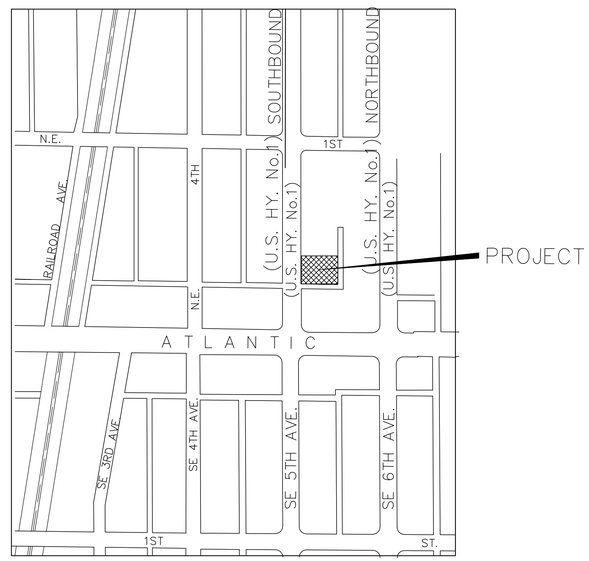
5. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES TO PERMIT THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES IN ADVANCE FOR CONSTRUCTION BY CALLING SUNSHINE STATE ONE CALL AT 1-800-432-4770

6. ALL CONCRETE SHALL BE 3,000 PSI UNLESS OTHERWISE INDICATED AND SHALL BE IN CONFORMANCE WITH THE LATEST A.C.I. BUILDING CODE REQUIREMENTS.

7. DURING ALL UNDERGROUND CONSTRUCTION , THE CONTRACTOR SHALL BE RESPONSIBLE R PROVIDING THE APPROPRIATE CLEARANCES FROM ANY PROPOSED OR EXISTING UTILITIES OR STRUCTURES, AS REQUIRED BY THE PLANS, SPECIFICATIONS, UTILITY AUTHORITY, AND ANY GOVERNING AGENCY. THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IF THE APPROPRIATE CLEARANCE IS NOT AVAILABLE.

8. CONTRACTOR SHALL ADJUST ELEVATION OF ALL EXISTING M.H. RIMS, C.B. RIMS, UTILITY VAULT ACCESS RIMS, VALVE BOXES AND METER EQUIPMENT VAULT RIMS TO E FLUSH WITH PROPOSED FINISH GRADE.

9. LENGTHS OF PIPES SHOWN ARE APPROXIMATE.



N

LOCATION MAP

NOT TO SCALE

SUMMARY OF WORK INCLUDED IN THE CIVIL PLANS
1. POLLUTION PREVENTION
2. SITE CLEARING AND GRUBBING
3. SAW CUTTING AND REMOVAL PAVEMENT
4. SITE GRADING
5. ASPHALT PAVEMENT DRIVEWAY/PARKING
6. CONCRETE RAMP
7. RETAINING WALL
8. NEW SEWER LATERAL AND CLEANOUTS
9. NEW WATER SERVICE, WATER METER AND BACKFLOW PREVENTER

NOTES:
1. CONSTRUCT ALL UNDERGROUND WATER, SANITARY SEWER, AND DRAINAGE FACILITIES BEFORE CONSTRUCTING BUILDING FOUNDATIONS AND OTHER STRUCTURES.
2. REFER TO SITE PLAN BY ARCHITECT FOR SITE DIMENSIONS AND CONSTRUCTION LAYOUT

CONTENTS:

Always call 811 two full business days before you dig

Sunshine811.com

N

LOCATION MAP

NOT TO SCALE

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL: ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSED No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

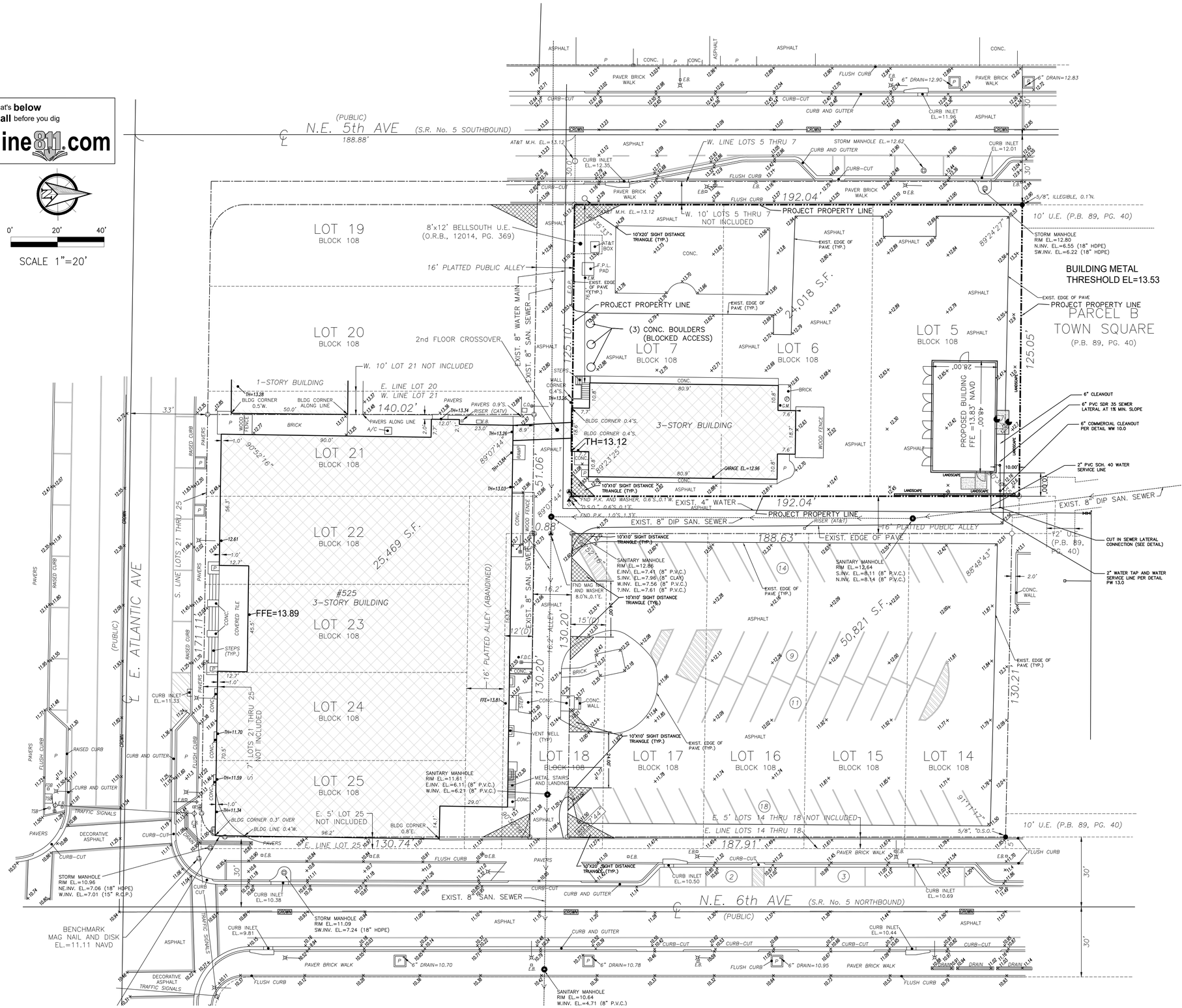
DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

LOCATION MAP, AND SHEET INDEX

SHEET NUMBER
C-1
OF 7



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Certificate of Authorization No. 5810

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BOCA RATON , FLORIDA 33432

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FAX: (561) 353-1708
E-MAIL: ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

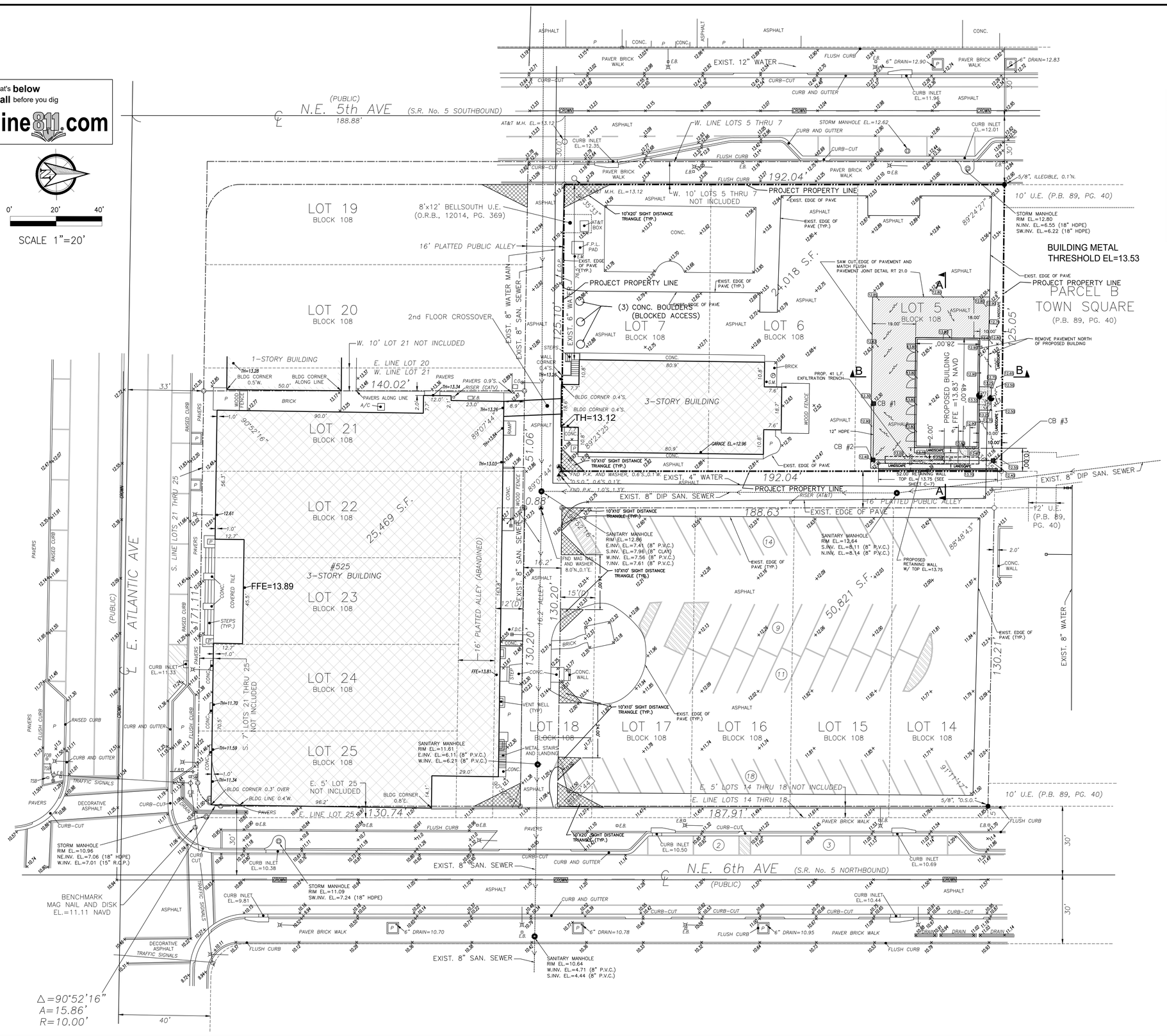
525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

WATER, SANITARY SEWER AND WATER SERVICE FOR FIRE PROTECTION PLAN

SHEET NUMBER
C-2
OF 7

Know what's **below**
Call before you dig
Sunshine811.com

0' 20' 40'
SCALE 1"=20'



DRAINAGE STRUCTURES

CATCH BASINS	DATA
CATCH BASIN #1	TYPE "C" STRUCTURE RIM = 12.30 INVERT= 8.50 E
CATCH BASIN #2	TYPE "C" STRUCTURE RIM = 12.40 INVERT= 8.30 N, 8.30 W BAFFLE NORTH
CATCH BASIN #3	TYPE "C" STRUCTURE RIM = 12.40 INVERT= 8.30 S BAFFLE SOUTH

LEGEND

11.70	PROPOSED ELEVATION
+12.5	EXISTING ELEVATION
ALL ELEVATION ARE NAVD 1988 DATUM	
	CATCH BASIN (CB) TYPE C PER DETAILS D 5.1 AND D 6.1
	RUNOFF DIRECTION
	PROPOSED PAVEMENT RECONSTRUCTION AREA

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
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DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSED No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

GRADING, PAVING, AND DRAINAGE PLAN

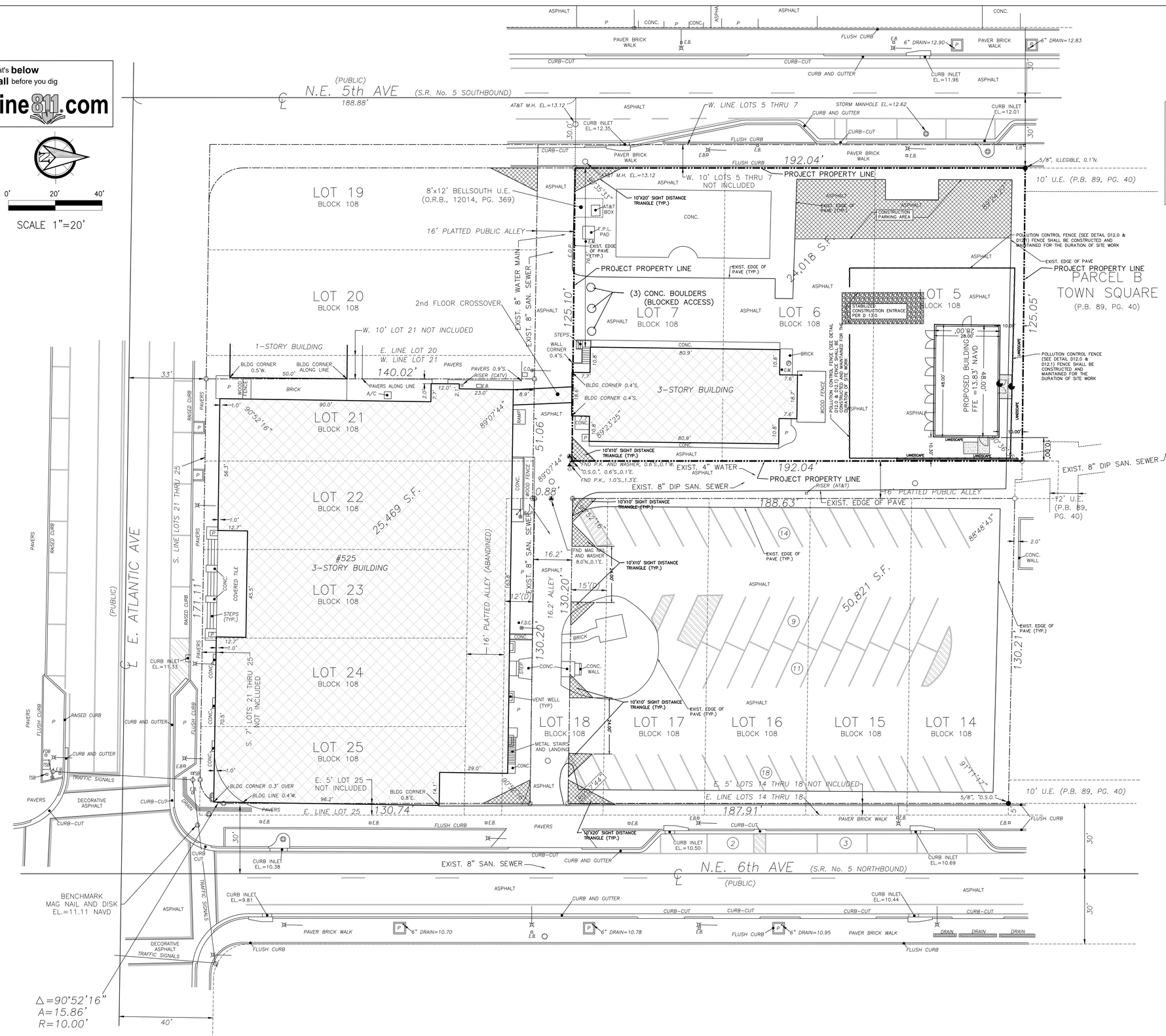
SHEET NUMBER
C-3
OF 7

Know what's **below**
Call before you dig

Sunshine811.com

0' 20' 40'

SCALE 1"=20'



POLLUTION CONTROL FENCE (SEE DETAIL) FENCE SHALL BE CONSTRUCTED AND MAINTAINED FOR THE DURATION OF SITE WORK

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

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BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL: ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSED No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

POLLUTION PREVENTION PLAN, CONSTRUCTION PARKING, SIGHT TRIANGLE AND DRIVEWAYS DIMENSIONS

SHEET NUMBER
C-4
OF 7

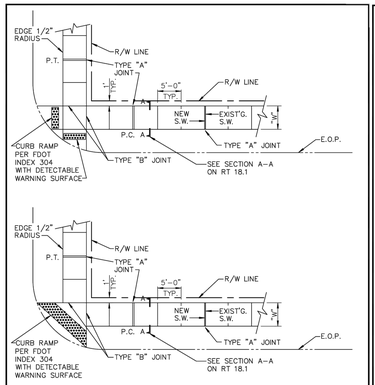
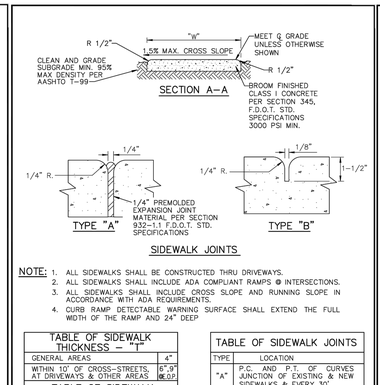


TABLE OF SIDEWALK THICKNESS – "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS–STREETS, AT DRIVEWAYS & OTHER AREAS	6",9" 06.0.P.

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

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL | DATE:09–15–2021 | RT 18.0



SIDEWALK JOINTS

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 DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP

TABLE OF SIDEWALK JOINTS	
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.

CITY of DELRAY BEACH
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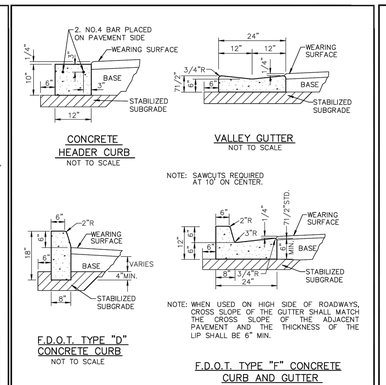
SIDEWALK CONSTRUCTION | DATE:09–15–2021 | RT 18.1



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

CITY of DELRAY BEACH
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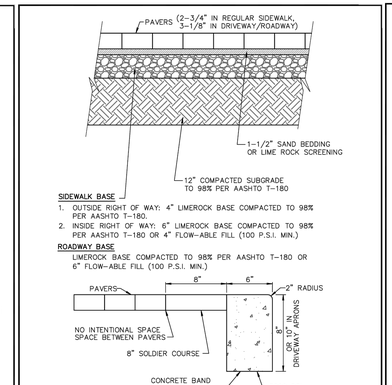
CURB AND GUTTER SECTIONS | DATE:09–15–2021 | RT 19.0



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

CITY of DELRAY BEACH
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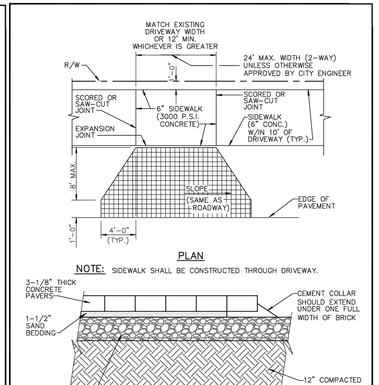
PAVER BRICK SECTION | DATE:09–15–2021 | RT 26.0



CITY of DELRAY BEACH
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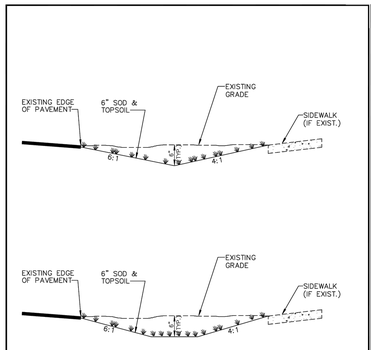
PAVER BRICK DRIVEWAY APRON | DATE:09–15–2021 | RT 28.0



NOTE:
1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

CITY of DELRAY BEACH
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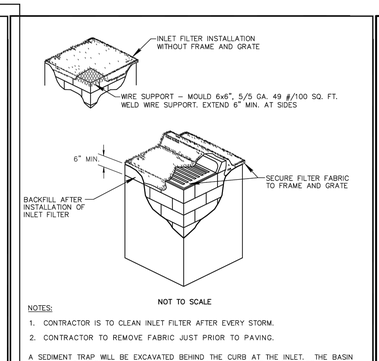
SWALE REPLACEMENT DETAIL | DATE:09–15–2021 | D 14.0



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.

CITY of DELRAY BEACH
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INLET FILTER DETAIL | DATE:09–15–2021 | D10.0

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 JURISDICTION 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 PROMPTLY, 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.

CITY of DELRAY BEACH
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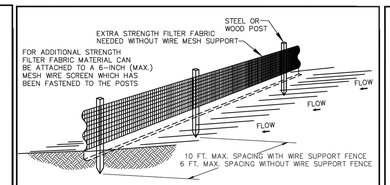
EROSION CONTROL NOTES DETAIL | DATE:09–15–2021 | D 11.0



NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
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 APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES 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 LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL 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.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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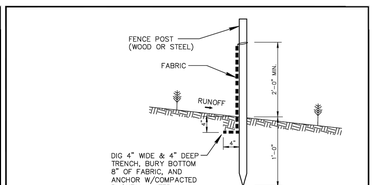
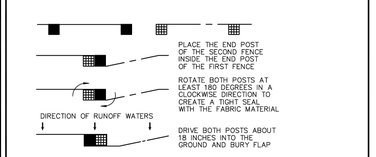
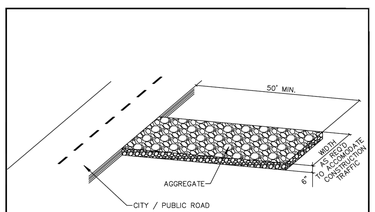
SILT FENCE INSTALLATION DETAIL (SHEET 1 of 2) | DATE:09–15–2021 | D12.0





CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SILT FENCE INSTALLATION DETAIL (SHEET 2 OF 2) | DATE:09–15–2021 | D 12.1



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.

CITY of DELRAY BEACH
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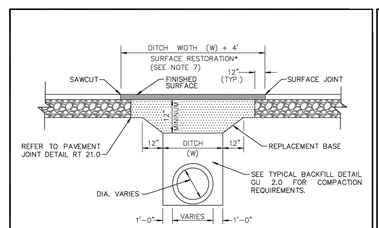
STABILIZED CONSTRUCTION ENTRANCE DETAIL | DATE:09–15–2021 | D 13.0



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. 24" 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 S–III ASPHALTIC CONCRETE (THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).

6. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

7. ROADWAYS SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION AT TIME OF PAVEMENT REPAIR THE SURFACE RESTORATION SHALL EXTEND 50' IN EACH DIRECTION.

CITY of DELRAY BEACH
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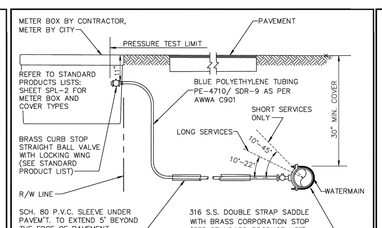
CARRIER PIPE SUPPORTS | DATE:09–15–2021 | GU 1.0



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.
13. ALL COMMERCIAL WATER SERVICE SHALL BE A MINIMUM OF 2".
14. WATER METERS SHALL BE LOCATED OUTSIDE ANY DRIVEWAYS BY 2'

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
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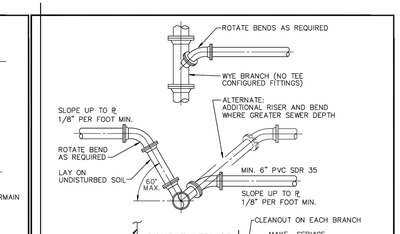
TYPICAL URBAN/REDEVELOPMENT AREA SERVICE CONNECTION IN DRIVEWAYS | DATE:09–15–2021 | PW 13.0



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 2.0 FOR SEPARATION REQUIREMENTS.

CITY of DELRAY BEACH
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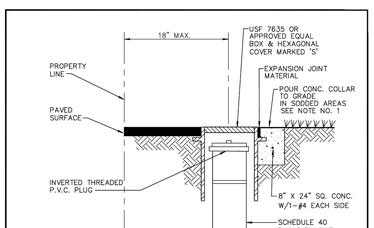
SEWER SERVICE CONNECTION | DATE:09–15–2021 | WW 8.0



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.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL COMMERCIAL CLEANOUT | DATE:09–15–2021 | WW 10.0

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353–1152
FAX: (561) 353–1708
E–MAIL: ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9–26–23	CITY COMMENTS

ZUHAIR M. JALLOUL
LICENSE
No. 35416
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

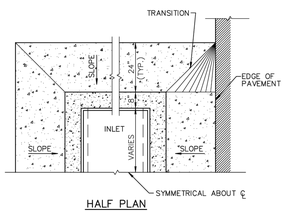
MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

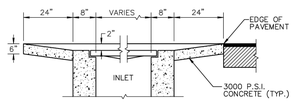
DETAILS

SHEET NUMBER
C-5
OF 7

ALL DRAINAGE CATCH BASINS SHALL BE TYPE "C:

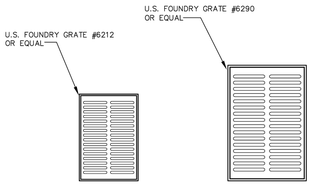


HALF PLAN



SECTION

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.

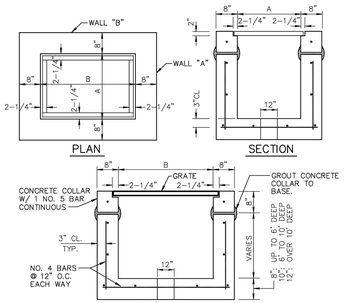


TYPE "C" TYPE "E"

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

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | INLET APRON DETAIL | DATE:09-15-2021 | D7.0



SECTION • SEE TYPICAL BACKFILL DETAIL GU 2.0

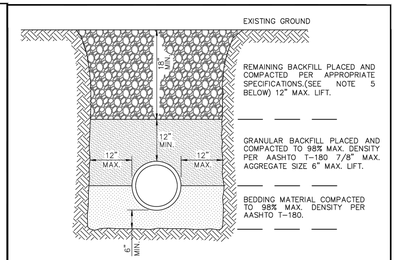
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'0"	3'1"	U.S. FOUNDRY NO. 6212	15" R.C.P.	24" R.C.P.
'E'	3'0"	4'6"	U.S. FOUNDRY NO. 6290	24" R.C.P.	36" R.C.P.

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" DIAMETER 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 3.0
6. ALL STRUCTURES TO BE 4 SIDED ANGLE SHOULDERS.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPE C & E INLET GRATE DETAIL | DATE:09-15-2021 | D8.0

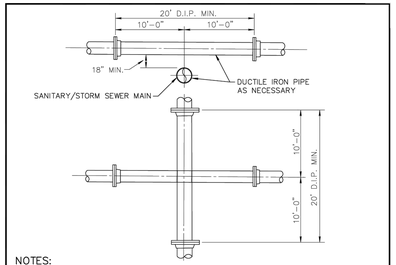
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPE C& E INLET DETAIL | DATE:09-15-2021 | D9.0



NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL. 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.

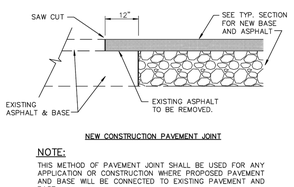
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL BACKFILL DETAIL | DATE:09-15-2021 | GU 2.0



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 350 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 BETTER.

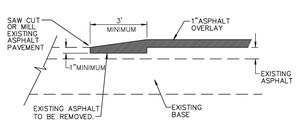
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | WATER MAIN & SEWER CONFLICTS | DATE:09-15-2021 | PW 2.0



NEW CONSTRUCTION PAVEMENT JOINT

NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.

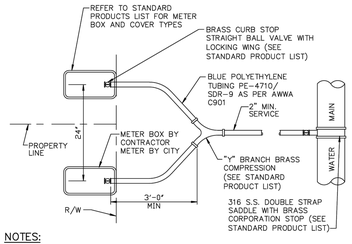


NEW OVERLAY PAVEMENT JOINT

NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT WILL BE CONNECTED TO EXISTING PAVEMENT.

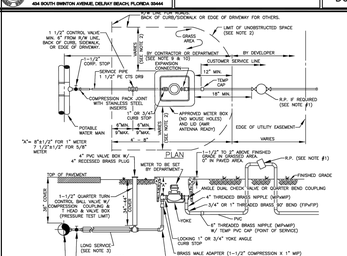
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | PAVEMENT JOINT DETAIL | DATE:09-15-2021 | RT 21.0



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. ABOVE CONFIGURATION APPLIES TO PLACEMENT AT SINGLE FAMILY RESIDENCES. FOR DOUBLE SERVICES PLACED AT MULTI-FAMILY RESIDENCES THE TWO SERVICES SHALL BE PLACED WITHIN A DOUBLE METER BOX.
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 METER.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL DOUBLE SERVICE CONNECTION | DATE:09-15-2021 | PW 15.0

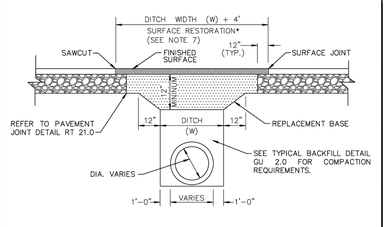


NOTES:

1. ALL NON-RESIDENTIAL SERVICES SHALL HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE NOT TO EXCEED 48" WITHOUT PRIOR DEPARTMENT APPROVAL.
2. LIMIT OF UNOBSTRUCTED SPACE FROM SIDE OF WATER METER BOX SHALL BE 36" MINIMUM FOR SHRUBS AND SIMILAR OBSTRUCTIONS WITH 60" MINIMUM FOR TREES, WALLS, AND OTHER SIMILAR OBSTRUCTIONS.
3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. END OF CASING TO BE SEALED WITH FOAM SEALANT. CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 12" APART.
5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. WATER SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE, AND IF REQUIRED, ONLY WITH PRIOR DEPARTMENT APPROVAL.
6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. ALL FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK MUST BE COMPLETELY INSTALLED OR THE DRIVEWAY AND/OR SIDEWALK MUST HAVE BEEN INSTALLED.
   B. "MINIMUM UNOBSTRUCTED SPACE" AS SHOWN IN NOTE 2 AND ON THE PLAN VIEW IS PROVIDED WITH 12" MINIMUM VERTICAL SEPARATION REQUIRED TO ALL OTHER UTILITIES.
   C. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED INITIAL TEST.
9. METER TO BE INSTALLED BY DEPARTMENT. THE PIPING BEYOND THE CONTROL VALVE TO BE INSTALLED BY THE DEVELOPER OR THE DEPARTMENT DEPENDING ON THE TYPE OF SERVICE INSTALLATION REQUIRED.
10. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
11. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE.
12. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
13. IF METER BOX IS PLACED IN A BASE, BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.
14. STAINLESS STEEL INSERTS ARE REQUIRED FOR ALL COMPRESSION FITTINGS.
15. PVC SHALL BE SCHEDULE 40 PIPE WITH SCHEDULE 80 FITTINGS. ALL BRASS FITTINGS SHALL BE "LEAD FREE".

REVISED

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | POTABLE WATER SERVICE SINGLE 1" METER INSTALLATION DETAIL | DATE:01-25-2023 | PW 12.0



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. 24" 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.

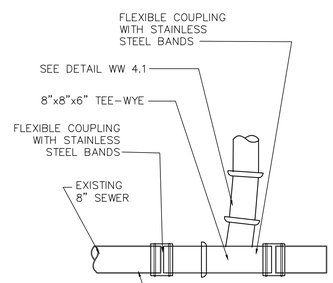
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.

5. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).

6. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

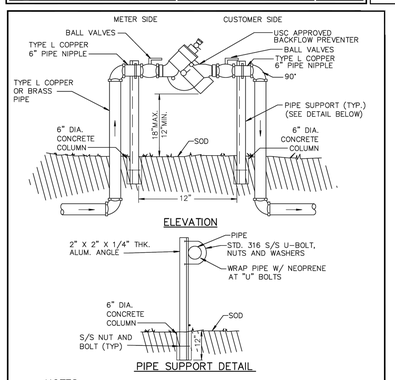
7. ROADWAYS SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION AT TIME OF PAVEMENT REPAIR THE SURFACE RESTORATION SHALL EXTEND 50' IN EACH DIRECTION.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | CARRIER PIPE SUPPORTS | DATE:09-15-2021 | GU 1.0



LATERAL CONNECTION TO EXISTING GRAVITY SEWER LINE DETAIL

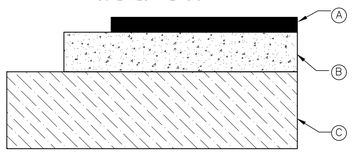
NOT TO SCALE



NOTES:

1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER OR BRASS TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.83.
5. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | REDUCED PRESSURE ZONE BACKFLOW PREVENTER | DATE:09-15-2021 | PW 17.0



Ⓐ TYPE S-III ASPHALTIC CONCRETE RC-70 PRIME COAT AT 0.10 GAL./SQ. YD. (1.5" COMPACTED CONSTRUCTED IN TWO 3/4" LIFTS)

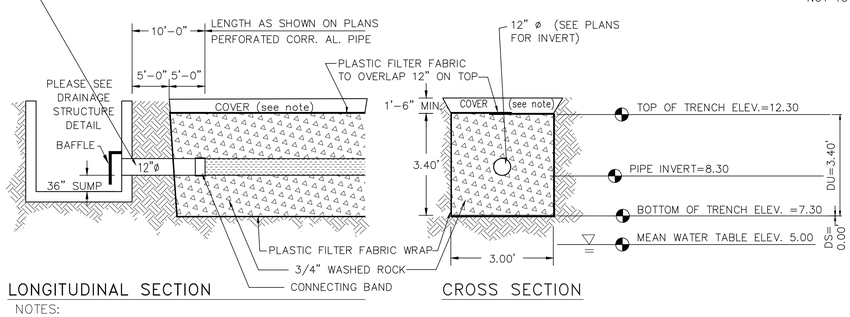
Ⓑ 8" BASE LIMEROCK LBR 100 COMPACTED TO A MINIMUM OF 98% MAX. DRY DENSITY PER A.A.S.H.T.O T-180 LATEST REVISION

Ⓒ 12" SUBGRADE STABILIZED (LBR 40) COMPACTED TO A MINIMUM OF 98% MAX. DRY DENSITY PER A.A.S.H.T.O T-180 LATEST REVISION

TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE

ALL DRAINAGE STRUCTURES SHALL BE HAVE WATERSTOP GASKETS AT PIPE CONNECTION TO STRUCTURE AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.



LONGITUDINAL SECTION

NOTES:

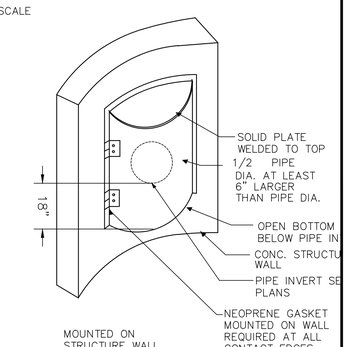
CROSS SECTION

EXFILTRATION TRENCH NOTES:

1. CONTRACTOR SHALL CONSTRUCT THE TRENCH WITHOUT CONTAMINATION OF SAND, SILT OR OTHER MATERIAL.
2. PIPE TO USED SHALL BE CORRUGATED ALUMINUM (PERFORATED) 16 GAUGE. PIPE PERFORATION SHALL BE 5/16" HOLES WITH A MINIMUM 200 HOLES PER LINEAR FOOT. OR ADS N-12 HIGH DENSITY POLYETHYLENE (PERFORATED) WITH SMOOTH INTERIOR OR EQUAL
3. PLASTIC FILTER FABRIC SHALL CONFORM TO F.D.O.T. SECTION 985 OR APPROVED EQUAL. PLASTIC FILTER FABRIC SHALL BE WRAP THE TRENCH MATERIAL FROM ALL SIDES.

EXFILTRATION TRENCH DETAIL

NOT TO SCALE



BAFFLE DETAIL

NOT TO SCALE

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810

134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708

E-MAIL:
ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSE No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

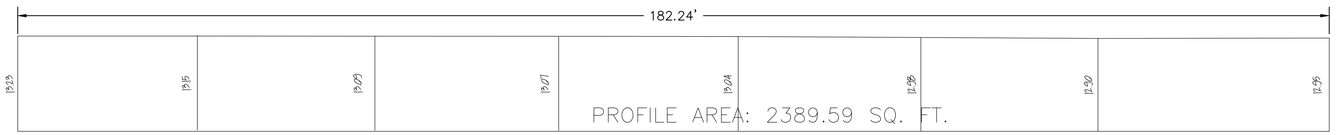
DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

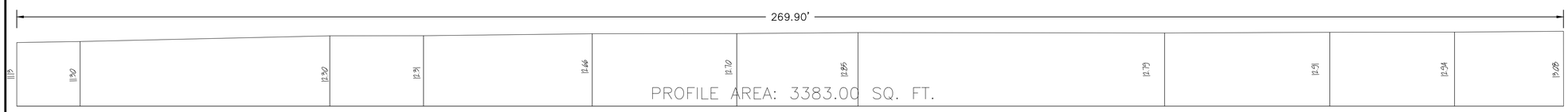
525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

NOTES AND DETAILS

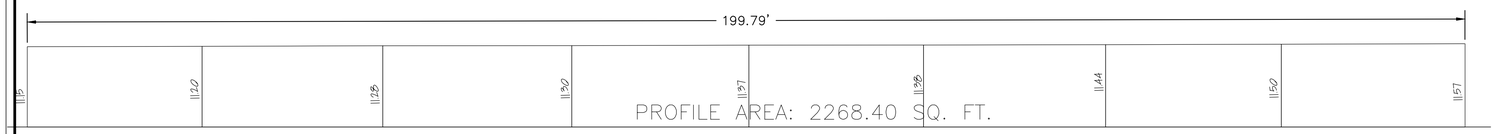
SHEET NUMBER
C-6
OF 7



N.E. 5th AVE
WEST OF THE PROPERTY



16' PLATTED PUBLIC ALLEY
SOUTH OF THE PROPERTY



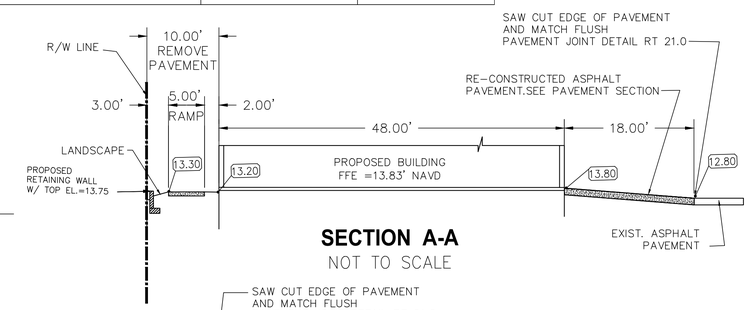
N.E. 6th AVE
EAST OF THE PROPERTY

AVERAGE CROWN OF ROADS ELEVATION

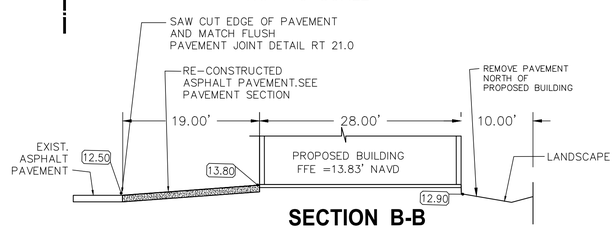
	PROFILE AREA SQ. FT.	PROFILE LENGTH L.F.
N.E. 5th AVE	2389.59	182.240
PUBLIC ALLEY	3383.00	269.900
N.E. 5th AVE	2268.40	199.790
TOTALS	8040.99	651.930

AVERAGE CROWN OF ROADS ELEVATION= 12.33 FT. NAVD

MINIMUM REQUIRED FINISH FLOOR ELEVATION= 13.83 FT. NAVD



SECTION A-A
NOT TO SCALE



SECTION B-B
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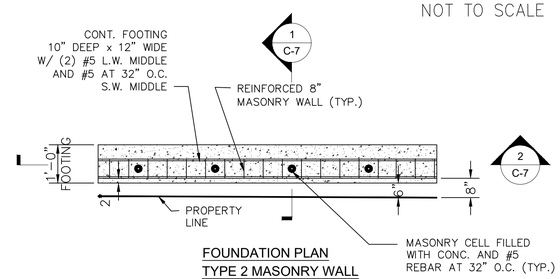
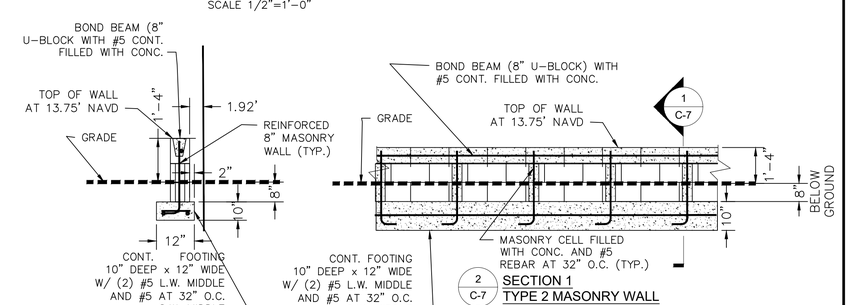


NOTE:
WALL FINISH SHALL BE SMOOTH STUCCO.
REFER TO ARCHITECTURAL PLANS FINISHES COLOR, LOCATION OF WALL AND SITE LAYOUT.
ALL CONCRETE SHALL BE 3000 PSI 28-DAY STRENGTH

FOUNDATION PLAN
TYPE 2 MASONRY WALL
SCALE 1/2"=1'-0"



RETAINING WALL
NOT TO SCALE

DRAINAGE CALCULATIONS

DRAINAGE CALCULATIONS

AREAS (PRE-IMPROVEMENTS)

		Abbreviation		
Buildings Roof =	0.0817	(BR)	3560	sq. ft.
Paved area=	0.3693	(RP)	16086	sq. ft.
Lakes=	0.0000	(LA)	0	sq. ft.
Pervious=	0.1004	(PR)	4373	sq. ft.
Total Area=	0.5514	(TA)	24019	sq. ft.

Water Level Elevations			Abbreviation
Wet Season Water Table =	6.00	Ft. NGVD	WWT
Average Water Table Elevation=	5.00	Ft. NGVD	AWT
Average Site Elevation=	12.62	Ft. NGVD	ASE
Average depth of Water Table=	7.62	Ft.	DWT
Soil Storage =	8.18	inches	SST

RAINFALL DATA
SOURCE: SFWMD Volume IV

RAINFALL EVENT	P (inch)
10-year 1-day =	7.00

SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT = 7.62 ft.

Storage depth is equal to DWT or 4 ft. maximum = 4.00 ft. (AST) Abbreviation
Available Onsite Soil Storage:
=SST x PR x 1 ft./12 inches = Ac.Ft. Abbreviation (S)
SITE WIDE SOIL STORAGE:
Convert available soil storage onsite per site area
Onsite Soil Storage **(SITE WIDE)** =
(AST / TA) x 12 inches/ ft. = in. Abbreviation
SCS Curve Number, CN = 1000/(S + 10) = 87 Abbreviation (CN)

Calculate Storm Discharge:

STORM EVENT	Precipitation (P) Inches		** Site Runoff (Qt) ac.ft.	Site Runoff cu.ft.
10-year 1-day	7.00		0.2520	10976

Runoff (Q) = $\frac{(P - (0.2x S))^2}{(P + (0.8 xS)}$ ** Site Runoff (Qt) = Q x TA x (1 ft/12 ir

AREAS (POST-IMPROVEMENTS)

		Abbreviation		
Buildings Roof =	0.1111	(BR)	4840	sq. ft.
Paved area, walks, pool and deck pc	0.3326	(RP)	14488	sq. ft.
lake	0.0000	(LA)	0	sq. ft.
Pervious=	0.1077	(PR)	4691	sq. ft.
Total Area=	0.5514	(TA)	24019	sq. ft.

Water Level Elevations			
Wet Season Water Table =	6.00	Ft. NGVD	WWT
Average Water Table Elevation=	5.00	Ft. NGVD	AWT
Average Site Elevation=	12.62	Ft. NGVD	ASE
Average depth of Water Table=	7.62	Ft.	DWT
Soil Storage =	8.18	inches	SST

RAINFALL DATA
SOURCE: SFWMD Volume IV

RAINFALL EVENT	P (inch)
10-year 1-day =	7.00

WATER QUALITY COMPUTATIONS

Minimum required treatment volume is the greater of:
The first one inch of runoff from the entire site, the amount of 2.5 inches times the percentage of impervious
1. The first one inch of runoff from site: (TA x 1 inch x 1 ft/12 inches) = 0.05 Ac.-Ft.
2. The 2.5 inches times the percent of impervious:
a. Site area for Water Quality (W.Q.) pervious/impervious calculations only:
(TA - LA - BR) = 0.44 Acres **Abbreviation** (SWQ)
b. Impervious area for water quality pervious/impervious calculations only
(TA - LA - BR - PR) = 0.33 W.Q. Per./Imper.
c. Percent of Impervious for W.Q.:
(QIP / SWQ) x100%= % Impervious (PIQ)
d. For 2.5 inches times the percentage impervious:
2.5 inches x PIQ / 100 = Inches to be treated
Abbreviation (INT)
e. Volume required for W.Q. detention=
[(INT x (TA - LA)] /12 = Ac.-Ft. **Abbreviation** (TIN)
3. The required volume for water quality detention is =
THE GREATER OF (FIN) AND (TIN) = 0.0868 Ac.-Ft.
3780 CU. FT.
REQUIRED WATER QUAILITY SURFACE RETENTION WITH 50% CREDIT = **0.0434** Ac.-Ft.
1890 CU. FT.

SCS Curve Number - Soil Storage

The Average depth to the water table = ASE - AWT = 7.62 ft.

Storage depth is equal to DWT or 4 ft. maximum = 4.00 ft. **Abbreviation** (DWT)
Available Onsite Soil Storage:
=SST x PR x 1 ft./12 inches = Ac.Ft. **Abbreviation** (AST)
SITE WIDE SOIL STORAGE:
Convert available soil storage onsite per site area
Onsite Soil Storage **(SITE WIDE)** =
(AST / TA) x 12 inches/ ft. = in. **Abbreviation** (S)
SCS Curve Number, CN = 1000/(S + 10) = 86 **Abbreviation** (CN)

Calculate Storm Discharge:

STORM EVENT	Precipitation (P) Inches	* Runoff (Q) Inches	** Site Runoff (Qt) ac.ft.	Site Runoff cu.ft.
10-year 1-day	7.00	5.39	0.2477	10791

* Runoff (Q) = $\frac{(P - (0.2x S))^2}{(P + (0.8 xS)}$ ** Site Runoff (Qt) = Q x TA x (1 ft/12 ir

COMPARE PRE vs POST
THE NET CHANGE IN RUN-OFF (PRE vs POST) =

POST -	PRE	= RUNOFF NET CHANGE		
0.2477	-	0.2520 =	-0.0042 ac. Ft.	RUNOFF IS REDUCED
10791	-	10976 =	-185 CU. FT.	

VOLUME REQUIRED FOR SURFACE WATER RETENTION
water quality (WHICHEVER IS GREATER) =
USE: 0.0434 **ac. Ft.** = 1890 CU. FT. Required water retention

OPEN HOLE TEST

OPEN HOLE TEST BY: Nutting Engineers Dated: 7-18-23
Test 1 = 1.89E-04 cfs/ft2 - ft head

EXFILTRATION TRENCH DRAIN CALCULATIONS:

FS= Factor of Safety =		2 Minimum
(WQ) treatment volume based on method of WQ treatment:		0.5
Vwq =Water Quality Volume=	0.0434	0.52 Ac-In.
Vadd = [WQ treatment only]=	0	0.00 Ac-In. [WQ treatment only]
K = Hydraulic Conductivty (See Test)=		1.89E-04 cfs/ft2 - ft head
ELtop =Top of Trench Elevation=		10.70 ft. NGVD
ELinv = invert elevation of lowest weir/bleeder allowing discharge from trench		12.30 ft. NGVD [no bleeder]
CE =Control Elevation OR WATER TABLE=		5.00 ft. NGVD
ELbot = Bottom of Trench Elevation=		7.30 ft. NGVD
W = Width of Trench Elevation=		3.00 ft.
H2 = ELinv – CE = 7.5 – 5.0 = 2.5 ft		7.30 ft.
Du = ELtop – CE = 10.0 – 5.0 = 5.0 ft		3.40 ft.
Ds = CE - ELbot = 5.0 – 2.5 = 2.5 ft		0.00 ft.

SELECT EQUATION BASED ON DESIGN CONDITIONS

Is	Du > Ds?	TRUE
Is	W < 2(Du + Ds)?	TRUE

USE STANDARD EQUATION

STANDARD EQUATION:

$$L = \{FS[(\%WQ)(Vw) + Vad]\} / \{K(H2W + 2H2Du - Du2 + 2H2Ds) + (1.39 \times 10{-}4)WDu\}$$

REQUIRED EXFILTRAION TRENCH LENGTH = 40.82 FT.
PROVIDED EXFILTRATION TRENCH LENGTH = 41.00 FT.

Florida Consulting Engineers, Inc.

Certificate of Authorization No. 5810
134 N.W. 16TH STREET, SUITE 1
BOCA RATON , FLORIDA 33432

PHONE: (561) 353-1152
FAX: (561) 353-1708
E-MAIL: ZJPE@FLCENGINEERS.COM

DATE	REVISIONS
9-26-23	CITY COMMENTS

ZUHAIR M. JALLOUL LICENSED No. 35416 STATE OF FLORIDA PROFESSIONAL ENGINEER

Zuhair M. Jalloul, P.E.
Fl. License. No.: 35416

DATE AUG. 22, 2023
SCALE AS SHOWN
DWNG. BY P.E.S.
CHECKED BY Z. JALLOUL
PROJECT NO. 230601
DRAWING FILE ----

MAINTENANCE & LAUNDRY BUILDING FOR THE COLONY HOTEL

525 E ATLANTIC AVENUE
DELRAY BEACH, FL 33483

NOTES, AVERAGE CROWN OF ROAD CALCULATIONS, SECTIONS AND RETAINING WALL DETAILS

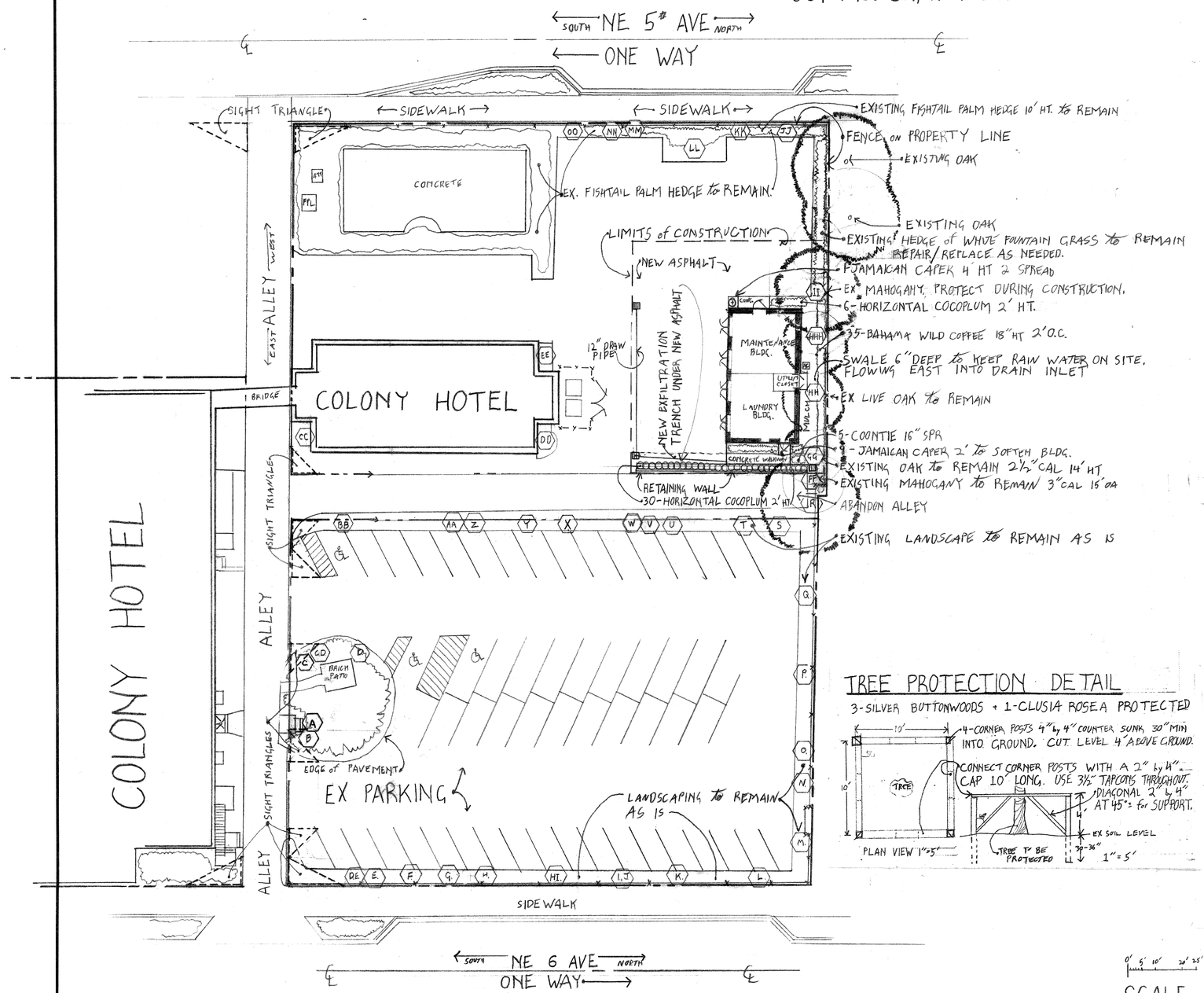
SHEET NUMBER
C-7
OF 7

LANDSCAPE CONCEPT:

ALL EXISTING TREES + SHRUBS to REMAIN.
PROPOSED SHRUBS ALONG FOUNDATION to be NATIVE.

PROPOSED PLANTS:

1-JAMAICAN CAPER 4' MIN HT.
9-JAMAICAN CAPER 2' HT.
35-BAHAMA COFFEE #3 18" MIN. HT.
36-HORIZONTAL COCOPLUM 2' by 2'
5-COONTIE ZAMIA 16" SPREAD
6CY-MULCH, NOT CYPRESS



TREE PROTECTION DETAIL

3-SILVER BUTTONWOODS + 1-CLUSIA ROSEA PROTECTED

EXISTING TREES:

KEY	SCIENTIFIC NAME	COMMON NAME	HT	SP	REMARKS
A	Cocos nucifera 'Green Mayalan'	Coconut Palm	36' ct		Green
B	Strelitzia nicolai	White Bird of Paradise	24' ht	3'	
C	Livistona chinensis	Chinese Fan Palm	20'ct		
CD	Cocos nucifera 'Green Mayalan'	Coconut Palm	38' ct		Green
D	Cocos nucifera 'Green Mayalan'	Coconut Palm	25' ct		Green
DE	Clusia rosea	Signature Tree	15' ht		Native
E	Cocos nucifera 'Green Mayalan'	Coconut Palm	28' ct		Green
F	Clusia rosea	Signature Tree	15' ht		Native
G	Cocos nucifera 'Green Mayalan'	Coconut Palm	25' ct		Green
H	Clusia rosea	Signature Tree	9' ht	6'	Native
HI	Clusia rosea	Signature Tree	9' ht	6'	Native
I	Cocos nucifera 'Green Mayalan'	Coconut Palm	28' ct		Green
J	Cocos nucifera 'Green Mayalan'	Coconut Palm	38' ct		Green
K	Clusia rosea	Signature Tree	15' ht		Native
L	Clusia rosea	Signature Tree	15' ht		Native
M	Quercus virginia	Live Oak	12'	6'	3" cal
N	Thrinax radiata	Florida Thatch Palm	11' ct		Native
O	Quercus virginia	Live Oak	12' ht	6'	2.5" cal
P	Quercus virginia	Live Oak	12' ht	6'	2.5" cal
Q	Quercus virginia	Live Oak	10' ht	6'	2.5" cal
R	Swietenia mahagoni	Mahogany	20'	12'	3" cal
S	Cocos nucifera 'Green Mayalan'	Coconut Palm	5' ct		Green
T	Cocos nucifera 'Green Mayalan'	Coconut Palm	28' ct		Green
U	Cocos nucifera 'Green Mayalan'	Coconut Palm	5' ct		Green
V	Cocos nucifera 'Green Mayalan'	Coconut Palm	13' ct		Green
W	Cocos nucifera 'Green Mayalan'	Coconut Palm	5' ct		Green
X	Cocos nucifera 'Green Mayalan'	Coconut Palm	18' ct		Green
Y	Cocos nucifera 'Green Mayalan'	Coconut Palm	16' ct		Green
Z	Cocos nucifera 'Green Mayalan'	Coconut Palm	15' ct.		Green
AA	Cocos nucifera 'Green Mayalan'	Coconut Palm	9' ct		Green
BB	Cocos nucifera 'Green Mayalan'	Coconut Palm	30' ct		Green
CC	Dypsis lutescens	Areca Palm	16' oa		
DD	Dypsis lutescens	Areca Palm	20' oa		
EE	Sabal palmetto	Cabbage Palm	16' Ct		Native
FF	Swietenia mahagoni	Mahogany	15' ht	8	3" cal
GG	Quercus virginia	Live Oak	14' ht	8	2.5" cal
HH	Quercus virginia	Live Oak	13' ht	8'	3" cal
HHH	Swietenia mahagoni	Mahogany	18' ht	8'	3" cal
II	Swietenia mahagoni	Mahogany	25' ht	12'	5" cal
JJ	Cocos nucifera 'Green Mayalan'	Coconut Palm	27' ct		Green
KK	Cocos nucifera 'Green Mayalan'	Coconut Palm	27' ct.		Green
LL	Cocos nucifera 'Green Mayalan'	Coconut Palm	38' ct		Green
MM	Cocos nucifera 'Green Mayalan'	Coconut Palm	30' ct		Green
NN	Cocos nucifera 'Green Mayalan'	Coconut Palm	26' ct		Green
OO	Cocos nucifera 'Green Mayalan'	Coconut Palm	24' ct		Green

PROPOSED PLANTS:

1- JAMAICAN CAPER 4' TALL BUSH
9- JAMAICAN CAPER 2' TALL HEDGE PLANTS ABOUT 2' O.C.
6- COCOPLUM 2' TALL HEDGE PLANT 2' O.C.
35-BAHAMA WILD COFFEE, PSYCHOTRIA LIGUSTRIFOLIA 2' HT. 2' O.C.
5-CY EUCALYPTUS MULCH 3" THICK ON NEW LANDSCAPING + DISTURBED AREAS.
5-COONTIE 18" SPR. AT END of WALKWAY.

GENERAL NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
- COMPLY WITH the REQUIREMENTS CONTAINED IN DELRAY BEACH CODE LDR 4.6.16(F,G,B)
- ANY TREES or SHRUBS PLACED WITHIN WATER, SEWER OR DRAWAGE EASEMENTS SHALL CONFORM to the CITY of DELRAY BEACH STANDARD DETAILS LD 1.0 + LD 2.0

0' 5' 10' 20' 35'

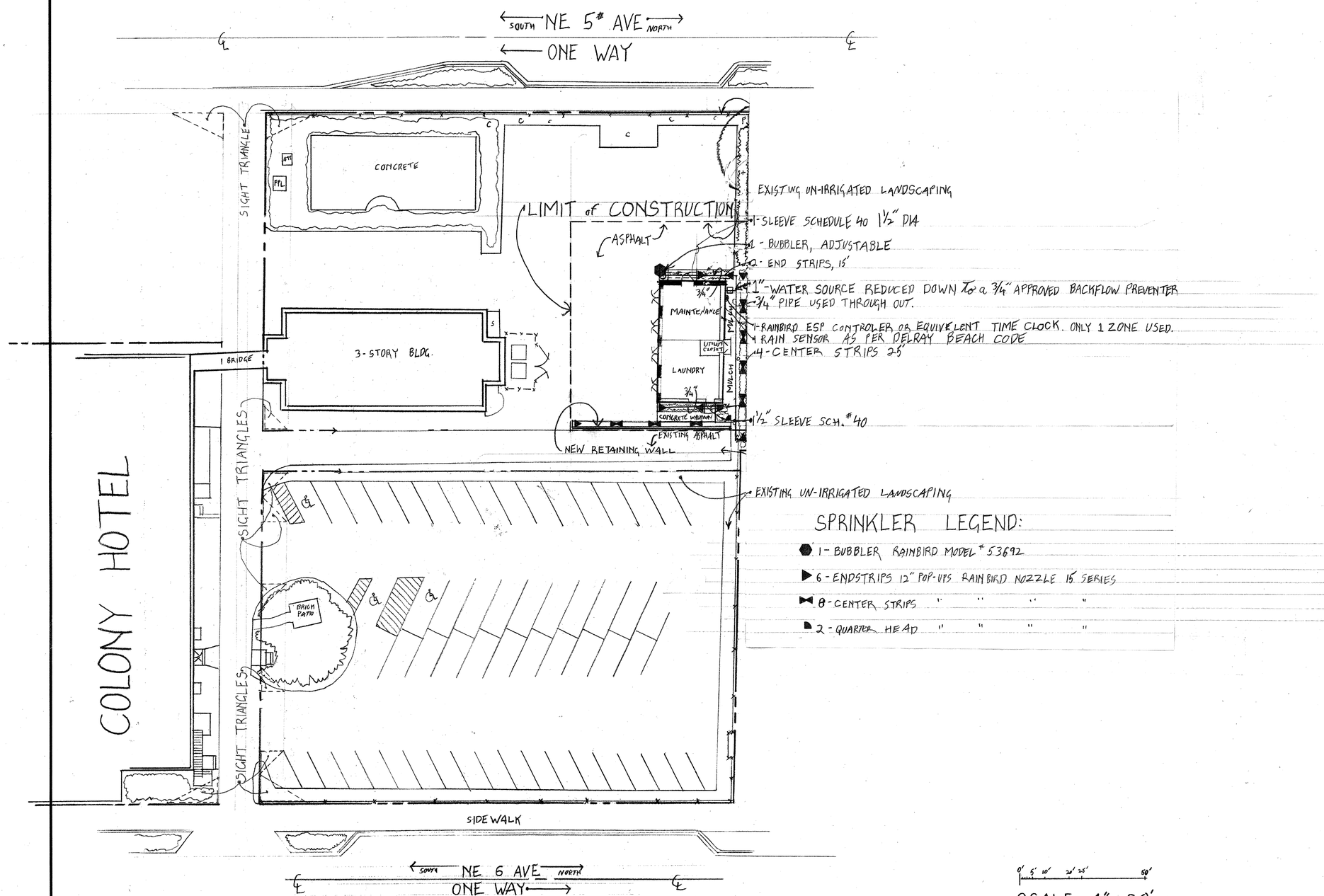
SCALE 1" = 20'

NORTH →

REVISIONS	BY
8-28-23 ADD REMARKS	CR
7-18-23 ADD SIGHT TRIANGLES	HT C.O.

COLONY HOTEL + CABANA CLUB
TREE DISPOSITION PLAN + PROPOSED LANDSCAPING PLAN
525 E. ATLANTIC AVE., DELRAY
By: GENERAL LANDSCAPING CORP, CLINT OSTER LA 1087 (561) 239-8280, 277 SE 5th AVE, DELRAY BEACH, FL 33483

Date 7-7-2023
Scale 1" = 20'
Drawn Clint O.
Job
Sheet 1
Of 2 Sheets



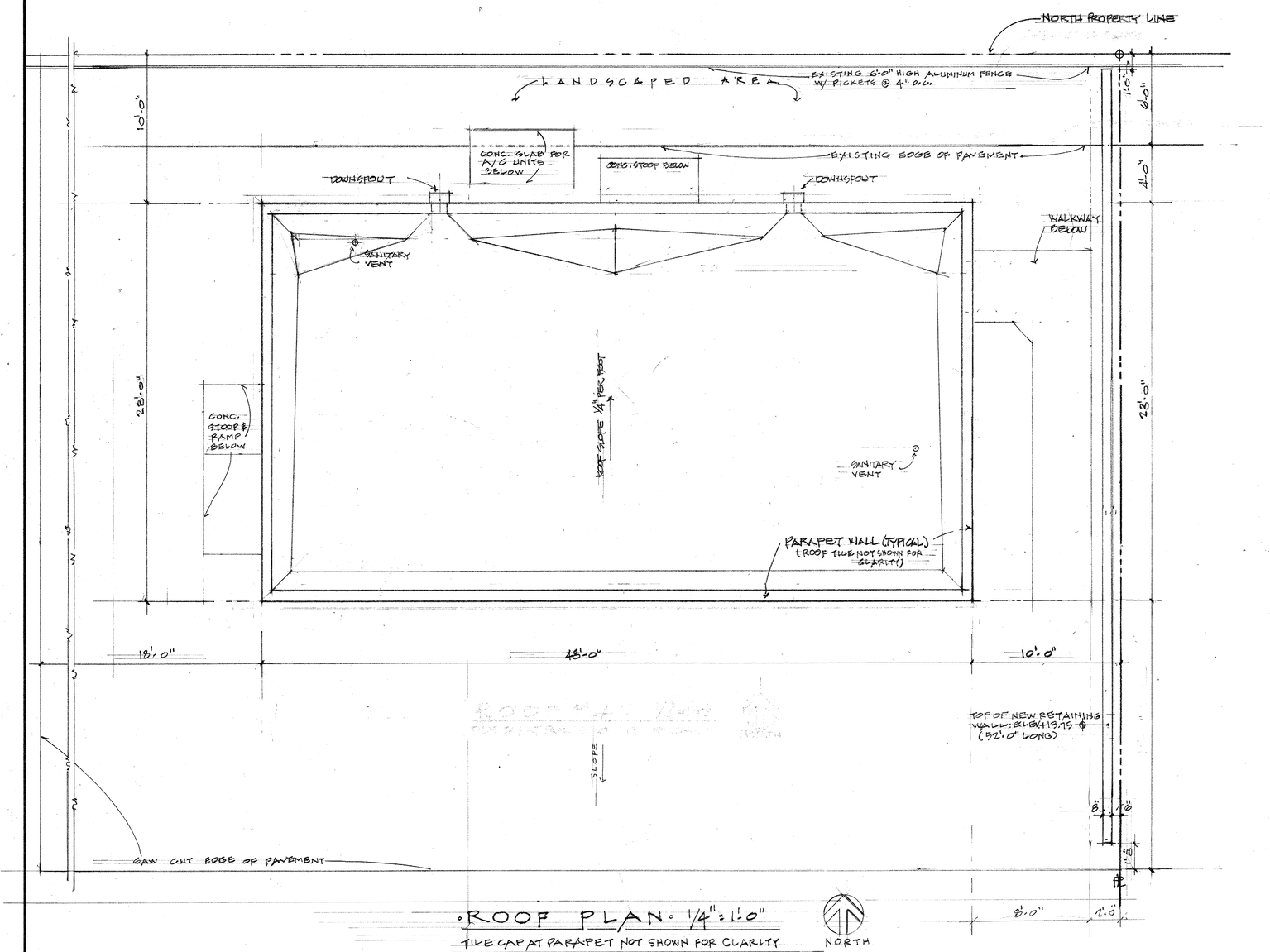
REVISIONS	BY
7-11-23 ADD IRRIGATION	
8/23/23 RETAINING WALL ADDED	C.O.
9-18-23 ADD SITE TRIANGLES	C.O.

COLONY HOTEL & CABANA CLUB
IRRIGATION PLAN

525 E. ATLANTIC AVE., DELRAY

By GENERAL LANDSCAPING CORP, CLINT OSTER LA 1087 (561) 239-8280, 277 SE 5th AVE, DELRAY BEACH, FL 33483

Date 7-7-2023
Scale 1" = 20'
Drawn Clint O.
Job
Sheet 2
Of 2 Sheets



·ROOF PLAN· 1/4" = 1'-0"

TILE CAP AT PARAPET NOT SHOWN FOR CLARITY

MAINTENANCE & LAUNDRY BUILDING
FOR **THE COLONY HOTEL**
525 E. ATLANTIC AVENUE, DELRAY BEACH, FL 33483

ROOF PLAN

SCALE: AS NOTED	APPROVED BY:	DRAWN BY RMS
DATE: 4.24.2003		REVISED 8.22.23

ROY M. SIMON, A.I.A., ARCHITECT
766 S.E. FIFTH AVENUE, DELRAY BEACH, FL 33483
561-278-1914
FLORIDA REGISTRATION No. AR2595

PROJECT No. 2303

DRAWING NUMBER A-4

BOUNDARY SURVEY FOR: BOUGHTON HOTEL, INC.

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

Boughton Hotel, Inc.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
E.M. = ELECTRIC METER
ENC. = ENCROACHMENT
E.O.P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
F.D.C. = FIRE DEPARTMENT CONNECTION
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
FOB = FIBER OPTIC BOX
G.M. = GAS METER
HDPE = HIGH DENSITY POLYETHYLENE PIPE
INV. = INVERT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
PCS = PEDESTRIAN CROSSING SIGNAL
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
R.C.P. REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.MH. = SANITARY MANHOLE
S.R. = STATE ROAD
ST.MH. = STORM MANHOLE
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
TSB = TRAFFIC SIGNAL BOX
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
@ = BASELINE
℄ = CENTERLINE
△ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
◑ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
◉ = NAIL & DISK FOUND (AS NOTED)
◎ = MAG NAIL & DISK SET (LB #4569)
P = PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE
TV = CABLE TV RISER
E = ELECTRIC BOX
GM = GAS METER
S = SANITARY MANHOLE

PROPERTY ADDRESS:
525 E. Atlantic Avenue
Delray Beach, FL 33483

LEGAL DESCRIPTION:
Lots Sixteen (16), Seventeen (17) and North Fifteen feet (N. 15') of Lot Eighteen (18), less the East five feet (5') of all of said Lots for road right of way, Block One Hundred Eight (108), ***DELRAY BEACH*** *(formerly Linton), Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 1, Page 3, together with all furniture, furnishings and fixtures.*

AND

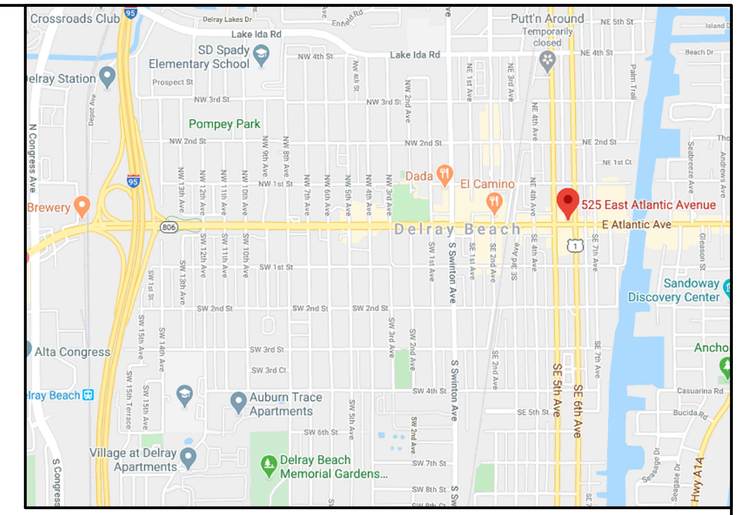
Lots 14 and 15, less the East five feet of said Lots, Block 108, ***DELRAY BEACH,*** *(formerly Linton), according to the Plat thereof, recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.*

AND

THE COLONY HOTEL AND THE COLONY HOTEL NORTH ANNEX, *located on the South 12 feet of Lot 18, Alley South of Lot 18, Lot 21(LESS the west 10 feet) and Lots 22, 23, 24 and 25, inclusive, Block 108. And Lots 5, 6 and 7, less 5 foot Road R/W, Block 108, Town of Delray, with the designation pertaining to the buildings only and not the grounds.*

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0979F, dated 10/05/2017.

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 110014834, issued by First American Land Title, dated May 25, 2023. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW

CLIENT: Boughton Hotel, Inc.	COMMITMENT NO. : 110014834	DATE: 05/25/23			
REVIEWED BY: Craig Wallace	JOB NO. : 20-1007.4				

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions.				●
9	PB 1, PG 3	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF THE TOWN OF LINTON, FLORIDA.	●			
10	ORB 13505, PG 1024	Easement in favor of Florida Public Utilities Company.			●	
11	ORB 12014, PG 369	Easement in favor of Bellsouth Telecommunications Inc.	●			
12	N/A	Standard Exceptions.				●

CERTIFICATION:
I HEREBY ATTEST *that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.*

DATE OF LAST FIELD SURVEY: ***08/03/2023***

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

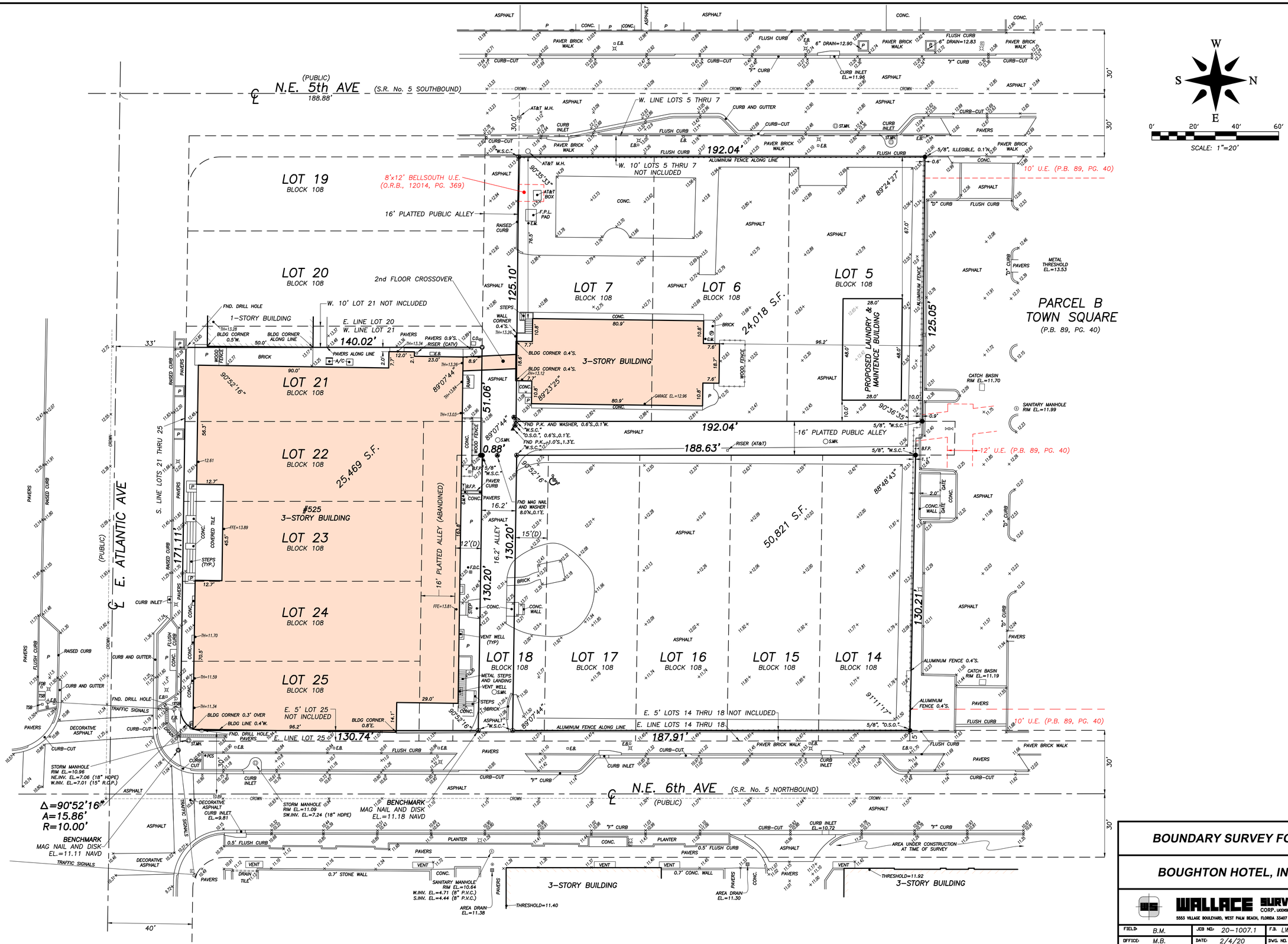
REVISIONS
09/22/23 ADD ADJOINING THRESHOLD ELEVATION J.D./J.P.
08/03/23 SPOT ELEVATIONS & SURVEY AND TIE-IN UPDATE B.M. & J.C./S.W. 20-1007.4 LW146/77
02/20/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 20-1007.2 LW147/16

BOUNDARY SURVEY FOR:

BOUGHTON HOTEL, INC.

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	B.M.	JOB NO:	20-1007.1	F.B. LW137 PG.	25
OFFICE:	M.B.	DATE:	2/4/20	DWG. NO.	20-1007-2
CK'D:	C.W.	REF:	20-1007-2.DWG	SHEET 1	OF 2



BOUNDARY SURVEY FOR:

BOUGHTON HOTEL, INC.

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 20-1007.1	F.B. LW137 PG. 25	
OFFICE: M.B.	DATE: 2/4/20	DWG. NO. 20-1007-2	
CK'D: C.W.	REF: 20-1007-2.DWG	SHEET 2 OF 2	