

OWNER / APPLICANT: FAZIO CONSULTING, LLC 50 LIBERTY DRIVE, SUITE 9F BOSTON, IL 02110	ARCHITECT: A.23 STUDIOS 711 E. 9TH STREET TUCSON, AZ 85719	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 601 HERITAGE DRIVE, SUITE 493 JUPITER, FL 33458 (561) 296-9698	IRRIGATION: PARKER YANNETTE DESIGN GROUP, INC. 4425 MILITARY TRAIL, SUITE 202 JUPITER, FL 33458 (561) 747-5069
LANDSCAPE ARCHITECT & PLANNER: URBAN DESIGN STUDIO 610 CLEMATIS STREET, SUITE CU02 WEST PALM BEACH, FL 33401 (561) 366-1100	SURVEYOR: PERIMETER SURVEYING & MAPPING 947 CLINT MOORE ROAD BOCA RATON, FL 33487 (561) 241-9988	CIVIL ENGINEER: KEEN ENGINEERING INC. 7280 PALMETTO PARK RD., SUITE 105 BOCA RATON, FL 33433 (561) 325-6700	

1. THIS PLAN IS BASED ON A SURVEY PREPARED BY PERIMETER SURVEYING & MAPPING DATED 10-11-2024.
2. THIS PLAN IS SUBJECT TO APPLICABLE ZONING AND DEVELOPMENT REGULATIONS.
3. ALL PLANS SUBMITTED FOR PERMITTING SHALL MEET THE CITY'S CODES AND THE APPLICABLE BUILDING CODES IN EFFECT AT THE TIME OF PERMIT APPLICATION.
4. ALL ABOVE-GROUND MECHANICAL EQUIPMENT SUCH AS, BUT NOT LIMITED TO, EXTERIOR UTILITY BOZES, METERS, AND TRANSFORMERS SHALL BE VISUALLY SCREENED.
5. CURB CUT REQUIRED WHERE ACCESS AISLE MEETS SIDEWALK.
6. ALL UTILITIES ARE AVAILABLE AND WILL BE PROVIDED BY THE APPROPRIATE AGENCIES.
7. ALL PLANS SUBMITTED FOR SPECIFIC PERMITS SHALL MEET THE CITY'S CODE REQUIREMENTS AT TIME OF APPLICATION. THESE PERMITS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SITE LIGHTING, PAVING, DRAINAGE, CURBING, STRIPING, SIGNAGE, AND STRIPING. PERMITS FROM OTHER CITY DEPARTMENT AGENCIES SUCH AS FDOT, PBC, SPWMD, DERM, LWDD, FDP, AND ANY OTHERS, SHALL BE INCLUDED WITH THE PERMIT REQUEST.
8. ALL STRIPING AND SIGNAGE SHALL CONFORM TO THE ENGINEERING DESIGN HANDBOOK & CONSTRUCTION STANDARDS.
9. THE DRAINAGE SYSTEM SHALL CONFORM TO ENGINEERING DESIGN HANDBOOK & CONSTRUCTION STANDARDS.

LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 2, "ROCKLAND PARK", AS PER THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 23.

LESS THE FOLLOWING:

A PORTION OF LOT 1, AS DESCRIBED IN THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3362, PAGE 9, PALM BEACH COUNTY RECORDS.

ALSO LESS THE FOLLOWING:

A PORTION OF LOT 1, AS DESCRIBED IN THE RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5692, PAGE 1978, PALM BEACH COUNTY RECORDS.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 43,109 SQUARE FEET (0.990 ACRES), MORE OR LESS.

APPLICATION DATA
APPLICATION NAME
PROPERTY CONTROL NUMBER
EXISTING FUTURE LAND USE
EXISTING ZONING DISTRICT
OVERLAY(S)
EXISTING USE
PROPOSED USE
SITE AREA
GROSS FLOOR AREA (BLDG A)
CAR WASH TUNNEL: 2,819 SF
BUILDING AREA: 1,388 SF

FLOOR AREA RATIO	0.10
BUILDING COVERAGE	4,207 SF (10%)
LOT COVERAGE	43,109 SF (100%)
BUILDING COVERAGE	4,207 SF (10%)
OPEN SPACE	13,908.80 SF (32%)
PAVING PERCENTAGE	24,993.20 SF (58%)
DRIVE AISLES: 22,647.56 SF	
WALKWAYS: 2,345.64 SF	
OPEN SPACE REQUIREMENT	10,777 SF
(MIN. 25% OF TOTAL SITE AREA = 0.25 X 43,109 SF)	
OPEN SPACE PROVIDED	13,908.80 SF (32%)
MAX. BUILDING HEIGHT	48'-0"
PROPOSED BUILDING HEIGHT	29'-7"
<u>PARKING DATA</u>	
PARKING REQUIRED	19 SPACES
GENERAL COMMERCIAL @ 4.5 SP PER 1,000 SF GFA	
4,207 SF @ 4.5 SP/1,000 SF = 19	
PARKING PROVIDED	19 SPACES
STANDARD	18
HANDICAP (REQUIRED/PROVIDED)	1
BICYCLE PARKING (REQUIRED/PROVIDED)	1
LOADING SPACES (REQUIRED/PROVIDED)	0

GC ZONING DISTRICT	MINIMUM LOT DIMENSIONS				MAX. LOT COVERAGE	MIN. FAR	MAX. HEIGHT	SETBACKS/SEPARATION			
	SIZE	WIDTH	DEPTH	FRONTAGE				FRONT	SIDE	SIDE STREET	REAR
REQUIRED	0	0	0	0	N/A	N/A	48'	10'	10'	10'	10'
PROVIDED	0.99-AC	375.21'	115'	354.80'	N/A	N/A	33'-0"	81.3	19.8	60.2'	167.1'

[illegible]

A site map showing the location of the site relative to Conklin Drive and Military Trail. The site is marked with a shaded rectangle labeled "SITE".

FREE-STANDING SIGN TYP.

8'0"

8'0"

Allowed Sq. Ft.: 96
Proposed Sq. ft. 40

1'0"

2'0"

8'0"

DIRECTIONAL SIGN TYP.

2'0"

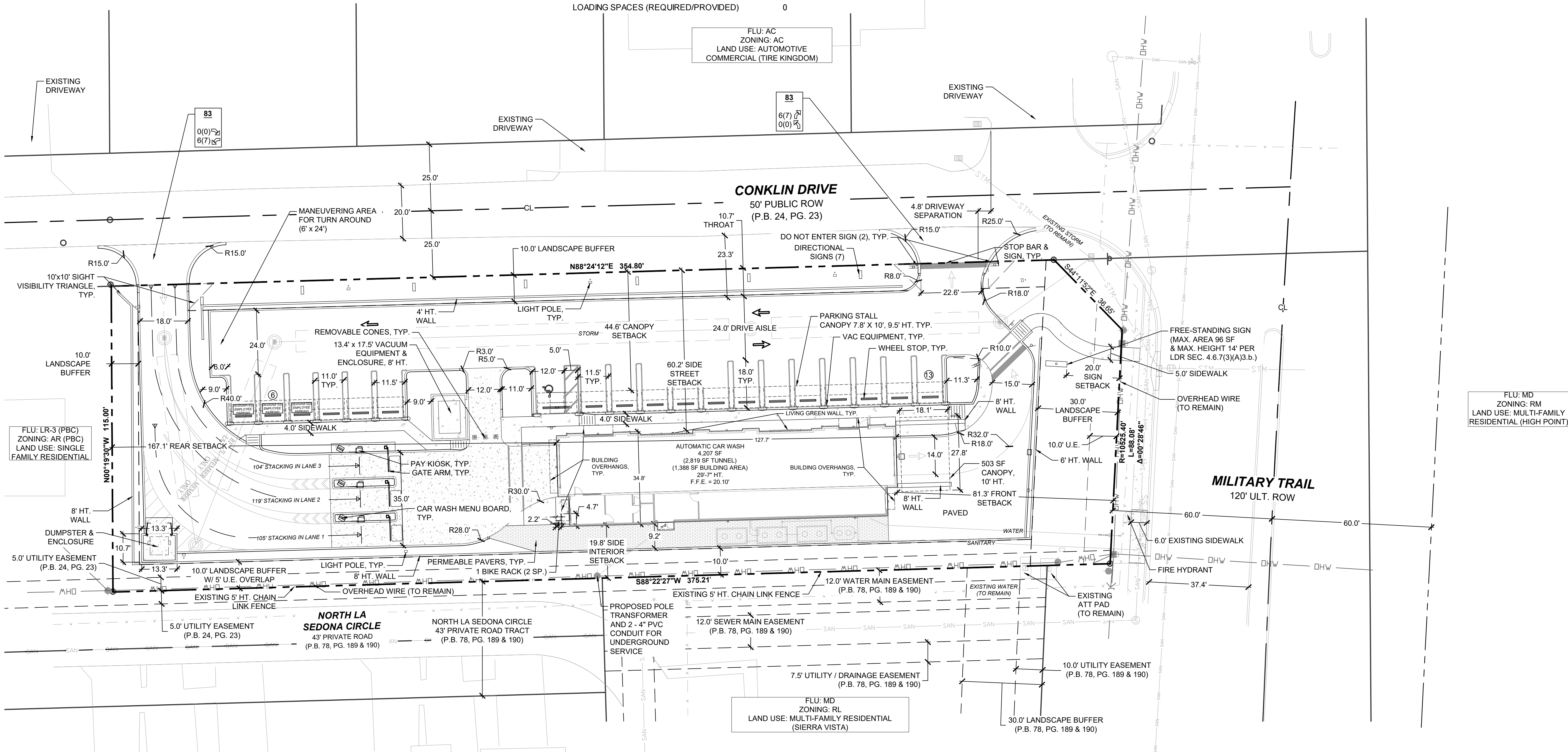
2'0"

Proposed Sq. ft.: 2

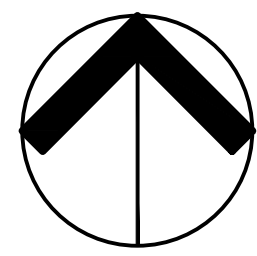
1'0"

2'0" x 8'0"

NOTE: SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH CODE AND TO BE REVIEWED AT TIME OF PERMITTING FOR FINAL APPROVAL.



Conklin Car Wash 14145 S. Military Trail City of Delray Beach, Florida Site Plan



NORTH

0 10' 20' 40'

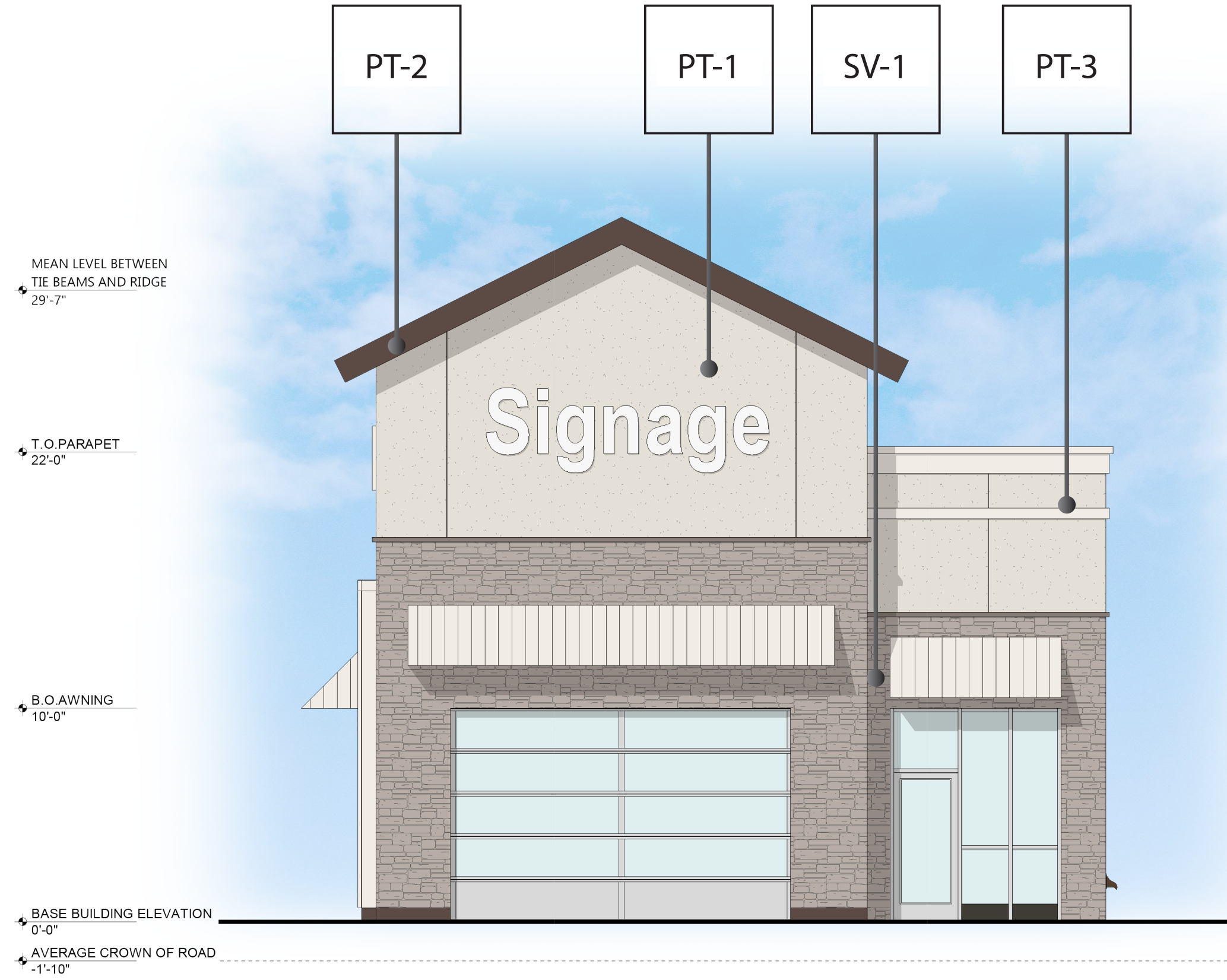
Scale: 1" = 20'-0"

Date: JAN. 2024
Project No.: 24-054.000
Designed By: JEV
Drawn By: JEV
Checked By: AV

Revision Dates:

01-21-2025	SUBMITTAL
05-07-2025	RESUBMITTAL
08-06-2025	RESUBMITTAL
09-17-2025	RESUBMITTAL

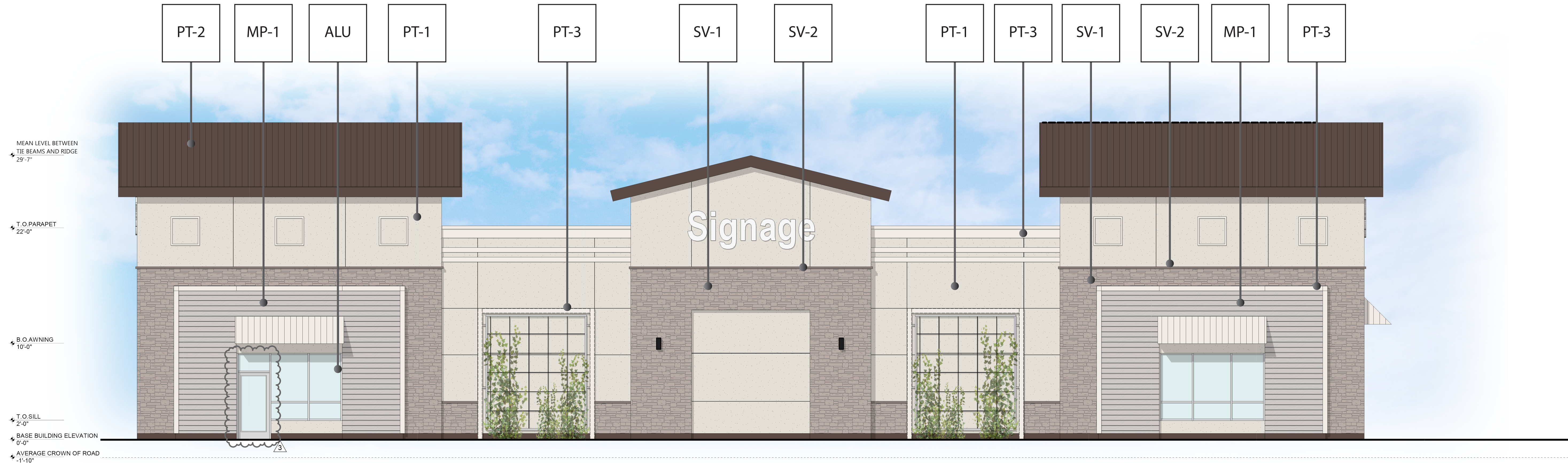
SP-1
of 1



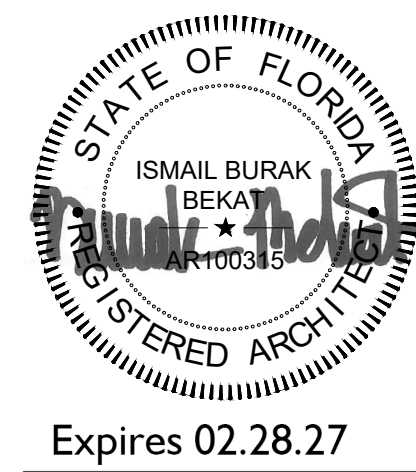
1 WEST ELEVATION
A3.0 SCALE: 3/16" = 1'-0"

SV-1		STONE VENEER - ELDORADO / RIDGETOP18/ GRANITE SPIRE
SV-2		STONE SILL - ELDORADO / CHISELED EDGE WAINSCOT SILL / EARTH
EIFS		EXTERIOR INSULATION FINISHING SYSTEM
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR ANODIZED AC-1

PT-1		EXTERIOR PAINT - SHERWIN-WILLIAMS / SUNBLEACHED SW 9585
PT-2		EXTERIOR PAINT - SHERWIN-WILLIAMS / CHATEAU BROWN SW 7510
PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / IBIS WHITE SW 7000
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM /COLOR TO MATCH DESTINY SW 6274



2 NORTH ELEVATION
A3.0 SCALE: 3/16" = 1'-0"



Revisions		
1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025
3	CITY COMMENT	09.15.2025

EXTERIOR ELEVATIONS

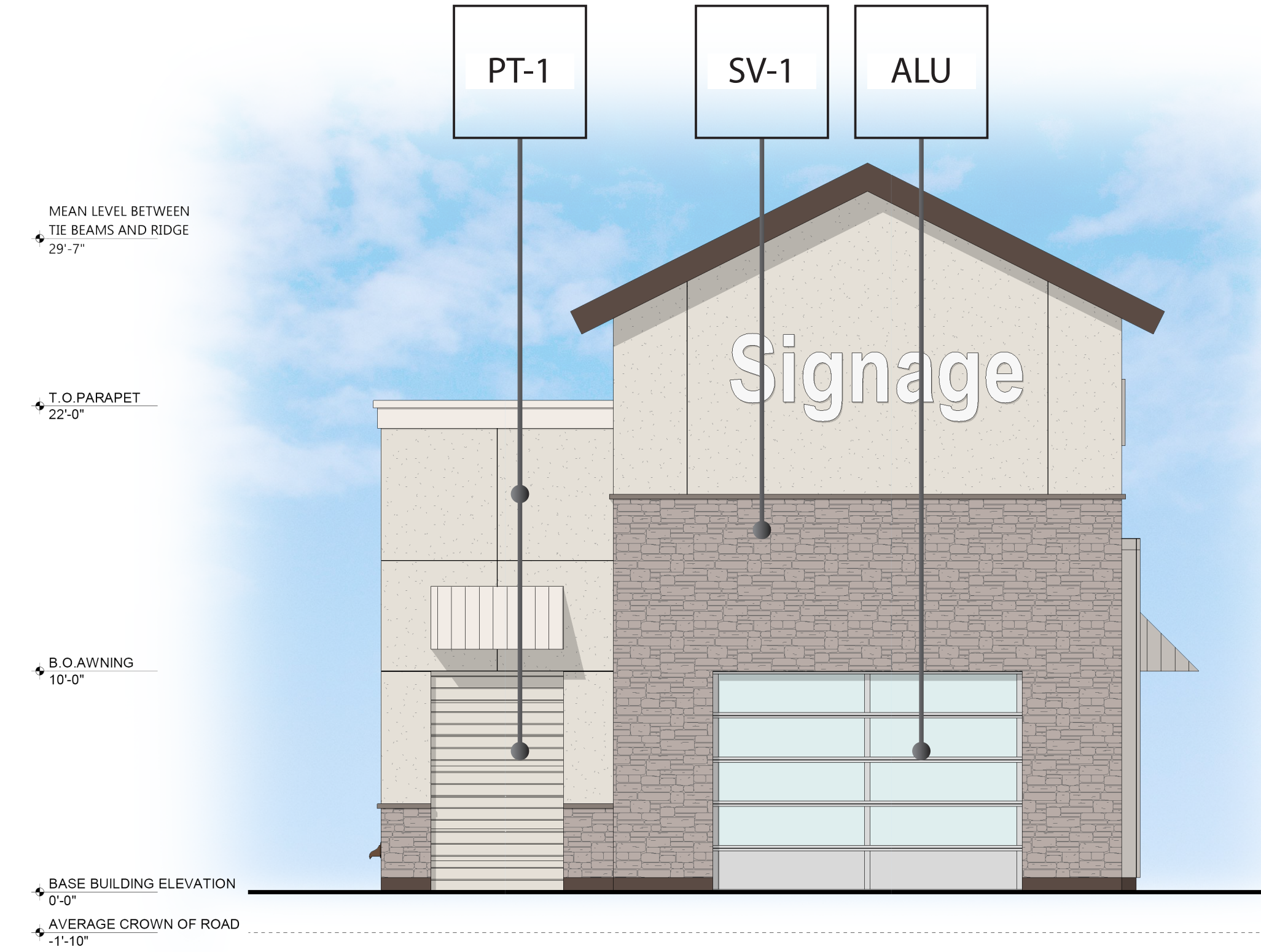
Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484



Project	24099
Date	04.04.2025
Scale	Noted
Sheet	

A3.0

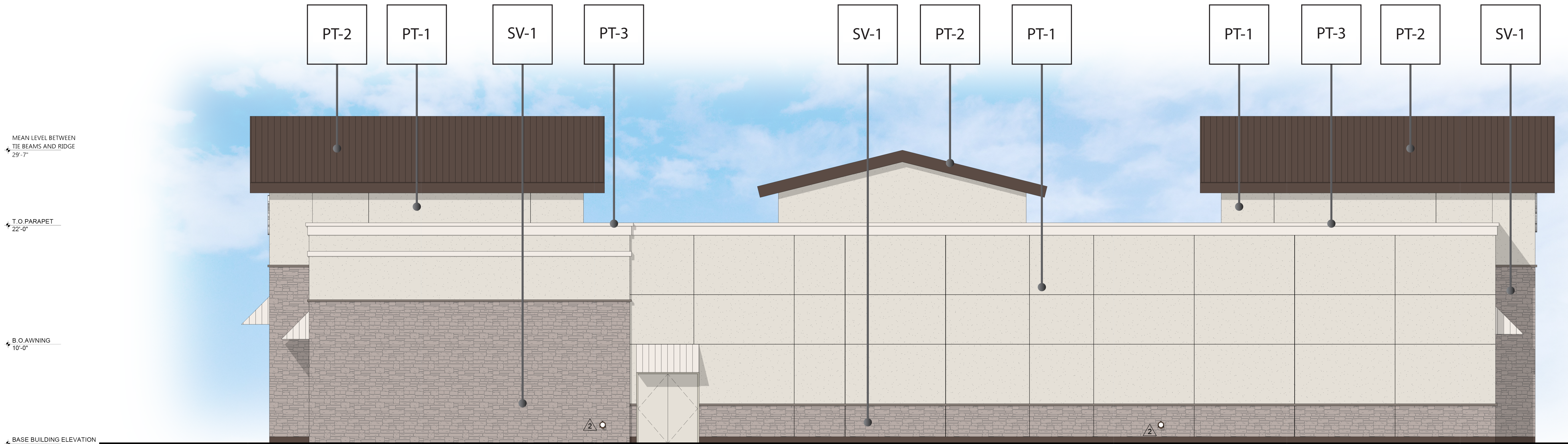
NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
STANDARDS OF QUALITY AND DETAIL FOR
DEVELOPING A NEGOTIATED CONSTRUCTION
CONTRACT.



1 EAST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

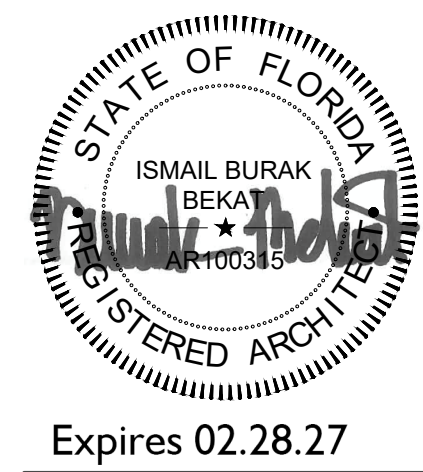
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SV-2		STONE SILL - ELDORADO / CHISELED EDGE WAINSCOT SILL / EARTH
EIFS		EXTERIOR INSULATION FINISHING SYSTEM
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR ANODIZED AC-1

PT-1		EXTERIOR PAINT - SHERWIN-WILLIAMS / SUNBLEACHED SW 9585
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PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / IBIS WHITE SW 7000
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM /COLOR TO MATCH DESTINY SW 6274



2 SOUTH ELEVATION
A3.1 SCALE: 3/16" = 1'-0"

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Revisions		
1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025

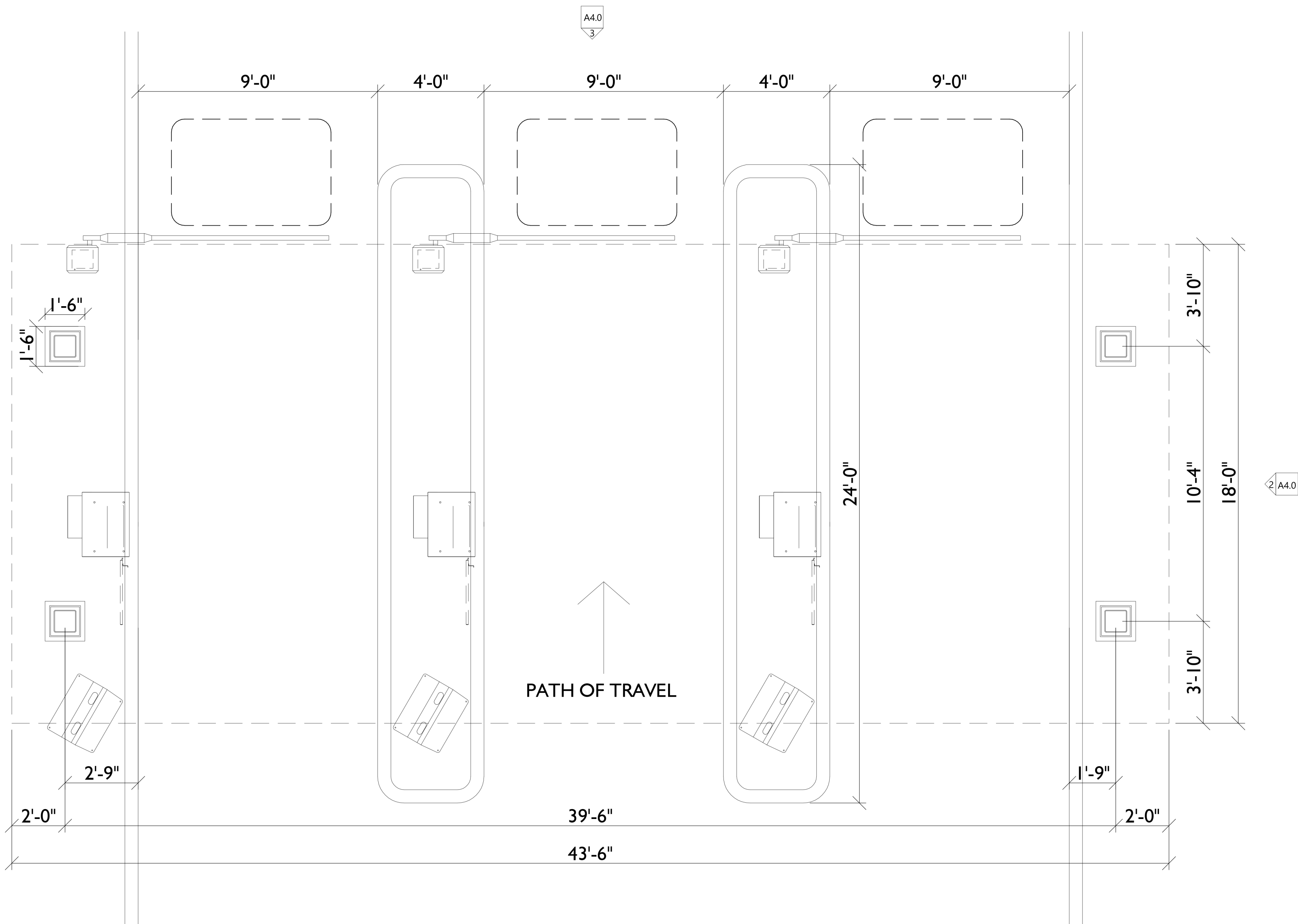
EXTERIOR ELEVATIONS

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484

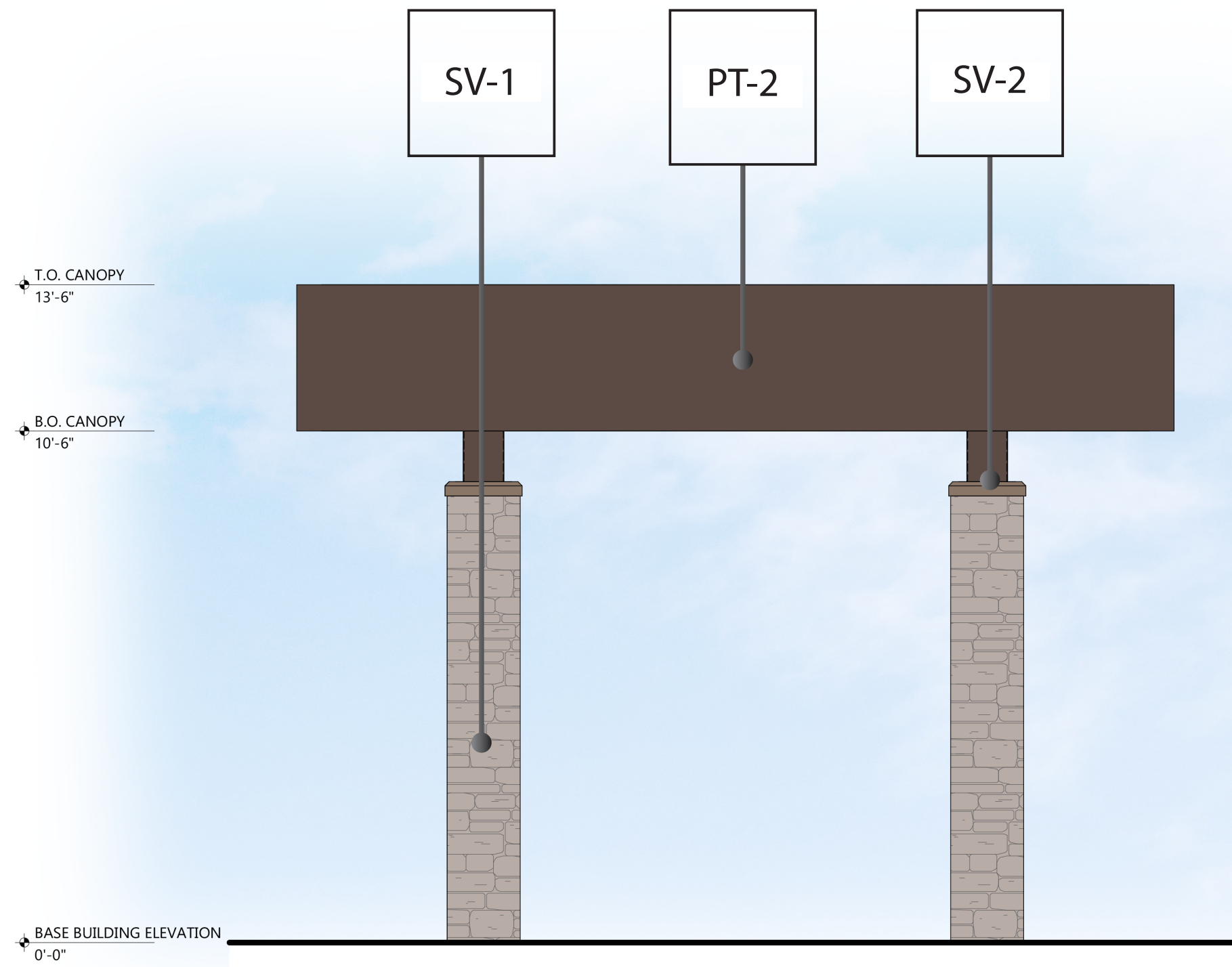


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Date	04.04.2025
Scale	Noted
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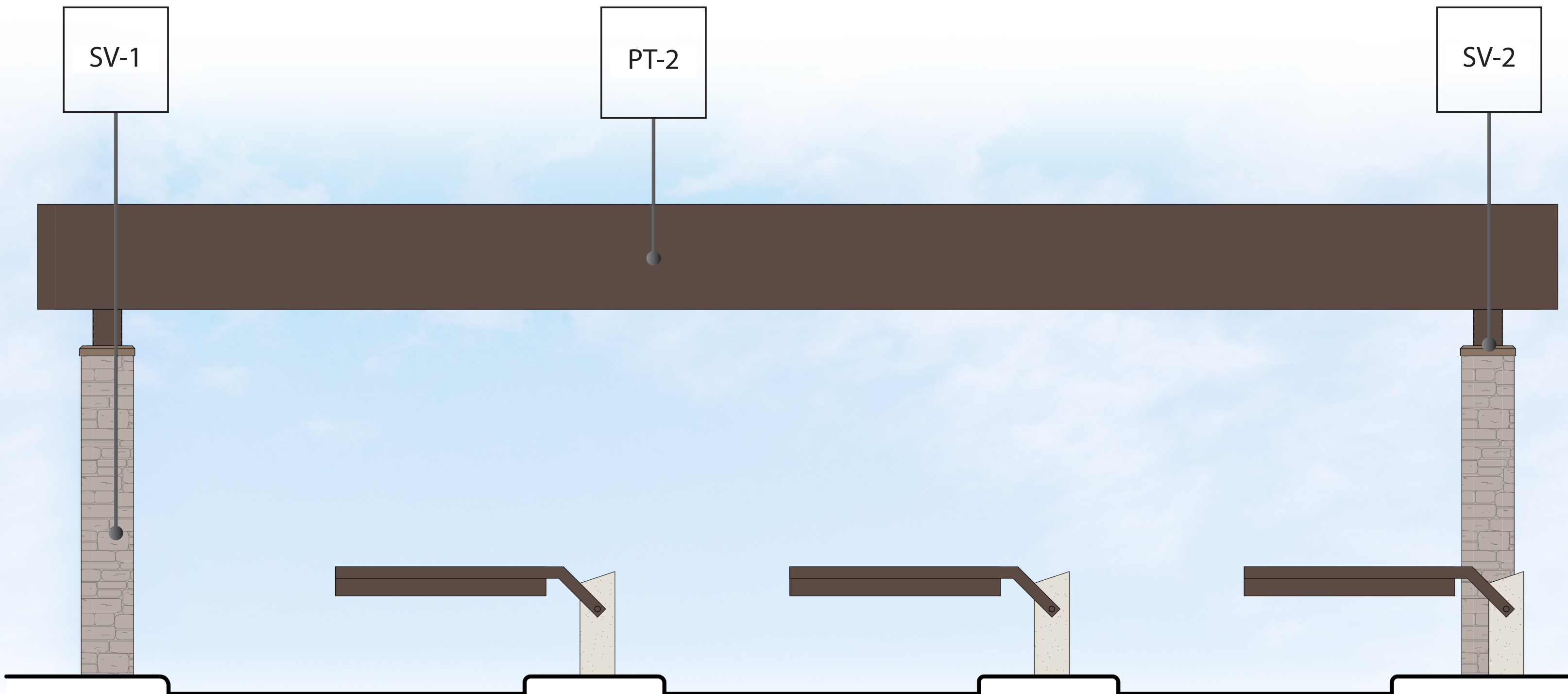
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POS CANOPY PLAN
SCALE: 3/8" = 1'-0"



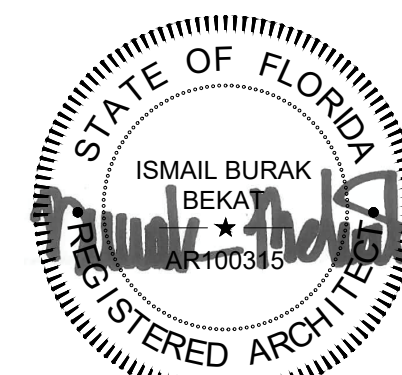
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A4.0
POS CANOPY ELEVATION
SCALE: 3/8" = 1'-0"



3
A4.0
POS CANOPY FRONT ELEVATION
SCALE: 3/8" = 1'-0"

FINISH LEGEND

SV-1		STONE VENEER - ELDORADO / RIDGETOP18/ GRANITE SPIRE
SV-2		STONE SILL - ELDORADO / CHISELED EDGE WAINSCOT SILL / EARTH
PT-2		EXTERIOR PAINT - SHERWIN-WILLIAMS / CHATEAU BROWN SW 7510



Expires 02.28.27

Revisions

1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025

CANOPY PLAN & ELEVATIONS

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484

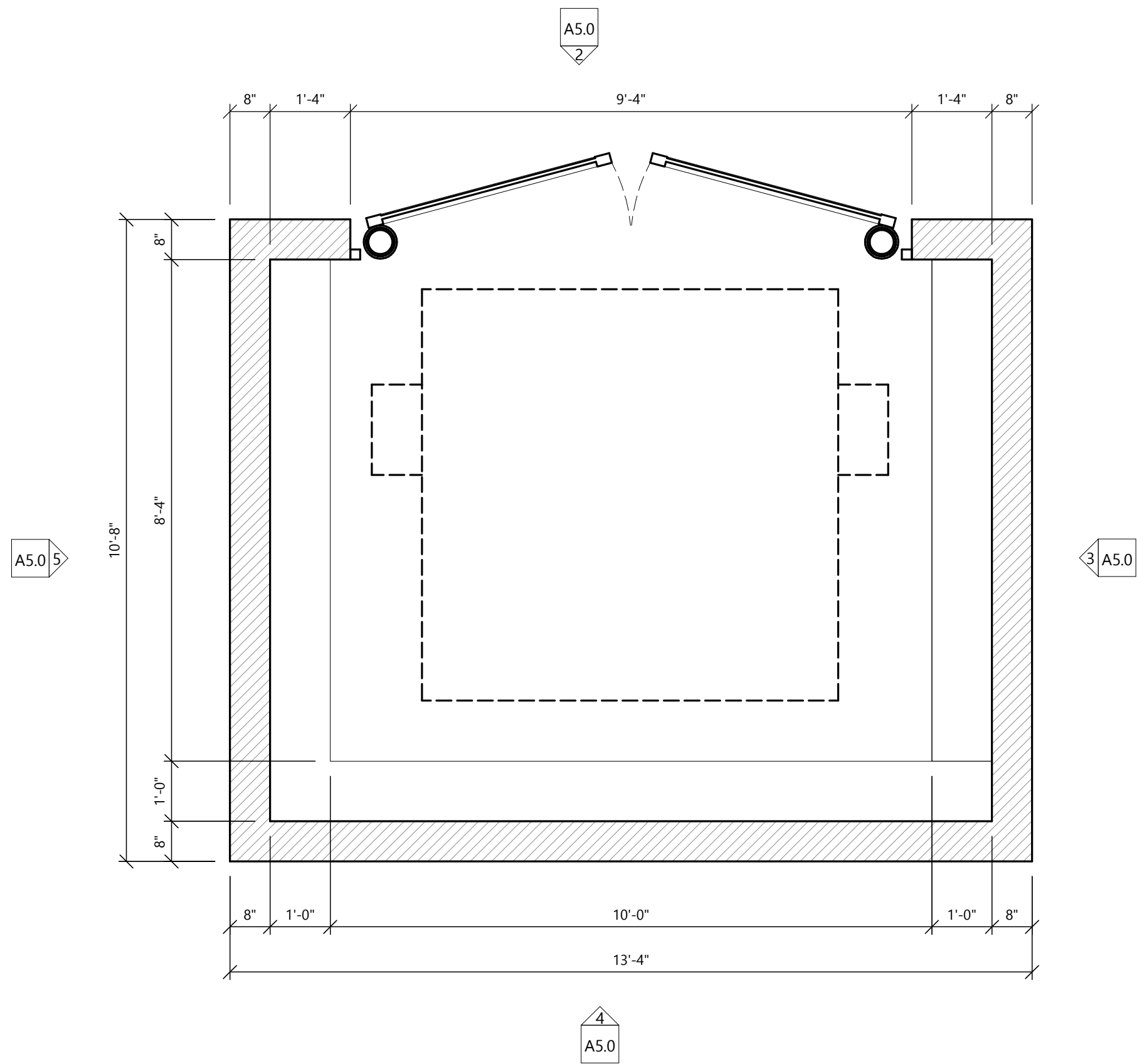
711 East 9th Street, Tucson, AZ 85719
Tucson, Arizona 85719
520.903.2232 phone
WWW.A23studios.com



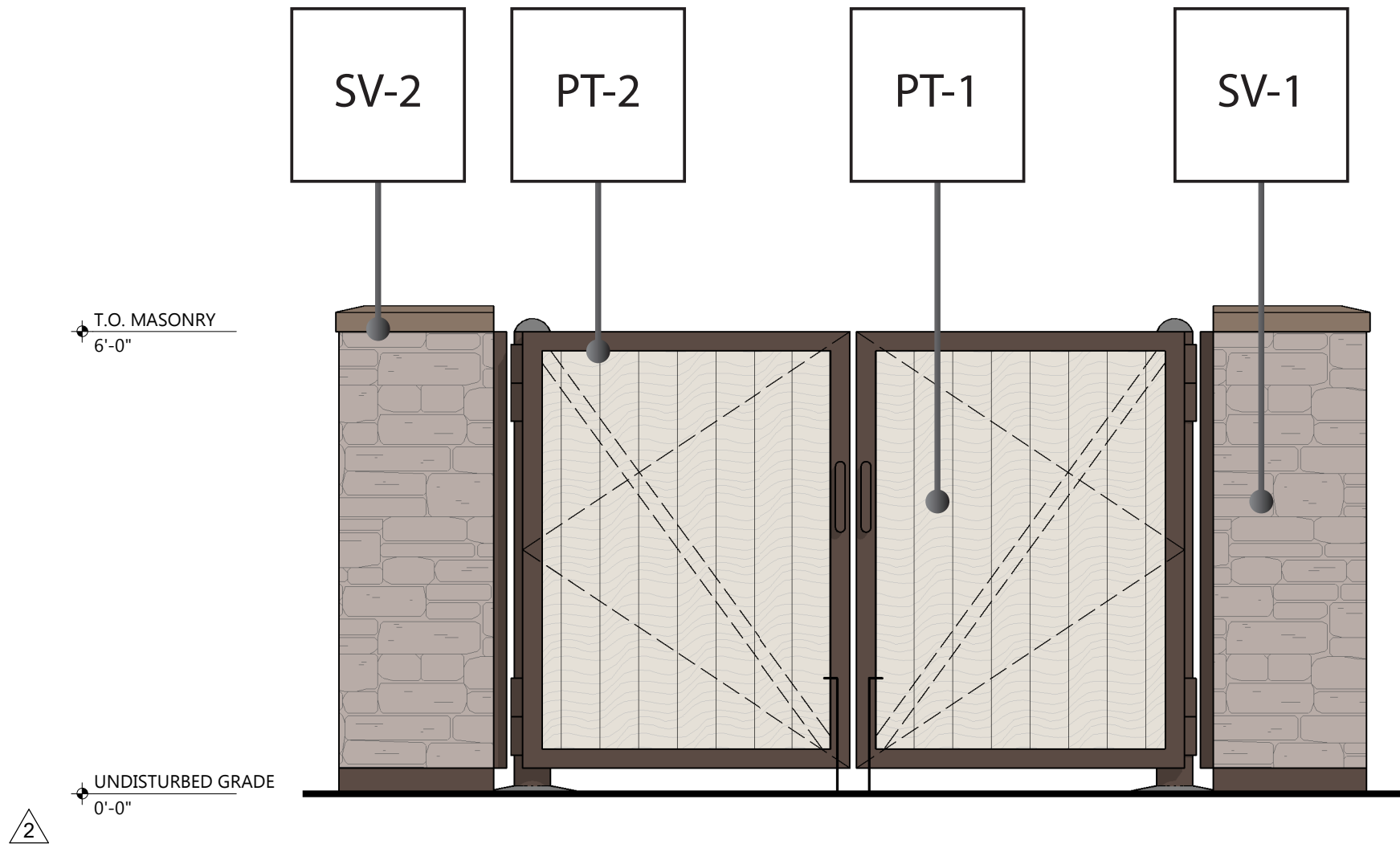
Project 24099
Date 04.04.2025
Scale Noted
Sheet

A4.0

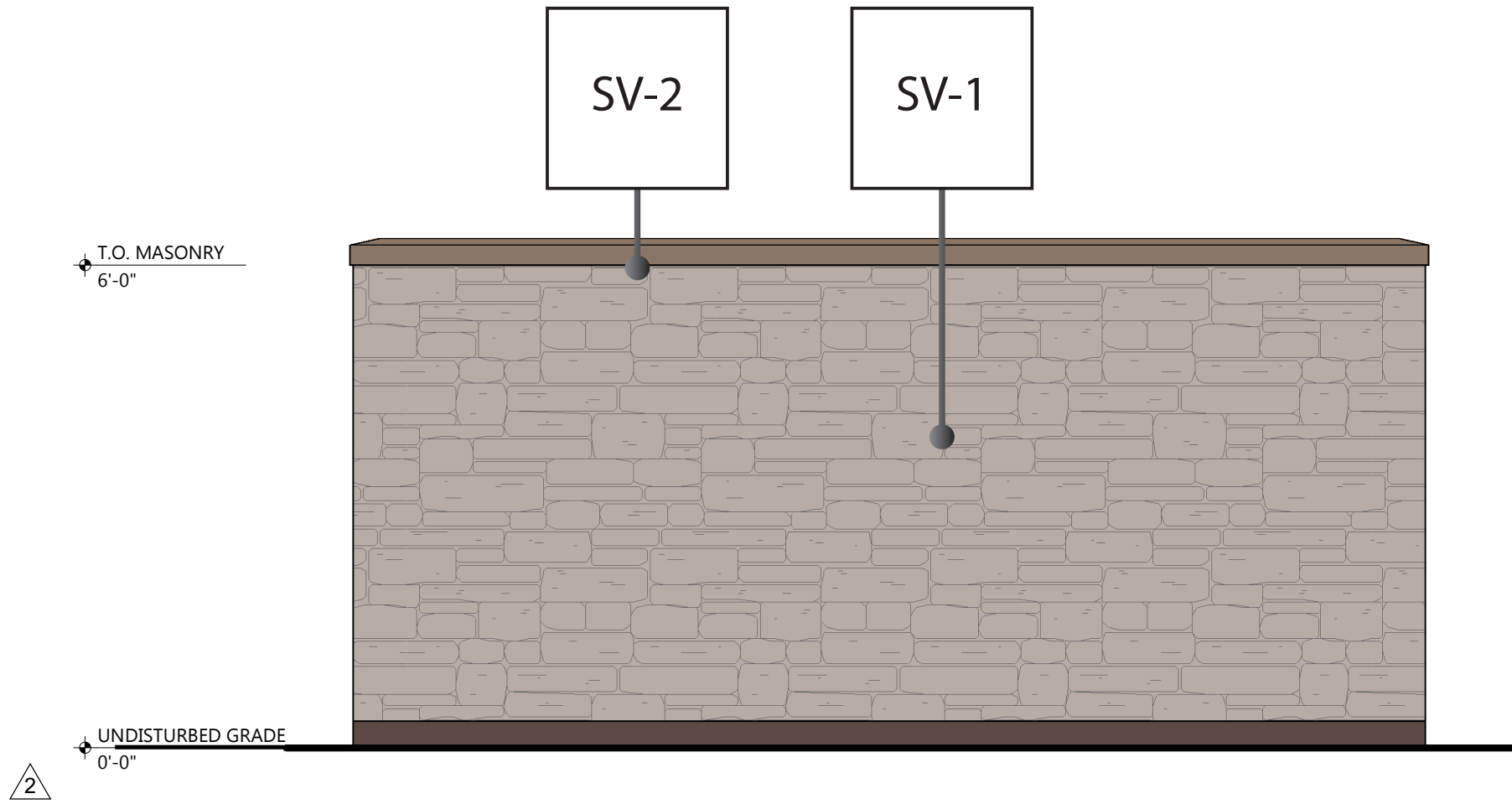
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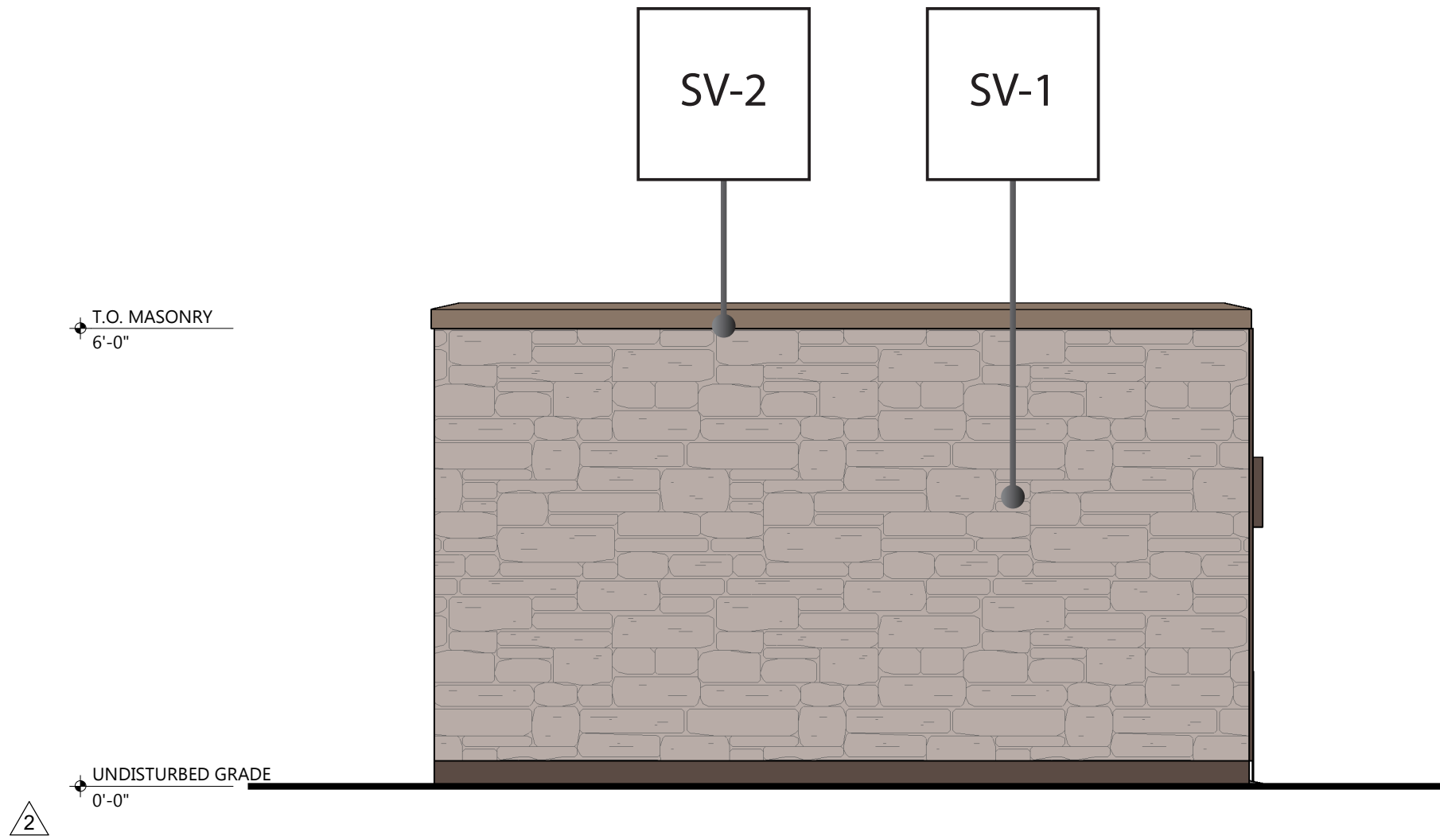
PLAN - DUMPSTER ENCLOSURE
SCALE: 1/2" = 1'-0"



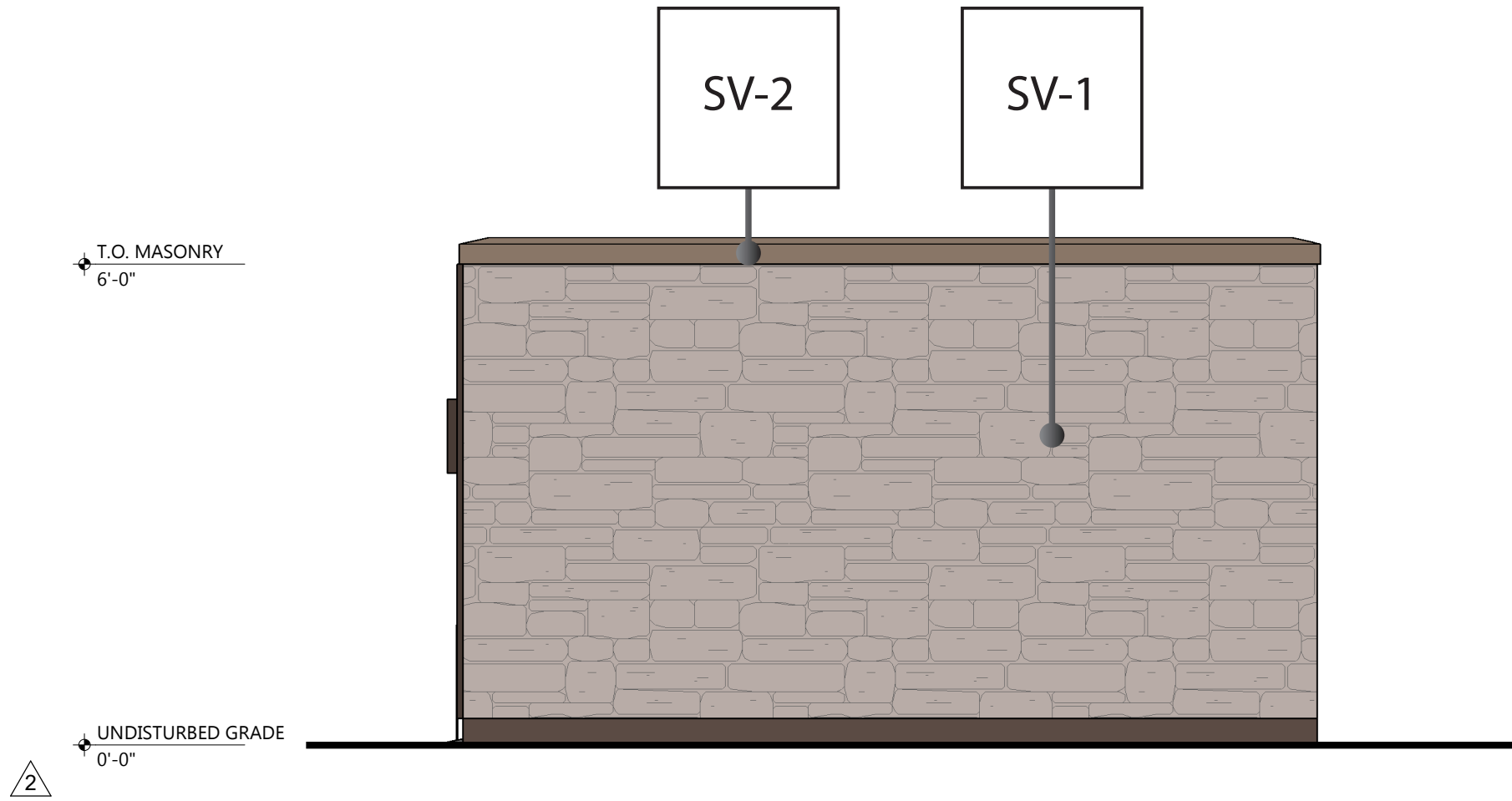
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ELEVATION - DOOR
SCALE: 1/2" = 1'-0"



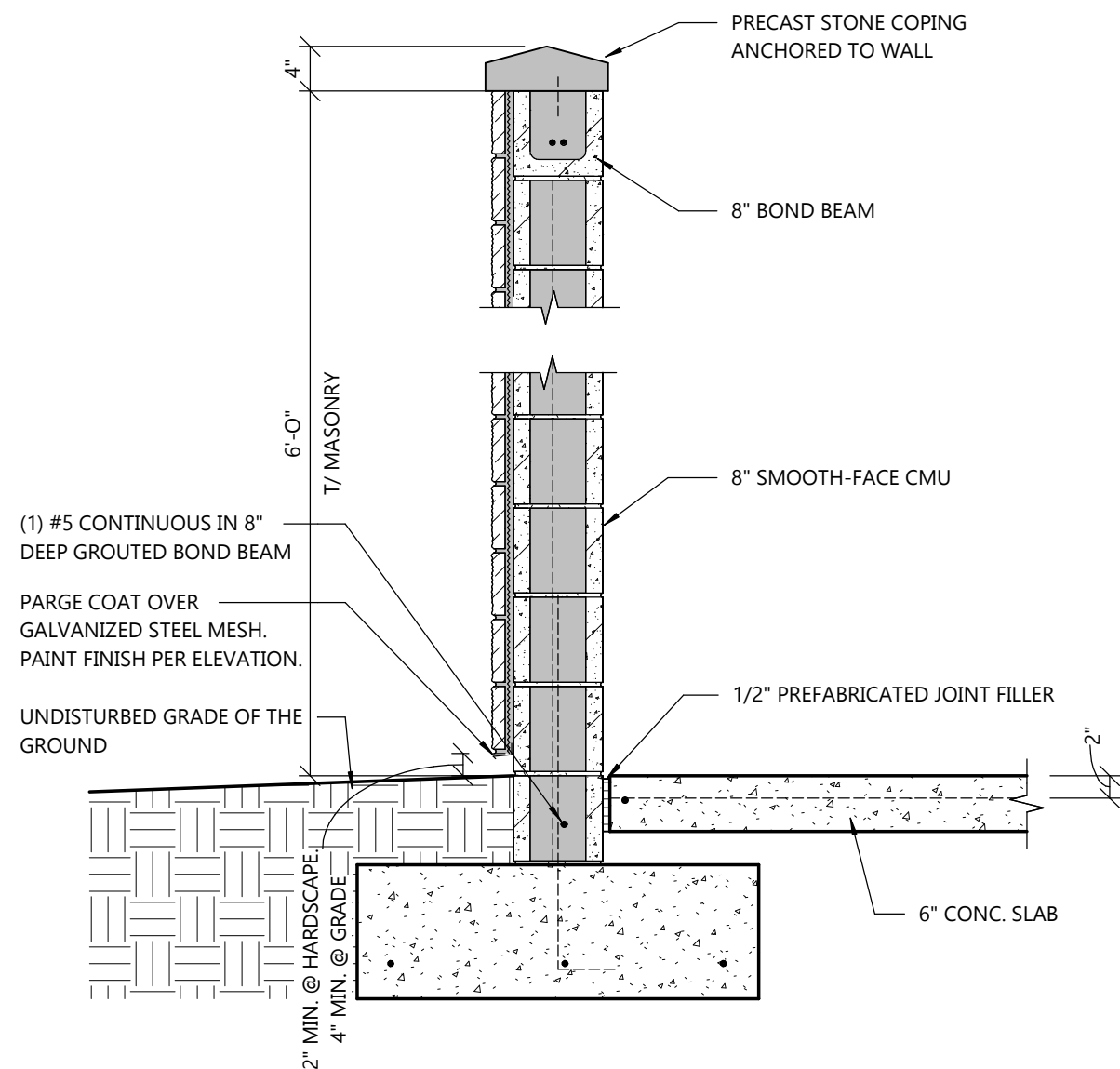
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ELEVATION - REAR
SCALE: 1/2" = 1'-0"



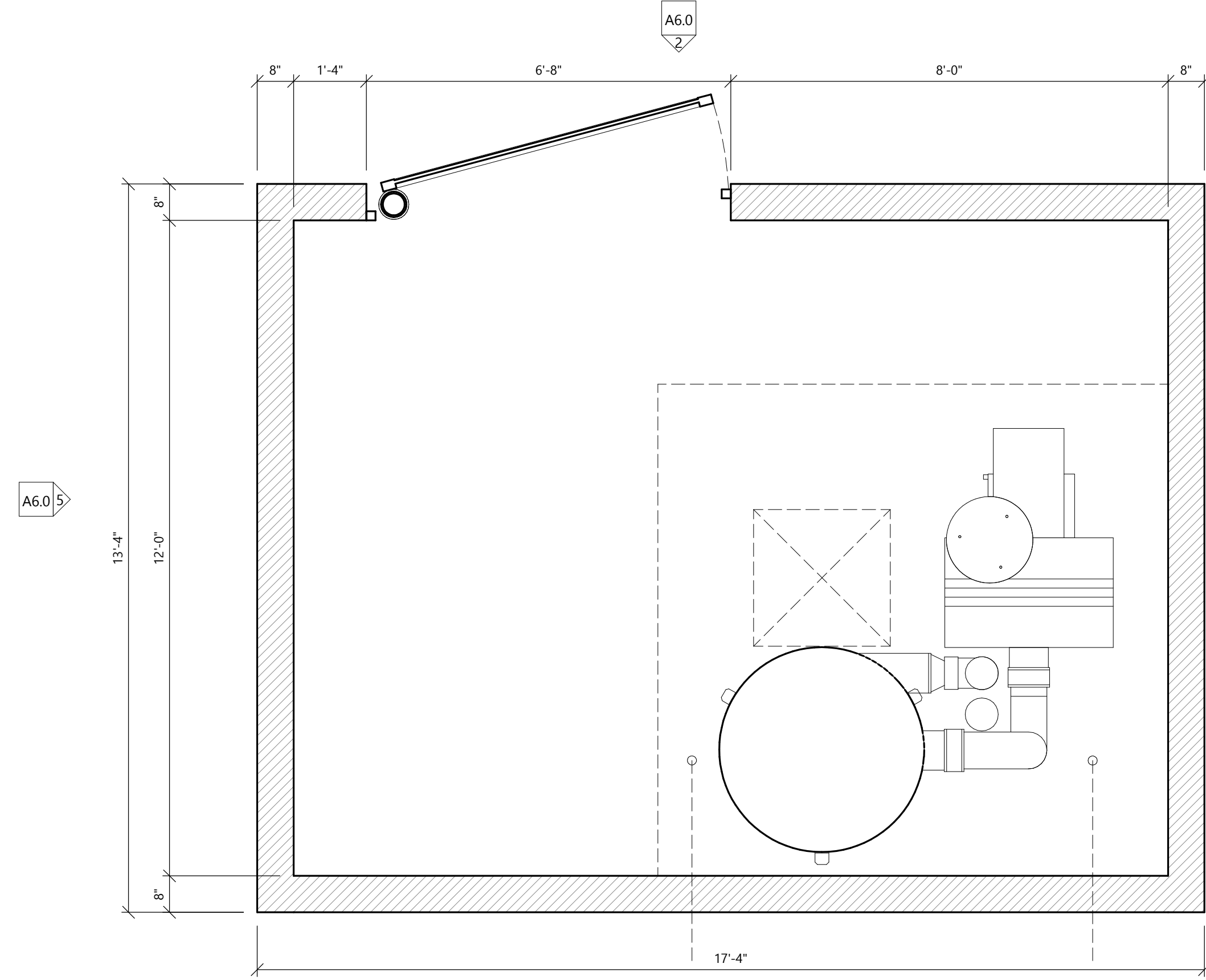
3
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ELEVATION - RIGHT
SCALE: 1/2" = 1'-0"



5
A5.0
ELEVATION - LEFT
SCALE: 1/2" = 1'-0"

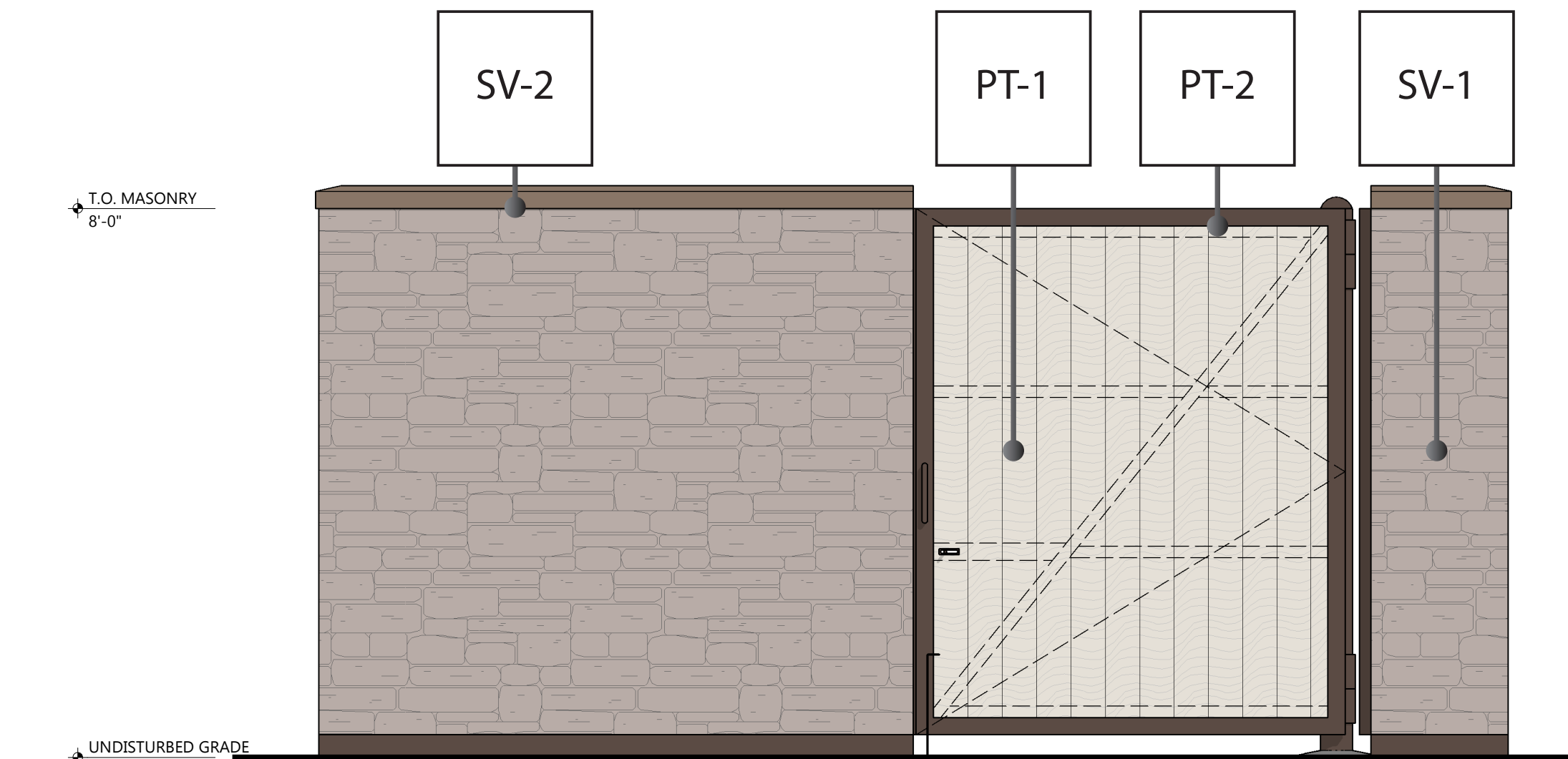


6
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WALL SECTION
SCALE: 3/4" = 1'-0"



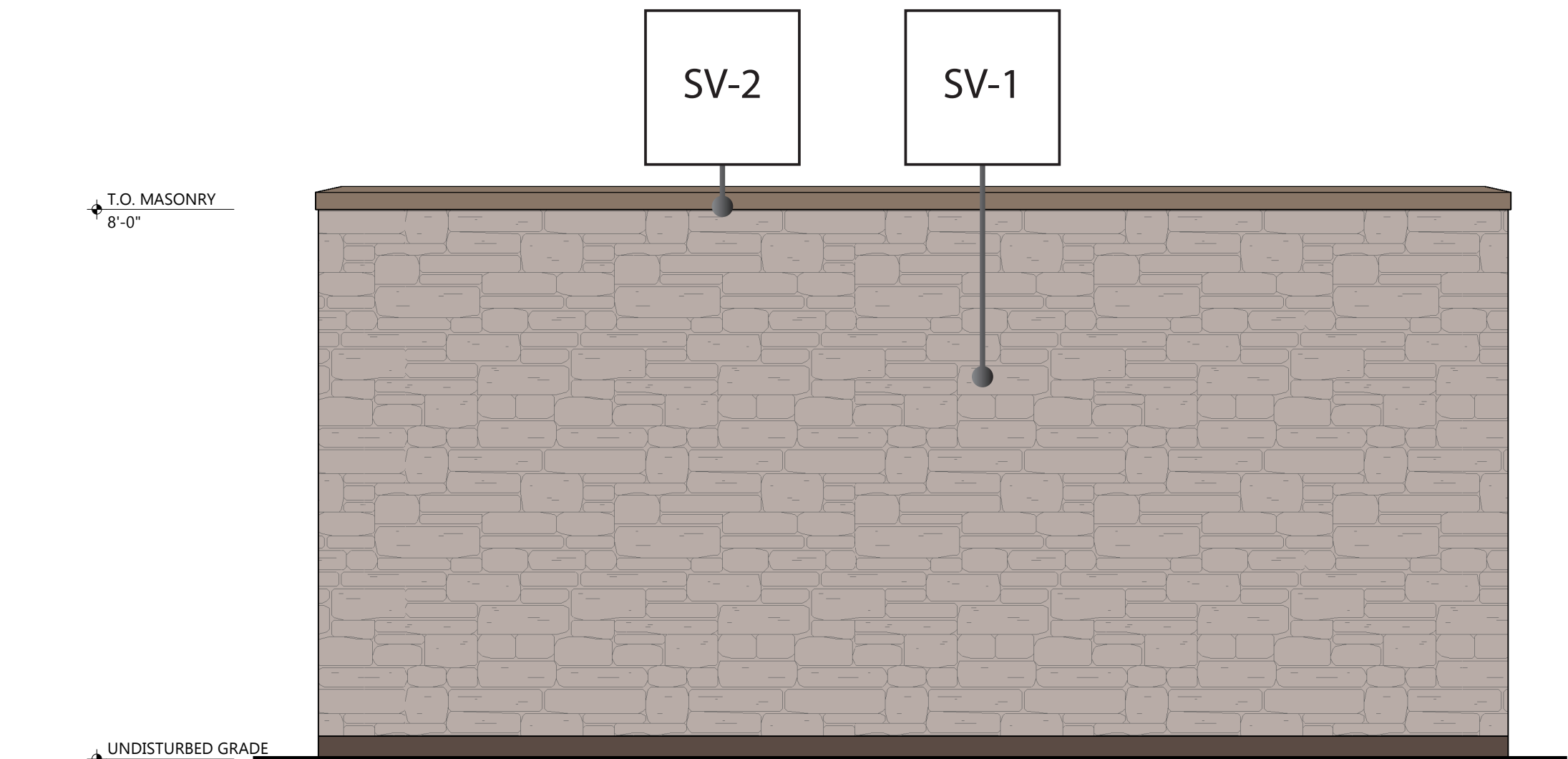
PLAN - VACUUM ENCLOSURE

SCALE: 1/2" = 1'-0"



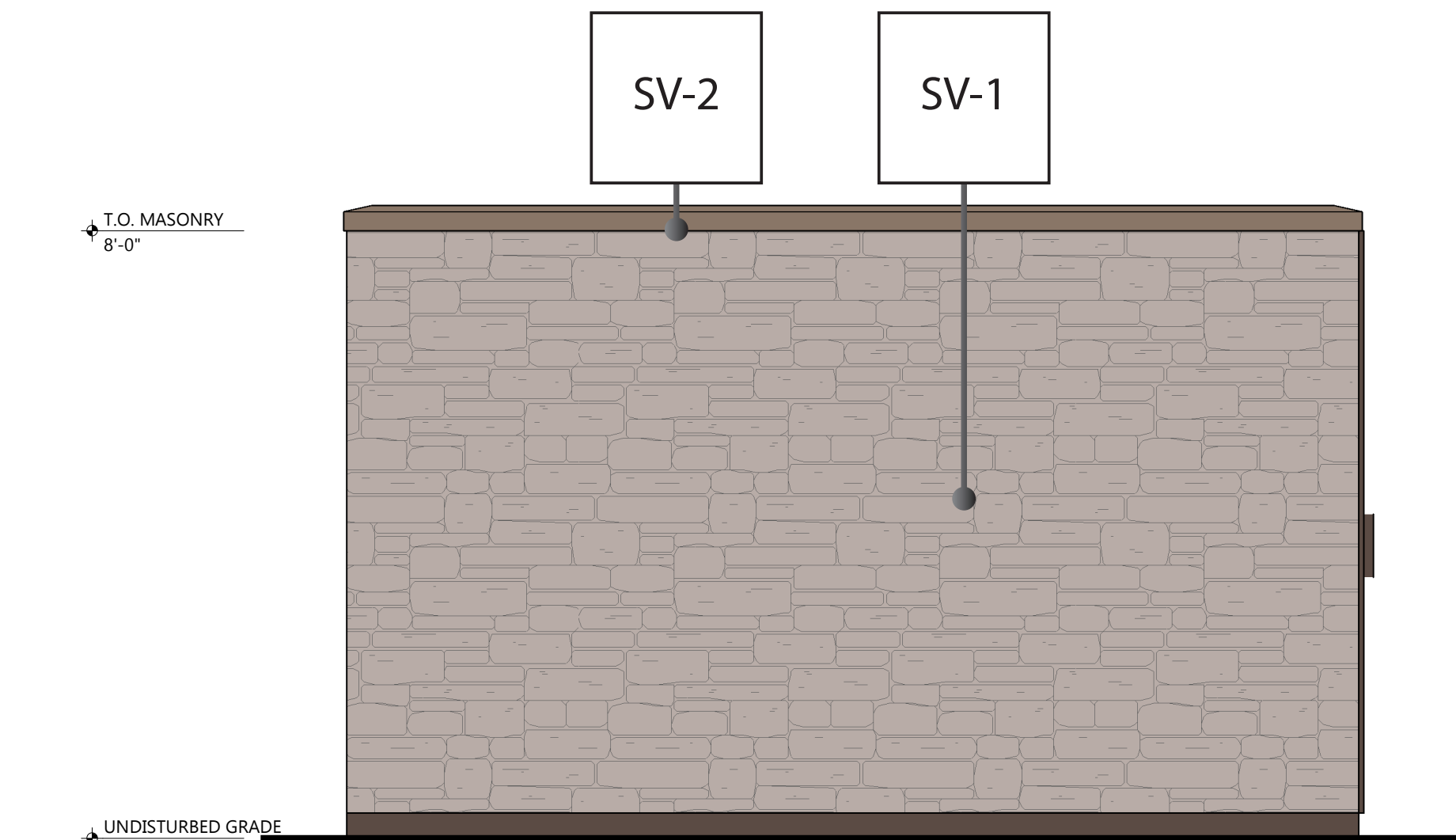
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SCALE: 1/2" = 1'-0"



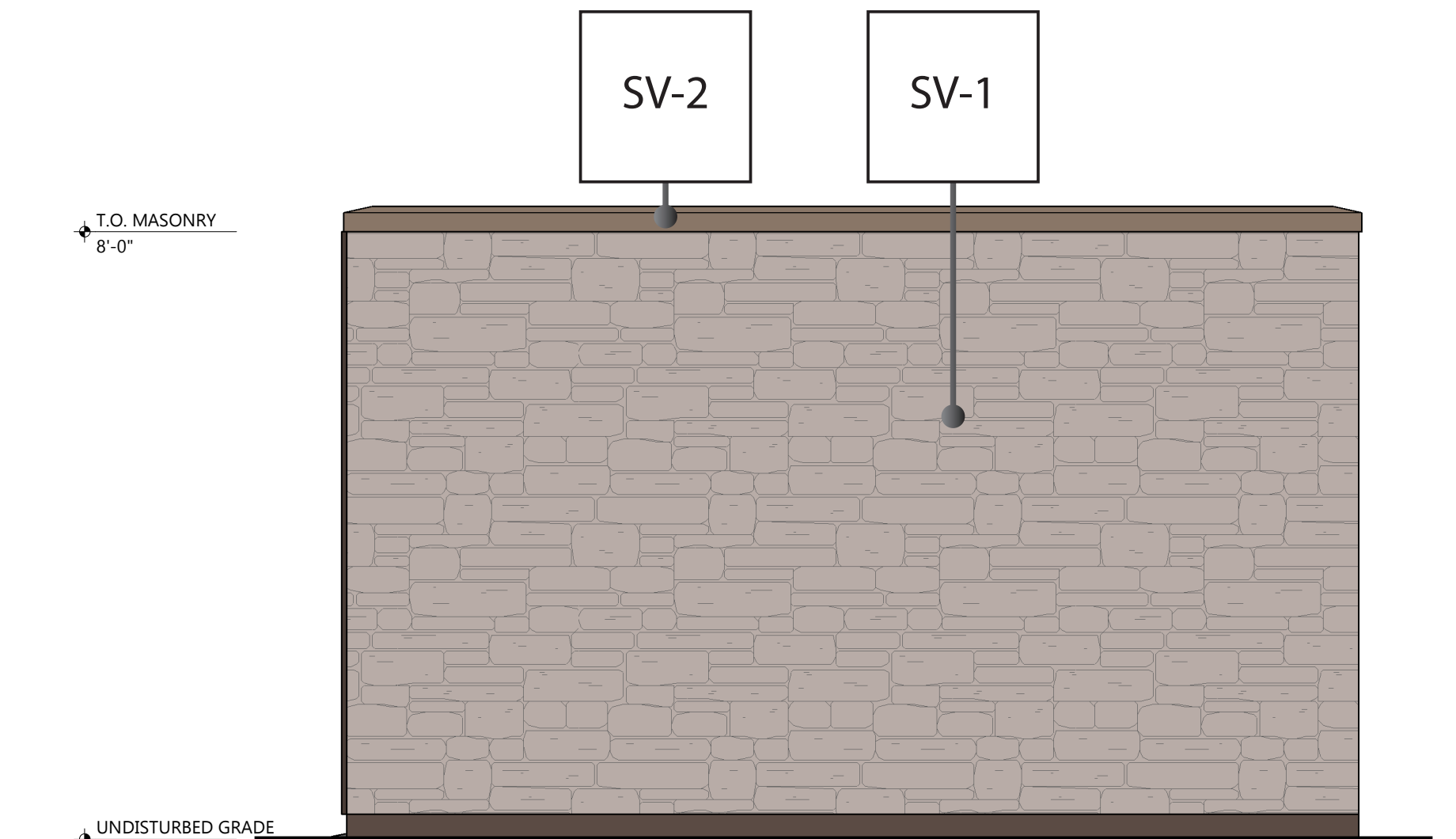
ELEVATION - REAR

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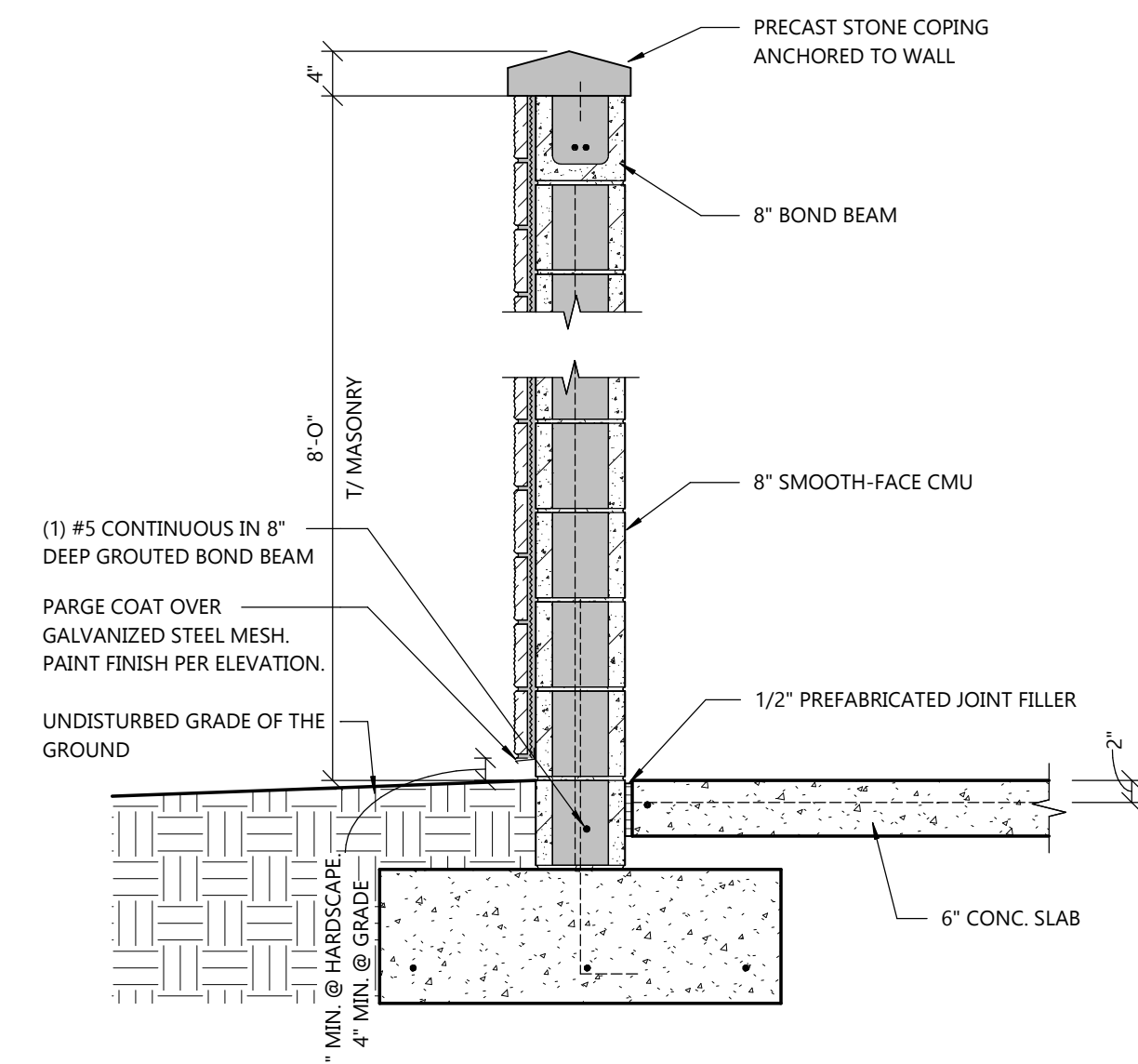
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SCALE: 1/2" = 1'-0"



ELEVATION - LEFT

SCALE: 1/2" = 1'-0"



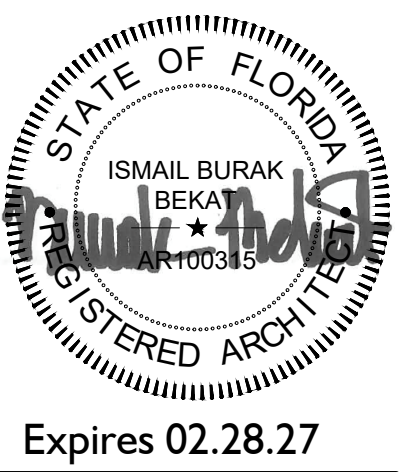
WALL SECTION

SCALE: 3/4" = 1'-0"

FINISH LEGEND

SV-1	STONE VENEER - ELDORADO / RIDGETOP18/ GRANITE SPIRE
SV-2	STONE SILL - ELDORADO / CHISELED EDGE WAINSCOT SILL / EARTH
EIFS	EXTERIOR INSULATION FINISHING SYSTEM

PT-1	EXTERIOR PAINT - SHERWIN-WILLIAMS / SUNBLEACHED SW 9585
PT-2	EXTERIOR PAINT - SHERWIN-WILLIAMS / CHATEAU BROWN SW 7510



Expires 02.28.27

Revisions

△ CITY COMMENT	04.08.2025
△ CITY COMMENT	07.29.2025

VACUUM ENCLOSURE

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484



Project 24099

Date 04.04.2025

Scale Noted

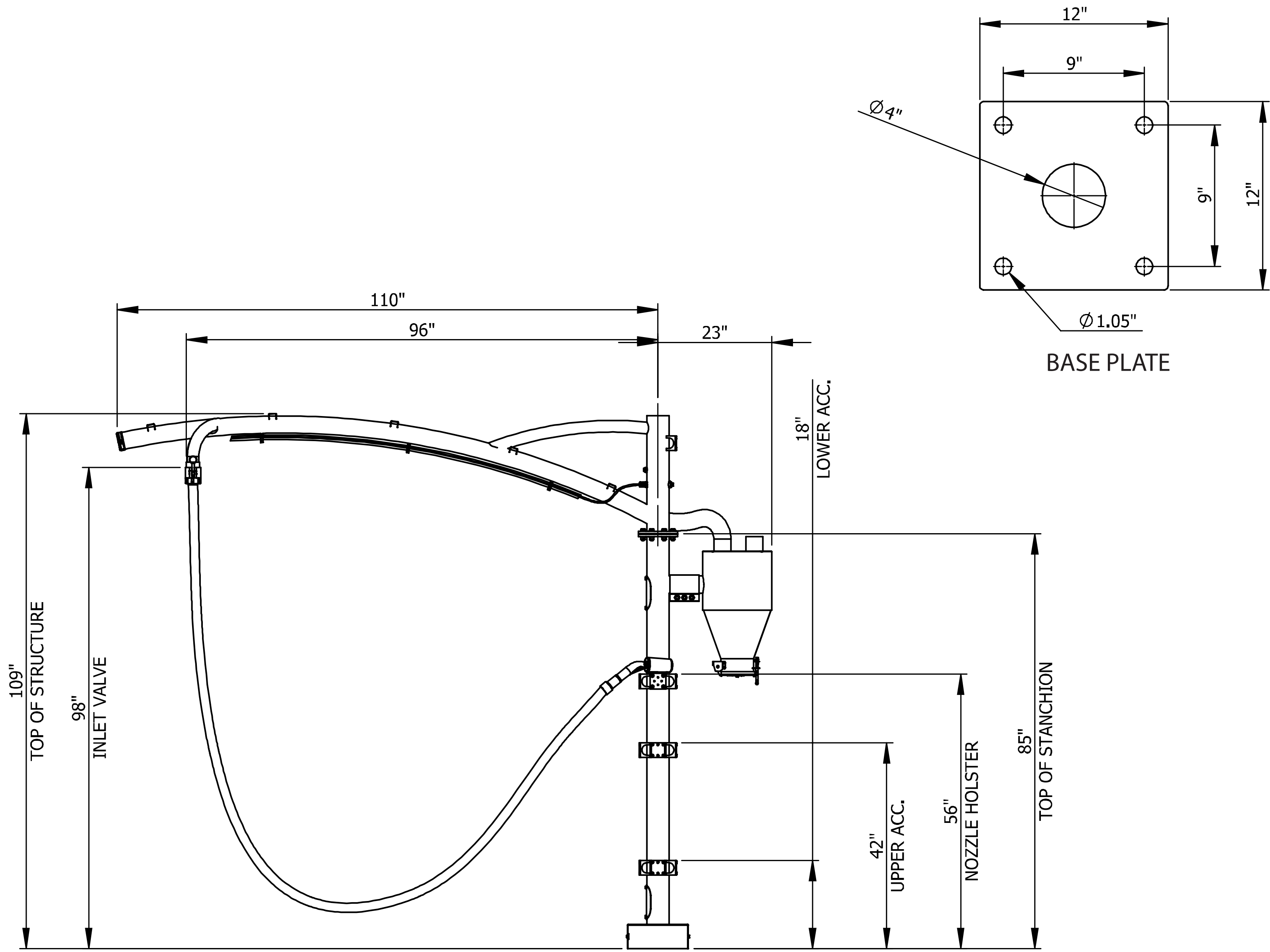
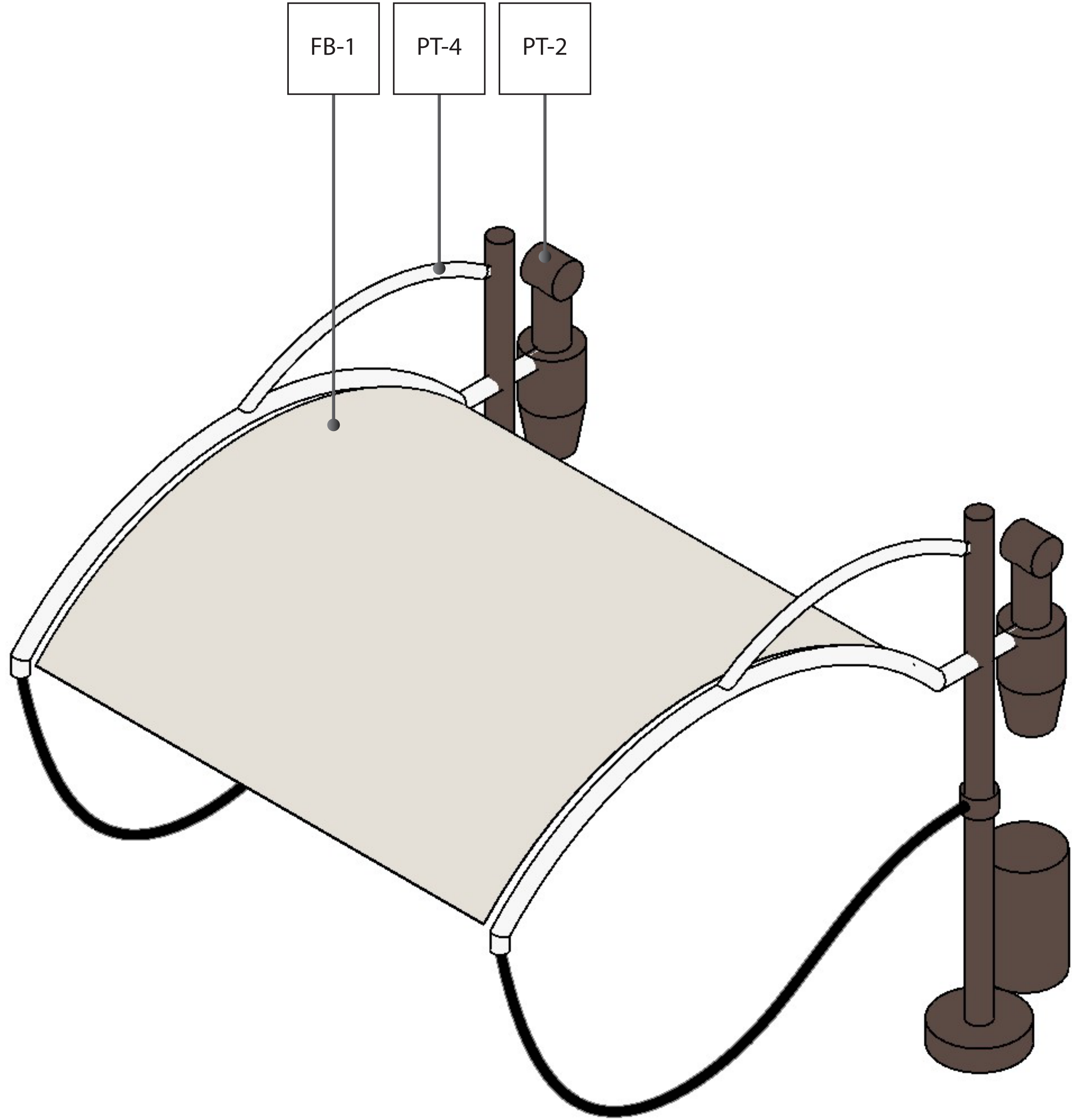
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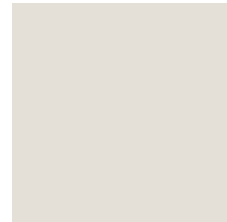
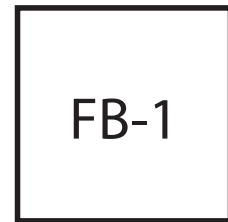
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CONTRACT.

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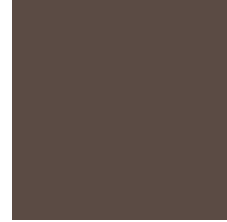
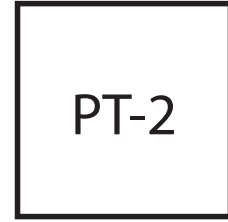
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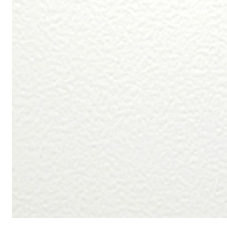
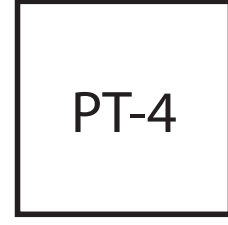
FINISH LEGEND



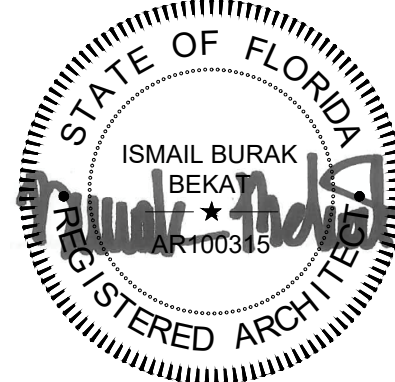
CANOPY FABRIC - COLOR TO
MATCH SHERWIN-WILLIAMS /
SUNBLEACHED SW 9585



EXTERIOR PAINT - SHERWIN-
WILLIAMS / CHATEAU BROWN
SW 7510



EXTERIOR PAINT - CARDINAL /
WHITE HAMMER WH260



Expires 02.28.27

Revisions

1 CITY COMMENT 09.15.2025

VACUUM
STATION

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484



711 East 9th Street, Tucson, AZ 85719
Tucson, Arizona 85719
520.903.2323 phone
WWW.a23studios.com

Project 24099

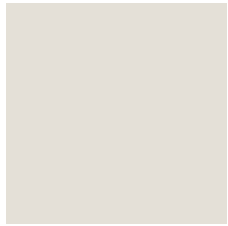
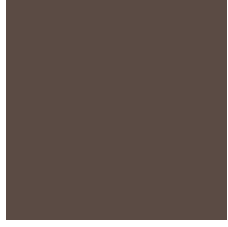
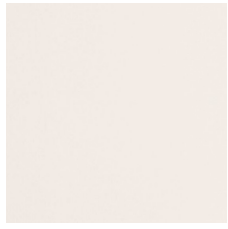
Date 04.04.2025

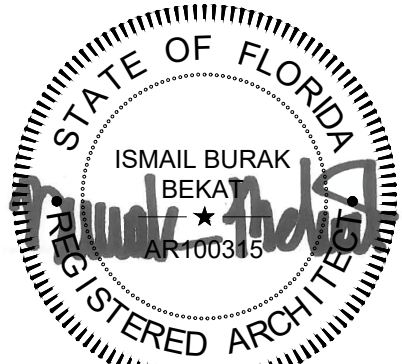
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A6.1

FINISH LEGEND

2 SV-1		STONE VENEER - ELDORADO / RIDGETOP18/ GRANITE SPIRE	2 PT-1		EXTERIOR PAINT - SHERWIN-WILLIAMS / SUNBLEACHED SW 9585
3 SV-2		STONE SILL - ELDORADO / CHISELED EDGE WAINSCOT SILL / EARTH	3 PT-2		EXTERIOR PAINT - SHERWIN-WILLIAMS / CHATEAU BROWN SW 7510
4 EIFS		EXTERIOR INSULATION FINISHING SYSTEM	4 PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / IBIS WHITE SW 7000



Expires 02.28.27

Revisions

1 △	CITY COMMENT	04.08.2025
2 △	CITY COMMENT	07.29.2025

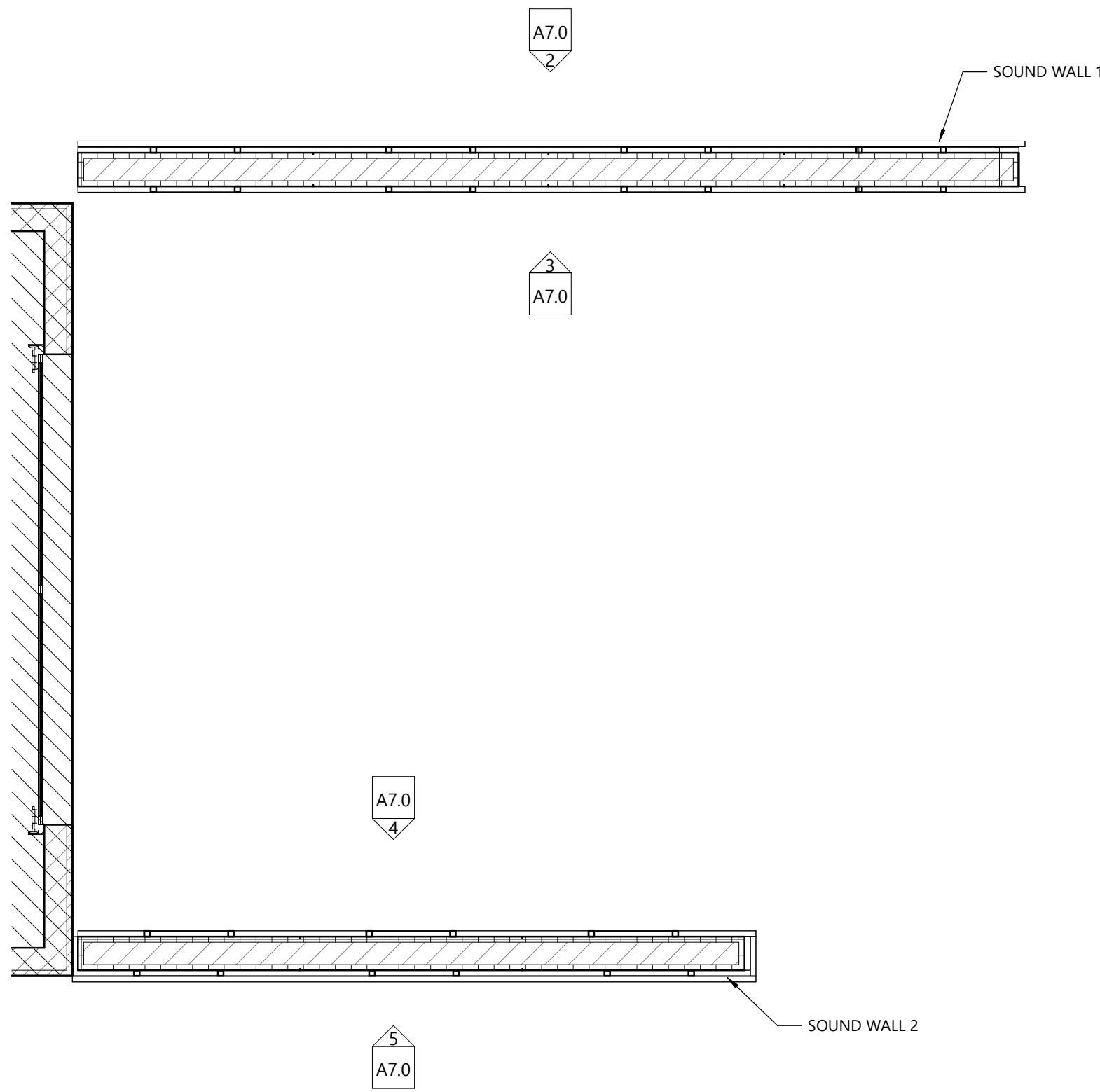
SOUND WALL

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484



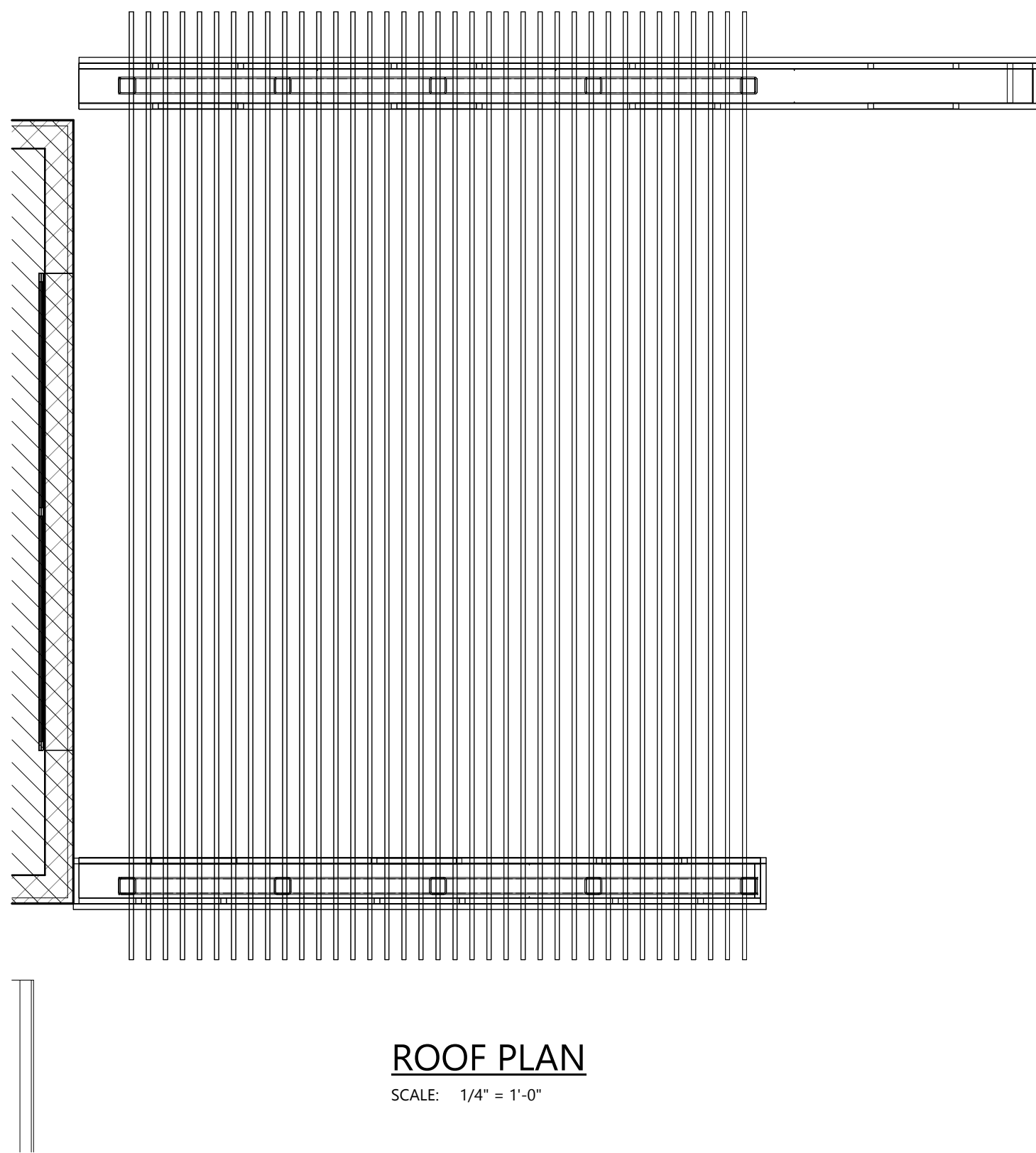
Project	24099
Date	04.04.2025
Scale	Noted
Sheet	

A7.0



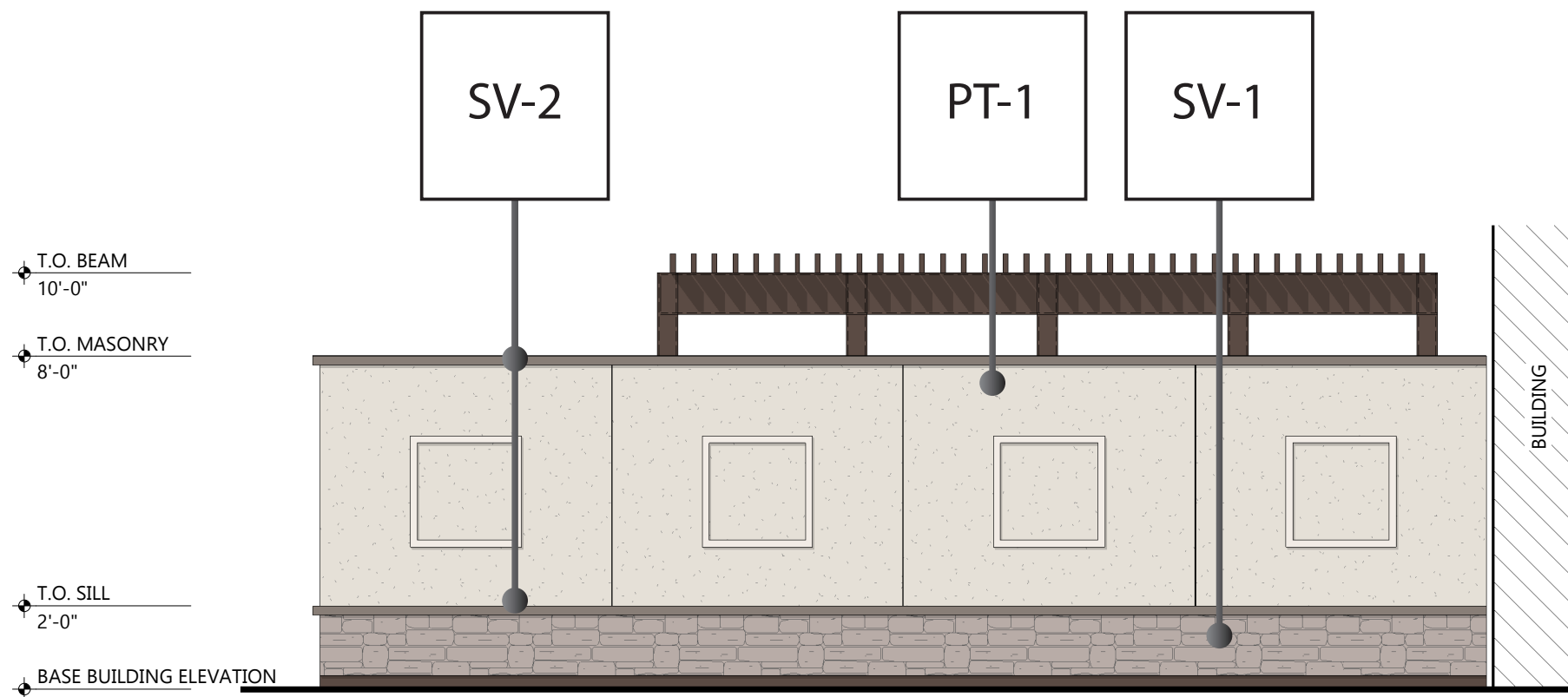
FLOOR PLAN

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



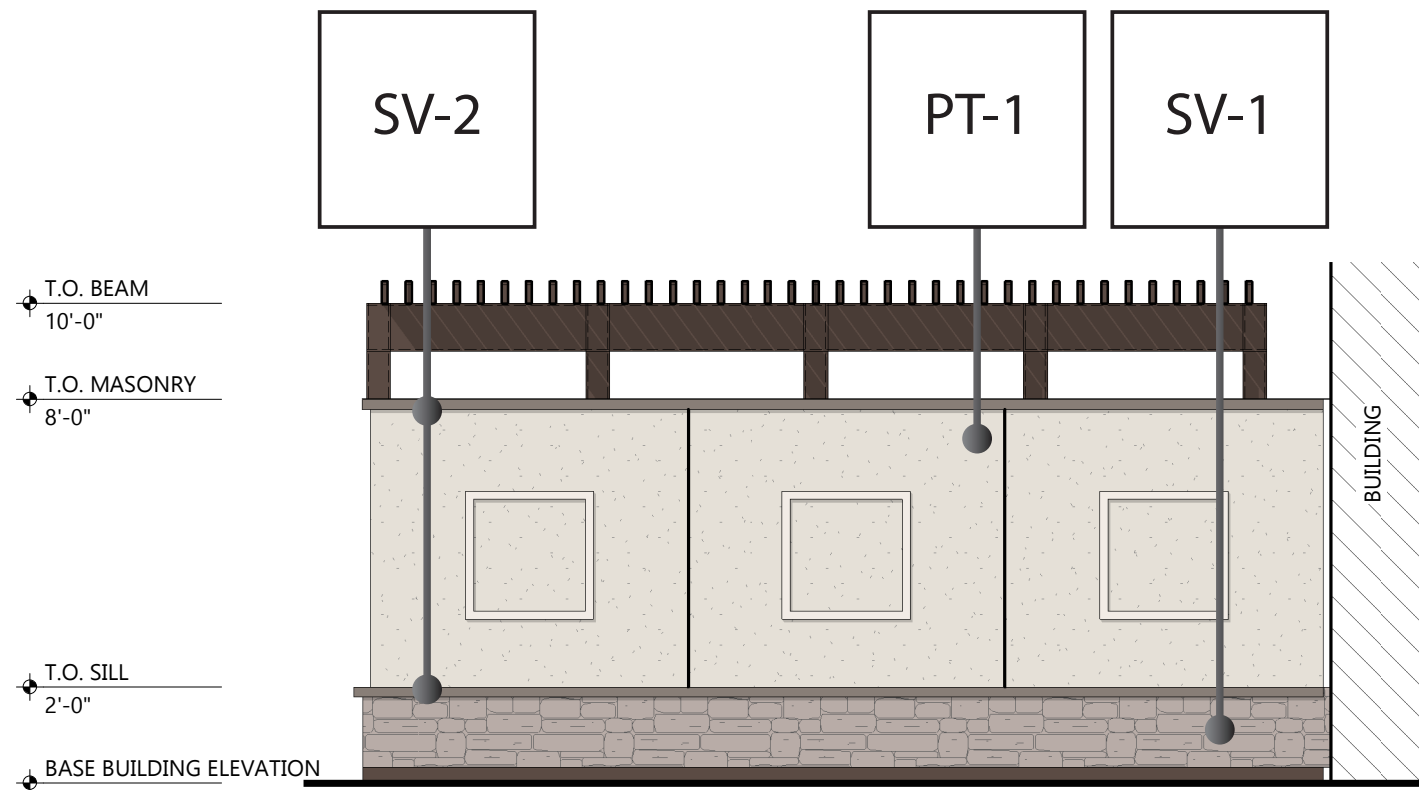
ROOF PLAN

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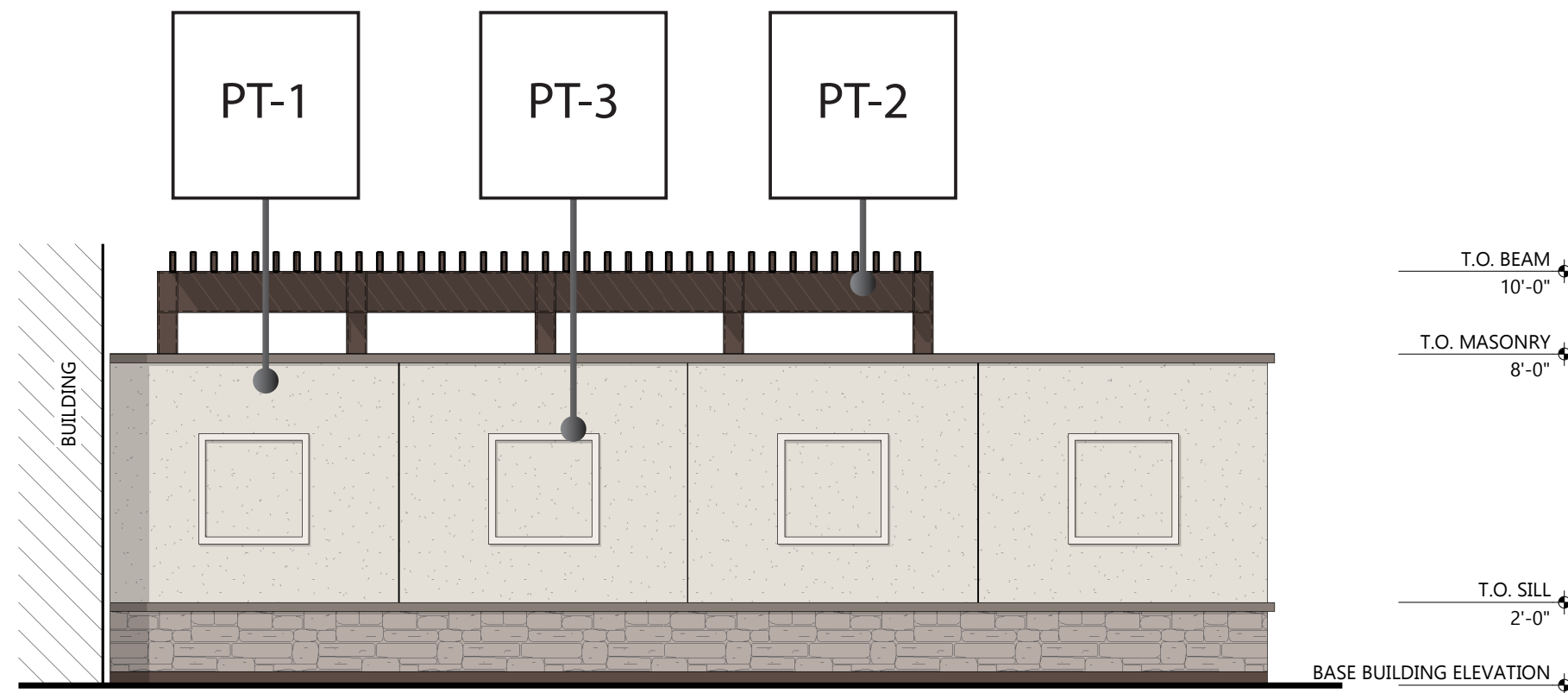
SOUND WALL 1 FRONT ELEVATION

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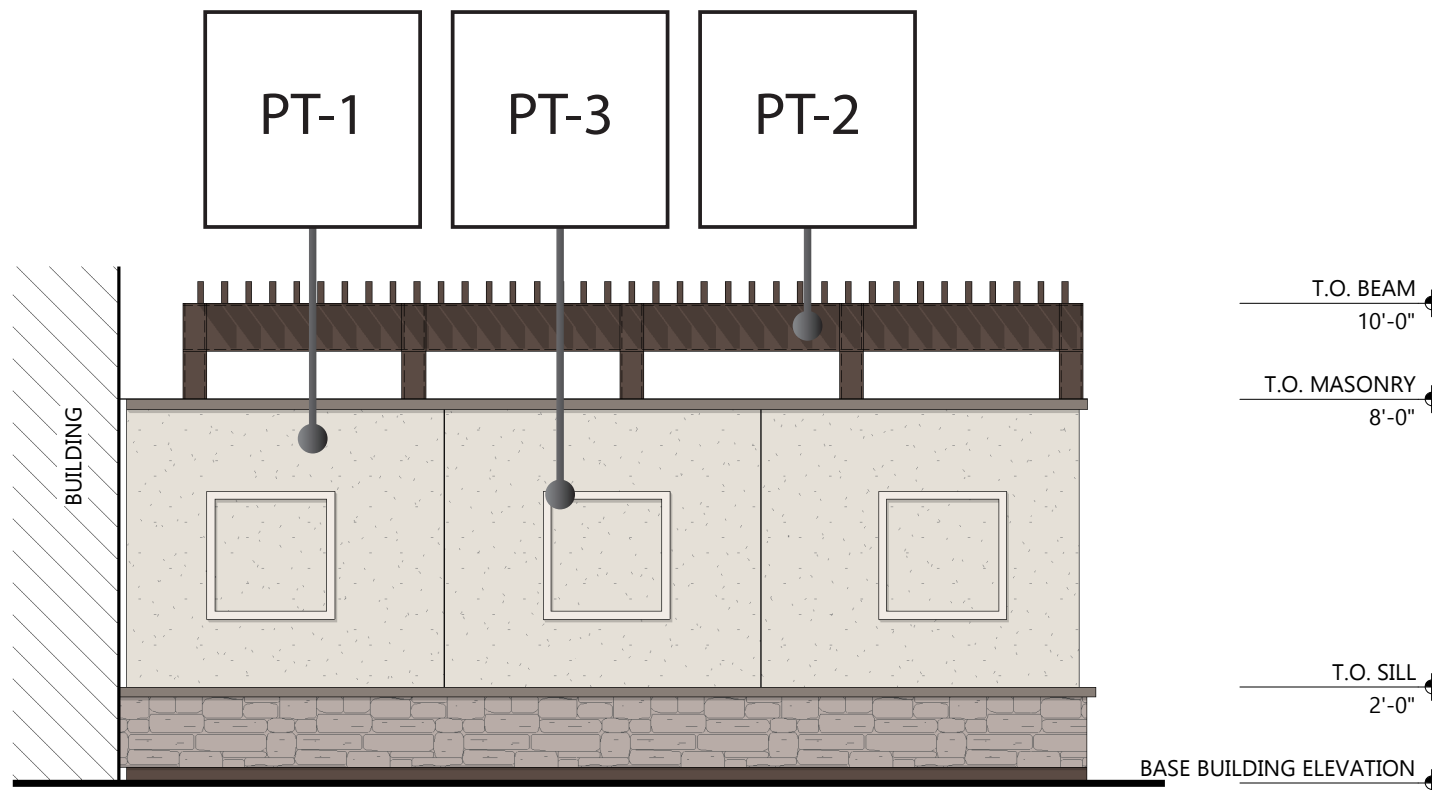
SOUND WALL 2 FRONT ELEVATION

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



SOUND WALL 1 REAR ELEVATION

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



SOUND WALL 2 REAR ELEVATION

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

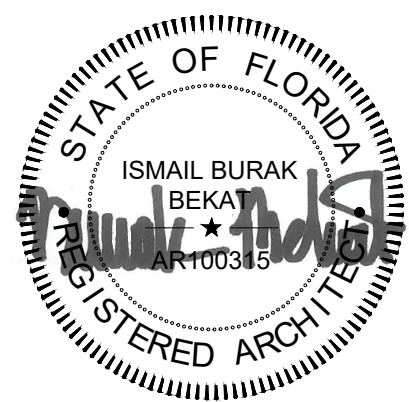
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CONTRACT.

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VIEW FROM NORTHEAST



Expires 02.28.27

Revisions

1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025
3	CITY COMMENT	09.15.2025

RENDERS

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484

711 East 9th Street, Tucson, AZ 85719
Tucson, Arizona 85719
520.903.2323 phone
www.a23studios.com



Project 24099

Date 04.04.2025

Scale Noted

Sheet





NORTHWEST BIRDEYE



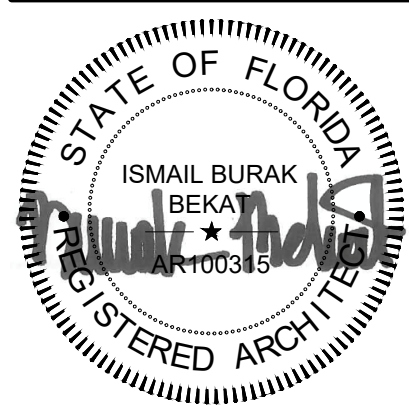
VIEW FROM ENTRY



VIEW FROM NORTHWEST



NORTHEAST BIRDEYE



Expires 02.28.27

Revisions		
1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025
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RENDERS

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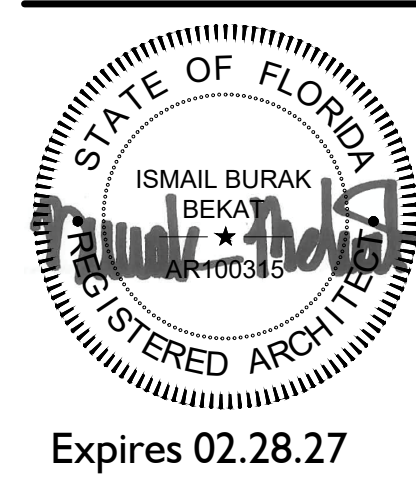
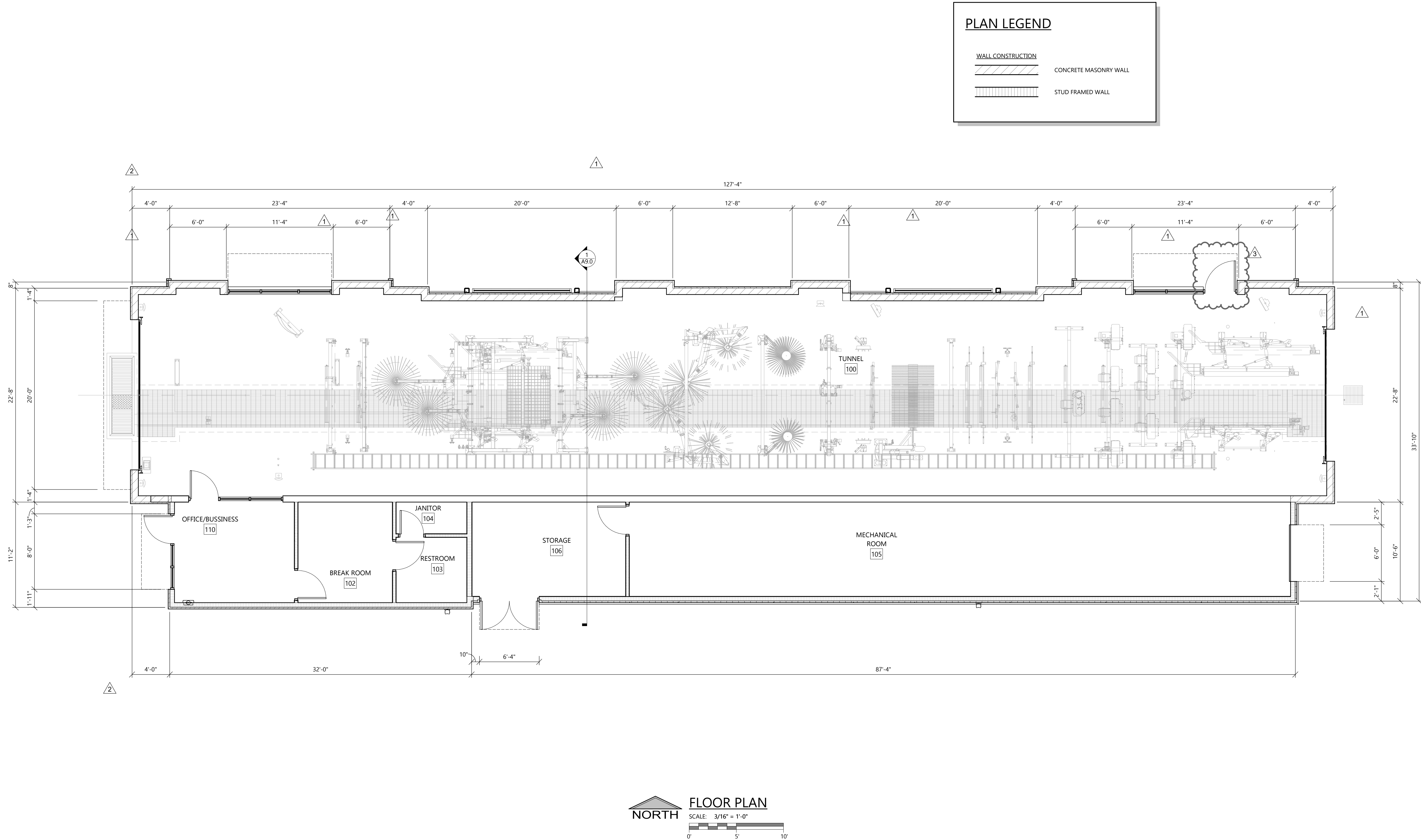
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Date	04.04.2025
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9/9/2025 4:03:21 PM



Revisions		
1	CITY COMMENT	04.08.2025
2	CITY COMMENT	07.29.2025
3	CITY COMMENT	09.15.2025

FLOOR PLAN

Conklin Car Wash
14145 S. Military Trail.
Delray, FL 33484

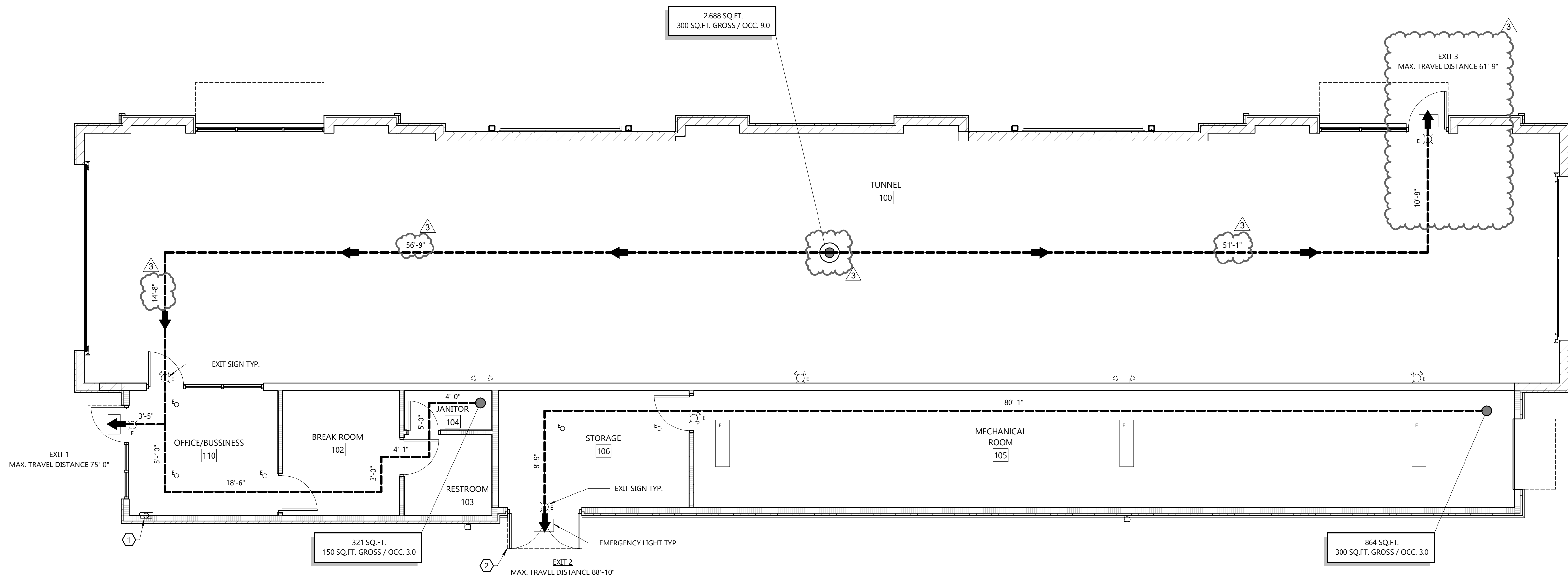


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Date	04.04.2025
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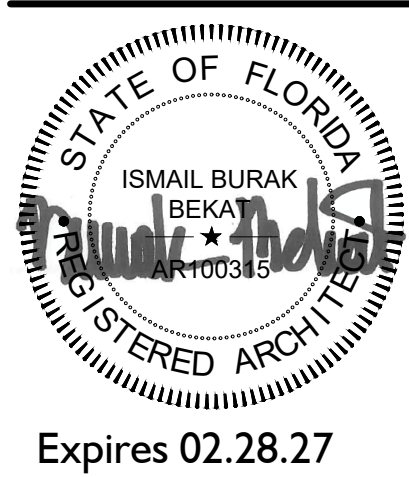
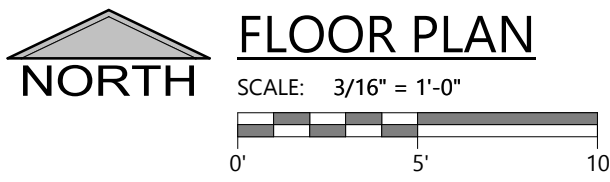
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- LIFE SAFETY PLAN KEYNOTES**
- ⊠ MATERIAL TAG (LETTERED KEYNOTE)
• SEE A5 SHEETS
 - ⬡ FIRE EXTINGUISHER, CABINET
• SEE RESPONSIBILITY MATRIX A0.2
 - Ⓜ PROVIDE PANIC HARDWARE FOR EGRESS DOORS.
• SEE DOOR HARDWARE SETS A8.0



Revisions		
Ⓜ	CITY COMMENT	07.29.2025
Ⓜ	CITY COMMENT	09.15.2025

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Delray, FL 33484

**LIFE SAFETY
PLAN**

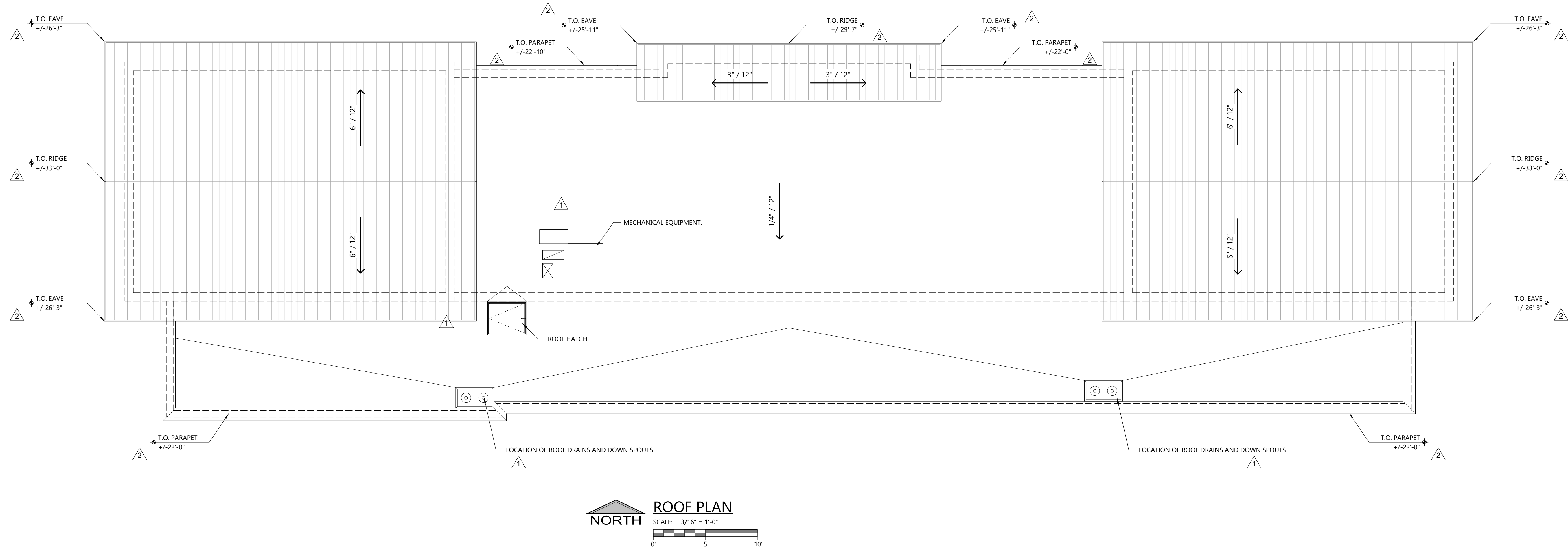


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Date	04.04.2025
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Ⓜ **A1.1**

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Revisions		
△	CITY COMMENT	04.08.2025
△	CITY COMMENT	07.29.2025

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ROOF PLAN

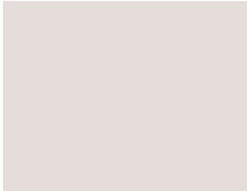
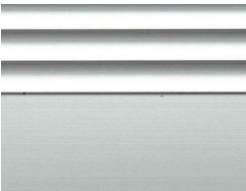
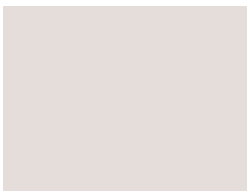
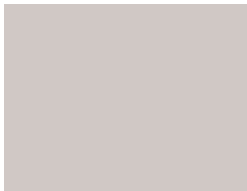
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A2.0

BUILDING MATERIALS AND COLOR SAMPLE FORM

NOTE THE TYPE OF MATERIAL AND COLOR SPECIFICATION PROPOSED
INCLUDING TYPES OF FINISHES. CAN ATTACH IMAGES OR PHOTOS OF MATERIALS.

ATTACH PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER

ROOF	WALLS
STANDING SEAM METAL ROOF COLOR: SHERWIN WILLIAMS - CHATEAU BROWN SW 7510 	EIFS COLOR: SHERWIN WILLIAMS - SUNBLEACHED SW 9585 
FASCIA	TRIM/OTHER
PRE-FINISHED CONCEALED FASTENER METAL FASCIA COLOR: TO MATCH ROOF 	EIFS COLOR: SHERWIN WILLIAMS - IBIS WHITE SW 7000 
WINDOWS	SHUTTERS/AWNINGS
THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR ANODIZED AC-1 	PRE-ENGINEERED ALUMINUM AWNING COLOR: SHERWIN WILLIAMS - IBIS WHITE SW 7000 
RAILINGS	FENCE WALLS
N/A	METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM COLOR: COLOR TO MATCH SW 6274 
COLUMNS	OTHER
N/A	STONE 1: ELDORADO COLOR: REDGETOP 18/ GRANITE SPIRE STONE 2: ELDORADO COLOR: CHISELED EDGE WAINSCOT SILL / EARTH 