SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Delray Bungalows Restaurant

Meeting	File No.	Application Type
May 27, 2026	2023-018-SPF-SPR	Level 2 Site Plan with Landscape Waiver and Determination of Adequacy

Property Owner	Authorized Agent
25 SE 3rd Avenue, LLC	Joseph A. Ruiz

Request

Consideration of a Level 2 Site Plan application for the adaptive reuse of an existing two-story structure into a restaurant with a covered outdoor dining area, known as *The Bungalows Restaurant*, located at 25-27 SE 3rd Avenue, including Architectural Elevations, a Landscape Plan, an associated landscape waiver to the required five-foot perimeter landscape strip, and a Determination of Adequacy for loading.

Site Data & Information

Location: 25-27 SE 3rd Avenue

PCN: 12-43-46-16-01-093-0360, 12-43-46-16-01-093-0340 and 12-43-46-16-01-093-0072

Property Size: 0.208 acres (9,043 square-foot)

Land Use: Commercial Core (CC)

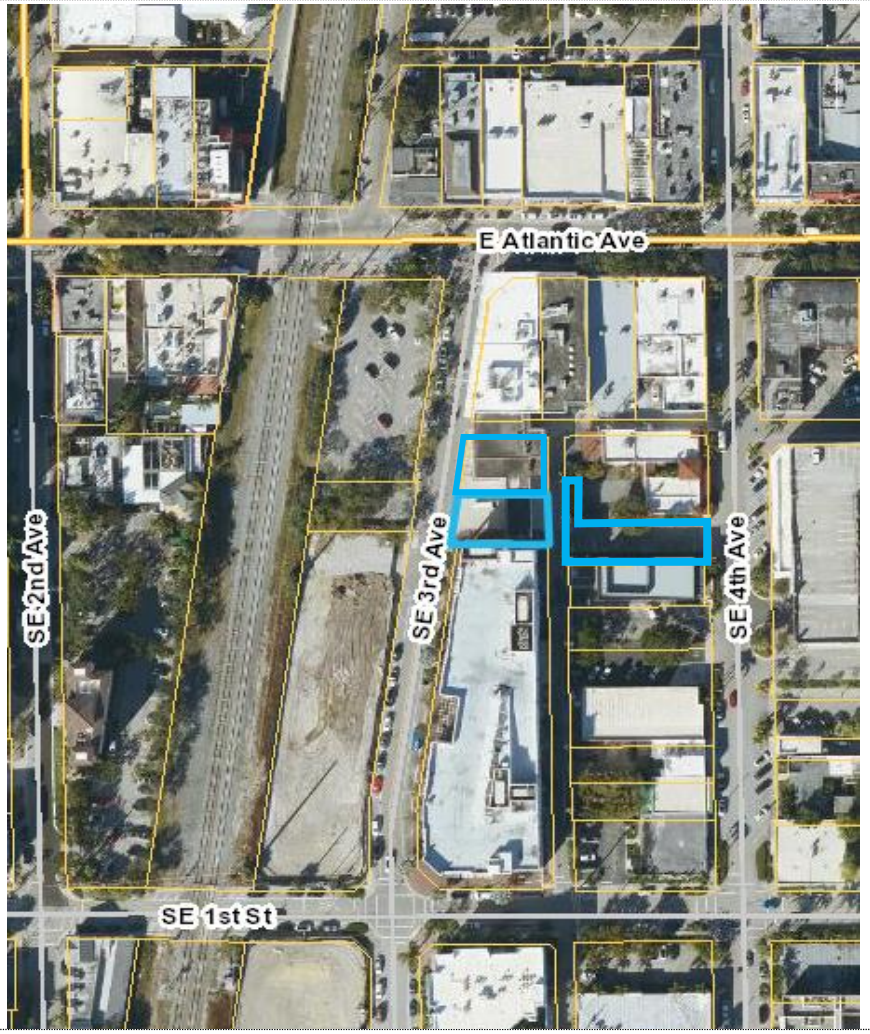
Zoning: Central Business District (CBD) – Central Core and Railroad Corridor Sub-districts

Adjacent Zoning:
- **North:** CBD – Railroad Corridor
- **South:** CBD – Central Core Sub-district
- **East:** CBD – Central Core and Railroad Corridor
- **West:** CBD – Central Core and Railroad Corridor

Existing Use: Drive-thru Bank (vacant)

Proposed Use: Restaurant

Floor Area Ratio:
- **Existing:** 0.93
- **Proposed:** 0.93
- **Maximum Allowed:** 3.0



Project Planner:
Alexia Howald, Senior Planner
Susana Rodrigues, Senior Planner

Background Information

The subject properties, located at 25–27 SE 3rd Avenue, are situated within the Downtown area immediately south of East Atlantic Avenue. The site is located within the Central Business District (CBD), Central Core Sub-district, and encompasses approximately 0.208 acres. It consists of two improved parcels with an existing two-story, 8,379-square-foot drive-thru bank, as well as a third parcel bisected by an alley that provides access to associated surface parking.

The original construction of the building dates to approximately 1966 as an expansion to the existing financial institution located at 302 E. Atlantic Avenue. Historic records indicate that in 1959, First National Bank obtained approval to construct an overpass across the alley within Block 93, extending from Lot 1 to Lot 36, to facilitate the establishment of drive-in teller services within the former Stanley-Dankert building. In 1963, a subsequent building permit was approved for the addition of a second story above the ground floor.

In 2022, the applicant submitted a Class V Site Plan (Level 2) application proposing the adaptive reuse of the vacant drive-thru bank for conversion to a 10,811-square-foot restaurant with outdoor seating. Subsequently, a parking in-lieu request was submitted in April 2025 to address the additional parking demand generated by the proposed change of use and expansion. On June 17, 2025, the City Commission approved the request via **Resolution No. 109-25,** authorizing a payment of $780,000 in-lieu of the 26 parking spaces to satisfy the minimum parking requirements. The required In-Lieu of Parking Fee Agreement will be executed subsequent to the approval of the Site Plan application.

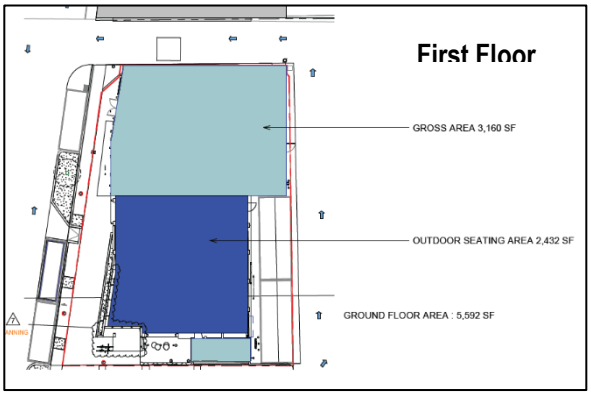
The project site is also located within both the Community Redevelopment Area (CRA) and the Downtown Development Authority (DDA) district. On May 19, 2025, the DDA reviewed the proposal and recommended approval, noting that the proposed change of use represents a beneficial enhancement to both the building and the surrounding area.

These prior approvals, combined with the site's existing physical constraints and its established urban context, provide the regulatory and design framework for the current Level 2 Site Plan application under review.

Project Description

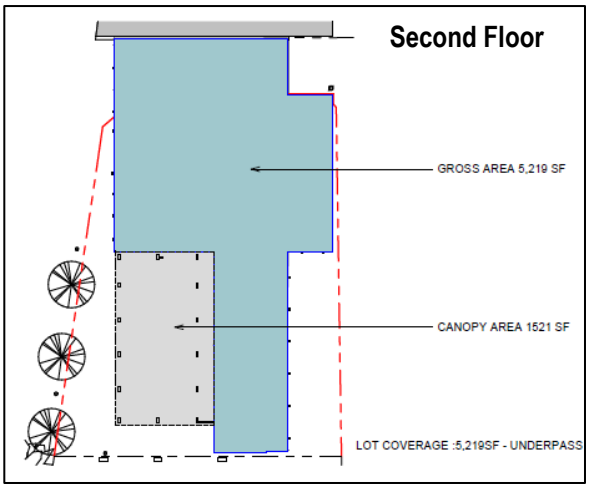
The proposed project consists of the adaptive reuse of the existing 8,379-square-foot financial institution located at 25–27 SE 3rd Avenue into a restaurant with outdoor dining. The proposal includes the construction of a canopy over the existing bank teller lanes to accommodate the outdoor dining area, improvements to the façade, and addition of a dumpster enclosure and loading space to the rear. Modifications also include resurfacing the existing parking lot adjacent to the alley to reconfigure the lot with diagonal parking spaces to comply with maneuvering and landscape requirements.

The proposed outdoor dining area under the canopy is considered an active use, which results in an increase in overall square footage utilized for the parking calculations, thereby activating additional parking requirements in conjunction with the proposed change of use from a financial institution to a restaurant. The existing bank use is credited with 29 parking spaces based on the parking calculation methodology of four spaces per 1,000 square feet of net floor area for the first 3,000 square feet and 3.5 spaces per 1,000 square feet thereafter. The proposed restaurant use, inclusive of the outdoor dining addition, results in a total building area of 10,811 square feet, requiring 65 parking spaces based on the City's requirement of six spaces per 1,000 square feet of gross floor area for restaurant uses.



To address the parking demand, the proposal includes the construction of two new on-street parking spaces (existing on-street space not included in parking calculations) and eight surface parking spaces in the adjacent lot. After accounting for the proposed on-site parking improvements, a remaining deficit of 26 parking spaces will be satisfied through the approved parking in-lieu.

The proposal also includes enhancements to the architectural elevations through the incorporation of a Masonry Modern architectural style. The exterior improvements are designed to modernize the west elevation and enhance the pedestrian-oriented character of the site while maintaining the primary building mass. A new linear canopy structure is proposed along the western façade to create a shaded outdoor dining area and activate the streetscape. Additional architectural enhancements include updated façade treatments, contemporary materials and finishes, and pedestrian-oriented design elements intended to support the adaptive reuse of the existing structure and complement the surrounding downtown environment.



To facilitate the proposed development, two requests for regulatory relief are included:

- A waiver from **LDR Section 4.6.16(H)(3)(a)** to reduce the required five-foot landscape buffer along the south portion of the parking lot area to a minimum one foot and two inches at the eastern property line, and two feet and six inches at the southern property line.
- A determination of adequacy under **LDR Section 4.6.10(C)** for off-street loading, to allow one off-street loading berth where two loading berths are required based on the gross floor area of the project.

Review and Analysis: Site Plan

LDR Section 2.1.6. – The Site Plan Review and Appearance Board – Board Action
The SPRAB has the authority to take action on the following items pursuant to the procedures and standards of the LDR, except where authority is granted to the Historic Preservation Board:

- *Level 1 or Level 2 Site Plan applications when associated with the following requests for relief:*
  3. Waivers to Section 4.6.16, Landscape Regulations

LDR Section 2.4.10(A)(1)(d)4.
Applications that include new construction or additions to an existing building of no more than 15,000 gross square feet for nonresidential development is a Level 2 Site Plan application.

LDR Section 2.4.10(A)(1)(b) - Site Plan Applications Level 2
Level 4 Site Plan applications include requests that could otherwise be classified as a Level 2 or Level 3 Site Plan application but have concurrent request requiring final action by the City Commission for one or more of the following:

- *Approval of Waiver(s) not otherwise authorized to other approving bodies.*

LDR Section 2.4.10(A)(2)(d)2., Board Review
The following applications require board action:

- *Level 1 and Level 2 Site Plan applications that are dependent upon waiver relief require action by the SPRAB and/or the City Commission.*

The proposed development consists of the adaptive reuse of an existing 8,379 square foot building and the addition of 2,432 square feet of covered outdoor dining area under a new canopy over the former bank teller lanes, resulting in a total project area of 10,811 square feet. Because the total proposed nonresidential development area is less than 15,000 square feet, the the request is considered a Level 2 Site Plan application subject to Board approval.

LDR Section 2.4.10(A)(3), Findings
All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.

(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.
(c) Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.
(d) Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.
(e) Site Plan applications that include a variance(s) are subject to the findings of Section 2.4.11(A).
(f) Site Plan applications that include a waiver(s) are subject to the findings of 2.4.11(B).

The site plan application requires compliance with b, c, and d listed above while the waiver is subject to the findings of LDR Section 2.4.11. The analysis of the required findings is further identified below.

LDR Section 3.1.1, Required Findings.
Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below.

(A) Land Use Map *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property is zoned Central Business District (CBD), which is a preferred zoning district under the Commercial Core (CC) land use designation. A restaurant use is permitted in the CBD zoning district. Therefore, the proposed land use is consistent with the

underlying land use designation. Additionally, the maximum floor area ratio (FAR) allowed within the CC land use is 3.0; and the proposed development has an FAR of .93, thus complying with the FAR requirements.

(B) Concurrency *as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer. A 2" water service line will connect to an existing 8" ductile iron water main on SE 3rd Ave. The parcel will have a 2" commercial water meter and 2" RPZ backflow preventer (BFP). After the RPZ BFP, a 2" line will enter the building and 1" line will branch off for the irrigation system. The irrigation system will have 1" PVB backflow preventer. The RPZ and PVB BFP's will be located in front of the building. The fire sprinkler system will be supplied water via a proposed 4" fire main connected to an existing 4" cast iron water main in the alley. This fire main will have a DCDA backflow preventer located near the southeast corner of the west parcel. Sewer will be connected to the existing 8" clay sewer main in the alley using existing sewer laterals – one lateral connection for domestic waste and one lateral for the grease interceptor discharge.

Drainage. The project addresses the requirement that the post development condition discharge less than the predevelopment condition by increasing the pervious area by 0.01 acres, ensuring there is less runoff.

Transportation. A Traffic Performance Standard (TPS) letter issued by Palm Beach County dated June 15, 2023, confirmed that the proposed development will generate fewer than 20 peak hour trips, and will therefore have an insignificant impact on traffic.

Solid Waste. The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2074. The development proposes two new dumpsters with enclosures to be provided on site.

Parks and Open Space: Not applicable.

Public Schools. Not applicable.

(C) Consistency *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

Article 3.2 Performance Standards
The following standards contained in Article 3.2 are applicable:

- **LDR Section 3.2.1, Basis for Determining Consistency**
- **LDR Section 3.2.3, Standards for site plan and/or plat actions**
- **LDR Section 3.2.4, Standards for Specific Areas or Purposes**

The proposed development aligns with several Article 3.2 standards through adaptive reuse, removal of the drive-through condition, pedestrian frontage improvements, and downtown reinvestment, the application includes several constrained-site conflicts related to legally existing non-conforming aspects. The Board must determine whether the beneficial aspects of the project outweigh these identified points of conflict for purposes of an overall consistency finding as discussed in detail below.

- **LDR Section 3.2.1. Basis for Determining Consistency.**

The following applicable objectives or policies from the Always Delray Comprehensive Plan apply to the request.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Objective NDC 1.3 *Apply the mixed-use land use designations of Commercial Core, General Commercial, Transitional, Congress Mixed-Use, and Historic Mixed-Use to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse neighborhoods, districts, and corridors in the city.*

Policy NDC 1.3.1 Apply mixed-use land use designations to foster development patterns that support pedestrian and bicycle activity, stimulate public transit ridership, and create a park-like environment.

Policy NDC 1.3.2 Apply the mixed-use land use designation that best maintains the scale, density, intensity, and enhances the character of the surrounding neighborhood, district, or corridor

Policy NDC 1.3.5 Use the Commercial Core land use designation to stimulate the vitality and economic growth of the city while simultaneously enhancing and preserving the cultural and historic downtown area.

Policy NDC 2.2.3 Encourage the adaptive reuse of existing structures located within mixed-use and commercial land use designations, particularly those that were originally established as single family homes or are over 50 years old, by providing incentives, such as relief in the Land Development Regulations, grants to facilitate retrofitting or rehabilitation, etc.

Policy NDC 2.2.4 Provide incentives in the Land Development Regulations that encourage the long-term viability, adaptive reuse, and redevelopment of small properties located within mixed-use and commercial land use designations to maintain the historic development pattern over time.

Mobility Element

Policy MBL 2.5.9 New development or modifications to existing development shall upgrade points of access to meet current, adopted standards.

Policy MBL 3.4.3 Prepare an update to the Parking Management Plan identifying parking strategies, including utilization of the County parking garage and future locations of parking structures and lots in the downtown area to provide adequate parking for the downtown users; re-assess the plan every four years and update, as needed.

Policy MBL 2.4.5 Develop, through the Land Development Regulations, mechanisms to encourage and provide opportunities for infill and redevelopment that improves ridership along transit corridors, including but not limited to, nodes of higher density, mixed use development, and Transit Oriented Developments.

Policy MBL 2.5.2 Ensure safe vehicular, pedestrian, and bicycle operations in all new development, redevelopment, and on all City streets, including at driveway entrances and at intersections.

Economic Prosperity

Policy ECP 6.3.2 Encourage predictability and consistency in the City's Land Development Regulations, while also allowing for flexibility and creativity in the site development process.

Overall, the proposed development aligns with the applicable Goals, Objectives, and Policies of the Always Delray Comprehensive Plan, which supports infill redevelopment, adaptive reuse, and the efficient use of existing urban land within the Downtown Core. The conversion of an underutilized financial institution into a restaurant with outdoor dining advances economic development objectives by promoting downtown revitalization, increasing active uses, and strengthening the area's role as a pedestrian-oriented destination. The

project also aligns with urban design policies by enhancing building elevations, activating the street frontage with a canopy-supported outdoor dining area, and improving the pedestrian experience. In addition, the use of a combination of on-site, on-street, and in-lieu parking is consistent with the Comprehensive Plan's support for flexible parking strategies in the urban core, while the redevelopment of an existing structure within the CRA and DDA districts furthers goals related to reinvestment, elimination of underutilized uses, and enhancement of downtown character and economic vitality.

- **LDR Section 3.2.3, Standards for site plan action.**

The following standards are applicable to the request:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

(D) Any proposed street widening or modifications to traffic circulation shall be evaluated by the City, and if found to have a detrimental impact upon or result in the degradation of an existing neighborhood, the request shall be modified or denied.

(F) Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The proposed project meets the applicable standards of LDR Section 3.2.3 by adaptively reusing an existing structure, removing the former drive-through condition, improving the pedestrian frontage, and reorganizing parking, loading, and service areas within a constrained downtown site. The project does not bring all existing site conditions into full compliance, particularly with respect to certain CBD streetscape, setback, sight visibility, corner clip, landscape buffer, and loading requirements. These constraints are addressed through the specific analyses below, including the landscape waiver and loading determination. The Board shall determine whether the beneficial aspects of the adaptive reuse and associated site improvements outweigh the identified points of conflict.

- **LDR Section 3.2.4, Standards for Specific Areas or Purposes**

The property is not located within a flood prone zone area, an environmentally sensitive area, on the barrier island, or a historic district. The property is not an individually designated site or would impact adjacent local government. The subject property is not located within Wellfield Protection Zone.

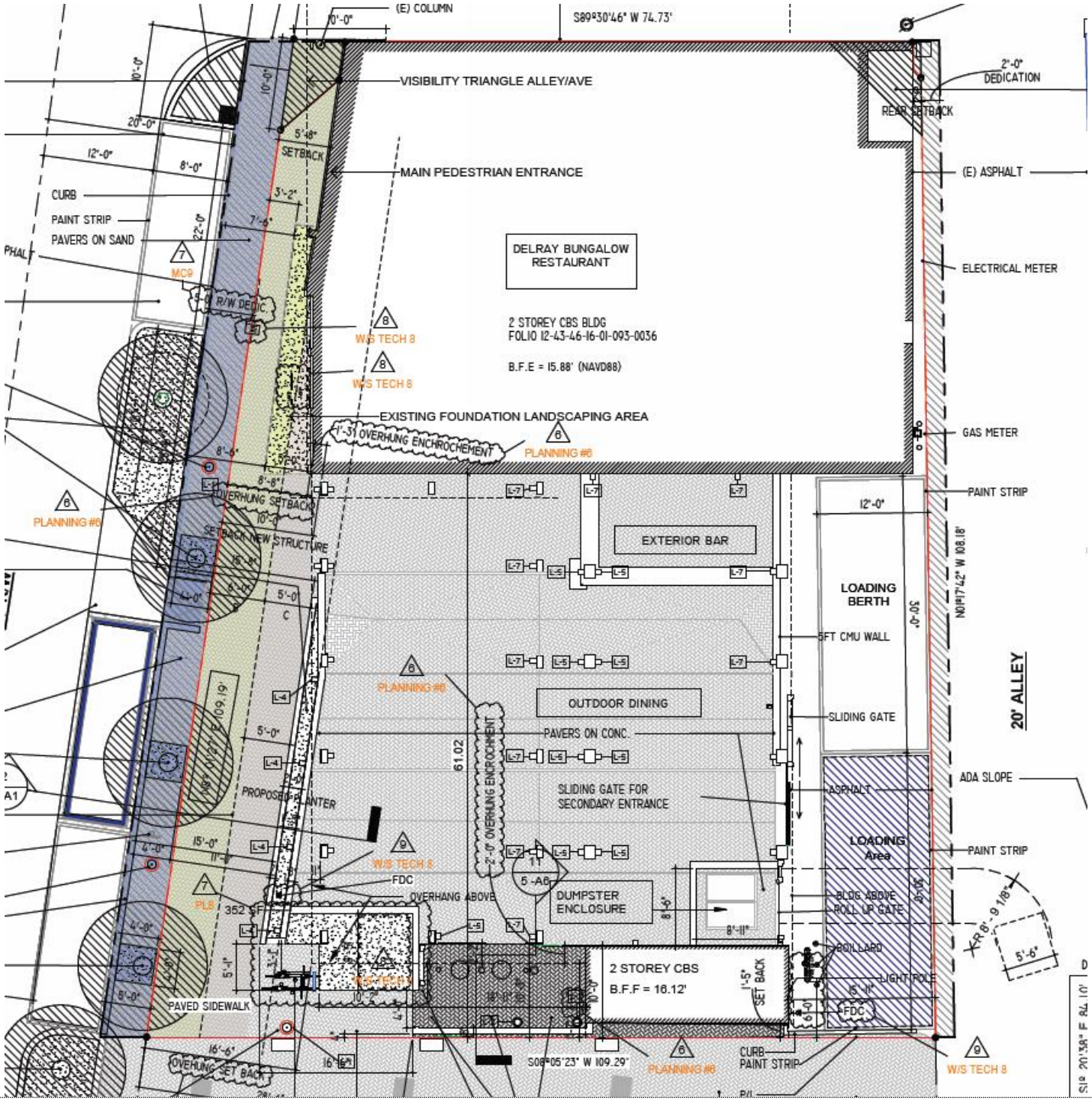
Below is an analysis of the project's compliance with relevant Land Development Regulations.

The proposed adaptive reuse enhances the property and advances it toward greater compliance with the Land Development Regulations, however, full compliance with streetscape design standards, sight-visibility triangle requirements, and corner clip dedications are not feasible due to the constraints created by the existing building's placement. The western portion of the structure is located in close

proximity to the property line, resulting in a less than expectable, narrow building edge and an existing legal nonconformity with the required streetscape standards.

The design responds by maintaining a functional pedestrian connection along the building edge while preserving the existing structure and incorporating landscape and hardscape improvements where feasible. This narrow setback area also accommodates the primary pedestrian entrance, creating an activated frontage despite the spatial limitations associated with the adaptive reuse of the site.

The request also includes additional right-of-way dedications along SE 3rd Avenue and the adjacent alley. The proposed five-foot dedication and associated corner clip establish a new property line, resulting in a building setback of 5 feet, 8 inches. A full 10'x10' corner clip and corresponding sight visibility triangle cannot be fully achieved due to the existing building's encroachment.



Nevertheless, the remaining streetscape areas beyond the building frontage will meet minimum streetscape design standards and significantly enhance the pedestrian environment where such improvements do not currently exist. The removal of the former teller lanes and the continuation of brick pavers will create visual continuity with the surrounding area, improving connectivity and cohesion. The addition of shade trees within the right-of-way will establish a continuous shaded pedestrian route and provide organized landscaping.

Prior to site plan certification, the applicant shall provide final right-of-way dedication exhibits, legal descriptions, sketches, plat or replat documents, and any required easement or hold harmless agreement

Modifications to the surface parking lot have substantially improved compliance, with the exception of the required five-foot landscape buffer. Reconfiguring the parking from parallel to diagonal spaces increases functionality and allows for additional landscaping improvements. These changes also improve access for the adjacent property to the north and maintain the existing access easement across the subject site. Further analysis is provided below.

(D) Compliance with the LDRs *Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.*

The proposed restaurant complies with the development requirements of the CBD zoning district, with the exception of the requested landscape waiver and determination of adequacy for off-street loading. Specific standards are discussed below.

Section 4.4.13, Central Business District

Standard/Regulation	Required	Proposed
Table 4.4.13(C), Height	**Maximum:** 54 feet, 4 stories	22 feet with 8-foot-high decorative parapet screening
Table 4.4.13(C), Setbacks	**Required:** **Front:** Min. 10 feet – Max. 15 feet **Side:** 0 feet **Rear:** Min. 10 feet	**Front (west):** **SE 3rd Avenue:** 5 feet, 8 inches* **Side (north):** 0 feet* **Rear (east):** **Alley:** 9 inches* **Side (south):** 1-foot, 5 inches*
4.4.13(E)(2), Minimum Streetscape Width	**Required:** 15 ft **Curb Zone:** 4 ft (min.) **Ped. Clear Zone:** 6 ft (min.) **Remaining Front Setback Area:** up to 15 ft	**SE 3rd Avenue:** 7 feet, 6 inches **Curb Zone:** Min 4 feet ***Ped. Clear Zone:** 5 feet, 8 inches ***Remaining Front Setback Area:** 0 feet
4.4.13(E)(2)(a)3, Remaining Front Setback Area	Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed.	The remaining front setback area is primarily hardscape. Ground plantings are located within a portion of the front setback area.
4.4.13(E), Frontage Type: Stoop, Storefront, Arcade, and Lobby	**Storefront Requirements:** **Building Setback:** 10 to 15 ft **Store Width:** max. 75 ft **Storefront Base:** 9 in to 3 ft **Glazing Height:** Min 8 ft **Required Openings:** Min 80% **Awning Projection:** Min 5 ft **Lobby Requirements:** **Building Setback:** 10 to 15 ft	**Storefront Requirements:** *Non-conformity to remain as existing **Lobby Requirements:** **Building Setback:** 5 ft, 8 in **Overhang/Awning Projection:** N/A

	Overhang/Awning Projection: Max 10 ft	
4.4.13(G), Civic Open Space	<20,000 sf; no civic open space required	Not applicable
*The existing building is considered a legal nonconforming structure with respect to certain CBD setbacks, frontage, storefront, and streetscape requirements. pursuant to **LDR Section 1.3.5**, a nonconforming structure may continue to be occupied by a permitted use provided the nonconformity is not increased. The proposed canopy and façade improvements are reviewed in relation to the existing building placement. The improvements do not increase the existing building footprint within the nonconforming setback area and are intended to improve the existing pedestrian condition. However, full compliance with current CBD streetscape, storefront, setback, sight visibility, and corner clip standards is constrained by the existing structure.		

Other Development Regulations

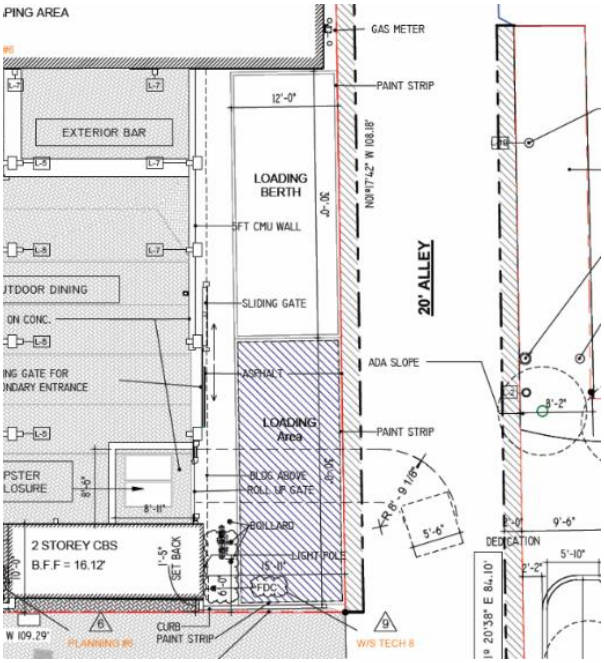
Standard/Regulation		
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
4.4.13(I), CBD Parking Standards	**Required:** 6 spaces per 1,000sf Total = 65 parking spaces	**Provided:** 29 spaces credited from prior bank use; 26 approved in-lieu spaces; 8 off-street parking spaces; and 2 new on-street parking spaces (existing on-street parking space not included in calculation)
LDR Table 4.4.13(M), Bicycle Parking	**Retail:** Type I spaces – 1/2500 sf = 1 space Type II – Not Required	**Provided:** Type I spaces – 2
4.6.10, Off-Street Loading	**Required:** 2 loading berths	**Provided:** 1 loading berth

Parking Component	**Spaces**
Required for proposed restaurant	65
Existing bank use credit	29
New on-site spaces	8
New on-street spaces	2
Remaining deficit	**26**
Approved in-lieu spaces	**26**

LDR Section 4.6.10, Off-Street Loading

The applicant requests a determination of adequacy to permit the provision of one loading space for the restaurant located at 25-27 SE 3rd Avenue. Pursuant to LDR Section 4.6.10, restaurants between 10,000 and 20,000 square feet are required to provide two off-street loading spaces. For purposes of the loading review, the proposed restaurant has been evaluated at 10,811 square feet, inclusive of the existing 8,379-square-foot building and the 2,432-square-foot covered outdoor dining area. Based on this calculation, two loading berths are required.

The applicant proposes one loading berth with a loading area located at the rear of the property with access provided via the alley. The proposed loading space meets the minimum dimensional standards of the regulations. The rear location of the loading space and alley access reduces conflicts with pedestrians and primary street frontages while allowing delivery and service vehicles to operate off the main roadway, thereby reducing impacts to traffic circulation and on-street parking. The project is also located near the lower threshold of the 10,000 to 20,000 square foot loading category, and the applicant has indicated that one loading berth is sufficient to serve the operational needs of the proposed single-tenant restaurant use.



The Board shall determine whether the proposed one loading berth satisfies the intent of LDR Section 4.6.10 and is adequate to serve the proposed restaurant use within the existing downtown context. In making this determination, the Board may consider the size and character of the use, the adaptive reuse of the existing building, the rear alley access, the location of service functions, the relationship to pedestrian areas and public frontages, and whether the proposed loading arrangement is sufficient to avoid adverse impacts on alley circulation, vehicular circulation, solid waste collection, fire access, accessible routes, and surrounding properties.

Review & Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section* 4.6.18. - Architectural elevations and aesthetics - *Minimum requirement

The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

There are five subsections for consideration in **LDR Section 4.6.18**:

(A) Minimum requirements;
(B) Building and structure requirements;
(C) Exterior space;
(D) Parking lots and vehicular use areas, and
(E) Criteria for board action.

(E) Criteria for Board Action.

The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

(1) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
(2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
(3) *The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.*
(4) *The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.*

In conjunction to the above minimum requirements, all buildings in the CBD Sub-districts shall utilize one of the architectural styles as identified in the *Delray Beach Architectural Design Guidelines* and adhere to the defining characteristics outlined in the guideline document to ensure high quality architecture in the downtown area.

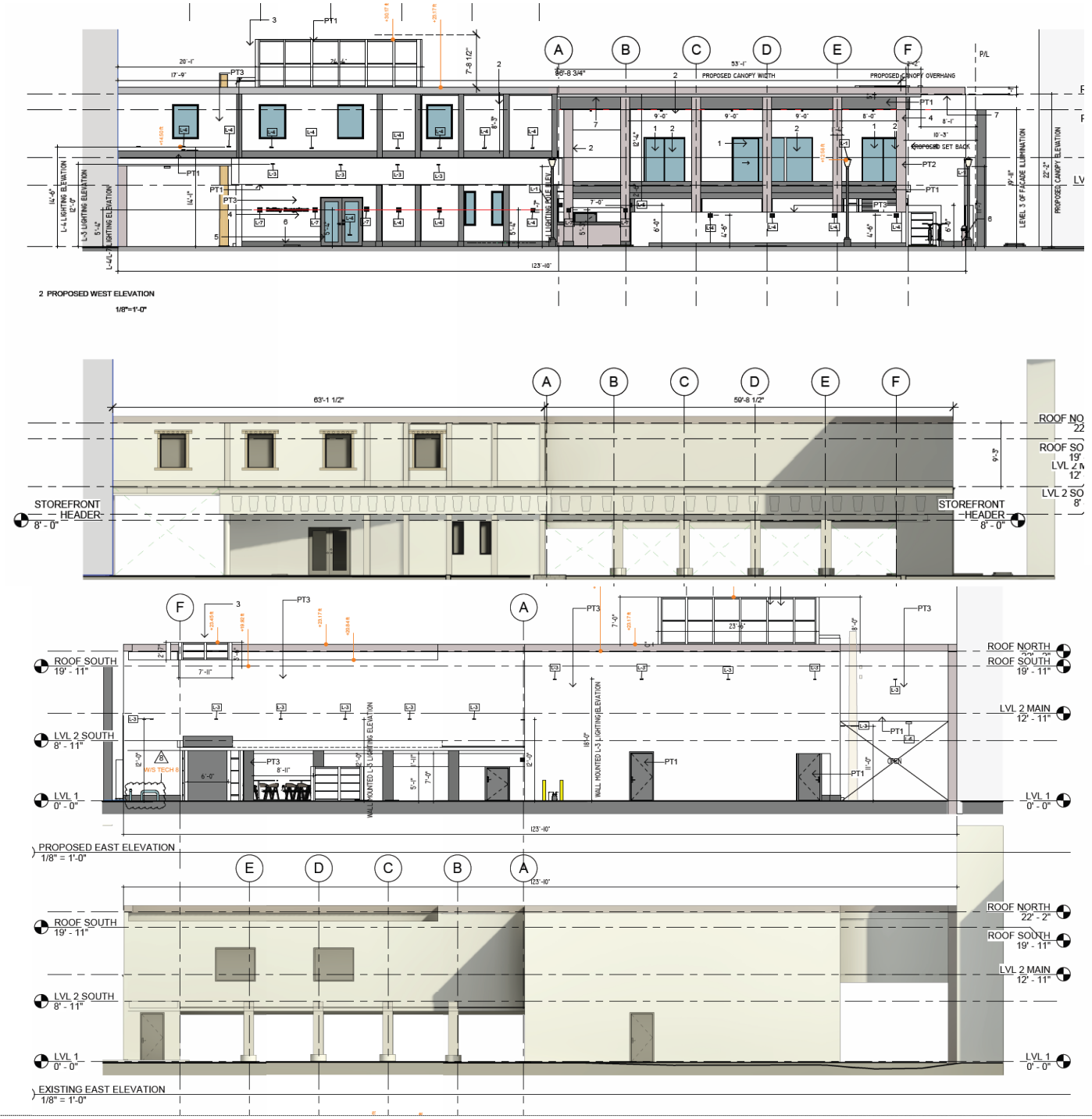
The proposed development is utilizing the Masonry Modern architectural style, which is one of the seven styles that are within the guidelines. The initial application was submitted November 14, 2022, prior to Ordinance No. 12-23, which states that the use of Masonry Modern or Art Deco architectural styles requires City Commission approval, via recommendation by SPRAB or HBP, as applicable, prior to consideration of the site plan. Therefore, the proposed use of the Masonry Modern architectural style did not require previous approval prior to the review of the site plan.

A further analysis of compliance with the CBD Architectural Design Guidelines and LDR Section 4.6.18 are discussed below.

Delray Beach Central Business District - Architectural Design Guidelines
"The Masonry Modern style of architecture is defined by its rational load bearing construction technique, its system of punched openings (vs. large expansive walls of windows) and its limited ornament. Stucco is the prevalent building finish in the Masonry Modern style. Stone and wood details are used to soften the stark modern forms of the building mass."

The proposed elevation modification reconfigures the former drive-thru side of the building to support a pedestrian-oriented restaurant use while retaining the primary two-story building massing and upper-level architectural character. The modifications include the removal and replacement of drive-thru elements such as the teller lanes with a newly covered outdoor dining area. The vehicular service function is eliminated and replaced with pedestrian focused activity along the façade. The canopy is supported by a rhythm of vertical columns that establish a strong architectural bay spacing, while also providing weather protection for patrons. The existing west elevation features a prominent horizontal decorative band, in line with a classical traditional style, that transitions between the first and second floors; as part of the renovation, the decorative banding is proposed to be replaced with a minimal banding that still serves as a strong visual datum that reinforces the building's original institutional character while aligning with the proposed Masonry Modern style, integrating the new outdoor dining area, and emphasizing the column rhythm into a cohesive ground-floor composition.

Images of the proposed and existing elevations are provided below.



LDR Section 4.4.13(F), Architectural Standards, *to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.*

LDR 4.4.13(F)(2) - Façade Composition, Tripartite Organization: The design is superimposed on the existing façade, still maintaining a clear division of base, middle and top façade composition. The base consists of the ground floor, the top is defined by the second floor and the overhang cantilevered over the outdoor dining area, and the middle is comprised of the raised stucco and column support that cuts through the front façade.

LDR 4.4.13(F)(3) - Architectural Style, Masonry Modern: The proposed west elevation introduces architectural elements consistent with a modern interpretation encouraged by the CBD guidelines. The updated façade simplifies and removes the heavier ornamental banding, replacing it with a cleaner horizontal and vertical expression, larger uninterrupted wall planes, and a more restrained material palette. These changes emphasize contemporary proportions, reduced ornamentation, and a clearer façade hierarchy, which aligns with the CBD guidance promoting modern design that is compatible with the district through high-quality materials, articulated massing, and a simplified, cohesive architectural composition.

LDR 4.4.13(F)(4) - Walls and Primary Materials: The proposed material palette supports a modern architectural expression through a restrained and cohesive use of finishes. The façade is proposed in a matte white, creating a clean, high-contrast composition that emphasizes simple forms and shadow lines. The canopy incorporates aluminum composite paneling at the upper fascia, introducing a sleek and durable material commonly associated with modern commercial architecture. Together, the limited color palette and use of contemporary cladding materials reinforce a modern aesthetic consistent with the CBD architectural guidance promoting high-quality, durable materials and a unified façade composition.

LDR 4.4.13(F)(5) – Openings and Transparency: The proposed elevation increases transparency through the introduction of new window openings at the second floor, replacing portions of the previously solid wall areas. These additional windows create a more balanced and rhythmic fenestration pattern, improved natural light to interior spaces, and reduce the visual heaviness of the upper façade. The enhanced fenestration supports CBD architectural guidance encouraging well-articulated façade with increased glazing and improved visual interest while maintaining compatibility with the buildings overall composition.

LDR 4.4.13(F)(6) - Roof Form and Screening: The proposal maintains the existing flat form while incorporating rooftop mechanical equipment screening. New air condition units will be enclosed by an approximately eight-foot tall decorative screen designed to integrate with the building's architecture. The screening will minimize the visibility of mechanical equipment from surrounding public rights-of-way and adjacent properties, supporting CBD guidance that rooftop equipment be fully screened and visually integrated into the overall building design.

LDR 4.4.13(F)(7) - Architectural Elements: Architectural detailing includes a cantilevered projection for solar shading over the outdoor dining area, smooth stucco, and vertical architectural elements reinforcing an asymmetrical relationship with the existing structure and the carved dining space. Structural expression elements contribute to façade depth and architectural interest consistent with CBD Architectural Guidelines and the selected architectural style. The recessed area has the potential to be further highlighted with a change in material as depicted in the proposed rendering. The Board should consider if the design should incorporate the change of material for the recessed area, further emphasizing the carved space, or maintain the current color palette throughout the design.

LDR 4.4.13(F)(8) - Parking and Service Integration: Vehicular access and service functions are consolidated along the rear alley limiting visibility of service and parking functions from primary pedestrian frontages, with the exception of the existing and proposed on-street parking spaces consistent with the current street configuration. This configuration supports pedestrian-oriented street activation and maintains the functional relationship between building frontage and the public realm along primary streets.

LDR 4.4.13(F)(9) - Urban Heat Island Reduction and Green Building: The building incorporates reflective roofing materials and energy-compliant roof systems consistent with urban heat island reduction objectives. The building size is below the thresholds requiring green building compliance.

Overall, the adaptive reuse converts a vacant former bank building into a modern restaurant with a substantial outdoor dining area. The proposed design utilizes Masonry Modern elements intended to improve the building's visual quality while maintaining compatibility with the architectural expectations of the downtown Central Business District. The proposed frontage improvements also support a more

pedestrian-oriented condition along SE 3rd Avenue. The Board shall determine whether the architectural elevations are consistent with LDR Section 4.4.13(F), LDR Section 4.6.18, and the applicable CBD design standards.

Review & Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

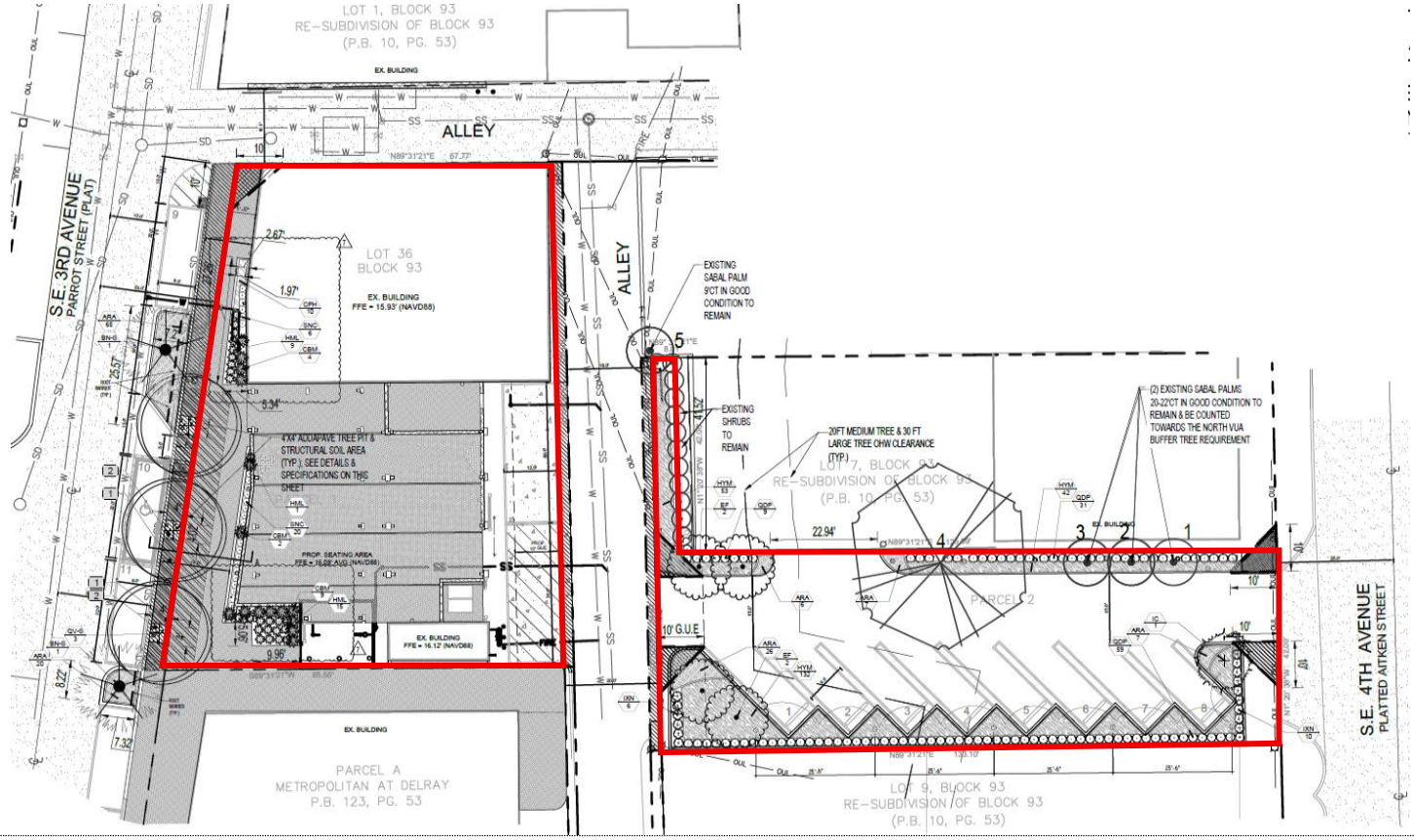
Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

An overall determination of consistency with Landscape Regulations is required in order for approval.

LDR 4.6.16, Landscape Regulations

The landscape plan reflects a comprehensive reconfiguration of the site circulation, parking layout, and streetscape improvements to better integrate vehicular access, pedestrian connectivity, and required landscape buffering. The existing parking area along the eastern portion of the site has been redesigned to incorporate a series of angled parking spaces oriented along the internal drive aisle, improving maneuverability and maximizing the number of spaces within the available footprint. This reconfiguration introduces a continuous landscape edge and interior planting areas, including a defined landscape island and perimeter planting strip that provide shade, visual buffering, and compliance with landscape coverage standards. Along the western frontage, new street trees and continuous foundation planting have been added to establish a formal streetscape edge and strengthen the pedestrian realm. The plan also identifies existing Sabal Palms to remain and be credited toward buffer requirements, supplemented with new shrubs and canopy trees to create a layered planting scheme. Additional landscape notes clarify installation standards, irrigation coverage, and a requested waiver related to landscape island width, ensuring the design intent is clearly documented and aligned with the applicable code requirements while enhancing the overall appearance and function of the streetscape.

Overall, the landscape design improves the existing condition by adding street trees, foundation planting, perimeter landscaping, and parking-area landscaping where site dimensions allow. The proposed landscape improvements support the pedestrian frontage and provide partial visual buffering of vehicular use areas. The Board shall determine whether the landscape plan, together with the requested landscape waiver, is consistent with the applicable requirements and intent of LDR Section 4.6.16.



Review & Analysis: Waivers

LDR Section 4.6.16(H)(3)(a)
A strip of land at least five feet in depth located between the off-street parking area or other vehicular use area and the right-of-way shall be landscaped.

- The landscape buffer is required to be a minimum 5 feet in depth and must include a tree, along with grass, ground cover, and hedges that achieve a minimum height of three feet within one year. The applicant is requesting a waiver to reduce the required five-foot landscape buffer along the south portion of the parking lot area to a minimum one foot and two inches at the eastern property line, and two feet and six inches at the southern property line. The waiver is associated with the reconfiguration of the existing surface parking area, which is approximately 133.10 feet in length by 42 feet in width and is designed to allow vehicles to enter from the alley and exit eastward toward SE 4th Avenue.

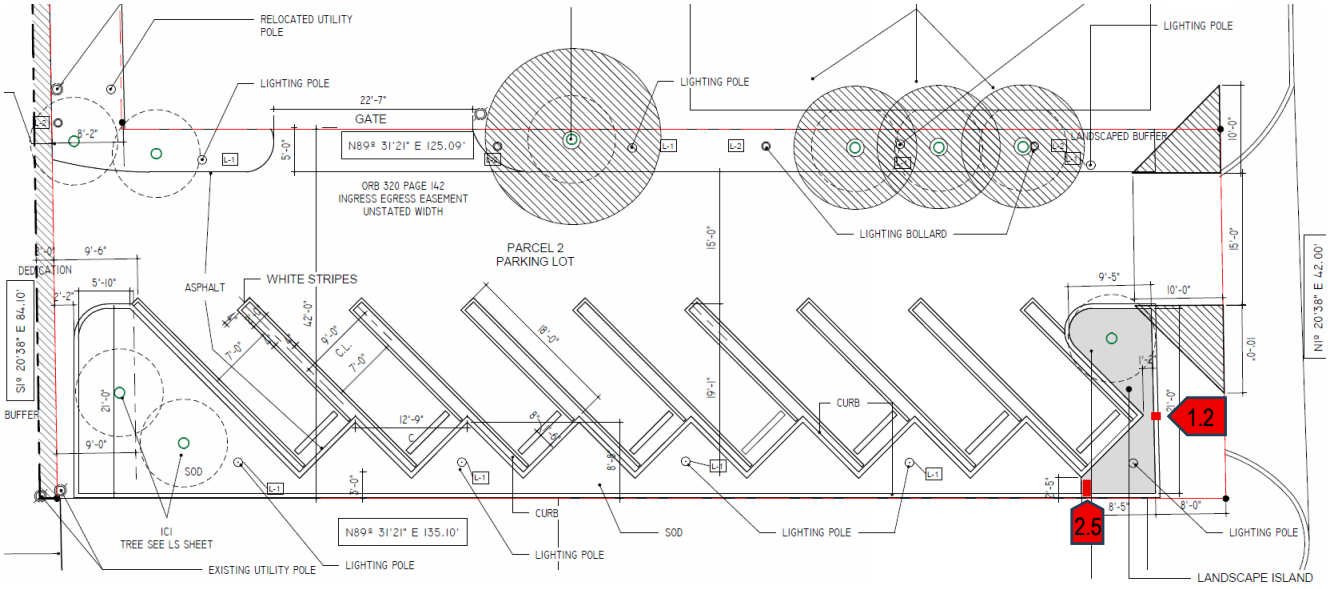
LDR Section 2.4.11(B) - *Waivers.*
A waiver involves the granting of partial or total relief from a specific development regulation.

(5) Findings. *Prior to granting a waiver, the granting body shall make findings that the granting of the waiver:*
(a) Shall not adversely affect the neighboring area;
(b) Shall not significantly diminish the provision of public facilities;
(c) Shall not create an unsafe situation; and
(d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The reviewing body must review and make a positive or negative findings on the above criteria prior to granting the waiver.

The site is physically constrained by the narrow dimensions of the existing parking parcel, the required drive aisle geometry, the angled parking configuration, and the need to maintain functional access through the lot. Strict compliance with the five-foot landscape strip would require either a reduction in the number of parking spaces, a redesign of the parking configuration, or additional dimensional reductions that may affect vehicular circulation. The requested waiver is therefore directly related to the existing site geometry and the functional limitations of the parcel.

Although the proposed landscape strip does not meet the required five-foot depth, the plan retains a landscaped edge along the parking area and provides planting intended to soften the visual effect of the vehicular use area. The reduced buffer will not provide the same depth or screening value as the required five-foot landscape strip; however, the proposed planting still contributes to the separation between the parking area and the right-of-way and partially advances the intent of the landscape regulation within the constraints of the site.



Options for Board Action

A. Move **approval** of a Level 2 (2023-018) Site Plan Application, Architectural Elevations and a Landscape Plan, for the adaptive reuse of an existing two-story structure into a restaurant with a covered outdoor dining area, known as *The Bungalows Restaurant*, located at 25-27 SE 3rd Avenue, including an associated landscape waiver to the required five-foot perimeter landscape strip, and a Determination of Adequacy for loading, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

B. Move **approval** of a Level 2 (2023-018) Site Plan Application, Architectural Elevations and a Landscape Plan, for the adaptive reuse of an existing two-story structure into a restaurant with a covered outdoor dining area, known as *The Bungalows Restaurant*, located at 25-27 SE 3rd Avenue, including an associated landscape waiver to the required five-foot perimeter landscape strip, and a Determination of Adequacy for loading, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan, **subject to conditions.**

C. Move **denial** of a Level 2 (2023-018) Site Plan Application, Architectural Elevations and a Landscape Plan, for the adaptive reuse of an existing two-story structure into a restaurant with a covered outdoor dining area, known as *The Bungalows Restaurant*, located at 25-27 SE 3rd Avenue, including an associated landscape waiver to the required five-foot perimeter landscape strip, and a Determination of Adequacy for loading, finding that the request is inconsistent with the Land Development Regulations and the Comprehensive Plan.

D. **Continue with directions**.

TAC Review Timeline

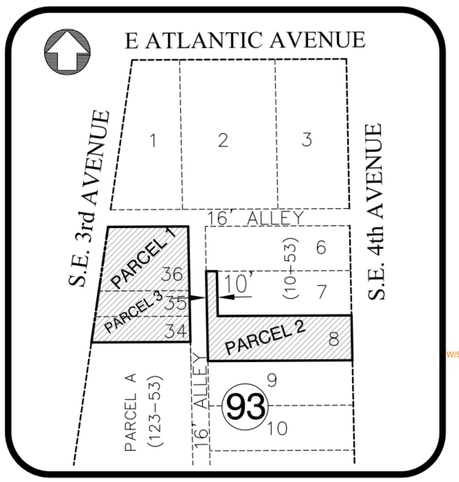
Review No.	Submittal Date	TAC Comments Transmitted	Fee Due with Next Submittal?:
1	11-14-2022	12-21-2022	
2	06-12-2023	07-14-2023	No _____ Yes ___✓___ Amount: __$825 for resubmittal & $2,750 for waiver __
3	12-18-2023	02-02-2024	No _____ Yes ___✓___ Amount: _$825 for resubmittal
4	07-12-2024	08-12-2024	No _____ Yes __X___ Amount: _$825 for resubmittal
5	08-04-2025	8-26-2025	No _____ Yes __X___ Amount: _$825 for resubmittal
6	10-20-2025	11-11-2025	No Yes __ X___ Amount: __$825 for resubmittal
7	01-09-2026	02-10-2026	No Yes __ X___ Amount: __$825 for resubmittal
8	03-27-2026	04-10-2026	No Yes ____ Amount: ____

Total time with Applicant: **1,007 days**

Total time under review: **236 days**

Technical Notes:

1. Prior to site plan certification, the applicant shall provide a final right-of-way dedication exhibit, legal descriptions, sketch and description, plat or replat documents, and any required hold harmless agreement or easement documents.
2. Prior to site plan certification, the applicant shall provide a hold harmless agreement for the second floor above the alley.
3. Prior to site plan certification, the applicant shall provide and record a pedestrian clear zone agreement in a form acceptable to the City Attorney.
4. Prior to site plan certification, the applicant shall provide a landscape maintenance and sidewalk easement agreement.
5. Prior to site plan certification, the applicant shall provide a street lighting maintenance agreement.
6. Prior to site plan certification, the applicant shall execute an In-Lieu of Parking Fee Agreement with the City.



LOCATION SKETCH
NOT TO SCALE

6
PLANNING #25

9
W/S TECH 8

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Date
1- Architectural			
1 - G-0	COVER	9	3/16/26
1 -G-1	PROJECT DATA	5	5/24/25
2 - V-2	SITE AERIAL VIEW	5	5/24/25
2 - V-3	SITE PHOTOS REFERENCE	5	5/24/25
3 -A1	SITE PLAN	9	3/16/26
3 -OV1	OVERLAY SITE PLAN	8	2/18/26
4 -A3	EXTERIOR ELEVATIONS EXISTING / PROPOSED	8	2/18/26
4 -A4	EXTERIOR ELEVATIONS	3	6/27/24
5 -A5	BLDG SECTIONS	4	11/5/24
5 -A6	BLDG SECTIONS	8	2/18/26
6 -LS1	LIFESAFETY PLANS	7	1/8/26
6 -LS2	LIFE SAFETY	7	1/8/26
6 -LS3	LIFESAFETY	1	3/21/23
6 -LS4	LIFE SAFETY	1	3/21/23
6 -D1	DEMOLITION NOTES AND SITE DIAGRAM	7	1/8/26
6 -D2	DEMOLITION PLAN 1 LVL	7	1/8/26
6 -D3	DEMOLITION PLAN 2 LVL AND ROOF		
6 -A7	FLOOR PLAN 1 & 2 LVL	7	1/8/26
6 -A8	ROOF PLAN	2	12/11/23
6 -A10	AREA DIAGRAM	7	1/8/26
6 -A11	ACCESSABILITY PLAN	7	1/8/26
7 -C101	COVER SHEET	9	3/16/26
7 -C102	GENERAL NOTES		
7 -C103	DEMOLITION PLAN	9	3/16/26
7 -C104	RIGHT OF WAY DEDICATION EXHIBIT	9	3/16/26
7 -C105	SIGNAGE, MARKING AND STRIPPING PLAN	9	3/16/26
7 -C106	SIGNAGE, MARKING AND STRIPPING DETAILS		
7 -C107	ENGINEERING PLAN	9	3/16/26
7 -C108	20 SCALE PLAN	9	3/16/26
7 -C109	WATER AND SANITARY SEWER UTILITY PLAN	9	3/16/26
7 -C110	UTILITY DETAILS		
7 -C111	UTILITY DETAILS II		
7 -C112	UTILITY DETAILS III		
7 -C113	PAVING AND DRAINAGE DETAILS I		
7 -C114	PAVING AND DRAINAGE DETAILS II		
7 -C115	PAVING AND DRAINAGE DETAILS III		
8 - LD	OVERALL DISPOSITION PLAN		
8 -L-1A	OVERALL LANDSCAPE PLAN	9	3/16/26
8 -L-1B	LANDSCAPE PLAN	9	3/16/26
8 -L-2	LANDSCAPE DETAIL AND NOTES		
9 -L-3	LANDSCAPE IRRIGATION PLAN	9	3/16/26
9 -L-4	LANDSCAPE IRRIGATION DETAILS	9	3/16/26
10 -A12	SITE LIGHTING DESIGN AND PHOTOMETRIC	7	1/8/26
10 -A14	RENDERINGS INTERIOR	5	5/24/25
10 -A13	RENDERINGS EXTERIOR	5	5/24/25

BUILDING DATA:

DESCRIPTION: 2 STORIES CBS COMMERCIAL STRUCTURE TO RECEIVE A CHANGE OF OCCUPANCY FROM BUSINESS TO ASSEMBLY (BANK TO RESTAURANT). THE PROJECT INCLUDE OUTDOOR SEATING AND ADJACENT ACCESSORY LOT FOR PARKING USE

CONSTRUCTION TYPE IIIA (PROTECTED)

SCOPE OF WORK AREA :
INTERIOR BUILDOUT 8,379 SF- OUTDOOR SEATING 2,432SF

OCCUPANCY :
PER NFPA (101)7.3.1.2= 348 PEOPLE INTERIOR AND 212 EXTERIOR
PER FBC (CH10) = 323 PEOPLE INTERIOR AND 211 EXTERIOR
ACTUAL PATRONS SEATING: 209 SEATS INTERIOR AND 128 EXTERIOR

LEGAL DESCRIPTION:

PARCEL 1:

LOT 36, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

ALL OF LOT 8 AND THE WEST 10 FEET OF LOT 7, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

LOTS 34 AND 35, BLOCK 93, RE-SUBDIVISION OF BLOCK 93, CITY OF DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 15,129 SQUARE FEET OR 0.347 ACRES, MORE OR LESS.

FOLIOS:
PCN # 12-43-46-16-01-093-0360
& PCN # 12-43-46-16-01-093-0072
& PCN # 12-43-46-16-01-093-0340

Owner:
25 SE 3RD AVENUE LLC

ZONING:	**CBD - CBD-CENTRAL BUSINESS (12-DELRAY BEACH)**
USE:	**BANK (EXISTING) 2300 RESTAURANT (PROPOSED) 2100**
OCCUPANCY:	**A2 - FOODSERVICE ESTABLISHMENT >50 PEOPLE**

ARCHIMIA
DESIGN + ARCHITETCTURE

ARCHIMIA, P.A. | AA26003423|8425 BISCAYTNE BLVD #101, MAIMI 33138 | 786.663.3056| ARCHIMIAPA.COM

PROJECT:

DELRAY BUNGALOWS RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

SUBMITTAL: **Level 4 Site Plan Application**

DATE: **9/5/2023**

REVISION ISSUED: **No**
REVISION DATE: **3/16/26**
REVISION DESCRIPTION: **LDR COMMENT**
REVISION NUMBER : **9**

PROJECT NO. **A220217**

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHMIA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

PROJECT DATA

The following information must be included in the data chart and must be shown on the Site Plan.

	REQUIRED/PERMITTED	EXISTING	PROPOSED
FRONT SETBACK	10'-0"	5'5"	5'5 EXIST 10'0" NEW
SIDE INTERIOR SETBACK	N 0' ; S 1.4'	NORTH 0' ; SOUTH 1.4'	N 0' ; S 1.4'
SIDE STREET SETBACK	10'-0"	0	0
REAR SETBACK	10'-0"	0.8'	0.8"
# OF STORIES	3	2	2
LOT WIDTH	20' MIN	IRR.MIN 108'.66 MAX 110'	IRR.MIN 108'.66 MAX 110'
LOT DEPTH		IRR. MIN 74.6 MAX 92.55'	IRR. MIN 74.6 MAX 92.55'
FRONTAGE	75% min./100% max.	44%	92%
TOTAL SITE AREA	2000SF min.	9043SF	9043SF
PERVIOUS/IMPERVIOUS AREA			
OPEN SPACE (LANDSCAPED)		88SF	148SF
WATER BODIES		N/A	N/A
GROUND FLOOR AREA		3,160 SF	5,592 SF
GROSS FLOOR AREA		8,379 SF	10,811 SF
LOT COVERAGE		5,219/9,043 = 0.58%	6740/9043 = 0.74%
FLOOR AREA RATIO (FAR)		8,379/9,043= 0.93	
NUMBER OF DWELLING UNITS		N/A	N/A
DENSITY (UNITS PER ACRE)		N/A	N/A

DWELLING UNITS

	NUMBER OF UNITS	SQ. FT. UNDER-AIR	TOTAL SQ. FT.
STUDIO/EFFICIENCY			
1 BEDROOM			
2 BEDROOM			
3 BEDROOM			
4 BEDROOM			

PARKING SPACES REQUIRED

USE	NO. OF SPACES PER	REQUIRED	EXISTING	PROPOSED
REGULAR SPACES				
COMPACT SPACES (30% max. of required may be compact)				
ACCESSIBLE SPACES				
TOTALS				

Number of bike racks required: 2
Number of bike racks proposed: 2

Updated 12/23

PROJECTS WITHIN THE CENTRAL BUSINESS DISTIRCT (CBD) - LDR Section 4.4.13

REGULATING PLANS 4.4.13(B)(1-4)

SUBDISTRICT

☐ Beach ☑ Central Core ☐ Railroad Corridor ☐ South Pairs Nbrhd. ☐ West Atlantic Nbrhd.

STREET DESIGNATION

☐ Primary Street: _____ ☑ Secondary Street: SE 3 AVE

LIMITED HEIGHT AREA

☐ Atlantic Avenue ☐ South Pairs Neighborhood ☐West Atlantic Neighborhood ☑ N/A

REQUIRED RETAIL FRONTAGE

☐ Atlantic Avenue ☐ Ocean Boulevard ☐ NE 2nd Avenue (Pineapple Grove Way) ☑ N/A

CONFIGURATION OF BUILDING – 4.4.13(D)

Height: 22'-2"	No. of Stories: 2	Ground Story Height: 10'
Upper Story Height: 9'	Building Frontage %: 92%	Proposed Building Composition: MASONRY MODERN
Front Setback 1st to 3rd Stories: 5'-6"	Front Setback Above 3rd Story: N/A	Rear Setback: 9"
Side Interior: 0"	Side Interior: 1.4'	Side Street: N/A

FRONTAGE TYPE – 4.4.13(E)(6)

(Select all that apply.)

☐ Arcade ☐ Bracketed Balcony ☐ Forecourt ☑ Lobby Entry ☐ Porch ☐ Stoop ☐ Storefront

Provide a detail of the frontage type including the measurements and required detailing in the plan set.

ARCHITECTURAL STYLE[1] – 4.4.13(F)(3)

☐ Anglo-Caribbean ☐ Art Deco[2] ☐ Classical Tradition ☐ Florida Vernacular
☐ Main Street Vernacular ☑ Masonry Modern[2] ☐ Mediterranean Revival
☐ Other[3]: _____

[1] Provide a separate narrative addressing the appropriateness of the proposed design in accordance with the Delray Beach Architectural Design Guidelines.
[2] City Commission approval of style required prior to Site Plan approval; see LDR Section 4.4.13(F)(3)(e).
[3] City Commission approval of architectural style and design required; see LDR Section 4.4.13(F)(3)(d).

CIVIC OPEN SPACE – 4.4.13(G)

(Select all that apply.)

☐ Attached Green ☐ Community Garden ☐ Forecourt Frontage Type ☐ Green
☐ Pedestrian Passageway ☐ Playground ☐ Plaza ☐ Public Art ☐ Square

Civic Open Space Size: Required N/A sf Provided N/A sf

Provide a detail of the civic open space including the measurements and required detailing in the plan set.

Updated 3/24

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:
DELRAY BUNGALOWS
RESTAURANT

ADDRESS
25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23
2	LDR COMMENT2	12/11/23
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
5	DESIGN REV 5	5/24/25

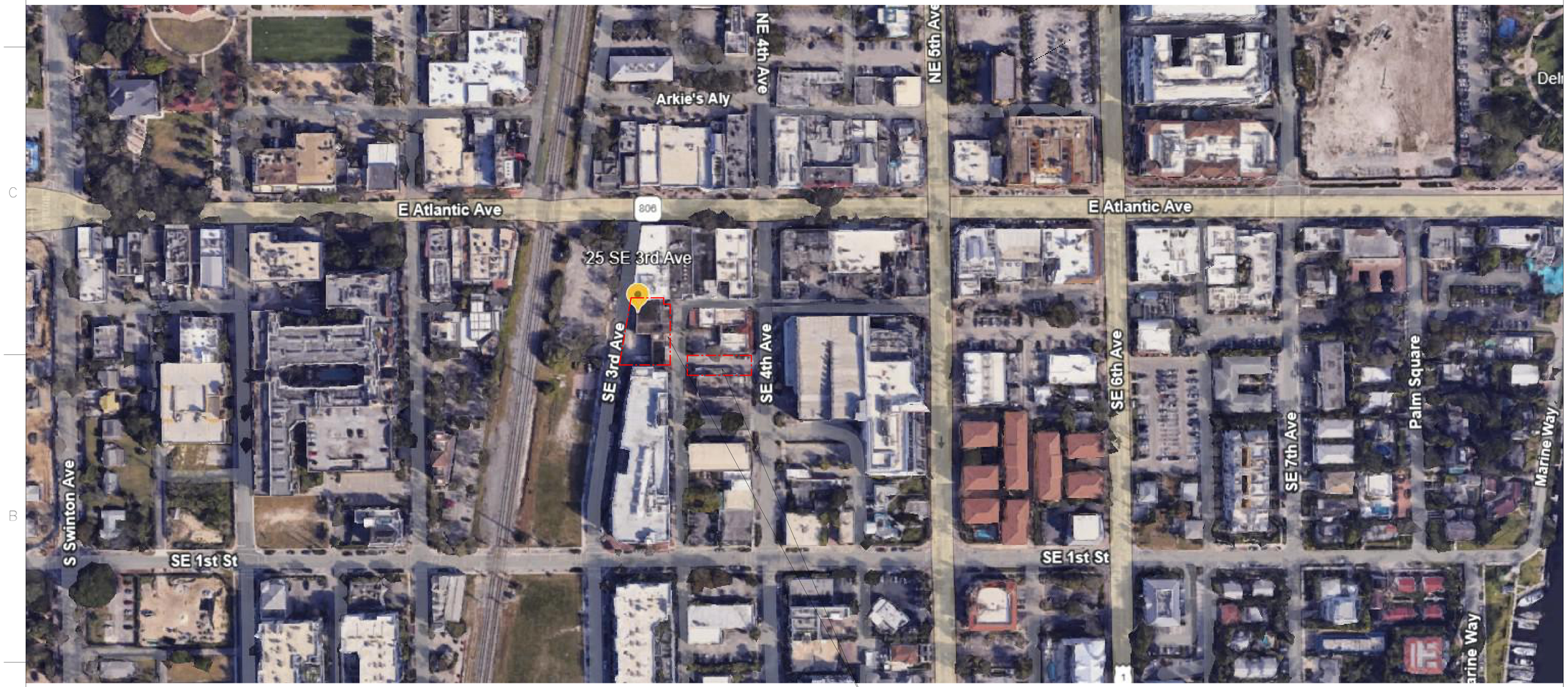
PROJECT NO. A220217

DATE: 9/5/2023

PROJECT DATA

1 -G-1

D:\ARCHIMIA 2B\PROJECTS\A220217 - DELREY BAR\PDF\SITE PLAN REVIEW\REV8_V0\DELRAY BAR_23_DRC_R8.rvt
3/26/2026 10:27:58 PM
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA P.A AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY - PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING



PROJECT LOCATION

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:

DELRAY BUNGALOWS
RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
5	DESIGN REV. 5	5/24/25

PROJECT NO. A220217

DATE: 9/5/2023

SITE AERIAL VIEW

2 - V-2

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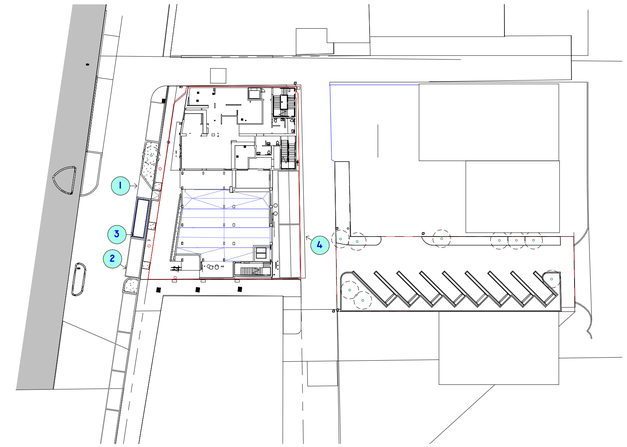
1

2

3



1 PHOTO KEY PLAN 2
1" = 40'-0"

4

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SITE PHOTOS REFERENCE

2 - V-3

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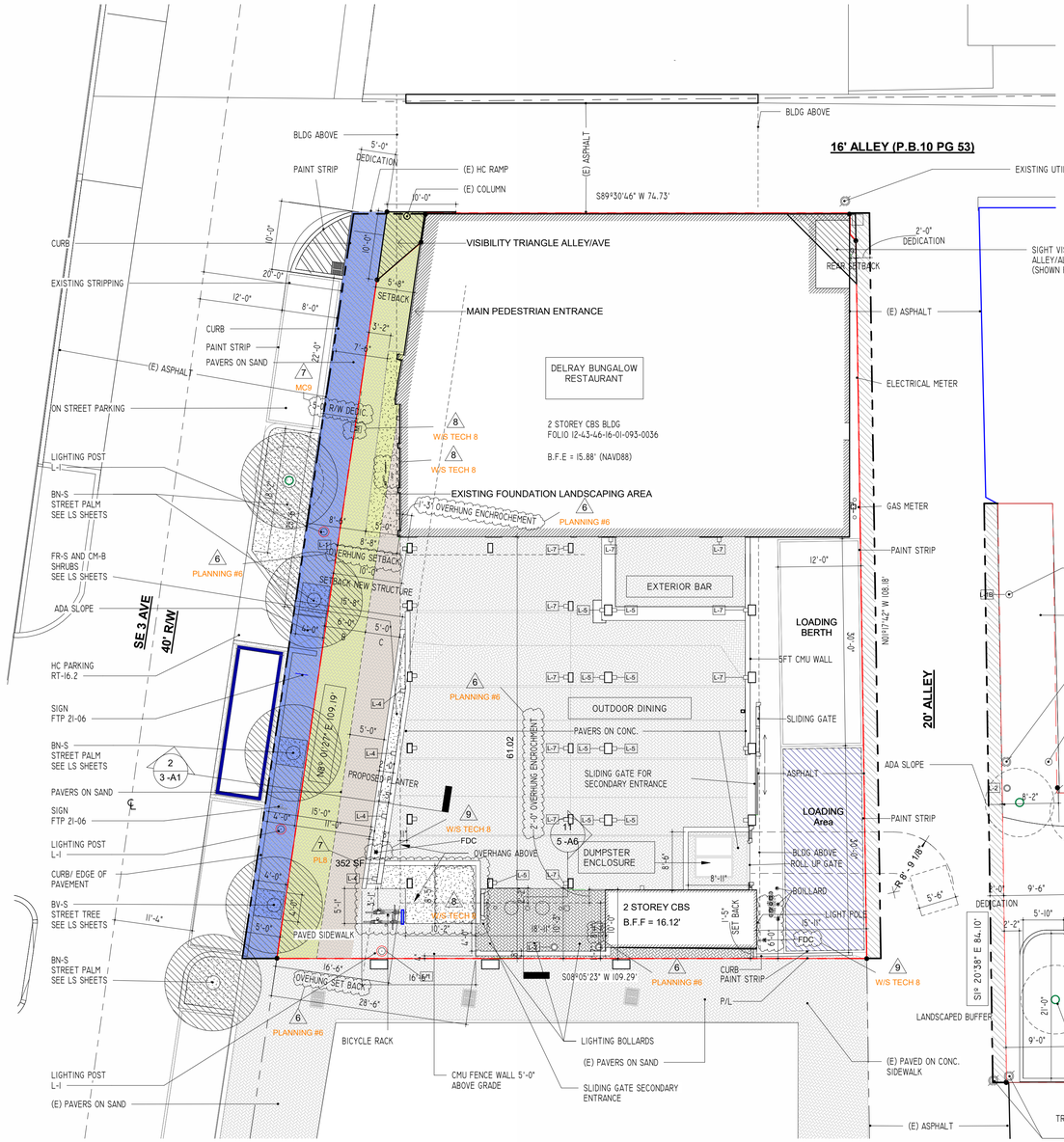

2 SIDEWALK SECTION
1" = 10'-0"

1 PROPOSED SITE PLAN 1 10
1" = 10'-0"

0 10 20 30 40 50
SCALE 1"=10'-0"

Zoning District	Minimum Lot Dimension Size	Width	Depth	Frontage	Minimum Floor Area	Maximum Lot Coverage	Setback Front	Side Street	Side	Rear	Density	FAR
Required	2,000	20'MIN	N/A	15'	-	-	10'TO15'	10'	0 | 5'	10'	0	-
Proposed	9,043	109.19	109.29	15'	8,379	6,740	5.5' | 10	NA	1.4' | 10	0.8' | 10	0	1.19

No.	LDR Reference Chapter/Section	Required	Provided	Extent of Non-Conformity	Vesting Development Order
1 - LOADING	SEC. 4.6.10	1 BERTH	0 BERTHS		
2 - FRONT SETBACK	TABLE 4.4.13(C)	10 FT. MIN.	5.5'		
3 - REAR SETBACK	TABLE 4.4.13(C)	10 FT. MIN.	.8'		

No.	LDR Reference Chapter/Section	Required	Provided	Extent of Non-Conformity	Vesting Development Order
4 - PARKING	TABLE 4.4.13(L)	29	10		

Variance or Waiver No.	LDR Reference Chapter/Section	Required	Provided	Variance or Waiver	Approval Date/ Resolution No.
1- LANDSCAPE REGULATION	SEC.4.6.16(H)(3)(a)	5' Strip	min 1'-2" max 9'-5"	WAIVER	

SYMBOL LEGEND

- L-1 NEW LIGHT POLE
- EXISTING LIGHT POLE
- L-2 NEW BOLLARD

LINE TYPE LEGEND

- DEDICATION LINE
- PROPERTY LINE
- CENTER LINE
- OVERHEAD LINE
- PATH LINE
- CHANGE IN LEVEL LINE
- PATTERN LINE LARGE
- PATTERN LINE SMALL
- BUILDING PROFILE LINE
- VEGETATION SYMBOL
- VISIBILITY TRIANGLE

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REVISIONS

No.	Description	Date
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
5	DESIGN REV 5	5/24/25
6	LDR COMMENT5	10/4/25
7	LDR COMMENT	1/8/26
8	LDR COMMENT	2/18/26
9	LDR COMMENT	3/16/26

PROJECT NO. A220217

DATE: 9/5/2023

SITE PLAN

3 -A1

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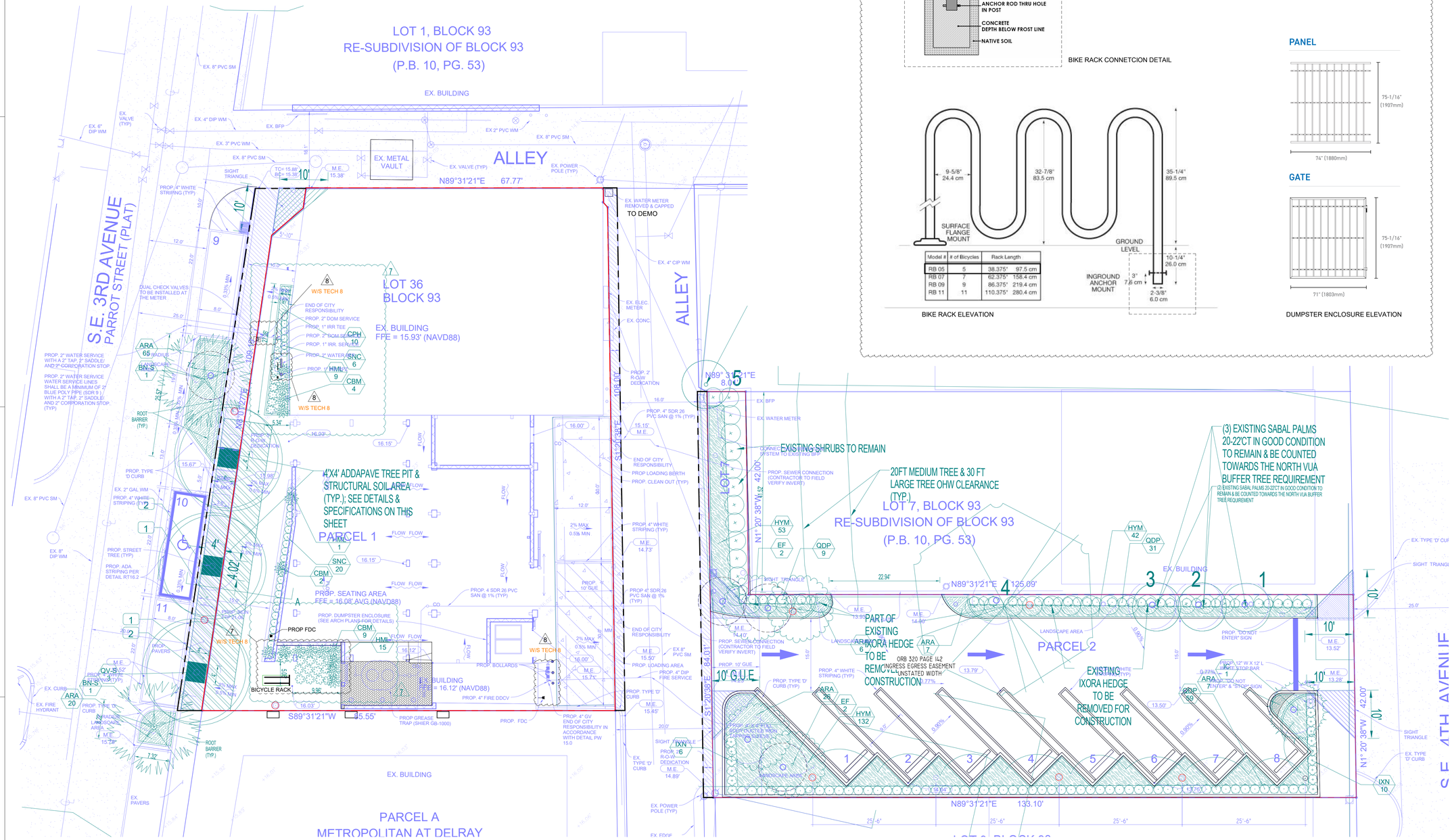
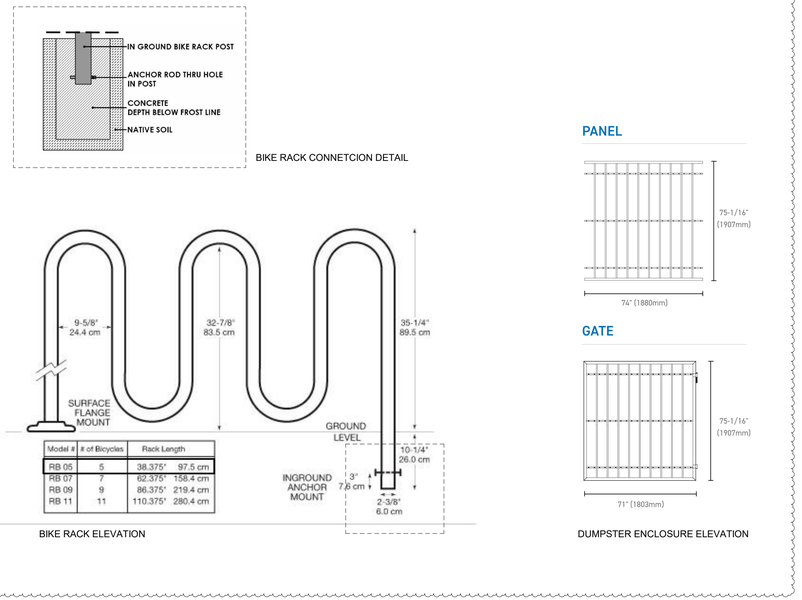


6 PLANNING #3-6



Model #	# of Bicycles	Rack Length
RB 05	5	38.375" 97.5 cm
RB 07	7	62.375" 158.4 cm
RB 09	9	86.375" 219.4 cm
RB 11	11	110.375" 280.4 cm

PARKING SPACES CALCULATION

USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
RESTAURANT (Proposed Indoor)	8,379 GROSS SF				
RESTAURANT (Proposed Outdoor)[1]	2,432 GROSS SF				
TOTAL (Proposed Restaurant)	10,811 GROSS SF	6 PER 1,000 SF OF GROSS FLOOR AREA	65		
OFFICE/BANK (Existing Use)	7,780 NET SF	4 PER 1,000 SF OF NET FLOOR AREA UP TO 3,000 SF 3.5 PER 1,000 SF OF NET FLOOR AREA THEREAFTER		29[2]	
SURFACE PARKING LOT[3]					8
EXISTING ON-STREET PARKING SPACES				1[4]	
PROPOSED ON-STREET PARKING SPACES					3
PAYMENT IN LIEU OF PARKING					26[5]

1 - "outdoor use areas" are subject to parking requirements per LDR Section 4.4.13(C)(4)(g)
2 - Parking credit based on the existing Office/Bank Use
3 - Parcel No. 12434616010930072
4 - Existing on-street parking not counted towards meeting parking requirements per LDR Section 4.6.9.(E)(2)(a)
5 - Per LDR Section 2.4.11(F). Approved by the Delray Beach City Commission on June 17, 2025. *See* Resolution No. 109-25.

6 PLANNING #3-6

1 OVERLAY PLAN
1" = 10'-0"
0 10 20 30 40 50
SCALE 1"=10'-0"

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OVERLAY SITE PLAN

3 -OV1

SE 4TH AVENUE

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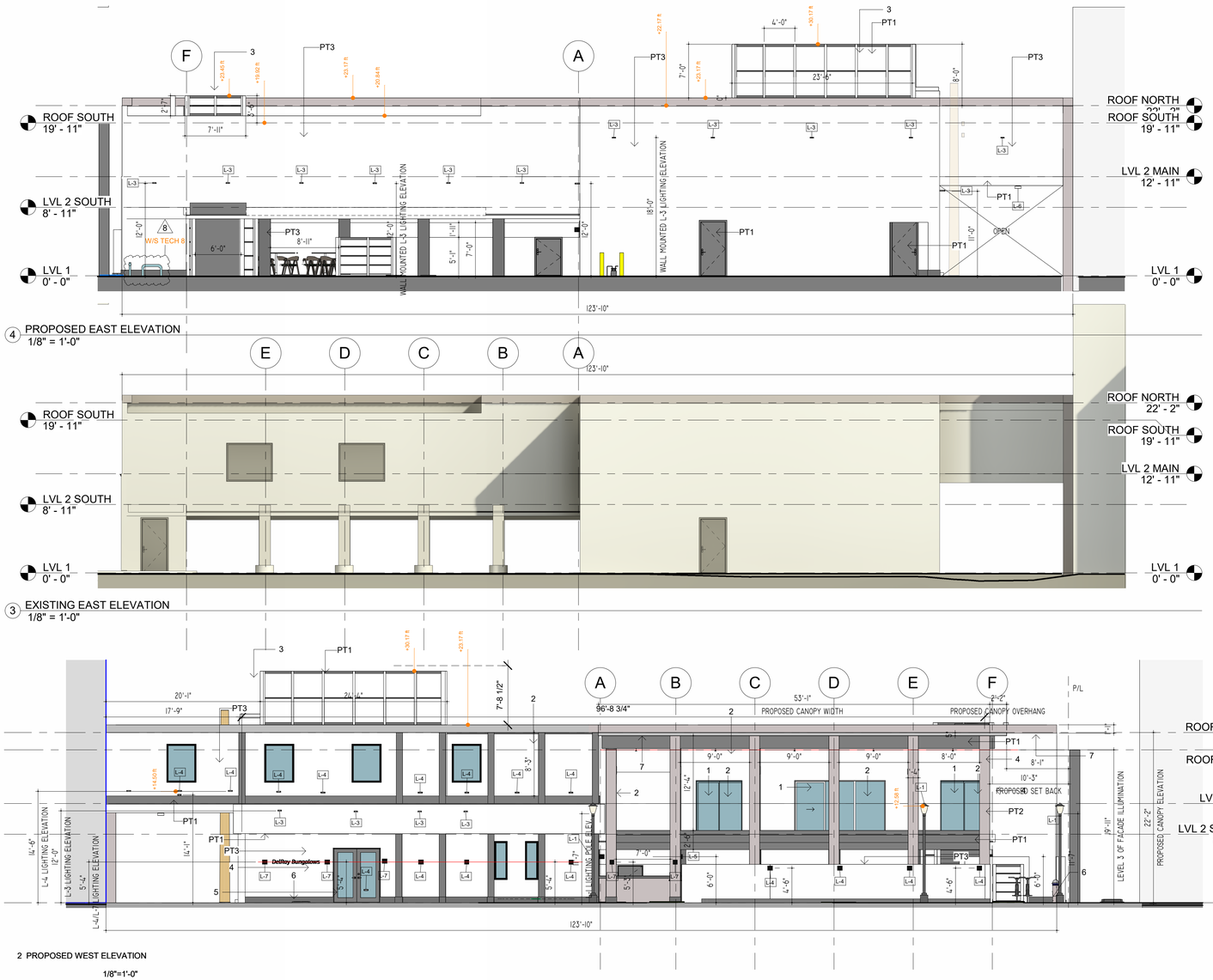

PAINT LEGEND		
PT01		BENJAMIN MOORE - 1594 SHAKER GRAY
PT02		BENJAMIN MOORE - OC-150 BRILLIANT WHITE
PT03		BENJAMIN MOORE - 2134-70 GENESIS WHITE

PAINT LEGEND
12" = 1'-0"

KEYNOTE LEGEND	
1	ALLUMINUM FRAME, POWDER-COATED, GRAY. CLEAR GLASS- VERICON GLASS 1-5/13" LAM INS VE24-85; V-L-T :80%; SOLAR ENG: 55%; SH C: 0.67; SHGC :0.58
2	MASONRY MODERN - WINDOWS AND OPENINGS PROPORTIONS ARE VERTICAL WHEN AGGREGATED OPENING IS SQUARE AND HORIZONTAL
3	MASONRY MODERN - WHITE STUCCO MECHANICAL SCREEN ENCLOSURE
4	MASONRY MODERN - FINE SAND SMOOTH STUCCO PAINTED
5	MASONRY MODERN - ENTRY CLEARLY IDENTIFIABLE
6	MASONRY MODERN - 9" ANODIZED ALLUMINIM CURB (TYP.)
7	MASONRY MODERN - UPPER PART OF BUILDING CANOPY GRAY AS SPECIAL FEATURE- ALLUMINUM CLADDING
PT1	BENJAMIN MOORE PAINT- 2134-70 matte
PT2	BENJAMIN MOORE PAINT- OC-150 matte
PT3	BENJAMION MOOR PAINT- 1594 matte

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPLEMENTAL FORMS

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 ACTUAL PAINT COLOR SAMPLES WITH DETAILS OF MANUFACTURER

ROOF	WALLS
Superflex TPO RV Rubber Roof	BENJAMIN MOORE - 2134-70 GENESIS WHITE - MATTE
FASCIA	**TRIM/OTHER**
BENJAMIN MOORE - 1594 SHAKER GRAY MATTE	BENJAMIN MOORE - OC-150 BRILLIANT WHITE- MATTE
WINDOWS	**SHUTTERS/AWNINGS**
INK JET BLACK- FRAME CLEAR GLAZING IMPACT WINDOWS AND DOORS ES WINDOWS- ELITE LINE	NONE
RAILINGS	**FENCE**
1 RAIL AT SECOND FLOOR OPENING IN CAT2 GLAZING FRAMELESS CLEAR	2 FENCE WALLS PAINTED BENJAMIN MOORE 2134-70 GENESIS WHITE MATTE
COLUMNS	**OTHER**
BENJAMIN MOORE - OC-150 BRILLIANT WHITE- MATTE	ALLUCOBOND

MAIN ENTRANCE IS LOBBY ENTRY

Table 4.4.13(K)
Dimensional Requirements for Lobby Entry

		Minimum	Maximum
A	Building Setback	10 ft.	15 ft.
B	Lobby Entry Width	N/A	N/A
	Maximum Allowable Encroachment of Elements in All Districts		
C	Overhang/Awning Projection	N/A	10 ft.
D	Columns, Pilaster, Posts	N/A	5 ft.

07/2020

DIMENSIONAL REQUIRMENT FOR LOBBY ENTRY

		REQ	PROV
A	SETBACK	10'-15'	5'-6"
B	LOBBY ENTRY WIDTH	N/A	6'-0"
C	OVERHANG/ AWNING PROJECTION	10' MAX	0'-0"
D	COLUMN / PILASTER / POST	5' MAX	0'-0"

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EXTERIOR ELEVATIONS EXISTING / PROPOSED

4 -A3

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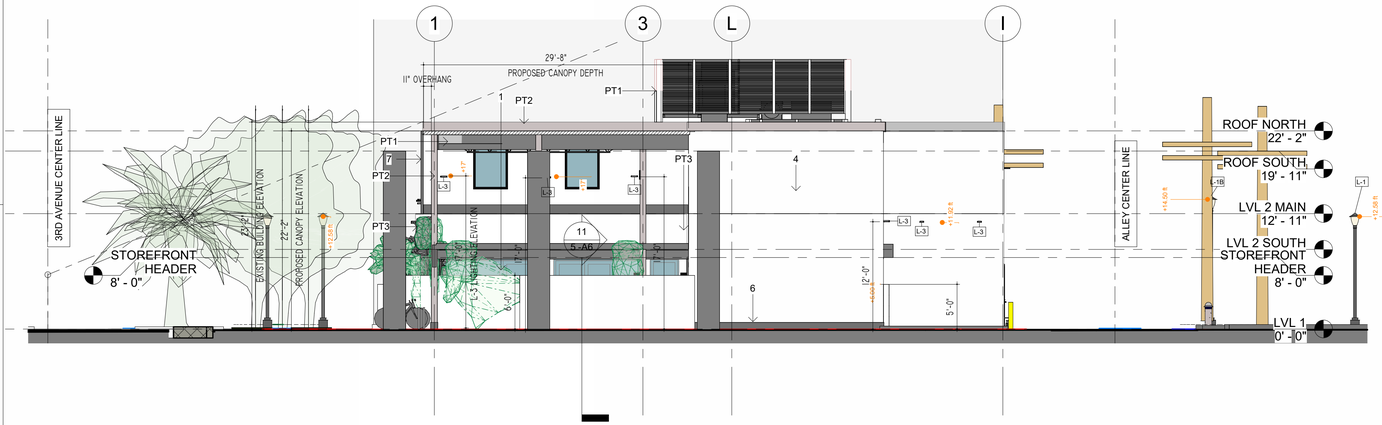
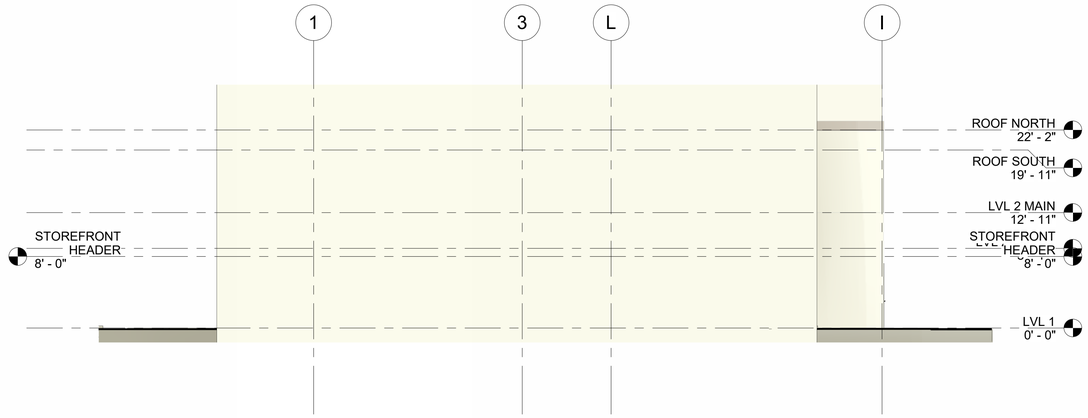


1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

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PAINT LEGEND
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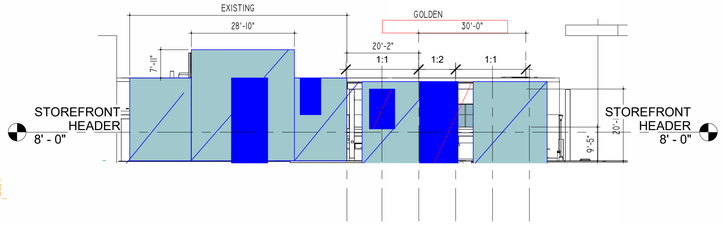

3 PROPORTION SKETCH
1" = 20'-0"

MAIN ENTRANCE IS LOBBY ENTRY

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Dimensional Requirements for Lobby Entry

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Maximum Allowable Encroachment of Elements in All Districts			
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EXTERIOR ELEVATIONS

4 -A4

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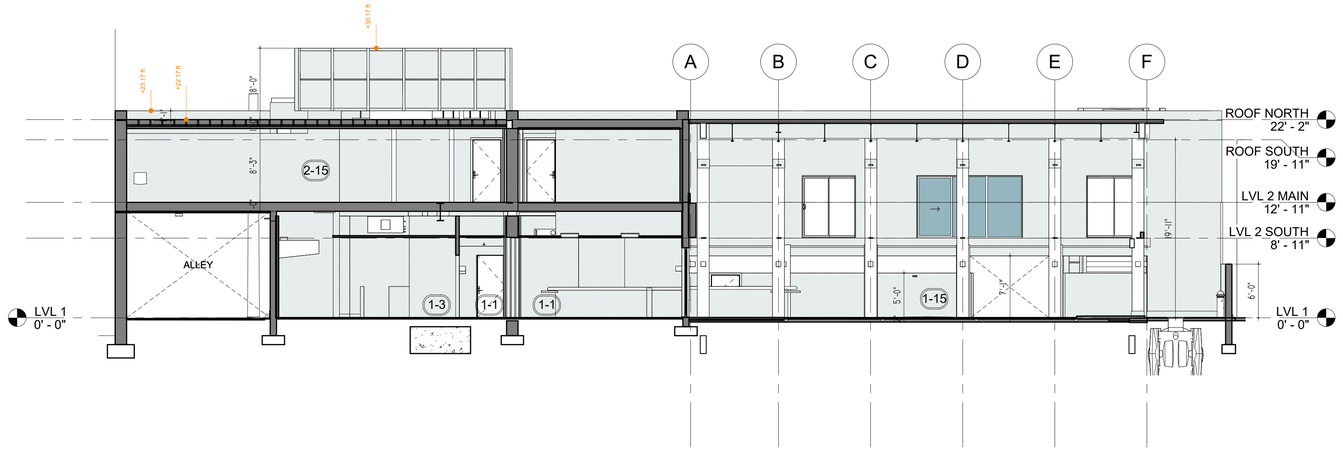
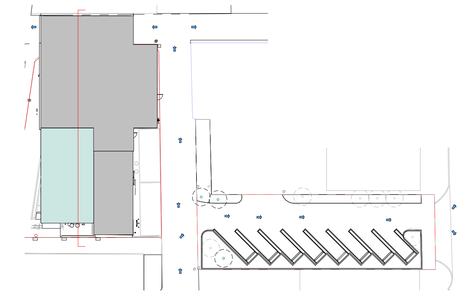
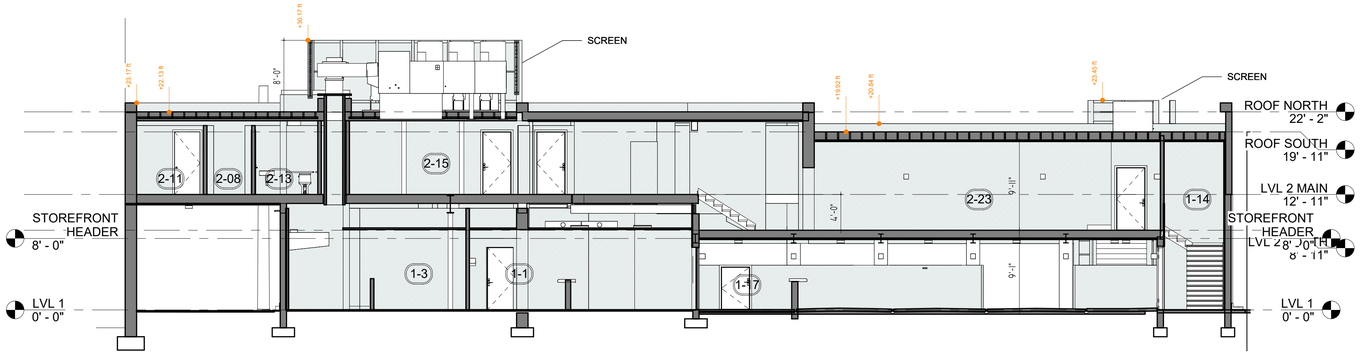


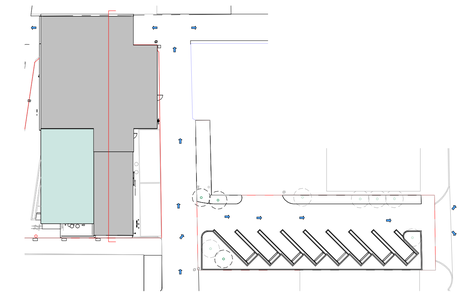
1 Section A
1/8" = 1'-0"



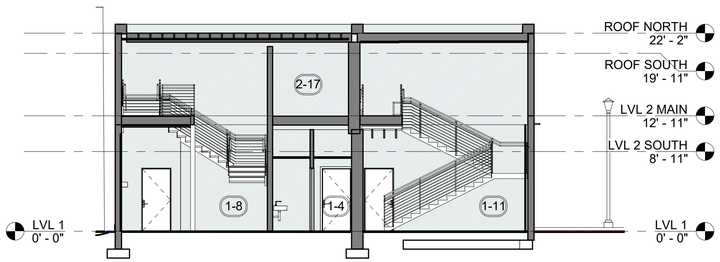
4 KEY PLAN A5-1
1" = 40'-0"



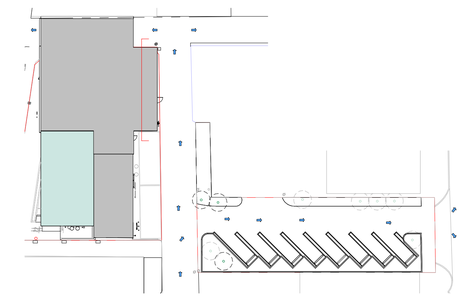
2 Section B
1/8" = 1'-0"



5 KEY PLAN A5-2
1" = 40'-0"



3 Section C
1/8" = 1'-0"



6 KEY PLAN A5-3
1" = 40'-0"

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PROJECT:

DELRAY BUNGALOWS
RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
2	LDR COMMENT2	12/11/23
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24

PROJECT NO. A220217

DATE: 9/5/2023

BLDG SECTIONS

5 -A5

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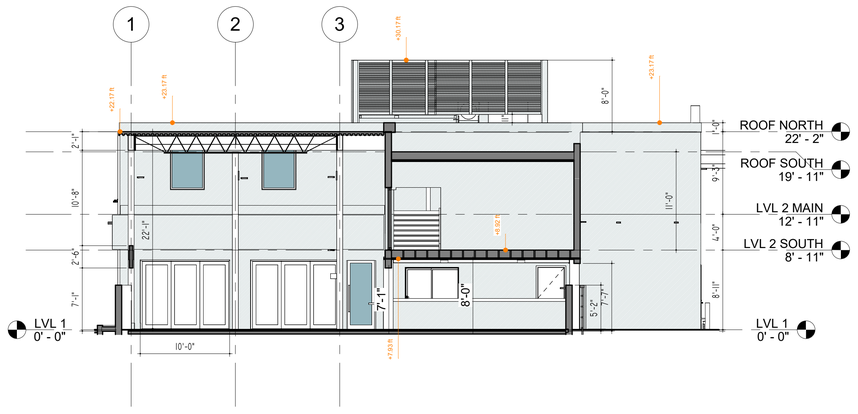

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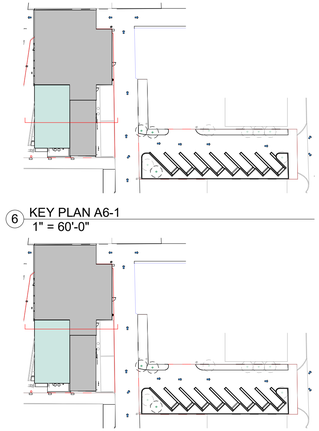

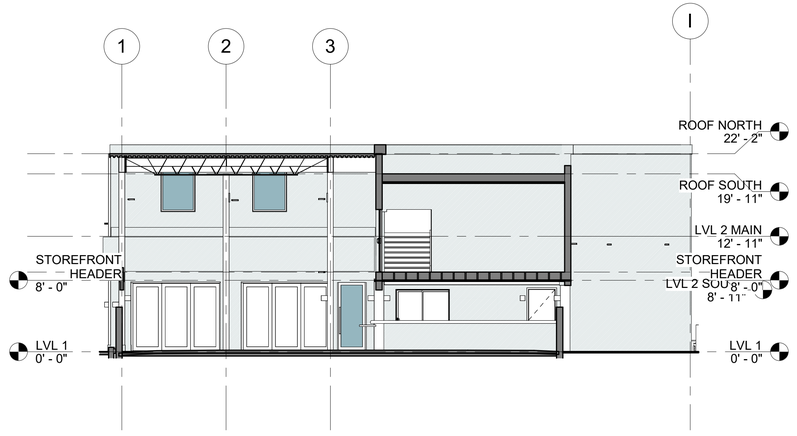

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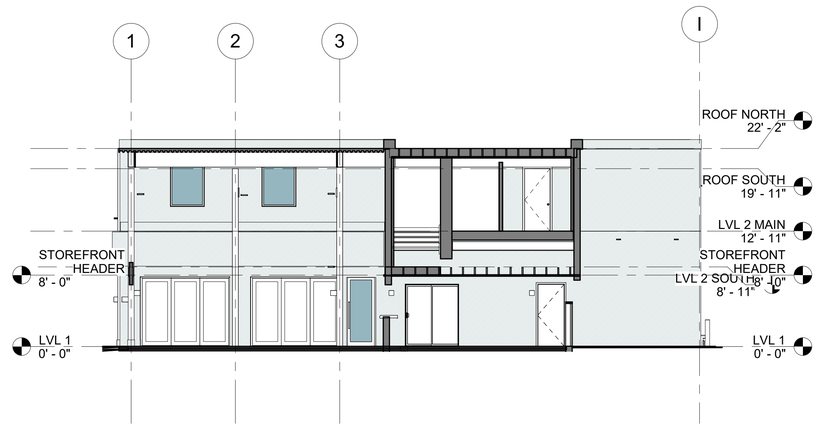

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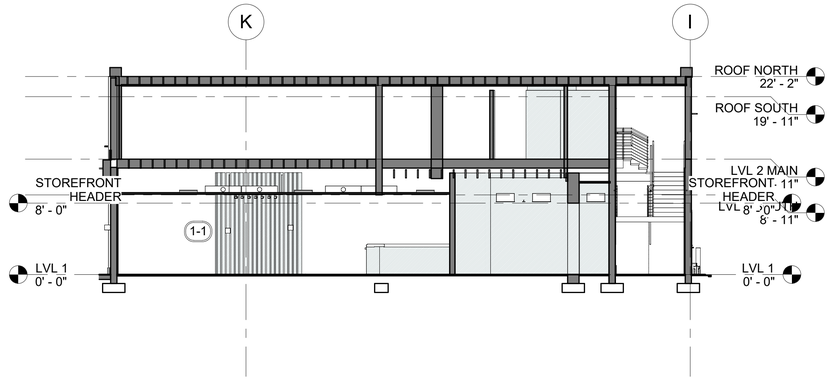
1/8" = 1'-0"



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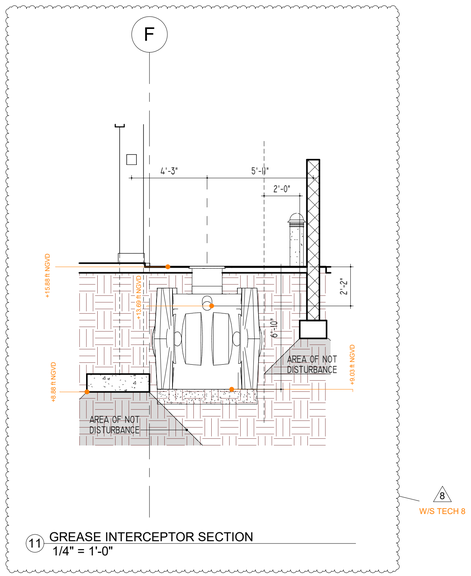
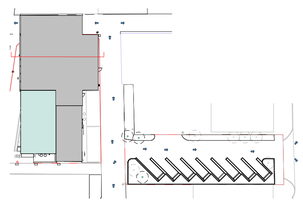
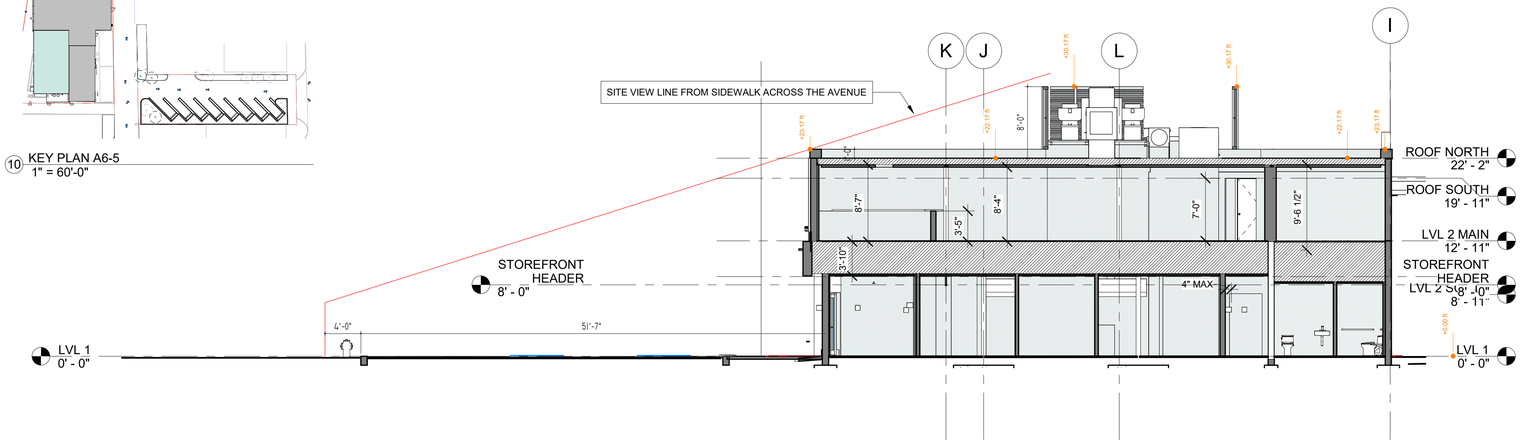
1/8" = 1'-0"



11 GREASE INTERCEPTOR SECTION
1/4" = 1'-0"





5 Section PROPOSED 5
1/8" = 1'-0"

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STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23
2	LDR COMMENT2	12/11/23
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
8	LDR COMMENT	2/18/26

PROJECT NO. A220217

DATE: 9/5/2023

BLDG SECTIONS

5 -A6

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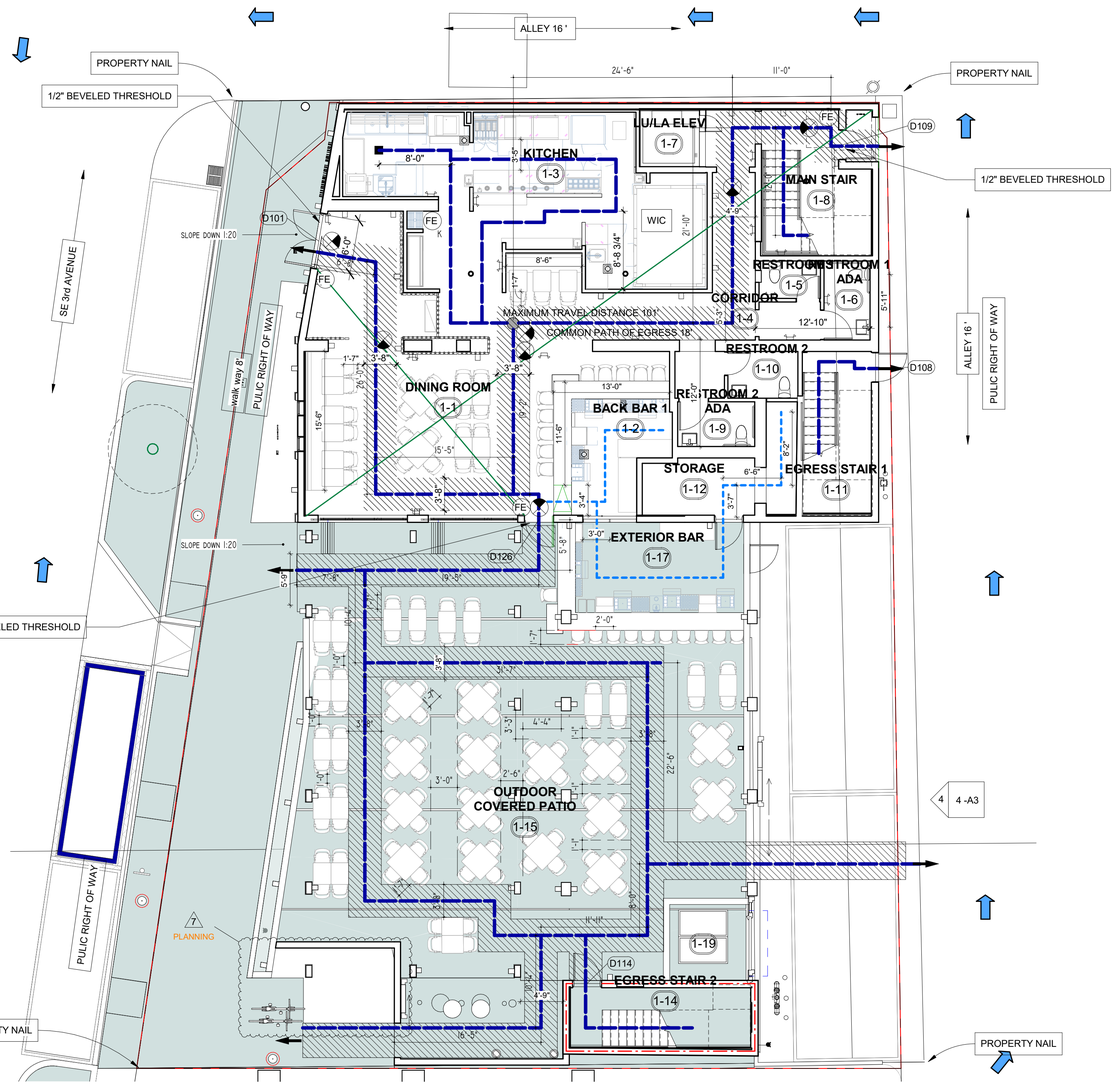
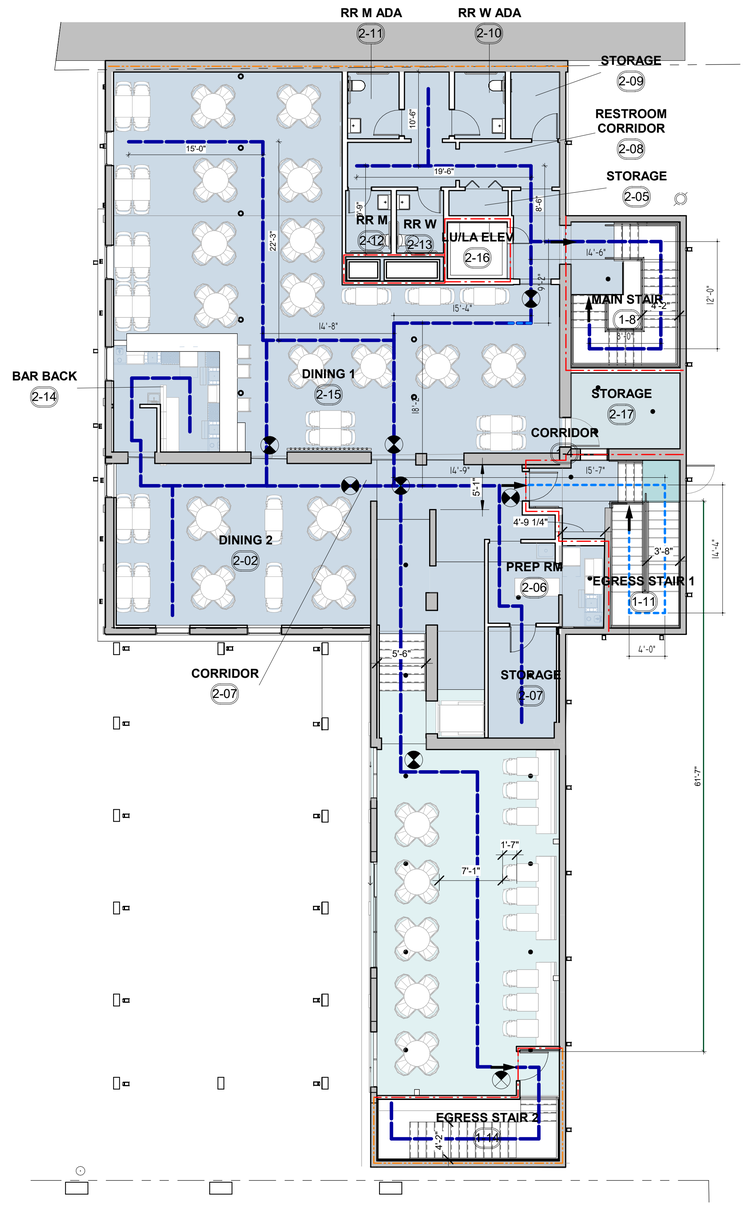
Room Schedule		
Number	Name	Area
1-1	DINING ROOM	884 SF
1-2	BACK BAR 1	135 SF
1-3	KITCHEN	620 SF
1-4	CORRIDOR	230 SF
1-5	RESTROOM 1	28 SF
1-6	RESTROOM 1 ADA	35 SF
1-7	LU/LA ELEV	43 SF
1-8	MAIN STAIR	130 SF
1-9	RESTROOM 2 ADA	43 SF
1-10	RESTROOM 2	41 SF
1-11	EGRESS STAIR 1	72 SF
1-12	STORAGE	129 SF
1-14	EGRESS STAIR 2	134 SF
1-15	OUTDOOR COVERED PATIO	965 SF

Room Schedule		
Number	Name	Area
1-17	EXTERIOR BAR	205 SF
1-18	RR FOYER	29 SF
1-19	TRASH ENCL.	76 SF
2-05	STORAGE	77 SF
2-06	PREP RM	82 SF
2-07	<varies>	<varies>
2-08	RESTROOM CORRIDOR	173 SF
2-09	STORAGE	44 SF
2-10	RR W ADA	48 SF
2-11	RR M ADA	50 SF
2-12	RR M	41 SF
2-13	RR W	41 SF
2-14	BAR BACK	164 SF
2-15	DINING 1	1403 SF
2-16	LU/LA ELEV	43 SF
2-17	STORAGE	107 SF
2-23	DINING 3	780 SF

SYMBOL LEGEND			
	1HR RATED FIRE BARRIER		2HR RATED FIRE BARRIER
	EXIT SIGN		EMERGENCY LIGHT (WALL MOUNTED)
	EXIT	EL INV	EMERGENCY LIGHT INVERTER
REFER TO ELECTRICAL, FIRE PROTECTION, AND REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION			



2 LIFE SAFETY PLAN LVL 1
1/8" = 1'-0"



1 LIFESAFETY PLAN LVL 2
1/8" = 1'-0"

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AR 92197

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REVISIONS

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1	LDR COMMENT	3/21/23
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3	LDR COMMENT3	6/27/24
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

LIFESAFETY PLANS

6 -LS1

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AREA AND OCCUPANCY TABLE PER NFPA

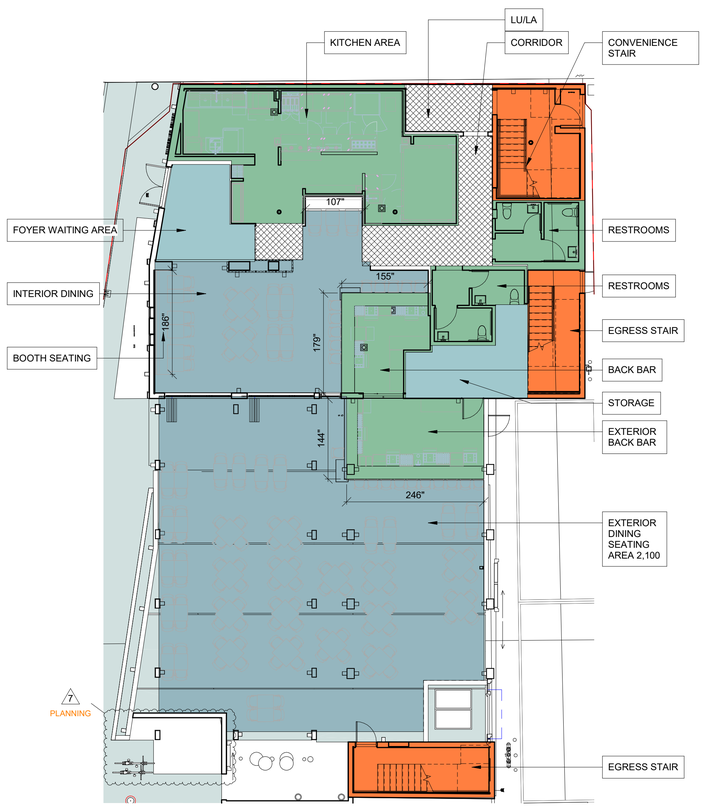
TOTAL INTERIOR GROSS LEASABLE AREA		8,379 SF			348 PP
EXTERIOR AREA - SEATING		2,432 SF			186 PP
TOTAL AREA- USE RESTAURANT		10,811 SF			535 PP
1ST FLOOR	TOTAL GROSS LEASABLE AREA	3,160 SF			119 pp
	KITCHEN & BACK OF BAR AREA	890 SF	100		8.90 pp
	RESTROOMS	280 SF	150		1.87 pp
	CORRIDOR/AISLE	313 SF	150		2.09 pp
	INTERIOR DINING	665 SF	15		44.33 pp
	BAR SEATING	333 L IN	1 /18 linear in.		18.50 pp
	BENCH SEATING	293 L IN	1/18 linear in.		16.28 pp
	STAIR	582 SF	150		3.88 pp
	WAITING / FOYER	163 SF	7		23.29 pp
	STORAGE	167 SF	500		0.33 pp
2ND FLOOR	TOTAL GROSS LEASABLE AREA	5,219 SF			229 pp
	KITCHEN & BACK OF BAR AREA	332 SF	100		3.32 pp
	RESTROOMS	251 SF	150		1.67 pp
	CORRIDOR/AISLE	712 SF	150		4.75 pp
	INTERIOR DINING	2,670 SF	15		178.00 pp
	BAR SEATING	308 L IN	1 /18 linear in.		17.11 pp
	BENCH SEATING	339 L IN	1/18 linear in.		18.83 pp
	STORAGE	303 SF	500		0.61 pp
	STAIR	732 SF	150		4.88 pp
EXTERIOR	SEATING AND SERVICE AREA	2,432 SF			186 pp
	BACK OF BAR AREA	250 SF	100		3 pp
	BAR SEATING	391 L IN	1 /18 linear in.		22 pp
	EXTERIOR DINING	2,432 SF	15		162 pp

EXITS NOTES:

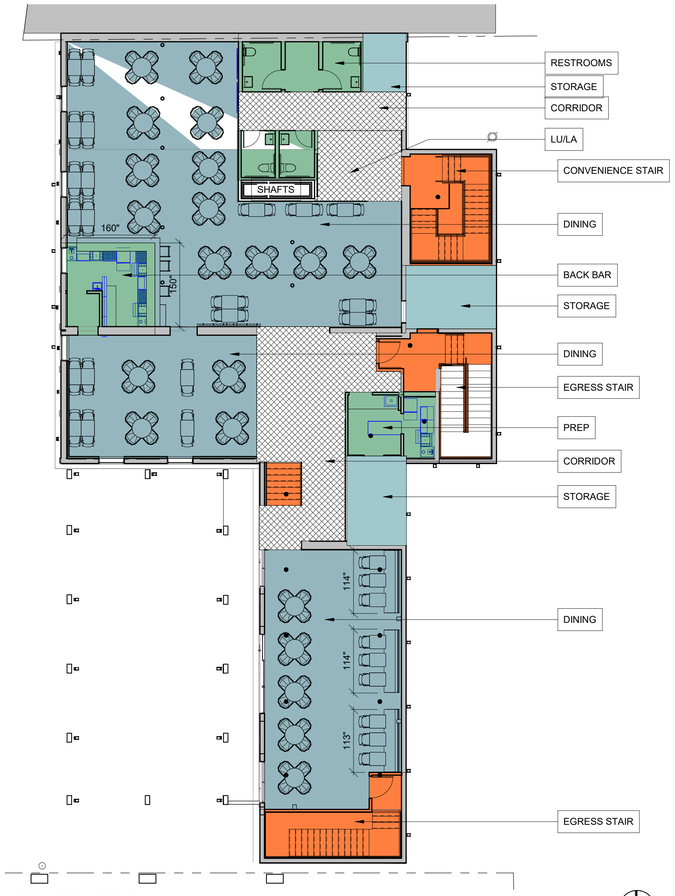
1) IN CASE OF EMERGENCY THE MAIN ENTRANCE/EXIT PROVIDES EGRESS EXIT TO 100% OF THE OCCUPANTS (361 X 0.2" = 72.2"). **PROVIDED:** (4) 36" = 144" TOTAL
2) ALL THRESHOLDS AT EXIT DOORS ARE BEVELED 45 DEG. 1/2" HIGH MAX.
4) THE MAXIMUM EXIST TRAVEL DISTANCE FOR THIS SPACE IS 118'-0"
5) COMMON PATH OF EGRESS MAX 30 FT

.NCY TABLE PER NFPA

A	8,379 SF			348 PP
	2,432 SF			186 PP
	10,811 SF			535 PP
IOSS LEASABLE AREA	3,160 SF			119 pp
BACK OF BAR AREA	890 SF	100		8.90 pp
TS	280 SF	150		1.87 pp
/AISLE	313 SF	150		2.09 pp
DINING	665 SF	15		44.33 pp
NG	333 L IN	1 /18 linear in.		18.50 pp
ATING	293 L IN	1/18 linear in.		16.28 pp
	582 SF	150		3.88 pp
FOYER	163 SF	7		23.29 pp
	167 SF	500		0.33 pp
IOSS LEASABLE AREA	5,219 SF			229 pp
BACK OF BAR AREA	332 SF	100		3.32 pp
TS	251 SF	150		1.67 pp
/AISLE	712 SF	150		4.75 pp
DINING	2,670 SF	15		178.00 pp
NG	308 L IN	1 /18 linear in.		17.11 pp
ATING	339 L IN	1/18 linear in.		18.83 pp
	303 SF	500		0.61 pp
	732 SF	150		4.88 pp
AND SERVICE AREA	2,432 SF			186 pp
AR AREA	250 SF	100		3 pp
NG	391 L IN	1 /18 linear in.		22 pp
DINING	2,432 SF	15		162 pp



4 LIFE SAFETY AREA PLAN LVL 1
3/32" = 1'-0"



1 LIFESAFETY AREA PLAN LVL 2
3/32" = 1'-0"

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REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

LIFE SAFETY

6 -LS2

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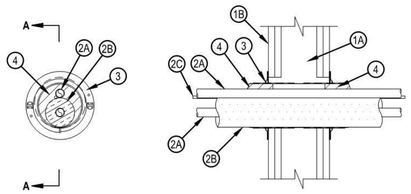
WL 8110

System No. W-L-8110

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening 5 in. (127 mm).
   The hourly F, FH Rating of the firestop system is dependent upon the hourly rating of the wall in which it is installed.
2. Air Conditioning (AC) Line Sets — AC line set consists of max two pipes or tubes (Item 2A), tubing insulation (Item 2B) and a thermostat cable (Item 2C). The AC line sets shall be rigidly supported on both sides of the wall assembly.
   A. Metallic Penetrants — A max of two pipes or tubes to be installed in each AC line set. The following types and sizes of through penetrants may be used:
      1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
      2. Iron Pipe — Nom 3/4 in. (19 mm) diam (or smaller) cast or ductile iron pipe.
      3. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
      4. Copper Tube — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tube.
   B. Tube Insulation - Plastics# — Nom 1 in. (25 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The tube insulation may be installed on one max 3/4 in. (19 mm) diam pipe or tube in each AC line set. The space between the insulated and uninsulated pipes or tubes within each AC line set shall be 0 in. (point contact).
      See Plastics# (QMFZZ) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation meeting the above specifications and having a UL 94 Flammability Classification of 94SVA may be used.
   C. Cable — One 4 pair No. 18 AWG (or smaller) thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials may be installed with each AC line set.

Hilti Firestop Systems

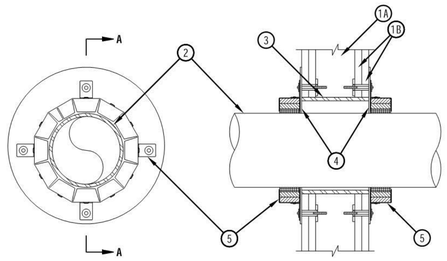
Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. September 11, 2017

WL 2084

System No. W-L-2084

F Ratings - 1 & 2 Hr (See Item 1)
T Ratings - 0 & 1-1/2 Hr (See Item 1)

Classified by Underwriters Laboratories, Inc. to UL 1479



SECTION A-A

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. November 29, 2005

WL 2084

System No. W-L-2084

F Ratings - 1 & 2 Hr (See Item 1)
T Ratings - 0 & 1-1/2 Hr (See Item 1)

Classified by Underwriters Laboratories, Inc. to UL 1479

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the construction features noted below.

   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed. The hourly T Rating is 1-1/2 Hr when installed in 2 hr fire-rated wall, 0 hr when installed in 1 hr fire-rated wall.

   A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. Gypsum Board* — Nom 5/8 in. thick gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 8 in.

2. Through-Penetrants — One nonmetallic pipe, conduit or tubing to be installed within the firestop system. The annular space between pipe and periphery of opening shall be min 1/4 in. to max 1-1/4 in. Pipe or conduit to be rigidly supported on both sides of the wall assembly. The following types and sizes of nonmetallic pipes may be used:

   A. Polyvinyl Chloride (PVC) Pipe — Nom 6 in. diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. diam (or smaller) SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 6 in. diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. Flame Retardant Polypropylene (FRPP) Pipe — Nom 6 in. diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.

3. Metallic Sleeve — Nom 8 in. diam (or smaller) Schedule 40 (or thinner) steel pipe cast into wall assembly with joint compound and installed flush with wall surfaces

4. Metal Cover Plate — Min. 18 ga. steel with max I.D. 1/4 in. larger than O.D. of pipe. Min. O.D. of cover plate to be 2-1/2 in. larger than O.D. of pipe. Installed between collar and wall surfaces.

5. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to both sides of the wall using the anchor hooks provided with the collar. (Minimum 2 anchor hooks for 1-1/2 and 2 in. diam pipes, 3 anchor hooks for 3 and 4 in. diam pipes, and 4 anchor hooks for 6 in. diam pipes). The anchor hooks are to be secured to the surface of wall with 3/16 by 2-1/2 in. long toggle bolts along with washers. As an alternate for pipe sizes of nom 4 in. diam or less, min No. 10 by 1-1/2 in. long drywall or laminate screws with min 3/4 in. steel washers may be used.
   HILTI CONSTRUCTION CHEMICALS, DIV OF
   HILTI INC — CP 643 50/1.5"N, CP 643 63/2"N, CP 643 90/3"N, CP 643 110/4"N or CP 643 160/6"N Firestop Collar

*Bearing the UL Classification Mark

Hilti Firestop Systems

Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. November 29, 2005

3 UL- W-L-8110
12" = 1'-0"

6 UL W-L-2084
12" = 1'-0"

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PROJECT:

DELRAY BUNGALOWS
RESTAURANT

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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23

PROJECT NO. A220217

DATE: 9/5/2023

LIFESAFETY

6 -LS3

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA P.A. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF ARCHITECT'S MARKED SEAL AND SIGNATURE. AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUCTED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY DISTRICT FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION ON SEEING

D:\ARCHIMIA 2B\PROJECTS\A220217 - DELREY BAR\PDF\SITE PLAN REVIEW\REV8_VOIDELRAY BAR_23_DRC_R8.rvt
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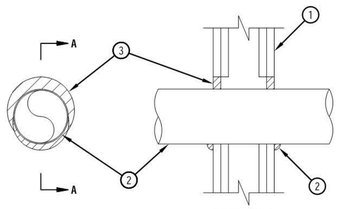
System No. W-L-1175

WL 1175

F Ratings - 1 and 2 Hr (See Item 1)
T Rating - 0 Hr
L Rating at Ambient - Less Than 1 CFM/sq ft
L Rating at 400 F - Less Than 1 CFM/sq ft

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire rated wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.

A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board* — Nom 5/8 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the Fire Resistance Directory. Max diam of opening is 5-1/2 in.
The hourly F and T Ratings of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrant — One metallic tubing or conduit installed concentrically or eccentrically within the firestop system. Tube or conduit to be rigidly supported on both sides of wall assembly. The annular space between the tube or conduit and periphery of the steel sleeve shall be min 0 in. (point contact) to max 1 in. The following types and sizes of metallic tube or conduit may be used:

A. Conduit — Nom 4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.

3. Fill Void or Cavity Material* — Putty — Min 5/8 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. At point contact location between penetrant and wall, a 1/4 in. crown of fill material shall be applied at the conduit/wall interface on both sides of the assembly, lapping 1/4 in. on the conduit and 1/4 in. beyond the periphery of the opening.
HILTI INC — CP618 Putty Stick

*Bearing the UL Classification Mark

Hilti Firestop Systems

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February 08, 2006

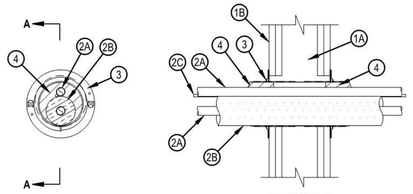
4 UL- W-L3
12" = 1'-0"

System No. W-L-8110

WL 8110

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Ratings — 1 and 2 Hr (See Item 1)
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — The 1 or 2 hr fire-rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner described within the individual U300, U400, V400 or W400 Series Wall or Partition Designs in the UL Fire Resistance Directory and shall incorporate the following construction features:
A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced max 16 in. (406 mm) OC. Steel studs to be min 3-1/2 in. (89 mm) wide and spaced max 24 in. (610 mm) OC.
B. Gypsum Board* — Nom 5/8 in. (16 mm) thick gypsum board as specified in the individual Wall and Partition Design. Max diam of opening 5 in. (127 mm).
The hourly F, FH Rating of the firestop system is dependent upon the hourly rating of the wall in which it is installed.
2. Air Conditioning (AC) Line Sets — AC line set consists of max two pipes or tubes (Item 2A), tubing insulation (Item 2B) and a thermostat cable (Item 2C). The AC line sets shall be rigidly supported on both sides of the wall assembly.
A. Metallic Penetrants — A max of two pipes or tubes to be installed in each AC line set. The following types and sizes of through penetrants may be used:
1. Steel Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Schedule 5 (or heavier) steel pipe.
2. Iron Pipe — Nom 3/4 in. (19 mm) diam (or smaller) cast or ductile iron pipe.
3. Copper Pipe — Nom 3/4 in. (19 mm) diam (or smaller) Regular (or heavier) copper pipe.
4. Copper Tube — Nom 3/4 in. (19 mm) diam (or smaller) Type L (or heavier) copper tube.
B. Tube Insulation - Plastics# — Nom 1 in. (25 mm) thick acrylonitrile butadiene/polyvinyl chloride (AB/PVC) flexible foam furnished in the form of tubing. The tube insulation may be installed on one max 3/4 in. (19 mm) diam pipe or tube in each AC line set. The space between the insulated and uninsulated pipes or tubes within each AC line set shall be 0 in. (point contact).
See Plastics# (QMFZZ) category in the Plastics Recognized Component Directory for names of manufacturers. Any Recognized Component tube insulation meeting the above specifications and having a UL 94 Flammability Classification of 94SVA may be used.
C. Cable — One 4 pair No. 18 AWG (or smaller) thermostat cable with polyvinyl chloride (PVC) insulation and jacket materials may be installed with each AC line set.

Hilti Firestop Systems

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September 11, 2017

Page: 1 of 2

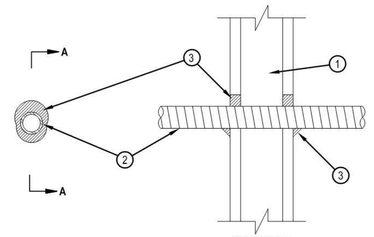
2 UL- W-L1
12" = 1'-0"

System No. W-L-1214

WL 1214

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 Hr	F Rating — 1 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 1 Hr
	FTH Rating — 0 Hr



SECTION A-A

1. Wall Assembly — The fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified if the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing shall consist of either wood studs or channel shaped steel studs. Wood studs to consist of 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide, fabricated from min 25 MSG galvanized steel, spaced max 24 in. (610 mm) OC.
B. Wallboard, Gypsum* — One layer of nom 5/8 in. (16 mm) gypsum wallboard, as specified in the individual Wall and Partition Design. Max diam of opening is 2 in. (51 mm).
2. Through Penetrants — Flexible Steel Conduit+ — Nom 1 in. (25 mm) diam (or smaller) flexible steel conduit. Max one conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and periphery of opening shall be min 0 in. (0 mm, point contact) to max 3/4 in. (19 mm). Conduit to be rigidly supported on both sides of floor or wall assembly.
See Flexible Metal Conduit (DXUZ) category in the Electrical Construction Materials Directory for names of manufacturers.
3. Fill, Void or Cavity Material* — Sealant — Min 5/8 in. (16 mm) thickness of fill material applied within annulus flush with both surfaces of wall. At point contact location between conduit and wall, a min 1/2 in. (13 mm) bead of fill material shall be applied at the conduit/wallboard interface on both side of wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant
+Bearing the UL Listing Mark
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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January 22, 2015

3 UL- W-L2
12" = 1'-0"

UL ONLINE CERTIFICATIONS DIRECTORY

BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

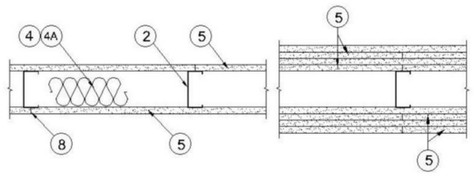
Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

Design No. U419

February 18, 2010

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5)



1. **Floor and Ceiling Runners —** (Not shown) — For use with Item 2 - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* - Floor and Ceiling Runners —** Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped, min. 3-5/8 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective thickness is 0.034 in.

CLARKWESTERN BUILDING SYSTEMS INC — UltraSTEEL®

DIETRICH INDUSTRIES INC — UltraSTEEL®.

1B. **Framing Members* - Floor and Ceiling Runners —** (Not shown - In lieu of Item 1) — For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC. max. Effective thickness is 0.034 in.

I. Floor and Ceiling Runners • (Not shown) • For use with Item 2 - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

2. Steel Studs • Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

4. Batts and Blankets* • (Required as indicated under Item 5) • Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

5. Gypsum Board* • Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr

6. Fasteners • (Not shown) • For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically.

8. Joint Tape and Compound • Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

10. Caulking and Sealants* • not shown) • A bead of acoustical sealant applied around the partition perimeter for sound control.

5 UL-U419
12" = 1'-0"

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REGISTERED ARCHITECT
STATE OF FLORIDA #

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AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23

PROJECT NO. A220217

DATE: 9/5/2023

LIFE SAFETY

6 -LS4

DEMOLITION NOTES

PART I
1.0 DESCRIPTI
A FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO PERFORM DEMOLITION AND REMOVAL OF DEBRIS FROM DEMOLITION OPERATIONS WHEN INDICATED ON DRAWINGS AND SPECIFIED IN THIS SECTION.

1.0 QUALITY
A QUALIFICATION
1. PROVIDE STAFF RESPONSIBLE FOR DEMOLITION WORK FULLY EXPERIENCED IN THIS TYPE OF WORK.
2. PROVIDE EQUIPMENT OF SUITABLE TYPE, IN GOOD WORKING CONDITION, AND OPERATED BY SKILLED MECHANICS.
3. PERFORM WORK IN SAFE AND CAUTIOUS MANNER TO AVOID ACCIDENTS OR PROPERTY DAMAGE.
4. REMOVAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE PERFORMED BY COMPANY LICENSED AND QUALIFIED TO DO SO.

B REFERENCE STANDARDS : COMPLY WITH ALL CODES AND REGULATIONS REGARDING DEMOLITION WORK.

C DEMOLITION WORK SHALL BE PERFORMED FOLLOWING ALL CONDOMINIUM ASSOCIATION'S RULES AND REGULATIONS. BUILDING ADMINISTRATION SHALL BE INFORMED BY GC PRIOR TO BEGINNING WORK OF FULL SCOPE OF DEMOLITION AND NEW CONSTRUCTION, AS REQUIRED.

PART PRODUC
2.0 SALVAGED
A SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

B OTHER SALVAGED COMPONENTS WILL BE THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON DISCONNECTION FROM BUILDING.

PART III
3.0 PERFORMAN
A PREVENT DAMAGE TO ADJOINING PROPERTY AREAS AND OWNER'S SALVAGED PROPERTY DURING DEMOLITION.

B SHORE STRUCTURE WHERE APPLICABLE TO PREVENT STRUCTURAL DAMAGE OR COLLAPSE IF THE WORK INCLUDES DEMOLITION OF STRUCTURAL ELEMENTS. REMOVE FINISHES FIRST IN ORDER TO ASSERTING WHICH ITEMS ARE OF A STRUCTURAL NATURE. CONTRACTOR SHALL PROVIDE AN ADEQUATE SHORING PLAN AFTER REMOVAL OF FINISHES. SAID SHORING PLAN SHALL BE

C IMMEDIATELY UPON REMOVAL OF FINISHES, CONTACT ARCHITECT FOR INSPECTION OF EXISTING STRUCTURE.

D REMOVAL, DISPOSAL AND DEMOLITION OF HAZARDOUS MATERIALS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULA ATIONS.

E DEMO PLAN IS DIAGRAMMATIC IN NATURE. ALL ITEMS IN THE WAY OF ANY ITEMS WHICH ARE TO BE INSTALLED, ARE TO BE REMOVED. CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED WORK AND WITH ARCHITECT FOR ANY QUESTIONABLE ITEMS PRIOR TO BID.

F MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

G FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBED BY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH, STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED

H ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK

3.0 ADJUST AND
A REMOVE ALL DEMOLITION MATERIALS, DEBRIS, AND RUBBISH FROM SITE IMMEDIATELY ON COMPLETION OF DEMOLITION WORK.
B DO NOT ALLOW ANY ACCUMULATION OF DEBRIS
C TRANSPORT ALL DEMOLITION MATERIALS WITHOUT SPILLAGE IN CORRIDORS AND ON

D LEAVE SITE NEAT AND ORDERLY ON COMPLETION OF DEMOLITION WORK.

ADDITIONAL NOTES:

PLUMBIN
1 REMOVE ALL PLUMBING FIXTURES / PIPING / VALVES. WALLS/PARTITIONS/FLOORS AND/OR CEILINGS BEING REMOVED UNDER THE ENTIRE LENGTH OF DEMOLITION OR AS
2 LEAVE NO LIVE OR DEAD PIPING IN REMOVED AREAS. REMOVE ALL PIPING
3 FOR ADDITIONAL INFORMATION SEE WORK IN EXISTING BUILDINGS UNDER PROVISION FOR PLUMBING WORK IN
4 DISCONNECT WATER TO ALL AREAS AT THE SOURCE WORK AT A JOINT OR REQUIRED INTERCEPT EXISTING TO PERMIT DEMOLITION OF THE OTHER WOR
5 PROTECT EXISTING PLUMBING TO REMAIN. ANY EQUIPMENT OR DEVICE DISCONNECTED AS A DIRECT OR INDIRECT ACTION OF THIS DEMOLITION RECONNECTED BACK TO ITS ORIGINAL LOCATION AND THE SOURCE, AND UNLESS OTHERWISE

HVA
1 THE NATURE OF THIS CONTRACT INVOLVES THE REMODELING OF EXISTING CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE EXACT LOCATION AND CONDITIONS OF EXISTING EQUIPMENT PRIOR TO THE BID. THE DRAWINGS DIAGRAMMATIC AND DO NOT SHOW ALL EXISTING CONDITIONS AND REMOVE
2 ANY EQUIPMENT OR DEVICE TO REMAIN THAT MIGHT HAVE TO BE OF THE REMOVAL OF ANY OTHER DEVICE MUST BE RECONNECTED AND EXISTING BUILDING SYSTEMS AND TESTED FOR CORRECT
3 CONTRACTOR SHALL VERIFY EXISTING DUCTWORK SIZES WHICH DUCTWORK BEFORE FABRICATION AND
4 CONTRACTOR SHALL INSPECT ALL EXISTING DUCTWORK TO BE REUSED NECESSARY REPAIRS TO ENSURE AN
5 ALL EXISTING GRILLES REGISTERS, DIFFUSER, ETC. TO BE
6 INTERRUPTION OF EXISTING FACILITIES AND/OR SERVICES IN ADJACENT PERMITT
7 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION OR OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL SPECIFICATIO
8 CONTRACTOR SHALL ADVISE THE OWNER OF THE GENERAL EQUIPMENT
9 CONTRACTOR SHALL VERIFY THAT ALL EXISTING EXTERIOR MOUNTED REMAIN IS PROPERLY SECURED TO WITHSTAND HURRICANE FORCE
10 CONDITIONED AIR DUCTWORK SHALL BE CLASS "ONE" FIBER GLASS ACCORDANCE WITH SMACNA'S FIBROUS DUCT STANDARDS R-6 IN
11 A/C CONTRACTOR IS RESPONSIBLE FOR OBTAINING HIS OWN PERMIT AND FEE

ELECTRIC
1 BEFORE BIDDING CONTRACTOR SHALL VISIT THE JOB SITE AND CONDITIONS WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE REASON FOR REQUESTING EXTRA PAY WHERE THE EXISTING EXTRA MATERIAL OR
2 CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER INTERFERENCES WITH EXISTING CONDITIONS, CONDUITS, PIPING, ARCHITECTURAL, STRUCTURAL MEMBERS WILL
3 WHERE ADJACENT WORK IS DAMAGED IN THE EXECUTION OF THIS OPENINGS ARE LEFT DUE TO REMOVAL OF EQUIPMENT, RACEWAY, ETC, THE SAME TO CORRESPOND IN MATERIAL, AND FINISH WITH THAT OF SIMILAR AND
4 WORK SHALL INCLUDE THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND OF THE PREMISES UPON COMPLETION OF THE WORK AS DIRECTED BY
5 REMOVE ALL ELECTRICAL EQUIPMENT/WIRING/DEVICE ETC. IN AND/OR CEILINGS BEING REMOVED UNDER THIS PROJECT FOR THE DEMOLITION OR AS
6 WHERE THE REMOVAL OF THESE ITEMS MAKES DEAD ELECTRICAL EQUIPMENT OR DEVICES TO REMAIN, PROVIDE NEW JUNCTION BOXES IN AND AFTER THE DEMOLISHED AREA(S) FOR BY
7 LEAVE NO LIVE OR DEAD WIRE IN REMOVED WIRING DEVICES. REMOVE NEAREST BOX OR PANEL AS
8 DISCONNECT POWER TO THE AREAS BEING DEMOLISHED AT THE SOURCE WHERE REQUIRED INTERCEPT EXISTING WIRING WORK AT A NIPPLE TO PERMIT DEMOLITION OF THE OTHER PORTION OF
9 PROTECT EXISTING OUTLETS TO
10 WHERE ELECTRIC LIGHTING FIXTURES, SWITCHES, RECEPTACLES, DEVICES, ETC. ARE TO BE REMOVED, AND BOXES AND CONDUITS ARE CONDUCTORS SHALL BE DE-ENERGIZED, DISCONNECTED AT BOTH ENDS, AND THE BOX AND CONDUIT SEALED WITH CEMENT PLASTER OR EITHER AND THE WALL FLOOR CEILING WITH THE LIKE RESTORED TO MATCH THE FINISH TO THE SATISFACTION OF THE OWNER WHERE ANY MECHANICAL REMOVED. ALL ABOVE FINISHES TO BE
11 WHERE ELECTRICAL FIXTURES, SWITCHED, OUTLETS, RECEPTACLES, DEVICES, ETC. ARE TO BE REMOVED, AND THEIR REMOVAL AFFECTS THE EQUIPMENT, FIXTURE, RECEPTACLE, ETC. THAT IS TO REMAIN (INCLUDING NOT BE SHOWN IN THE DRAWINGS BUT ARE PRESENTLY EXISTING, CONTRACTOR SHALL RECRUIT THEM (INCLUDING BOXES, CONDUIT, WIRES, THEM TO THE ORIGINAL OPERATING CONDITION, ALL AT NO ADDITIONAL COST
12 UNUSED OPENINGS IN BOXES, CABINETS, PANELBOARDS, ROOFS, SOMETHING IS REMOVED OR PREVIOUSLY EXISTS, SHALL BE PLUGGED OR APPROVED METHODS, IF THE OPENING IS TO
13 IN GENERAL, DEMOLITION WILL INVOLVE THE REMOVAL OF ALL LIGHTING, AND FIRE ALARM DEVICES, TOGETHER WITH ASSOCIATED WIRE AND ABOVE DESCRIPTION IN THE ENTIRE
14 CONTRACTOR SHALL OBTAIN PERMIT FOR ALL HIS WORK SCOPE

SCOPE OF DEMOLITION WORK

1. PROVIDE ASBESTOS SURVEY PRIOR TO START DEMOLITION
2. REMOVE ALL FINISHES AND PARTITION AND REMOVE/CAP EXISTING PLUMBING AND ELECTRICAL
3. PROVIDE TRENCH FOR UNDERGROUND SYSTEM INSTALLATION
4. REMOVE MECHANICAL DUCT
5. PROVIDE TEMPORARY BARRICADE PRIOR TO REMOVE EXISTING STOREFRONT AND KNEE WALL

KEYNOTE LEGEND

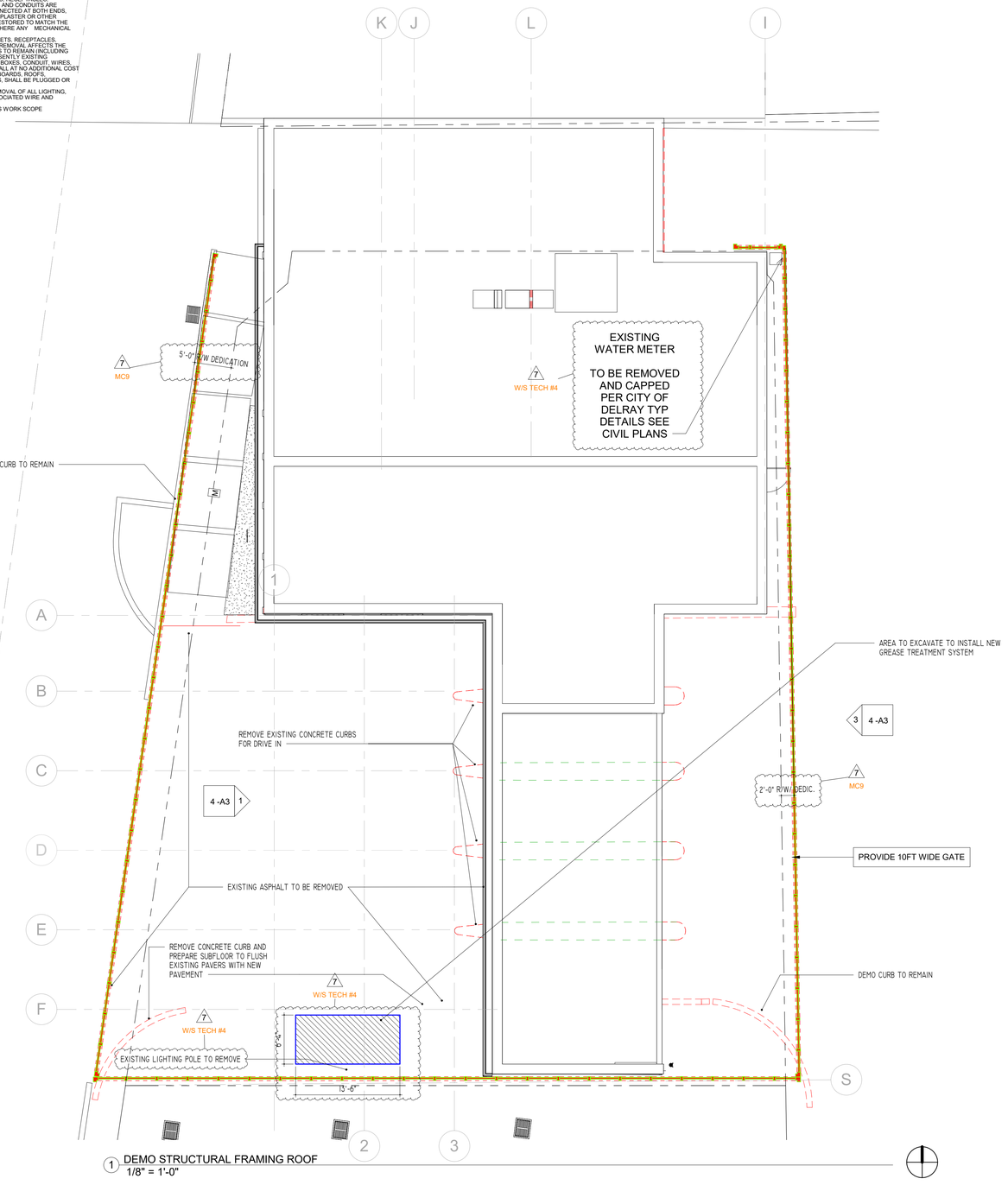
DEMOLITION WALL LEGEND

EXISTING WALL TO REMAIN. N.I.C. (WALL SIZE AND TYPE VARIES) SEAL ALL FIRE RATED PENETRATIONS AS REQUIRED

INTERIOR NON-LOAD BEARING PARTITION TO BE REMOVED

NOTES:
ALL LOAD BEARING ELEMENTS SHALL NOT BE REMOVED OR DAMAGED

WALL DEMOLITION LEGEND
1/4" = 1'-0"



1 DEMO STRUCTURAL FRAMING ROOF
1/8" = 1'-0"

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PROJECT:

DELRAY BUNGALOWS RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23
2	LDR COMMENT2	12/11/23
4	LDR COMMENT4	11/5/24
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

DEMOLITION NOTES AND SITE DIAGRAM

6 -D1

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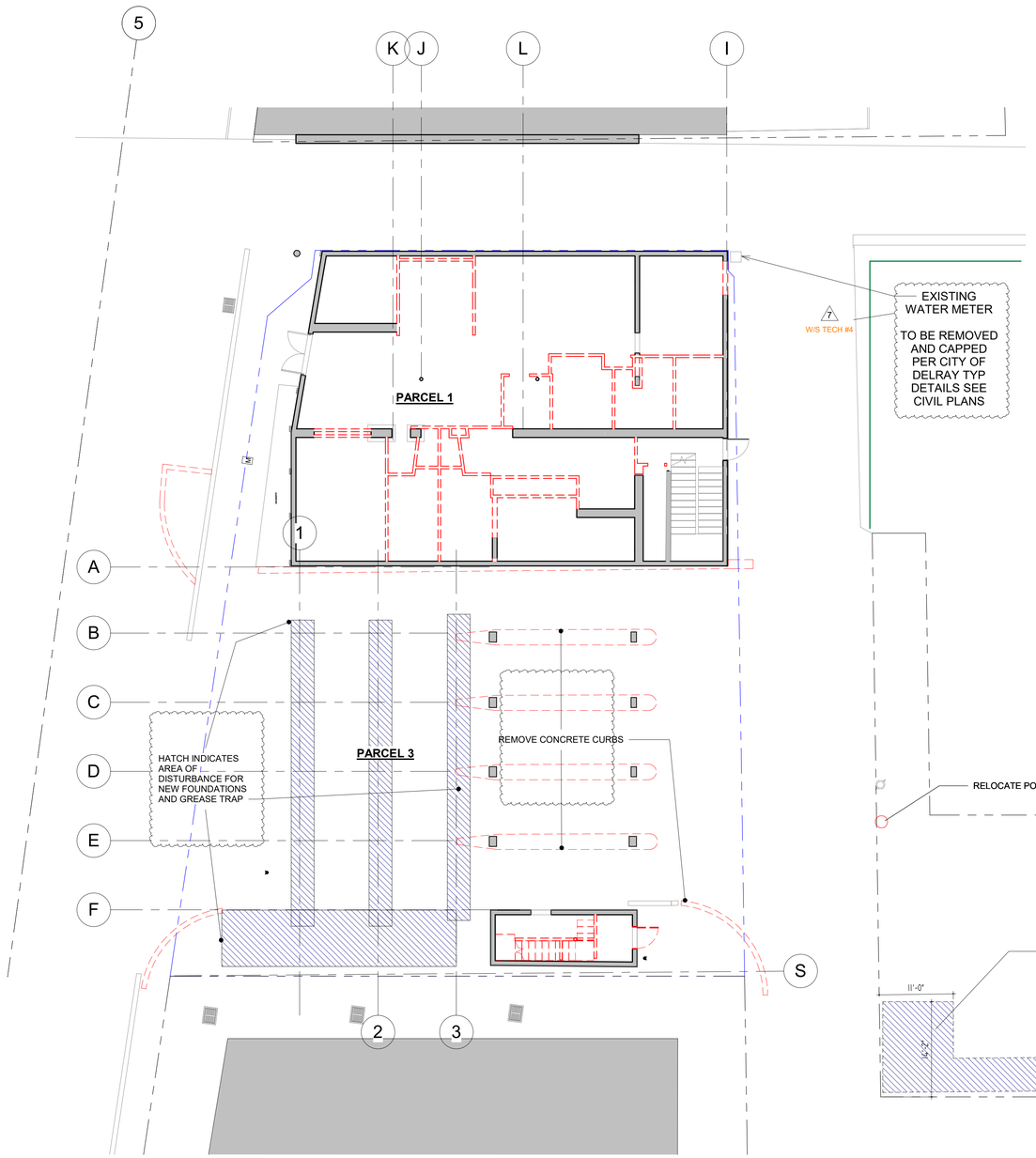
KEYNOTE LEGEND



1 DEMOLITION LVL 1 W/PARCEL2
1" = 10'-0"

ARCHIMIA
INTERIOR + ARCHITECTURE

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SUITE 309 MIAMI, FL 33137 | 786.663.3056|
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PROJECT:

DELRAY BUNGALOWS
RESTAURANT

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REVISIONS

No.	Description	Date
4	LDR COMMENT4	11/5/24
5	DESIGN REV 5	5/24/25
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

DEMOLITION PLAN 1 LVL

6 -D2

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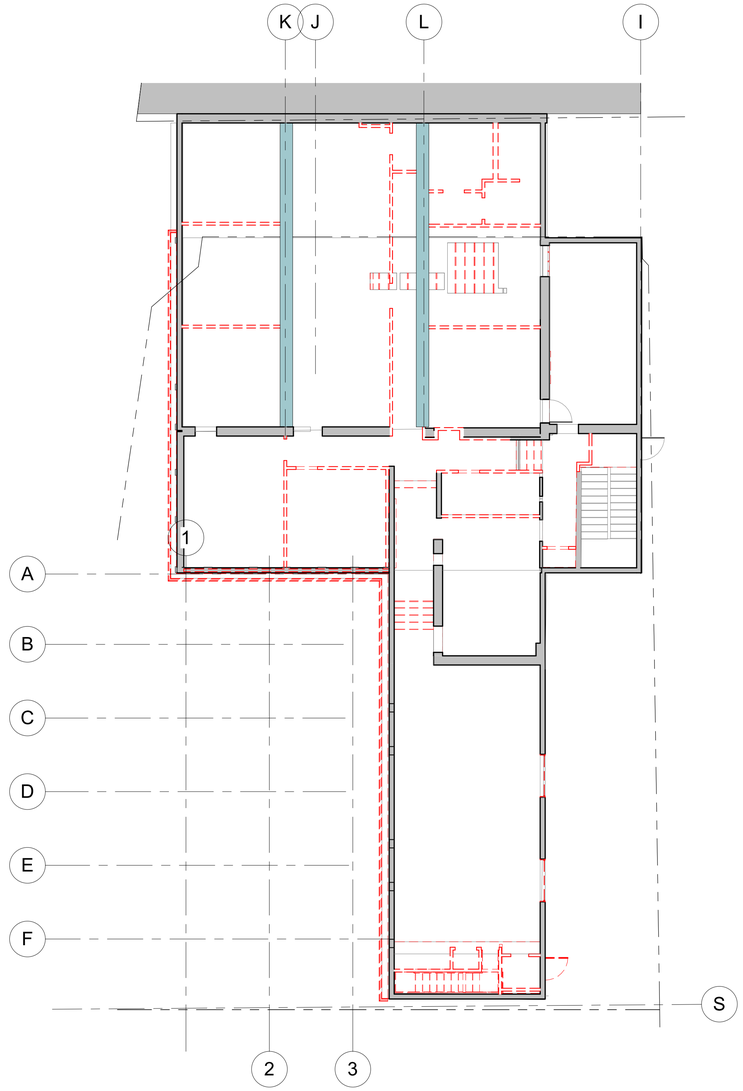
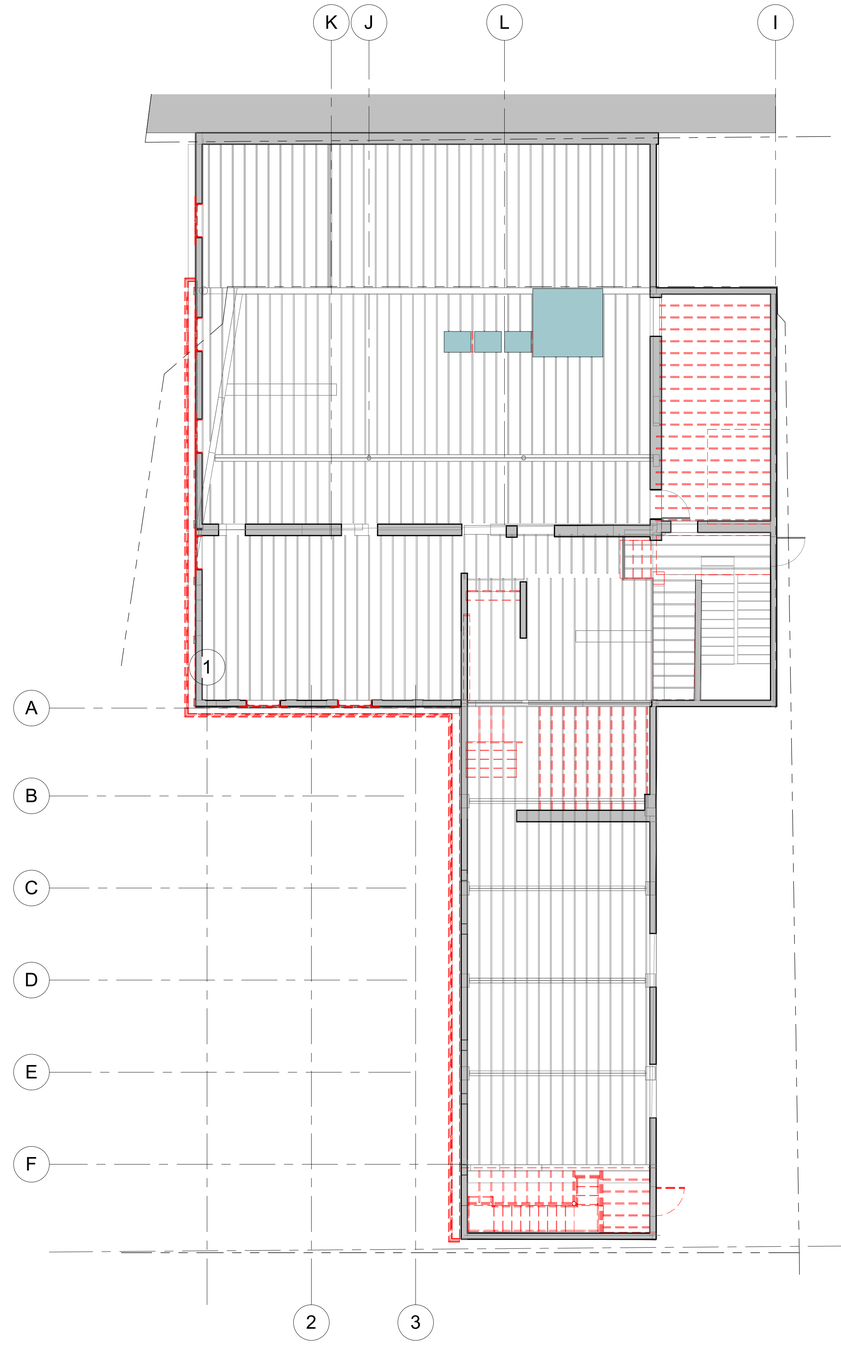


1 DEMOLITION LVL 2
1" = 10'-0"



2 DEMO STRUCTURAL FRAMING LVL 2
1/8" = 1'-0"

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REVISIONS

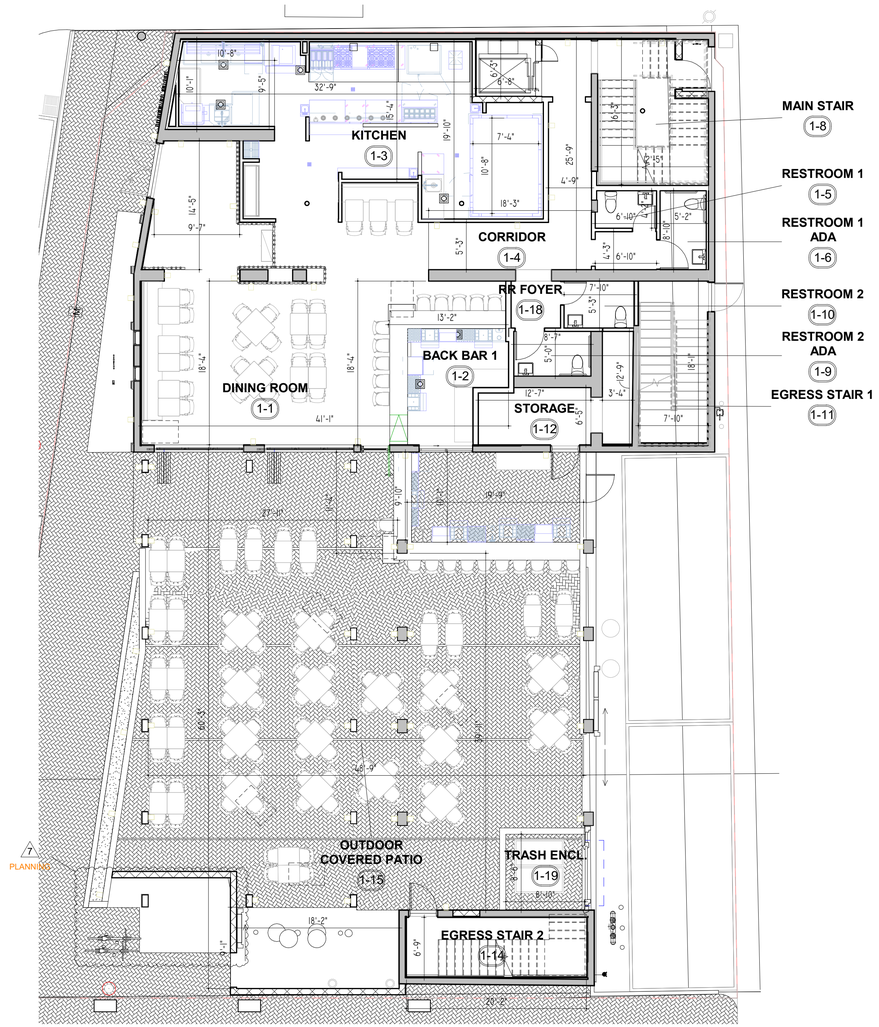
No.	Description	Date

PROJECT NO. A220217

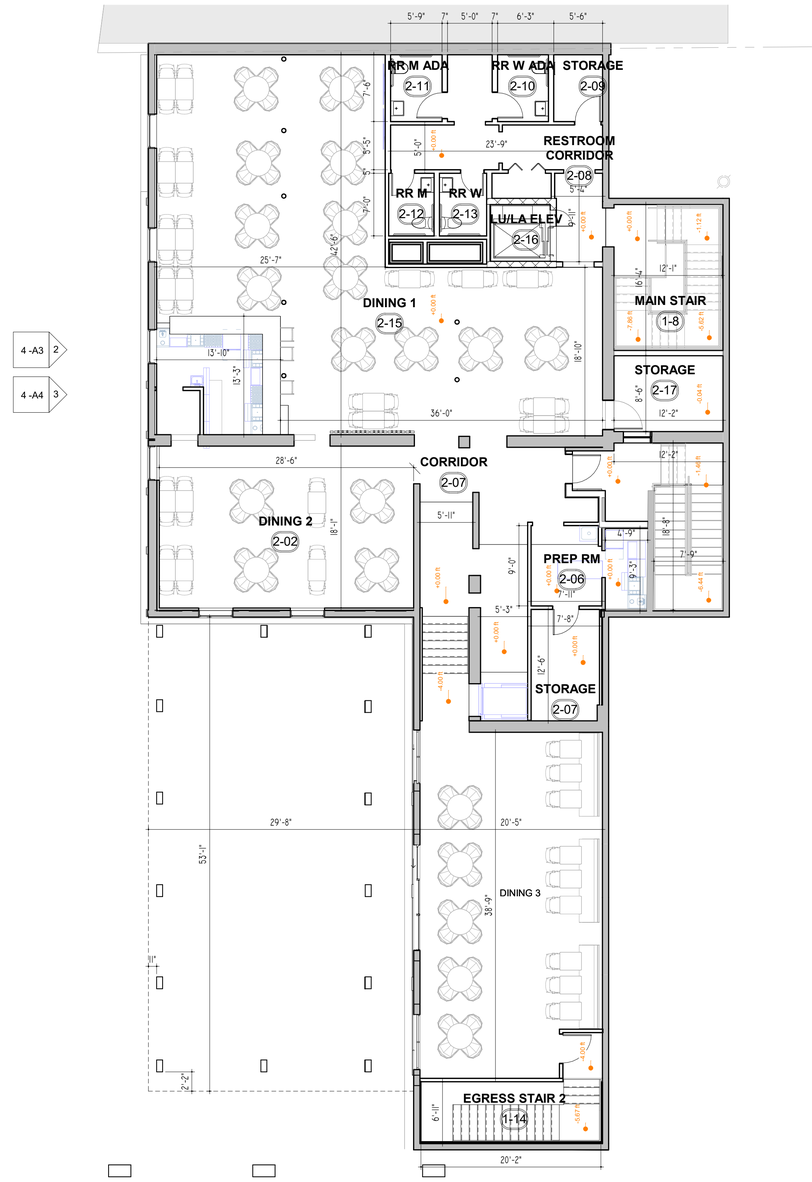
DATE: 9/5/2023

DEMOLITION PLAN 2 LVL AND ROOF

6 -D3



1 FURNITURE LVL 1
1/8" = 1'-0"



2 FURNITURE PLAN LVL 2
1/8" = 1'-0"

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REVISIONS

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1	LDR COMMENT	3/21/23
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

FLOOR PLAN 1 & 2 LVL

6 -A7

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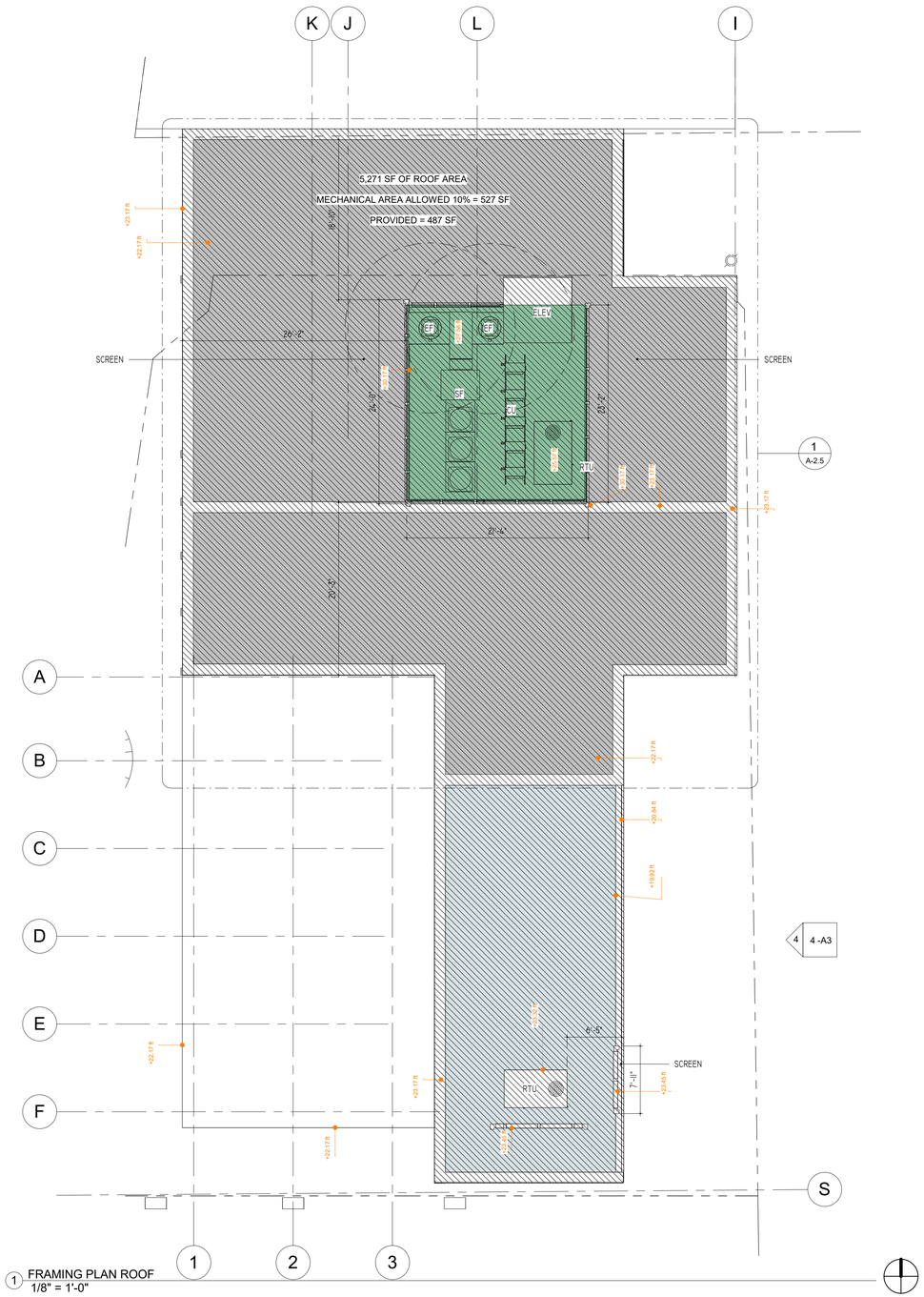

1 FRAMING PLAN ROOF
1/8" = 1'-0"

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1	LDR COMMENT	3/21/23
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DATE: 9/5/2023

ROOF PLAN

6 -A8

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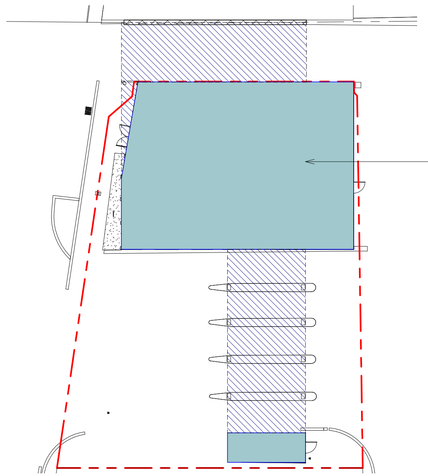
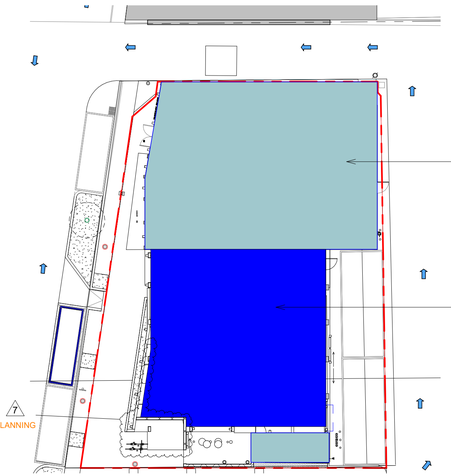
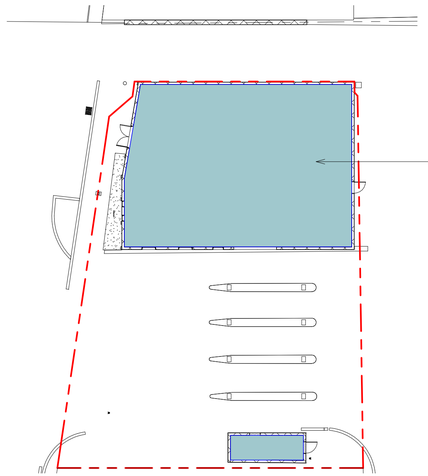


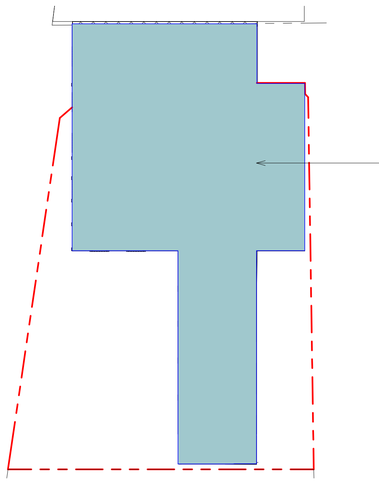
1 GROSS AREA DIAGRAM LVL 1 EXISTING
1" = 20'-0"



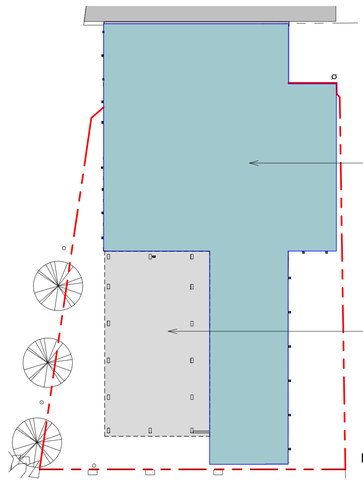
3 GROSS AREA DIAGRAM LVL 1 PROPOSED
1" = 20'-0"



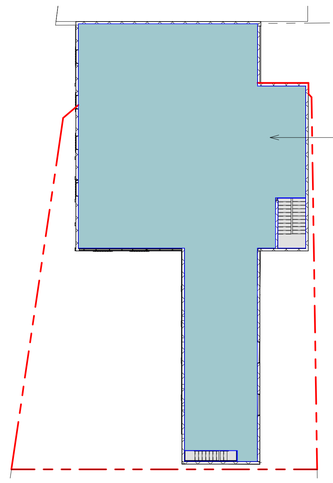
5 NET AREA DIAGRAM LVL 1 EXISTING
1" = 20'-0"



2 GROSS AREA DIAGRAM LVL2 EXISTING
1" = 20'-0"



4 GROSS AREA DIAGRAM LVL2 PROPOSED
1" = 20'-0"



6 NET AREA DIAGRAM LVL2 EXISTING
1" = 20'-0"

BLDG GROSS AREA EXISTING : 8,379 SF

BLDG GROSS AREA PROPOSED : 10,811 SF

STRUCTURAL COVERAGE AREA PROPOSED : 6,740 SF

NET AREA EXISTING : 7,780 SF

0 20 40 60 80 100

SCALE 1"=20'-0"

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2	LDR COMMENT2	12/11/23
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7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

AREA DIAGRAM

6 -A10

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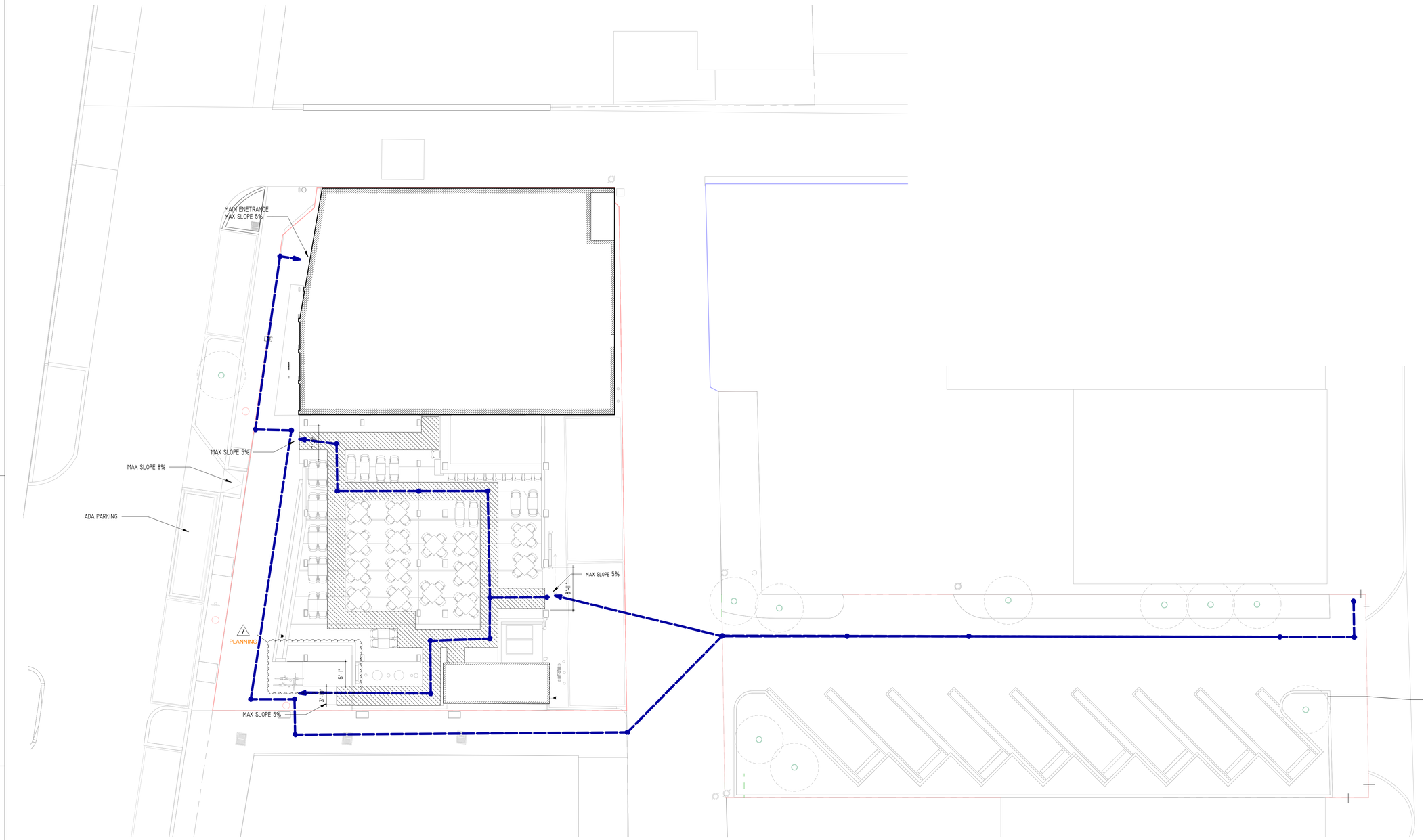

OVERLAY PLAN 1 20 ACCESSABILITY PATH
3 1" = 10'-0"

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AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
5	DESIGN REV 5	5/24/25
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

ACCESSABILITY PLAN

6 -A11

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

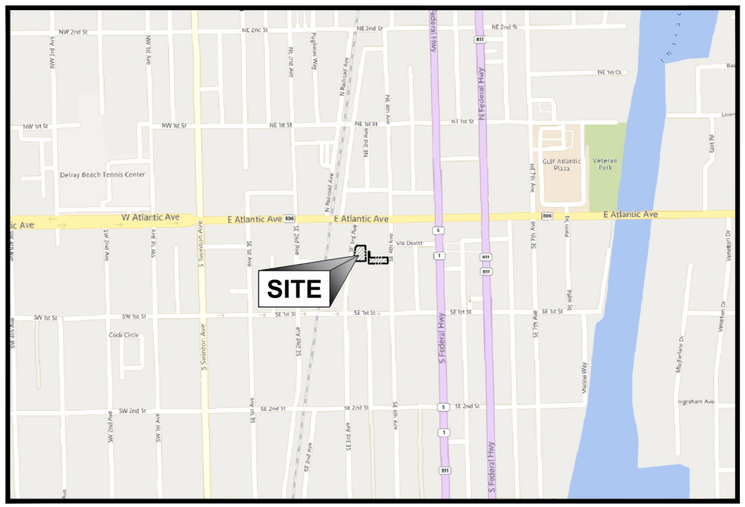
CIVIL ENGINEERING PLANS

FOR

DELRAY BUNGALOWS RESTAURANT

25 SE 3RD AVENUE

DELRAY BEACH, FL 33483



LOCATION MAP

SCALE: 1" = 500'

AREA MAP

NOT TO SCALE

PREPARED BY

THOMPSON ENGINEERING
& CONSULTING, INC.
19304 NW 12TH STREET
PEMBROKE PINES, FL 33029

FLORIDA REGISTRY NO. 36359
(954) 232-2261
www.thompson-ec.com

PREPARED FOR

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A.
3250 NE 1ST AVENUE, SUITE 309
MIAMI, FL 33137
(786) 663-3056
www.archimiapa.com

9 7

SHEET INDEX	
SHEET NO.	SHEET TITLE
C101	COVER SHEET
C102	GENERAL NOTES
C103	DEMOLITION PLAN
C104	RIGHT-OF-WAY DEDICATION EXHIBIT
C105	SIGNAGE, MARKING & STRIPING PLAN
C106	SIGNAGE, MARKING & STRIPING DETAILS
C107	ENGINEERING PLAN
C108	ENGINEERING PLAN
C109	WATER & SANITARY SEWER UTILITY PLAN
C110	UTILITY DETAILS I
C111	UTILITY DETAILS II
C112	UTILITY DETAILS III
C113	PAVING, GRADING & DRAINAGE DETAILS I
C114	PAVING, GRADING & DRAINAGE DETAILS II
C115	PAVING, GRADING & DRAINAGE DETAILS III

Revisions

No.	Description	Date
5	DRC Comments	12/22/25
6	DRC Comments	12/29/25
7	DRC Comments	01/08/26
8	DRC Comments	02/18/26
9	DRC Comments	03/16/26

Thompson Engineering & Consulting, Inc.
19304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 36359
thompson-ec.com
(954) 232-2261

JUSTIN THOMPSON
LICENSE
No. 84515
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 03/20/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

No.	Description	Date
1	DRC Comments	03/12/23
2	DRC Comments	10/17/23
3	DRC Comments	06/27/24
4	DRC Comments	10/28/24

COVER SHEET

Sheet Number:

C101

Sheet 1 of 15

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

SURVEY DATA

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
3. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

SECURITY

1. THE CONTRACTOR SHALL COMPLY WITH THE OWNER'S SECURITY PROCEDURES.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. THE CONTRACTOR SHALL DOCUMENT PRE-CONSTRUCTION CONDITIONS OF EXISTING FEATURES IN THE VICINITY OF THE WORK AREA WITH PHOTOGRAPHS OR VIDEO AND CORRESPONDING LOCATION MAP.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING PAVEMENT FROM THE DAMAGE ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES. ANY AREAS OF PAVING DAMAGED AND DEEMED NECESSARY TO REPLACE BY THE CITY INSPECTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
15. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
16. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
17. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. A SIX (6) FOOT HIGH CHAIN LINK FENCE WITH WINDSCREEN SHALL BE PROVIDED AROUND THE ENTIRE CONSTRUCTION AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THE FENCE AND WINDSCREEN IS INSPECTED DAILY AND IN GOOD CONDITION. ANY DAMAGED SECTIONS OF FENCE OR SCREEN SHALL BE REPAIRED IMMEDIATELY.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
6. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
7. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
8. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
13. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
18. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MINIMUM REQUIRED AS-BUILT INFORMATION

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. ALL AS-BUILT INFORMATION SHALL INCLUDE STATE PLAN COORDINATES. COMPUTER GENERATED AS-BUILTS ARE REQUIRED. UTILITIES ARE TO BE SHOWN AT THE ACTUAL LOCATION ON THE RECORD DRAWING.
3. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
   - A. SIZE AND MATERIAL OF CROSSING PIPES
   - B. TOP ELEVATION OF BOTTOM PIPE
   - C. BOTTOM ELEVATION OF TOP PIPE
   - D. FINISH SURFACE ELEVATION OVER UTILITY CROSSING
4. UTILITY SYSTEMS (WATER, RECLAIMED, GRAVITY SEWER AND FORCE MAINS) :
   - C. THE DRAWINGS SHALL INCLUDE STATE PLAN COORDINATES (X, Y, AND Z) FOR PIPES AT 100' INTERVALS, AND FOR ALL FITTINGS, AS-BUILIT ELEVATIONS FOR PIPE CROSSINGS, PIPE LENGTHS, AND LOCATIONS, AS APPROPRIATE, FOR ALL FACILITIES, INCLUDING SERVICES AND SHALL SHOWN SAMPLE POINTS FOR PRE-TREATMENT SAMPLING.
   - D. AS-BUILT DATA FOR WATER SERVICES SHALL INCLUDE CONTROL VALVES AND SERVICE TAPS.
   - E. AS-BUILT DRAWINGS FOR GRAVITY SEWERS SHALL INCLUDE PIPE LENGTHS, SLOPES, CLEANOUTS, DATE FOR CONFLICT CLEARANCES, MANHOLE RIMS AND INVERT ELEVATIONS.
   - F. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
   - G. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   - H. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
   - I. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
5. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
6. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
7. REVISIONS TO ELECTRICAL CIRCUITRY.
8. ACTUAL EQUIPMENT LOCATIONS.
9. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
10. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
11. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
12. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
13. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
14. CONTROL STRUCTURES SHALL BE AS-BUILT, INCLUDING THE BLEEDER AND/OR WEIR INVERT TOP ELEVATIONS AND SIZES, RIM AND INVERTS OF STRUCTURE. AT THE TIME OF THE CONTROL STRUCTURE INSTALLATION, A PERMANENT BENCHMARK SHOULD BE INSTALLED ON TOP OF THE STRUCTURE WITH THE ELEVATION CLEARLY DEFINED.
15. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
16. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
17. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
18. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

1. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

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JUSTIN THOMPSON
LICENSE
No. 84515
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: 03/20/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

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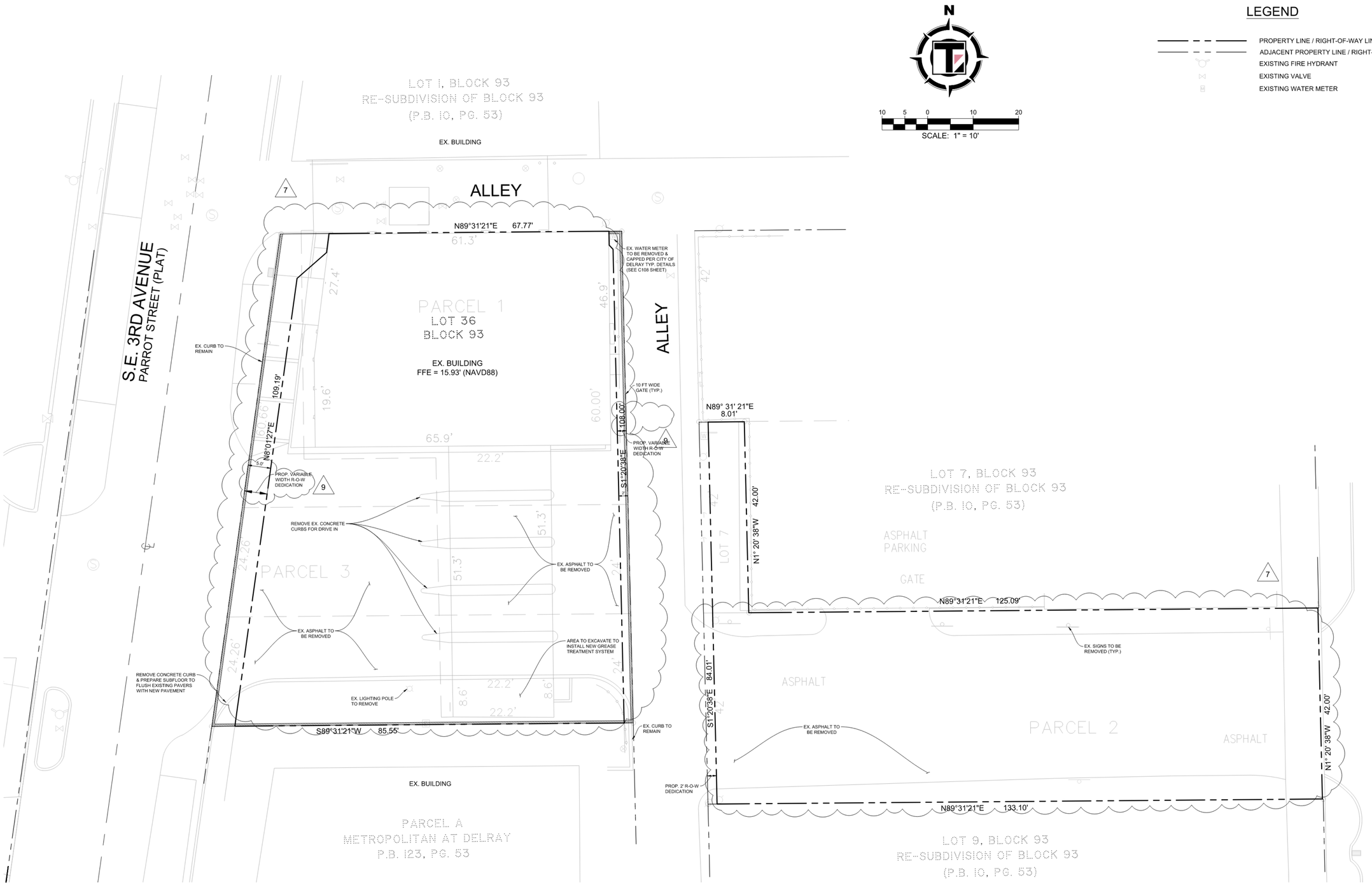
DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
PALM B



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SCALE: 1" = 10'

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE / RIGHT-OF-WAY LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER

Revisions		
No.	Description	Date
5	DRC Comments	12/22/25
6	DRC Comments	12/29/25
7	DRC Comments	01/08/26
8	DRC Comments	02/18/26
9	DRC Comments	03/16/26

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25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

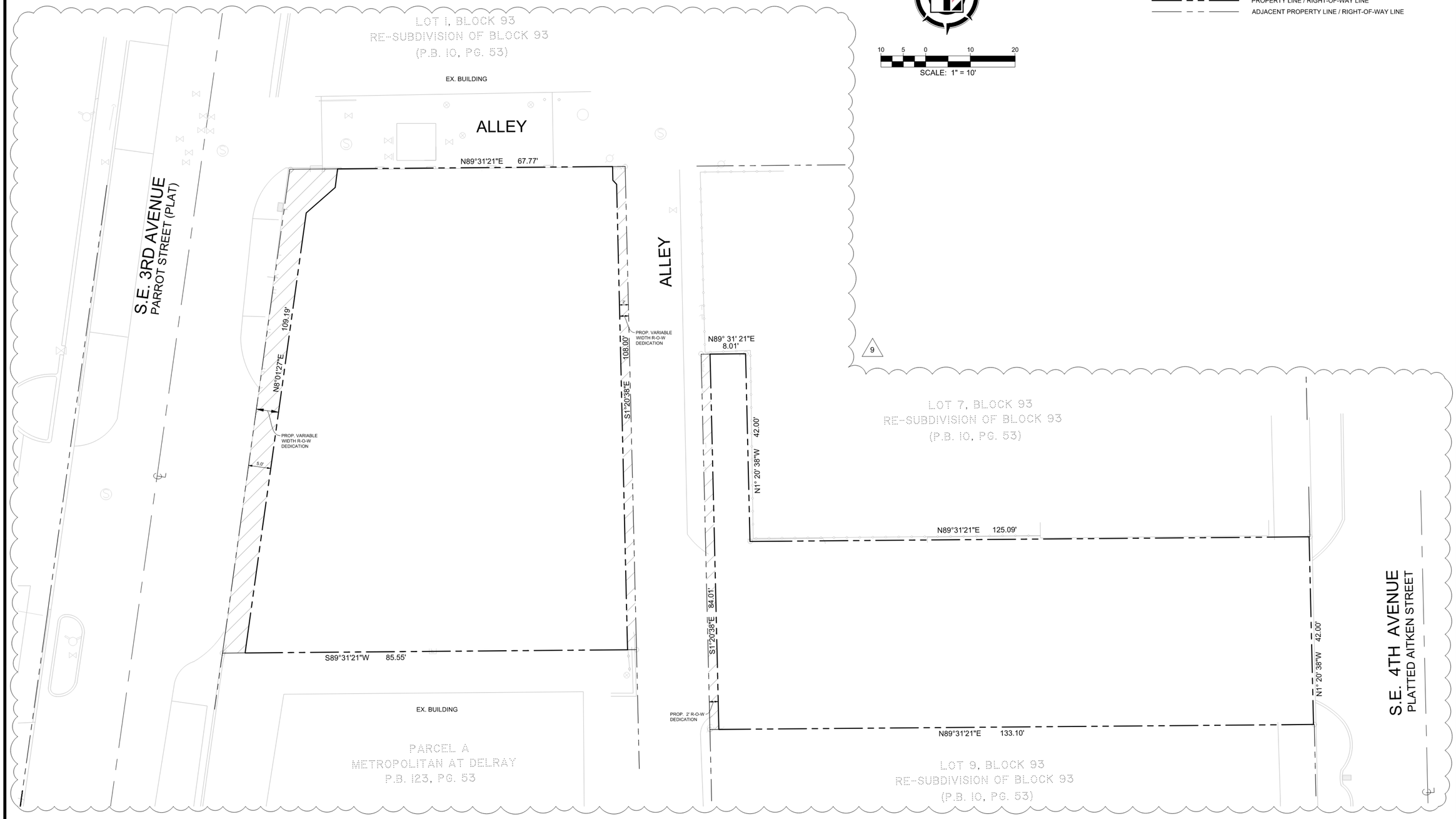
Revisions		
No.	Description	Date
1	DRC Comments	03/12/23
2	DRC Comments	10/17/23
3	DRC Comments	06/27/24
4	DRC Comments	10/28/24

DEMOLITION PLAN

Sheet Number:

C103

Sheet 3 of 15



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PALM BEACH COUNTY
CITY OF DELRAY BEACH

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

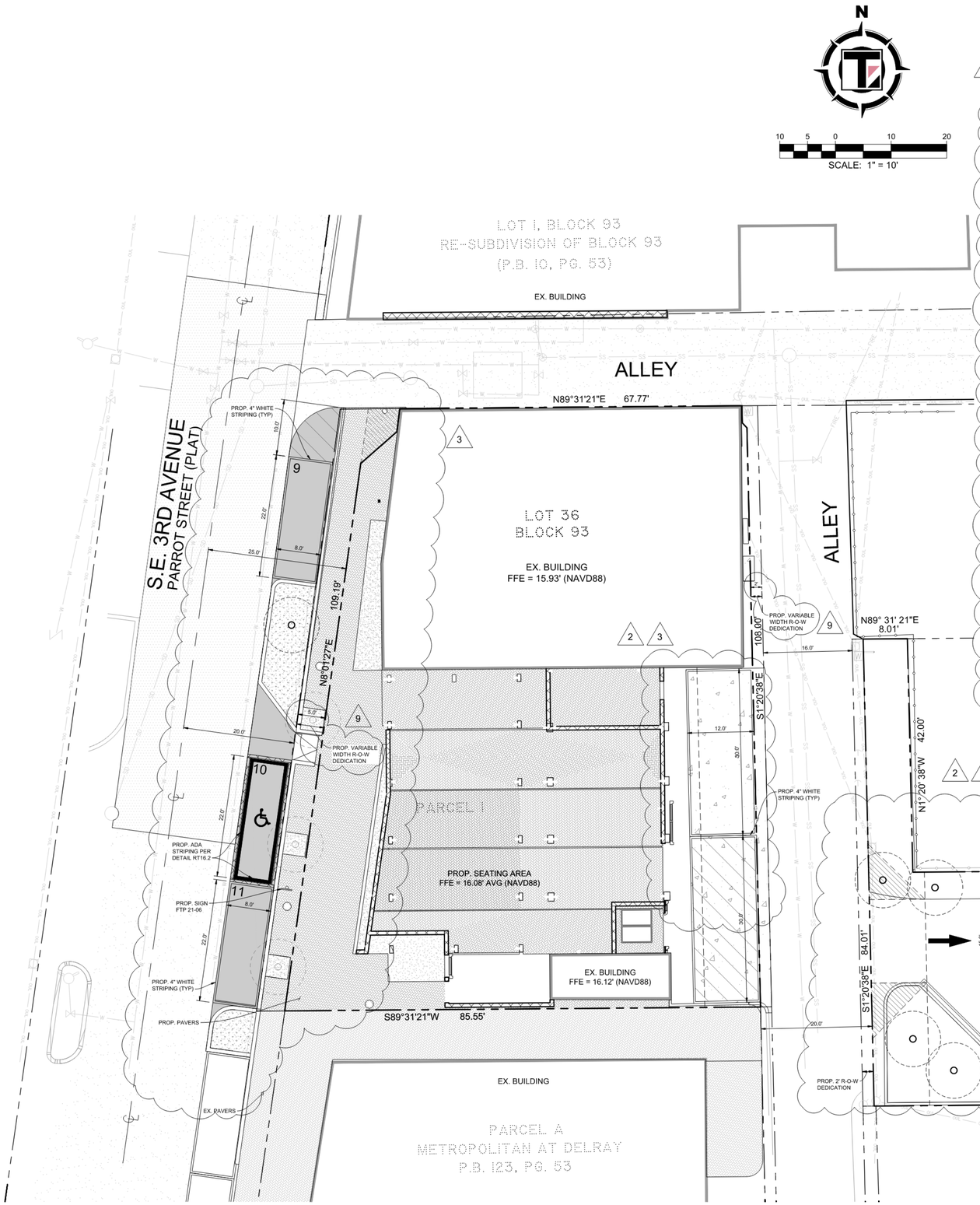
Revisions		
No.	Description	Date
1	DRC Comments	03/12/23
2	DRC Comments	10/17/23
3	DRC Comments	06/27/24
4	DRC Comments	10/28/24

RIGHT-OF-WAY DEDICATION EXHIBIT

Sheet Number:

C104

Sheet 4 of 15



1 3 7

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPPLEMENTAL FORMS

PROJECT DATA			
The following information must be included in the data chart and must be shown on the Site Plan.			
	REQUIRED/PERMITTED	**EXISTING**	**PROPOSED**
FRONT SETBACK	10'-0"	5'5"	5'5 EXIST 10'0" NEW
SIDE INTERIOR SETBACK	N 0' ; S 1.4'	NORTH 0' ; SOUTH 1.4'	N 0' ; S 1.4'
SIDE STREET SETBACK	10'-0"	0	0
REAR SETBACK	10'-0"	0.8'	0.8"
# OF STORIES	3	2	2
LOT WIDTH	20' MIN	IRR.MIN 108'.66 MAX 110'	IRR.MIN 108'.66 MAX 110'
LOT DEPTH		IRR. MIN 74.6 MAX 92.55'	IRR. MIN 74.6 MAX 92.55'
FRONTAGE	75% min./100% max.	44%	92%
TOTAL SITE AREA	2000SF min.	9043SF	9043SF
PERVIOUS/IMPERVIOUS AREA			
OPEN SPACE (LANDSCAPED)		88SF	148SF
WATER BODIES		N/A	N/A
GROUND FLOOR AREA		3,160 SF	5,592 SF
GROSS FLOOR AREA		8,379 SF	10,811 SF
LOT COVERAGE		5,219/9,043 = 0.58%	6740/9043 = 0.74%
FLOOR AREA RATIO (FAR)		8,379/9,043= 0.93	
NUMBER OF DWELLING UNITS		N/A	N/A
DENSITY (UNITS PER ACRE)		N/A	N/A

DWELLING UNITS			
	NUMBER OF UNITS	**SQ. FT. UNDER-AIR**	**TOTAL SQ. FT.**
STUDIO/EFFICIENCY			
1 BEDROOM			
2 BEDROOM			
3 BEDROOM			
4 BEDROOM			

PARKING SPACES REQUIRED				
USE	**NO. OF SPACES PER**	**REQUIRED**	**EXISTING**	**PROPOSED**
RESTAURANT USE				
PREVIOUSE BANK USE				
EW ON-STREET PARKING SPACE				
REGULAR SPACES				
COMPACT SPACES (30% max. of requred may be compact)				
ACCESSIBLE SPACES				
TOTALS				
Number of bike racks required: 2		Number of bike racks proposed: 2		

LEGEND

- EXISTING ASPHALT PAVING
- EXISTING PAVERS
- PROPOSED PAVERS
- LANDSCAPING AREA
- LANDSCAPE PLANTER AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED MILL & OVERLAY
- PROPERTY LINE / RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE / RIGHT-OF-WAY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM DRAIN LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER

Revisions		
No.	Description	Date
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DELRAY BUNGALOWS RESTAURANT

25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
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Revisions		
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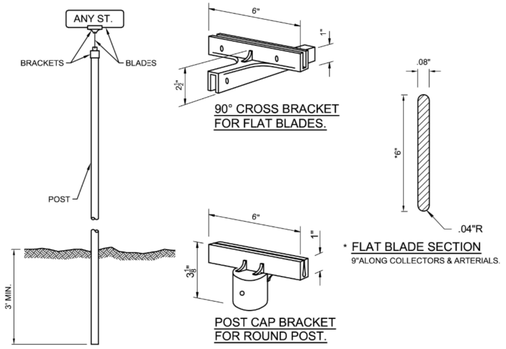
SIGNAGE MARKING & STRIPING PLAN

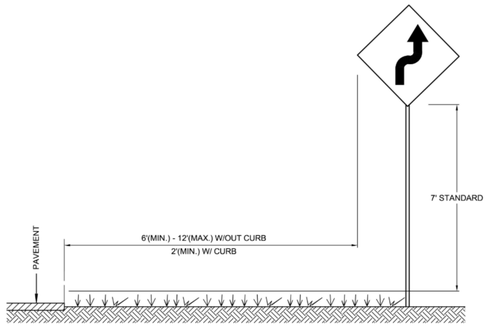
Sheet Number:
C105
Sheet 5 of 15



GENERAL SPECIFICATIONS	
BLADE	ALCOA NO.86054,6063-T6 ALLOY, ETCHED, DEGREASED, AND DEBURRED WITH NO.1200 ALODLINE FINISH WITH HIGH INTENSITY GREEN BACKGROUND DIMENSIONS: 6" OR 9" IN HEIGHT, AND 24", 30", OR 36" IN LENGTH
LETTERS	NAME 4" SERIES "B" HIGH INTENSITY (SILVER) SUFFIX 2" SERIES "B" HIGH INTENSITY (SILVER) ALL LETTERS FOR SIGNS ALONG COLLECTOR OR ARTERIAL ROADWAYS SHALL BE 7" SERIES "B" WITH 4" SERIES "B" SUFFIX ON 9"HIGH BLADES.
POST	STEEL FLANGED GALVANIZED CHANNEL. PER A.S.T.M. A123 WITHOUT ANCHOR PLATES.
BRACKETS	DIE CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED, AND POLISHED SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLENHEAD SET SCREWS, SKIRT OF FOST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO IS TO BE LESS THAN 90° OR MORE THAN 135° APART. (METRO HUSKEY NO.6 OR EQUAL.)

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STREET SIGN DETAIL (SHEET 1 of 2)	DATE: 10-04-2024 RT 6.0

TYPICAL SIGN. PLAN SYMBOL :

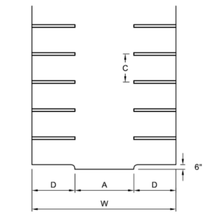


NOTES:

1. ALL SIGNS SHALL BE SPECIFIED USING THE M.U.T.C.D. DESIGNATION.
2. ALL SIGNS SHALL BE FACED WITH HIGH INTENSITY SHEETING MATERIAL OR BETTER.
3. SIGNS SHALL BE MANUFACTURED WITH 0.080" ALUMINUM BLANK.
4. POSTS SHALL BE PER DETAIL RT 6.0.
5. USE SHALL FOLLOW THE M.U.T.C.D. AND F.D.O.T. STANDARD DESIGN SPECIFICATIONS
6. ANY DEVIATION FROM THIS TYPICAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
7. REFLECTIVE POSTS MAY BE USED IF M.U.T.C.D. STANDARD IS FOLLOWED.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STREET SIGN DETAIL (SHEET 2 of 2)	DATE: 10-04-2024 RT 7.0

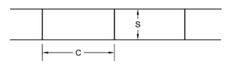
90° PARKING



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

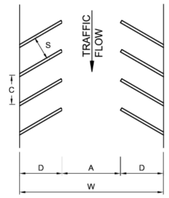
* COMPACT CAR SPACES -8.0'
ACCESSIBLE SPACES -12.0' SEE RT 16 THROUGH RT 16.2

PARALLEL



C	STALL LENTH	22.0'
S	STALL WIDTH	8.0' *

60° AND 45° PARKING



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

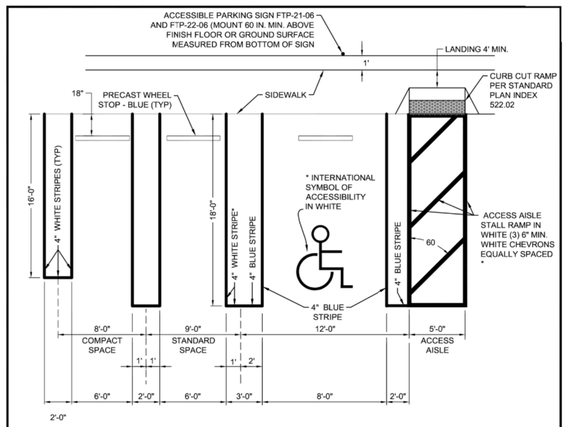
* FOR TWO WAY FLOW A=24.0'

NOTE:

REFER TO TYPICAL PARKING SPACE DETAIL RT 16.0 THROUGH RT 16.2 FOR STRIPING INFORMATION AND ACCESSIBLE PARKING DIMENSIONS.

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

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PARKING LOTS	DATE: 10-04-2024 RT 15.0

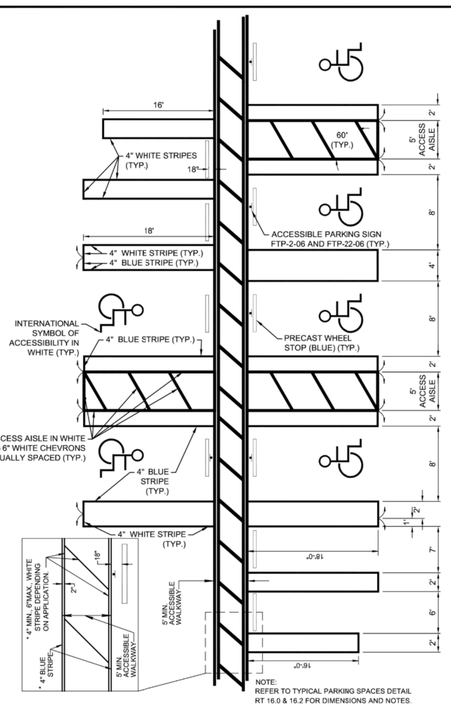


PARKING STALL DIMENSIONS:
STANDARD 9'x 18'
COMPACT 8'x 16'
ACCESSIBLE 12'x 18' PLUS 5' ACCESS AISLE

* NOTES:

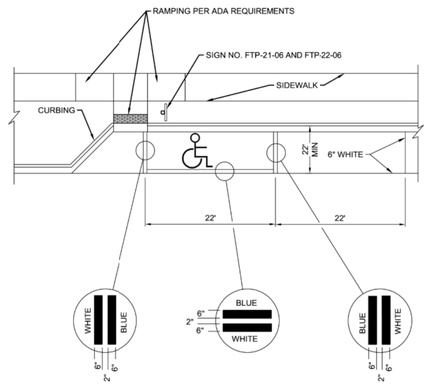
1. ON LIGHT COLORED SURFACE I.E. CONCRETE ALL ACCESSIBLE MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
2. ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
3. ALL MEASUREMENTS ARE FROM CENTER LINE.
4. ALL COMPACT SPACES MUST -IAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP.
5. BLUE STRIPE & INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WALKWAY ON CONCRETE.
6. 24" STOP BAR BETWEEN ALL FARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND S"OP SIGN R1-1 THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1
7. CHANGES IN LEVEL ARE NOT PERMITTED IN ACCESSIBLE PARKING STALLS AND ACCESS AISLES SERVING THE STALLS. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL PARKING SPACES (1 OF 3)	DATE: 10-04-2024 RT 16.0



NOTE:
REFER TO TYPICAL PARKING SPACES DETAIL RT 16.0 & 16.2 FOR DIMENSIONS AND NOTES.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL PARKING SPACES (2 OF 3)	DATE: 10-04-2024 RT 16.1



NOTES:

1. WHERE ADJACENT SIDEWALK IS LESS THAN 14' WIDE, PARALLEL PARKING SPACES ARE REQUIRED TO BE LOCATED AT THE END OF THE BLOCK AND SHOULD NOT HAVE AN CURB RAMP TO GET SOMEONE FROM THE ACCESSIBLE PARKING STALL TO THE SIDEWALK.
2. WHEN PARKING SPACE IS ADJACENT TO LANDSCAPE ISLAND, SPACE MAY BE REDUCED TO 20' FROM THE STANDARD 22' LENGTH.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL PARKING SPACES (3 OF 3)	DATE: 10-04-2024 RT 16.2

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25 SE 3RD AVENUE
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PALM BEACH COUNTY
CITY OF DELRAY BEACH

Project No.	23-027
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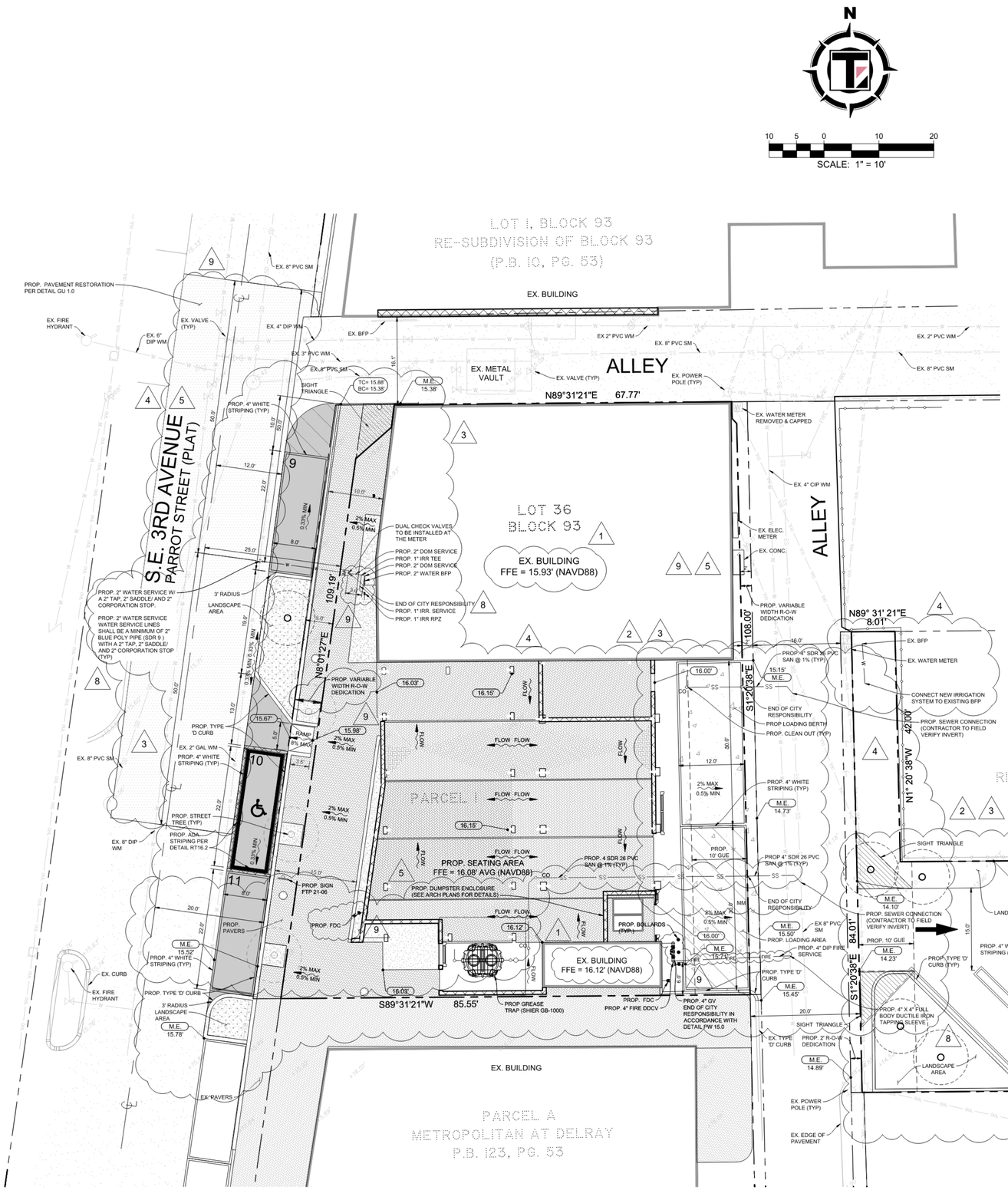
Revisions

No.	Description	Date

SIGNAGE MARKING & STRIPING DETAILS

Sheet Number:
C106
Sheet 6 of 15



UTILITY NOTES

1. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
2. CONTRACTOR SHALL RAISE EXISTING UTILITY BOXES, CLEANOUTS, VALVE COVER AND OTHER APPURTENANCES TO FINISHED GRADE ELEVATION.
3. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
4. ALL WATER MAIN (WM) SHALL BE DIP UNLESS OTHERWISE NOTED.
5. ALL FIRE MAIN (FM) SHALL BE DIP WITH ALL JOINTS RESTRAINED WITH MEGALUGS UNLESS OTHERWISE NOTED. ALL FIRE MAIN SHALL BE LAID AT 36" MIN. COVER. ALL FIRE RELATED CONSTRUCTION SHALL FOLLOW THE FLORIDA FIRE PREVENTION CODE 5TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
6. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
11. PROPOSED WATER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET PALM BEACH COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS. WHEN SEPARATION CANNOT BE OBTAINED, CONTRACTOR SHALL USE A PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., AND USE RESTRAINED JOINTS FOR THE PROPOSED 8" WATER MAIN.
12. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
13. THE ELECTRICAL SERVICE TO THE BUILDING SHALL BE UNDERGROUND PER LDR SECTION 6.1.8.
14. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFRM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.
15. EXISTING WATER AND SEWER SERVICES TO BE CUT AND CAPPED AT THE CORP STOP AT THE MAIN.
16. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0.
17. CONTRACTOR TO MILL AND RESURFACE PAVING 50' ON EACH SIDE OF UTILITY TRENCH CUTS PER CITY OF DELRAY BEACH STANDARD GU-1.0.

UTILITY DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING WATER AND SEWER SERVICES TO THE BUILDING AND PROPERLY CAP AND DEMOLISH THEM IN ACCORDANCE WITH CITY OF DELRAY BEACH STANDARDS.

LEGEND

- EXISTING ASPHALT PAVING
- EXISTING PAVERS
- PROPOSED PAVERS
- LANDSCAPING AREA
- LANDSCAPE PLANTER AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED MILL & OVERLAY
- PROPERTY LINE / RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE / RIGHT-OF-WAY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED WATER METER
- PROPOSED GREASE TRAP
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER

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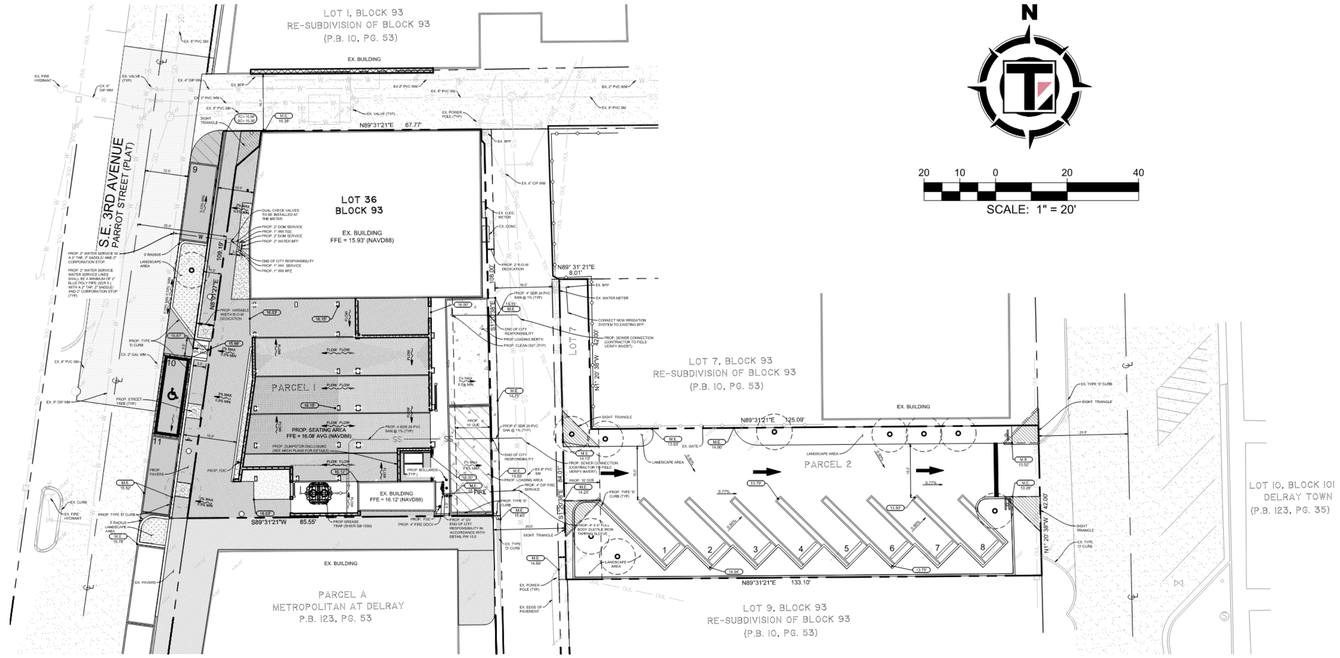
ENGINEERING PLAN

Sheet Number:
C107
Sheet 7 of 15



ENGINEERING PLAN

SCALE: 1" = 20'

LEGEND

- EXISTING ASPHALT PAVING
- EXISTING PAVERS
- PROPOSED PAVERS
- LANDSCAPING AREA
- LANDSCAPE PLANTER AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
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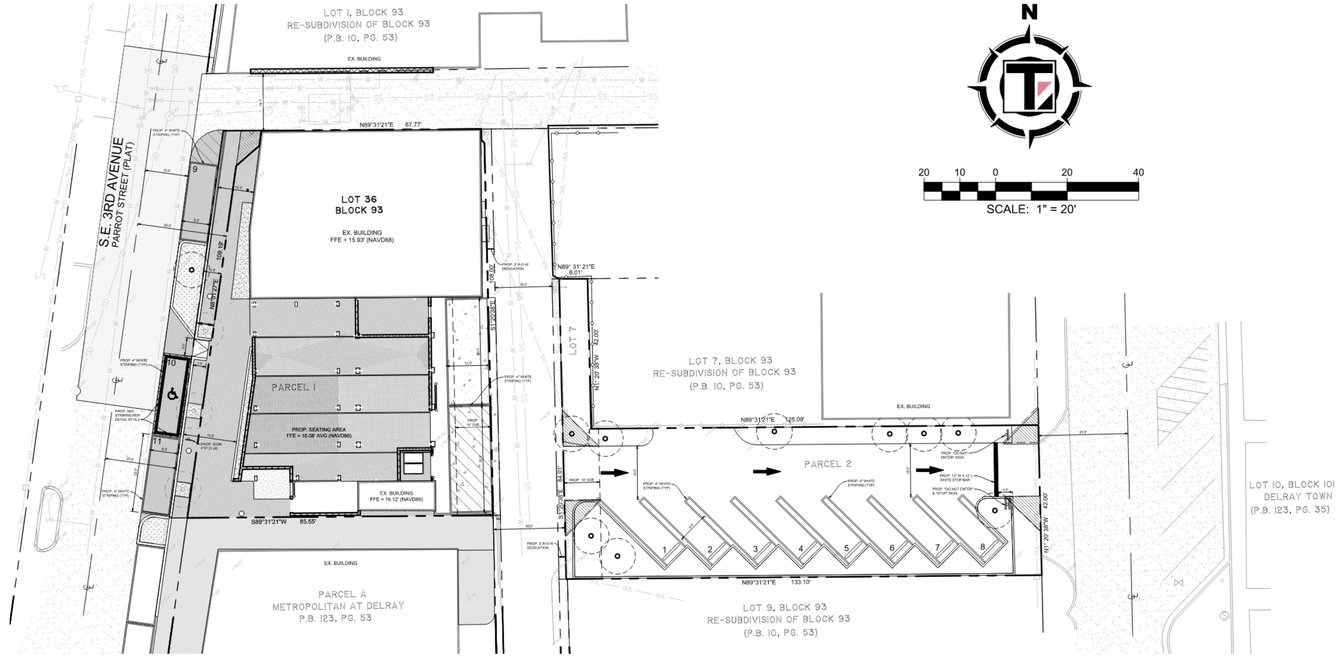
- EXISTING STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION (7.00)
- MATCH EXISTING ELEVATION (M.E.)
- DRAINAGE FLOW ARROW (FLOW)
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED WATER METER
- PROPOSED GREASE TRAP
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER



SIGNAGE, MARKING AND STRIPING PLAN

SCALE: 1" = 20'

9

Grease Interceptor Calculation
Per Florida Plumbing Code Section 1003.3.4, In accordance with PDI G101 Sec 8.3.1
Sized by pipe size. Based on Manning's, Pipe diameter, and 1/8" slope

High Grease	F	0.0455 lbs / meal (with flatware)	Serves a full menu of food prepared onsite; American traditional, hamburger (with grill), BBQ, Mexican, Italian, steak/seafooc house, hibachi, buff et, fast food fried chicken, bakery/donut shop (w/fryer), Chinese, Indian, grocery store (w/ fryer), cafeteria (full prep), medium category

Seats x Turns x MPD x GPPM x POF = Grease Capacity needed in Lbs.

Number of Seats	Turns Per Seat	Meals Per Day	GREASE PRODUCTION (lbs.) Per Meal	POF in Days	Grease Capacity Needed in Lbs.	Description
189	4	756	0.0455	90	3096	Indoor Dining
128	4	512	0.0455	90	2097	Outdoor Dinning
		Total Grease Capacity Needed			**5192**	

Manufacturer	Model	Qty	GPM	Grease Capacity in Lbs.
Schier	**GB-1000**	**1**	**100**	**5495**

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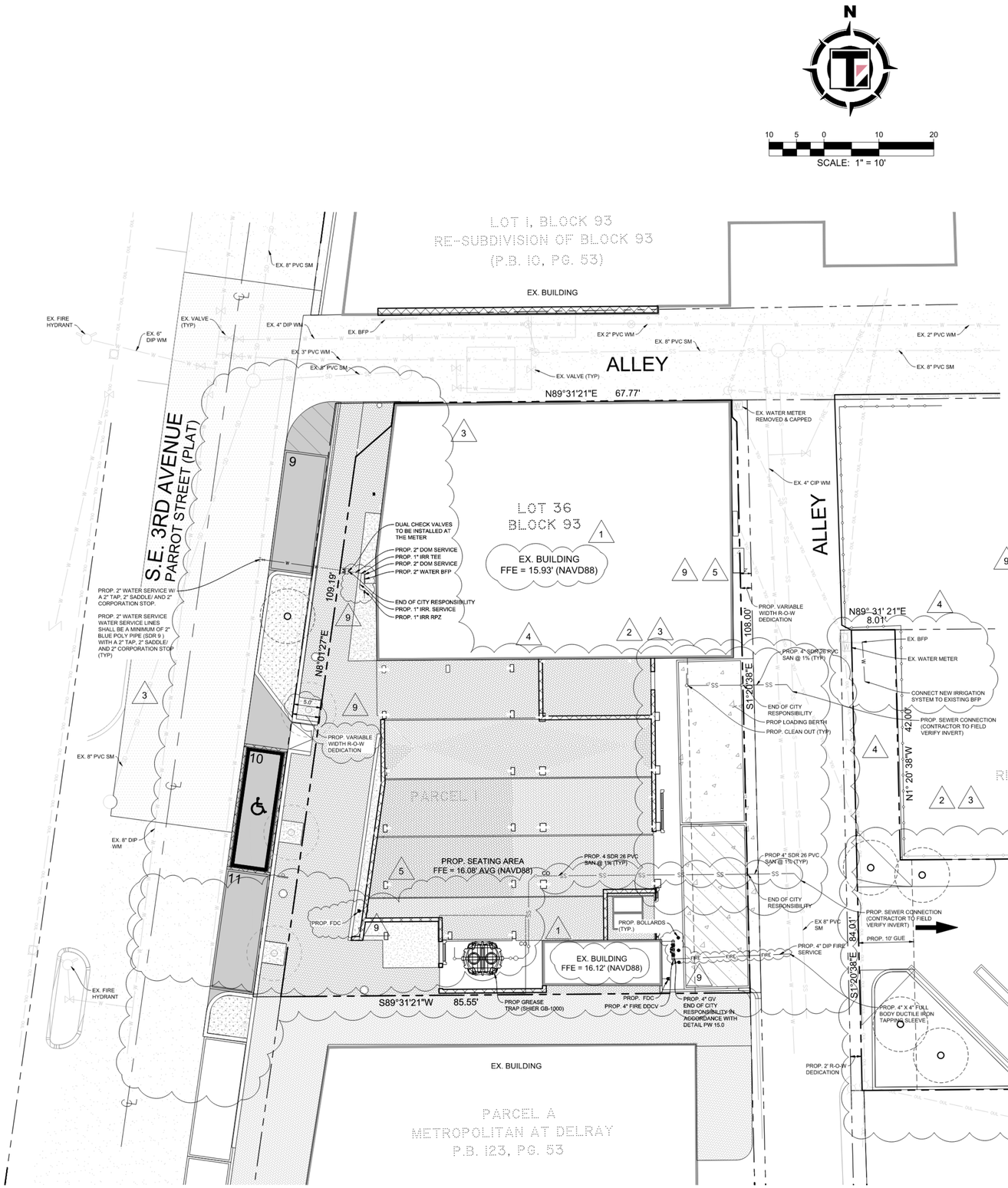
ENGINEERING PLAN

Sheet Number:
C108
Sheet 8 of 15



UTILITY NOTES

1. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
2. CONTRACTOR SHALL RAISE EXISTING UTILITY BOXES, CLEANOUTS, VALVE COVER AND OTHER APPURTENANCES TO FINISHED GRADE ELEVATION.
3. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
4. ALL WATER MAIN (WM) SHALL BE DIP UNLESS OTHERWISE NOTED.
5. ALL FIRE MAIN (FM) SHALL BE DIP WITH ALL JOINTS RESTRAINED WITH MEGALUGS UNLESS OTHERWISE NOTED. ALL FIRE MAIN SHALL BE LAID AT 36" MIN. COVER. ALL FIRE RELATED CONSTRUCTION SHALL FOLLOW THE FLORIDA FIRE PREVENTION CODE 5TH EDITION - FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
6. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
11. PROPOSED WATER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET PALM BEACH COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS. WHEN SEPARATION CANNOT BE OBTAINED, CONTRACTOR SHALL USE A PRESSURE-RATED PIPE CONFORMING TO THE AMERICAN WATER WORKS ASSOCIATION STANDARDS INCORPORATED INTO RULE 62-555.330, F.A.C., AND USE RESTRAINED JOINTS FOR THE PROPOSED 8" WATER MAIN.
12. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
13. THE ELECTRICAL SERVICE TO THE BUILDING SHALL BE UNDERGROUND PER LDR SECTION 6.1.8.
14. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFRM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.
15. EXISTING WATER AND SEWER SERVICES TO BE CUT AND CAPPED AT THE CORP STOP AT THE MAIN.
16. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.0 & LD 2.0.
17. CONTRACTOR TO MILL AND RESURFACE PAVING 50' ON EACH SIDE OF UTILITY TRENCH CUTS PER CITY OF DELRAY BEACH STANDARD GU-1.0.
18. CONTRACTOR TO REMOVE THE EXISTING METER BOX AND RPZ. THE PAVEMENT SHALL BE MILLED AND RESURFACE PAVING 50' ON EACH SIDE OF UTILITY TRENCH CUTS PER CITY OF DELRAY BEACH STANDARD GU-1.0.

LEGEND

- EXISTING ASPHALT PAVING
- EXISTING PAVERS
- PROPOSED PAVERS
- LANDSCAPING AREA
- LANDSCAPE PLANTER AREA
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED MILL & OVERLAY
- PROPERTY LINE / RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE / RIGHT-OF-WAY LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING FIRE LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED FIRE LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- DRAINAGE FLOW ARROW
- PROPOSED BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED WATER METER
- PROPOSED GREASE TRAP
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- EXISTING WATER METER

UTILITY DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING WATER AND SEWER SERVICES TO THE BUILDING AND PROPERLY CAP AND DEMOLISH THEM IN ACCORDANCE WITH CITY OF DELRAY BEACH STANDARDS.

Revisions		
No.	Description	Date
5	DRC Comments	12/22/25
6	DRC Comments	12/29/25
7	DRC Comments	01/08/26
8	DRC Comments	02/18/26
9	DRC Comments	03/16/26

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JUSTIN THOMPSON LICENSE NO. 84515 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: 03/20/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions		
No.	Description	Date
1	DRC Comments	03/12/23
2	DRC Comments	10/17/23
3	DRC Comments	06/27/24
4	DRC Comments	10/28/24

WATER & SANITARY SEWER UTILITY PLAN

Sheet Number:
C109
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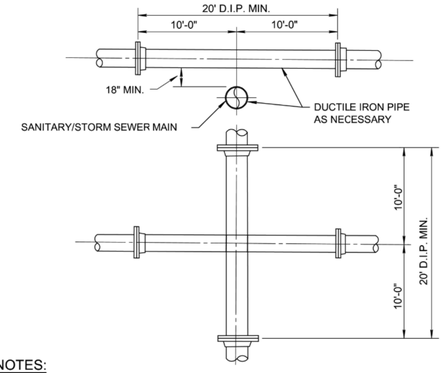
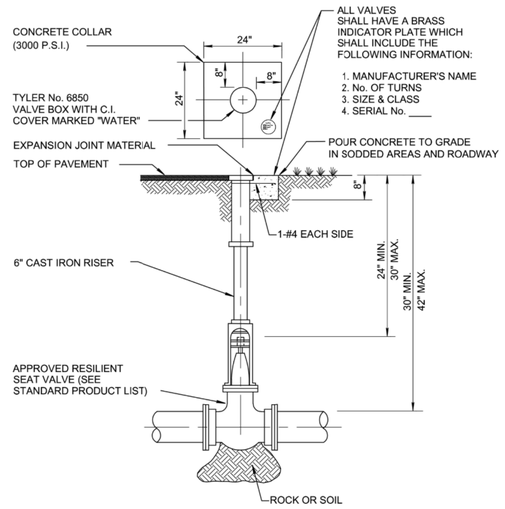


NOTES:

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.

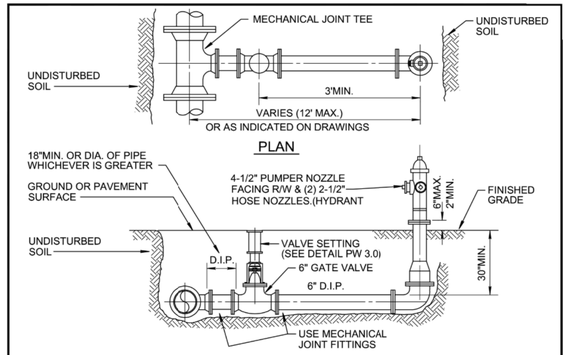
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	WATER MAIN & SEWER CONFLICTS	DATE: 10-04-2024 PW 2.0



NOTES:

1. WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
2. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

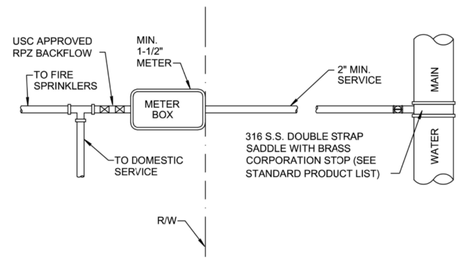
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL GATE VALVE DETAIL 4" THRU 12"	DATE: 10-04-2024 PW 3.0



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (7.5' CLEARANCE ON THREE SIDES, 4' CLEARANCE AT REAR, WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER SUPER CENTURION, AA423 5¼" WITH TRAFFIC BREAKAWAY FLANGE AND 5¼" VALVE.
6. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH FIRE PREVENTION CODE SEC. 96.05.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 7.0)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH A BURLAP, OR PLASTIC SACK, OR HAVE OUT OF SERVICE RING IN PLACE.
11. ALL HYDRANT LEADS GREATER THAN 20-FEET MUST HAVE AUTOMATIC FLUSHER INSTALLED AT HYDRANT END (KUPFERLE #9400-WC STANDARD).
12. REMOVE CHAINS FROM HYDRANT AND PAINT. COORDINATE WITH UTILITY STAFF FOR CORRECT COLORS.
13. NO THRUST BLOCKS SHALL BE PERMITTED.

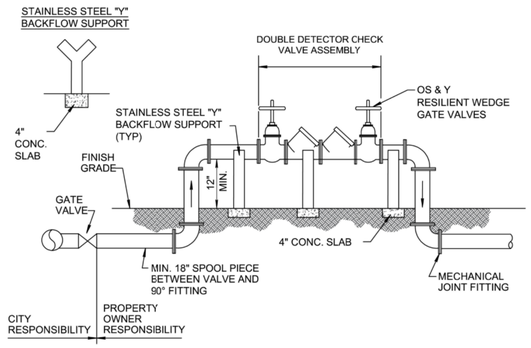
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL FIRE HYDRANT INSTALLATION	DATE: 10-04-2024 PW 6.0



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 SERVICE LINES 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. ALL VALVES TO BE BALL VALVES.
9. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
10. 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.

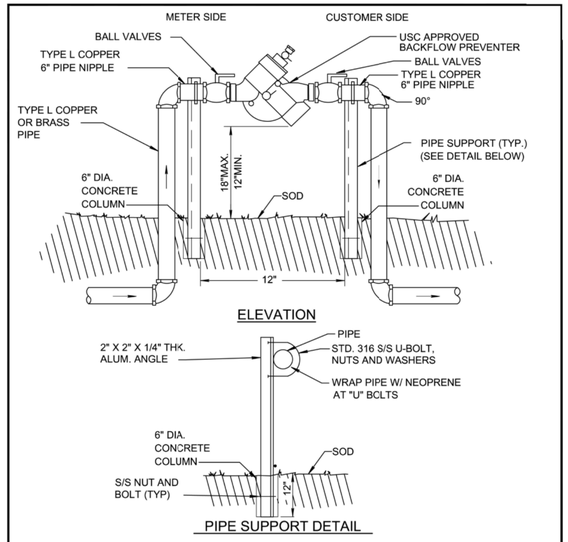
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL FIRE SERVICE CONNECTION	DATE: 10-04-2024 PW 13.0



NOTES:

1. FOR ALL SERVICES GREATER THAN 2" DIA.
2. ALL PIPE AND FITTINGS SHALL BE CLASS 350 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
3. THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA M14 AND AWWA C510, AND APPROVAL OF UTILITIES DEPARTMENT.
4. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND ANNUAL TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
6. BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 7.0.
7. CITY OF DELRAY BEACH WILL MAINTAIN TILL THE FIRST GATE VALVE.
8. WATER MAIN WILL BE PLACED IN A UTILITY EASEMENT UP UNTIL THE FIRST GATE VALVE. DOUBLE DETECTOR ASSEMBLY WILL NOT BE WITHIN THE EASEMENT.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	DOUBLE DETECTOR CHECK VALVE	DATE: 10-04-2024 PW 15.0



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: 10-04-2024 PW 16.0

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FLORIDA
PROFESSIONAL ENGINEER

Date: 03/20/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

No.	Description	Date

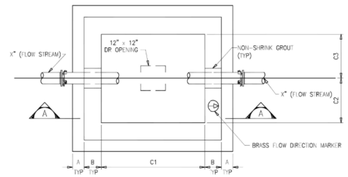
UTILITY DETAILS I

Sheet Number:
C110
Sheet 10 of 15

DIMENSIONS SCHEDULE

METER SIZE/DETAIL #	PIPING DIMENSIONS	VAULT DIMENSIONS							
	X	A	B	C1	C2	C3	D	E	F
1" / IM-11	4"	4"	8"	6'-0"	30"	30"	8"	36" MAX.	16" MIN.
1½" / IM-11	6"	4"	8"	7'-6"	30"	30"	8"	36" MAX.	16" MIN.
2" / IM-11	8"	4"	8"	8'-0"	30"	30"	8"	36" MAX.	16" MIN.
1½" / IM-11	0"	4"	8"	9'-6"	30"	30"	8"	36" MAX.	16" MIN.
3" / IM-12	4"	4"	8"	5'-0"	18"	30"	8"	36" MAX.	16" MIN.
4" / IM-12	4"	4"	8"	5'-6"	18"	30"	8"	36" MAX.	16" MIN.
6" / IM-12	8"	4"	8"	6'-6"	18"	30"	8"	36" MAX.	16" MIN.
6"x8" / IM-12	8"	4"	8"	8'-6"	18"	30"	8"	36" MAX.	16" MIN.

NOTES:
1. CONFIRM VAULT DIMENSIONS WITH CITY AND ENGINEER.
2. COMPRESSIVE STRENGTH OF PRECAST CONCRETE SHALL BE 4000 PSI AT 28 DAYS.
3. HATCH SHALL BE CENTERED OVER METER. HATCH SPECS SHALL BE AS FOLLOWS: TRAFFIC RATED = U.S.F. ADH (H-20) NON TRAFFIC = U.S.F. APD (300) HATCH DIMENSIONS PER METER REMOVAL REQUIREMENTS.
4. EXTERIOR OF VAULT SHALL BE COATED WITH TWO (2) COATS OF COAL TAR EPOXY, 16 MILS PER COAT.
5. METER NOT SHOWN FOR CLARITY. SEE DETAILS
6. VAULT SHALL BE CONSTRUCTED PER ASTM C-478.



NOTES:
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   TRAFFIC RATED = U.S.F. ADH (H-20)
   NON TRAFFIC = U.S.F. APD (300)

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

CONCRETE METER VAULT

DATE: 10-04-2024
PW 21.0

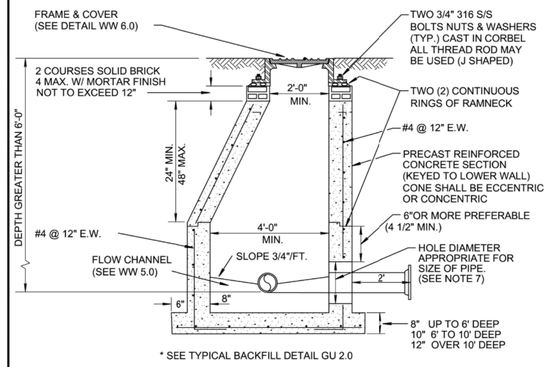
GRAVITY SEWER NOTES

1. MANHOLES SHALL BE INSPECTED BY THE ENGINEER BEFORE PLACEMENT AND SURFACE TREATMENT.
2. ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE ENTRY ONLY.
3. ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE.
4. (PVC) GRAVITY SEWER PIPE SHALL CONFORM TO ASTM D 3034, SDR 26, LATEST REVISIONS, WITH PUSH ON RUBBER GASKET JOINTS.
5. (DIP) GRAVITY SEWER PIPE SHALL BE CLASS 350, 401 EPOXY LINED OR AS OTHERWISE APPROVED BY UTILITIES DEPARTMENT.
6. NO SERVICE CONNECTIONS, WYES, SERVICES OR VALVES WILL BE PERMITTED IN RESIDENTIAL DRIVEWAYS.
7. MANHOLE FRAMES SHALL BE ATTACHED TO THE PRECAST STRUCTURE WITH A MINIMUM OF TWO 3/4" 316 STAINLESS STEEL BOLTS, NUTS AND WASHERS. FRAMES SHALL BE SEALED WITH A MINIMUM OF TWO 1/2" BEADS OF RAM-NEK CAULKING.
8. TRENCHES SHALL BE DE-WATERED TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER ON UNDISTURBED SOIL. IF UNSUITABLE SUBSURFACE MATERIAL IS ENCOUNTERED, EXCAVATE EXTRA 6" AND BACKFILL WITH 3/4" GRAVEL.
9. PVC SHALL BE LAID IN STRICT CONFORMANCE TO MANUFACTURER'S SPEC (JOHNS MANVILLE RING TITE PVC PIPE INSTALLATION GUIDE OR EQUAL). BACKFILLING OF UTILITY TRENCHES WILL NOT BE ALLOWED UNTIL INSPECTED BY THE ENGINEER.
10. BACKFILL MATERIAL FOR SEWER MAIN AND LINES SHALL BE NON-COHESIVE, NON PLASTIC MATERIAL FREE OF ALL DEBRIS , LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER (1" FOR PVC PIPE) AND NO STONES LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY BACKFILL.
11. ALL EXCAVATION IN EXISTING RIGHT OF WAY SHALL BE BACKFILLED AND STABILIZED AT THE END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO THE CONTRACTOR LEAVING THE SITE.
12. WHERE SEWER IS NOT WITHIN PUBLIC R/W, IT IS TO BE LOCATED IN A 12' UTILITY EASEMENT. CITY MAINTENANCE RESPONSIBILITY IS MANHOLE TO MANHOLE ONLY.
13. UPON COMPLETION OF THE WORK AND PRIOR TO PLACEMENT OF ASPHALT A VISUAL INSPECTION BY THE ENGINEER SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH A LOW PRESSURE AIR TEST, AFTER ROCK BASE FINISHED & PRIMED, OR 1ST LIFT OF ASPHALT PLACED. AFTER ALL OTHER TESTING HAS BEEN COMPLETED, A CD VIDEO RECORDING SHALL BE MADE BY THE CONTRACTOR AND APPROVED BY THE ENGINEER, BEFORE THE LENGTHS ARE ACCEPTED FOR MAINTENANCE.
14. EACH LINE SEGMENT SHALL BE LAMPED TO DETERMINE PROPER ROUNDNESS.
15. COMPLETE "AS BUILT" INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES FITTINGS, PIPE LENGTHS, INVERTS AND SLOPES SHALL BE ACCURATELY RECORDED & SUBMITTED TO THE ENGINEER CITY SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
16. AT THE END OF THE ONE (1) YEAR WARRANTY PERIOD THE DEVELOPER/CONTRACTOR WILL T.V. INSPECT, AIR TEST EVERY JOINT, AND CHECK MANHOLE JOINTS AND CONNECTIONS TO DETERMINE IF REPAIRS ARE NECESSARY BEFORE THE WARRANTY BOND IS RELEASED.
17. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED SANITARY SEWER FACILITY.
18. ANY PIPE INTRODUCED INTO AN EXISTING MANHOLE MUST HAVE CARBOLINE BITUMASTIC 300M OR APPROVED EQUAL APPLIED EXTERNALLY WITHIN A MINIMUM 2-FOOT RADIUS OF OPENING AND THE ENTIRE MANHOLE MUST HAVE SEWPER COAT OR APPROVED EQUAL APPLIED INTERNALLY.
19. ANY REHABILITATION TO AN EXISTING MANHOLE MUST BE INTERNALLY STRIPPED AND LINED WITH SEWPER COAT OR APPROVED EQUAL.

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

GRAVITY SEWER NOTES

DATE: 10-04-2024
WW 1.0



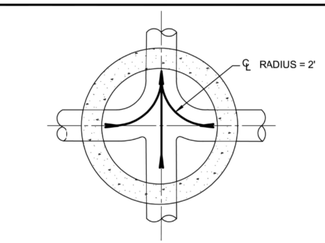
* SEE TYPICAL BACKFILL DETAIL GU 2.0

NOTES:
1. PRECAST CONCRETE TYPE II 4000 P.S.I.
2. RAMNECK AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE AT ALL RISER JOINTS.
3. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
4. FLOW CHANNELS SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM.
5. LIFT HOLES SHALL BE FILLED WITH EXPANDABLE GROUT.
6. ALL PIPE HOLES SHALL BE PRECAST.
7. CAST IN PLACE FLEXIBLE PIPE-TO MANHOLE CONNECTOR (LOCK JOINT FLEXIBLE SLEEVE ELASTOMER EPDM OR RUBBER GASKET WITH GLASS FIBER REINFORCED NYLON 6/6 INTERNAL EXPANSION RING) INSTALLED PER MANUFACTURER.
8. PAINT MANHOLE INSIDE AND OUTSIDE WITH ONE (1) COAT RED CARBOLINE BITUMASTIC 300M THEN ONE (1) COAT BLACK OR APPROVED EQUAL, to 8-10 MILS D.F.T/COAT, FIRST COAT RED THEN BLACK.
9. MANHOLE FABRICATION SHALL BE IN ACCORDANCE W/ ASTM C-478, LATEST STANDARD.
10. IF THE STRUCTURE IS INSTALLED IN WATER TABLE MUST HAVE BEDDING. (SEE DETAIL BEDDING WW 11.0)

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

STANDARD MANHOLE DETAIL

DATE: 10-04-2024
WW 2.0

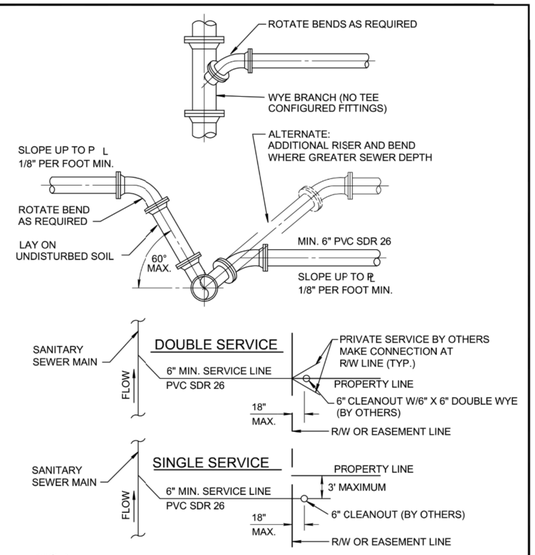


NOTES:
1. ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH FLOW WITHOUT OBSTRUCTION OR TURBULENCE.
2. PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3. SERVICE LATERALS SHALL NOT ENTER MANHOLES.
4. 2500 PSI CONCRETE ONLY PERMITTED AS FLOW CHANNEL BUILDUP.
5. NO DOG HOUSE MANHOLE ALLOWED.

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

INVERT FLOW CHANNELS

DATE: 10-04-2024
WW 5.0

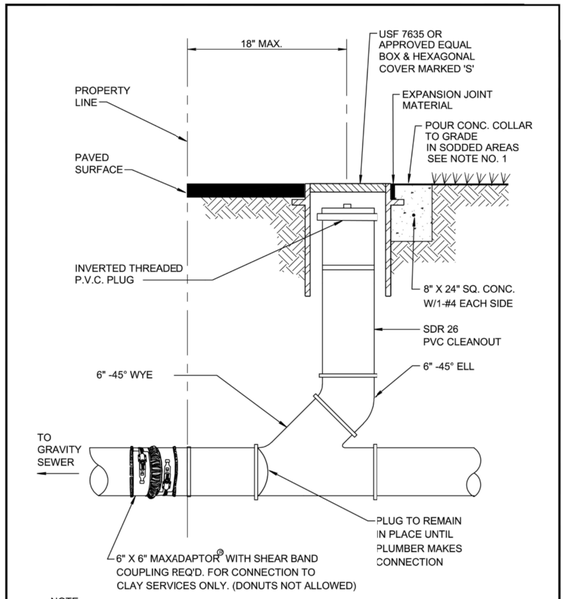


NOTE:
1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

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

SEWER SERVICE CONNECTION

DATE: 10-04-2024
WW 8.0



NOTE:
1. ALL SANITARY SEWER LATERALS AND CLEANOUT TO BE MINIMUM 6" DIAMETER IN SIZE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.
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 CLEANOUT

DATE: 10-04-2024
WW 10.0

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Date: 03/20/2026

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DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

No.	Description	Date

UTILITY DETAILS II

Sheet Number:
C111
Sheet 11 of 15

PRESSURE PIPE NOTES:

1. FOR PIPE SIZES 4"-8" THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.

2.a. DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 WITH 401 EPOXY LINED IN ACCORDANCE WITH AWWA C550.

2.b. DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.

3. C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN WITH METAL TAPE AND WIRE ABOVE THE PIPE.

4. ALL FITTINGS FOR FORCE MAIN SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND 401 EPOXY LINING.

5. WATER MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT-SEAL WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES SHALL BE RESILIENT-SEAL PLUG VALVES IN ACCORDANCE WITH AWWA C517.

6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND LOCAL GOVERNMENTAL REGULATIONS AND STANDARDS.

7. WATER AND FORCE MAINS SHALL BE PIGGED A MINIMUM OF TWO TIMES, AND ADDITIONALLY, IF REQUIRED BY ENGINEER OF RECORD, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE:

L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
S = PIPE LENGTH (FEET)
D = NOMINAL DIAMETER OF PIPE (INCHES)
P = AVERAGE TEST PRESSURE (PSI)

8. RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP 2.0 AND 2.1

9. PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.

10. PIG SIZE SHALL BE PIPE DIAMETER PLUS 2" OR NEXT LARGER DIAMETER.

11. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER OR FORCE MAINS.

12. LINE STOPS SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED AND PROVIDE NECESSARY JOINT RESTRAINTS.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PRESSURE PIPE NOTES	DATE: 10-04-2024 PP 1.0

MINIMUM LENGTHS OF PIPE (FT) TO BE RESTRAINED

FITTING TYPE		PIPE SIZE							
		4"	6"	8"	10"	12"	16"	20"	24"
90° HORIZ. BEND		14	20	25	30	35	45	54	62
45° HORIZ. BEND		6	8	11	13	15	19	22	26
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6
90° VERT. OFFSET	UPPER BEND	55	79	103	125	147	189	228	266
	LOWER BEND	22	38	49	59	69	88	106	123
45° VERT. OFFSET	UPPER BEND	22	32	42	51	60	77	93	109
	LOWER BEND	10	14	19	23	28	35	43	50
22.5° VERT. OFFSET	UPPER BEND	7	12	17	21	26	34	42	49
	LOWER BEND	2	4	6	8	10	14	17	21
11.25° VERT. OFFSET	UPPER BEND	3	4	6	9	11	15	19	22
	LOWER BEND	1	1	1	2	3	5	7	8
PLUG (DEAD END)		32	45	59	70	83	107	129	151
INLINE VALVE		32	45	59	70	83	107	129	151
TEE (BRANCH RESTRAINT)	4" X Ø"	23							
	6" X Ø"	21	35						
	8" X Ø"	18	34	47					
	10" X Ø"	16	32	46	58				
	12" X Ø"	13	30	44	57	69			
	16" X Ø"	7	26	41	55	67	90		
	20" X Ø"	1	21	38	52	65	88	109	
	24" X Ø"	1	16	34	49	62	86	108	129
REDUCER (LARGER PIPE RESTRAINT)	6" X Ø"	23							
	8" X Ø"	38	25						
	10" X Ø"	57	43	24					
	12" X Ø"	72	60	44	41				
	16" X Ø"	99	90	78	75	45			
	20" X Ø"	123	116	107	105	81	45		
	24" X Ø"	146	140	132	131	111	82	45	

RESTRAIN PIPE ONE BELL PAST MINIMUM DISTANCE

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PIPE RESTRAINT TABLE PRESSURE PIPE (SHEET 1 OF 2)	DATE: 10-04-2024 PP 2.0

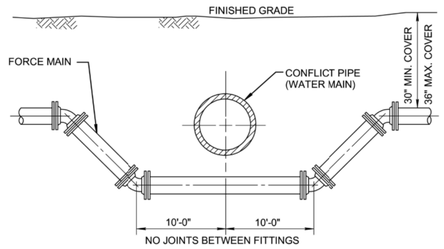
NOTES:

1. THE DATA IN THE PREVIOUS TABLE IS BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:

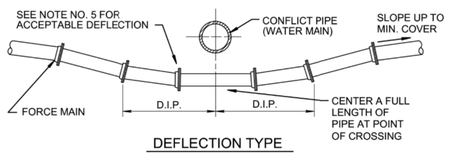
   SOIL TYPE .....SAND
   TEST PRESSURE .....150 PSI, 200 PSI FOR PIPES LARGER THAN 24"
   DEPTH OF BURY .....3'
   TRENCH TYPE 3
   SAFETY FACTOR 1.5
   VERTICAL OFF-SET .....3'
   MINIMUM PIPE LENGTHS
   ALONG TEE RUN .....5'

2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON PIPE AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS FOR VALVES APPLY TO PIPE ON BOTH SIDES OF VALVES
5. THE PREVIOUS TABLE SHALL SERVE AS A GENERAL DESIGN GUIDE ONLY. IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO JUSTIFY AND DOCUMENT ANY DEVIATIONS FROM THE PIPE LENGTHS SPECIFIED IN THE PREVIOUS TABLE.
6. SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1 (LATEST EDITION) AND DIPRA RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2 (LATEST EDITION).
7. RESTRAINED JOINTS SHALL EXTEND ONE JOINT BEYOND MINIMUM LENGTH REQUIRED.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PIPE RESTRAINT TABLE PRESSURE PIPE (SHEET 2 OF 2)	DATE: 10-04-2024 PP 2.1



FITTING TYPE



DEFLECTION TYPE

NOTES:

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTINGS SHALL BE RESTRAINED WITH MECHANICAL JOINT RESTRAINTS.
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. REFER TO TYPICAL RESTRAINING DETAIL PP 2.0 AND 2.1

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PRESSURE PIPE CONFLICT DETAIL	DATE: 10-04-2024 PP 3.0

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Date: 03/20/2026

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DELRAY BUNGALOWS RESTAURANT

25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

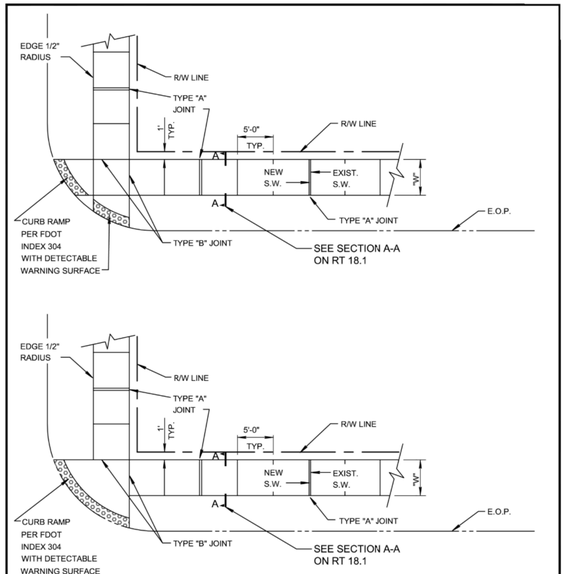
Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

No.	Description	Date

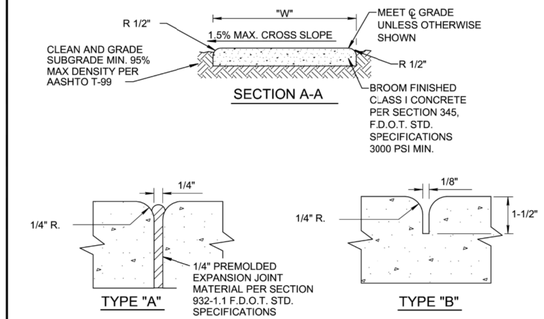
UTILITY DETAILS III

Sheet Number:
C112
Sheet 12 of 15



PLAN

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SIDEWALK CONSTRUCTION DETAIL	DATE: 10-04-2024 RT 18.0



SECTION A-A

TYPE "A"

TYPE "B"

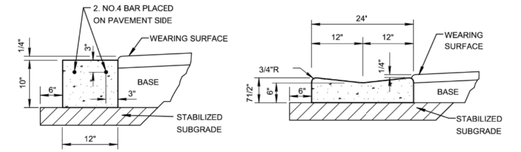
SIDEWALK JOINTS

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.
5. SIDEWALK SHALL BE 9" THICK FOR 2' AT THE CONNECTION TO ROADWAYS WITH A 6" TRANSITION TO 6" FOR THE REMAINDER OF THE REQUIRED 10'.

TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY.	

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 PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SIDEWALK CONSTRUCTION	DATE: 10-04-2024 RT 18.1



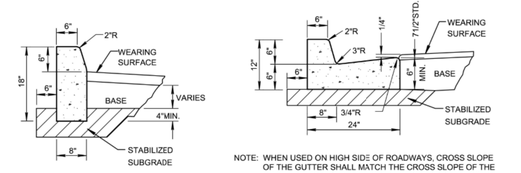
CONCRETE HEADER CURB

NOT TO SCALE

VALLEY GUTTER

NOT TO SCALE

NOTE: SAWCUTS REQUIRED AT 10' ON CENTER.



F.D.O.T. TYPE "D" CONCRETE CURB

NOT TO SCALE

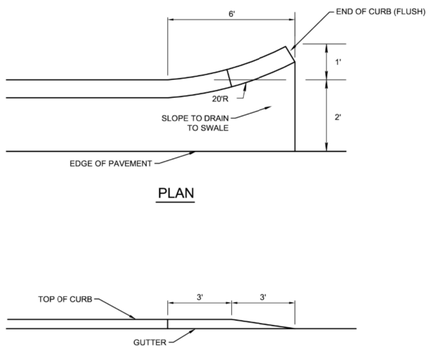
NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" MIN.

F.D.O.T. TYPE "F" CONCRETE CURB AND GUTTER

NOT TO SCALE

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 PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	CURB AND GUTTER SECTIONS	DATE: 10-04-2024 RT 19.0



PLAN

PROFILE

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	FLARED END FOR CURB AND GUTTER	DATE: 10-04-2024 RT 20.0

PAVEMENT MARKING SPECIFICATIONS

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

PERMANENT MARKINGS

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

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

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

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

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

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

TEMPORARY MARKINGS

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

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

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

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PAVEMENT MARKING SPECIFICATIONS (SHEET 1 OF 2)	DATE: 10-04-2024 RT 22.0

ALL PAVEMENT MARKINGS

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

RAISED PAVEMENT MARKERS

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

OTHER NOTES

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

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PAVEMENT MARKING SPECIFICATIONS (SHEET 2 OF 2)	DATE: 10-04-2024 RT 22.1

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DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH PALM BEACH COUNTY

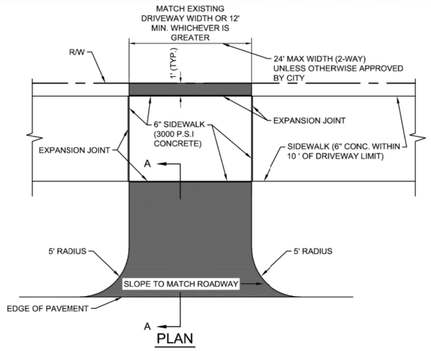
Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

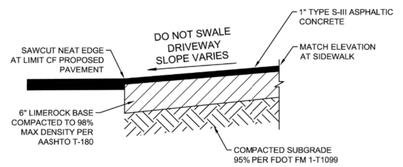
No.	Description	Date

PAVING GRADING & DRAINAGE DETAILS I

Sheet Number:
C113
Sheet 13 of 15



PLAN



SECTION A-A

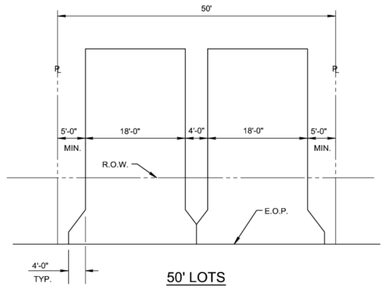
NOTES:

1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

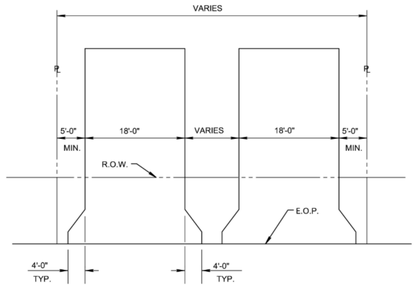
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

ASPHALT DRIVEWAY APRON

DATE: 10-04-2024
RT 24.0



50' LOTS

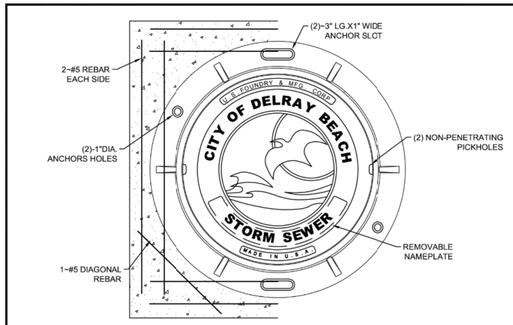


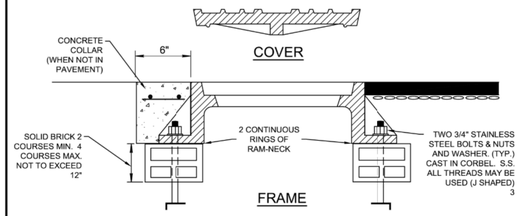
MORE THAN 50' LOTS

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

MINIMUM LAYOUT STANDARDS
FOR DUPLEX PARKING

DATE: 10-04-2024
RT 25.0





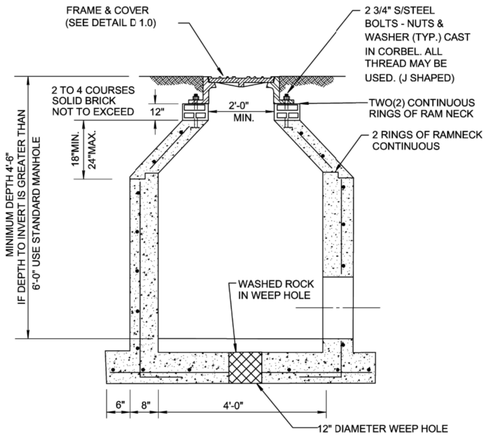
NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. FRAME AND COVER SHALL BE U.S. FOUNDRY MR-ORS AND RING SHALL BE USF 576
3. MANHOLE ADJUSTING RINGS SHALL BE CAST IRON, USF TYPE B.
4. CITY LOGO LID TO BE USED ON CITY MAINTAINED STORM SEWER ONLY. STANDARD NO. 576BH IS TO BE USED ON PRIVATELY MAINTAINED STORM SEWER.

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

STORM SEWER MANHOLE
FRAME & COVER

DATE: 10-04-2024
D 1.0



* SEE TYPICAL BACKFILL DETAIL GU 2.0

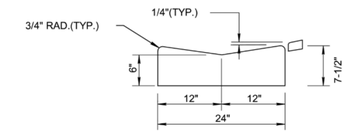
NOTE:

1. ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE. (SEE DETAIL D 2.0)
2. IF THE S"RUCTURE IS INSTALLED IN WATER TABLE MUST HAVE BEDDING. (SEE DETAIL BEDDING D 4.0)

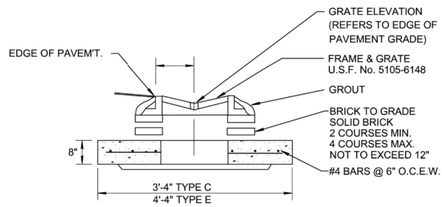
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SHALLOW MANHOLE

DATE: 10-04-2024
D 3.0



2' VALLEY CURB
NOT TO SCALE

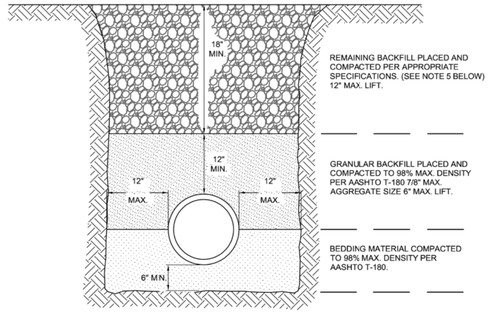


VALLEY GUTTER FRAME & GRATE
NOT TO SCALE

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

TYPE C & E INLET
VALLEY GUTTER & GRATE DETAILS

DATE: 10-04-2024
D 5.0



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
3. APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
6. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE PER (AASHTO T-180)
7. 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: 10-04-2024
GU 2.0

Thompson Engineering & Consulting, Inc.
19304 NW 12th Street
Pembroke Pines, FL 33029
Florida Registry No. 38359
thompson-ec.com
(954) 232-2261

JUSTIN THOMPSON
LICENSE
No. 84515
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Date: 03/20/2026

This item has been digitally signed and sealed by Justin Thompson, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DELRAY BUNGALOWS RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH PALM BEACH COUNTY

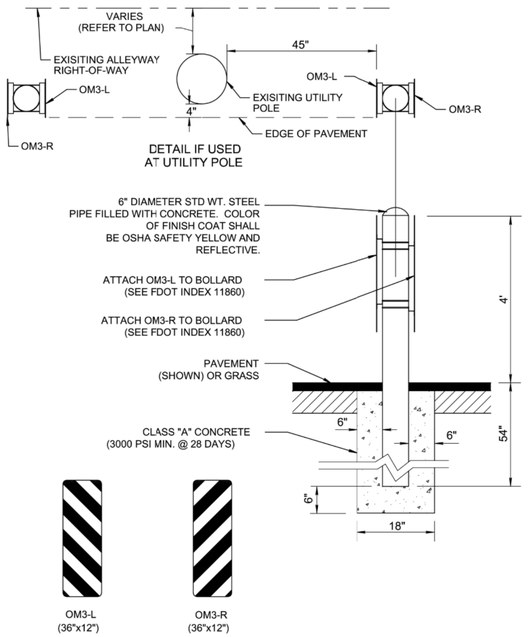
Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

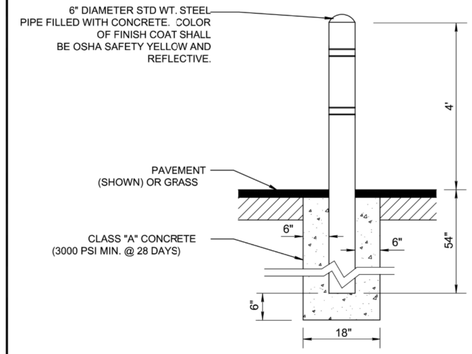
No.	Description	Date

PAVING GRADING & DRAINAGE DETAILS II

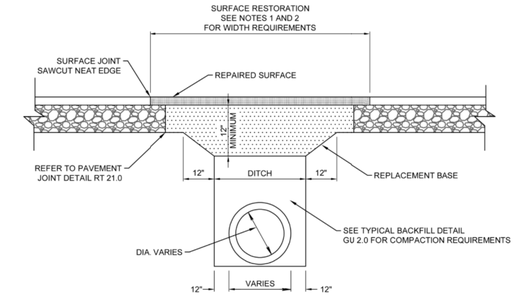
Sheet Number:
C114
Sheet 14 of 15



CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	ALLEYWAY BOLLARD DETAIL	DATE: 10-04-2024 PW 7.0



CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	BOLLARD DETAIL	DATE: 10-04-2024 PW 7.1



SECTION - WHERE APPLICABLE

NOTES:

1. FOR COMMERCIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION FROM THE DAMAGED AREA. MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
2. FOR RESIDENTIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED FOR THE WIDTH OF THE RESIDENTIAL PROPERTY (MIN. 50' REPAIR LENGTH). MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
3. MILLING DEPTH SHALL BE 1" AND RESURFACING SHALL BE 1" TYPE S-III ASPHALTIC CONCRETE.
4. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180. MAX LIFT THICKNESS SHALL BE 6".
5. 24" EXCAVATEABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
6. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
7. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
8. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (FOR TRENCH REPAIR, THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
9. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT THE END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PAVEMENT REPAIR DETAIL	DATE: 10-04-2024 GU 1.0

Thompson Engineering
& Consulting, Inc.
19304 NW 12th Street
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Florida Registry No. 38359
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DELRAY
BUNGALOWS
RESTAURANT
25 SE 3RD AVENUE
DELRAY BEACH, FL 33483
CITY OF DELRAY BEACH
PALM BEACH COUNTY

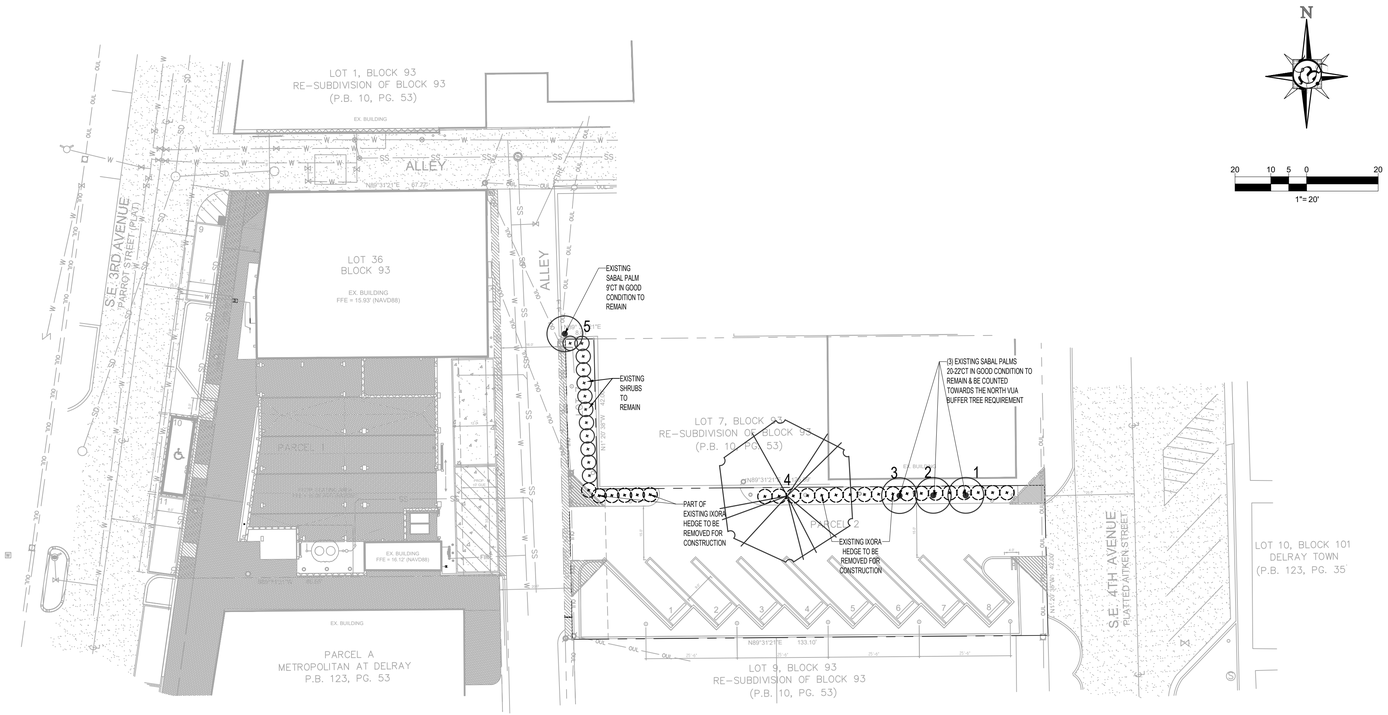
Project No.	23-027
Date	03/20/2026
Scale	As Shown
Drawn By	JT
Checked By	JT

Revisions

No.	Description	Date

PAVING GRADING
& DRAINAGE
DETAILS III

Sheet Number:
C115
Sheet 15 of 15

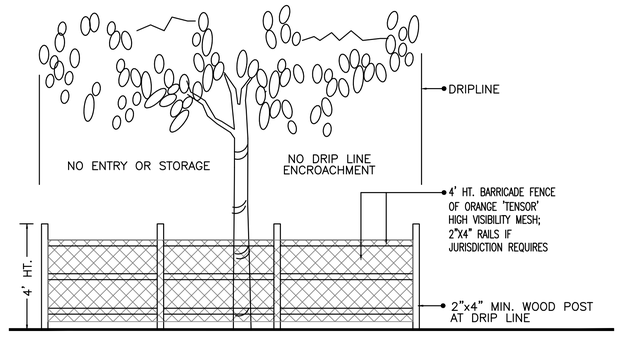


EXISTING TREE DISPOSITION CHART

302 E ATLANTIC AV #2, DELRAY BEACH, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (in)	HT (ft)	SPR (ft)	CONDITION	DISPOSITION	IN-LIEU FEE	COMMENTS
1	Sabal palmetto	Cabbage Palm		10' ct		70%	REMAIN		
2	Sabal palmetto	Cabbage Palm		22' ct		70%	REMAIN		
3	Sabal palmetto	Cabbage Palm		20' ct		70%	REMAIN		
4	Quercus virginiana	Live Oak	15	35	36	60%	REMAIN		Root bound by Asphalt Parking Lot in Narrow Planter
5	Sabal palmetto	Cabbage Palm		9' ct		70%	REMAIN		

SEC. 4.6.19.(E).5 TREE REPLACEMENT CALCULATIONS	
TOTAL DBH INCHES IN SITE WORK AREA:	15
TOTAL DBH INCHES OF TREES TO BE RELOCATED/REMAIN:	0
TOTAL DBH INCHES TO BE REMOVED/ REPLACED:	-
1:1 REPLACEMENT TREES REQUIRED FOR TREES <50% CONDITION:	0
ALTERNATIVE FEE-IN-LIEU REPLACMENT:	NA
TOTAL PALMS TO BE RELOCATED:	-
TOTAL PALMS <50% CONDITION TO BE REMOVED/ REPLACED @ 1:1:	NA
TOTAL REPLACMENT HEIGHT FOR PALMS ≥50% CONDITION:	NA



TREE PRESERVATION BARRICADE FENCING DETAIL

N.T.S.

TREE PROTECTION DURING CONSTRUCTION:

ANY TREES REMAINING ONSITE IN PROXIMITY OF THE PROPOSED WORK AREA MUST BE PROTECTED DURING ALL PHASES OF CONSTRUCTION PER ANSI A-300 (PART 5): STANDARD PRACTICES (MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND CONSTRUCTION).

PROTECTION MEASURES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:

1. ESTABLISHING TREE PROTECTION ZONES (TPZ) WITH PROPER FENCING AND SIGNAGE (SEE PROTECTION DETAIL)
2. PROTECTING THE CRITICAL ROOT ZONE (CRZ) WITH A TEMPORARY APPLICATION OF A MINIMUM OF 6" OF MULCH TO DISPERSE HEAVY LOADS IN ACCESS ROUTES, THEREBY REDUCING SOIL COMPACTION AND MECHANICAL ROOT DAMAGE
3. ENSURING THAT NO GRADE CHANGES OCCUR IN THE TREE PROTECTION ZONE, AND NO STORAGE OR DISPOSAL OF HARMFUL SUBSTANCES OCCURS IN TREE PROTECTION ZONE
4. CAREFUL HAND OR AIR EXCAVATION WITHIN THE TPZ OF ANY TREES NEAR THE WORK TO IDENTIFY AND AVOID MAJOR STRUCTURAL ROOTS AND
5. CLEAN PRUNING CUTS AND AVOIDING CUTTING ANY ROOTS GREATER THAN 2" DIAMETER WHENEVER POSSIBLE. IF ANY LARGER ROOTS MUST BE CUT, CUTS SHOULD BE CLEAN, AS FAR TOWARD THE EDGE OF THE TPZ AS POSSIBLE, AND PROPER CULTURAL METHODS SHOULD BE UTILIZED TO REDUCE SHOCK AND AID ROOT REGENERATION (IE IRRIGATION, SOIL AERATION, MULCHING).

IF THE TPZ OF ANY TREE MUST BE ALTERED, ONE OR MORE OF THE FOLLOWING ADDITIONAL MEASURES MAY BE TAKEN TO REDUCE ANY IMPACTS TO THE TREE:

6. INCREASE THE REMAINING TPZ WHEREVER POSSIBLE TO COMPENSATE FOR THE REDUCTION OF TPZ IN ONE AREA;
7. TEMPORARILY REDUCE THE TPZ WHILE WORK IS DONE IN THE IMMEDIATE AREA AND THEN RE-ESTABLISH THE ORIGINAL SIZE OF THE TPZ AS SOON AS POSSIBLE
8. INSTALL TRUNK PROTECTIVE MATERIALS SUCH AS WOOD PLANKS AND FOAM PADS TO PROTECT FROM MECHANICAL INJURY TO BARK OR VASCULAR TISSUES
9. UTILIZE GEOTEXTILE FABRIC OR PLYWOOD ON TOP OF MULCH LAYER PER ANSI STANDARDS
10. PROPER ROOT PRUNING TECHNIQUES PER ANSI STANDARDS IF NECESSARY, AND
11. SUPERVISION AND/OR MONITORING BY A CERTIFIED ARBORIST.

ADDITIONAL DETAILS ON PROTECTION DURING CONSTRUCTION CAN BE FOUND IN THE ANSI A-300 STANDARDS REFERENCED ABOVE, OR BY FURTHER CONSULTATION AND OVERSIGHT OF CONSTRUCTION ACTIVITIES BY A CERTIFIED ARBORIST.

City of Delray Beach, Florida -Tree Removal and Tree Replacement Guidelines: (The Following Shall Apply Pursuant To "City of Delray Beach Land Development Code - Landscape Regulations (Section 4.6.16(D)(2)(a) -"Preservation and Promotion of Existing Plant Communities"; and Section 3.4.6(G) "Tree Removal Permits"); and Are Reflected Upon These Tree Disposition/ Mitigation Plans and the "Landscape Planting Plans" Accordingly. The Owner and/ or Contractor Shall Follow The Tree Replacement and Protection Guidelines, Within These Notes, As Well As The Aforementioned Codes.)

General Conditions/ Pre-Clearing Inspections: A Pre-Clearing Inspection Is Required Prior To The Initial Removal or Alteration of Any Vegetation In Order To Assure Proper Compliance With The Permit Conditions. A Post-Clearing Inspection is Required Prior to Issuance of The Final Certificate of Occupancy. All Native Vegetation Outside of The Development Area Shall Be Maintained In Place As Outlined On The Tree Disposition Site Plans.

Tree Protection Note: Contractors Shall Use Caution During Construction To Avoid Damaging Any Existing Trees Listed As To Remain. (1) Barriers Shall Enclose Area Inside The Outer Edge of Dripline; (2) Tree Protection Barrier Shall Be Conspicuous and High Enough To Be Easily Seen By Any Equipment Operators; (3) All Tree Protection Barrier Shall Be Constructed of Sturdy Scrap Wood (Four by Four Stock), or Other Sturdy Material (No Flagging or Ribbon Type Fencing Shall Be Allowed); (4) All Tree Protection Barriers To Be Completely Removed From Site At The End of Construction Period (Immediately Prior To Issuance of 'Certificate of Occupancy By The City of Delray Beach Building Department) Unless Otherwise Stipulated.

Methodology of Tree Removals: No Heavy Equipment or Machinery Shall Be Used, Nor Shall Any Construction Activities or Grade Changes Occur Within The Radius of The Drip Line of Native Trees Which Shall Be Preserved In Place, Unless Specifically Approved In Writing By The City of Delray Beach and/ or the Landscape Architect. Use of Any Chemical Treatments Shall Have Prior Approval By The City of Delray Beach and the Landscape Architect Before Application. All Prohibited Species and/ or Invasive Species Shall Be Removed as Indicated Within The Limits of Contract Area or Property To Be Developed Accordingly, as per The City of Delray Beach's Land Development Code.

Tree Locations/ Tree Removals and Tree Replacement Calculations: Trees That Are To Be Removed Must Be Mitigated For According To The Tree Canopy Credits Guidelines (Section 3.4.6(G) and Section 4.6.16(D)(1)(d) of The City of Delray Beach Land Development Code).

Maintenance and Monitoring Requirements: The Permit Holder Shall Be Responsible For Maintaining The Health of Any Replacement and/ or Relocated Trees For A Min. of One Year From Planting. Throughout The Monitoring Period, The Permit Holder Shall Maintain a (100%) Survivorship Rate For All Installed Replacement Trees. If During The Monitoring Periods, The Survival Rate of Any of The Plants Drops Below The Required Level, The Permit Holder Shall Have (15) Days To Plant A Sufficient Number of Additional Trees So As To Maintain The Required Survival Rate.

Tree Replacement Bond Requirement: Bonds May Be Required By The City of Delray Beach For Tree Removal and/ or Tree Replacement Permits. Calculations For The Amount of Bonds For Non-Mature Trees Shall Be Computed Based Upon The Equivalent Canopy Replacement Criteria Applied To Each Tree To Be Relocated or Replaced and Upon The Cost of Installation and Maintenance. Determination of the Bond Amount For Mature Trees Shall Be Computed Based Upon The Most Current Version of the Guide For Plant Appraisal, Published By The International Society of Arboriculture. The Fair Market Value of the Cost of Trees That Would Be Required To Compensate For The Canopy To Be Relocated or Replaced Shall Be Posted

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965

REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE
6	12/18/25	TAC COMMENTS	RKE
9	03/09/26	TAC COMMENTS	RKE

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

PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

OVERALL DISPOSITION PLAN

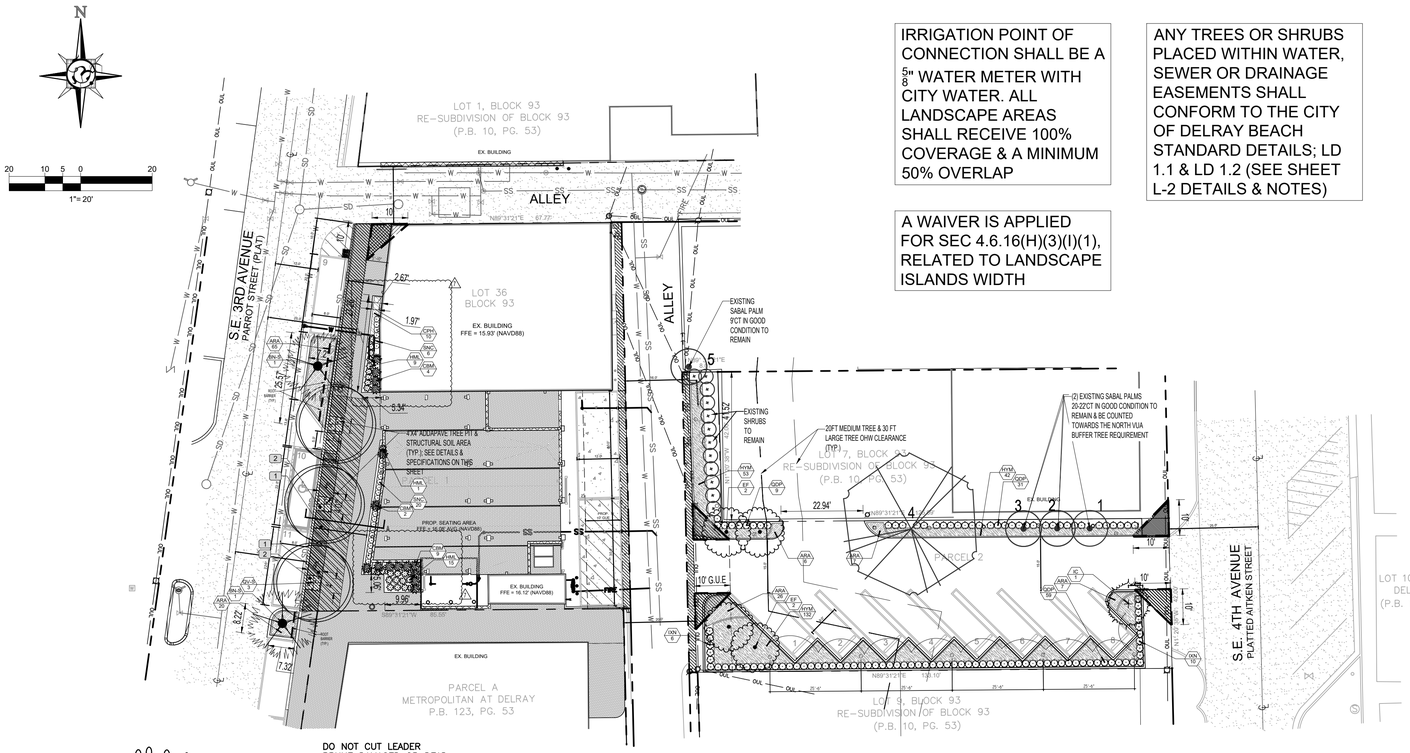
3/9/26

REGISTERED LANDSCAPE ARCHITECT RYAN J. KING EBRAHIMIAN LA6667324 STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
CHECKED BY:
DATE: 2026-03-09

SHEET NUMBER:
LD-1



IRRIGATION POINT OF CONNECTION SHALL BE A 5/8" WATER METER WITH CITY WATER. ALL LANDSCAPE AREAS SHALL RECEIVE 100% COVERAGE & A MINIMUM 50% OVERLAP

A WAIVER IS APPLIED FOR SEC 4.6.16(H)(3)(I)(1), RELATED TO LANDSCAPE ISLANDS WIDTH

ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 (SEE SHEET L-2 DETAILS & NOTES)

LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL

CITY OF DELRAY BEACH
561-243-7200

		ZONING: CBD DISTRICT	
A	TOTAL LOT AREA **(PARCEL 1)**	8271.8	S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC	8034.89	S.F.
C	TOTAL PERVIOUS LOT AREA	236.61	S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	70.983	S.F.
E	**AREA OF SHRUBS AND GROUND COVERS PROVIDED**	**213.06**	**S.F.**
F	NATIVE VEGETATION REQUIRED	17.74575	S.F.
G	**NATIVE VEGETATION PROVIDED**	**150**	**S.F.**
H	TOTAL PAVED VEHICULAR AREA	715.89	S.F.
I	TOTAL INTERIOR LANDSCAPE REQUIRED	71.589	S.F.
J	**TOTAL INTERIOR LANDSCAPE PROVIDED**	**0 EXISTING****	**S.F.**
K	TOTAL INTERIOR SHADE TREES REQUIRED	2	TREES
L	**TOTAL INTERIOR SHADE TREES PROVIDED**	**0 EXISTING****	**TREES**
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS	NA (EXISTING)	L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED ***(NOT APPLICABLE)***	NA (EXISTING)	TREES
O	**TOTAL NUMBER OF PERIMETER TREES PROVIDED**	**0**	**TREES**
P	TOTAL NUMBER OF STREET TREES REQUIRED (@1 TREE /30 FT IN CBD)	4	TREES
Q	**TOTAL NUMBER OF STREET TREES PROVIDED (@1 TREE /30 FT IN CBD)**	**5**	**TREES**
R	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	NA (EXISTING)	TREES
S	**TOTAL NUMBER OF NATIVE TREES PROVIDED**	**3**	**TREES**
T	**TOTAL NUMBER OF TREES ON PLAN**	**5****	**TREES**
U	**TOTAL NUMBER OF TREES ON PLAN**		**TREES**

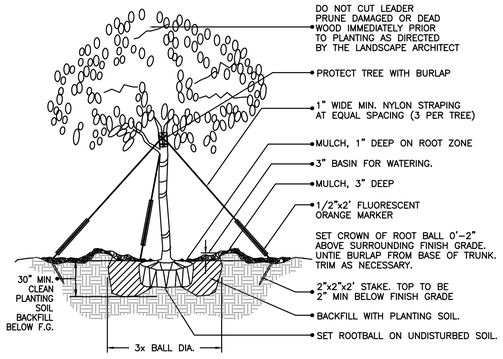
****EXISTING LEGALLY NON-CONFORMING SITE RESTORED TO CODE TO THE GREATEST EXTENT PRACTICAL**

LANDSCAPE CALCULATION FORM
MULTIPLE FAMILY, COMMERCIAL AND INDUSTRIAL

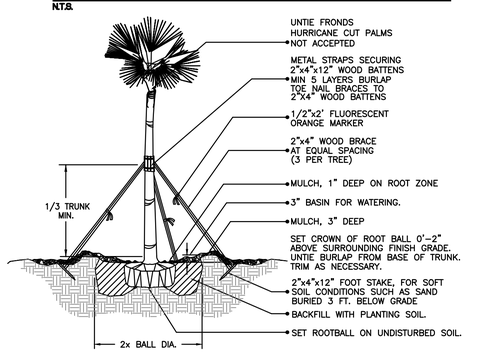
CITY OF DELRAY BEACH
561-243-7200

		ZONING: CBD DISTRICT	
A	TOTAL LOT AREA **(PARCEL 2)**	5590.2	S.F.
B	STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC	3853.096	S.F.
C	TOTAL PERVIOUS LOT AREA	1737.104	S.F.
D	AREA OF SHRUBS AND GROUND COVERS REQUIRED	521.1312	S.F.
E	**AREA OF SHRUBS AND GROUND COVERS PROVIDED**	**1737.1**	**S.F.**
F	NATIVE VEGETATION REQUIRED	130.28	S.F.
G	**NATIVE VEGETATION PROVIDED**	**1591.1**	**S.F.**
H	TOTAL PAVED VEHICULAR AREA	3853.096	S.F.
I	TOTAL INTERIOR LANDSCAPE REQUIRED	385.3096	S.F.
J	**TOTAL INTERIOR LANDSCAPE PROVIDED**	**688.49**	**S.F.**
K	TOTAL INTERIOR SHADE TREES REQUIRED	3	TREES
L	**TOTAL INTERIOR SHADE TREES PROVIDED**	**3**	**TREES**
M	TOTAL LINEAR FEET SURROUNDING PARKING OR VUAS (Nic Driveways)	295.29	L.F.
N	TOTAL NUMBER OF PERIMETER TREES REQUIRED ***(NOT APPLICABLE)***	0	TREES
O	**TOTAL NUMBER OF PERIMETER TREES PROVIDED**	**4 (incl. [3] Palms @3:1)**	**TREES**
P	TOTAL NUMBER OF EXISTING TREES TO BE SAVED ON SITE	2 (incl. [3] Palms @3:1)	TREES
Q	TOTAL NUMBER OF NATIVE TREES REQUIRED (50%)	2	TREES
R	**TOTAL NUMBER OF NATIVE TREES PROVIDED**	**7****	**TREES**
S	**TOTAL NUMBER OF TREES ON PLAN**	**7 (incl. Palms @3:1)****	**TREES**

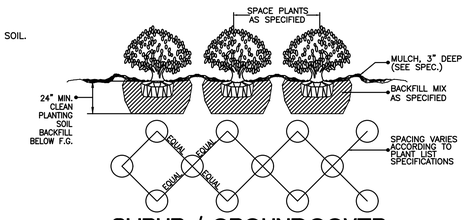
****EXISTING LEGALLY NON-CONFORMING SITE RESTORED TO CODE TO THE GREATEST EXTENT PRACTICAL**



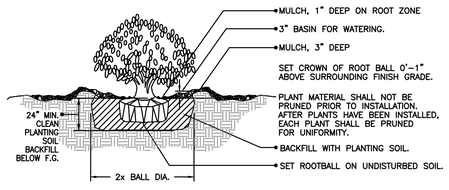
(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



SABAL PALM
PLANTING DETAIL
N.T.S.



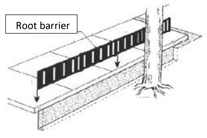
SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.



ROOT BARRIER DETAIL
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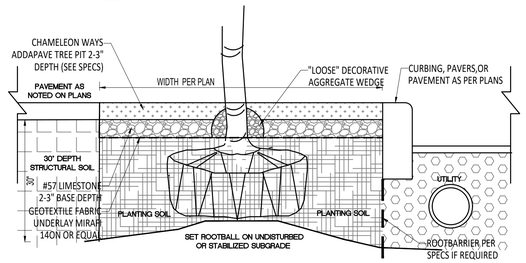
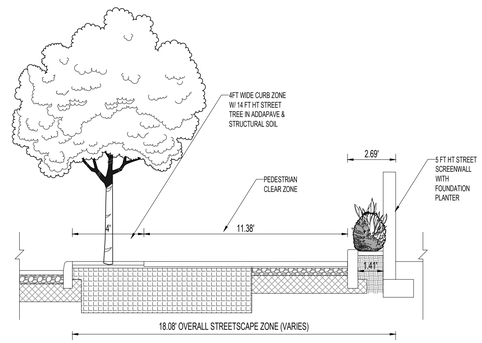


ADDAPAVE RESIN BOUND TREE PIT DETAIL
N.T.S.



TYP. STREETSCAPE SECTION A
SCALE: 1/4" = 1'

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965

REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE
6	12/18/25	TAC COMMENTS	RKE
9	03/09/26	TAC COMMENTS	RKE

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PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

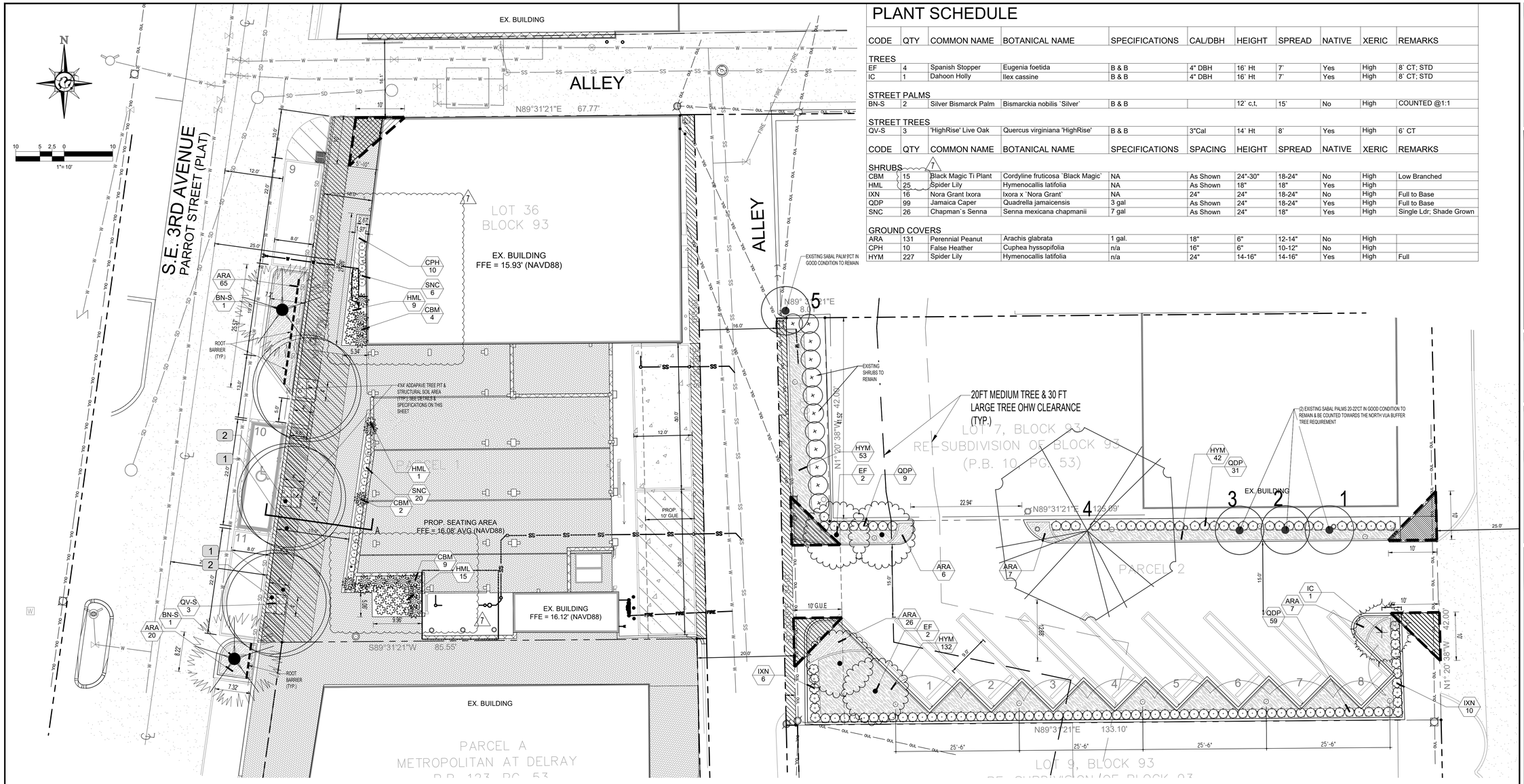
OVERALL LANDSCAPE PLAN

3/9/26
REGISTERED LANDSCAPE ARCHITECT
RYAN JOHN KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
CHECKED BY:
DATE: 2026-03-09

SHEET NUMBER:
L-1A



ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2 (SEE SHEET L-2 DETAILS & NOTES)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
TREES										
EF	4	Spanish Stopper	Eugenia foetida	B & B	4" DBH	16` Ht	7`	Yes	High	8` CT; STD
IC	1	Dahoon Holly	Ilex cassine	B & B	4" DBH	16` Ht	7`	Yes	High	8` CT; STD
STREET PALMS										
BN-S	2	Silver Bismarck Palm	Bismarckia nobilis `Silver`	B & B		12` c.t.	15`	No	High	COUNTED @1:1
STREET TREES										
QV-S	3	'HighRise' Live Oak	Quercus virginiana 'HighRise'	B & B	3"Cal	14` Ht	8`	Yes	High	6` CT
CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SHRUBS	7									
CBM	15	Black Magic Ti Plant	Cordyline fruticosa `Black Magic`	NA	As Shown	24"-30"	18-24"	No	High	Low Branched
HML	25	Spider Lily	Hymenocallis latifolia	NA	As Shown	18"	18"	Yes	High	
IXN	16	Nora Grant Ixora	Ixora x `Nora Grant`	NA	As Shown	24"	18-24"	No	High	Full to Base
QDP	99	Jamaica Caper	Quadrella jamaicensis	3 gal	As Shown	24"	18-24"	Yes	High	Full to Base
SNC	26	Chapman`s Senna	Senna mexicana chapmanii	7 gal	As Shown	24"	18"	Yes	High	Single Ldr; Shade Grown
GROUND COVERS										
ARA	131	Perennial Peanut	Arachis glabrata	1 gal.		18"	6"	12-14"	No	High	
CPH	10	False Heather	Cuphea hyssopifolia	n/a		16"	6"	10-12"	No	High	
HYM	227	Spider Lily	Hymenocallis latifolia	n/a		24"	14-16"	14-16"	Yes	High	Full

2025-05-27 21:48

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	CU-Structural Soil to 30" depth; See Detail; Follow Manufaturers specs	51.6 cy
2	`Addapave tp` tree pit shall be manufactured by chameleon ways (color: `Burgandy` 6-10 mm) to be applied over compacted washed stone above cu structural soil (30" depth)	48 sf

City of Delray Beach, Florida -
Tree Removal and Tree Replacement Guidelines:

(The Following Shall Apply Pursuant To "City of Delray Beach Land Development Code - Landscape Regulations (Section 4.6.16(D)(2)(a) - "Preservation and Promotion of Existing Plant Communities"; and Section 3.4.6(G) "Tree Removal Permits"); and Are Reflected Upon These Tree Disposition/ Mitigation Plans and the "Landscape Planting Plans" Accordingly. The Owner and/ or Contractor Shall Follow The Tree Replacement and Protection Guidelines, Within These Notes, As Well As The Aforementioned Codes.)

General Conditions/ Pre-Clearing Inspections: A Pre-Clearing Inspection Is Required Prior To The Initial Removal or Alteration of Any Vegetation In Order To Assure Proper Compliance With The Permit Conditions. A Post-Clearing Inspection is Required Prior to Issuance of The Final Certificate of Occupancy. All Native Vegetation Outside of The Development Area Shall Be Maintained In Place As Outlined On The Tree Disposition Site Plans.

Tree Protection Note: Contractors Shall Use Caution During Construction To Avoid Damaging Any Existing Trees Listed As To Remain. **(1)** Barriers Shall Enclose Area Inside The Outer Edge of Dripline; **(2)** Tree Protection Barrier Shall Be Conspicuous and High Enough To Be Easily Seen By Any Equipment Operators; **(3)** All Tree Protection Barrier Shall Be Constructed of Sturdy Scrap Wood (Four by Four Stock), or Other Sturdy Material (No Flagging or Ribbon Type Fencing Shall Be Allowed); **(4)** All Tree Protection Barriers To Be Completely Removed From Site At The End of Construction Period (Immediately Prior To Issuance of "Certificate of Occupancy By The City of Delray Beach Building Department) Unless Otherwise Stipulated.

Methodology of Tree Removals: No Heavy Equipment or Machinery Shall Be Used, Nor Shall Any Construction Activities or Grade Changes Occur Within The Radius of The Drip Line of Native Trees Which Shall Be Preserved In Place, Unless Specifically Approved In Writing By The City of Delray Beach and/ or the Landscape Architect. Use of Any Chemical Treatments Shall Have Prior Approval By The City of Delray Beach and the Landscape Architect Before Application. All Prohibited Species and/ or Invasive Species Shall Be Removed as Indicated Within The Limits of Contract Area or Property To Be Developed Accordingly, as per The City of Delray Beach's Land Development Code.

Tree Locations/ Tree Removals and Tree Replacement Calculations: Trees That Are To Be Removed Must Be Mitigated For According To The Tree Canopy Credits Guidelines (Section 3.4.6(G) and Section 4.6.16(D)(1)(d) of The City of Delray Beach Land Development Code).

Maintenance and Monitoring Requirements: The Permit Holder Shall Be Responsible For Maintaining The Health of Any Replacement and/ or Relocated Trees For A Min. of One Year From Planting. Throughout The Monitoring Period, The Permit Holder Shall Maintain a (100%) Survivorship Rate For All Installed Replacement Trees. If During The Monitoring Periods, The Survival Rate of Any of The Plants Drops Below The Required Level, The Permit Holder Shall Have (15) Days To Plant A Sufficient Number of Additional Trees So As To Maintain The Required Survival Rate.

Tree Replacement Bond Requirement: Bonds May Be Required By The City of Delray Beach For Tree Removal and/ or Tree Replacement Permits. Calculations For The Amount of Bonds For Non-Mature Trees Shall Be Computed Based Upon The Equivalent Canopy Replacement Criteria Applied To Each Tree To Be Relocated or Replaced and Upon The Cost of Installation and Maintenance. Determination of the Bond Amount For Mature Trees Shall Be Computed Based Upon The Most Current Version of the Guide For Plant Appraisal, Published By The International Society of Arboriculture. The Fair Market Value of the Cost of Trees That Would Be Required To Compensate For The Canopy To Be Relocated or Replaced Shall Be Posted.

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DELRAY BEACH, FL 33483

LANDSCAPE PLAN

3/9/26

REGISTERED LANDSCAPE ARCHITECT
RYAN J. KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
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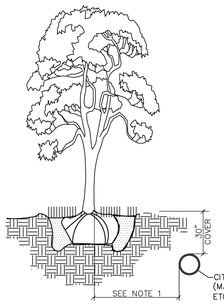


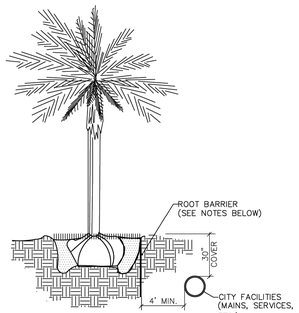
NOTES:

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

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

TYPICAL TREE WITHOUT ROOT BARRIER

DATE: 9-15-2021
LD 2.0



NOTES:

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

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

TYPICAL TREE WITH ROOT BARRIER

DATE: 09-15-2021
LD 1.0

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART; I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

CITY OF DELRAY BEACH, FLORIDA
GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER;
- MULCH SHALL BE APPLIED TO A MINIMUM DEPT 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 TO BE MAINTAINED;
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE;
- REINFORCED CONCRETE CURBING AT LEAST SIX (6) INCHES IN HEIGHT SHALL BE PROVIDED AROUND ALL LANDSCAPE ISLANDS AND AS A SEPARATOR BETWEEN ALL LANDSCAPED AREAS THAT ARE ADJACENT TO VEHICULAR USE AREAS UNLESS SUCH CURBING WILL INTERFERE WITH THE DRAINAGE.

REMINDERS:

LANDSCAPE PLANS SHALL BE PREPARED BY AND BEAR THE SEAL OF A LANDSCAPE ARCHITECT OR OTHERWISE BE PREPARED BY PERSONS AUTHORIZED TO PREPARE LANDSCAPE PLANS OR DRAWINGS BY CHAPTER 481, PART II, OF THE FLORIDA STATUTES. PLANS MUST BE DRAWN TO SCALE, SHOW THE PROPERTY BOUNDARIES AND RIGHT-OF-WAY, BEAR A NORTH ARROW AND INDICATE THE STREET(S) ON WHICH THE PROPERTY IS LOCATED. ALL PLANT MATERIAL MUST BE CLEARLY SHOWN IN THE PROPOSED LOCATION WITH THE QUANTITY, SIZE AND SPACING APPEARING SOMEWHERE ON THE PLAN. ALL EXISTING TREES, VEGETATION, WATER BODIES, FENCES, WALLS SITE LIGHTING, OVERHEAD POWER LINES, EASEMENTS AND OTHER ITEMS THAT MAY BE IN CONFLICT WITH THE LANDSCAPE SHALL BE SHOWN ON THE LANDSCAPE PLAN TO AVOID ANY SUCH CONFLICTS AT THE TIME OF INSTALLATION. EXISTING TREES AND NATIVE VEGETATION MUST BE INTEGRATED INTO THE LANDSCAPE PLAN. A TREE SURVEY MAY BE REQUIRED. WHEN TREES OR OTHER VEGETATION ON THE SITE IS TO BE REMOVED, A TREE\SCRUB REMOVAL APPLICATION MUST BE SUBMITTED AND A PERMIT ISSUED AT THE TIME THE BUILDING PERMIT IS ISSUED. AN IRRIGATION PLAN MUST ALSO BE SUBMITTED AT THAT TIME WITH STAFF REVIEW AND A PERM IT REQUIRED.

GENERAL LANDSCAPE NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL) , DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FG/BB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION; LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. ZOYSIA JAPONICA, V. 'EMPIRE' UNLESS OTHERWISE NOTED (EMPIRE SOLID SOD). PASPALUM NOTATUM 'ARGENTINE' ('ARGENTINE' BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/ LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF CURB.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
14. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE |STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIODOF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE
16. GUARANTEE: ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
23. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
24. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
25. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
26. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
27. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
28. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
29. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6' ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL; & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED DEVELOPMENT OR PUBLIC ROADWAYS SHALL BE STRUCTURALLY PRUNED. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN &/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER DBH INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5) ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS
11. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965

REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE
6	12/18/25	TAC COMMENTS	RKE
9	03/09/26	TAC COMMENTS	RKE

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PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

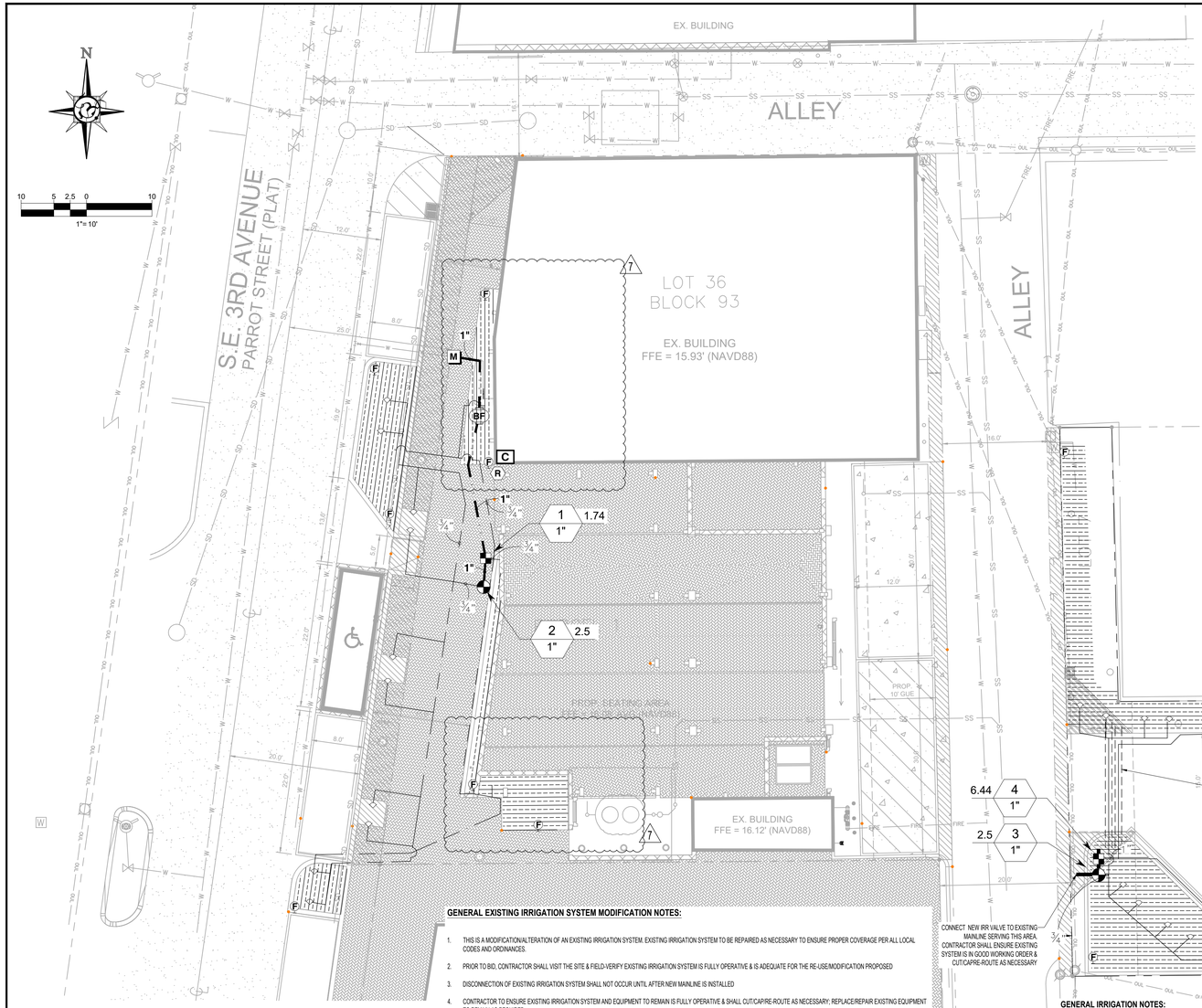
DETAILS & NOTES

3/9/26
REGISTERED LANDSCAPE ARCHITECT
RYAN J. KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
CHECKED BY:
DATE: 2026-03-09

SHEET NUMBER:
L-2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	Rain Bird 1400 Flood 1401 Fixed flow rate (0.25 GPM), full circle bubbler, 1/2" FIPT. 1402 Bubblers for Trees provide Matched Water Volume Application when connected to Shrub Zone	20	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF Low Flow, 0.2-10 GPM, with 1" Low Flow Valve valve and 1" Pressure Regulating RBY filter and 40psi pressure regulator.	2
F	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	11
	Area to Receive Dripline Rain Bird XFD-06-18 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,259 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
R	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.	1
M	Water Meter 5/8" Existing 5/8" Water Meter & 1" Service Line with City Water (ASSUMED; CONTRACTOR TO VERIFY)	1
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 up to 1-1/4. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	309.3 lf
7	Irrigation Lateral Line: HDPE PE4710 DR 9 HDPE PE4710 DR 9 for 3/4" and larger where specified under long pavement runs. Install with minimum 30" cover under paved pedestrian areas	295.4 lf
	Irrigation Mainline: Existing PVC Class 200 Mainline PVC Class 200 SDR 21 sizes 1" & larger	7.4 lf
	Irrigation Mainline: HDPE PE4710 DR 9 HDPE PE4710 DR 9 for Mainline pipe 1" and larger where specified under long pavement runs. Install with min. 30" cover under paved pedestrian areas & min. 42" cover under paved vehicular use areas	39.1 lf
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	70.1 lf

Valve Callout
Valve Number
Valve Flow
Valve Size

GENERAL EXISTING IRRIGATION SYSTEM MODIFICATION NOTES:

1. THIS IS A MODIFICATION/ALTERATION OF AN EXISTING IRRIGATION SYSTEM. EXISTING IRRIGATION SYSTEM TO BE REPAIRED AS NECESSARY TO ENSURE PROPER COVERAGE PER ALL LOCAL CODES AND ORDINANCES.
2. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE & FIELD-VERIFY EXISTING IRRIGATION SYSTEM IS FULLY OPERATIVE & IS ADEQUATE FOR THE RE-USE/MODIFICATION PROPOSED
3. DISCONNECTION OF EXISTING IRRIGATION SYSTEM SHALL NOT OCCUR UNTIL AFTER NEW MAINLINE IS INSTALLED
4. CONTRACTOR TO ENSURE EXISTING IRRIGATION SYSTEM AND EQUIPMENT TO REMAIN IS FULLY OPERATIVE & SHALL CUT/CAP/RE-ROUTE AS NECESSARY; REPLACE/REPAIR EXISTING EQUIPMENT TO REMAIN AS REQUIRED
5. ALL IRRIGATION EMMITERS SHALL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO IMPERVIOUS SURFACES PRIOR TO FINAL INSPECTION
6. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE
7. EXISTING IRRIGATION SPRAYHEADS & LATERALS DIRECTLY IMPACTED BY CONSTRUCTION SHALL BE REMOVED UNLESS OTHERWISE NOTED & DISPOSED OF IN A MANNER COMPLIANT WITH LOCAL CODES & REGULATIONS
8. EXISTING IRRIGATION EQUIPMENT TO REMAIN THAT IS DAMAGED OR DESTROYED SHALL BE REPLACED BY CONTRACTOR AS REQUIRED, UNLESS OTHERWISE NOTED
9. CONTRACTOR SHALL EXCAVATE & PATCH EXISTING PAVEMENT AS REQUIRED, INCLUDING PAVEMENT OFF-SITE, IN RIGHT-OF-WAYS, OR ON CYPRESS RUN PROPERTY; COORDINATE WITH SITE CONTRACTOR TO ENSURE MINIMAL IMPACT TO EXISTING PAVED AREAS
10. IRRIGATION EQUIPMENT SHALL NOT BE INSTALLED WITHIN THE DRIPLINES OF ANY EXISTING TREES TO REMAIN UNLESS ABSOLUTELY NECESSARY; SHOULD NO ALTERNATIVE ROUTE EXIST, TRENCHES SHALL BE CAREFULLY HAND DUG AS FAR FROM THE TRUNK OF TREES TO REMAIN AS POSSIBLE
11. ALL ROOT PRUNING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH (ANSI) A-300 PRUNING STANDARDS
12. ALL WORK SHALL COMPLY WITH APPENDIX "I" OF THE FLORIDA BUILDING CODE

CRITICAL ANALYSIS

Generated:	2026-03-09 16:37
P.O.C. NUMBER: 01	
Water Source Information:	Existing 5/8" Water Meter & 1" Service Line with City Water (ASSUMED; CONTRACTOR TO VERIFY)
FLOW AVAILABLE	
Water Meter Size:	5/8"
Flow Available	13.34 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	4.00 ft
Service Line Size:	
Length of Service Line:	0 ft
Pressure Available:	57 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	10 GPM
Flow Available at POC:	13.34 GPM
Residual Flow Available:	3.34 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	0.04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	4.62 PSI
Pressure Req. at Critical Station:	34.7 PSI
Loss for Fittings:	0.02 PSI
Loss for Main Line:	0.19 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.2 PSI
Loss for Water Meter:	3.7 PSI
Critical Station Pressure at POC:	41.8 PSI
Pressure Available:	57 PSI
Residual Pressure Available:	15.2 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	1.74	27.5	34.7	41.8	0.43 in/h
2	Rain Bird PEB	1"	Bubbler	2.5	32.0	31.6	38.7	0.98 in/h
3	Rain Bird PEB	1"	Bubbler	2.5		31.5		0.97 in/h
4	Rain Bird XCZLF-100-PRF	1"	Area for Dripline	6.44		38.4		0.43 in/h
	Common Wire				46.5			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZLF-100-PRF	Area for Dripline	0.43 in/h	1	140	244	
2	Rain Bird PEB	Bubbler	0.98 in/h	1	62	155	
3	Rain Bird PEB	Bubbler	0.97 in/h	1	62	155	
4	Rain Bird XCZLF-100-PRF	Area for Dripline	0.43 in/h	1	141	908	
		TOTALS:			405	1,462	

GENERAL IRRIGATION NOTES:

1. POINTS OF CONNECTION SHALL BE AN EXISTING 5/8" METER & 1" SERVICE LINE WITH CITY WATER (ASSUMED; CONTRACTOR TO VERIFY). VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	41.8 PSI
DESIGN STATIC WATER PRESSURE	60 PSI
MAXIMUM SYSTEM DEMAND	10 GPM

2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBYINCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS
3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.
8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:
   1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
   2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE
   3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
      A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALFWAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
      B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
   4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
   5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
   6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICE KIT.
9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BYTHE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PERVIOUS AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.
16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.
17. MANUFACTURERS SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEM'S CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.
18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. CONTRACTOR ALSO RESPONSIBLE FOR SETTING TIMECLOCK TO SCHEDULE APPROPRIATE FOR ESTABLISHMENT, & SUBSEQUENTLY POS-ESTABLISHMENT WATERING SCHEDULES TO COMPLY WITH JURISDICTIONAL WATERING RESTRICTIONS
19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965

REVISIONS / SUBMISSIONS

1	03/12/23	TAC COMMENTS	RKE
2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE
6	12/18/25	TAC COMMENTS	RKE
9	03/09/26	TAC COMMENTS	RKE

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

PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

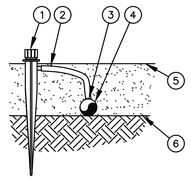
IRRIGATION PLAN

3/9/26
REGISTERED LANDSCAPE ARCHITECT
RYAN J. KING EBRAHIMIAN
LA6667324
STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
CHECKED BY:
DATE: 2026-03-09

SHEET NUMBER: L-3



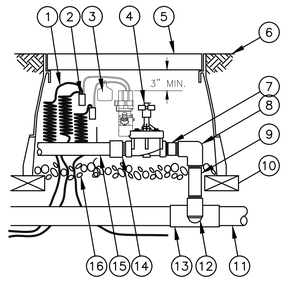
1. BUBBLER ON ¼" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
2. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
3. ¼" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
5. TOP OF MULCH
6. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
   SXB-180-SPYK – HALF CIRCLE – 5 STREAMS – 13 GPH MAX
   SBX-360-SPYK – FULL CIRCLE – 8 STREAMS – 13 GPH MAX
   UXB-360-SPYK – FULL CIRCLE – UMBRELLA – 35 GPH MAX

A XERI-BUBBLER SPIKE ON 1/2" POLYETHYLENE TUBING WITH 1/4" TUBING AND STAKE OPTION 1

N.T.S. 1-14-10

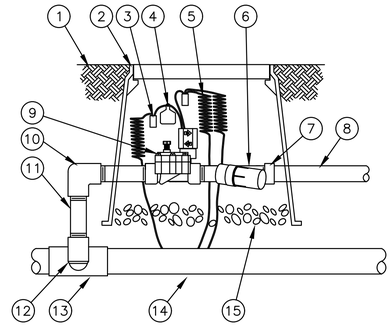
Xeri-bubbler Spike Option 1.dwg



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

B ELECTRIC REMOTE-CONTROL VALVE PEB OR PEBS SERIES

N.T.S.



SIDE VIEW

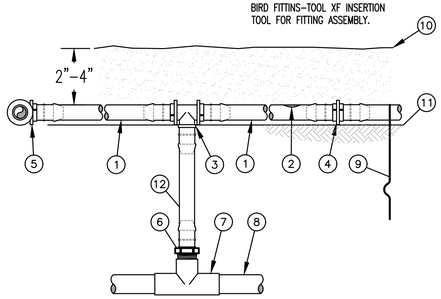
1. FINISH GRADE
2. ROUND VALVE BOX WITH COVER: RAIN BIRD VB-10RND
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 ELL
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL) PVC SCH 40 TEE OR ELL
13. PVC MAINLINE
14. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
15. 1-25-10

C XCZ-100-PRF 1" CONTROL ZONE KIT IN ROUND VALVE BOX OPTION 2

N.T.S.

XCZ-100-PRF Option 2.dwg

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. SAVE YOUR HANDS. USE THE RAIN BIRD FITTINS-TOOL XF INSERTION TOOL FOR FITTING ASSEMBLY.

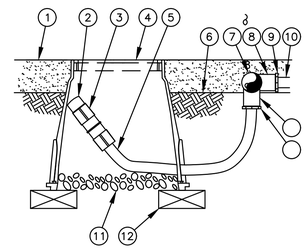


1. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
2. INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING.
3. BARB TEE 17x17x17mm RAIN BIRD XFF-TEE
4. BARB COUPLING 17x17mm RAIN BIRD XFF-COUP
5. BARB ELBOW 17x17mm RAIN BIRD XFF-ELBOW
6. BARB MALE ADAPTER 17mm X 1/2" MPT RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075
7. PVC TEE SxSxT
8. PVC LATERAL SUPPLY HEADER
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
10. MULCH
11. FINISH GRADE
12. RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

D XFD ON-SURFACE DRIPLINE RISER ASSEMBLY

N.T.S. 12-18-2012

IRRIGATION PLAN



1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP NON-POTABLE: RAIN BIRD MDCFPCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

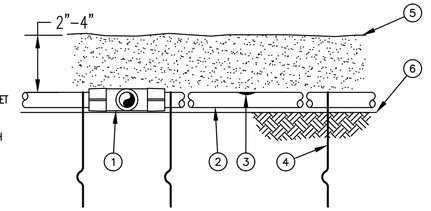
NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

E XFD ON-SURFACE DRIPLINE FLUSH POINT WITH EASY FIT COMPRESSION FITTINGS

N.T.S. 12-18-2012

IRRIGATION PLAN

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

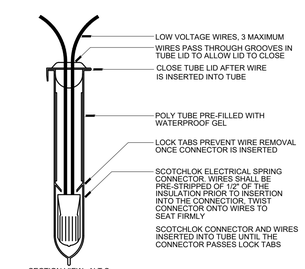


1. EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
5. MULCH
6. FINISH GRADE

D XFD ON-SURFACE DRIPLINE AT GRADE

N.T.S. 12-18-2012

IRRIGATION PLAN



- LOW VOLTAGE WIRES, 3 MAXIMUM
- WIRES PASS THROUGH GROOVES IN TUBE LID TO ALLOW LID TO CLOSE
- CLOSE TUBE LID AFTER WIRE IS INSERTED INTO TUBE
- POLY TUBE PRE-FILLED WITH WATERPROOF GEL
- LOCK TABS PREVENT WIRE REMOVAL ONCE CONNECTOR IS INSERTED
- SCOTCHLOK ELECTRICAL SPRING CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY
- SCOTCHLOK CONNECTOR AND WIRES INSERTED INTO TUBE UNTIL THE CONNECTOR PASSES LOCK TABS

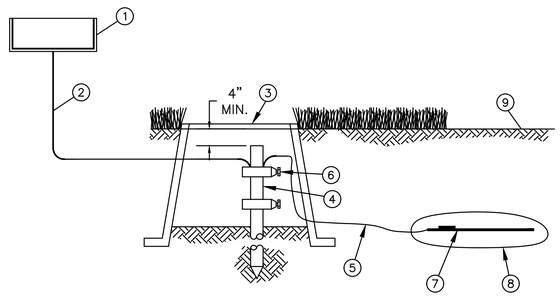
SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KITS.
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PRE-FILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2-3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

F WIRE CONNECTION

N.T.S.

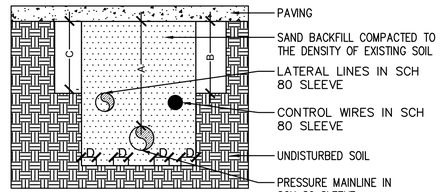


1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

G CONTROLLER GROUNDING GRID GROUNDING PLATE DESIGN LAYOUT

N.T.S. 6-15-10

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG



- PAVING
- SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- LATERAL LINES IN SCH 80 SLEEVE
- CONTROL WIRES IN SCH 80 SLEEVE
- UNDISTURBED SOIL
- PRESSURE MAINLINE IN SCH 80 SLEEVE

SECTION VIEW - N.T.S.

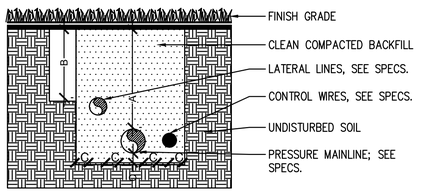
DIMENSION	A	B	C	D
1 1/2" TO 6" IN SIZE	36"	24"	24"	4"

TWICE THE DIAMETER OFF THE PIPE OR WIRE BUNDLE CARRIED

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL

H SLEEVE INSTALLATION

N.T.S.



- FINISH GRADE
- CLEAN COMPACTED BACKFILL
- LATERAL LINES, SEE SPECS.
- CONTROL WIRES, SEE SPECS.
- UNDISTURBED SOIL
- PRESSURE MAINLINE; SEE SPECS.

SECTION VIEW - N.T.S.

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	4"
3" TO 6" IN SIZE	24"		4"

I PIPE INSTALLATION

N.T.S.

ECG
EBRAHIMIAN CREATIVE GROUP
10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH.: 305 879 7965

REVISIONS / SUBMISSIONS

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2	10/17/23	TAC COMMENTS	RKE
3	6/27/24	TAC COMMENTS	RKE
4	11/18/24	TAC COMMENTS	RKE
5	05/27/25	TAC COMMENTS	RKE
6	12/18/25	TAC COMMENTS	RKE
9	03/09/26	TAC COMMENTS	RKE

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

PHASE:

CLIENT:

DELRAY BUNGALOWS RESTAURANT
302 E ATLANTIC AV #2
DELRAY BEACH, FL 33483

IRRIGATION DETAILS

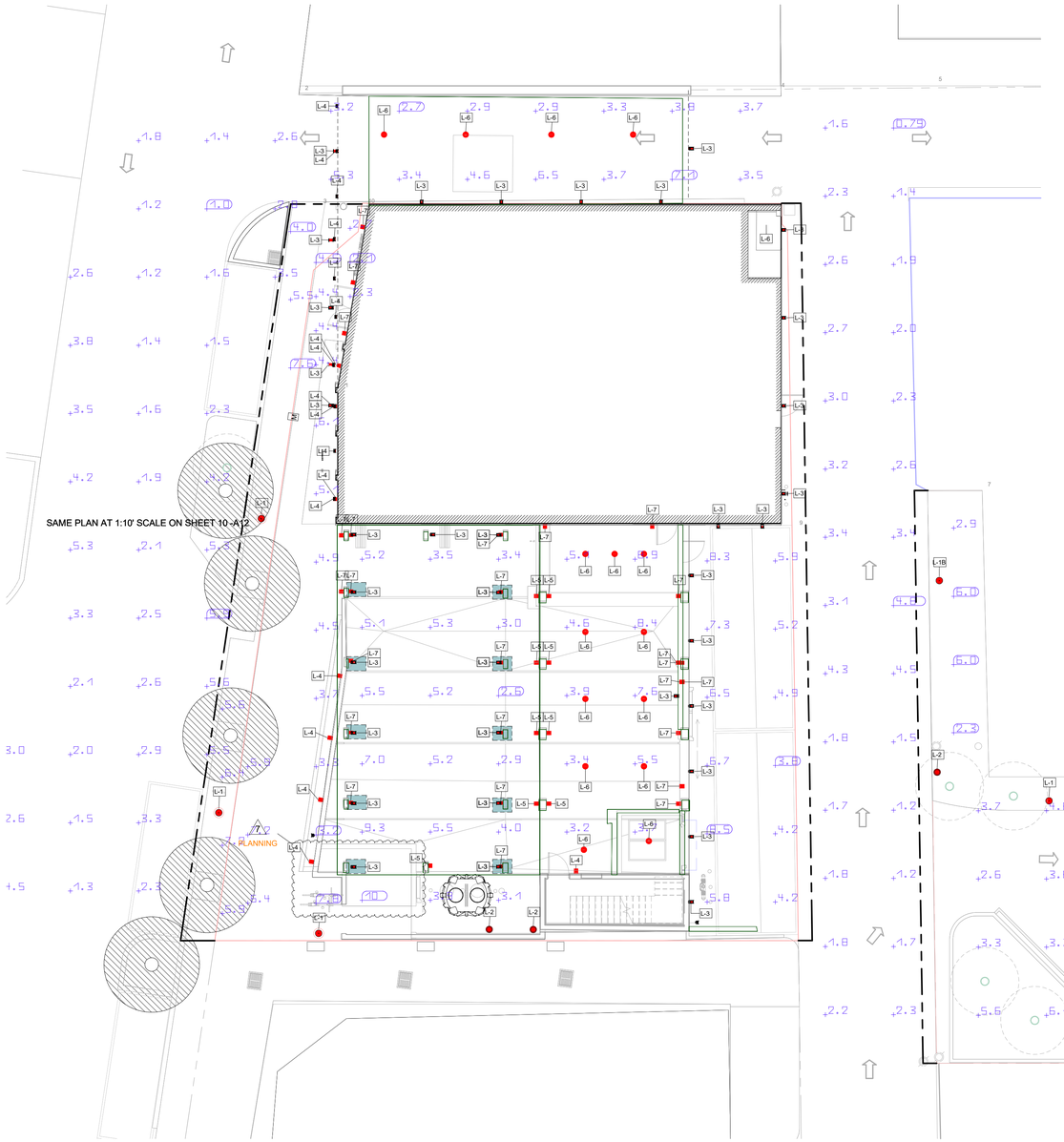
3/9/26

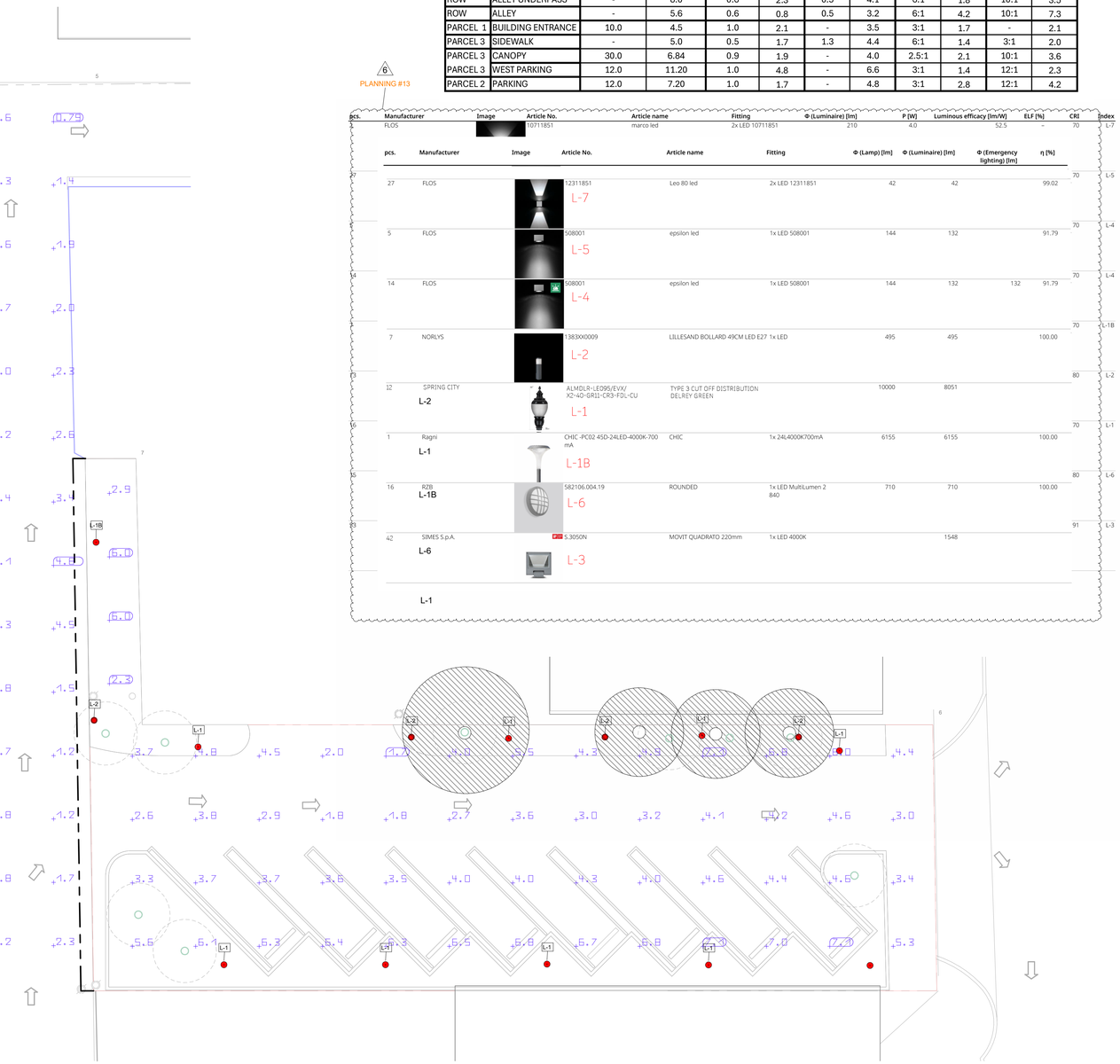
REGISTERED LANDSCAPE ARCHITECT RYAN JAMAL KING EBRAHIMIAN LA6667324 STATE OF FLORIDA

RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL10101A

DRAWN BY: RKE
CHECKED BY:
DATE: 2026-03-09

SHEET NUMBER: L-4





CLASSIFICATION		AVERAGE MAINTAINED ILLUMINANCE FOOTCANDLE/MAX		AVERAGE MAINTAINED ILLUMINANCE FOOTCANDLE/MIN		AVERAGE LUMINANCE CD/M2 (MIN)		AVERAGE UNIFORMITY LUMINANCE Lavg/Lmin (MAX)		AVERAGE UNIFORMITY LUMINANCE Lmax/Lmin (MAX)	
		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
SE 3 AV	LOCAL ROADWAY	-	1.2	0.8	4.0	0.6	5.6	6:1	1.4	10:1	1.9
ROW	SIDEWALK	-	1.2	0.9	4.0	1.3	5.6	6:1	1.4	3:1	1.9
ROW	ALLEY UNDERPASS	-	8.0	0.6	2.3	0.5	4.1	6:1	1.8	10:1	3.5
ROW	ALLEY	-	5.6	0.6	0.8	0.5	3.2	6:1	4.2	10:1	7.3
PARCEL 1	BUILDING ENTRANCE	10.0	4.5	1.0	2.1	-	3.5	3:1	1.7	-	2.1
PARCEL 3	SIDEWALK	-	5.0	0.5	1.7	1.3	4.4	6:1	1.4	3:1	2.0
PARCEL 3	CANOPY	30.0	6.84	0.9	1.9	-	4.0	2.5:1	2.1	10:1	3.6
PARCEL 3	WEST PARKING	12.0	11.20	1.0	4.8	-	6.6	3:1	1.4	12:1	2.3
PARCEL 2	PARKING	12.0	7.20	1.0	1.7	-	4.8	3:1	2.8	12:1	4.2

pcs.	Manufacturer	Image	Article No.	Article name	Fitting	Φ (Luminaire) [lm]	P [W]	Luminous efficacy [lm/W]	ELF [%]	CRI	Index
1	FLOS		10711851	marco led	2x LED 10711851	210	4.0	52.5	-	70	L-7

pcs.	Manufacturer	Image	Article No.	Article name	Fitting	Φ (Lamp) [lm]	Φ (Luminaire) [lm]	Φ (Emergency lighting) [lm]	η [%]		
27	FLOS	L-7	123111851	Leo 80 led	2x LED 123111851	42	42		99.02	70	L-5
5	FLOS	L-5	508001	epsilon led	1x LED 508001	144	132		91.79	70	L-4
14	FLOS	L-4	508001	epsilon led	1x LED 508001	144	132	132	91.79	70	L-4
7	NORLYS	L-2	1383X00009	LILLESAND BOLLARD 49CM LED E27	1x LED	495	495		100.00	80	L-2
12	SPRING CITY L-2	L-1	ALMDLR-LE095/EVX/ X2-4Q-GR11-CR3-FDL-CU	TYPE 3 CUT OFF DISTRIBUTION DELREY GREEN		10000	8051			70	L-1
1	Ragni L-1	L-1B	CHIC -PC02 45D-24LED-4000K-700 mA	CHIC	1x 24L4000K700mA	6155	6155		100.00	80	L-6
16	RZB L-1B	L-6	582106.004.19	ROUNDED	1x LED MultiLumen 2 840	710	710		100.00	91	L-3
42	SIMES S.p.A. L-6	L-3	S.3050N	MOVIT QUADRATO 220mm	1x LED 4000K		1548				

L-1

2 PHOTOMETRICS LIGHTING PLAN
1" = 10'-0"

0 20 40 60 80 100
SCALE 1"=20'-0"

ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

PROJECT:

DELRAY BUNGALOWS
RESTAURANT

ADDRESS

25 SE 3rd AVENUE
DELRAY BEACH , FL 33483

REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
1	LDR COMMENT	3/21/23
2	LDR COMMENT2	12/11/23
3	LDR COMMENT3	6/27/24
4	LDR COMMENT4	11/5/24
5	DESIGN REV 5	5/24/25
6	LDR COMMENT5	10/4/25
7	LDR COMMENT	1/8/26

PROJECT NO. A220217

DATE: 9/5/2023

SITE LIGHTING DESIGN AND PHOTOMETRIC

10 -A12

D:\ARCHIMIA 2B\PROJECTS\A220217 - DELREY BAR\PDF\SITE PLAN REVIEW\REV8_V0\DELRAY BAR_23_DRC_R8.rvt
3/26/2026 10:29:50 PM
THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA, P.A. AND SHALL NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNLESS SPECIFICALLY ISSUED AS SUCH. ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING

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3/20/2026 10:29:50 PM
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ARCHIMIA
INTERIOR + ARCHITECTURE

ARCHIMIA, P.A. | AA26003423|3250 NE 1st AVE
SUITE 309 MIAMI, FL 33137 | 786.663.3056|
ARCHIMIAPA.COM

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ADDRESS

25 SE 3rd AVENUE
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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
AR 92197

STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
5	DESIGN REV.5	5/24/25

PROJECT NO. A220217

DATE: 9/5/2023

RENDERINGS EXTERIOR

10 -A13

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIMIA P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE, ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS A CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING

ARCHIMIA
INTERIOR + ARCHITECTURE

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REGISTERED ARCHITECT
STATE OF FLORIDA #

CARLOS ANTHONY MINDREAU
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STATE OF FLORIDA
CARLOS ANTHONY MINDREAU
AR0092197
REGISTERED ARCHITECT

REVISIONS

No.	Description	Date
5	DESIGN REV. 5	5/24/25

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RENDERINGS INTERIOR

10 -A14

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