



**HISTORIC PRESERVATION BOARD STAFF REPORT**

**53 Palm Square**

Meeting	File No.	Application Type
February 4, 2026	HP-311-2025	Variance

**REQUEST**

The item before the Board is consideration of a Variance (HP-311-2025) request to maintain the existing finish floor elevation associated with a one-story, contributing single-family residence located at **53 Palm Square** within the Marina Historic District.

**GENERAL DATA**

**Owner:** Shapland Realty, LLC  
**Agent:** KER Construction, LLC  
**Location:** 53 Palm Square  
**PCN:** 12-43-46-16-11-000-0060  
**Property Size:** 0.132 Acres  
**Zoning:** RM (Multiple Family Residential)  
**FLUM:** HMU (Historic Mixed Use)  
**Historic District:** Marina Historic District  
**Adjacent Zoning:**

- North: Multiple Family Residential (RM)
- East: Multiple Family Residential (RM)
- West: Multiple Family Residential (RM)
- South: Multiple Family Residential (RM)

**Existing Land Use:** Residential  
**Proposed Land Use:** Residential



**BACKGROUND AND PROJECT DESCRIPTION**

The subject 0.132-acre property is located within the Locally and Nationally Registered Marina Historic District. The property contains a 1942, one-story Minimal Traditional style structure that is classified as contributing to the historic district. Distinguishing architectural features include a side facing gable with vent, a symmetrical façade, and inset porch. The main entrance includes a 6-panel entry door within the inset porch, flanked by 6/6 double hung wood sash windows.

On February 7, 2024, the Historic Preservation Board approved a Certificate of Appropriateness and Variance (2024-054) request for an addition and exterior modifications to the existing contributing structure, specifically for the following:

- Two additions totaling 102 square feet;
- Addition to the rear of the home;
- Installation of a pool and deck in the rear of the property;
- Replacement of the existing carport awning;
- Replacement of the existing paver hardscaping in the rear of the property; and
- Variance to reduce the required south interior side setback from 7'6" to 5'9<sup>5</sup>/<sub>8</sub>".

<p><b>Project Planner:</b>          Michelle Hewett, Planner, hewettm@mydelraybeach.com          Katherina Paliwoda, Planner, paliwodak@mydelraybeach.com</p>	<p><b>Review Dates:</b>          January 7, 2026</p>	<p><b>Attachments:</b></p> <ol style="list-style-type: none"> <li>1. Plans, Survey, &amp; Renderings</li> <li>2. Photographs</li> <li>3. Color &amp; Materials</li> <li>4. Justification Statements</li> </ol>
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A building permit (25-223639) was submitted for the approved project, however during the Building Department's review it was determined that the percentage of improvements being made to the structure exceeded the fifty percent threshold and is thus considered a substantial improvement, which requires the structure to come into compliance with FEMA finish floor elevation requirements. Therefore, the variance request before the board is to allow the existing finish floor elevation of the existing contributing structure, as well the new additions, to remain at the current 5 feet and ¾ inches where 9 feet is required. The request is now before the board.

#### REVIEW AND ANALYSIS

Pursuant to Land Development Regulation (LDR) Section 2.4.12(A)(5), prior to approval, a finding must be made that any Certificate of Appropriateness is consistent with Historic Preservation purposes pursuant to Objective HPE 1.4 of the Historic Preservation Element of the Comprehensive Plan; the provisions of Section 4.5.1; the Delray Beach Historic Preservation Design Guidelines; and, the Secretary of the Interior's Standards for Rehabilitation.

#### ZONING USE AND REVIEW

Pursuant to LDR Section 4.4.6B) – **Medium Density Residential (RM) Development Standards:** The provisions for the R-1-A zoning District shall apply for single family detached dwellings. The existing use is residential, and the proposed use will remain the same, which is a permitted use within the RM zoning district.

#### VARIANCE ANALYSIS

Pursuant to LDR Section 2.1.9(E)(12)(d)(2), Board Actions. The Board hereby has the authority to take action on the following items associated with property, sites, and structures located within a Historic District or for Individually Designated Sites as listed on the Local Register of Historic Places in Section 4.5.1(I), pursuant to the procedures and standards of the LDR, as follows:

- Variances - Flood Damage Control Districts and Coastal Construction, Chapter 10.

Pursuant to LDR Section 2.4.11(A) A variance is a departure from the dimensional or numeric requirements of these land development regulations where such variance will not be contrary to the public interest and where, owing to the existing conditions peculiar to the property and not the result of the actions of the landowner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

#### Variance Request:

Pursuant to Section 10.1.1(C)(2) The purposes of the Floodplain Management Regulations and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to: **Require the use of appropriate construction practices in order to prevent or minimize future flood damage;**

The request is to reduce the minimum required finished floor elevation per the Federal Emergency Management Agency (FEMA) regulations and the Florida Building code from 9 feet N.A.V.D to 5 feet and ¾ inches N.A.V.D for the existing contributing, one-story, single-family residence.

Pursuant to LDR Section 10.1.7(E), **Historic buildings**, A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the

exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 11 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Pursuant to the Florida Building code, an exception to the flood resistant construction requirements is defined as:

If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing resource within a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.

Pursuant to LDR Section 10.1.7(G), Considerations for issuance of variances, In reviewing requests for variances, the Board shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, the Floodplain Management Regulations, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

Pursuant to LDR Section 10.1.7(H), Conditions for issuance of variances, Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of the Floodplain Management Regulations or the required elevation standards;
- (2) Determination by the Board that:
  - (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
  - (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
  - (c) The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Pursuant to the requirements of this LDR section, site plan technical items have been added requiring the applicant to record the variance in the Palm Beach County Office of the Clerk of the Court in such a manner that it appears in the chain-of-title of the affected parcel of land and that a certified copy of the recorded document be provided prior to issuance of a building permit as well as a letter from the city's Floodplain Administrator as noted above.

**Pursuant to LDR Section 2.4.11(A)(6) – Alternative Findings of the Historic Preservation Board: The Board may be guided by the following to make findings as an alternative to the variance standard criteria:**

- a. That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.

The request is to allow the existing structure and approved additions to remain at the existing 5 feet  $\frac{3}{4}$  inches finish floor elevation where 9 feet is required. FEMA regulations and the Florida Building Code require alterations to existing structures that exceed a 50% improvement value to be vertically elevated/raised to the required FEMA finished floor elevation. In this instance,

the required finished floor elevation of 9 feet (8 feet required for minimum base flood elevation, and an additional 12 inches) is required for sites located within a FEMA designated Special Flood Hazard Area (SFHA). The submitted building permit improvement value indicates the project will exceed the value threshold, thus requiring the entire structure and new additions to be raised.

The FEMA requirements allow for an exemption from the finished floor elevation for historic structures. The city's Land Development Regulations require the exemption to be reviewed through the variance process and is based upon the proposal being necessary to maintain the existing historic character of the property.

The variance request would permit a small addition and would allow for interior renovations to the historic structure while maintaining the historic character of the home. The variance is not anticipated to be contrary to the public interest, safety, or welfare and is expected to maintain the historic character of the property.

- b. That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.**

There are special conditions and circumstances which exist given the historic setting and location within the Marina Historic District that may not be applicable to other lands or structures. The approved project includes minor additions increasing the overall size of the structure by 99 sq. ft. as well as interior renovations. The approved project will retain the appearance of the front façade, ensuring the structures' compatibility to the historic district and adjacent structures. Given the FEMA definition for substantial improvement, the interior renovation and small addition trigger the vertical elevation requirement for the finished floor elevation for the entire structure, not just the new additions. As the structure is a contributing resource to the historic district, preserving the existing finished floor elevation can ensure retention of the overall character of the single-family structure. Given the minor nature of the proposal, special conditions and circumstances exist given the historic setting of the structure within the Marina Historic District.

- c. That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.**

The project involves a variance request to maintain the existing 5 feet  $\frac{3}{4}$  inches finished floor elevation in order to facilitate construction of new additions and interior renovations to the structure. The proposal would retain the original massing and setting of the historic structure. Literal interpretation of existing ordinance could have a negative effect upon the character of the site.

- d. That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.**

The subject structure has an existing finished floor elevation of 5 feet  $\frac{3}{4}$  inches, where 9 feet is required by FEMA regulations. The proposal would allow for the additions to the rear and side of the structure to be constructed at the same consistent finish-floor elevation as the existing

residence. The proposed variance is not expected to diminish the historic character of the site, nor the Marina Historic District.

**e. That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.**

The request to reduce the minimum required FEMA finish floor elevation from 9 feet to 5 feet  $\frac{3}{4}$  inches would allow for an appropriate rehabilitation of the existing structure with new modest additions and allow for the continued use of the structure as a single-family residence.

The board will need to make a determination that the proposal meets the above Variance findings. The property owner has submitted justification statement for the variance request (attached).

Note: As required by the LDRs, a notice regarding the subject variance request was sent to those property owners located within a 500 feet radius of the subject property.

### COMPREHENSIVE PLAN

**Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.**

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, architectural design guidelines through the following policies:

**HPE Policy 1.4.1 - Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.**

The subject request involves a variance for relief from the required FEMA finished floor elevation associated with a development approval for a additions (99 sq. ft. total) and interior modifications to an existing, contributing, one-story, single-family residence. With respect to the adjacent land uses, the property is a single-family structure and is in an area surrounded by a mix of residential uses including single-family residential homes and other residential based uses. The board will need to make a determination that the proposal can be found to be consistent with the requirements of the Comprehensive Plan, and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

### SITE PLAN TECHNICAL ITEMS

1. That the applicant record the variance in the Palm Beach County Office of the Clerk of the Court in such a manner that it appears in the chain-of-title of the affected parcel of land;
2. That a certified copy of the recorded document be provided prior to issuance of a building permit; and,
3. That a letter from the city's Floodplain Administrator be provided to the applicant/property owner, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

**ALTERNATIVE ACTIONS**

- A. Move to continue with direction.
- B. Approve Variance (HP-311-2025), for the property located at **53 Palm Square, Marina Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Variance (HP-311-2025), for the property located at **53 Palm Square, Marina Historic District**, by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations, subject to conditions.
- D. Deny Variance (HP-311-2025), for the property located at **53 Palm Square, Marina Historic District**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

**PUBLIC AND COURTESY NOTICES**

<input checked="" type="checkbox"/> Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:  Marina Historic District Homeowners Association	<input checked="" type="checkbox"/> Public Notice was mailed to property owners within a 500 feet radius on 1/23/26, 10 days prior to the meeting. <input checked="" type="checkbox"/> Agenda was posted on 1/28/26, 5 working days prior to meeting. <input checked="" type="checkbox"/> The site was posted on 1/28/26, 7 calendar days prior to the meeting.
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**TAC Timeline Table**

Review No.	Submittal Date	TAC Comments Transmitted	Board Meeting Date
1	12/16/2025	12/16/2025	N/A
2	1/12/2026	Determined Board Ready 1/12/2026	HPB Scheduled- 2/04/2026

1/8/2026

Re: 53 Palm Square.  
Delray Beach  
Florida, 33483.

**City of Delray Beach**

**To:** City of Delray Beach Planning and Zoning Department

**Subject:** Request for Relief

**Pursuant to LDR Section 2.4.11(A)(6)**

We are seeking relief to keep the existing home at the current elevation of **5.06 ft NAVD lieu of 8.00 + 1 NAVD PER FEMA.**

*(a) That a variance is necessary to maintain the historic character of property and demonstrating that the granting of the variance would not be contrary to the public interest, safety, or welfare.*

***The home will undergo a small renovation which does not exceed 25% (already approved by the Board). This will enhance and preserve the Historic character of not only the home, but also the neighborhood and will not be contrary to the public interest, safety or welfare.***

*(b) That special conditions and circumstances exist, because of the historic setting, location, nature, or character of the land, structure, appurtenance, sign, or building involved, which are not applicable to other lands, structures, appurtenances, signs, or buildings in the same zoning district, which have not been designated as historic sites or a historic district nor listed on the Local Register of Historic Places.*

***The existing Historic structure was built in 1940 and has been maintained over the years. The site and the home are quite unique because over the years there has been no history of flooding or water damage. The crawl spaces were checked by the contractor previously and recently and there was no evidence of water marks in these areas. Similarly, no evidence of site flooding or water damage to the structure, only normal wear and tear over the years can be resolved with scope of work previously approved by the Board.***

*(c) That literal interpretation of the provisions of existing ordinances would alter the historic character of the historic district, or historic site to such an extent that it would not be feasible to preserve the historic character of the historic district or historic site.*

***The existing structure is at the current elevation of 5'-0 ¾" NAVD per the latest survey. Per FEMA's requirement the structure would be required to be raised to FEMA 8'-0" + 1 amounting to 9'-0" NAVD. This means the existing structure would need to be raised almost 4'-0" NAVD and this is not possible without destroying the Historic Character of the home. In addition to this the cost for such an undertaking is simply not worth it considering the enhancement does not exceed 25% and the sole intention is to preserve the Historic nature and character of the home.***

*(d) That the variance requested will not significantly diminish the historic character of a historic site or of a historic district.*

***The existing use is residential and will remain as such promoting and maintaining the Historic character of the home and the neighborhood as outlined in the City's Comprehensive Plan. The intent is to keep the existing home as designed originally in 1940 as much as possible.***

*(e) That the requested variance is necessary to accommodate an appropriate adaptive reuse of a historic building, structure, or site.*

***The requested variance is necessary to accommodate the reuse of this Historic property for basic residential security, basic family needs and better quality of life.***

**Pursuant to LDR Section 10.1.1 (C)(2)**

*(C) Intent. The purposes of the Floodplain Management Regulations and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to: (Ord. No. 32-16, § 2, 12-6-16)(1) Minimize unnecessary disruption of commerce, access and public service during times of flooding; (Ord. No. 32-16, § 2, 12-6-16)*

*(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;*

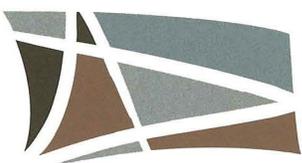
***The renovation & addition was already approved by the Board, and all the necessary details and plans were prepared according to the Florida Building Codes to maintain the existing structure and provide adequate mitigation against flooding, to ensure public health and safety. In addition to this the existing home is unique location, because over the years there has been no flooding or water damage from the inspection of the crawl spaces, structure or the site.***

Thank you for your time and consideration regarding this request.

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Shane Ames

Architect CEO & Interior Designer















# INTERIOR RENOVATION/ADDITION AT 53 PALM SQUARE

**GENERAL NOTES:**

- CONSTRUCTION SHALL FOLLOW 'F.B.C. 8TH EDITION 2023' AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 45% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION, ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMMENDATIONS.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
- THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS IT'S COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH 'F.B.C. 8TH EDITION 2023'
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH 'F.B.C 8TH EDITION 2023'
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

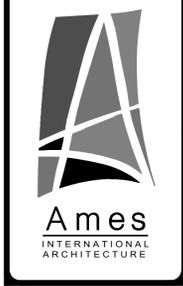
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**PERMIT DRAWINGS**

**53 PALM SQUARE**  
 DELRAY BEACH  
 FLORIDA, 33483

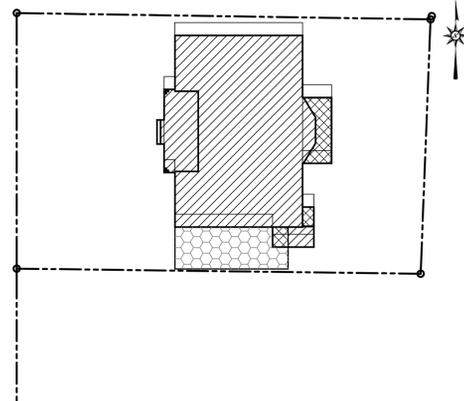
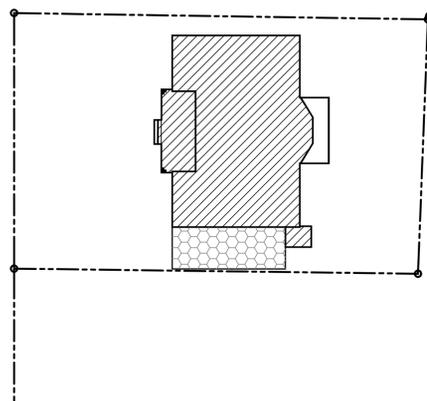
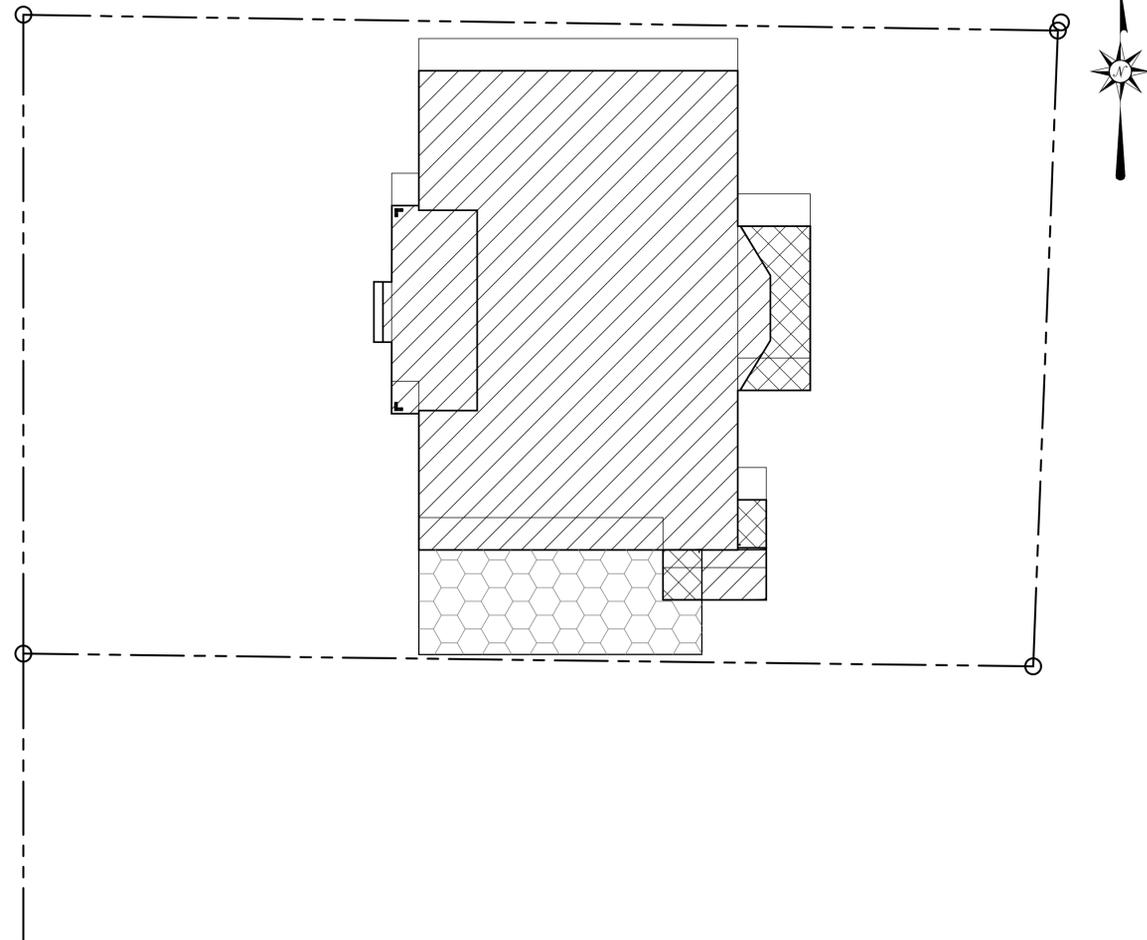
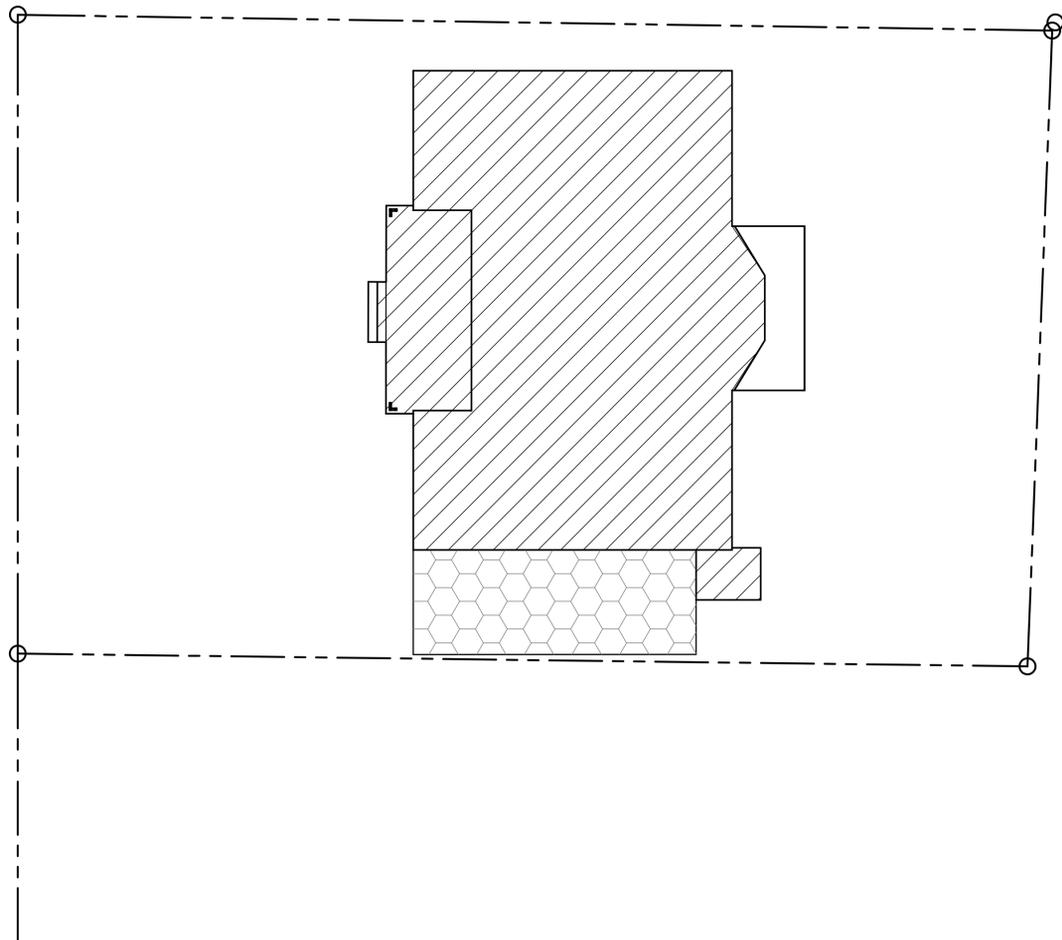
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SITE PLAN 1"=20'

 1940 BUILT-EXISTING STRUCTURE -1,463 SQFT.  
 2023 PROPOSED ADDITION- 99 SQFT (ALREADY APPROVED)  
 AWNING GARAGE

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53 PALM SQUARE  
 DELRAY BEACH  
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1/13/2025 WINDOW SIZE CHANGE	A.G.
1/13/2025 FRONT DOOR	A.G.

Shane Ames - Architect

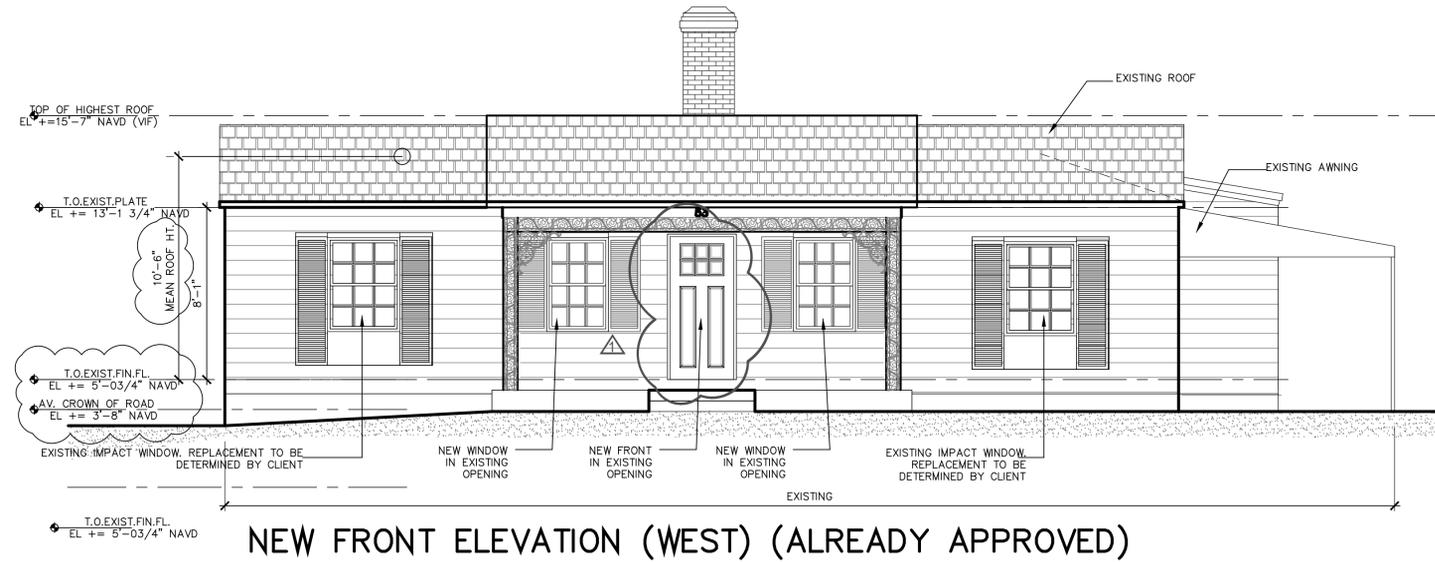


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SCALE 1/8"=1'-0"
JOB NO. 22_5233
SHEET

A03.1

OF XX SHEETS

COMPOSITE OVERLAY



NEW FRONT ELEVATION (WEST) (ALREADY APPROVED)

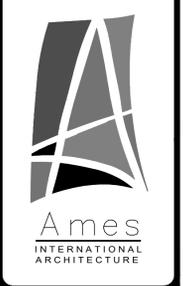


EXISTING FRONT ELEVATION (WEST)

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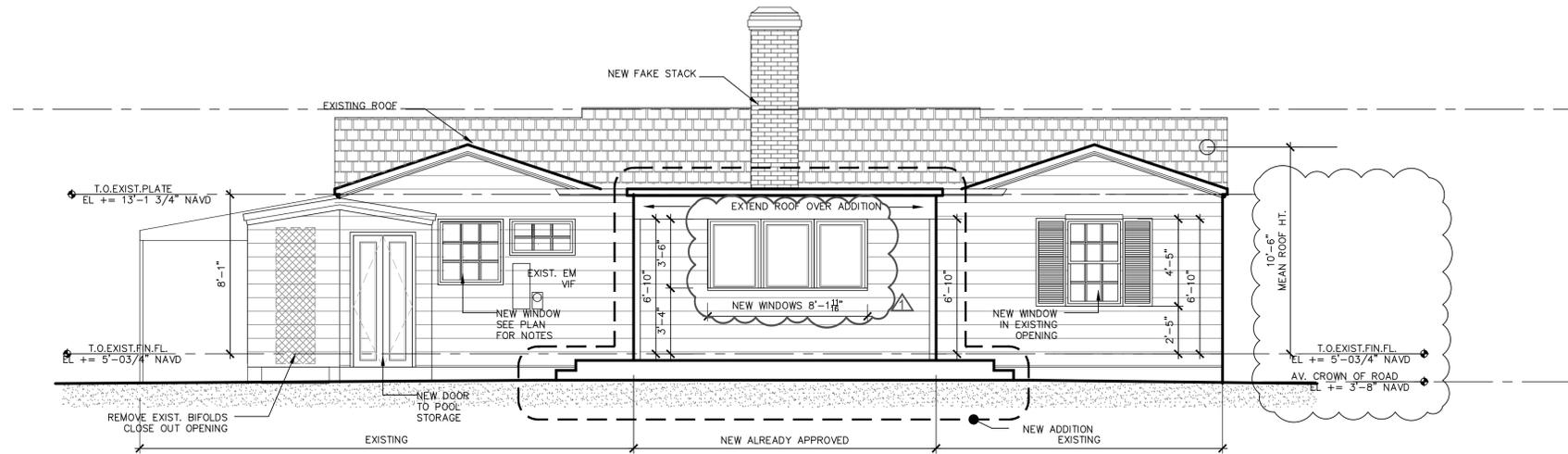


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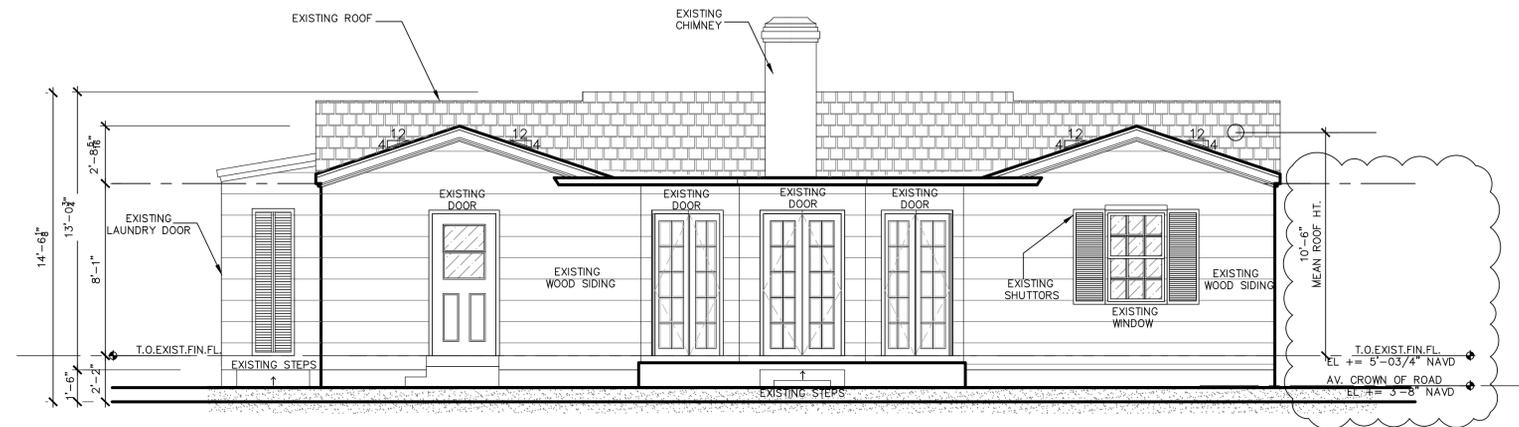
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NEW REAR ELEVATION (EAST) (ALREADY APPROVED)



EXISTING REAR ELEVATION (EAST)

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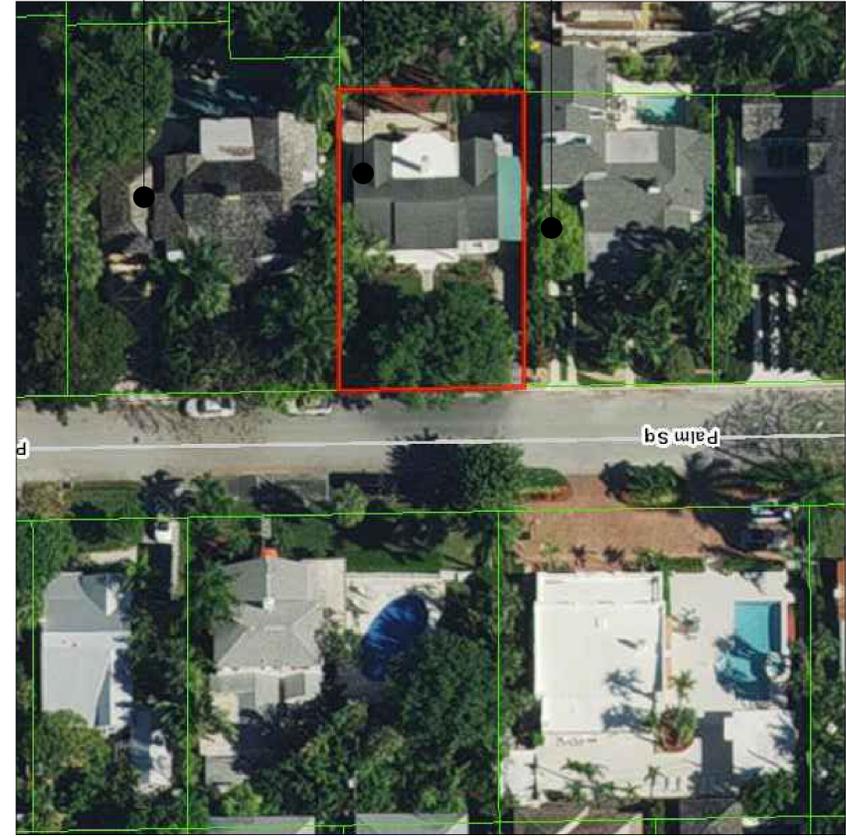


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49 PALM SQUARE-WEST  
 53 PALM SQUARE-WEST  
 65 PALM SQUARE-WEST

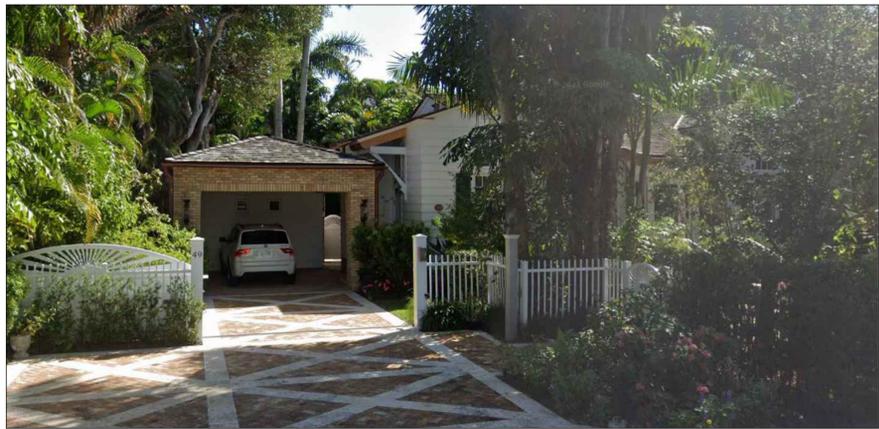


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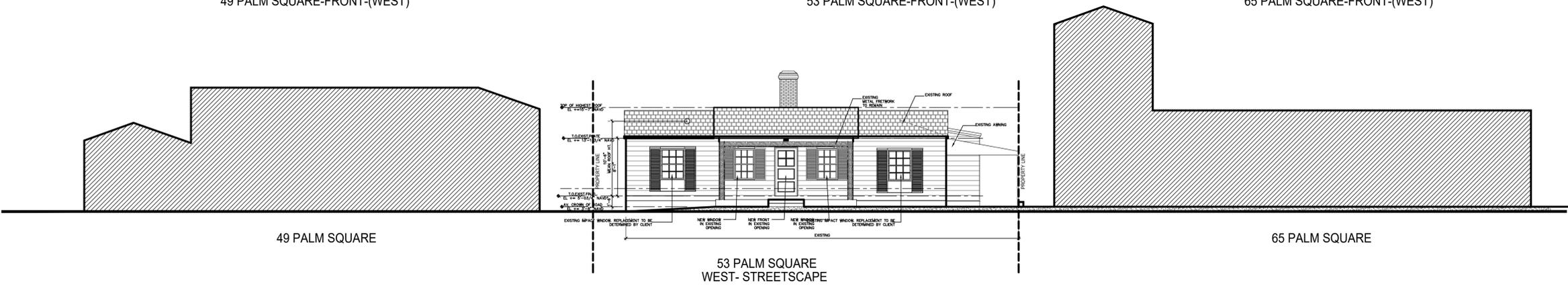
49 PALM SQUARE-FRONT-(WEST)



53 PALM SQUARE-FRONT-(WEST)



65 PALM SQUARE-FRONT-(WEST)



49 PALM SQUARE

53 PALM SQUARE  
 WEST-STREETSCAPE

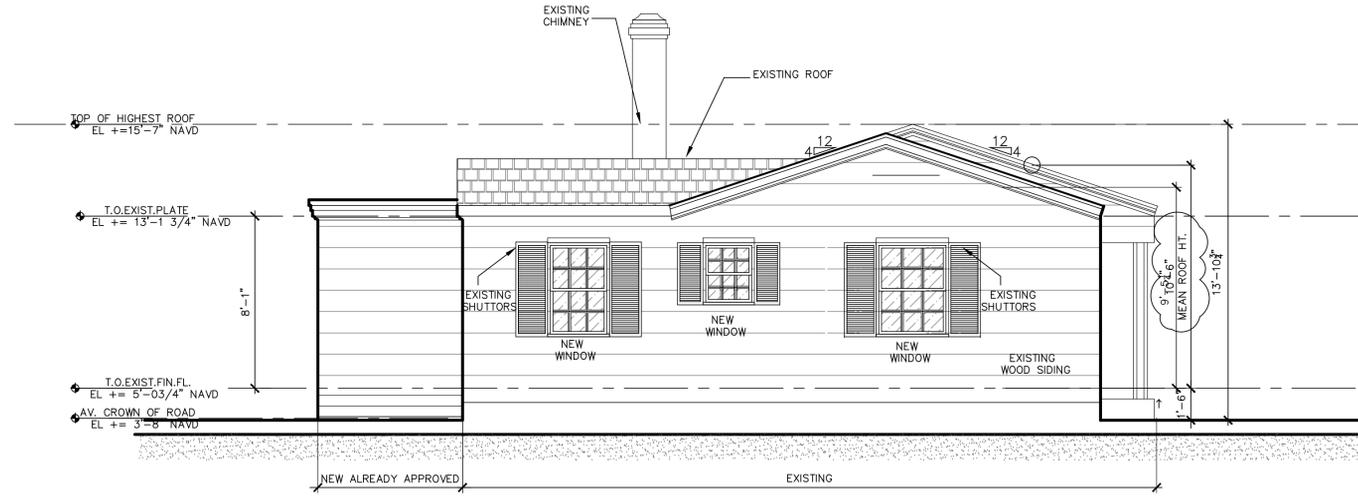
65 PALM SQUARE

Shane Ames - Architect

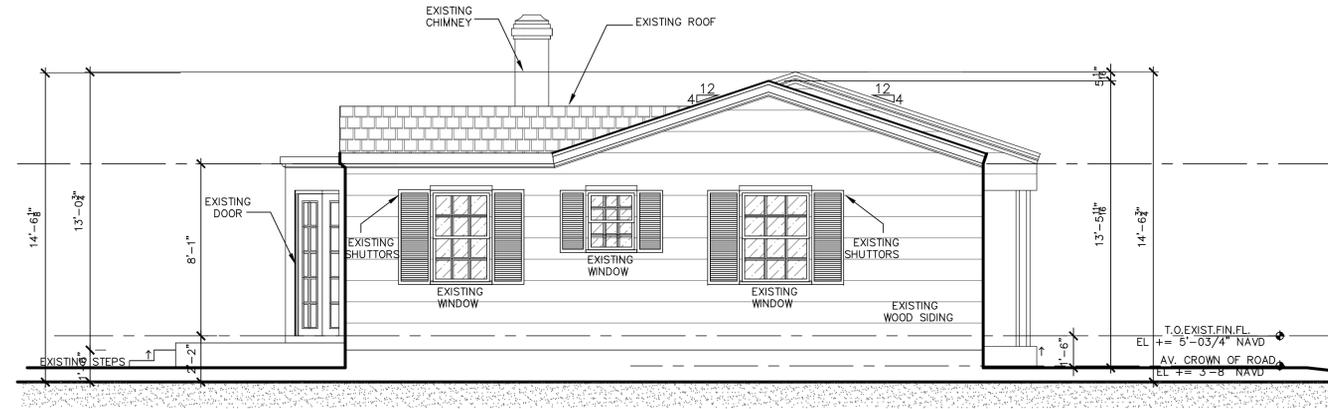


PROPOSED STREET SCALE	
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NEW LEFT ELEVATION (NORTH) (ALREADY APPROVED)



EXISTING LEFT ELEVATION (NORTH)

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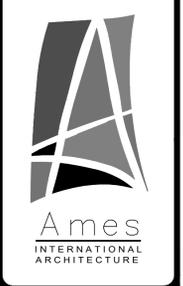
**BUILDING ELEVATIONS**

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FRONT- WEST ELEVATION



LEFT -NORTH ELEVATION



REAR-EAST ELEVATION



RIGHT-SOUTH ELEVATION

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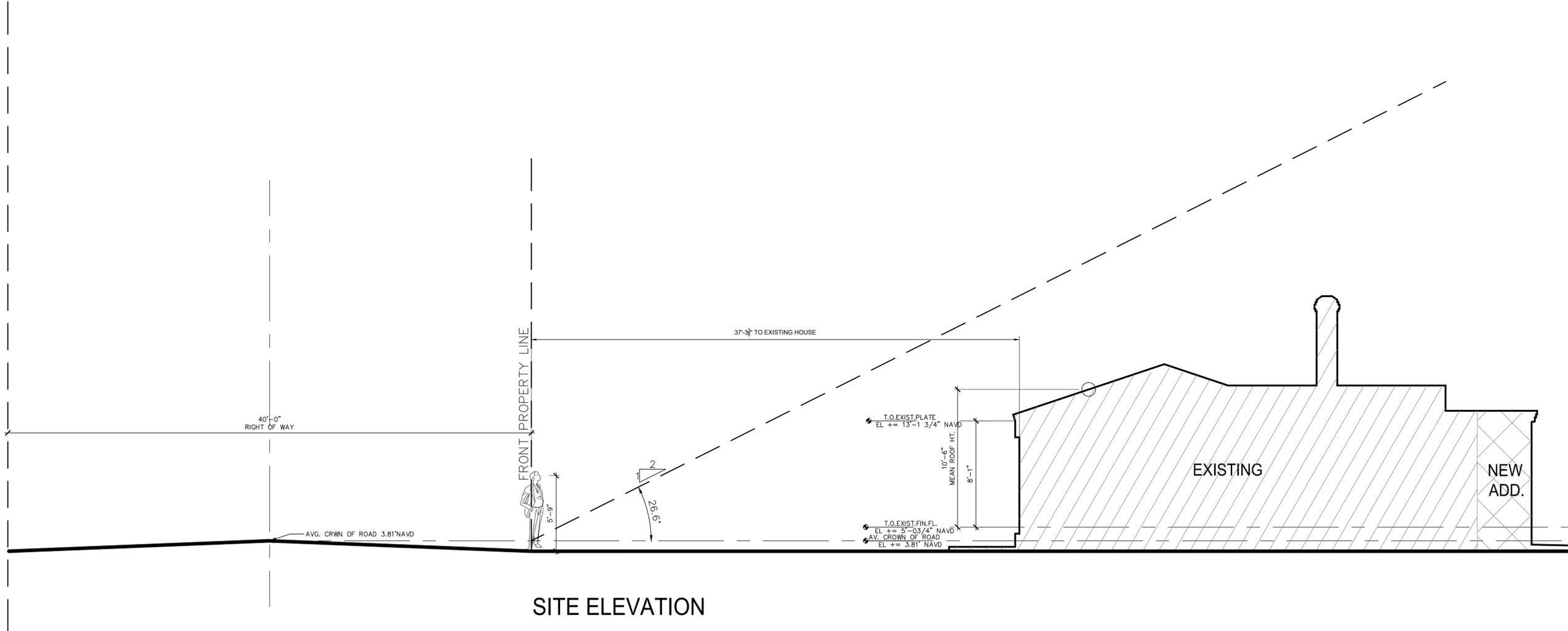
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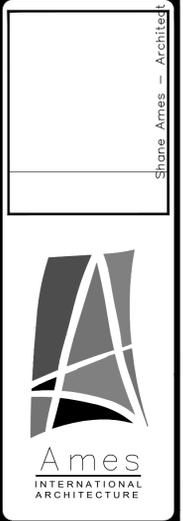
SITE ELEVATION

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Shane Ames - Architect

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**DIMENSION NOTES:**

1) REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION. NOTIFY OUR OFFICE FOR ANY DISCREPANCIES PRIOR TO START CONSTRUCTION.

2) COORDINATE AND VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL DRAW

SLABS ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED ON THE PLANS, REINFORCED WITH 6"x6"-10/10 WELDED WIRE FABRIC PLACED @ MID DEPTH W/MESH UP CHAIR ON 6" MIL VISQUEEN OVER TERMITRE TREATED SOILS. FILL MATERIAL UNDER SLAB SHALL BE CLEAN SAND AND/OR ROCK AND SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY.

IN LIFTS NOT TO EXCEED 12" IN DEPTH, SLABS ON GRADE SHALL BEAR ON SOIL HAVING A MINIMUM SOIL BEARING CAPACITY OF 2,500 P.S.F. WALLS, COLUMNS AND BEAMS PENETRATING SLABS ON FILL, SHALL BE ISOLATED BY PRE-MOLDED JOINT FILLER 1/2" THICK, UNLESS OTHERWISE NOTED ON PLANS.

G.C. TO COORDINATE WIDTH AND DEPTH OF NEW M.O. STEPS TO RECEIVE NEW TRACKS AND T.H. AND WATERPROOF ACCORDINGLY.

G.C. TO COORDINATE ALL FOUNDATION WITHIN 6'-0" OF POOL TO BE MIN 8" BELOW POOL SLAB. ADVISE ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES.

**NOTE "A":**

TIE NEW SLAB TO EXIST. MONO FTG. W/ #4 DOWEL X 36" L. @ 24" O.C. DRILL MIN. OF 6" IN TO EXIST. FTG. & EPOXY DOWELS & LAP TO THE NEW

**NOTE "B":**

TIE NEW COL. TO EXIST. COL. W/ #5 DOWELS 16" L. @ 24" O.C. DRILL MIN. 6" INTO EXIST. E.C./CONC. COL. & EPOXY DOWELS.

**NOTE "C":**

TIE NEW FTG. TO EXIST. W/ #5 DOWELS X 36" LONG DRILL MIN. OF 6" INTO EXIST. FTG. EPOXY DOWELS & LAP TO THE NEW FTG. STL.

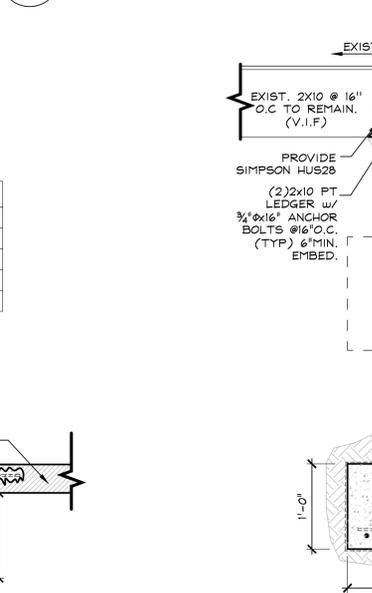
ALL COLUMNS SHOWN TO BE MINIMUM (1A) OR (2A) UNLESS NOTED OTHERWISE. G.C. TO COORDINATE COLUMNS PER PLANS @ 48" O.C. MAXIMUM. REFER TO ARCHITECTURAL DIMENSIONS & WINDOW SPECS FOR FINAL M.O.

**FOOTING SCHEDULE**

MARK	SIZE (WxD)	TYPE	REINFORCING	REMARKS
(FI)	24"x12"	STEM-WALL	3 #5 @ BOT. & #5 TRANS @ 12" O.C	STEM WALL
(F2)	36"x36"x16"	PAD	#5@8" O.C. E.W.B. SEE DETAIL 4/S1	
(TE)	8"x8"	T.EDGE	#5 CONT.	THICKENED EDGE
(EX)		EXISTING FOUNDATION (V.I.F)		

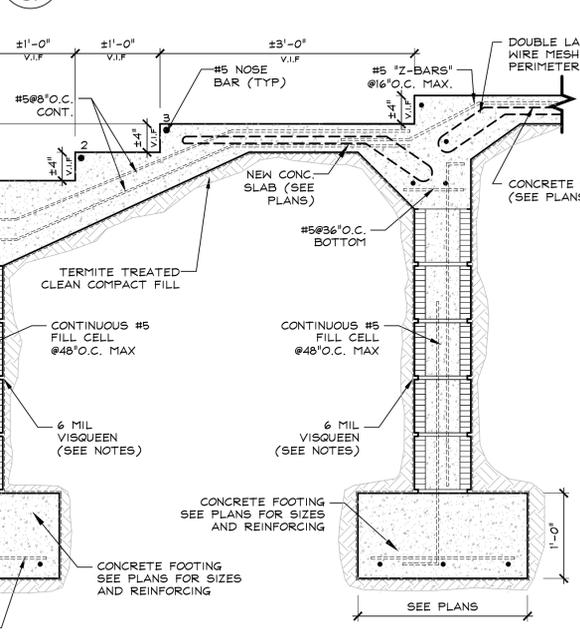
**1 STEM WALL SECTION DETAIL**

SCALE 1" = 1'-0"



**2 SECTION DETAIL**

SCALE 1" = 1'-0"



**3 SECTION DETAIL**

SCALE 1" = 1'-0"



**6 TRENCH REPAIR DETAIL**

SCALE NTS



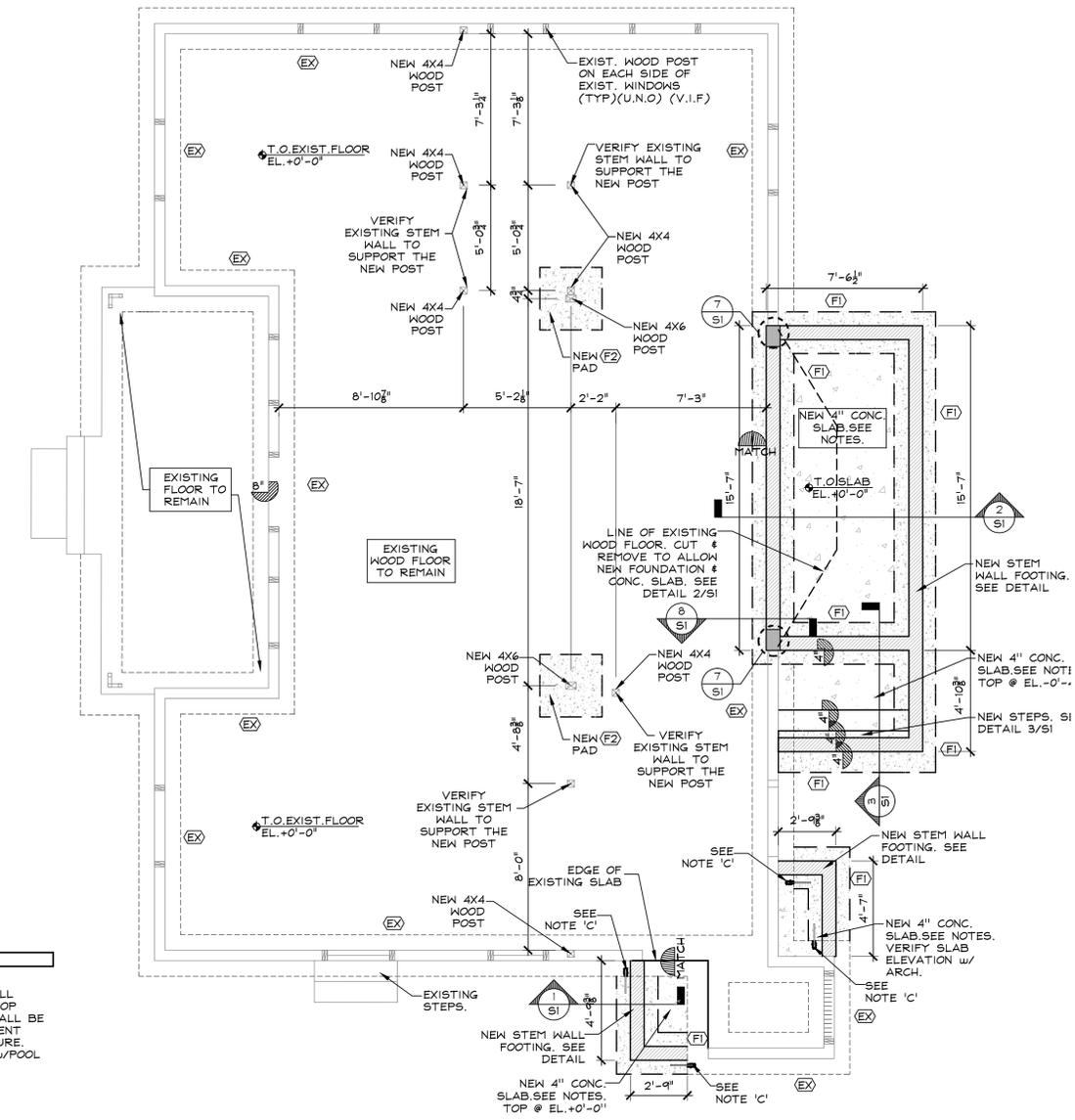
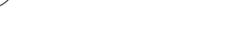
**4 NEW FOOTING AT WOOD POST DETAIL**

SCALE 1" = 1'-0"



**5 SLAB REPAIR DETAIL**

SCALE NTS

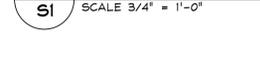


**Foundation Plan & 1st Floor Column Plan**

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

**7 FOUNDATION CONNECTION DETAIL**

SCALE 3/4" = 1'-0"



**8 FOUNDATION CONNECTION SECTION DETAIL**

SCALE 3/4" = 1'-0"

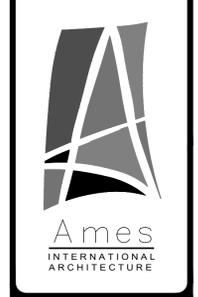


53 PALM SQUARE  
DELRAY BEACH  
FLORIDA, 33483

**REVISIONS**

NO.	DESCRIPTION

Shane Ames - Architect



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CHECKED: A.G.  
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**TUMAY CONSULTING ENGINEERS INC.**  
HIKMET TUMER TUMAY, P.E.  
Florida Reg. # 50109  
300 NW 2ND AVE, SUITE 708  
BOCA RATON, FL 33431  
TEL: (561) 391 6277 FAX: (561) 391 2151  
Email: TUMAYCE@AOL.COM

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 2) COORDINATE AND VERIFY ALL OPENING DIMENSIONS WITH ARCHITECTURAL DRAW

**NOTE:** REFER TO OTHER ARCHITECTURALS FOR ADDITIONAL DIMENSIONAL INFORMATION.  
 DOOR AND WINDOW ROUGH OPENINGS REQUIRE VERIFICATION BY THE CONTRACTOR PRIOR TO BUILDING. ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND WINDOW / DOOR SUPPLIER DATA

**LATERAL LOADS ON TRUSS ANCHORS**  
 THE LATERAL LOAD PARALLEL OR PERPENDICULAR TO THE WALL FOR THE ANCHOR DESIGN SHALL BE 180 PLF ALONG THE BEAM, UNLESS SPECIFICALLY NOTED AROUND THE PLAN.  
 LATERAL LOAD (IN LBS): UNMARKED TRUSSES OVER MASONRY WALL SHALL BE ANCHORED WITH 'A' ANCHOR WITH A MAX. DESIGN UPLIFT = 580 LBS.

**ROOF SHEATHING NOTE:**  
 (ALL ROOF IS DESIGNED FOR ZONE 2)  
 1. ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 C-D SHEATHING GRADE PLYWOOD (WOOD STRUCTURAL PANELS) INSTALLED WITH LONG DIMENSION PERPENDICULAR TO ROOF TRUSSES AND WITH END JOINTS STAGGERED. SHEATHING SHALL BE FASTENED WITH 10d COMMON NAILS SPACED AS FOLLOWS: 6" O/C AT EDGES AND INTERMEDIATE FRAMING, 4" O/C AT BOUNDARIES.  
 2. DIAPHRAGM BOUNDARIES ROOF SHEATHING SHALL BE ATTACHED TO A MIN. 2x NOMINAL MEMBER (#2 SOUTHERN PINE OR DOUGLAS FIR) WITH ITS DEPTH EQUAL TO, OR ONE SIZE GREATER THAN THE INTERSECTING TOP CHORD. THIS STRUCTURAL SUB-FASCIA SHALL BE FASTENED 1/2-16d NAILS AT EACH TRUSS.  
**ROOF LOADS**  
 ROOF FRAMING SYSTEM WAS DESIGN FOR THE FOLLOWING LOADS:  
 DEAD LOAD = DL = 25 P.S.F. UPLIFT = -44.0 P.S.F.  
 LIVE LOAD = LL = 30 P.S.F. LEWS = +10.0 P.S.F.  
 NET UPLIFT = -34.0 P.S.F.

PRODUCT APPROVAL	MARK	STRAP IDENTIF.	QTY	FASTENERS	UPLIFT (LBS)	F1 (LBS)	F2 (LBS)	APPLICATION
FL 11473	A	SIMPSON HETAL20	1	(14) 10d x 1-1/2" MIN (5) 10d x 1-1/2" TO TRUSS SEAT	1810	415	1100	WOOD TO CONC.
FL 11473	B	SIMPSON FGTR	1	(18) 8d x 3" (2) 3/8" TITEN HD (16) 8d x 3"	5,200	1860	1715	WOOD TO CONC.
FL 10866	C	SIMPSON FGTR	2	(16) 8d x 3" (2) 3/8" TITEN HD (14) 8d x 3"	9,400	---	---	WOOD TO CONC.
FL 10866	D	SIMPSON HGT-2	1	(16) 10d x 1-1/2" TO GIRDER (2) 3/8" DIA ANCHOR BOLT TO CONC	10,380	---	---	WOOD TO CONC.
FL 12708	E	SIMPSON HD5B	1	(1) 3/4" DIA ANCHOR BOLT TO CONC (2) 3/8" BOLTS TO GIRDER TRUSS	4,505	---	---	WOOD TO CONC.
FL 12708	F	SIMPSON HD7B	1	(1) 3/4" DIA ANCHOR BOLT TO CONC (3) 3/8" BOLTS TO GIRDER TRUSS	6,645	---	---	WOOD TO CONC.
FL 11473	G	SIMPSON HGT-3	1	(4) 10d x 1-1/2" TO TRUSS (4) 8d x 3" TITEN HD	850	1005	1105	WOOD TO CONC.
FL 11473	H	SIMPSON HTS120	1	10-10d x 1-1/2 (4) 1/2" x 1/2" TITEN HD	1,020	235	930	WOOD TO CONC.
FL 11470	I	SIMPSON HGA10	1	(4) 8d x 3" TO TRUSS (4) 8d x 3" TO PLATE	6,05	900	120	WOOD TO CONC.
FL 11478	J	SIMPSON H10A	1	9-10d x 1-1/2 9-10d x 1-1/2	1,140	930	285	WOOD TO CONC.
FL 10456	K	SIMPSON HTS20	1	20-10d x 1-1/2	1,450	---	---	WOOD TO CONC.
FL 11470	L	SIMPSON LGT3	1	(12) 8d x 3/4" (4) 3/8" TITEN HD (22) 10d GIRDER	3,285	---	---	WOOD TO CONC.
FL 11470	M	SIMPSON MGT	1	(1) 5/8" DIA ANCHOR BOLT (1) 1/2" DIA ANCHOR BOLT (4) 3/4" DIA ANCHOR BOLTS	3,965	---	---	WOOD TO CONC.
DADE COUNTY 03-021802	N	USP USC	1	(1) 1/2" DIA ANCHOR BOLTS	10,400	---	---	WOOD TO CONC.

**NOTES:**  
 1) STRAP NAILED TO MEMBER WITH MINIMUM NAIL PENETRATION = 1 1/2".  
 2) ACTUAL UPLIFT (THE CALCULATED UPLIFT IS LESS THAN OR EQUAL TO THIS AMOUNT, LBS). UPLIFT SHOWN IS BASED ON THE WORST CASE LOAD COMBINATION BETWEEN UPLIFT AND LATERAL LOAD, EITHER PERPENDICULAR OR PARALLEL TO THE RIDGE LINE, WHEN CONSIDERING THE UNITY EQUATION, WHERE APPLICABLE, AS REQUIRED BY MFRS.

**LEDGER:**  
 2-2x10 P.T. w/3/4" WEDGE ANCHOR BOLTS 1/2" MIN EMB. TYP. @ 16" O.C. PROVIDE SIMPSON HTS20 FOR FLOOR TRUSS CONNECTION.  
**NAILER:**  
 2x6 P.T. w/1/4" TAPCONS 2 1/4" @ 12" O.C.  
 FOR ALL TRUSS FACE, SOFFITS AND CEILING SHEATHING USE 5/8" CDX PLYWOOD RATED FOR EXTERIOR EXPOSURE NAILED TO TRUSSES 1/10d NAILS @ 4" O.C. (TYPICAL U.N.O.)

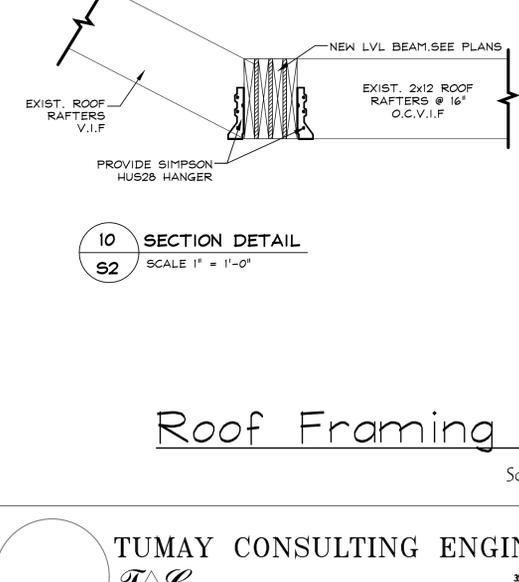
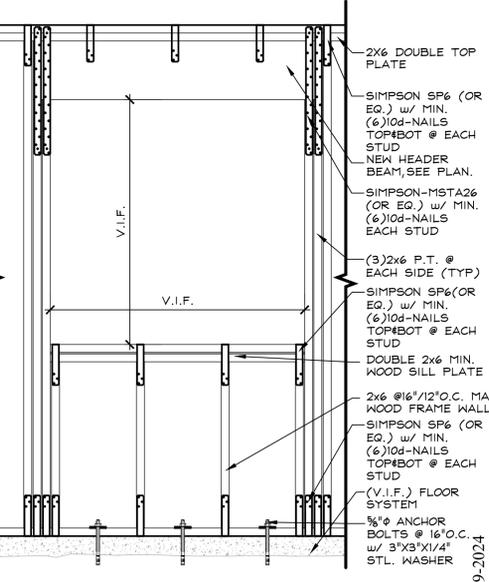
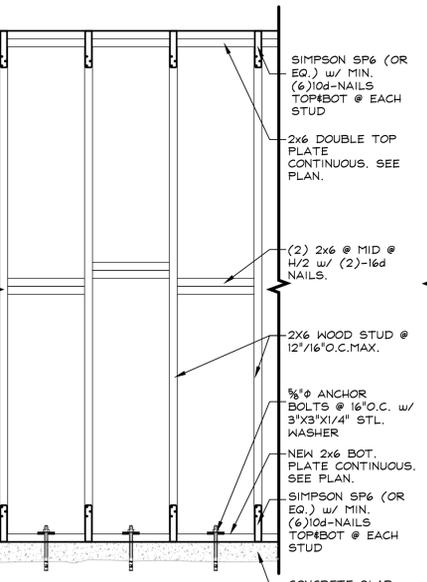
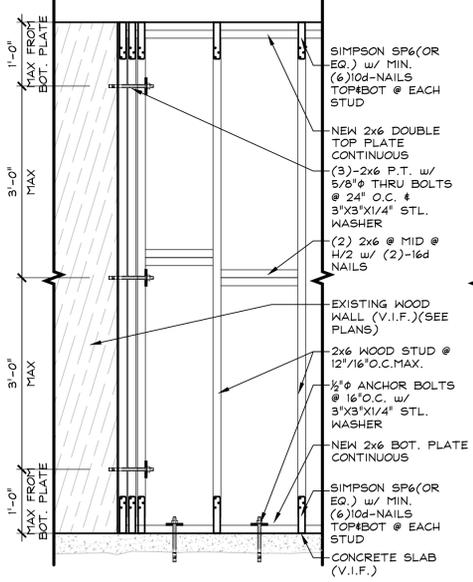
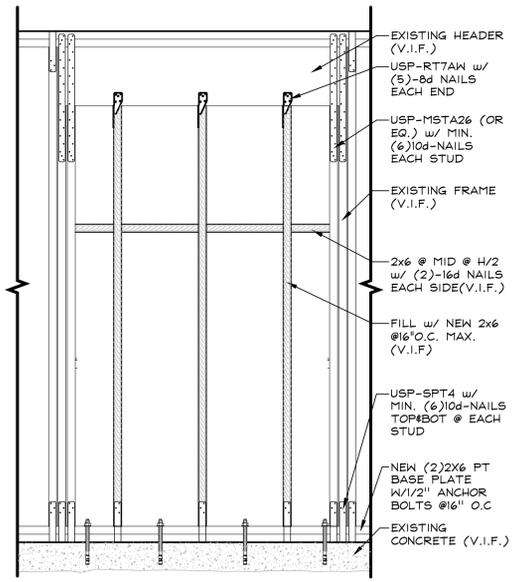
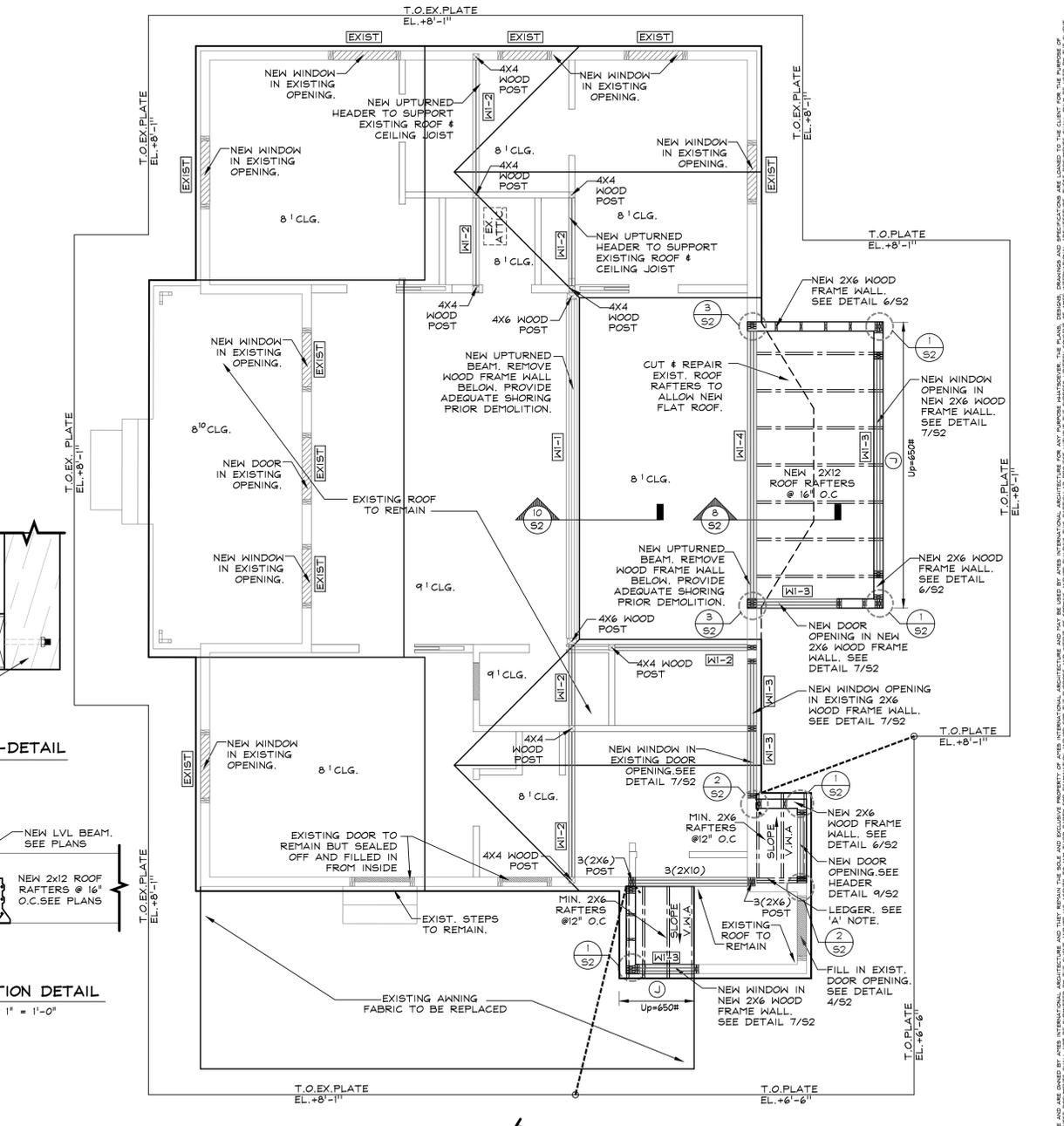
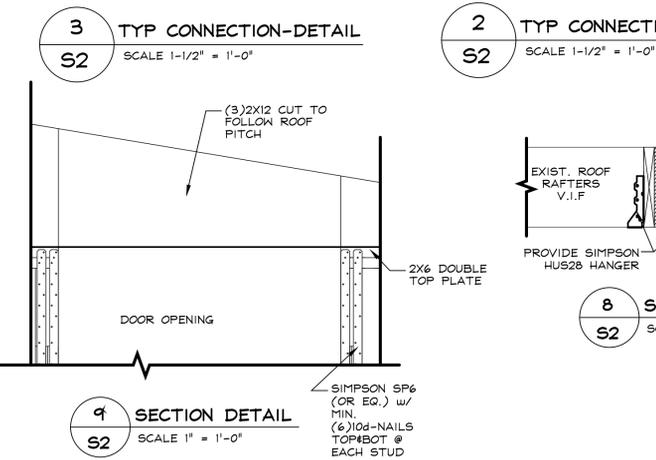
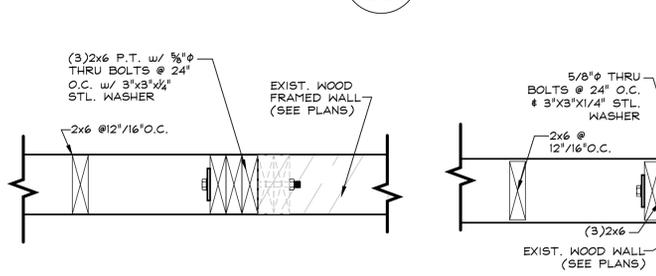
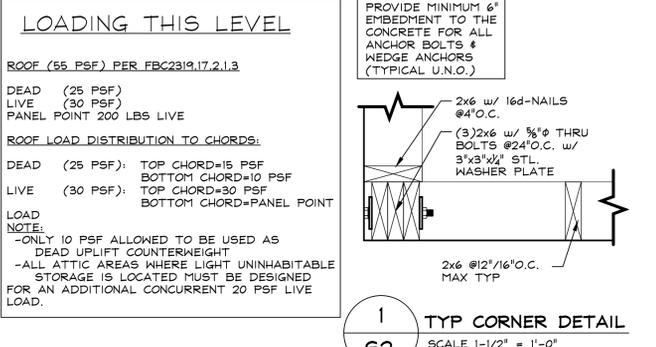
**TRUSS NOTES:**  
 • TRUSS TO TRUSS CONNECTIONS BY TRUSS COMPANY. PROVIDE TRUSS SHOP DRAWINGS FOR A/E REVIEW AND APPROVAL.  
 • G.C. TO PROVIDE ADEQUATE SHORING AS PER F.B.C. 2023 (8TH EDITION).  
 • TYPICAL CONNECTION FOR ALL KING JACKS IS 'K' FOR WOOD FRAME WALLS AND 'A' FOR MASONRY WALLS UP=600#.  
 • FLAT ROOFS TO HAVE SLOPED TRUSSES. MINIMUM SLOPE OF 3/4" PER FOOT. REFER TO ARCHITECTURAL DRAWINGS FOR FINAL SLOPE DESIGN.

**CONTRACTOR AND TRUSS ENGINEER TO VERIFY WITH ARCHITECT ALL GIRDER DIMENSIONS AND FINAL ROOF SLOPES**

**PROVIDE MINIMUM 6" EMBEDMENT TO THE CONCRETE FOR ALL ANCHOR BOLTS & WEDGE ANCHORS (TYPICAL U.N.O.)**

**REFER TO HEADER DETAILS, USE APPLICABLE DETAILS, ADVICE ENGINEER OF ANY CONFLICT AND OR DISCREPANCIES**

MARK	SIZE (INCHES)	TOP OF HEADER	REMARKS
WI-1	(4) 1.75x14	+0	MICROLAM LVL 2.0 E. w/16d NAILS @ 4" O.C. T4B STAGGERED E.S. 1/2" THRU BOLTS @ 24" O.C
WI-2	(3) 2x12 PT	+0	UPTURNED HEADER GLUED & NAILED w/16d @ 4" O.C. STAGGERED
WI-3	(3) 2x6 PT	+6 1/8"	W/ 3/4" PLYWOOD IN BETWEEN GLUED & NAILED w/16d @ 4" O.C. & 2x6 DOUBLE TOP PLATE CONTINUOUS
WI-4	(3) 1.75x14	+0	MICROLAM LVL 2.0 E. w/16d NAILS @ 4" O.C. T4B STAGGERED E.S. 1/2" THRU BOLTS @ 24" O.C



**Roof Framing Plan**  
 Scale: 1/4" = 1'-0"

**TUMAY CONSULTING ENGINEERS INC.**  
 HIKMET TUMAY, P.E.  
 Florida Reg. # 50109

300 NW 2ND AVE, SUITE 708  
 BOCA RATON, FL 33431  
 TEL: (561) 391-6227 FAX: (561) 391-2511  
 Email: TUMAYCE@AOL.COM

04-09-2024

**53 PALM SQUARE**  
 DELRAY BEACH  
 FLORIDA, 33483

**REVISIONS**

NO.	DESCRIPTION

**Ames INTERNATIONAL ARCHITECTURE**

**Ames INTERNATIONAL ARCHITECTURE**

**Roof Framing Plan**  
 Scale: 1/4" = 1'-0"

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04-09-2024

**S-2**  
 OF XX SHEETS



**STRUCTURAL GENERAL NOTES:**

- A THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WITH CONSTRUCTION...
B STRUCTURAL DRAWINGS SHALL BE COORDINATED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS...
C ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYP. AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT...
D ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS...
E THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE...
F THE CONTRACTOR SHALL SUPPLY THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND 'SLAB ON GRADE' THICKNESS TO HANDLE CONSTRUCTION LOADS.

**CODES**

F.B.C. 2023 8TH EDITION
ROOF LOADS:
TOP CHORD LIVE LOAD = 30 PSF
TOP CHORD DEAD LOAD = 15 PSF
BOTTOM CHORD LIVE LOAD = 0 PSF
BOTTOM CHORD DEAD LOAD = 10 PSF
TOTAL ROOF LOADS = 55 PSF
ROOF DEAD LOAD USED FOR UPLIFT CALC. = 10 PSF

- WIND LOADS:
A CHAPTER 6 OF ASCE 7-16
B HIGH VELOCITY HURRICANE ZONE
C ENCLOSED BUILDING
D WIND SPEED - 3 SEC. GUEST, 170 MPH ULTIMATE, 132 NOMINAL
E EXPOSURE: CATEGORY 'C'
F IMPORTANCE FACTOR = 1.0
G COMPONENT # CLADDING: H 30'-0"
H INTERNAL PRESSURE COEFFICIENT = +/-0.18
I PRESSURES AS PER ALLOWABLE STRESS DESIGN
J ALL DOORS, WINDOWS, GLAZINGS, ARE IMPACT RESISTANCE RATED
K ROOF DEAD LOADS FOR DETERMINING UPLIFT REACTION = 10 PSF
L DESIGNED BEARING CAPACITY OF SOIL AS PER GEOTECHNICAL REPORT

**DESIGN LIVE LOAD:**

APARTMENT / RESIDENTIAL: 40 P.S.F.
STAIRS, CORRIDORS: 100 P.S.F.
BALCONIES: 60 P.S.F.
ATTICS WITH STORAGE: 30 P.S.F.
BATH TUB AREAS: 60 P.S.F.

**CONCRETE:**

- A CONCRETE DESIGN PER ACI 318-14
B FOUNDATIONS: 3,000 P.S.I.
SLAB ON GRADE: 3,000 P.S.I.
COLUMNS: 3,000 P.S.I.
BEAMS: 3,000 P.S.I.
GRADE BEAMS: 4,000 P.S.I.
STRUCTURAL SLABS: 4,000 P.S.I.
C ALL CONCRETE WORK SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (A.C.I.-301).
D CONCRETE CLEAR COVER:
FOUNDATIONS: 3"
BEAMS: 1.50" TO STIRRUPS
COLUMNS: 1.50"
SLABS NOT EXPOSED TO THE WEATHER: 0.75"
SLABS EXPOSED TO THE WEATHER: 1.50"
E CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT FOR REVIEW OF A/E.
F CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI-301 AND ASTM C-94 FOR MEASURING, MIXING, TRANSPORTING, ECT. CONCRETE TICKETS SHALL BE TIME STAMPED WHEN CONCRETE IS BATCHED.

**STRUCTURAL STEEL NOTES:**

- AISC/ASD 13TH EDITION AISC 325-05, ASTM STANDARDS AISC-503-08.
A THE MATERIAL FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
B STEEL WORK SHALL CONFORM TO THE AISC/ASD "SPECIFICATIONS" FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS, LATEST EDITION.
C STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL BE ASTM GRADE A-572 Fy=50 KSI.
D BRACE AND MAINTAIN ALL STEEL IN ALIGNMENT UNTIL OTHER PARTS OF CONSTRUCTION NECESSARY FOR PERMANENT SUPPORT ARE COMPLETED.
E ANCHOR BOLTS SHALL BE ASTM A36 (U.N.O.) THREADED EACH END WITH NUT AT BOTTOM TACK WELDED SECURE. PLATE WASHER AT BOTTOM NUT SHALL NOT BE REQUIRED.

Table with 4 columns: BOLT TYPE, MATERIAL, MINIMUM EMBEDDED LENGTH, MINIMUM EMBEDDED EDGE DISTANCE. Rows include A307, A36, A325, A449.

**REINFORCING STEEL NOTES:**

- A REBAR SHALL BE ASTM A-615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS.
B PROVIDE 36"x36" CORNER BARS LAPPED AND TIED TO EACH BEAM REBAR, TYPICAL AT ALL CORNERS.
C WELDED WIRE MESH SHALL BE ASTM A-105, GRADE 65, FREE FROM OIL, SCALE AND RUST, AND SHALL BE PLACED IN ACCORDANCE WITH ACI TYPICAL DETAILS.

**FOUNDATION NOTES**

- A THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEOTECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS.
B ALL FOOTINGS SHALL BEAR ON NATURAL SOIL PREPARED AS IN NOTE F BELOW.
C SOIL PREPARATION AND COMPACTION SHALL BE DONE AS FOLLOWS:
A. SOIL TEST SHALL DETERMINE HOW GROUND PREPARATION IS TO BE DONE.
B. COMPACT BOTTOM OF EXCAVATION WITH MEDIUM DUTY VIBRATOR ROLLER.
C. CHECK DENSITY OF 95% OF MODIFIED PROCTOR HAS BEEN REACHED FOR A DEPTH OF TWO (2) FEET BELOW COMPACT SURFACE BEFORE ADDING FILL.
D. AFTER EXISTING GROUND HAS REACHED MINIMUM DENSITY OF 95%, FILL SHALL BE PLACED IN SIX (6) INCH LIFTS AND COMPACTED TO ACHIEVE APPROVED DENSITY BEFORE NEXT LIFT IS ADDED.
E. FILL SHALL BE A-3 SAND FREE FROM DELETERIOUS MATERIAL AND WELL GRADED.
F. VERIFICATION OF TEST FOR MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D-1557, AASHO-180 SHALL BE FILED WITH BUILDING OFFICIAL.

- D GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL CONCRETE FOOTINGS/PADS, LOAD BEARING WALLS, STEEL/ CONCRETE/ WOOD COLUMNS, WOOD HEADERS, CONCRETE BEAMS/ TIE BEAMS AND HEIGHT ELEVATIONS OF EACH WITH TRUSS MANUFACTURERS SHOP DRAWINGS BEFORE THE POURING OF CONCRETE FOOTINGS/PADS AND SLAB.
E COORDINATE A/C AND ELECTRICAL PLANS FOR REQUIRED OPENING IN SLAB.
F HELICAL PILES SHALL HAVE 12 TON COMPRESSION CAPACITY AND 6 TON TENSION CAPACITY AS PER SUBSOIL INVESTIGATION REPORT PREPARED BY FEDERAL ENGINEERING & TESTING, INC DATED DECEMBER 17TH, 2019.

**SLABS ON GRADE NOTES:**

- A SLABS ON GRADE SHALL BE 4" THICK, UNLESS OTHERWISE NOTED ON THE PLANS, REINFORCED WITH 6"x6"-10/0 WELDED WIRE FABRIC PLACED @ MID DEPTH W/MESH UP CHAIR ON 6 MIL VISQUEEN OVER TERMITRE TREATED SOILS.
B BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
E ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.

**MASONRY NOTES:**

- A THE UNIT MASONRY AND REINFORCING IS DESIGNED IN ACCORDANCE WITH ACI 530/530.1-13, TMS 402-05, ACI 530-13, ASCE5-05 BUILDING CODE REQUIREMENTS.
B CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90 (f'm=2000 PSI)
C TYPE 'S' MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT.
D BLOCK SHALL NOT BE MOISTENED BEFORE GROUTING.
E ALL MASONRY CROSS WEBS SHALL BE FULLY BEDDED IN MORTAR AROUND CELLS TO BE GROUTED.
F THE MINIMUM CONTINUOUS UNOBSERVED CELL AREA IN CELL TO RECEIVE GROUT MUST BE NOT LESS THAN 2"x3".
G HORIZONTAL MORTAR JOINTS SHALL BE REINFORCED WITH STANDARD # 9 GAUGE LADDER TYPE DUR-O-WALL (ASTM CLASS B-2, HOT DIPPED GALVANIZED) AT ALTERNATE COURSES.
H WHERE SHOWN, CORES OF BLOCK MASONRY SHALL BE FILLED WITH GROUT WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
I GROUT FOR FILLED CELLS SHALL BE POURED OR PUMPED IN LIFTS NOT TO EXCEED EIGHT (8) FEET IN HEIGHT.
J PROVIDE KNOCKOUT CMU AT BASE OF EACH FILLED CELL TO ALLOW VISUAL VERIFICATION OF COMPLETE GROUT PENETRATION.
K VERTICAL REINFORCING MUST HAVE A MINIMUM CLEARANCE OF 1/2" TO INSIDE FACE.
L GROUT PLACEMENT STOPPED FOR (1) HOUR OR MORE SHOULD BE STOPPED (1 1/2") BELOW THE TOP OF THE MASONRY UNIT TO PROVIDE A KEY FOR SUBSEQUENT GROUTING.
M SEE FOUNDATION PLANS FOR ALL VERTICAL REINFORCING.
N TEMPORARY BRACING AND SHORING OF WALLS TO PROVIDE STABILITY DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
O MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED STRUCTURAL MASONRY CONTRACTOR.

SPACING FOR CONTROL JOINTS
EXPRESSED AS RATIO OF PANEL LENGTH TO HEIGHT L/H 3
WITH PANEL LENGTH L NOT TO EXCEED 50'

- Q PROVIDE FILLED PRECAST U-LINTELS AT ALL OPENINGS WHERE CONCRETE BEAMS ARE NOT SHOWN OR NOTED.

**SLAB OPENING:**

- A WHERE OPENINGS THROUGH CONCRETE SLABS ARE REQUIRED, OPENING SHALL BE MADE BY BLOCKING OUT PRIOR TO PLACING OF THE CONCRETE.

**CONCRETE WATERPROOFING:**

- A CONCRETE SLABS EXPOSED TO THE ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL HAVE A WATER TO CEMENT RATIO OF 0.45 TO 0.50 WITH AN F'c OF 5000 P.S.I.
B CONCRETE SLABS EXPOSED TO THE ELEMENTS AND/OR ADJACENT TO AN A/C AREA SHALL BE TREATED WITH WATERPROOFING AGENT 'RHEONMIX 235' OR AN APPROVED EQUAL.
C ALL BALCONIES AND CONCRETE SLABS EXPOSED TO ELEMENTS SHALL RECEIVE FLEXIBLE CEMENTITIOUS COATING 'MASTER SEAL 550' OR AN APPROVED EQUAL PRIOR TO INSTALLATION OF FINISH SURFACE.

**FORM WORK AND SHORING:**

- FORM WORK, SHORING AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI-347, "RECOMMEND PRACTICE FOR CONCRETE FORM WORK"

**WATERPROOFING BY GENERAL CONTRACTOR:**

- PROVIDE WATERPROOFING FOR HYDROSTATIC THRUST WHICH INCLUDES DRAINS TO RELEASE HYDROSTATIC THRUST ON ALL EXTERIOR WALLS BELOW GROUND ELEVATION AND SUBMIT SHOP DRAWINGS METHOD OF APPLICATION AND SPECIFICATIONS FOR APPROVAL BY A/E. SEE ADDITIONAL WATERPROOFING NOTES.

**TIE BEAM REINFORCING NOTES**

- A TIE COLUMN REINFORCING BAR SPLICES SHALL BE LAPPED 30" MINIMUM.
B VERTICAL REINFORCING BARS SHALL BE PLACED IN CONCRETE FILLED CELLS AND SHALL EXTEND INTO THE FOOTINGS AND INTO THE BEAM.
C SPLICES IN TIE BEAM REINFORCING STEEL ON STRAIGHT RUNS SHALL BE PROVIDED BY LAPPING MINIMUM 30".
D SPLICES IN TIE BEAM REINFORCING STEEL AROUND CORNERS SHALL BE PROVIDED BY BENDING TWO BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM AROUND CORNER 30" MINIMUM, OR BY ADDING TWO #5 BARS, ONE OUTSIDE TOP AND ONE OUTSIDE BOTTOM WHICH EXTENDS 30" EACH WAY FROM CORNER.
E TIE BEAMS SHALL HAVE (4) # 3 TIES AT 12 INCHES O.C. AT CORNERS AND AT EACH BEND AND AT 36 INCHES O.C. ELSEWHERE, PER FBC

**SHOP DRAWING NOTES:**

- A SHOP DRAWINGS SHALL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS.
B ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR, PRIOR TO THE SUBMITTAL TO THE ARCHITECT / ENGINEER.
C DIMENSIONS & COORDINATION
D DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS.
E THE CONTRACTOR MUST USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DERESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES DIMENSIONS, ETC.

**DIMENSIONS & COORDINATION**

- A DIMENSIONAL INFORMATION, PRICING, ALL DETAILS AND CONSTRUCTION SHALL BE BASED ON THE ENTIRE SET OF CONTRACT DOCUMENTS.
B THE CONTRACTOR MUST USE STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE LOCATION OF DERESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES DIMENSIONS, ETC.

- B CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY REMEDIAL WORK AND FOR ITS IMPACT ON THE WORK SCHEDULE RESULTING FROM FAILURE TO PROVIDE EARLY NOTIFICATION OF SUCH CONFLICTS TO THE DESIGN TEAM.
C WHERE CRITICAL DIMENSIONS CANNOT BE DETERMINED FROM THE PLANS, OR WHERE NEW WORK ADJOINS EXISTING CONSTRUCTION, OR WHERE ONE MATERIAL ADJOINS A PREVIOUSLY PLACED MATERIAL WITH A MORE RESTRICTIVE TOLERANCE THAN IN-PLACE MATERIAL, CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AS REQUIRED TO COMPLETE SHOP DRAWINGS AND INSTALLATION.
D WHERE A LINE OF STRUCTURE, OPENING LOCATION, OR DIMENSION IS CRITICAL AND BASED ON REQUIREMENTS OF ANOTHER TRADE OR SUBCONTRACTOR, THAT SUBCONTRACTOR SHALL SUBMIT A SHOP DRAWING WITH THE REQUIRED DIMENSIONAL INFORMATION UPON WHICH THE CONTRACTOR SHALL BASE THE LAYOUT AND CONSTRUCTION.
E THE ENGINEER WILL CLOUD OR OTHERWISE INDICATE REVISIONS TO THESE DOCUMENTS ONLY AFTER THEY HAVE BEEN ISSUED FOR CONSTRUCTION OR FINAL PRICING.

- F CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE GOVERNING BUILDING CODE, AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS AND LAWS.
G DETAILS LABELED AS "TYPICAL DETAILS" ON DRAWINGS AND DETAIL SHEETS, APPLY TO ALL SITUATIONS THAT ARE SIMILAR OR SAME AS THOSE SPECIFICALLY DETAILED.
H CONSTRUCTION DOCUMENTS MUST GET APPROVAL FROM PERMITTING AGENCIES.

- I ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SEPARATED WITH (2) LAYERS OF 30 LB. BUILDING PAPER.
J PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
K FASTENERS USED TO ATTACH SHALL BE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED JOIST HANGERS). TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE REQUIRED FOR MAXIMUM CORROSION RESISTANCE.

- L WELDS SHALL HAVE ONE COAT OF RUST INHIBITIVE PAINT.
M ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
N GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON-SHRINK GROUT BY "EMBECO" OR APPROVED EQUAL.
O PROVIDE STANDARD AISC CONNECTIONS AT ALL BEAM TO COLUMN BEAM TO WALL CONDITIONS TO SAFETY SUPPORT 2/3 OF THE SAFE LOAD CARRY CAPACITY FOR THE GIVEN SPAN.

- P SUBMIT SHOP DRAWINGS INDICATING ALL SHOP AND ERECTION DETAILS INCLUDING PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOADS AND TOLERANCES.

**EXTERIOR CEILING INSTALLATION**

- 5/8" STUCCO (COATS) ON HIGH RIB LATH SECURED TO BOTTOM OF TRUSSES. THE RIB LATH NAILING SPECS SHALL BE MADE IN ACCORDANCE WITH ALL OF HIS SUPPLIERS AND SUBCONTRACTORS.
NAILS SHALL BE LONG ENOUGH TO PROVIDE THE REQUIRED EMBEDMENT & WHEN BENT OVER, LAP (3) METAL STRANDS.

**PRESSURE TREATED WOOD NOTE:**

- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR SEPARATED WITH (2) LAYERS OF 30 LB. BUILDING PAPER. THE USE OFF CCA PRESSURE TREATED LUMBER IS PROHIBITED.
FOR EXTERIOR USE PROVIDE COPPER AZOLE (CA) OR ALKALINE COPPER QUATERNARY (ACQ) LUMBER, FASTENERS AND CONNECTORS ACCEPTABLE FOR USE WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
FASTENERS USED TO ATTACH SHALL BE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED JOIST HANGERS). TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE REQUIRED FOR MAXIMUM CORROSION RESISTANCE.

**WELDING**

- ALL WELDING SHALL CONFORM TO THE REQUIREMENTS OF "THE STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY.
WELDING ELECTRODES SHALL BE E70XX-LOW HYDROGEN FOR SHIELD AND METAL ARC WELDING.

- GROUT FOR COLUMN BASE PLATES AND PRESET BEARING PLATES SHALL BE NON-SHRINK GROUT BY "EMBECO" OR APPROVED EQUAL.
PROVIDE STANDARD AISC CONNECTIONS AT ALL BEAM TO COLUMN BEAM TO WALL CONDITIONS TO SAFETY SUPPORT 2/3 OF THE SAFE LOAD CARRY CAPACITY FOR THE GIVEN SPAN.
SUBMIT SHOP DRAWINGS INDICATING ALL SHOP AND ERECTION DETAILS INCLUDING PROFILES, SIZES, SPACING AND LOCATIONS OF STRUCTURAL MEMBERS, CONNECTION ATTACHMENTS, FASTENERS, LOADS AND TOLERANCES.

**PREFABRICATED WOOD TRUSS**

- A BUILDER SHALL VERIFY ALL BEAM HEIGHTS (SHOWN ON BEAM SCHEDULE) AND SHALL COORDINATE WITH TRUSS MANUFACTURER AND ANY OTHER RELATED TRADES AND SHALL NOTIFY THE A/E (IN WRITING ONLY) OF ANY DISCREPANCIES.
B BUILDER'S TRUSS MANUFACTURER SHALL PROVIDE THREE COMPLETE SETS OF FULLY ENGINEERED SHOP DRAWINGS (SIGNED AND SEALED BY TRUSS COMPANY'S FLA. REGISTERED PROFESSIONAL ENGINEER) TO THE A/E'S DESIGN INTERNATIONAL FOR APPROVAL.
C BUILDER SHALL PROVIDE AND BE RESPONSIBLE FOR PROPER AND ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL RELATED COMPONENTS FOR THE DURATION OF THE PROJECT AS PER T.P.I. BRACING WOOD, TRUSSES, COMMENTARY AND RECOMMENDATIONS.
D ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR DESIGN OF TRUSSES AS INDICATED ON TRUSS MANUFACTURER'S AS TO FEASIBILITY OF LAYOUT.
E ALL GIRDER TRUSSES BEARING ON MASONRY OR CONCRETE WALL SHALL HAVE MIN. BEARING AS PER TRUSS ENGINEERING & SECURED TO WALL BELOW AS PER TRUSS ANCHORAGE SCHEDULE.
F REVIEW OF THE SHOP DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR SEEING THAT THE WORK IS COMPLETE, ACCURATE AND IN CONFORMITY WITH THE STRUCTURAL DRAWINGS.
G INSTALL ALL NECESSARY TEMPORARY BRACING REQUIRED TO HOLD TRUSSES PLUMB UNTIL PERMANENT BRACING IS INSTALLED.
H DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL MEMBERS UNLESS SUCH NOTCHING OR DRILLING IS PROVIDED IN THE DESIGN OF THE TRUSS ENGINEERING DRAWINGS.

**TIMBER - SOUTHERN PINE SELECT STRUCTURAL NO. 2**

- A BENDING Fc = 1200 PSI SINGLE MEMBER, 1400 PSI REPETITIVE MEMBERS, HORIZONTAL SHEAR Fv = 90 PSI COMPRESSION PERPENDICULAR TO GRAIN = 405 PSI MODULUS OF ELASTICITY E = 1,700,000 PSI NET CONDITIONS OF SERVICE (SURFACED DRY, 1% MAX M.C.)

**ROOF SHEATHING NOTES:**

- A 3/8" OR GREATER A.P.A. EXTERIOR EXPOSURE I, C-D SHEATHING GRADE PLYWOOD SHEATHING, INSTALLED CONT. MIN. OVER 3 ROOF TRUSSES (2 SPANS) AND PERPENDICULAR TO ROOF FRAMING TRUSSES WITH PANEL END JOINTS STAGGERED.
B SUPPORTS FOR CONT. 6'-0" WIDE STRIP. ADD 2x4 BLOCKING FOR 2-SPACING OF TRUSSES & NAILED AT EACH END W/2-16d NAILS @ PLYWOOD JOINTS.
C STIFFENED MIN.(3) TRUSSES W/DIAGONAL 2x4 CROSS-BRACING NOT TO EXCEED @ 20'-0" O/C W.(3) 16d NAILS @ EACH CONTACT POINT IN ENCLOSED AREAS.
D SHEATHING SHALL BE NAILED TO ROOF TRUSSES W/8d COMMON NAILS X2 1/2" LONG SPACING @ 6' O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS.
E INTERMEDIATE SUPPORTS:
NAIL TO ROOF TRUSSES W/8d COMMON NAILS X2 1/2" LONG SPACED @ 4' O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS.
F PERMANENT BRACING: 2x4 CONT. BOTTOM CHORD HORIZONTAL LATERAL BRACING @ 8'-0" O.C. TO EACH TRUSS W/2-16d NAILS @ PLYWOOD JOINTS. NAIL THE PLYWOOD TO THE BLOCKING W/8d NAILS @ 4' O.C. - SEE DETAIL INFORMATION SHEET PERMANENT BRACING: 2x4 CONT. BOTTOM CHORD HORIZONTAL LATERAL BRACING @ 8'-0" O.C. TO EACH TRUSS W/2-16d NAILS @ PLYWOOD JOINTS. NAIL THE PLYWOOD TO THE BLOCKING W/8d NAILS @ 4' O.C. - SEE DETAIL INFORMATION SHEET

**SECOND FLOOR SHEATHING NOTES:**

- A 3/4" OR GREATER T&G STRUCTURAL C-D GRADE PLYWOOD SHEATHING INSTALLED CONT. MIN. 2 SPANS & PERPENDICULAR TO FLOOR TRUSSES W/PANEL END JOINTS STAGGERED. SHEATHING SHALL BE FASTENED TO FLOOR TRUSSES W/ 10d COMMON NAILS (0.48"11" x 3" LONG W/ 0.312" FULL ROUND HEAD), SPACED @ 6' O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORTS.
B PERMANENT BRACING: 2x6 CONT. HORIZONTAL STRONG BACK LATERAL BRACING @ PANEL POINT OF FLOOR TRUSSES, NOT TO EXCEED 10'-0" & NAILED TO EACH TRUSS W/ 3-16d NAILS @ EA. INTERSECTION.
C EXT. BEARING WALL SHEATHING NOTES: (2x6 OR 2x8 STUDS @ 16" O.C.) 3/8" OR GREATER APA EXTERIOR EXPOSURE C-D GRADE PLYWOOD SHEATHING INSTALLED CONT. MIN. 2 SPANS W/PANEL END JOINTS STAGGERED. PANEL SHEATHING SHALL BE PROVIDED WITH MIN 2x6 EDGEWISE BLOCKING AND ALL HORIZ. PANEL JOINTS, FASTENED WITH A MIN. OF 2-16d COMMON NAILS. SHEATHING SHALL BE NAILED TO 2x STUDS @ 16" O.C. W/8d COMMON NAILS (0.131" x 2 1/2" LONG W/0.281" FULL ROUND HEAD) SPACED @ 6' O.C. @ PANEL EDGES AND INTERMEDIATE SUPPORT AND AT CORNERS FOR 4'-0" WIDE ON EA. END AND @ CORNER STUDS @ 4' O.C.

04-09-2024



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REVISIONS table with columns for revision number and description.

Stone Ames - Architect



DRAWN A.G. CHECKED DATE 3/19/2023 SCALE JOB NO. 22\_5233 SHEET S-4 OF XX SHEETS

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