

100 GLEASON STREET

DELRAY BEACH,
FLORIDA

RICHARD JONES
ARCHITECTURE
10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
V 561.274.9186 | F 561.274.9196
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100 GLEASON STREET
DELRAY BEACH
JOHN DELEONIBUS
100 GLEASON STREET
DELRAY BEACH, FL 33483

FLORIDA LICENSURE
AA26001617 | IB26001056
COMMISSION # 17-058
DESIGNER: RJ
DRAWN BY: GsJ
PLAN REVIEW: RJ
SUBMITTALS: CLASS V SPECIAL SITE PLAN SUBMITTAL 10.25.19

REVISIONS:
COVER SHEET
CVR

DRAWING INDEX

ARCHITECTURAL

CVR COVER SHEET
SP-1 SITE PLAN
A-1.1 GROUND FLOOR PLAN
A-1.2 SECOND FLOOR PLAN
A-1.3 THIRD FLOOR PLAN
A-1.4 ROOF TERRACE PLAN
A-2 UPPER ROOF PLAN
A-3.1 EAST AND NORTH ELEVATIONS
A-3.2 WEST AND SOUTH ELEVATIONS

PROPOSED PROJECT: 3 STORY DUPLEX WITH (2) CAR GARAGE AND ROOF TOP APPURTENANCE
GOVERNING CODE: FBC RESIDENTIAL 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 ED.
BUILDING HEIGHT: 35'-0" TO BASE BUILDING ELEVATION
TYPE OF CONSTRUCTION: TYPE VB SPRINKLERED FOR 3-STORY UNITS
BLDG. DESIGNED: ENCLOSED
WIND SPEED: 170 MPH ULTIMATE WIND SPEED
EXPOSURE: D
ZONING DISTRICT: RM-MEDIUM HIGH DENSITY
HAZARD CLASSIFICATION: ORDINARY HAZARD
REQ'D. SETBACKS: FRONT SETBACK = 25'-0"/30'-0" FRONT SETBACK = 25'-0"/30'-0"
REAR SETBACK = 15'-0" REAR SETBACK = 15'-0 3/4"
SIDE INTERIOR SETBACK = 15'-0"/30'-0" SIDE INTERIOR = 15'-0 1/4"/30'-0"
SIDE STREET = 25'-0"/30'-0" SIDE STREET = 25'-0" 30'-0"
PROVIDED:

DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) MULTI-FAMILY(DUPLEX)
EXPOSURE CONDITION D SEC. R301.2.1.4.3 5th EDITION (2014) FLORIDA RESIDENTIAL CODE
MEAN ROOF HEIGHT 35'-0" TO BASE BUILDING ELEVATION ASCE 7-10 CHAPTER 26
BUILDING HEIGHT ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 5th EDITION (2014) FLORIDA RESIDENTIAL CODE) > 60 FT. (ASCE 7-10 CHAPTER 26)
BUILDING DESIGNED AS PARTIALLY ENCLOSED ENCLOSED OPEN TESTED (WIND TUNNEL)
IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 5th EDITION (2014) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0
BASIC WIND VELOCITY PRESSURES : 5th EDITION (2014) FLORIDA RESIDENTIAL CODE
VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE: 40 PSF
5th EDITION (2014) FLORIDA RESIDENTIAL CODE- ULTIMATE WIND SPEED 170 (3 SECOND GUST) BASIC VELOCITY PRESSURE
ASCE 7-10 CH 26- WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.
ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS) 5 PSF
SOIL BEARING CAPACITY 2500 PSF
REVIEWED FOR SHEAR WALL REQUIREMENTS YES NO (IF NO, INDICATE REASON)

CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.
298 NE 2ND AVENUE
DELRAY BEACH, FL 33444
TELEPHONE: 561-274-6500
FAX: 561-274-8558

ARCHITECT

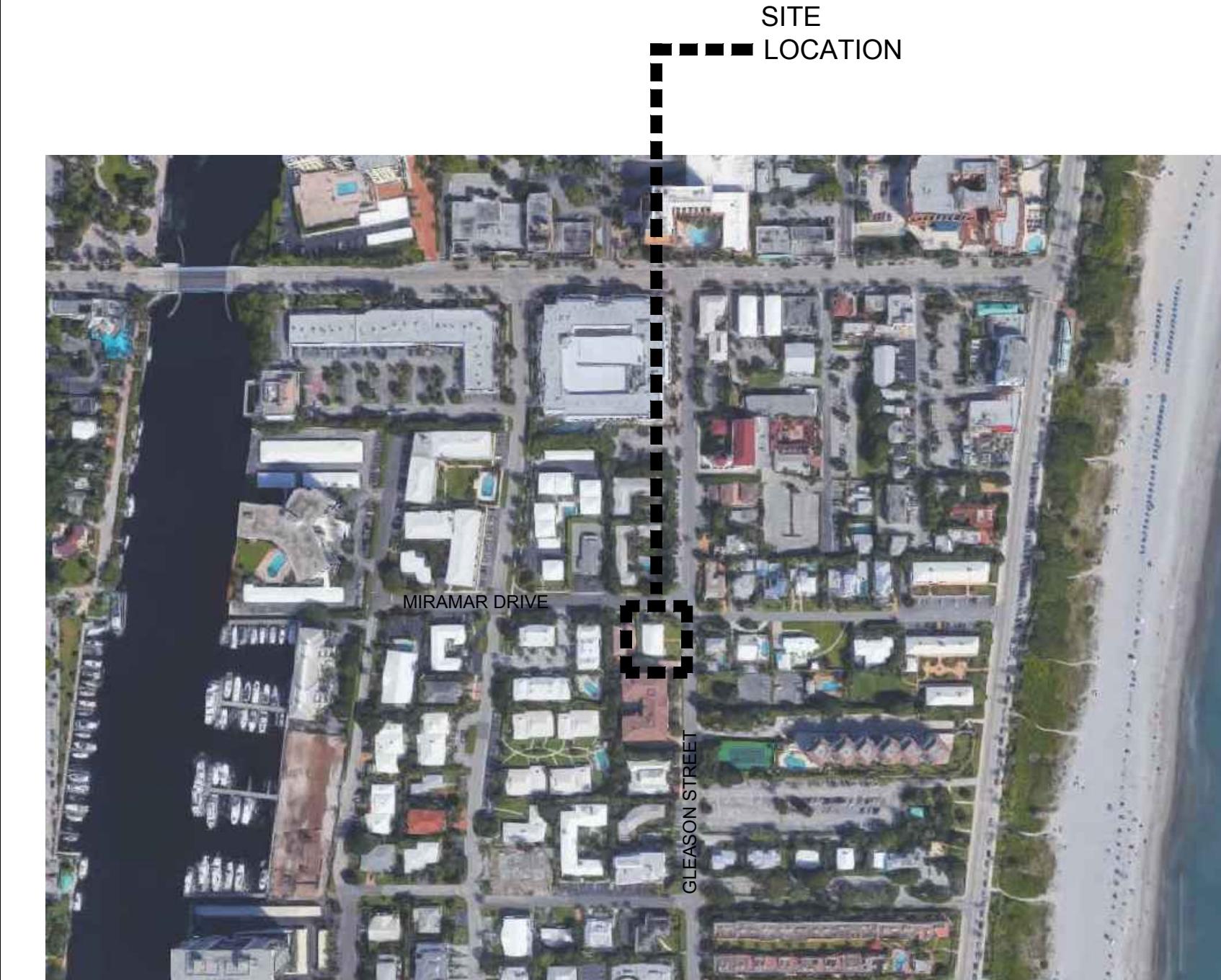
RICHARD JONES ARCHITECTURE
10 S.E. FIRST AVENUE, SUITE 102
DELRAY BEACH, FL. 33444
TELEPHONE: 561-274-9186

STRUCTURAL

ENGINEERING PLUS
19528 SEDGEFIELD TERRACE
BOCA RATON, FL 33498
TELEPHONE: 561-756 4106

LANDSCAPE

DAVE BODKER LANDSCAPE PLANNING
601 N CONGRESS AVE SUITE 105-A
DELRAY BEACH, FL 33445
TELEPHONE: 561-276-6311



OWNER

JOHN DELEONIBUS
100 GLEASON STREET
DELRAY BEACH, FL 33483

ERICH JONES JONARD ARCHITECTURE

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SUBMITTALS:
CLASS V 10.25.19
SPECIAL SITE
PLAN

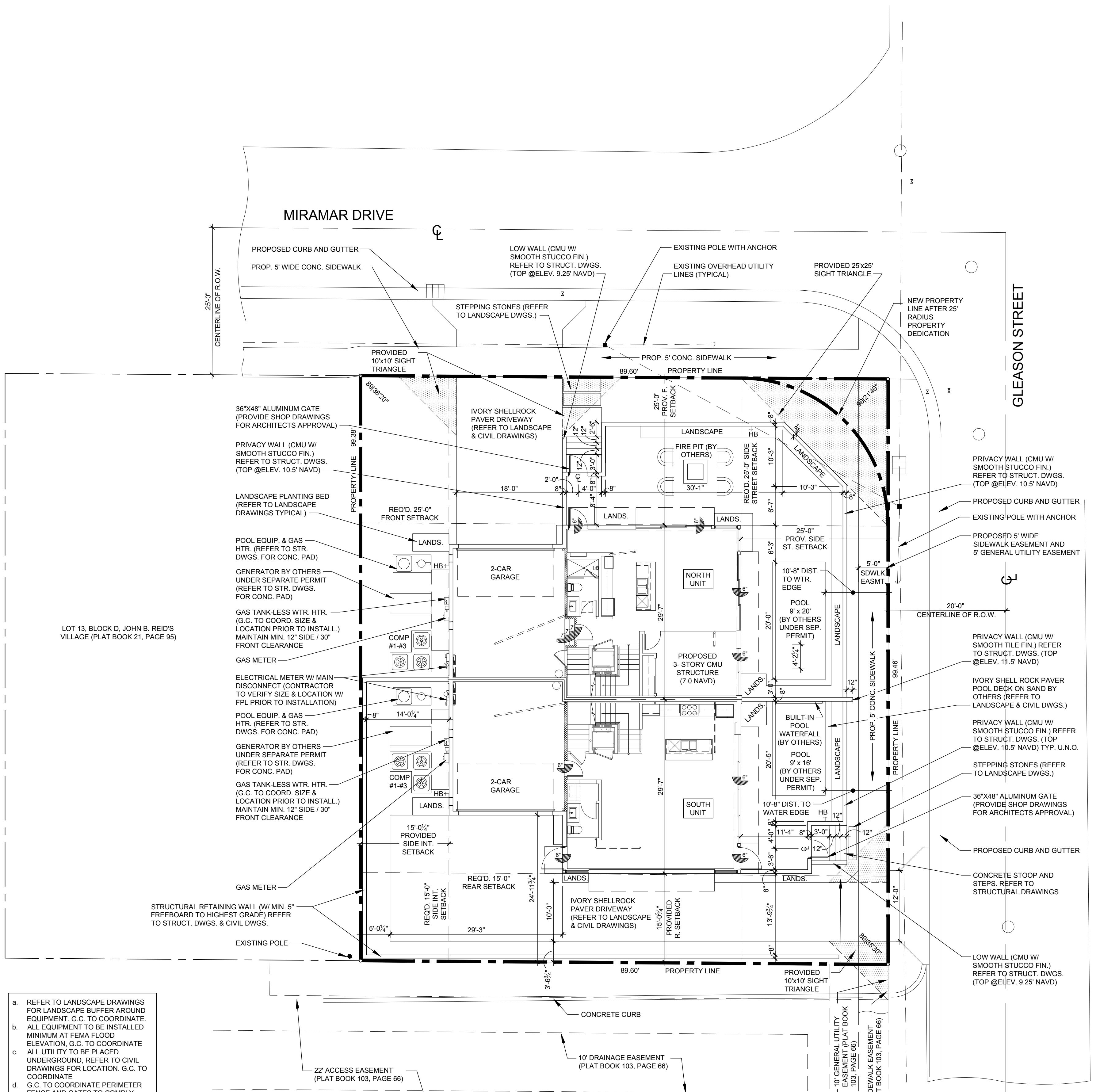
VISIONS:

1

A horizontal black line with a vertical black line segment extending from its right end.

SITE PLAN

SP-1

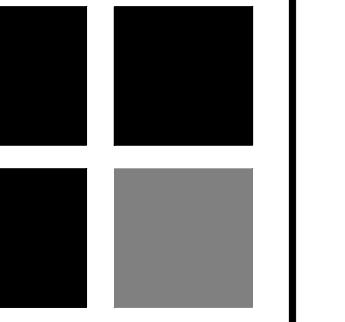


- a. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE BUFFER AROUND EQUIPMENT. G.C. TO COORDINATE
- b. ALL EQUIPMENT TO BE INSTALLED MINIMUM AT FEMA FLOOD ELEVATION, G.C. TO COORDINATE
- c. ALL UTILITY TO BE PLACED UNDERGROUND, REFER TO CIVIL DRAWINGS FOR LOCATION. G.C. TO COORDINATE
- d. G.C. TO COORDINATE PERIMETER FENCE AND GATES TO COMPLY WITH ALL POOL ENCLOSURE REQUIREMENTS.
- e. REFER TO CIVIL FOR CONNECTION OF DECK DRAINS, G.C. TO COORDINATE.

Site Plan

Scale: 1"=10'

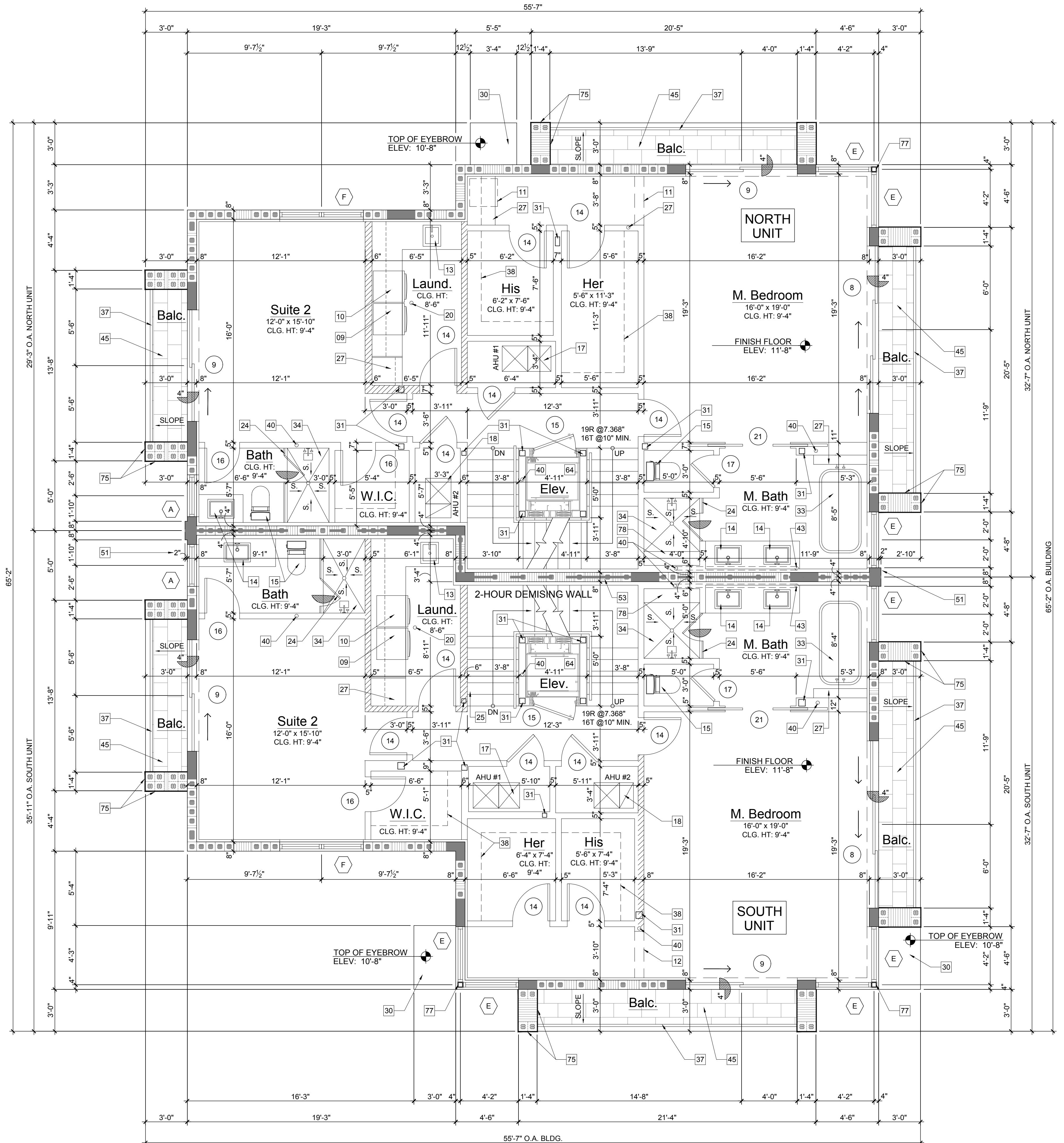


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100 GLEASON STREET DELRAY BEACH JOHN DELONIBUS 100 GLEASON STREET DELRAY BEACH, FL 33483	

Second Floor Plan

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

NORTH
A-1.2



KEY NOTES

1. 48" REFRIGERATOR/FREEZER (REFER TO I.D. DRAWINGS).
2. DOUBLE BOWL SINK w/ DISPOSAL (REFER TO I.D. DRAWINGS).
3. 48" GAS RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
4. UNDER COUNTER MICROWAVE DRAWER (REFER TO I.D. DRAWINGS).
5. DISHWASHER (REFER TO I.D. DRAWINGS).
6. ELECTRIC CAR CHARGING STATION w/ DEDICATED CIRCUIT (G.C. TO COORD. W/ OWNER)
7. KITCHEN ISLAND w/ KNIFE BLOCK COUNTER +36" A.F.F. (REFER TO I.D. DWGS.)
8. HOSE BIB (ALSO REFER TO SHEET SP-1 SITE PLAN FOR ADDITIONAL LOCATIONS).
9. WASHING MACHINE (REFER TO I.D. DRAWINGS).
10. DRYER - VENT TO EXTERIOR (REFER TO I.D. DRAWINGS).
11. UNDER COUNTER REFRIGERATOR (REFER TO I.D. DRAWINGS).
12. FLAT HEADER 48"-0" ABOVE FINISH FLOOR.
13. LAUNDRY SINK (REFER TO I.D. DRAWINGS).
14. LAVATORY (REFER TO I.D. DRAWINGS).
15. WATER CLOSET (REFER TO I.D. DRAWINGS).
16. MASONRY PARAPET +42" ABOVE FINISH ROOF DECK.
17. AIR HANDLER UNIT #1 W/ DUAL CONDENSADE OVERFLOW EMERG. SHUT OFF SENSORS.
18. AIR HANDLER UNIT #2 W/ DUAL CONDENSADE OVERFLOW EMERG. SHUT OFF SENSORS.
19. AIR HANDLER UNIT #3 W/ DUAL CONDENSADE OVERFLOW EMERG. SHUT OFF SENSORS.
20. FLOOR DRAIN, VERIFY LOCATION IN FIELD. SLOPE FLR. TO DRAIN.
21. CONCRETE STEPS (REFER TO STRUCTURAL DRAWINGS).
22. R-11 INSULATION AND TYPE X' GYPSUM BOARD AT GARAGE CEILING.
23. R-11 INSULATION AT GARAGE WALL.
24. TEMP. GLS. SHWR. GLS. DOOR WHERE APPLICABLE SEE I.D. DRAWINGS.
25. INTERIOR STAIR WITH RAILING SYSTEM - SEE ENLARGED STAIR DETAILS SHEET A-7.1 (REFER TO I.D. DRAWINGS) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.
26. PANTRY BUILT-IN (BY OTHERS - REFER TO I.D. DRAWINGS).
27. BUILT-IN (BY OTHERS) SEE CABINET SHOP DRAWINGS FOR DIMENSIONS.
28. ELECTRICAL PANEL IN G.W.B. BUILT OUT (REFER TO ELEC. SHEETS E-1 THRU E-4).
29. DASHED LINE INDICATES BALCONY ABOVE.
30. CONCRETE Poured CONCRETE EYEBROW BELOW - SLOPE MAXIMUM 1/8" PER FOOT.
31. STRUCTURAL COLUMN (REFER TO STRUCTURAL DRAWINGS).
32. GAS METER.
33. 8' PEDESTAL TUB (REFER TO I.D. DRAWINGS).
34. SHOWER (REFER TO I.D. DRAWINGS).
35. WGT. BAR SINK (REFER TO I.D. DRAWINGS).
36. POURED CONCRETE COLUMN.
37. 42"-H ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS SILVER POWDER COATED (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
38. 12"-VENTILATED WIRE SHELVING AND HANGING ROD.
39. 2" GARAGE DOOR RISEN RECESS (TYPICAL).
40. NOMINAL STORM DRAIN ROUTE AT THIS FLOOR LEVEL.
41. FIRE SPRINKLER RISER LOCATION.
42. TANK-LESS GAS WATER HEATER (G.C. TO SIZE ACCORDINGLY).
43. NOMINAL STORM DRAIN ROUTE IN CEILING PLENUM FROM FLOOR ABOVE (DASHED LINE).
44. COUNTER +36" A.F.F. (REFER TO INTERIOR DESIGNER DRAWINGS).
45. TERRACE / BALCONY WATER PROOFING & FLASHING SYSTEM - WATERPROOF CLEAR SEALER OVER TILE WITH THIN SET "LATRICATE" EPOXY GROUT OVER TREMCO 350/351 SYSTEM (OR EQUAL) SLOPE MINIMUM 1/8" PER FOOT (INSTALL PER MANUFACTURER'S SPECIFICATIONS) UNDERSIDE OF DECK MINIMUM 3" ICYNENE PRIME SEAL INSULATION (AVG. R-19 INSULATION ENTIRE ASSEMBLY) WHERE TERRACE / BALCONY ENCLOSURES A/C SPACE BELOW.
46. 42"-H TEMP. SAFETY GLASS RAILING SYSTEM W/ ALUM. FRAME (TO REJECT 4" SPHERE)
47. ELEC. METER W/ MAIN DISC. (G.C. TO VERIFY LOCATION W/ FPL PRIOR TO INSTALLATION).
48. 28"-H ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS ON 14"-H CONC. LOW WALL (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
49. 22"x36" ACCESS PANEL (FOR EMERGENCY ACCESS TO ELEVATOR MOTOR).
50. SMART VENT FLOOD VENT BLOCKS (VENT MUST BE INSTALLED 0" TO 12" A.F.F. ENTIRE VENT MUST BE BELOW BASE FLOOD ELEVATION / DESIGN FLOOD ELEVATION).
51. 2" STRUCTURAL BUMP OUT.
52. NOMINAL ROUTE OF HVAC SUPPLY FROM AHU #1 ABOVE AT SECOND FLOOR.
53. 2-HOUR DEMISING WALL.
54. NOMINAL ROUTE OF HVAC SUPPLY FROM AHU #3 ABOVE AT APPURTENANCE FLOOR.
55. 13" HIGH MASONRY PARAPET.
56. ROOF DECK WATER DRAIN.
57. MASONRY KNEE WALL +42" ABOVE FINISH DECK.
58. MASONRY PRIVACY WALL +6'-4" ABOVE FINISH DECK.
59. FLUSH PANEL METAL GARAGE DOOR W/ PAINTED FINISH (PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL) REFER TO DOOR SCHEDULE.
60. MASONRY PRIVACY WALL +7'-2" ABV. FIN. DECK W/ COLOR COORD. ALUM. DRIP EDGE CAP.
61. ALUM. GATE (SEE SITE PLAN & DTL.) (PRO. SHOP DWGS. FOR ARCH. REVIEW & APPROVAL).
62. PRIMER FOR PAINT (BY OTHERS) G.C. TO COORD. W/ OWNER (REFER TO I.D. DRAWINGS).
63. ADDITIONAL FREE STANDING SPA (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
64. TRACTION ELEVATOR (BY OTHERS).
65. CENTRAL VACUUM SYSTEM (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
66. 4" WIDE x 2" HIGH EMERGENCY OVERFLOW SCUPPER.
67. DASHED LINE INDICATES EYEBROW ABOVE.
68. TERRACE / AMENITY DECK WATER DRAIN.
69. GENERATOR (BY OTHERS UNDER SEPARATE PERMIT) G.C. TO COORDINATE SIZING REQ'S.
70. EPOXY PAINT FINISH ON GARAGE FLOOR (G.C. TO COORDINATE W/ OWNER / I.D. DWGS.).
71. T.V. NICHE 4" INSET FROM FACE OF MASONRY WALL (G.C. TO COORD. SIZING W/ ELEC. SUB).
72. 48" ELECTRIC / INDUCTION RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
73. GAS BARBECUE.
74. RAYNOR GLASS OVER HEAD DOOR (PROVIDE NOA AND SHOP DWGS. FOR ARCH. REVIEW & APPROVAL) REFER TO DOOR SCHEDULE.
75. APPLIED PORCELAIN TILE OVER WATER PROOFING ON MASONRY WALL (G.C. TO COORDINATE FINISH SELECTION WITH OWNER) TYP. @2ND FLR. BALCONY END BUMP-OUTS.
76. FASCIA BOARD CONCEALED DRAPERY POCKET (REFER TO I.D. DRAWINGS).
77. STRUCT. COL. CLAD IN CLEAR ANODIZED ALUM. TO MATCH WINDOW (SEE STRUCT. DWGS.).
78. SHOWER SEAT +22" A.F.F. (REFER TO INTERIOR DRAWINGS).

NOTES

1. ALL FINISHES AND PAINT COLORS SHALL BE SELECTED BY INTERIOR DESIGNER.
 2. 5/8" THICK DENS-SHIELD SHALL BE INSTALLED IN LIEU OF GYPSUM BD. @ ALL WET AREAS.
 3. MIRRORS SHALL BE INSTALLED OVER ALL VANITIES. HEIGHT & WIDTH SHALL BE DETERMINED BY INTERIOR DESIGNER.
 4. ALL EXPOSED GYP. BD. WALLS AND CEILING SHALL RECEIVE 2 COATS OF FLAT LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 5. ALL INTERIOR WOOD, DOORS, BASE OR TRIM SHALL RECEIVE 2 COATS OF SEMI-GLOSS LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 6. FINISH FOR CLOSETS SHALL BE SAME AS FINISH OF ROOM CLOSET IS IN (U.O.).
 7. ALL KITCHEN, LAUNDRY ROOM, FINISHED BATHROOMS & POWDER ROOMS SHALL HAVE IMPERVIOUS FLOORING & BASE.
- NOTE: ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR)

WALL HATCH SCHEDULE

Denotes Sound Attenuation Insulation Within Wall
Denotes R-11 Batt Insulation Within Wall

NORTH UNIT BUILDING AREA CALCULATIONS

GROUND FLOOR A/C	886 SQ.FT.
SECOND FLOOR A/C	1,322 SQ.FT.
THIRD FLOOR A/C	694 SQ.FT.
APPURTENANCE A/C	145 SQ.FT.
TOTAL A/C	3,047 SQ.FT.
GARAGE	452 SQ.FT.
BALCONIES	560 SQ.FT.
TERRACE	472 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,531 SQ.FT.

SOUTH UNIT BUILDING AREA CALCULATIONS

GROUND FLOOR A/C	889 SQ.FT.
SECOND FLOOR A/C	1,324 SQ.FT.
THIRD FLOOR A/C	680 SQ.FT.
APPURTENANCE A/C	175 SQ.FT.
TOTAL A/C	3,068 SQ.FT.
GARAGE	452 SQ.FT.
BALCONIES	565 SQ.FT.
TERRACE	427 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,512 SQ.FT.

SECOND FLOOR PLAN

A-1.2

NORTH

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

CHARLES JONES ARCHITECTURE

RICHARD JONES
ARCHITECTURE

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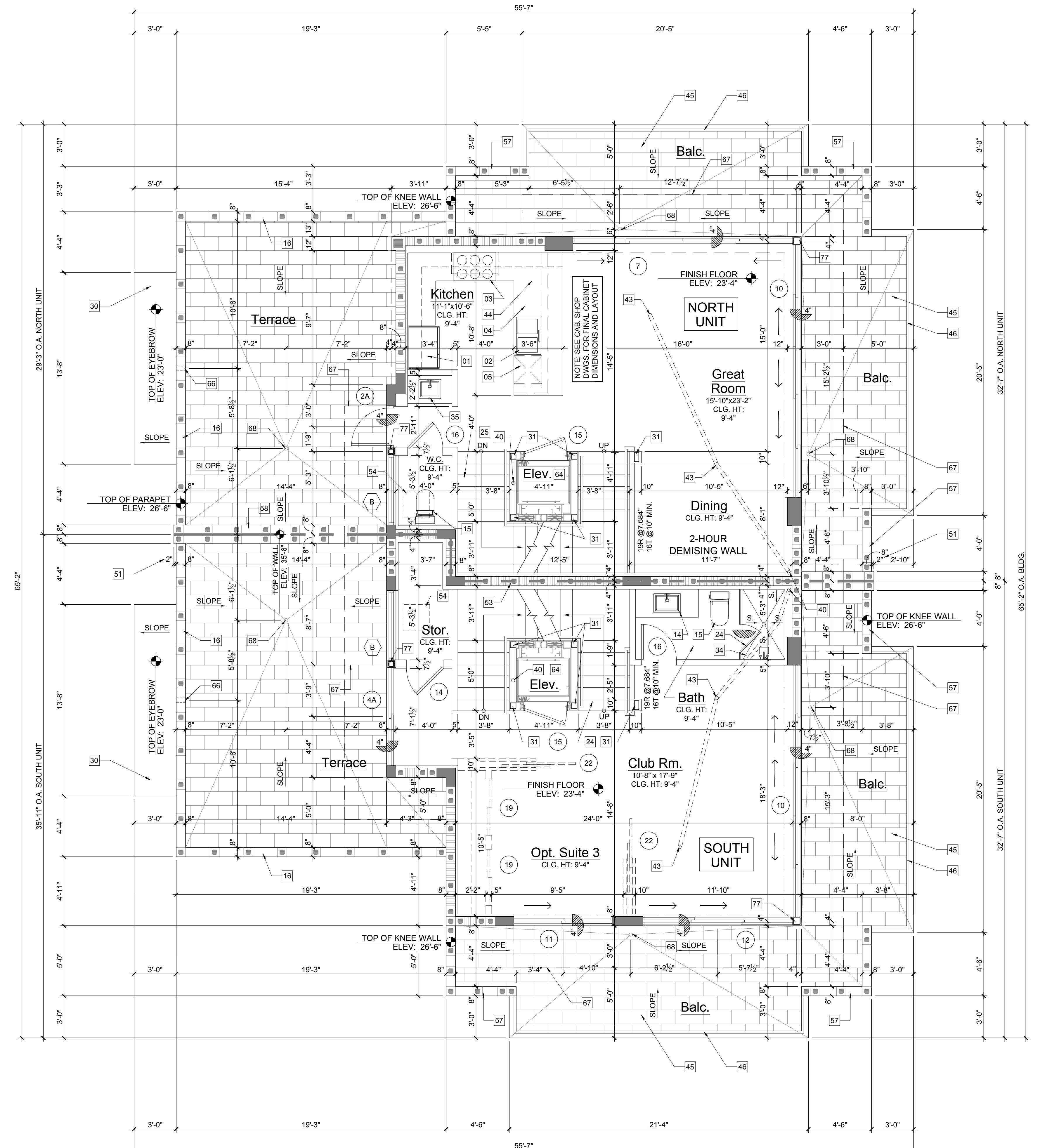
THIRD
FLOOR
PLAN

A-1.3

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Third Floor Plan

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



KEY NOTES

- 48" REFRIGERATOR/FREEZER (REFER TO I.D. DRAWINGS).
- DOBLE BOWL SINK w/ DISPOSAL (REFER TO I.D. DRAWINGS).
- 48" GAS RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
- UNDER COUNTER MICROWAVE DRAWER (REFER TO I.D. DRAWINGS).
- DRINKWARE CENTER (REFER TO I.D. DRAWINGS).
- ELECTRIC CAR-CHARGING STATION w/ DEDICATED CIRCUIT (G.C. TO COORD. W/ OWNER)
- KITCHEN ISLAND w/ KNEE SPACE, COUNTER +36" A.F.F. (REFER TO I.D. DWGS.)
- HOSE BIB (ALSO REFER TO SHEET SP-1 SITE PLAN FOR ADDITIONAL LOCATIONS).
- WASHING MACHINE (REFER TO I.D. DRAWINGS).
- DRYER - VENT TO EXTERIOR (REFER TO I.D. DRAWINGS).
- UNDER COUNTER REFRIGERATOR (REFER TO I.D. DRAWINGS).
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- LAUNDRY SINK (REFER TO I.D. DRAWINGS).
- LAVATORY (REFER TO I.D. DRAWINGS).
- WATER CLOSET (REFER TO I.D. DRAWINGS).
- MASONRY PARAPET +42" ABOVE FINISH ROOF DECK.
- AIR HANDLER UNIT #1 W/ DUAL CONDENATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #2 W/ DUAL CONDENATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #3 W/ DUAL CONDENATE OVERFLOW EMERG. SHUT OFF SENSORS.
- FLOOR DRAIN, VERIFY LOCATION IN FIELD. SLOPE FLR. TO DRAIN
- CONCRETE STEPS (REFER TO STRUCTURAL DRAWINGS).
- R-11 INSULATION AND TYPE X GYPSUM BOARD AT GARAGE CEILING.
- R-11 INSULATION AT GARAGE WALL.
- TEMP. GLS. SHWR. ENCLOS. (W/ TEMP. GLS. DOOR WHERE APPLICABLE) SEE I.D. DRAWINGS.
- INTERIOR STAIR WITH RAILING SYSTEM - SEE ENLARGED STAIR DETAILS SHEET A-7.1 (REFER TO I.D. DRAWINGS) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.
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- ELECTRICAL PANEL IN G.W.B. BUILT OUT (REFER TO ELEC. SHEETS E-1 THRU E-4).
- LINE INDICATES BALCONY ABOVE.
- CANTILEVERED CONCRETE EYEBROW BELOW - SLOPE MAXIMUM 1/8" PER FOOT.
- STRUCTURAL COLUMN (REFER TO STRUCTURAL DRAWINGS).
- GAS METER.
- 6' PEDESTAL TUB (REFER TO I.D. DRAWINGS).
- SHOWER (REFER TO I.D. DRAWINGS).
- WET-BAR SINK (REFER TO I.D. DRAWINGS).
- POURED CONCRETE COLUMN.
- 42" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS SILVER POWDER COATED (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- 12" VENTILATED WIRE SHELVING AND HANGING ROD.
- 2" GARAGE DOOR Recess (TYPICAL).
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- TANK-LESS GAS WATER HEATER (G.C. TO SIZE ACCORDINGLY).
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- COUNTER +36" A.F.F. (REFER TO INTERIOR DESIGNER DRAWINGS).
- TERACE / BALCONY WATER PROOFING & FLASHING SYSTEM - WATERPROOF CLEAR SEALER OVER TILE WITH THIN SET "LATERICRETE" EPOXY GROUT OVER TREMCO 350/351 SYSTEM (OR EQUAL) SLOPE MINIMUM 1/8" PER FOOT (INSTALL PER MANUFACTURER'S SPECIFICATIONS) UNDERSIDE OF DECK MINIMUM 3" ICYNENE PRO SEAL INSULATION (AVG. R-19 INSULATION ENTIRE ASSEMBLY) WHERE TERRACE / BALCONY ENCLOSES A/C SPACE BELOW.
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- MASONRY PRIVACY WALL +7'-2" ABV. HN. DECK W/ COLOR COORD. ALUM. DRIP EDGE CAP.
- ALUM. DOOR (SEE SITE PLAN & DOOR SCHEDULE) FOR ARCH. REVIEW & APPROVAL.
- PRE-FAB GAS FIRE PIT (BY OTHERS) G.C. TO COORD. W/ OWNER (REFER TO I.D. DRAWINGS).
- OPTIONAL FREE STANDING SPA (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
- TRACTION ELEVATOR BY OTHERS.
- CENTRAL VACUUM SYSTEM (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
- 4" WIDE x 2" HIGH EMERGENCY OVERFLOW SCUPPER.
- DASHED LINE INDICATES EYEBROW ABOVE.
- TERACE / AMENITY DECK WATER DRAIN.
- GENERATOR (BY OTHERS UNDER SEPARATE PERMIT) G.C. TO COORDINATE SIZING REQ'S.
- EPoxy PAINT FINISH ON GARAGE FLOOR (G.C. TO COORDINATE W/ OWNER I.D. DWGS.).
- T.V. NICHE 4" INSET FROM FACE OF MASONRY WALL (G.C. TO COORD. SIZING W/ ELEC. SUB).
- 48" ELECTRIC / INDUCTION RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
- GAS BARBECUE.
- RAYNOR GLASS OVER HEAD DOOR (PROVIDE NOA AND SHOP DWGS. FOR ARCH. REVIEW & APPROVAL) REFER TO DOOR SCHEDULE.
- APPLIED PORCELAIN TILE OVER WATER PROOFING ON MASONRY WALL (G.C. TO COORDINATE FINISH SELECTION WITH OWNER) TYP. #2ND FLR. BALCONY END BUMP-OUTS.
- FASCIA BOARD CONCEALED DRAPERY POCKET (REFER TO I.D. DRAWINGS).
- STRUCT. COL. CLAD IN CLEAR ANODIZED ALUM. TO MATCH WINDOW (SEE STRUCT. DWGS.).
- SHOWER SEAT +22" A.F.F. (REFER TO INTERIOR DRAWINGS).

NOTES

- ALL FINISHES AND PAINT COLORS SHALL BE SELECTED BY INTERIOR DESIGNER.
 - 5/8" THICK DENS-SHIELD SHALL BE INSTALLED IN LIEU OF GYPSUM BD. @ ALL WET AREAS.
 - MIRRORS SHALL BE INSTALLED OVER ALL VANITIES. HEIGHT & WIDTH SHALL BE DETERMINED BY INTERIOR DESIGNER.
 - ALL EXPOSED GYP. BD. WALLS AND CEILING SHALL RECEIVE 2 COATS OF FLAT LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 - ALL INTERIOR WOOD, DOORS, BASE OR TRIM SHALL RECEIVE 2 COATS OF SEMI-GLOSS LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 - FINISH FOR CLOSETS SHALL BE SAME AS FINISH OF ROOM CLOSET IS IN (U.O.N.).
 - ALL KITCHEN, LAUNDRY ROOM, FINISHED BATHROOMS & POWDER ROOMS SHALL HAVE IMPERVIOUS FLOORING & BASE.
- NOTE: ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR)

WALL HATCH SCHEDULE

Denotes Sound Attenuation Insulation Within Wall
Denotes R-11 Batt Insulation Within Wall

NORTH UNIT BUILDING AREA CALCULATIONS

GROUND FLOOR A/C	886 SQ.FT.
SECOND FLOOR A/C	1,322 SQ.FT.
THIRD FLOOR A/C	694 SQ.FT.
APPURTENANCE A/C	145 SQ.FT.
TOTAL A/C	3,047 SQ.FT.

GARAGE	452 SQ.FT.
BALCONIES	560 SQ.FT.
TERACE	472 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,531 SQ.FT.

SOUTH UNIT BUILDING AREA CALCULATIONS

GROUND FLOOR A/C	889 SQ.FT.
SECOND FLOOR A/C	1,324 SQ.FT.
THIRD FLOOR A/C	680 SQ.FT.
APPURTENANCE A/C	175 SQ.FT.
TOTAL A/C	3,068 SQ.FT.

GARAGE	452 SQ.FT.
BALCONIES	565 SQ.FT.
TERACE	427 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,512 SQ.FT.

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COMMISSION # 17-058
DESIGNER: RJ
DRAWN BY: GsJ
PLAN REVIEW: RJ

SUBMITTALS:
CLASS V
SPECIAL SITE
PLAN
SUBMITTAL

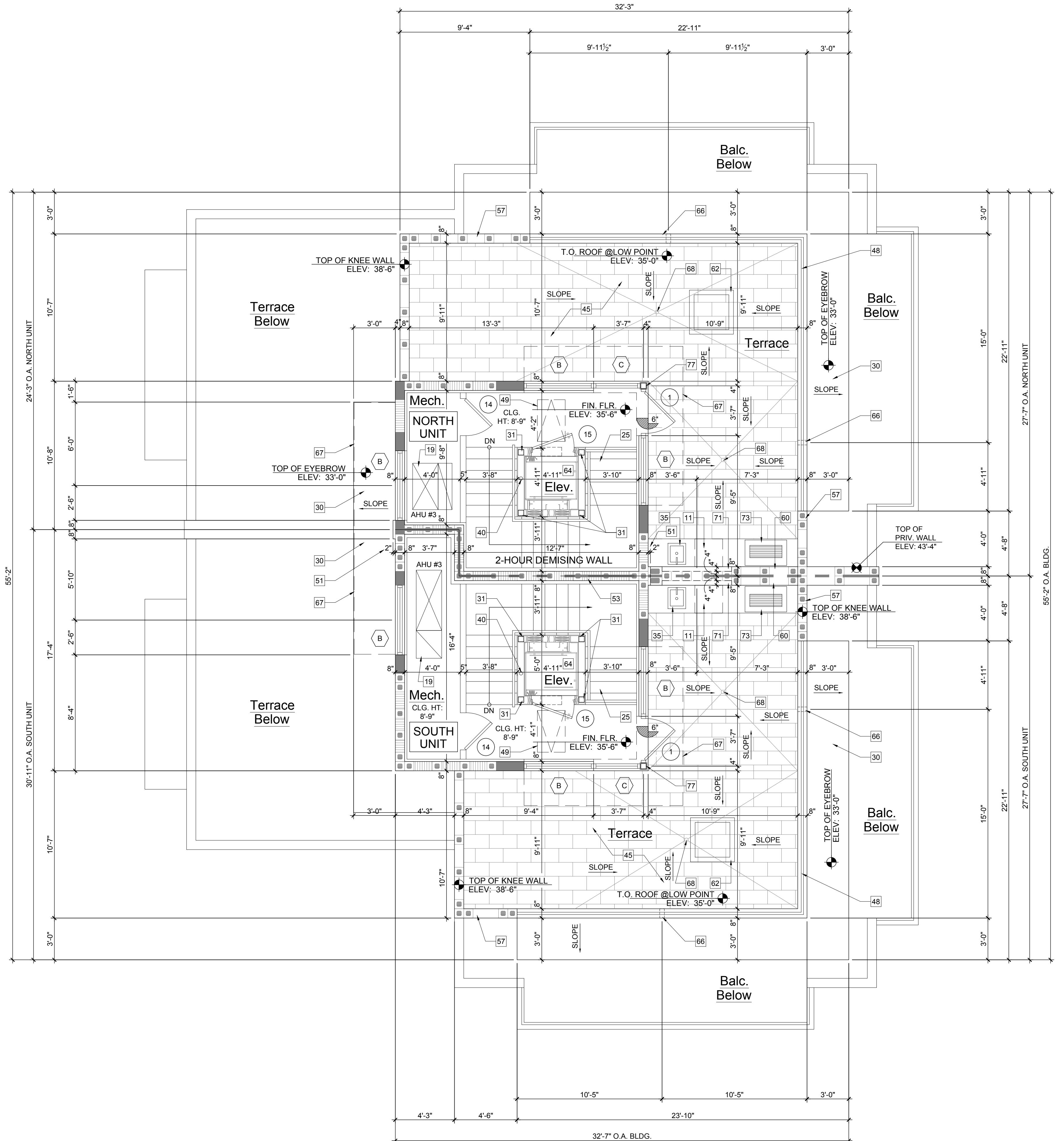
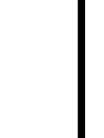
10.25.19
REVISIONS:

ROOF
TERRACE
PLAN

A-1.4

Roof Terrace Plan

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



KEY NOTES

- 48" REFRIGERATOR/FREEZER (REFER TO I.D. DRAWINGS).
- DOUBLE BOWL SINK w/ DISPOSAL (REFER TO I.D. DRAWINGS).
- 48" GAS RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
- UNDER COUNTER MICROWAVE DRAWER (REFER TO I.D. DRAWINGS).
- DISHWASHER (REFER TO I.D. DRAWINGS).
- ELECTRIC CAR CHARGING STATION w/ DEDICATED CIRCUIT (G.C. TO COORD. W/ OWNER)
- KITCHEN ISLAND w/ KNEE SPACE - COUNTER +30" A.F.F. (REFER TO I.D. DWGS.)
- HOSE BIB (ALSO REFER TO SHEET SP-1 SITE PLAN FOR ADDITIONAL LOCATIONS).
- WASHING MACHINE (REFER TO I.D. DRAWINGS).
- DRYER - VENT TO EXTERIOR (REFER TO I.D. DRAWINGS).
- UNDER COUNTER REFRIGERATOR (REFER TO I.D. DRAWINGS).
- FLAT HEADER +8'-0" ABOVE FINISH FLOOR.
- LAUNDRY SINK (REFER TO I.D. DRAWINGS).
- LAVATORY (REFER TO I.D. DRAWINGS).
- WATER CLOSET (REFER TO I.D. DRAWINGS).
- MASONRY PARAPET +42" ABOVE FINISH ROOF DECK.
- AIR HANDLER UNIT #1 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #2 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #3 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- FLOOR DRAIN VERIFY LOCATION IN FIELD. SLOPE FLR. TO DRAIN
- CONCRETE STEPS (REFER TO STRUCTURAL DRAWINGS).
- R-11 INSULATION AND TYPE X' GYPSUM BOARD AT GARAGE CEILING.
- R-11 INSULATION AT GARAGE WALL.
- TEMP. GLS. SHWR. ENCL. (W/ TEMP. GLS. DOOR WHERE APPLICABLE) SEE I.D. DRAWINGS.
- INTERIOR STAIR WITH RAILING SYSTEM - SEE ENLARGED STAIR DETAILS SHEET A-7.1 (REFER TO I.D. DRAWINGS) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.
- PANTRY BUILT-IN (BY OTHERS - REFER TO I.D. DRAWINGS).
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- ELECTRICAL PANEL IN G.W.B. BUILT OUT (REFER TO ELEC. SHEETS E-1 THRU E-4).
- DADED LINE INDICATES BALCONY ABOVE.
- CONCRETE REVERSED CONCRETE EYEBROW BELOW - SLOPE MAXIMUM 1/8" PER FOOT.
- STRUCTURAL COLUMN (REFER TO STRUCTURAL DRAWINGS).
- GAS METER.
- 6' PEDESTAL TUB (REFER TO I.D. DRAWINGS).
- SHOWER (REFER TO I.D. DRAWINGS).
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- POURED CONCRETE COLUMN.
- 42" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS (SILVER POWDER COATED (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- 12" VENTILATED WIRE SHELVING AND HANGING ROD.
- 2" GARAGE DOOR RIM RECESS (TYPICAL).
- NOMINAL STORM DRAIN ROUTE AT THIS FLOOR LEVEL.
- FIRE SPRINKLER RISER LOCATION.
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- TERACE / BALCONY WATER PROOFING & FLASHING SYSTEM - WATERPROOF CLEAR SEALER OVER TILE WITH THIN SET "LATRICATE" EPOXY GROUT OVER TREMCO 350/351 SYSTEM (OR EQUAL) SLOPE MINIMUM 1/8" PER FOOT (INSTALL PER MANUFACTURER'S SPECIFICATIONS) UNDERSIDE OF DECK MINIMUM 3" ICYNENE PRO SEAL INSULATION (AVG. R-19 INSULATION ENTIRE ASSEMBLY) WHERE TERACE / BALCONY ENCLOSES A/C SPACE BELOW.
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- 28" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- 22"x36" ACCESS PANEL (FOR EMERGENCY ACCESS TO ELEVATOR MOTOR).
- SMART VENT FLOOD VENT BLOCKS (VENT MUST BE INSTALLED 0" TO 12" A.F.F. ENTIRE VENT MUST BE BELOW BASE FLOOD ELEVATION / DESIGN FLOOD ELEVATION).
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- MASONRY PRIVACY WALL +7'-2" ABV. FIN. DECK W/ COLOR COORD. ALUM. DRIP EDGE CAP.
- ALL GATE (SEE SITE PLAN & DTL.) (PRO. SHOP DWGS. FOR ARCH. REVIEW & APPROVAL).
- PRE-PAINTED METAL (BY OTHERS) G.C. TO COORD. W/ OWNER (REFER TO I.D. DRAWINGS).
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WALL HATCH SCHEDULE

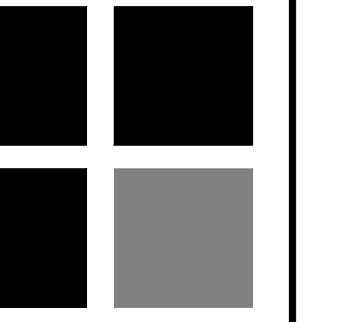
DENOTES SOUND ATTENUATION INSULATION WITHIN WALL
DENOTES R-11 BATT INSULATION WITHIN WALL

NORTH UNIT BUILDING AREA CALCULATIONS

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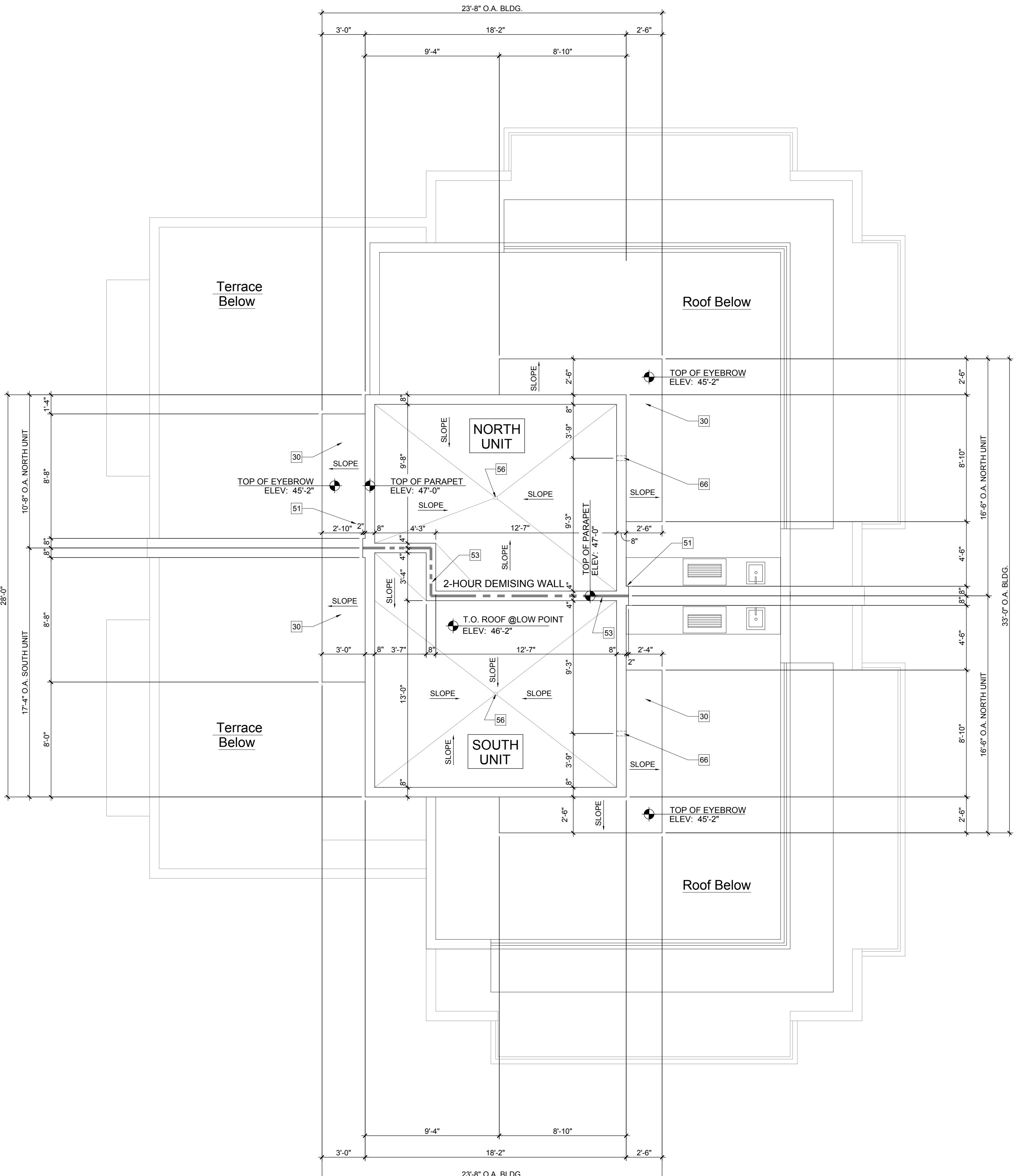
RICHARD JONES  ARCHITECTURE 10 S.E. FIRST AVENUE SUITE 102 DELRAY BEACH, FLORIDA 33444 V. 561.274.9186 F. 561.274.9196 AA26001617 IB26001056 WWW.RJARCHITECTURE.COM
100 GLEASON STREET DELRAY BEACH JOHN DELONIBUS 100 GLEASON STREET DELRAY BEACH, FL 33483



A-2

Upper Roof Plan

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



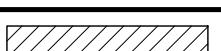
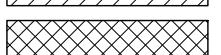
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- UNDER COUNTER MICROWAVE DRAWER (REFER TO ID DRAWINGS).
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- EL. RANGE/OVEN (REFER TO I.D. DRAWINGS).
- KITCHEN ISLAND w/ KNIFE BLOCK COUNTER +36" A.F.F. (REFER TO I.D. DWGS.)
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SECOND FLOOR A/C	1,324 SQ.FT.
THIRD FLOOR A/C	680 SQ.FT.
APPURTENANCE A/C	175 SQ.FT.
TOTAL A/C	3,068 SQ.FT.

GARAGE	452 SQ.FT.
BALCONIES	560 SQ.FT.
TERRACE	472 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,531 SQ.FT.

GARAGE	452 SQ.FT.
BALCONIES	565 SQ.FT.
TERRACE	427 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,512 SQ.FT.

FRICHAARD JONES ARCHITECTURE

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COMMISSION # 17-058

DESIGNER: RJ

DRAWN BY: GsJ

PLAN REVIEW: RJ

SUBMITTALS:

CLASS V 10.25.19

SPECIAL SITE

PLAN

SUBMITTAL

REVISIONS:

ELEVATION NOTES

MN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME

W AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

COPPER (REFER TO DETAIL 2 SHEET A-7.3)

LS - SHERWIN WILLIAMS PURE WHITE 7005

DOORS AND WINDOWS - CLEAR ANODIZED

NG - SILVER POWDER COATED

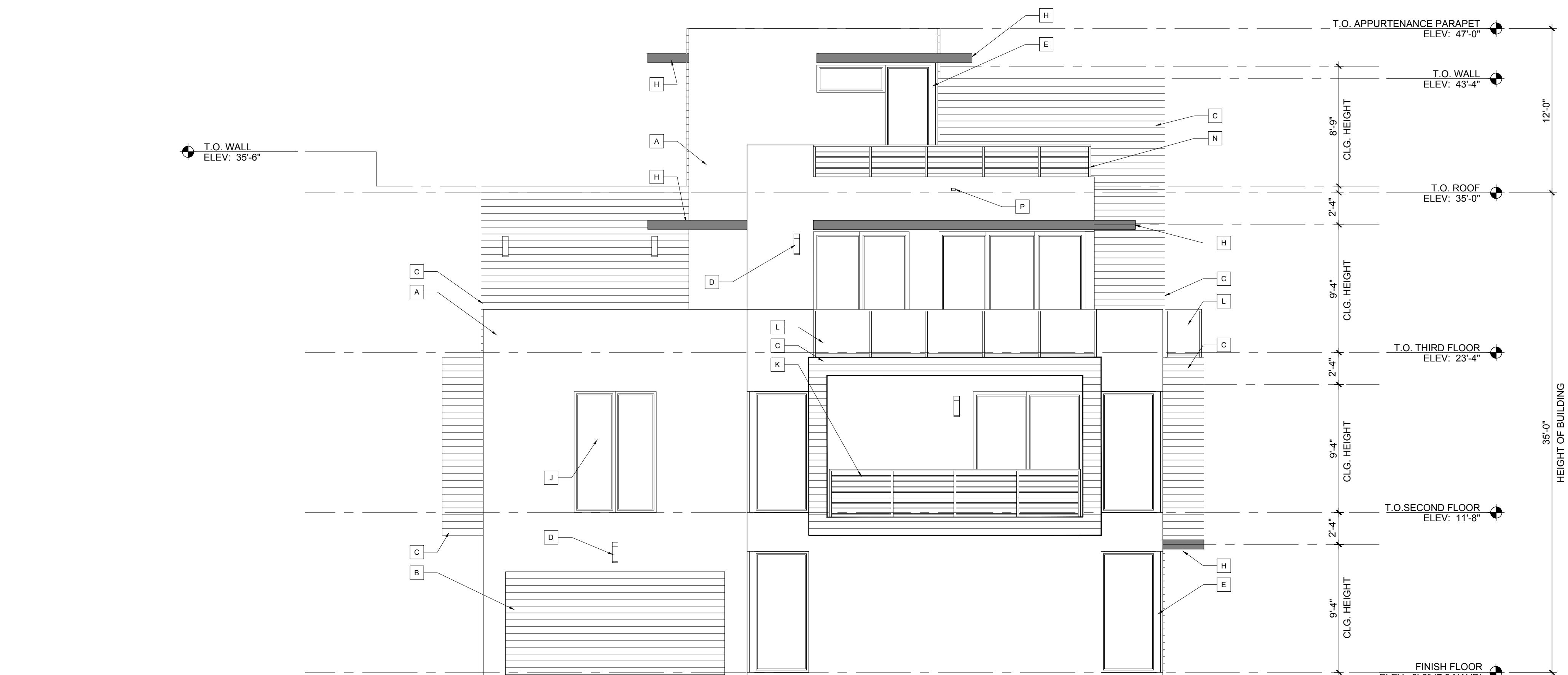
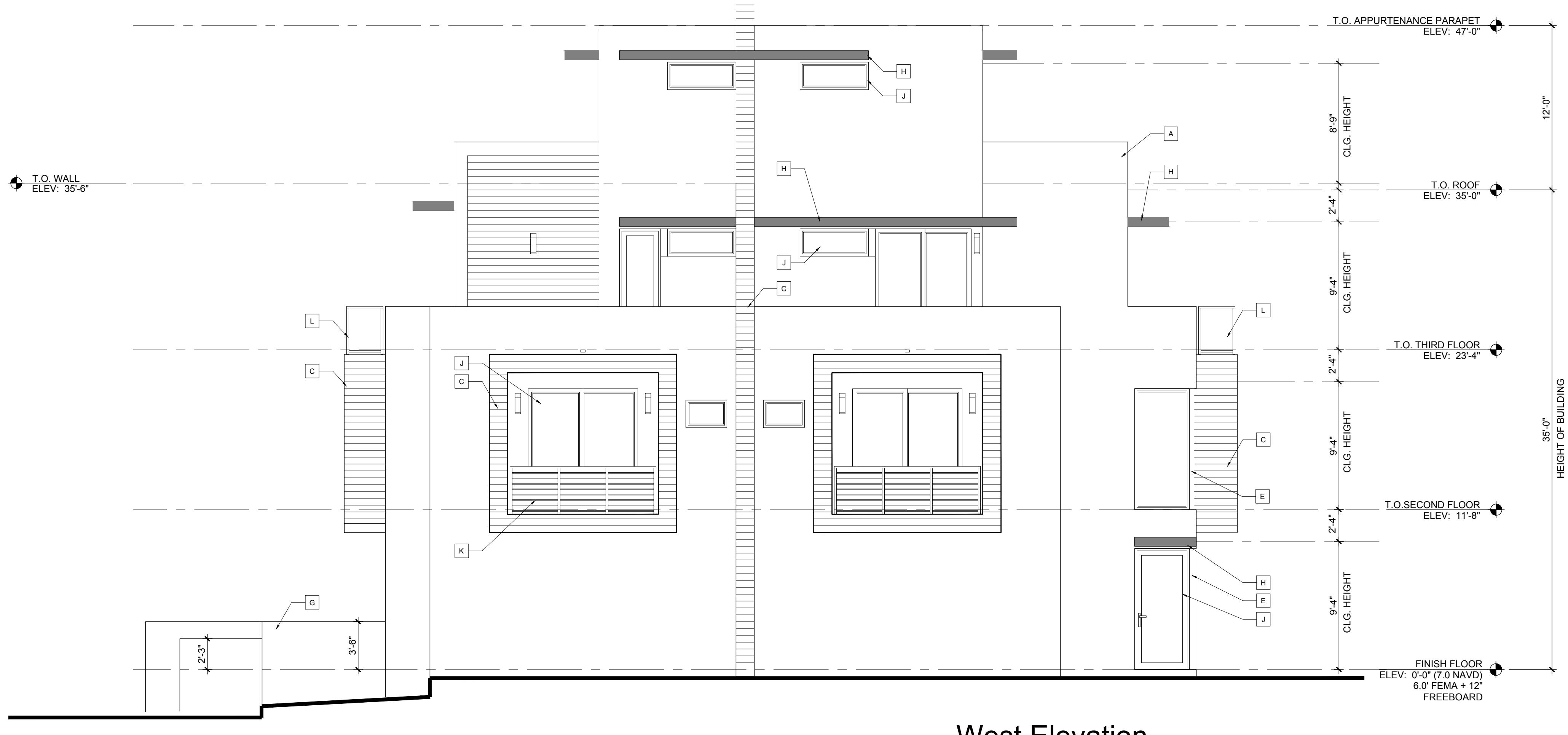
A-3.1

East Elevation

Scale: 3/16"=1'-0"

North Elevation

Scale: 3/16"=1'-0"



ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	FLUSH PANEL METAL GARAGE DOOR W/ SILVER FINISH - SEE DOOR SCHEDULE (PROVIDE NOA & SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL)
C	APPLIED PORCELAIN TILE OVER WATER PROOFING ON MASONRY WALL (G.C. TO COORDINATE FINISH SELECTION WITH OWNER).
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUMINUM GATES BY SOUTHERN FLORIDA ALUMINUM (OR EQUAL) REFER TO FLOOR PLAN & DETAILS
G	MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH (REFER TO STRUCTURAL DRAWINGS)
H	CONCRETE ROOF/EYEBROW (REFER TO STRUCTURAL DRAWINGS)
J	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
K	42" HIGH ALUMINUM RAILING SYSTEM W/ 3/4" SQ. HORIZONTAL TUBING W/ RECESSED MOUNTED POSTS (TO REJECT 4" DIA. SPHERE) PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL
L	42" HIGH TEMPERED SAFETY GLASS RAILING SYSTEM W/ ALUMINUM FRAME (TO REJECT 4" DIAMETER SPHERE) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL
M	RAYNOR GLASS / METAL GARAGE DOOR W/ CLEAR ANODIZED FINISH - SEE DOOR SCHEDULE (PROVIDE NOA & SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL)
N	28" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORZ. TUBING W/ RECESSED MOUNTED POSTS ON 14" H. CONC. LOW WALL (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
P	EMERGENCY OVERFLOW SCUPPER (REFER TO DETAIL 2 SHEET A-7.3)

WEST AND SOUTH ELEVATION
WALLS - SHERWIN WILLIAMS PURE WHITE 7005 EYEBROWS - SHERWIN WILLIAMS SKYLINE STEEL 1015 DOORS AND WINDOWS - CLEAR ANODIZED RAILING - SILVER POWDER COATED

A-3.2

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WEST AND
SOUTH
ELEVATION