



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

## ADMINISTRATIVE APPROVAL

### Roka Hula

Meeting	File No.	Application Type
July 8, 2025 (Appealable)	2025-008	Level 2 Site Plan Application
Property Owner	Agent	
290 East Atlantic LLC	Anthony Fichera	

**Request**  
 Administrative approval of a Level 2 Site Plan Modification for a new exterior walk-in cooler/freezer and additional seating along the breezeway.

### Site Data & Information

**Location:** 270 E. Atlantic Avenue

**PCN:** 12-43-46-16-K2-000-2700

**Property Size:** 0.391 acres

**Land Use Designation:** Commercial Core (CC)

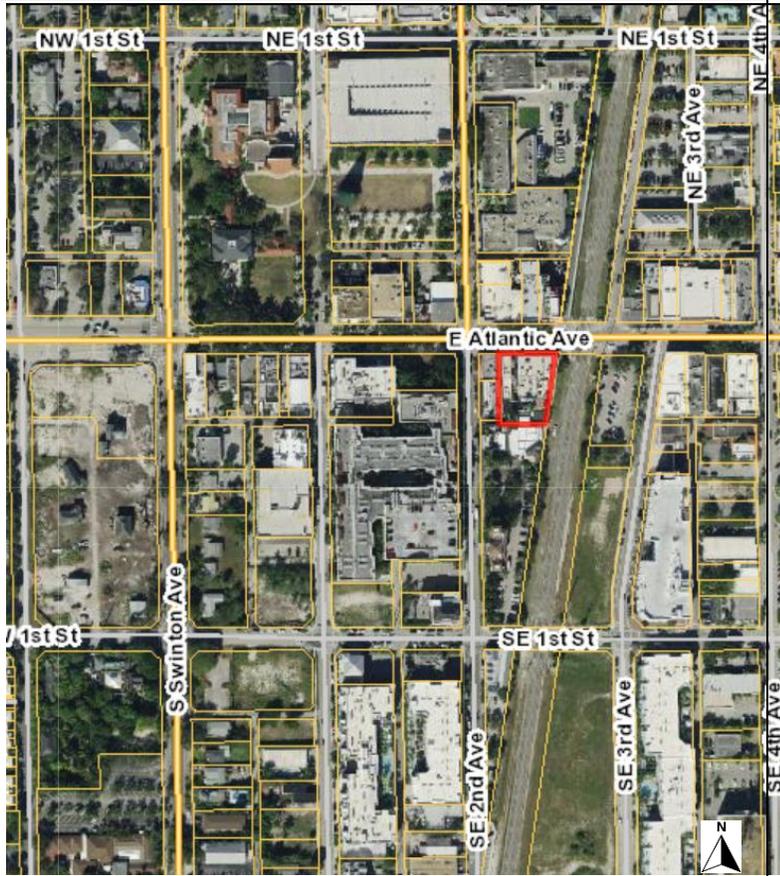
**Zoning District:** Central Business (CBD) District, Central Core Sub-district

**Adjacent Zoning:**

- **North, South, East & West:** CBD, Central Core Sub-district

**Existing Use:**  
Restaurant

**Proposed Use:**  
Restaurant



## Background

The subject property was constructed in 1926. It consists of unit 270 of the Avenue East subdivision. The property is located on the south side of Atlantic Avenue and is separated from the building to the west by a pedestrian walkway. The property is adjacent to the FEC Railway tracks to the east.

At its meeting of December 14, 2011, the Site Plan Review and Appearance Board (SPRAB) approved a Class I Site Plan Modification for the prior tenant "75 Main" which involved the installation of a new sliding glass door along the west side of the building, the installation of wall mounted light fixtures, refitting of the existing awnings along the west side of the tenant space, and the replacement of the awning along the north side of the building.



At its meeting of December 11th, 2013, SPRAB approved a Class I Site Plan Modification which included the replacement of the existing storefront awnings, the installation of continuous awnings, and the addition of a two-panel folding door system.

During the COVID-19, the City allowed for temporary outdoor dining through an application process. On May 21, 2020, the City approved temporary outdoor dining request for Taverna Opa. The approval was specific to the business and any modifications or change of tenant would terminate the temporary outdoor dining.

The following has been reviewed and approved for the Roka Hula establishment:

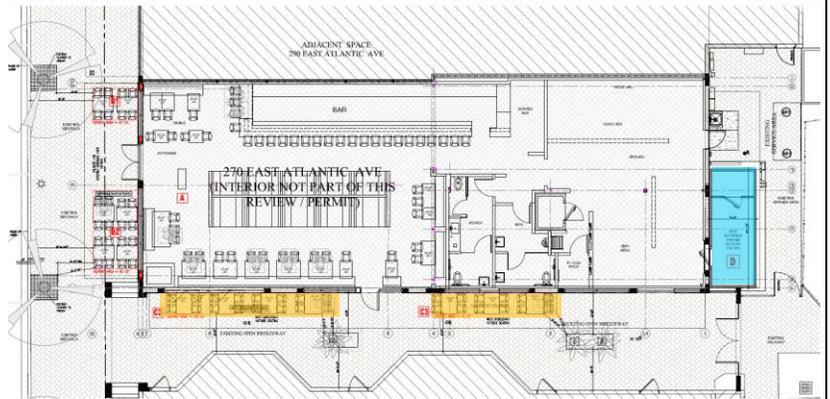
- A Level 1 Site Plan Modification for architectural elevation changes was approved administratively on March 20, 2025.
- An In-Lieu of Parking Fee application, for four (4) additional required parking spaces was approved by the City Commission on June 3, 2025. The approval of the In-Lieu Parking request was required prior to the review and approval of this Level 2 Site Plan Application.



## Description of Proposal

The proposed Level 2 Site Plan Modification includes the installation of a new exterior walk-in cooler and freezer, depicted in blue, and the addition of outdoor seating along the breezeway, depicted in orange.

The expansion in useable square footage resulting from the improvements triggered an increase in the minimum required parking by four spaces; the applicant satisfied this requirement through the approved In-Lieu Parking Fee, which provides an alternative compliance path in accordance with the provisions of the Land Development Regulations.



## Review & Analysis

### Site Plan

#### LDR Section 2.4.10(A)(1)(b), Level 2 Site Plan Applications

*Include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.*

#### LDR Section 2.4.10(A)(2)(c)1., Administrative Review

*Level 1 and Level 2 Site Plan applications may be approved, denied, or approved with conditions pursuant to Article 2.2 by the Director. The Director has the sole discretion to elevate Level 1 and Level 2 Site Plan applications to board review with a written determination for the action.*

#### LDR Section 2.4.10(A)(5)(b), Appeals.

*Approvals by the Director on Level 2 Site Plan applications shall be reported to the City Commission on the Appealable Report.*

The proposed restaurant improvements qualify as a Level 2 Site Plan application pursuant to the criteria of an addition to an existing non-residential development under 15,000 gross square feet. This designation allows for administrative review and approval by the Director. In accordance with procedural requirement, all Level 2 Site Plan approvals must be included in the City Commission's Appealable Report to provide an opportunity for public review. Accordingly, this application is listed in the Appealable Report to ensure transparency and compliance with Land Development Regulations.

#### LDR Section 2.4.10(A)(3). Findings

*All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.*

*(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.*

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

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

The site plan application requires compliance with b, c, and d listed above. The analysis of the required findings is further identified below.

#### LDR Section 3.1.1 Required Findings

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

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

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

The subject property has a Land Use Map designation of Commercial Core (CC), and a zoning designation of CBD, Central Core Sub-district. The restaurant use is an existing use, and pursuant to Table NDC-1 of the Always Delray Comprehensive Plan, CBD is compatible with the CC land use designation.

**(B) Concurrency.** *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer: No modifications are proposed to the existing water and sewer system.

Drainage: No modifications are proposed to the existing drainage.

Transportation: The proposed modifications are not anticipated to create any traffic concerns.

Parks and Open Space: N/A

Solid Waste: The Solid Waste Authority has reviewed the modifications and has indicated that its facilities have sufficient capacity to accommodate all development proposals until 2054.

Public School: N/A

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

### **Article 3.2 Performance Standards**

The following standards contained in Article 3.2 are applicable:

**LDR Section 3.2.1, Basis for Determining Consistency** requires a determination of overall consistency with the Comprehensive Plan,

**LDR Section 3.2.3, Standards for site plan and/or plat actions,** and

**LDR Section 3.2.4, Standards for Specific Areas or Purposes addresses** development compliance in various areas.

The proposed development generally aligns with the applicable standards, and there are no identified concerns regarding its overall consistency with Article 3.2. as discussed in detail below.

**LDR Section 3.2.1. Basis for Determining Consistency.** The following applicable objectives or policies from the Always Delray Comprehensive Plan apply to the request.

### **Comprehensive Plan**

A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable objectives or policies were noted:

### **Neighborhoods, Districts, and Corridors Element**

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

Policy NDC 1.3.7 *Implement the Commercial Core land use designation using form-based code to provide for adaptive-reuse, development, and redevelopment that preserves the downtown's historic moderate scale, while promoting a balanced mix of uses that*

*will help the area continue to evolve into a traditional, self-sufficient downtown.*

Policy NDC 2.2.7 *Within the Commercial Core, locate and design off-street parking areas in a manner that does not detract from the character by providing standards in the Land Development Regulations, such as locating parking to the side or rear of buildings, limiting size of lots, and landscaping and façade requirements. Large fields of parking between building facades and streets are generally not desirable.*

**LDR Section 3.2.3, Standards for site plan action.** The following standards are applicable to the request:

- (A) *Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.*
- (B) *All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly-accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).*
- (F) *Property shall be developed or redeveloped in a manner so that the use, intensity, and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services: are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*
- (H) *Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.*
- (I) *Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.*
- (K) *Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e. workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.*
- (L) *Development shall meet the intent of CSR 5, Energy Efficiently and Diverse Energy Mix and, where applicable, the requirements of LDR Section 7.11.1, Green Building Regulations.*

The proposed development has been evaluated for consistency with the applicable Goals, Objectives, and Policies of the Always Delray Comprehensive Plan and the regulatory standards set forth in LDR Section 3.2.3, Standards for Site Plan Action. While several standards are not applicable due to the limited scope of the request, the proposed improvements support the ongoing use of the property as a restaurant and are consistent with the Comprehensive Plan's vision for a vibrant, active, and pedestrian-oriented Central Business District. Furthermore, the development complies with the applicable site planning criteria related to circulation, scale, access, and compatibility, as outlined in Section 3.2.3. Accordingly, the proposal is found to meet the intent of both the Comprehensive Plan and the Land Development Regulations.

**LDR Section 3.2.4, Standards for Specific Areas or Purposes.** Subsection (D), Flood prone areas requires that *development proposed on land which is in a floodplain shall certify that the proper requirements for mitigation of potential flood damage have been provided.*

The site is located within Zone 4 of the Wellfield Protection Areas and is designated as Flood Zone X on the applicable Flood Map, indicating minimal risk of flooding. As the existing structure is not being expanded in a manner that would increase environmental impact, and the proposed improvements are minor and external in nature, no additional review or action is required from Palm Beach County with respect to the Wellfield Protection Area. The proposed development does not trigger any further mitigation or compliance measures under this designation.

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

**LDR Section 4.4.13, Central Business District**

The applicable regulations are outlined in the table below.

Standard/Regulation: Central Core Sub-district	Review	
<b>Setbacks</b> Table 4.4.13(C)	<b>Required:</b> <b>Front:</b> 10 feet min/15 feet max <b>Side Interior:</b> 0 or 5 feet <b>Rear:</b> 10 feet	<b>Proposed:</b> <b>Front:</b> 5.48 feet* <b>Side Interior:</b> 0 feet <b>Rear:</b> 9.10 feet*  *Existing nonconformity
<b>Height</b> Table 4.4.13(C) Atlantic Avenue Limited Height Area	<b>Maximum:</b> 3 stories and 38 feet	<b>Proposed:</b> No modifications to height.
<b>4.4.13(E)(2), Minimum Streetscape Width</b>	<b>Required:</b> 15 ft <b>Curb Zone:</b> 4 ft (min.) <b>Ped. Clear Zone:</b> 6 ft (min.) <b>Remaining Front Setback Area:</b> up to 15 ft	<b>Proposed:</b> 18 ft, 1in <b>Curb Zone:</b> 4 ft, 5in <b>Ped. Clear Zone:</b> 6 feet <b>Remaining Front Setback Area:</b> 7 ft, 8 in
<b>4.4.13(E)(2)(a)3, Remaining Front Setback Area</b>	Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the building provided views into storefront windows are not obstructed. The proposed remaining front setback area will be comprised of outdoor dining*  *Requires Sidewalk Café Permit Approval	
<b>4.4.13(E), Frontage Type: Storefront</b>	<b>Required:</b> <b>Building Setback:</b> 10 to 15 ft <b>Store Width:</b> max. 75 ft <b>Storefront Base:</b> 9 in to 3 ft <b>Glazing Height:</b> Min 8 ft <b>Required Openings:</b> Min 80% <b>Awning Projection:</b> Min 5 ft	<b>Proposed: *</b> <b>Building Setback:</b> 5.48 ft <b>Store Width:</b> 35 ft 2 inches <b>Storefront Base:</b> 33 inches <b>Glazing Height:</b> 8 ft 11 inches <b>Required Openings:</b> 83% <b>Awning Projection:</b> 9 ft and 3 inches**  *The storefront modifications were approved in File No. 2025-151 **Existing Hold Harmless Agreement for awning encroachment

**Other Development Regulations**

Standard/Regulation	Required	
<b>4.4.13(I), CBD Parking Standards</b>	<b>Required:</b> Existing Restaurant: 42 parking spaces Additions: 4 parking spaces Total: <u>46 parking spaces</u>	<b>Provided:</b> Existing Restaurant: 42 parking credits In-Lieu: 4 parking spaces* Total: 46 parking spaces  *The applicant has an approved In-Lieu of Parking request (Resolution No. 110-25) for a total of four (4) parking spaces counted towards this requirement.

<b>LDR Table 4.4.13(M), Bicycle Parking</b>	<b>Required:</b> Type I spaces – 1/2500 sf = 2 space Type II – Not Required	<b>Proposed:</b> Type I spaces 1/2500 sf = 0 spaces*  *Minor modifications are proposed, therefore the current bicycle parking is an existing nonconformity and will not be required at this time.
---	---	---

**Director Action: Administrative Approval**

The Level 2 Site Plan (2025-008) for a new exterior walk-in cooler/freezer and additional seating along the breezeway, located at 270 East Atlantic Avenue, has been administratively approved by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations. Final action is subject to the City Commission review through the appealable process.

**TAC Review Timeline**

Review No.	Submittal Date	TAC Comments Transmitted	
1	10-08-2024	11-19-2024	Total time with Applicant: <b>54 days</b>  Total time under review: <b>96 days</b>
2	12-20-2024	01-14-2025	
3	01-16-2025	02-07-2025	
4	02-28-2025	03-07-2025	

**COORDINATION NOTE**

G.C. AND ALL TRADES SHALL FULLY COORDINATE ALL PROJECT DRAWINGS AND INFORMATION, INCLUDING BUT NOT LIMITED TO, RFI'S, SUPPLEMENTAL INSTRUCTIONS, ARCHITECTURAL, MECHANICAL ENGINEERING, ELECTRICAL ENGINEERING, PLUMBING ENGINEERING, STRUCTURAL ENGINEERING, FOOD SERVICE AND EQUIPMENT PLANS AND SPECS, HOOD AND HOOD VENTILATION PLANS AND ALL OTHER WORK BY THE TENANT'S CONSULTANTS. G.C. SHALL REQUEST FROM THE TENANT THE LATEST VERSION OF ALL TENANT SUPPLIED SERVICES.

**SUBMITTAL NOTES**

1. ALL SUBMITTALS SHALL COMPLY WITH FBC 2023 (8TH EDITION) AND PALM BEACH COUNTY AMENDMENTS.
2. SHOP-DRAWINGS AND CORRESPONDING DELEGATED STRUCTURAL CALCULATIONS SHALL BE DATED, SIGNED AND SEALED BY A FLORIDA LICENSED ENGINEER, AND SHALL BE REVIEWED AND STAMPED AS REVIEWED / APPROVED BY THE G.C. PRIOR TO THE AOR & EOR REVIEW. NO EXCEPTIONS. SHOP DRAWINGS NOT REVIEWED BY THE G.C. WILL NOT BE REVIEWED BY THE AOR OR THE EOR.
3. PRODUCT APPROVALS SHALL BE MARKED UP, HIGHLIGHTED, NOTED, AND THE LIKE WITH ALL OPTIONS, SIZES, LOADS AND OTHER RELEVANT INFORMATION IDENTIFIED FOR THE SPECIFIC APPLICATION TO THIS PROJECT, AND SHALL BE REVIEWED AND STAMPED AS REVIEWED / APPROVED BY THE G.C. PRIOR TO FORWARDING TO THE AOR & EOR REVIEW. NO EXCEPTIONS. PRODUCT APPROVALS NOT REVIEWED BY THE G.C. WILL NOT BE REVIEWED AOR OR EOR.
4. ALL PRODUCT APPROVALS AND SUBMITTALS SHALL BE MARKED UP OR SELECT THE APPLICABLE INSTALLATION DETAILS (SIZE, GLASS TYPE, ALLOWABLE LOADS, ANCHORS, MULLIONS, ETC...) ON EACH PRODUCT APPROVAL/NOA.

**PERMIT PLANS AND WORK UNDER SEPARATE**

THE FOLLOWING WORK SHALL BE PERFORMED AS SEPARATE PERMITS AND IS NOT INCLUDED IN THE SCOPE OF WORK OF THESE DRAWINGS.

COMPLETE AND SUBMIT COMPLETE SIGNED AND SEALED DESIGN AND PERMIT DRAWINGS:

1. TEMPORARY BARRICADE: G.C. TO PROVIDE AND SUBMIT SIGNED AND SEALED PERMIT PLANS FOR TEMPORARY BARRICADES AS REQUIRED TO PROTECT THE PUBLIC DURING DEMOLITION AND CONSTRUCTION FOR THE DURATION OF THE PROJECT.
2. SHORING: G.C. TO PROVIDE AND SUBMIT COMPLETE SIGNED AND SEALED ENGINEERED PERMIT SHORING DRAWINGS FOR ANY AND ALL STRUCTURAL ALTERATIONS TO THE PROJECT INCLUDING, BUT LIMITED TO REMOVAL OF ANY STRUCTURAL WALL OR ROOF ELEMENT AND THE INSTALLATION ANY NEW LOAD BEARING ROOF ELEMENT AS REQUIRED. SUBMIT ENGINEERED DRAWINGS TO THE A.H.J.
3. SIGNAGE: ALL SIGNAGE UNDER SEPARATE PERMIT BY OTHERS. SUBMIT DESIGN AND PERMIT DRAWINGS
4. NOT USED

**SHOP DRAWINGS BY OTHERS**

1. ENGINEERED STOREFRONT SYSTEM SHOP DRAWINGS
2. ENGINEERED STOREFRONT ENTRANCE SHOP DRAWINGS
3. EXTERIOR AWNINGS AND CANVAS WITH ALL REQUIRED CALCULATIONS (SEPARATE ENGINEERED PERMIT DRAWINGS BY OTHERS)
4. SIGNAGE (SEPARATE PERMIT BY OTHERS)

**OMIT NOTES**

**SUMMARY OF SCOPE OF WORK FOR THIS PERMIT**

1. NORTH (ATLANTIC AVE) EXTERIOR FACADE WORK:
  - A. ARCHITECTURAL STOREFRONT MODIFICATIONS CONSISTENT WITH "CBD ARCHITECTURAL DESIGN GUIDELINES" (TO REPLACE DETERIORATED MAIN STOREFRONT AND ENTRANCE) WITH INFILL MODIFICATIONS INCLUDING A NEW 33" HIGH THICKENED KNEEWALL / BASE.
  - B. REPAIR AND REHAB ("LIKE FOR LIKE") EXISTING AWNING FRAME "A" AND INSTALL NEW FIRE RETARDANT CANVAS FABRIC (AWNING "A").
  - C. REPAIR EXISTING STUCCO W/ NEW SMOOTH STUCCO FINISH AND PAINT COLOR AT ALL EXTERIOR WALLS, TYPICAL
  - D. REPLACE EXISTING PEBBLE BASE FINISH WITH NEW PAINTED SMOOTH STUCCO BASE.
  - E. EXISTING PLANTER AT STOREFRONT TO REMAIN WITH NEW SMOOTH STUCCO FINISH AS NOTED.
2. WEST (BREEZEWAY) EXTERIOR FACADE WORK:
  - A. THREE (3) EXISTING WEST ELEVATION STOREFRONTS TO REMAIN (PAINT STOREFRONT MULLIONS CUSTOM COLOR). AND TWO (2) NON-CONFORMING STOREFRONTS AND 1 DOOR TO BE REPLACED PER THE PLANS WITH SUBSTANTIALLY LIKE FOR LIKE SYSTEMS. SEE SHEET A-7.0
  - C. REPAIR AND REHAB EXISTING AWNING ("LIKE FOR LIKE") FRAME AND INSTALL NEW FIRE RETARDANT CANVAS FABRIC (AWNING "B").
  - D. REPLACE TWO (2) EXISTING DETERIORATED AWNINGS (3' PROJECTION) WITH ONE (1) NEW CONTINUOUS CANVAS AWNING "C" (WITH 6" PROJECTION MATCHING PROFILE AND PROJECTION OF EXISTING ADJACENT AWNING "B").
  - E. REPAIR EXISTING BUILDING STUCCO AND PROVIDE NEW PAINTED SMOOTH STUCCO FINISH AT EXTERIOR WALLS, TYPICAL
  - F. REPLACE EXISTING PEBBLE BASE FINISH WITH NEW PAINTED THICKENED SMOOTH STUCCO BASE.
  - G. TWO (2) EXISTING PLANTERS IN WALKWAY TO REMAIN "AS IS".
3. SERVICE AREA EXTERIOR WORK (SEPARATE BUILDING PERMIT):
  - A. EXTERIOR SERVICE AREA STOREFRONT REMOVAL WITH NEW FINISHED MASONRY INFILL WALL.
  - B. PROPOSED NEW EXTERIOR WALK-IN COOLER
  - C. OMIT
  - D. OMIT
  - E. OMIT
  - F. PATCH AND REPAIR EXISTING STUCCO AT REAR SERVICE WALL AS REQUIRED W/ NEW SMOOTH STUCCO FINISH AND PAINT
  - H. REPLACE TWO (2) EXISTING DETERIORATED AWNINGS (6' PROJECTION) WITH NEW SIMILAR FIRE RETARDANT CANVAS AWNING "D" (8'-2" PROJECTION INTO SERVICE AREA) WITH BOTTOM OF AWNING FRAME AT 10'-0" AFF.
  - L. PROVIDE ARTIFICIAL "IVY" PANELS AT EXISTING SERVICE AREA ALUMINUM FENCE AND GATES TO FULLY SCREEN SERVICE AREA FROM COMMON WALKWAY.

**SUMMARY OF SCOPE OF MEP ENGINEERING WORK**

1. NO NEW MECHANICAL WORK
  2. NO NEW PLUMBING WORK
  3. NO NEW ELECTRICAL WORK
- ALL LIGHTING REPLACES EXISTING OR RELOCATED EXISTING WIRED J-BOX ON EXISTING CIRCUIT. ALL ELECTRICAL WORK WAS PERMITTED DURING THE SEPARATE INTERIOR PERMIT

**PROPOSED EXTERIOR FACADE ALTERATIONS AND NEW STOREFRONT**

at  
**ROKA HULA**  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444



SHOWN WITH NO SHADOWS



SHOWN WITH NO SHADOWS

**SHEET LIST**

	REV	REV	REV	REV	18 SHEETS
A-0.0	COVER SHEET - SHEET LIST, CODES, NOTES	12.10.24			
A-0.1	SURVEY (FOR REFERENCE)	12.10.24	1.30.25	2.22.24	3.08.25
A-0.2	IMAGES OF EXISTING CONDITIONS AND PROPOSED WORK	12.10.24		2.22.24	
A-0.3	IMAGES OF EXISTING ADJACENT BUILDINGS / CONDITIONS	12.10.24		2.22.24	
A-1.0	SITE SKETCH, SITE EXTERIOR EGRESS PLAN	12.10.24	2.4.25	2.22.24	
A-1.1	EXTERIOR EGRESS PLAN	12.10.24	1.30.25	2.22.24	
A-1.2	PARTIAL SITE PLAN / OUTSIDE SEATING PLAN / SEATING AND PARKING TABULATIONS	12.10.24	1.30.25	2.22.24	3.08.25
A-2.0	EXTERIOR FLOOR PLAN	12.10.24	1.30.25	2.22.24	
A-2.1	EXTERIOR WALL / DIMENSION PLAN	12.10.24	1.30.25	2.22.24	
A-3.0	PROPOSED AWNING ROOF PLAN	12.10.24	1.30.25	2.22.24	
A-4.0	NORTH ELEVATIONS (EXISTING AND PROPOSED)	12.10.24	1.30.25	2.22.24	
A-4.1	WEST BREEZEWAY ELEVATIONS (EXISTING AND PROPOSED)	12.10.24	1.30.25	2.22.24	
A-4.2	SOUTH SERVICE AREA ELEVATION (EXISTING AND PROPOSED)	12.10.24	1.30.25	2.22.24	
A-4.3	EXTERIOR COLOR PROPOSED ELEVATIONS (NORTH, SOUTH AND WEST)	12.10.24	1.30.25	2.22.24	
A-5.0	ENLARGED STOREFRONT AND STREET SEATING PLAN, STOREFRONT SYSTEM ELEV AND WALL R.O. ELEVATION	12.10.24	1.30.25	2.22.24	
A-6.0	WALL SECTION AT NORTH STOREFRONT / AWNING AND SECTION AT SOUTH SERVICE AREA AWNING	12.10.24	1.30.25	2.22.24	
A-6.1	WALL SECTIONS AT WEST BREEZEWAY STOREFRONTS AND AWNINGS	12.10.24	1.30.25	2.22.24	
A-7.0	STOREFRONT DETAILS AND NOTES, STUCCO DETAILS AND MISC. DETAILS	12.10.24	1.30.25	2.22.24	

**EXTERIOR WORK ONLY UNDER THIS PERMIT**

SPRAB REVIEW

**CODE / PROJECT DESIGN PARAMETERS**

PROPERTY ADDRESS  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

**CODES / STANDARDS**

2023 (8TH EDITION) FLORIDA BUILDING CODE (F.B.C.)  
2023 (8TH EDITION) EXISTING BUILDING CODE  
2023 FLORIDA ACCESSIBILITY CODE (FAC) (8TH EDITION) / 2010 ADAAG  
MECHANICAL CODE: 2023 (8TH EDITION) FLORIDA MECHANICAL CODE  
PLUMBING CODE: 2023 (8TH EDITION) FLORIDA PLUMBING CODE  
ELECTRIC CODE: NATIONAL ELECTRIC CODE, CURRENT EDITION  
ENERGY CODE: 2023 (8TH EDITION) FLORIDA ENERGY EFFICIENCY CODE  
FIRE CODE: FLORIDA FIRE PREVENTION CODE (8TH EDITION)  
NFPA 1 (2018) AND NFPA 101 (2018) LIFE SAFETY CODE WITH FLORIDA AMENDMENTS  
NFPA 170 (CURRENT EDITION)

STANDARDS:  
ASCE 7-20  
NFPA 241 (FOR DEMO)

**BUILDING INFORMATION**

BUILDING ELEMENT	EXISTING BUILDING AND PROPOSED WORK	CRITERIA	CODE REFERENCE
1. SITE REQUIREMENTS :	EXISTING TO REMAIN		NA
2. PROPOSED OCCUPANCY USE :	PROPOSED OCCUPANCY: GROUP- A2 (ASSEMBLY)		F.B.C. CHAPTER 3
3. NA			
4. LEVEL OF ALTERATION:		F.B.C. -- LEVEL 2	F.B.C. (F) CHAPTER 9
4A. CLASS OF REHABILITATION:		RECONSTRUCTION	F.F.C. CHAPTER 43
EXISTING BUILDING NUMBER OF STORIES:	2		NA
6. LOCATION OF PROPOSED INTERIOR TENANT IMPROVEMENT WORK:	EXISTING GROUND LEVEL SPACE		NA
7. EXISTING AREA OF INTERIOR IMPROVEMENT (NOT THIS PERMIT):	3,456 GROSS SF (3,275 USABLE SF)		NA
THIS PERMIT IS FOR THE EXTERIOR FACADE AND STOREFRONT RENOVATIONS			
SEE SHEET A-1.1 FOR EXTERIOR SEATING AREA TABULATION			

**TYPE V-B / (SM- FULLY SPRINKLERED)**

BUILDING ELEMENT	REQUIRED FIRE RATED RESISTANCE (HOURS)
STRUCTURAL FRAME (INCLUDES COLUMNS, ORDERS, TRUSSES)	0 HOUR
BEARING WALLS EXTERIOR (PER TABLE 602)	0 HOUR / EXISTING
INTERIOR	0 HOUR / EXISTING
NON-BEARING WALLS (EXTERIOR)	0 EXISTING
NON-BEARING WALLS (INTERIOR)	0 PER PLAN
FLOOR CONSTRUCTION (INCLUDES SUPPORTING BEAMS AND JOISTS)	0 HOUR / EXISTING
ROOF CONSTRUCTION (INCLUDES SUPPORTING BEAMS AND JOISTS)	0 HOUR / EXISTING

9. MINIMUM INTERIOR FINISH CLASSIFICATION BASED ON OCCUPANCY (SEE FIN. NOTES, SHT. A-0.1)	NA	
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
10. FIRE SUPPRESSION SYSTEMS:	NA	F.B.C. CHAPTER 9
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
11. FIRE ALARM SYSTEM	NA	F.B.C. CHAPTER 9
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
12. TENANT OCCUPANT LOAD -	NA	F.B.C. TABLE 1004.1.1
SEE EGRESS PLANS, SHEET A-1.0 AND A-1.1		
13. TOTAL REQUIRED EGRESS WIDTH (CLEAR) PER PERSON SERVED-	NA	CALCULATED F.B.C. TABLE 1005.1
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
14. EXISTING EXIT CAPACITY -	NA	CALCULATED F.B.C. TABLE 1005.1
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
15. MAXIMUM TRAVEL DISTANCE TO EXIT:	NA	F.B.C. TABLE 1017.2 SECTION 903.3.1.1
EXTERIOR WORK ONLY. ALL INTERIOR WORK UNDER MAIN PERMIT (ISSUED).		
16. MINIMUM EGRESS ROUTE OR CORRIDOR WIDTH=	44" FOR 50 OR MORE OCCUPANTS 36" FOR LESS THAN 50 OCCUPANTS	F.B.C. SECTION 1020.3
17. MINIMUM NUMBER OF EXITS REQUIRED:	2 EXITS REQUIRED	F.B.C. TABLE 1019.1
18. NUMBER OF EXITS PROVIDED-	2 REMOTE EXITS PROVIDED	DESIGN
19. MAXIMUM COMMON PATH OF TRAVEL ALLOWED=	20' FOR ANY NUMBER OF OCCUPANTS 75' WHERE SERVING LESS THAN 50 OCCUPANTS	F.B.C. SECTION 1006.2.1
20. MAXIMUM ALLOWABLE DEAD END -	20' MAX	F.B.C. SECTION 1020.5
21. PLUMBING FIXTURE CALCULATIONS	SEE INTERIOR MAIN PERMIT	
EXTERIOR SEATING IS INCLUDED IN THE INTERIOR R.R. CALC'S		

**NOTE:**

FOR THE PURPOSES OF THESE PLANS AND THIS PROJECT, THE USAGE OF THE TERMS "BUILDER", "G.C.", "CONTRACTOR", "GENERAL CONTRACTOR" AND THE LIKE SHALL ALL REFER TO THE GENERAL CONTRACTOR CONTRACTED BY THE TENANT FOR THE CONSTRUCTION OF THIS PROJECT. ALL WORK SHALL BE BY THE GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

**CMA**

CRAIG MOSSEY ARCHITECT : PA

160 W CAMINO REAL #228 BOCA RATON, FLORIDA 33432 (561) 447-2911 (T)

CMAOSSEY@GMAIL.COM AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4	SPRAB COMMENTS	3.08.25
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- SPRAB REVIEW / APPROVAL
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY THE PLANS / DRAWINGS AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. THIS DOCUMENT IS THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA.

DO NOT SCALE THE DRAWINGS  
G.C. SHALL VERIFY FIELD ALL CONDITIONS

**COVER SHEET**  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25

DRAWN BY: C.M.

REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE BELOW. THE DATE, TIME, AND LOCATION OF SIGNATURE ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020

SHEET #:

**A-0.0**

OF 18

PRINT DATE: 3.8.25

SPRAB / EXT. PERMIT 42X30

**ARCHITECT**  
**CRAIG MOSSEY, ARCHITECT : P.A.**  
160 WEST CAMINO REAL #228 BOCA RATON, FLORIDA 33432 PHONE (561) 447-2911 EMAIL CMAOSSEY@GMAIL.COM CONTACT: CRAIG MOSSEY

Table with 3 columns: NO., REVISIONS, DATE. Contains revision 1.1 on 12.17.24.

DRAWING PHASE / USE

- LEVEL 1 SITE PLAN / DESIGN REVIEW
NOT FOR CONSTRUCTION
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION DOCUMENTS
PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEE... DO NOT SCALE THE DRAWINGS. C.C. SHALL VERIFY FIELD ALL CONDITIONS.

SURVEY SKETCH
EXTERIOR FACADE REPAIRS AND ALTERATIONS
ROKA HULA RESTAURANT
270 E. ATLANTIC AVE
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25

DRAWN BY: C.M.

REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE... INDICATED HERE BELOW. UNLESS OTHERWISE NOTED, THESE COPIES OF THIS DRAWING ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE WILL BE VOIDED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013058

PROJECT #: 24020

SHEET #:

A-01

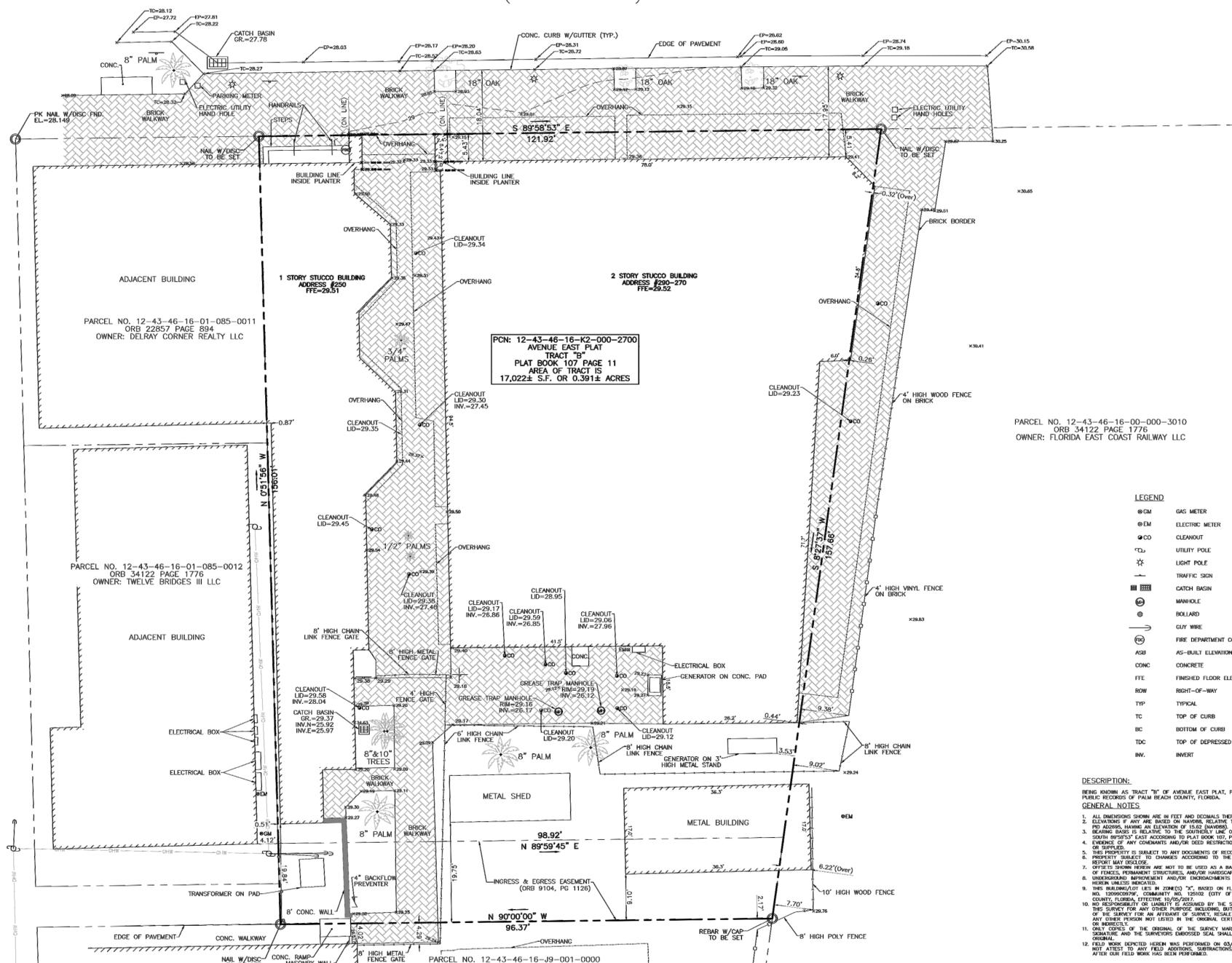
OF 21

PRINT DATE: 1.31.25

42X30

ATLANTIC AVENUE (66' R.O.W.)

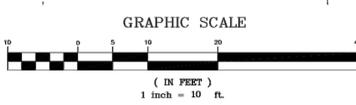
2ND AVENUE (50' R.O.W.)



PCN: 12-43-46-16-K2-000-2700 AVENUE EAST PLAT TRACT 'B' AREA OF TRACT IS 17,022± S.F. OR 0.391± ACRES

- LEGEND
GAS METER
ELECTRIC METER
CLEANOUT
UTILITY POLE
LIGHT POLE
TRAFFIC SIGN
CATCH BASIN
MANHOLE
BOLLARD
CLY WIRE
FIRE DEPARTMENT CONNECTION
AS-BUILT ELEVATION
CONCRETE
FINISHED FLOOR ELEVATION
RIGHT-OF-WAY
TYPICAL
TOP OF CURB
BOTTOM OF CURB
TOP OF DEPRESSED CURB
INVERT

- DESCRIPTION: BEING KNOWN AS TRACT 'B' OF AVENUE EAST PLAT, PLAT BOOK 107 PAGE 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
GENERAL NOTES
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS IF ANY ARE BASED ON NAVD83 RELATIVE TO HIGH BENCHMARK 17.163, PFD ADJACENT, HAVING AN ELEVATION OF 15.62 (NAVD83).
3. BEARING ANGLES IS RELATIVE TO THE SOUTHERLY LINE OF ATLANTIC AVENUE, BEING SOUTH 89°58'45" EAST ACCORDING TO PLAT BOOK 107, PAGE 11.
4. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
5. THIS REPORT IS SUBJECT TO ANY DOCUMENTS OF RECORD.
6. REPORT IS SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
7. OFFICE RECORDS HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF PERMANENT STRUCTURES, AND/OR HANDBOOKS OF ANY KIND.
8. UNDESIGNED IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
9. THIS DRAWING IS BASED ON ZONE(S) 'C', BASED ON FLOOD INSURANCE RATE MAP NO. 1200000001, COMMUNITY NO. 120002 (CITY OF DELRAY BEACH) ORANGE COUNTY, FLORIDA, EFFECTIVE 03/04/2004.
10. NO RESURVEYING IS REQUIRED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RECORD OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
11. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYOR'S SIGNATURE AND THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
12. FIELD WORK REPORTED HEREIN WAS PERFORMED ON 03/04/2024. THIS PLAN DOES NOT ATTEMPT TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.



ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT AND LAND SURVEYING ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE... I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 02/22/2024 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF...

AMERICAN LAYOUT LAND SURVEYING AND CONSTRUCTION SURVEYING. 5125 ADAMSON STREET, SUITE 800 ORLANDO, FL 32804 TEL: (404) 707-6399

Table with columns: REVISED FRONT OF BUILDING PER RE-SURVEY, DATE, REVISIONS, FILE NAME, FILE NUMBER. Includes revision 1 on 02/23/2024.

BOUNDARY TOPOGRAPHIC SURVEY
AVENUE EAST RETAIL CONDOMINIUM UNIT 270
270 EAST ATLANTIC AVENUE
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E. PROFESSIONAL LAND SURVEYOR. 30 LICENSE #64579 - P.A. LICENSE #01-05538 - FL LICENSE L57629



SHOWN WITH NO SHADOWS



SHOWN WITH NO SHADOWS

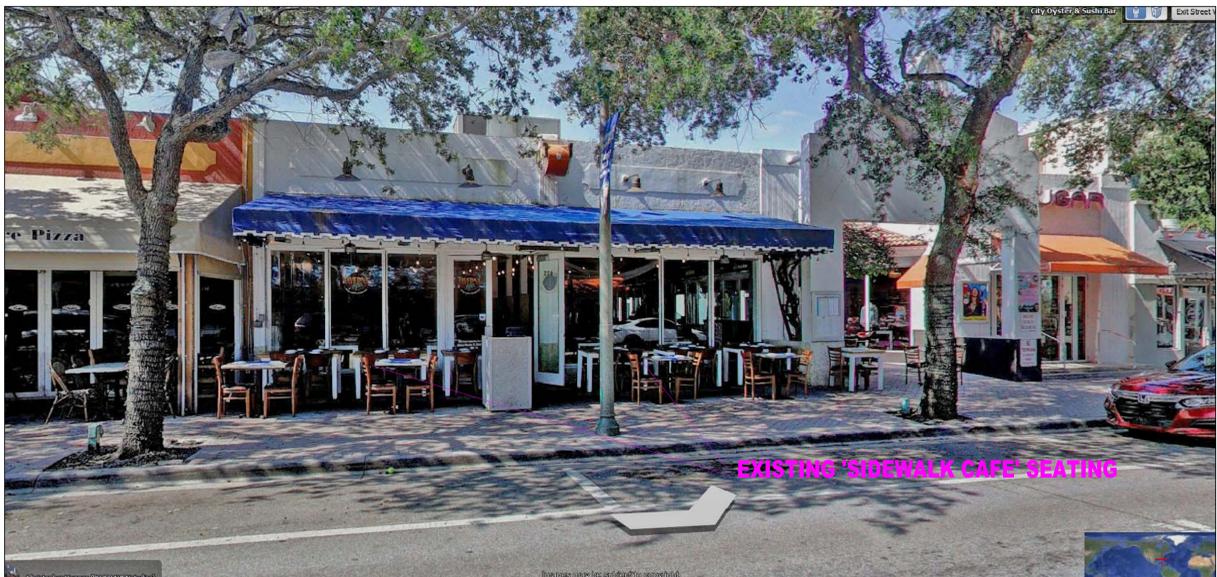


SHOWN WITH NO SHADOWS

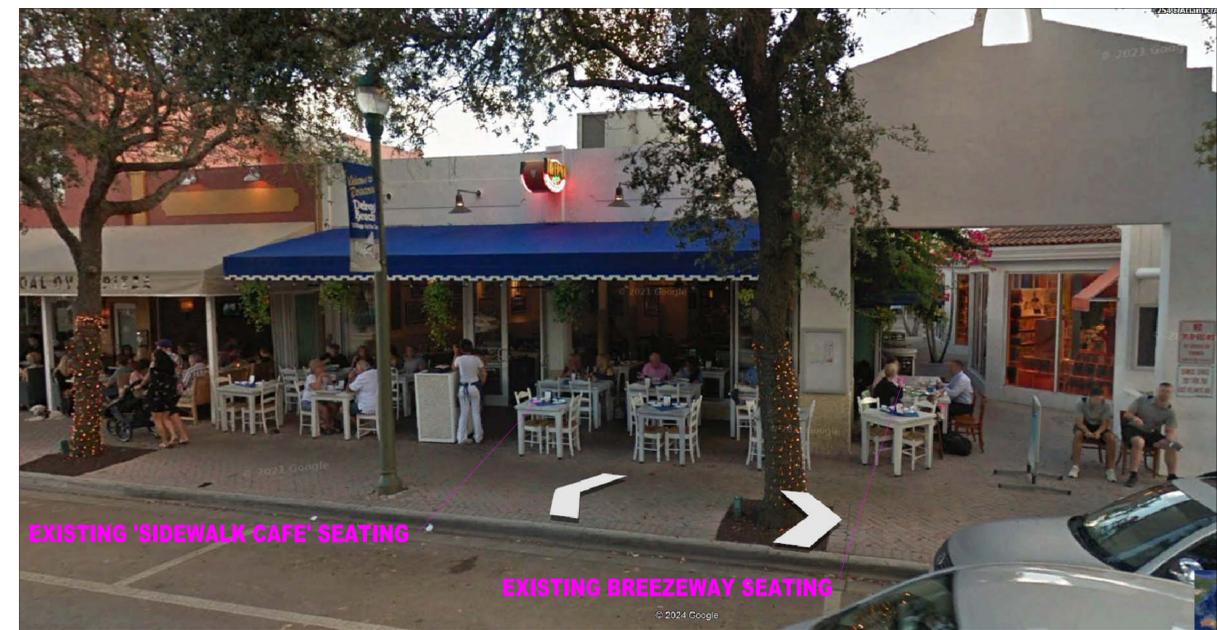
▲ PROPOSED IMPROVEMENTS



EXISTING BREEZEWAY SEATING



EXISTING 'SIDEWALK CAFE' SEATING



EXISTING 'SIDEWALK CAFE' SEATING

EXISTING BREEZEWAY SEATING

▲ EXISTING / PREVIOUS CONDITIONS

**CMA**

CRAIG MOSSEY ARCHITECT : PA

160 W CAMINO REAL #220 BOCA RATON, FLORIDA 33432 (561) 447-2911 (T)

CMAOSSEY@GMAIL.COM AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4	GEN REVISION / PERMIT	
5		
6		
7		
8		

DRAWING PHASE / USE

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEE...  
 DRAWINGS ARE SOLELY OWNED BY THE PLANNING...  
 COPYRIGHTED PROPERTY OF CRAIG MOSSEY ARCHITECT, PA...  
 RELATED TO ARCHITECTURAL WORKS, INCLUDING, BUT NOT...  
 PROTECTION ACT. THE IDEAS AND DESIGNS WERE...  
 CREATED, DEVELOPED AND DEVELOPED FOR USE ON AND...  
 OF SUCH IDEAS, DESIGNS, PLANS, CONCEPT AND FEE...  
 PERSON OR ENTITY FOR THIS PROJECT OR FOR ANY...  
 PERMISSION OF CRAIG MOSSEY ARCHITECT, PA...  
 DO NOT SCALE THE DRAWINGS  
 D.C. SHALL VERIFY FIELD ALL CONDITIONS

EXISTING AND PROPOSED IMAGES  
 EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
 RESTAURANT  
 270 E. ATLANTIC AVE  
 DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25

DRAWN BY: C.M.

REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SE...  
 SEALED BY CRAIG MOSSEY ON THE DATE...  
 INDICATED HERE (BELOW). ALL...  
 PRINTED COPIES OF THIS DOCUMENT ARE...  
 NOT CONSIDERED SIGNED AND SEALED AND...  
 THE SIGNATURE MUST BE VERIFIED ON ANY...  
 ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020

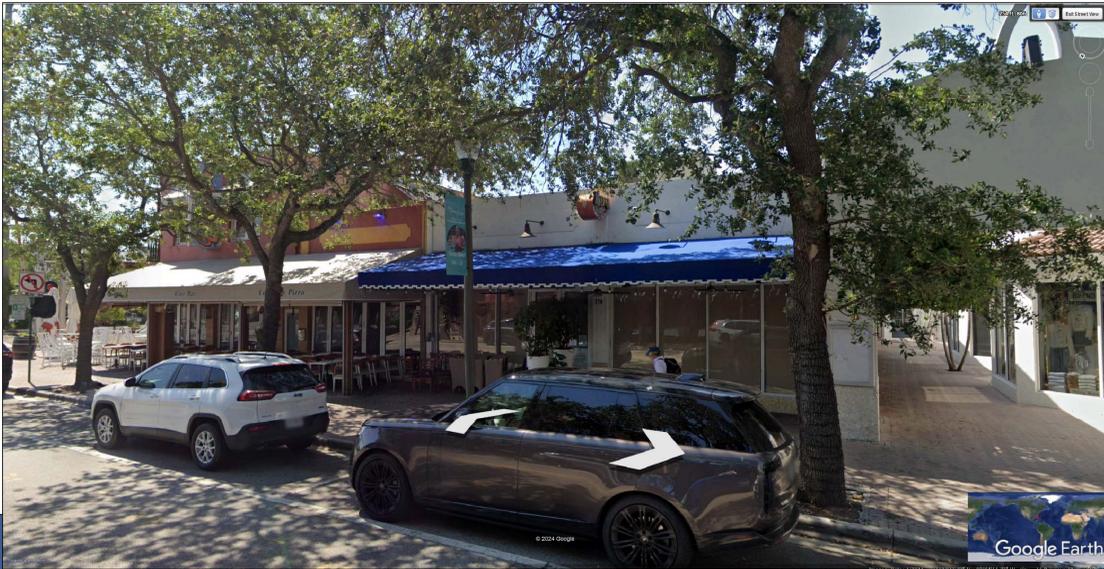
SHEET #:

**A-0.2**

OF 21

PRINT DATE: 2.22.25

PERMIT 42X30



EXISTING SERVICE AREA



EXISTING ADJACENT PROPERTY / 290 E. ATLANTIC AVE



WEST BREEZEWAY BETWEEN 250 AND 270



EXISTING ADJACENT PROPERTY / 250 E. ATLANTIC AVE

**CMA**

**CRAIG MOSSEY ARCHITECT, PA**

160 W CAMINO REAL #228  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)  
CMOSSEY@GMAIL.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4	GEN REVISION / PERMIT	
5		
6		
7		
8		

DRAWING PHASE / USE

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL DRAWINGS ARE SOLELY OWNED BY THE PLANNED AND DEVELOPED BY CMA. ANY REUSE OR ALTERATION OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CMA IS STRICTLY PROHIBITED. THE IDEAS AND DESIGNS WERE CREATED, DEVELOPED AND DELIVERED FOR USE ON AND FOR THE PROJECT ONLY. ANY REUSE OR ALTERATION OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CMA IS STRICTLY PROHIBITED. CMA SHALL VERIFY FIELD ALL CONDITIONS.

IMAGES OF EXISTING ADJACENT PROPERTIES  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25

DRAWN BY: C.M.

REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013506

PROJECT #: 24020

SHEET #:

**A-0.3**

OF 21

PRINT DATE: 2.22.25

PERMIT 42X30



270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

**SITE LOCATION PLAN**  
NOT TO SCALE



270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

**LOCATION MAP**  
NOT TO SCALE



**CMA**  
CRAIG MOSSEY  
ARCHITECT : PA

160 W CAMINO REAL #228  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)

C.MOSSEY@CMAIL.COM  
AA 26000615

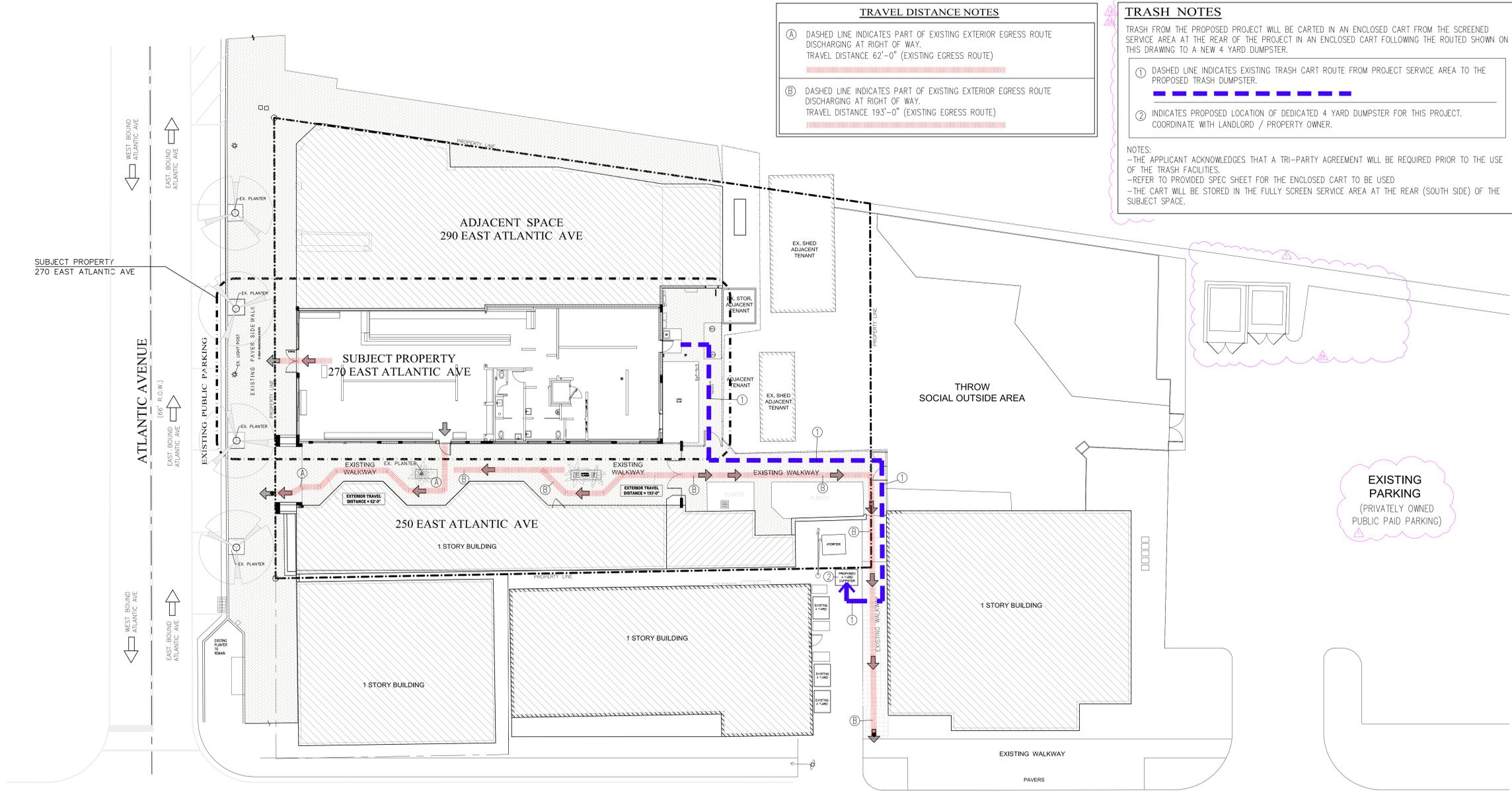
NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4		
5		
6		
7		
8		

**DRAWING PHASE / USE**

<input type="checkbox"/>	LEVEL 1 SITE PLAN / DESIGN REVIEW
<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	SCHEMATIC DESIGN
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input checked="" type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input checked="" type="checkbox"/>	PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA.

DO NOT SCALE THE DRAWINGS  
C.C. SHALL VERIFY FIELD ALL CONDITIONS



**TRAVEL DISTANCE NOTES**

Ⓐ DASHED LINE INDICATES PART OF EXISTING EXTERIOR EGRESS ROUTE DISCHARGING AT RIGHT OF WAY.  
TRAVEL DISTANCE 62'-0" (EXISTING EGRESS ROUTE)

Ⓑ DASHED LINE INDICATES PART OF EXISTING EXTERIOR EGRESS ROUTE DISCHARGING AT RIGHT OF WAY.  
TRAVEL DISTANCE 193'-0" (EXISTING EGRESS ROUTE)

**TRASH NOTES**

① DASHED LINE INDICATES EXISTING TRASH CART ROUTE FROM PROJECT SERVICE AREA TO THE PROPOSED TRASH DUMPSTER.

② INDICATES PROPOSED LOCATION OF DEDICATED 4 YARD DUMPSTER FOR THIS PROJECT. COORDINATE WITH LANDLORD / PROPERTY OWNER.

**NOTES:**

- THE APPLICANT ACKNOWLEDGES THAT A TRI-PARTY AGREEMENT WILL BE REQUIRED PRIOR TO THE USE OF THE TRASH FACILITIES.
- REFER TO PROVIDED SPEC SHEET FOR THE ENCLOSED CART TO BE USED
- THE CART WILL BE STORED IN THE FULLY SCREEN SERVICE AREA AT THE REAR (SOUTH SIDE) OF THE SUBJECT SPACE.

SEE SHEET A-1.1 FOR SEATING PLAN AND SEATING AND PARKING TABULATIONS

S.E. 2nd AVENUE

**SITE SKETCH / SITE EGRESS PLAN**  
SCALE: NOT TO SCALE



**SITE SKETCH / SITE EGRESS**

**EXTERIOR FACADE REPAIRS AND ALTERATIONS**

**ROKA HULA**  
RESTAURANT

270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013506  
PROJECT #: 24020  
SHEET #: **A-1.0**  
OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30



OFF STREET PARKING TABULATION							
LDR SECTION 4.6.9 OFF-STREET PARKING REGULATIONS, SECTION 4.6.9(C)(3)(d)							
MARK	RESTAURANT 12 SPACES PER 1,000 SF	EXISTING GROSS AREA / SF	NEW GROSS FLOOR AREA	NO OF SEATS	CALCULATED PARKING	PARKING PROVIDED	NOTES
A	EXISTING INTERIOR RESTAURANT SPACE	3,456 GROSS SF	—	NA	42 SPACES	0 / EXISTING CONDITION	EXISTING CONDITION - SAME AS PREVIOUS OCCUPANT USE / APPROVAL PREVIOUS INTERIOR PERMIT #13-147850
B	OUTSIDE "SIDEWALK CAFE" SEATING (ATLANTIC AVE)	—	138 SF	24 SEATS	0 SPACES	0 / SIDEWALK CAFE	"SIDEWALK CAFE" SEATING SUBJECT TO APPROVAL OF SIDEWALK SEATING CAFE PERMIT
C	OUTSIDE SEATING (WEST BREEZEWAY)	—	174 SF	28 SEATS	2 SPACES	0 / IN LIEU PARKING	SUBJECT TO IN-LIEU PARKING FEE APPLICATION APPROVAL
D	NEW EXTERIOR WALK IN COOLER (STORAGE)	—	157 SF	—	2 SPACES	0 / IN LIEU PARKING	SUBJECT TO IN-LIEU PARKING FEE APPLICATION APPROVAL

Note A: LDR 4.6.9(C)(3)(d) Offstreet Parking Requirement  
Restaurants, inclusive of drive-ins, drive-thru, snack shops, night clubs, lounges shall provide 12 spaces per 1,000 square feet of gross floor area up to 6,000 square feet and then 15 spaces per 1,000 square feet of gross floor area over the initial 6,000 square feet.

Note B: Gross floor area used for parking tabulations per above (Usable Floor Area not used).

**NOTES**

NOTE 1: SEATING AREA (SF) AT SIDEWALK CAFE NOT COUNTED TOWARDS PARKING REQUIREMENTS, SUBJECT TO APPROVAL OF SIDEWALK SEATING CAFE PERMIT

NOTE 2: "0 / IN LIEU PARKING" SUBJECT TO IN-LIEU PARKING FEE APPLICATION APPROVAL

NOTE 3: "0 / IN LIEU PARKING" SUBJECT TO IN-LIEU PARKING FEE APPLICATION APPROVAL

EXTERIOR SEATING TABULATION				
MARK	TABLE TYPE	# OF TABLES	SEATS	SEATING AREA (SF) (NOTE 1)
B	SEATING AT TABLES	2 TOP	0	0
	B1	4 TOP	2	8
	B2	4 TOP	4	16
SIDEWALK CAFE 24 SEATS				141 SF
C	SEATING AT TABLES	C1	NOT USED	NOT USED
	C2	4 TOP	4	16
	C3	4 TOP	3	12
	2 TOP	0	0	0
	WEST BREEZEWAY 28 SEATS			
TOTAL COMBINED PROPOSED OUTSIDE SEATING				52 OUTSIDE SEATS

**CMA**  
**CRAIG MOSSEY ARCHITECT : PA**  
 160 W CAMINO REAL #228  
 BOCA RATON, FLORIDA 33432  
 (561) 447-2911 (T)  
 CMOSSSEY@GMAIL.COM  
 AA 26000615

NO.	REVISIONS	DATE
1	EXISTING PARKING	5.19.25
2		
3		
4		
5		
6		
7		
8		
9		

- DRAWING PHASE / USE**
- LEVEL 1 SITE PLAN / DESIGN REVIEW
  - NOT FOR CONSTRUCTION
  - SCHEMATIC DESIGN
  - SPRAB REVIEW / APPROVAL
  - CONSTRUCTION DOCUMENTS
  - IN-LIEU PARKING SUBMITTAL

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEE DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. C.C. SHALL VERIFY FIELD ALL CONDITIONS.

**PARTIAL SITE PLAN / OUTSIDE SEATING PLAN**

**IN-LIEU PARKING SUBMITTAL**

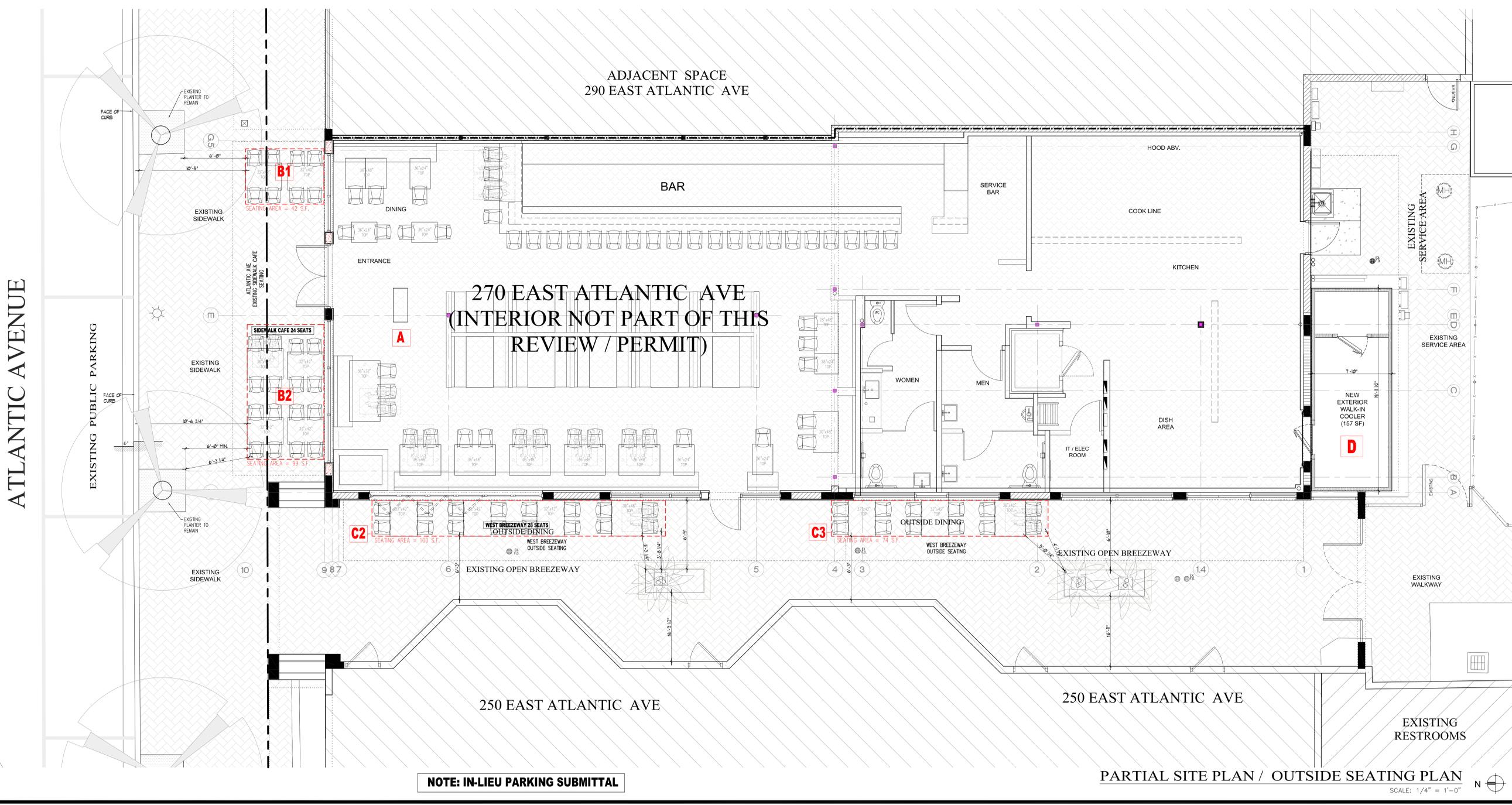
**ROKA HULA RESTAURANT**  
 270 E. ATLANTIC AVE  
 DELRAY BEACH, FLORIDA 33444

RELEASE DATE:	4.20.25
DRAWN BY:	C.M.
REVIEWED BY:	C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE BELOW. COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #:	24020
SHEET #:	<b>A-1.2</b>
OF	
PRINT DATE:	5.19.25



ATLANTIC AVENUE

ADJACENT SPACE  
290 EAST ATLANTIC AVE

270 EAST ATLANTIC AVE  
(INTERIOR NOT PART OF THIS REVIEW / PERMIT)

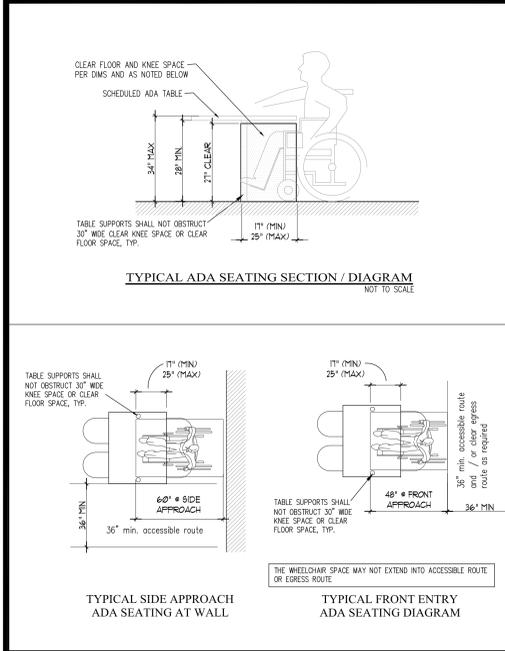
250 EAST ATLANTIC AVE

250 EAST ATLANTIC AVE

NOTE: IN-LIEU PARKING SUBMITTAL

PARTIAL SITE PLAN / OUTSIDE SEATING PLAN

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



**DINING SURFACE NOTES**

300.1 GENERAL CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 300.3.

300.2 FLOOR OR GROUND SURFACES, FLOOR OR GROUND SURFACES OF A CLEAR FLOOR OR GROUND SPACE SHALL COMPLY WITH 300.2. CHANGES IN LEVEL ARE NOT PERMITTED. / EXCEPTION: SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

300.3 SIZE. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES (762 MM) MINIMUM BY 48 INCHES (1220 MM) MINIMUM.

300.4 KNEE AND TOE CLEARANCE. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.

300.5 POSITION. UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.

300.6 APPROACH. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE SHALL ALLOW AN ACCESSIBLE ROUTE OR ADJACENT ANOTHER CLEAR FLOOR OR GROUND SPACE.

300.7 GENERAL. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH 306.2.

300.7.2 MAXIMUM DEPTH. THE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT.

300.7.3 MINIMUM REQUIRED DEPTH. WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (430 MM) MINIMUM UNDER THE ELEMENT.

300.7.4 ADDITIONAL CLEARANCE SPACE. EXTENDING GREATER THAN 6 INCHES (150 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (230 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE.

300.7.5 WIDTH. THE CLEARANCE SHALL BE 30 INCHES (762 MM) WIDE MINIMUM.

902.1 GENERAL. DINING SURFACES AND WORK SURFACES SHALL COMPLY WITH 902.2 AND 902.3.

902.2 CLEAR FLOOR OR GROUND SPACE. A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. KNEE AND TOE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.

902.3 HEIGHT. THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28 INCHES (710 MM) MINIMUM AND 34 INCHES (865 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.

**LIFE SAFETY NOTES**

1. REFER TO EGRESS PLAN

2. NOT USED

3. ALL CONSTRUCTION SHALL COMPLY WITH NFPA 101, CURRENT EDITION.

4. THE REMOVAL AND OR PLACEMENT OF BUILDING MATERIALS & SUPPLIES SHALL NOT HINDER OR INTERFERE WITH THE EMERGENCY RESPONSE ACCESS TO THE PROPERTY OR VICINITY THEREOF, INCLUDING BUT NOT LIMITED TO, STREETS, ROADS, ALLEYS, FIRE LANES, ETC.

5. CONSTRUCTION AND / OR DEMOLITION OPERATIONS SHALL NOT HINDER OR INTERFERE WITH ACCESS TO OR EGRESS FROM THE SUBJECT PROPERTY OR THE VICINITY THEREOF (EXIT CORRIDORS, COMMON AREAS, ASLEYS, ETC) OR WITH THE EMERGENCY RESPONSE ACCESS TO THE PROPERTY OR VICINITY THEREOF, INCLUDING BUT NOT LIMITED TO, STREETS, ROADS, ALLEYS, FIRE LANES, ETC.

6. COMBUSTIBLE WASTE MATERIALS, DUST AND DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH SHIFT OR MORE FREQUENTLY AS NECESSARY FOR SAFE OPERATION.

7. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATIONS, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241.

8. ALL DOORS NORMALLY REQUIRED TO BE KEPT CLOSED SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING IN ACCORDANCE WITH 7.2.1.8.2 NFPA 101.

**FIRE DEPARTMENT NOTES**

1) NFPA 1-2021 SECTION 13.1.10 DELAY BEACH FIRE-REScue SHALL BE NOTIFIED IMMEDIATELY WHEN ANY FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR TESTING, REPAIRS, MAINTENANCE, OR MODIFICATIONS AND UPON COMPLETION AND RETURN TO SERVICE. THE FIRE MARSHAL SHALL DETERMINE ANY REQUIREMENTS FOR FIRE WATCH OR OTHER PRECAUTIONS IF NECESSARY. CALL 561-243-7400 AFTER NORMAL BUSINESS HOURS. CALL 561-441-3073

2) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR FIRE SPRINKLER WORK. NOTE: ALL FIRE ALARMS SYSTEMS MONITORING FIRE SPRINKLER SYSTEMS REQUIRE 3RD PARTY CERTIFICATION (UL, ETL, FM, ETC.)

3) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR THE ALARMS SYSTEM WORK. NOTE: ALL FIRE ALARM SYSTEMS SHALL BE REGISTERED WITH THE CITY OF DELRAY BEACH PRIOR TO FINAL INSPECTION. 561-243-7999 FOR INFORMATION.

4) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR KITCHEN EXHAUST HOOD AND HOOD SUPPRESSION SYSTEM WORK.

5) NFPA 1-2021 SECTION 18.2.2 REQUIRES FIRE DEPARTMENT ACCESS. KNOX BOX KEY SYSTEM SHALL BE PROVIDED. KNOX BOX SYSTEM ONLINE ORDER INFORMATION AVAILABLE THROUGH OBR FIRE & LIFE SAFETY DIVISION AT 561-243-7425. CONSULT YOUR FIRE INSPECTOR TO DETERMINE THE BEST LOCATION FOR INSTALLATION.

6) FINAL APPROVAL OF ALL EXIT SIGNS IS SUBJECT TO FIELD INSPECTIONS TO ENSURE ADEQUATE SIGN VISIBILITY AS REQUIRED BY NFPA 101-2021, SECTION 7.1.

**FIRE DEPARTMENT NOTES**

1) NFPA 1-2021 SECTION 13.1.10 DELAY BEACH FIRE-REScue SHALL BE NOTIFIED IMMEDIATELY WHEN ANY FIRE PROTECTION SYSTEM IS OUT OF SERVICE FOR TESTING, REPAIRS, MAINTENANCE, OR MODIFICATIONS AND UPON COMPLETION AND RETURN TO SERVICE. THE FIRE MARSHAL SHALL DETERMINE ANY REQUIREMENTS FOR FIRE WATCH OR OTHER PRECAUTIONS IF NECESSARY. CALL 561-243-7400 AFTER NORMAL BUSINESS HOURS. CALL 561-441-3073

2) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR FIRE SPRINKLER WORK. NOTE: ALL FIRE ALARMS SYSTEMS MONITORING FIRE SPRINKLER SYSTEMS REQUIRE 3RD PARTY CERTIFICATION (UL, ETL, FM, ETC.)

3) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR THE ALARMS SYSTEM WORK. NOTE: ALL FIRE ALARM SYSTEMS SHALL BE REGISTERED WITH THE CITY OF DELRAY BEACH PRIOR TO FINAL INSPECTION. 561-243-7999 FOR INFORMATION.

4) SEPARATE PERMIT AND SHOP DRAWINGS ARE REQUIRED FOR KITCHEN EXHAUST HOOD AND HOOD SUPPRESSION SYSTEM WORK.

5) NFPA 1-2021 SECTION 18.2.2 REQUIRES FIRE DEPARTMENT ACCESS. KNOX BOX KEY SYSTEM SHALL BE PROVIDED. KNOX BOX SYSTEM ONLINE ORDER INFORMATION AVAILABLE THROUGH OBR FIRE & LIFE SAFETY DIVISION AT 561-243-7425. CONSULT YOUR FIRE INSPECTOR TO DETERMINE THE BEST LOCATION FOR INSTALLATION.

6) FINAL APPROVAL OF ALL EXIT SIGNS IS SUBJECT TO FIELD INSPECTIONS TO ENSURE ADEQUATE SIGN VISIBILITY AS REQUIRED BY NFPA 101-2021, SECTION 7.1.

**DRAWING KEY NOTES**

APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

1 EXISTING CONSTRUCTION TO REMAIN

2 SF-1 SCHEDULED NEW TRIBUTE FINISH HAZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.

3 SF-2 SCHEDULED NEW TRIBUTE FINISH HAZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH IMPACT LAMINATED IMPACT GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.

4 SF-3 SCHEDULED NEW TRIBUTE HAZ IMPACT STOREFRONT RANDOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.

5 NEW 8" x 12" (MIN - SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5 VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX. - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. BEAM ABOVE (MIN 4" REBAR EMB.) TOP.

6 NEW 8" x 12" (MIN - SEE PLAN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL. DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT EX. CONC. COL. EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 3/4" DIA. ORANGE. TYPICAL.

7 PROVIDE VERT. #5 HOODS BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 14" O.C. MAX. - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.

8 EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH

9 SF-4 SCHEDULED NEW TRIBUTE HAZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.

10 SF-5 SCHEDULED NEW EURO-WALL HAZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.

11 EXISTING FIBER STUCCO TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE. TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIME AND PAINTED SCHEDULED COLOR "W-2".

12 EXISTING CONC. BEAM TO REMAIN. PROVIDE NEW PAINTED (W-1) SMOOTH STUCCO FINISH.

13 NEW SCHEDULED SF SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER EXISTING STUCCO WITH EXISTING FINISH. E.C. SHALL TEST, PATCH AND REPAIR EXISTING STUCCO PRIOR TO APPLICATION OF NEW STUCCO. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.

14 EXISTING CONC. STEM WALL CONC. FOOTING TO REMAIN - C.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC. TYP.

15 EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - C.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.

16 NEW REINFORCED CONC. (4000 PSI) CURB

17 EXISTING WALKWAY TO REMAIN

18 EXISTING PAVEMENT WALKWAY TO REMAIN. RESET PAVERS AS REQUIRED FOR FLUSH CONDITION. TYPICAL.

19 NEW 4000 PSI CONC. SLAB / FOOTING ON GRADE.

20 LINE OF CANVAS AWNING ABOVE.

21 NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS Varies. SEE DETAILS. MINIMUM 5" THICKNESS. SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

22 NEW STUCCO CONTROL JOINT. SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0

23 NEW 3 PART PAINTED SF SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED (COLOR "W-1").

24 REMOVE EXISTING PEBBLE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

25 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

26 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

27 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

28 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

29 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

30 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

31 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

32 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

33 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

34 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

35 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

36 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

37 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

38 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

39 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

40 NEW SCHEDULED 3" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 1" BEYOND BLDG. LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.

**CMA**  
CRAIG MOSSEY ARCHITECT : PA

160 W CAMINO REAL #2208  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)  
CMOSSEY@CMAA.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
1A	3 SPRAB COMMENTS	1.31.25
2	GEN REVISION / PERMIT	2.4.25
3	3 SPRAB COMMENTS	2.22.25
4		
5		
6		
7		
8		

**DRAWING PHASE / USE**

LEVEL 1 SITE PLAN / DESIGN REVIEW

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL...  
DO NOT SCALE THE DRAWINGS  
C.C. SHALL VERIFY FIELD ALL CONDITIONS

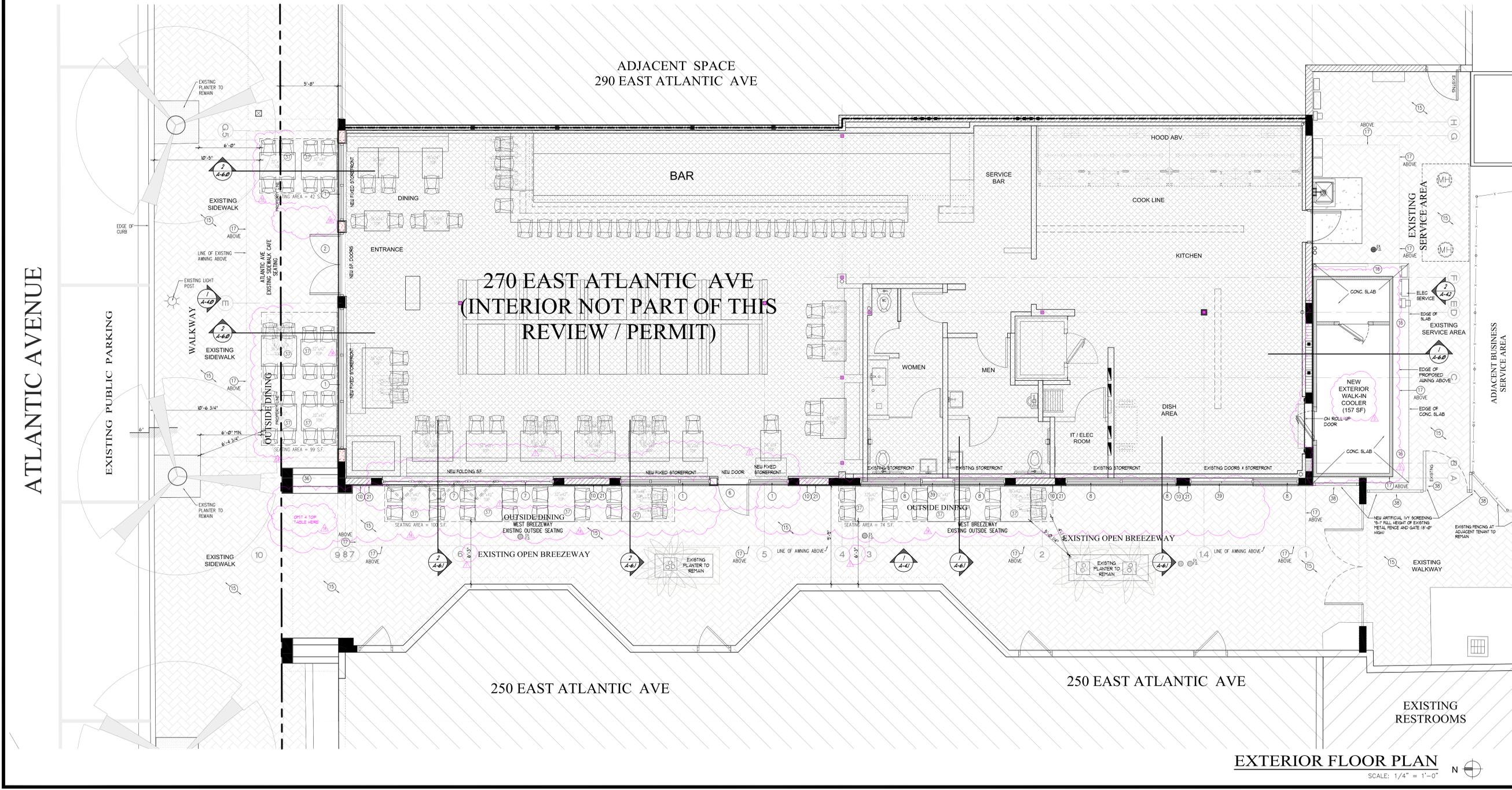
**EXTERIOR FLOOR PLAN**  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

**A-2.0**  
OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30



**EXTERIOR FLOOR PLAN**  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

**A-2.0**  
OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4		
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. ANY REUSE OR REPRODUCTION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. IS PROHIBITED. THE IDEAS AND DESIGNS WERE CREATED, DEVELOPED AND DELIVERED FOR USE ON AND FOR THE PROJECT DESCRIBED HEREIN. THE USE OF SUCH IDEAS, DESIGNS, PLANS, CONCEPT AND FEEL FOR ANY OTHER PROJECT OR FOR ANY OTHER PERSON OR ENTITY FOR THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. IS PROHIBITED. DO NOT SCALE THE DRAWINGS. D.C. SHALL VERIFY FIELD ALL CONDITIONS.

**EXTERIOR WALL PAN**  
**EXTERIOR FACADE REPAIRS AND ALTERATIONS**  
**ROKA HULA RESTAURANT**  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25

DRAWN BY: C.M.

REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE BELOW. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020

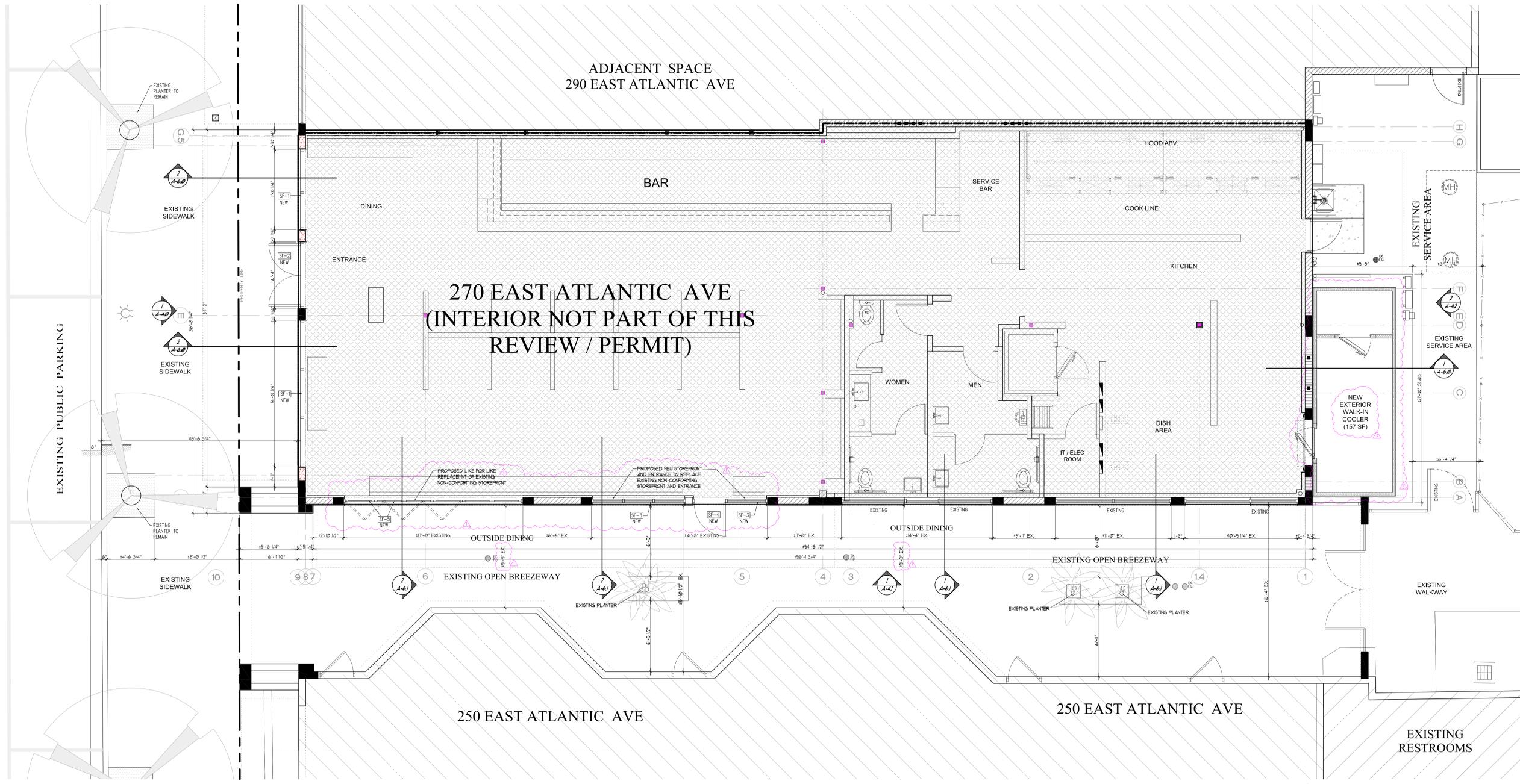
SHEET #: **A-2.1**

OF 21

PRINT DATE: 2.22.25

PERMIT 42X30

ATLANTIC AVENUE



**EXTERIOR WALL PLAN**  
SCALE: 1/4" = 1'-0" N

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
1A	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4		
5		
6		
7		
8		

DRAWING PHASE / USE

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. IS STRICTLY PROHIBITED. THE IDEAS AND DESIGNS WERE CREATED, DEVELOPED AND DELIVERED FOR USE ON AND FOR THE PROJECT DESCRIBED HEREIN. THE USE OF SUCH IDEAS, DESIGNS, PLANS, CONCEPT AND FEEL FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. IS STRICTLY PROHIBITED. DO NOT SCALE THE DRAWINGS. D.C. SHALL VERIFY FIELD ALL CONDITIONS.

**ROOF CANOPY PLAN**  
**EXTERIOR FACADE REPAIRS AND ALTERATIONS**  
**ROKA HULA RESTAURANT**  
 270 E. ATLANTIC AVE  
 DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
 DRAWN BY: C.M.  
 REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). ANY PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020

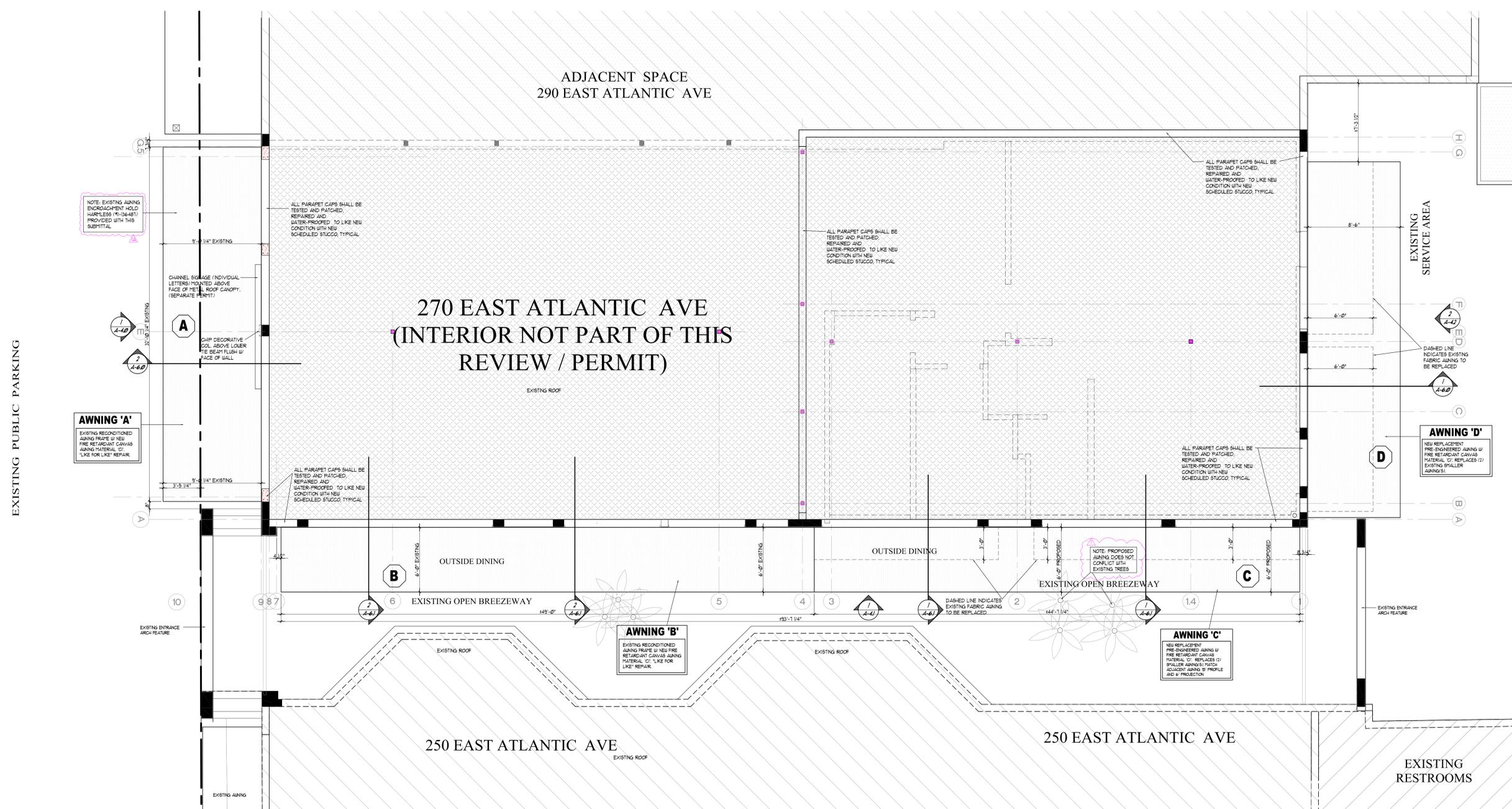
SHEET #:

**A-3.0**

OF 21

PRINT DATE: 2.22.25

PERMIT 42X30



**AWNING ROOF PLAN**  
 SCALE: 1/4" = 1'-0" N

EXISTING PUBLIC PARKING

ADJACENT SPACE  
 290 EAST ATLANTIC AVE

270 EAST ATLANTIC AVE  
 (INTERIOR NOT PART OF THIS  
 REVIEW / PERMIT)

250 EAST ATLANTIC AVE

250 EAST ATLANTIC AVE

EXISTING RESTROOMS

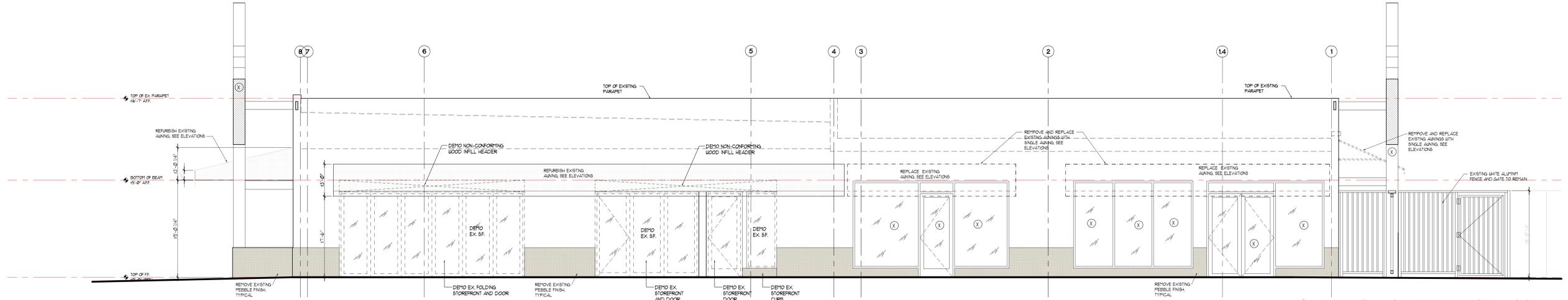


**DRAWING KEY NOTES**

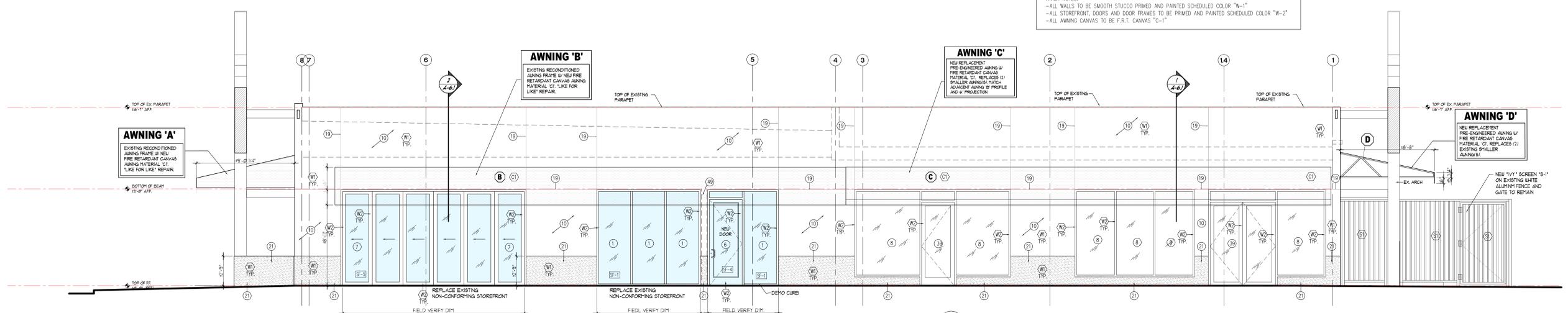
APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

- (X) EXISTING CONSTRUCTION TO REMAIN
- 1 SF-1: SCHEDULED NEW TRULITE FIXED HVHZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 2 SF-2: SCHEDULED NEW TRULITE HVHZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 2A SF-3: SCHEDULED NEW TRULITE HVHZ IMPACT STOREFRONT TRANSOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 3 NEW 8" X 12" (MIN.-SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5'S VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. TIE BEAM ABOVE (MIN. 6" REBAR EMB.) TYP.
- 4 NEW 8" X 8" (MIN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 3/8" BAR OVERLAP, TYPICAL.
- 4A PROVIDE VERT. #5 HOOKED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.
- 5 EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH
- 6 SF-4: SCHEDULED NEW TRULITE HVHZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 7 SF-5: SCHEDULED NEW EURO-WALL HVHZ IMPACT FOLDING STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 8 EXISTING FIXED STOREFRONT TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- 9 EXISTING CONC. BEAM TO REMAIN, PROVIDE NEW PAINTED ("W-1") SMOOTH STUCCO FINISH.
- 10 NEW SCHEDULED 3/4" SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/4" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- 11 EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN - C.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC., TYP.
- 12 EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - C.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.
- 13 NEW REINFORCED CONC. (4,000 PSI) CURB
- 14 EXISTING WALKWAY TO REMAIN
- 15 EXISTING PAVER WALKWAY TO REMAIN, RESET PAVERS AS REQUIRED FOR FLUSH CONDITION, TYPICAL.
- 16 NEW 4,000 PSI CONC SLAB / FOOTING ON GRADE.
- 17 LINE OF CANVAS AWNING ABOVE.
- 18 NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/4" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- 19 NEW STUCCO CONTROL JOINT, SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0
- 20 NEW 3 PART PAINTED 3/4" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED COLOR "W-1".
- 21 REMOVE EXISTING FIBBLE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- 22 NEW SCHEDULED 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- 23 NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR
- 24 EXISTING FOOTING TO REMAIN. FIELD VERIFY
- 25 FILL ALL STEM WALL CELLS W/ 4,000 PSI CONC
- 26 ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT
- 27 CONT. 1x TREATED WOOD BUICK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUICK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F. - SEE BUICK CONNECTION NOTES.
- 27A CONT. 2x TREATED WOOD BUICK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUICK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F. - SEE BUICK CONNECTION NOTES.
- 28 WOOD BUICK CONNECTION PER BUICK CONNECTION NOTES
- 29 CONT. HIGH-PERFORMANCE DOW 790 (OR EQUAL PER FPA) TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- 30 CONT. CAULKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- 31 DOOR SWEEP PER PRODUCT APPROVAL
- 32 SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUICK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUICK NOTES.
- 33 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL
- 34 NEW SCHEDULED 3/4" GNB ON 3/4" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOIL BACKED ROIG INSULATION FULL HEIGHT
- 35 CONT. TOOLED ANGLE STUCCO DRIP
- 36 EXISTING CONC. PLANTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.
- 37 NOT USED
- 38 NEW ARTIFICIAL IVY SCREENING FINISH "S-1" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)
- 39 EXISTING STOREFRONT DOOR(S) TO REMAIN. PROVIDE NEW WATER-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- 40 CONT. CASING BEAD
- 41 CONT. STUCCO BASE SCREED, SEE DETAIL 3A/A-6.0
- 42 SCHEDULED #3 STIRRUPS @ 8" O.C. MAX AT CONC. COL.
- 43 CHIP PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER TIE BEAM TO TOP OF PARAPET TIE BEAM
- 44 REINFORCED MULLION PER NOA
- 45 NEW 5/8" FINISHED GNB SILL BELOW
- 46 LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. SEE NOTE "A".
- 47 EXISTING FOOTING, CONC. THICKENED EDGE / SLAB
- 48 HOOKED HORIZONTAL #5'S @ 24" O.C. - AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR CONC. COVER DISTANCE.
- 49 EXISTING 6" STEEL POST / COL. TO REMAIN
- 50 FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.

FINISH NOTES:  
 -ALL WALLS TO BE SMOOTH STUCCO PRIMED AND PAINTED SCHEDULED COLOR "W-1"  
 -ALL STOREFRONT, DOORS AND DOOR FRAMES TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2"  
 -ALL AWNING CANVAS TO BE F.R.T. CANVAS "C-1"



**EX EXISTING RIGHT SIDE (WEST / BREEZEWAY) ELEVATION**  
 SCALE: 1/4" = 1'-0"



**B PROPOSED RIGHT SIDE (WEST / BREEZEWAY) ELEVATION**  
 SCALE: 1/4" = 1'-0"

**CMA**  
**CRAIG MOSSEY ARCHITECT, PA**  
 #228  
 160 W CAMINO REAL  
 BOCA RATON, FLORIDA 33432  
 (561) 447-2911 (T)  
 CMOSSOY@GMAIL.COM  
 AA 26000615

NO.	REVISIONS	DATE
1	GENERAL REVISION	3.17.25
2		
3		
4		
5		
6		
7		
8		
9		

- DRAWING PHASE / USE**
- LEVEL 1 SITE PLAN / DESIGN REVIEW
  - NOT FOR CONSTRUCTION
  - SCHEMATIC DESIGN
  - SPRAB REVIEW / APPROVAL
  - CONSTRUCTION DOCUMENTS
  - PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. C.C. SHALL VERIFY FIELD ALL CONDITIONS.

**ELEVATIONS**  
**EXTERIOR FACADE and STOREFRONT RENOVATION**  
**ROKA HULA RESTAURANT**  
 270 E. ATLANTIC AVE  
 DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 3.17.25  
 DRAWN BY: C.M.  
 REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). ALL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED IN ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 001308  
 PROJECT #: 24021  
 SHEET #:

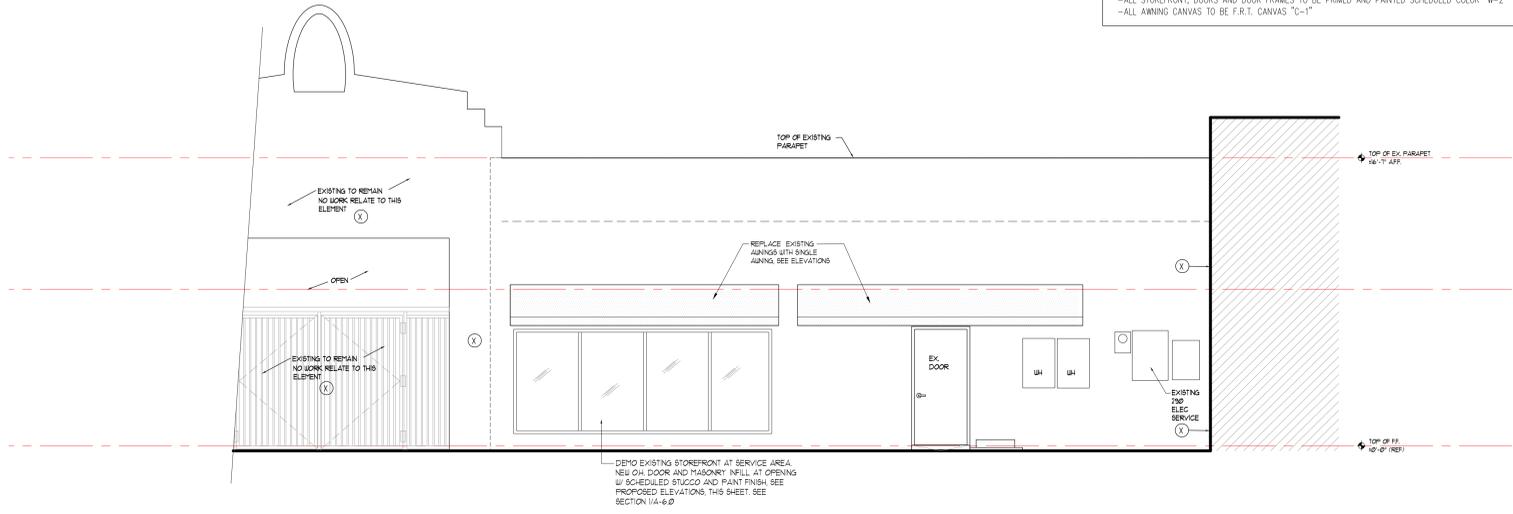
**A-4.1**  
 OF 13  
 PRINT DATE: 3.17.25  
 SPRAB / EXT. ELEVATIONS 42X30

**DRAWING KEY NOTES**

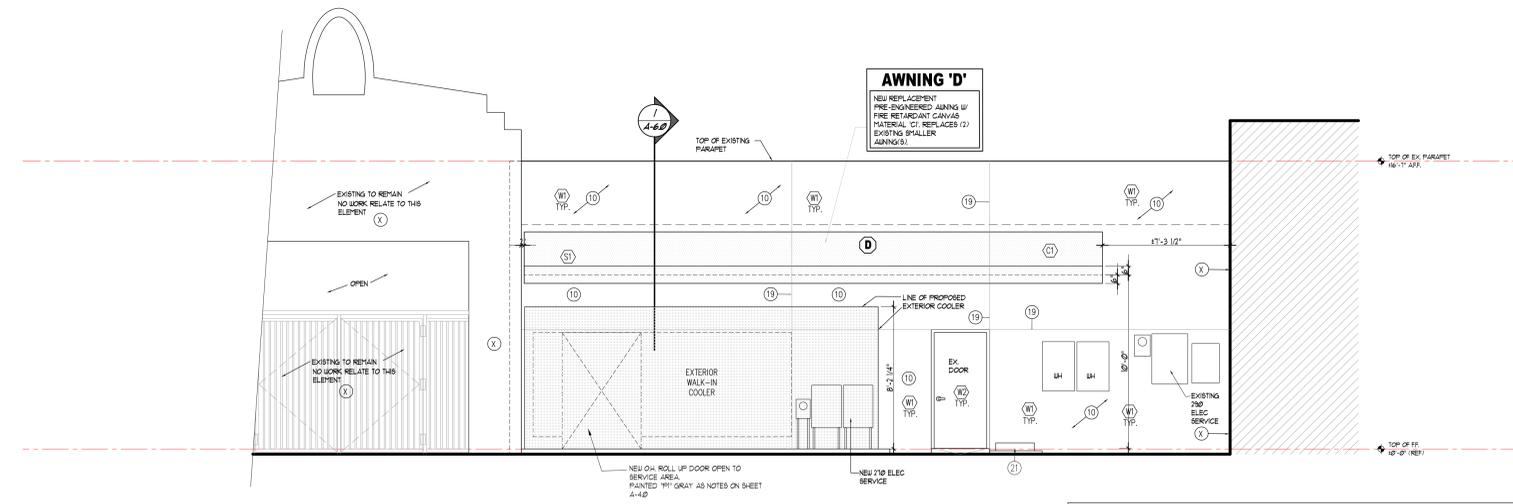
APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- SF-1: SCHEDULED NEW TRULLITE FIXED HVHZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 2 SF-2: SCHEDULED NEW TRULLITE HVHZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 2A SF-3: SCHEDULED NEW TRULLITE HVHZ IMPACT STOREFRONT TRANSOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 3 NEW 8" X 12" (MIN.- SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5'S VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX. - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. TIE BEAM ABOVE (MIN. 6" REBAR EMB.) TYP.
- 4 NEW 8" X 8" (MIN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 30" BAR OVERLAP. TYPICAL.
- 4A PROVIDE VERT. #5 HOOKED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX. - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.
- 5 EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH
- SF-4: SCHEDULED NEW TRULLITE HVHZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 7 SF-5: SCHEDULED NEW EURO-WALL HVHZ IMPACT FOLDING STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING. SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- 8 EXISTING FIXED STOREFRONT TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE. TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- 9 EXISTING CONC. BEAM TO REMAIN, PROVIDE NEW PAINTED ("W-1") SMOOTH STUCCO FINISH.
- 10 NEW SCHEDULED 3/4" SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER EXISTING STUCCO WITH TEXTURED FINISH. G.C. SHALL TEST, PATCH AND REPAIR AND PREP EXISTING STUCCO PRIOR TO APPLICATION OF NEW STUCCO. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- 11 EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN - G.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC., TYP.
- 12 EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - G.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.
- 13 NEW REINFORCED CONC. (4,000 PSI) CURB
- 14 EXISTING WALKWAY TO REMAIN
- 15 EXISTING PAVER WALKWAY TO REMAIN, RESET PAVERS AS REQUIRED FOR FLUSH CONDITION, TYPICAL.
- 16 NEW 4,000 PSI CONC. SLAB / FOOTING ON GRADE.
- 17 LINE OF CANVAS AWNING ABOVE.
- 18 NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/8" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- 19 NEW STUCCO CONTROL JOINT, SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0
- 20 NEW 3 PART PAINTED 3/8" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED COLOR "W-1".
- 21 REMOVE EXISTING FERRELL FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/8" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- 22 NEW SCHEDULED 3/8" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- 23 NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR
- 24 EXISTING FOOTING TO REMAIN. FIELD VERIFY
- 25 FILL ALL STEM WALL CELLS W/ 4,000 PSI CONC
- 26 ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT
- 27 CONT. 1x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- 27A CONT. 2x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- 28 WOOD BUCK CONNECTION PER BUCK CONNECTION NOTES
- 29 CONT. HIGH-PERFORMANCE DOW 790 (OR EQUAL PER FPA) TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL
- 30 CONT. CAULKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL
- 31 DOOR SWEEP PER PRODUCT APPROVAL
- 32 SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUCK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUCK NOTES.
- 33 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL
- 34 NEW SCHEDULED 3/4" GMB ON 3/8" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOIL BACKED RIGID INSULATION FULL HEIGHT
- 35 CONT. TOOLED ANGLE STUCCO DRIP
- 36 EXISTING CONC. PLANTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.
- 37 PROPOSED OUTSIDE DINING SEATING
- 38 NEW ARTIFICIAL IVY SCREENING FINISH "S-1" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)
- 39 EXISTING STOREFRONT DOOR(S) TO REMAIN. PROVIDE NEW WATER-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- 40 CONT. CASING BEAD
- 41 CONT. STUCCO BASE SCREED, SEE DETAIL 3A/A-6.0
- 42 SCHEDULED #3 STIRRUPS @ 8" O.C. MAX AT CONC. COL.
- 43 CHIP PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER TIE BEAM TO TOP OF PARAPET TIE BEAM.
- 44 REINFORCED MULLION PER NOA
- 45 NEW 5/8" FINISHED GMB SILL BELOW
- 46 LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. SEE NOTE "A".
- 47 EXISTING FOOTING, CONC. THICKENED EDGE / SLAB
- 48 HOOKED HORIZONTAL #5'S @ 24" O.C. - AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR CONC. COVER DISTANCE.
- 49 EXISTING 6" STEEL POST / COL. TO REMAIN
- 50 FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.

**FINISH NOTES:**  
 -ALL WALLS TO BE SMOOTH STUCCO PRIMED AND PAINTED SCHEDULED COLOR "W-1"  
 -ALL STOREFRONT, DOORS AND DOOR FRAMES TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2"  
 -ALL AWNING CANVAS TO BE F.R.T. CANVAS "C-1"



**EX EXISTING SOUTH SERVICE AREA ELEVATION**  
 SCALE: 1/4" = 1'-0"



**C PROPOSED REAR (SOUTH / REAR) SERVICE AREA ELEVATION**  
 SCALE: 1/4" = 1'-0"

**CMA**  
**CRAIG MOSSEY ARCHITECT : PA**  
 #228  
 160 W CAMINO REAL  
 BOCA RATON, FLORIDA 33432  
 (561) 447-2911 (T)  
 CMOSSSEY@GMAIL.COM  
 AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
1A	SPRAB COMMENTS	1.31.25
2	GEN REVISION / PERMIT	2.4.25
2A	SPRAB COMMENTS	2.22.25
3	GEN REVISION / PERMIT	
4		
5		
6		
7		
8		

- DRAWING PHASE / USE**
- LEVEL 1 SITE PLAN / DESIGN REVIEW
  - NOT FOR CONSTRUCTION
  - SCHEMATIC DESIGN
  - DESIGN DEVELOPMENT
  - CONSTRUCTION DOCUMENTS
  - PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE COPYRIGHTED PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. G.C. SHALL VERIFY FIELD ALL CONDITIONS.

**ELEVATIONS**  
**EXTERIOR FACADE REPAIRS AND ALTERATIONS**  
**ROKA HULA**  
 RESTAURANT  
 2700 E. ATLANTIC AVE  
 DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
 DRAWN BY: C.M.  
 REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). THE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: CRAIG MOSSEY / FL-AR 0013508  
 PROJECT #: 24020  
 SHEET #: **A-4.2**  
 OF 21  
 PRINT DATE: 2.22.25  
 PERMIT 42X30

NOTE: REFER TO ALL A-4\* SERIES ELEVATIONS FOR DETAILS, NOTES, DRAWING KEY NOTES AND ADDITIONAL CONSTRUCTION INFORMATION.

**CMA**

**CRAIG MOSSEY ARCHITECT : PA**

160 W CAMINO REAL  
#228  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)

C.MOSSEY@GMAIL.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4		
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, REPRODUCED, TRANSMITTED, OR IN ANY MANNER MADE PUBLIC IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. C.C. SHALL VERIFY FIELD ALL CONDITIONS.



**C** PROPOSED FRONT (NORTH / ATLANTIC AVE) COLOR ELEVATION  
SCALE: 1/4" = 1'-0"



**A** PROPOSED FRONT (NORTH / ATLANTIC AVE) COLOR ELEVATION  
SCALE: 1/4" = 1'-0"



**B** PROPOSED RIGHT SIDE (WEST / BREEZEWAY) COLOR ELEVATION  
SCALE: 1/4" = 1'-0"

COLOR FINISH ELEVATIONS  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

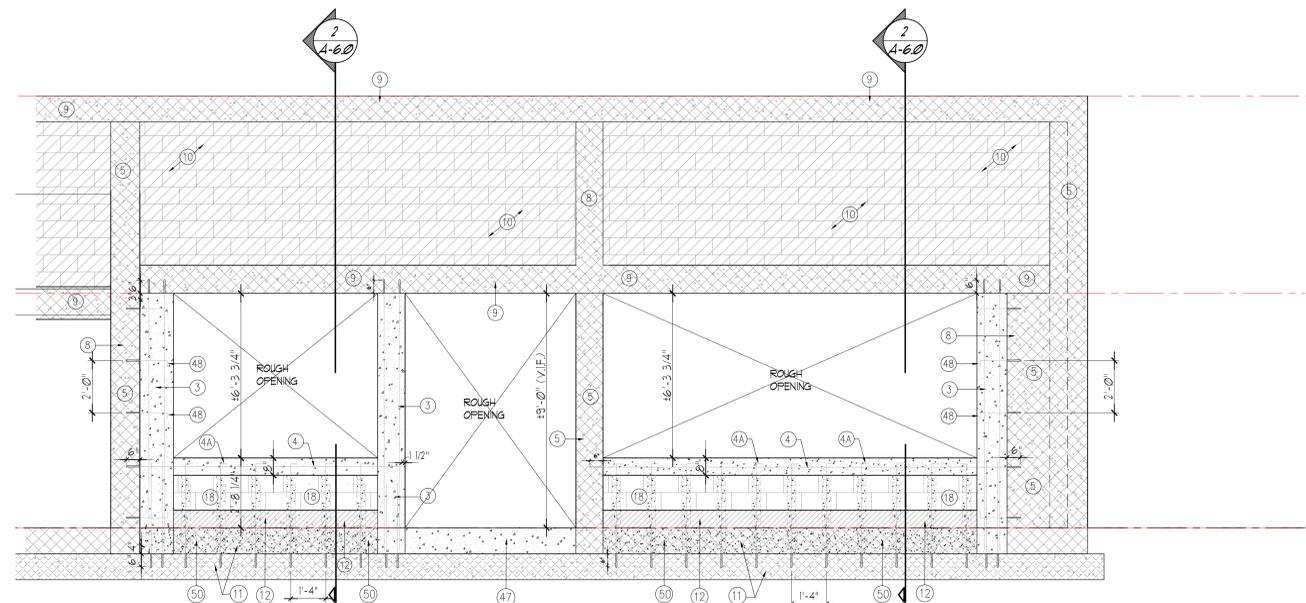
SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020  
SHEET #:

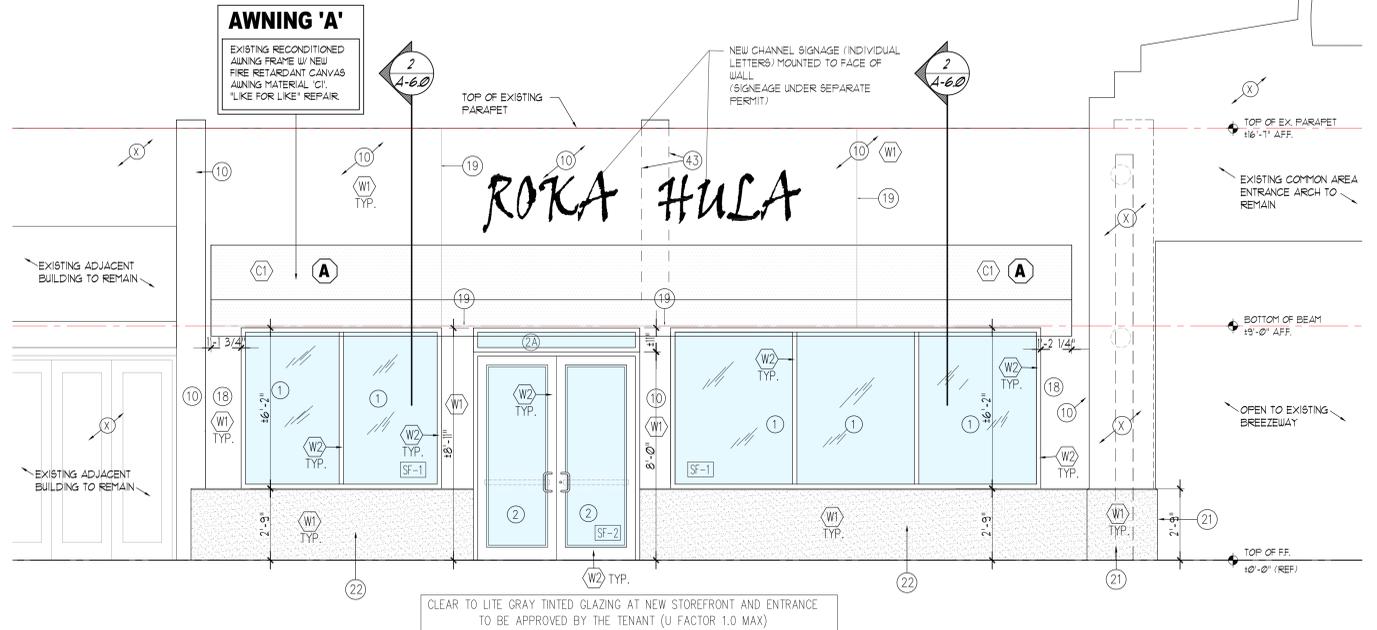
**A-4.3**  
OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30

**DRAWING KEY NOTES**  
APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

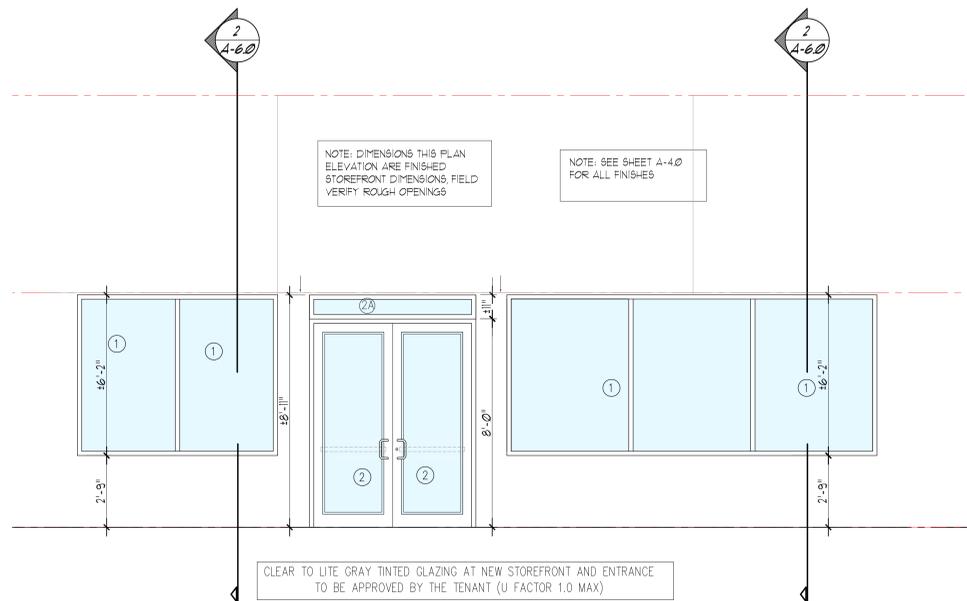
- (X) EXISTING CONSTRUCTION TO REMAIN
- (1) SF-1: SCHEDULED NEW TRILITE FIXED HVHZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (2) SF-2: SCHEDULED NEW TRILITE HVHZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (2A) SF-3: SCHEDULED NEW TRILITE HVHZ IMPACT STOREFRONT TRANSOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (3) NEW 8" X 12" (MIN- SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5'S VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. TIE BEAM ABOVE (MIN. 6" REBAR EMB.) TYP.
- (4) NEW 8" X 8" (MIN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 30" BAR OVERLAP, TYPICAL.
- (4A) PROVIDE VERT. #5 HOOKED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.
- (5) EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH
- (6) SF-4: SCHEDULED NEW TRILITE HVHZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (7) SF-5: SCHEDULED NEW EURO-WALL HVHZ IMPACT FOLDING STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (8) EXISTING FIXED STOREFRONT TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- (9) EXISTING CONC. BEAM TO REMAIN, PROVIDE NEW PAINTED ("W-1") SMOOTH STUCCO FINISH.
- (10) NEW SCHEDULED 3/8" SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER EXISTING STUCCO WITH TEXTURED FINISH. C.C. SHALL TEST, PATCH AND REPAIR PREP EXISTING STUCCO PRIOR TO APPLICATION OF NEW STUCCO. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- (11) EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN - C.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC., TYP.
- (12) EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - C.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.
- (13) NEW REINFORCED CONC. (4,000 PSI) CURB
- (14) EXISTING WALKWAY TO REMAIN
- (15) EXISTING PAVEMENT WALKWAY TO REMAIN, RESET PAVERS AS REQUIRED FOR FLUSH CONDITION, TYPICAL.
- (16) NEW 4,000 PSI CONC. SLAB / FOOTING ON GRADE.
- (17) LINE OF CANVAS AWNING ABOVE.
- (18) NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/8" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- (19) NEW STUCCO CONTROL JOINT, SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0
- (20) NEW 3 PART PAINTED 3/4" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED (COLOR "W-1").
- (21) REMOVE EXISTING PEBBLE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 33" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- (22) NEW SCHEDULED 33" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- (23) NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR
- (24) EXISTING FOOTING TO REMAIN. FIELD VERIFY
- (25) FILL ALL STEM WALL CELLS W/ 4,000 PSI CONC
- (26) ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT
- (27) CONT. 1x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- (27A) CONT. 2x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- (28) WOOD BUCK CONNECTION PER BUCK CONNECTION NOTES
- (29) CONT. HIGH-PERFORMANCE DOW 790 (OR EQUAL PER FPA) TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- (30) CONT. CAULKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- (31) DOOR SWEEP PER PRODUCT APPROVAL
- (32) SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUCK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUCK NOTES.
- (33) 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL
- (34) NEW SCHEDULED 3/8" GWB ON 3/8" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOIL BACKED RIGID INSULATION FULL HEIGHT
- (35) CONT. TOOLED ANGLE STUCCO DRIP
- (36) EXISTING CONC. PLANTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.
- (37) PROPOSED OUTSIDE DINING SEATING
- (38) NEW ARTIFICIAL IVY SCREENING FINISH "S-1" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)
- (39) EXISTING STOREFRONT DOOR(S) TO REMAIN. PROVIDE NEW WATER-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- (40) CONT. CASING BEAD
- (41) CONT. STUCCO BASE SCREED, SEE DETAIL 3A/A-6.0
- (42) SCHEDULED #3 STIRRUPS @ 8" O.C. MAX AT CONC. COL.
- (43) CHIP PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER TIE BEAM TO TOP OF PARAPET TIE BEAM.
- (44) REINFORCED MULLION PER NOA
- (45) NEW 5/8" FINISHED GWB SILL BELOW
- (46) LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. SEE NOTE "A".
- (47) EXISTING FOOTING, CONC. THICKENED EDGE / SLAB
- (48) HOOKED HORIZONTAL #5'S @ 24" O.C. - AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR CONC. COVER DISTANCE.
- (49) EXISTING 6" STEEL POST / COL. TO REMAIN
- (50) FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.



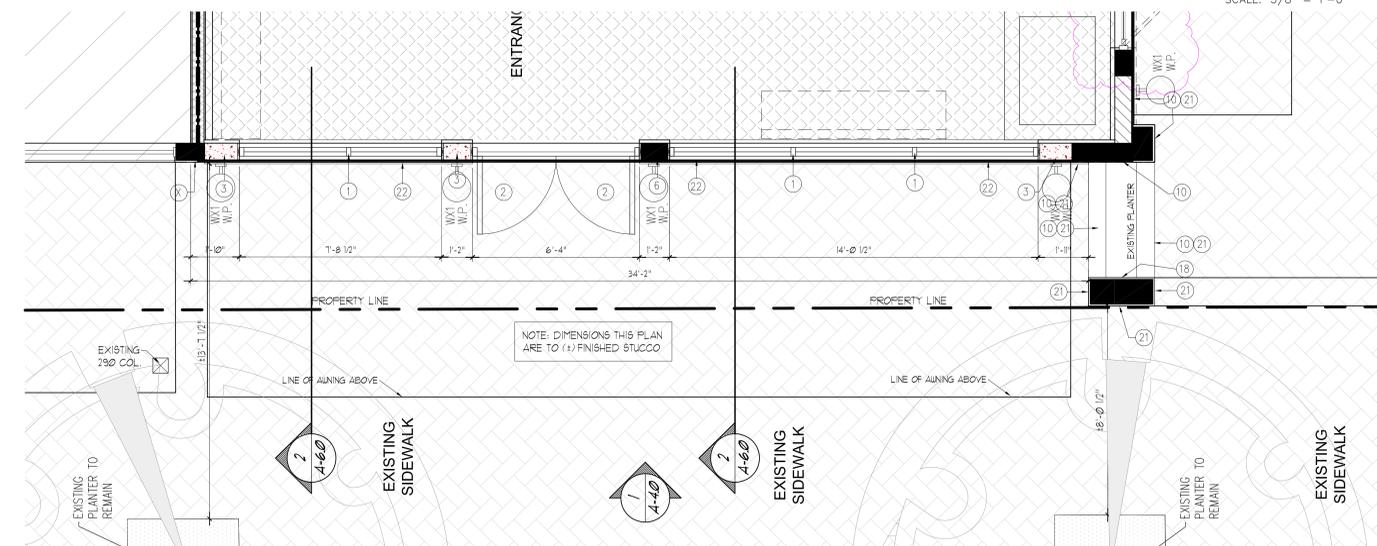
**3 NEW STOREFRONT ROUGH OPENING ELEVATION**  
SCALE: 3/8" = 1'-0"



**2 NEW NORTH (ATLANTIC AVE) FACADE ELEVATION**  
SCALE: 3/8" = 1'-0"



**4 NEW STOREFRONT SYSTEM ELEVATION**  
SCALE: 3/8" = 1'-0"



**1 NEW ENLARGED FACADE / STOREFRONT PLAN**  
SCALE: 3/8" = 1'-0"



**CRAIG MOSSEY ARCHITECT : PA**

160 W CAMINO REAL #228  
BOCCA RATON, FLORIDA 33432  
(561) 447-2911 (T)  
CMOSSEY@GMAIL.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
1A	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4	GEN REVISION / PERMIT	
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- SPRAB REVIEW / APPROVAL
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPTS AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PLANS / DRAWINGS ARE THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. NO PART OF THESE PLANS OR DRAWINGS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. C.C. SHALL VERIFY FIELD ALL CONDITIONS.

**DETAILS**  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
2700 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE BELOW. THE ORIGINAL PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508

PROJECT #: 24020

SHEET #:

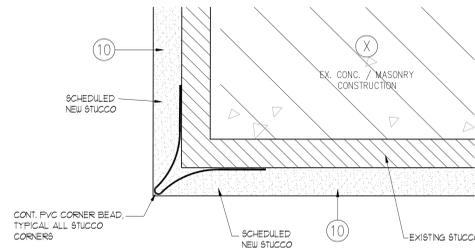
**A-5.0**  
OF 18

PRINT DATE: 2.22.25

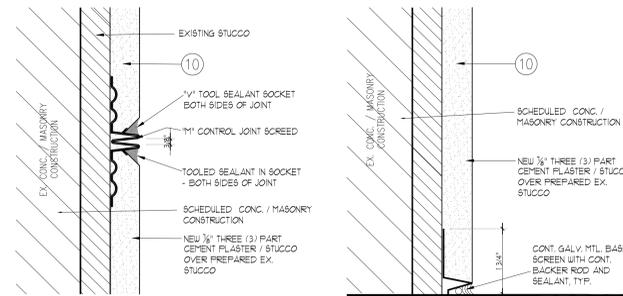
SPRAB 42X30

**STUCCO NOTES**

- SCOPE OF WORK:  
STUCCO SHALL BE INSTALLED OVER EXISTING TEXTURED STUCCO, NEW CONCRETE, AND MASONRY SURFACES PER THE PROJECT DRAWINGS AND APPLICABLE CODES, INCLUDING FLORIDA BUILDING CODE (FBC 2023) AND APPLICABLE ASTM STANDARD C926. SEE DETAIL 3/A-6.0
- PREPARATION OF SUBSTRATES:  
A. ALL SURFACES RECEIVING STUCCO MUST BE STRUCTURALLY SOUND, FREE FROM DUST, DIRT, GREASE, LOOSE MATERIALS, EFFLORESCENCE, AND ANY CONTAMINANTS THAT MAY IMPAIR BONDING. TEST AND PATCH AND REPAIR ALL EXISTING DEFECTS AS NEEDED.  
B. FOR APPLICATION OVER EXISTING TEXTURED STUCCO, THE SURFACE SHALL BE CLEANED THOROUGHLY AND ROUGHENED AS REQUIRED TO PROMOTE BONDING.  
C. NEW CONCRETE AND MASONRY SURFACES SHALL BE CURED A MINIMUM OF 28 DAYS BEFORE APPLICATION OF STUCCO.
- BONDING AGENT:  
A. APPLY AN APPROVED BONDING AGENT OVER EXISTING TEXTURED STUCCO, CONCRETE, AND MASONRY SUBSTRATES AS PER THE MANUFACTURER'S RECOMMENDATIONS.  
B. BONDING AGENTS SHALL BE COMPATIBLE WITH THE STUCCO MIX AND MEET ASTM C932 (SPECIFICATION FOR SURFACE-APPLIED BONDING AGENTS FOR EXTERIOR PLASTERING).  
C. ENSURE UNIFORM APPLICATION AND ALLOW THE BONDING AGENT TO DRY OR CURE PER MANUFACTURER SPECIFICATIONS BEFORE STUCCO APPLICATION.
- STUCCO MATERIALS:  
A. PORTLAND CEMENT-BASED STUCCO SHALL COMPLY WITH ASTM C926 (STANDARD SPECIFICATION FOR APPLICATION OF PORTLAND CEMENT-BASED PLASTER) AND ASTM C897 (STANDARD SPECIFICATION FOR AGGREGATE FOR JOB-MIXED PORTLAND CEMENT-BASED PLASTERS).  
B. MIXING WATER SHALL BE CLEAN AND POTABLE.  
C. USE AN APPROPRIATE STUCCO MIX DESIGN FOR INTENDED SUBSTRATE APPLICATIONS, ADHERING TO APPLICABLE ASTM STANDARDS.
- STUCCO APPLICATION:  
A. STUCCO SHALL BE APPLIED IN A MINIMUM OF (3) THREE PARTS OVER EXISTING STUCCO, CONCRETE, AND MASONRY SUBSTRATES. THE THICKNESS AND METHOD OF APPLICATION SHALL BE 7/8" AND COMPLY WITH ASTM C926 AND FBC 2023 REQUIREMENTS.  
B. MAINTAIN ADEQUATE MOIST CURING CONDITIONS FOR THE INITIAL CURING PERIOD PER ASTM GUIDELINES.  
C. ENSURE CONSISTENT THICKNESS AND EVEN APPLICATION ACROSS ALL SURFACES, MINIMIZING THE POTENTIAL FOR CRACKING OR DELAMINATION.  
D. CONTROL JOINTS, EXPANSION JOINTS SHALL BE PROVIDED AT 200 SF MAX INTERVALS. ALL CORNERS SHALL HAVE CONTINUOUS PVC CORNER BEADS, TYPICAL. SEE ARCHITECTURAL DRAWINGS.
- ENVIRONMENTAL CONDITIONS:  
A. STUCCO WORK SHALL BE CARRIED OUT ONLY WHEN AMBIENT AND SURFACE TEMPERATURES ARE BETWEEN 40°F AND 100°F.  
B. TAKE PRECAUTIONS TO PROTECT APPLIED STUCCO FROM PREMATURE DRYING, WIND, RAIN, OR RAPID TEMPERATURE CHANGES DURING CURING.
- INSPECTION:  
A. ALL STUCCO APPLICATIONS SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AUTHORITY. COMPLY WITH ANY SPECIAL INSPECTION REQUIREMENTS OUTLINED BY THE MUNICIPALITY AND CODE ENFORCEMENT OFFICIALS.
- PROTECTION:  
A. PROVIDE ALL REQUIRED BARRICADES REQUIRED FOR THE SEPARATION AND PROTECTION OF THE PUBLIC FROM ALL AREAS UNDER CONSTRUCTION.
- CONTROL JOINTS:  
A. INSTALL STUCCO CONTROL JOINTS IN ACCORDANCE WITH ASTM C1063 AND THE FLORIDA BUILDING CODE (8TH EDITION FBC) AND WITH THE FOLLOWING GUIDELINES (SEE ELEVATIONS FOR LOCATIONS).  
MAXIMUM PANEL SIZE & SPACING MAXIMUM PANEL AREA: 144 SQUARE FEET (PER ASTM C1063).  
HORIZONTAL & VERTICAL SPACING: NO MORE THAN 10 FEET APART IN EITHER DIRECTION.  
LONGEST PANEL DIMENSION: SHOULD NOT EXCEED 2.5 TIMES THE SHORTEST DIMENSION.  
B. PLACEMENT RECOMMENDATIONS  
CONTROL JOINTS SHOULD BE PLACED AT OR NEAR WINDOW AND DOOR CORNERS AT SHOULD ALIGN WITH EXISTING BUILDING EXPANSION JOINTS.



**C TYPICAL CORNER BEAD TYPICAL AT ALL CORNERS**



**B TYPICAL EXPANSION JOINT**

**A TYPICAL BASE SCREED**

**TYP STUCCO DETAILS**

SCALE: NOT TO SCALE

**DRAWING KEY NOTES**

APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

- EXISTING CONSTRUCTION TO REMAIN
- SF-1: SCHEDULED NEW TRULITE FIXED HVHZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- SF-2: SCHEDULED NEW TRULITE HVHZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- SF-3: SCHEDULED NEW TRULITE HVHZ IMPACT STOREFRONT TRANSOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- NEW 8" X 12" (MIN-SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5 VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. THE BEAM ABOVE (MIN. 6" REBAR EMB.) TYP.
- NEW 8" X 8" (MIN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL. EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 30" BAR OVERLAP, TYPICAL.
- PROVIDE VERT. #5 HOOKED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.
- EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH.
- SF-4: SCHEDULED NEW TRULITE HVHZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- EXISTING FIXED STOREFRONT TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- EXISTING CONC. BEAM TO REMAIN. PROVIDE NEW PAINTED ("W-1") SMOOTH STUCCO FINISH.
- NEW SCHEDULED 1/4" SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER EXISTING STUCCO WITH TEXTURED FINISH. G.C. SHALL TEST, PATCH AND REPAIR AND PREP EXISTING STUCCO PRIOR TO APPLICATION OF NEW STUCCO. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN - G.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC. TYP.
- EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - G.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.
- NEW REINFORCED CONC. (4,000 PSI) CURB
- EXISTING WALKWAY TO REMAIN
- EXISTING PAVER WALKWAY TO REMAIN, RESET PAVERS AS REQUIRED FOR FLUSH CONDITION, TYPICAL.
- NEW 4,000 PSI CONC. SLAB / FOOTING ON GRADE.
- LINE OF CANVAS AWNING ABOVE.
- NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/4" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- NEW STUCCO CONTROL JOINT, SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0
- NEW 3 PART PAINTED 7/8" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED (COLOR "W-1")
- REMOVE EXISTING PEBBLE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- NEW SCHEDULED 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR
- EXISTING FOOTING TO REMAIN. FIELD VERIFY
- FILL ALL STEM WALL CELLS W/ 4,000 PSI CONC.
- ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT
- CONT. 1x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- CONT. 2x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F.- SEE BUCK CONNECTION NOTES.
- WOOD BUCK CONNECTION PER BUCK CONNECTION NOTES
- CONT. HIGH-PERFORMANCE DOW 750 (OR EQUAL PER FPA) TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- CONT. CAULKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.
- DOOR SWEEP PER PRODUCT APPROVAL
- SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUCK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUCK NOTES.
- 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL
- NEW SCHEDULED 3/8" GMB ON 7/8" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOIL BACKED RIGID INSULATION FULL HEIGHT
- CONT. TOOLED ANGLE STUCCO DRIP
- EXISTING CONC. PLANTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.
- PROPOSED OUTSIDE DINING SEATING
- NEW ARTIFICIAL IVY SCREENING FINISH "S-1" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)
- EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN. PROVIDE NEW WATER-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE, TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- CONT. CASING BEAD
- CONT. STUCCO BASE SCREED, SEE DETAIL 3/A-6.0
- SCHEDULED #3 STIRRUPS @ 8" O.C. MAX AT CONC. COL.
- CHIP PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER THE BEAM TO TOP OF PARAPET THE BEAN.
- REINFORCED MULLION PER NOA
- NEW 5/8" FINISHED GMB SILL BELOW
- LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. - SEE NOTE "A".
- EXISTING FOOTING, CONC. THICKENED EDGE / SLAB
- HOKED HORIZONTAL #5'S @ 24" O.C. - AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR CONC. COVER DISTANCE.
- EXISTING 6" STEEL POST / COL. TO REMAIN
- FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.



160 W CAMINO REAL #228  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)  
CMOSSEY@GMAIL.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
3	SPRAB COMMENTS / PERMIT	2.4.25
3	SPRAB COMMENTS / PERMIT	2.22.25
4		
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

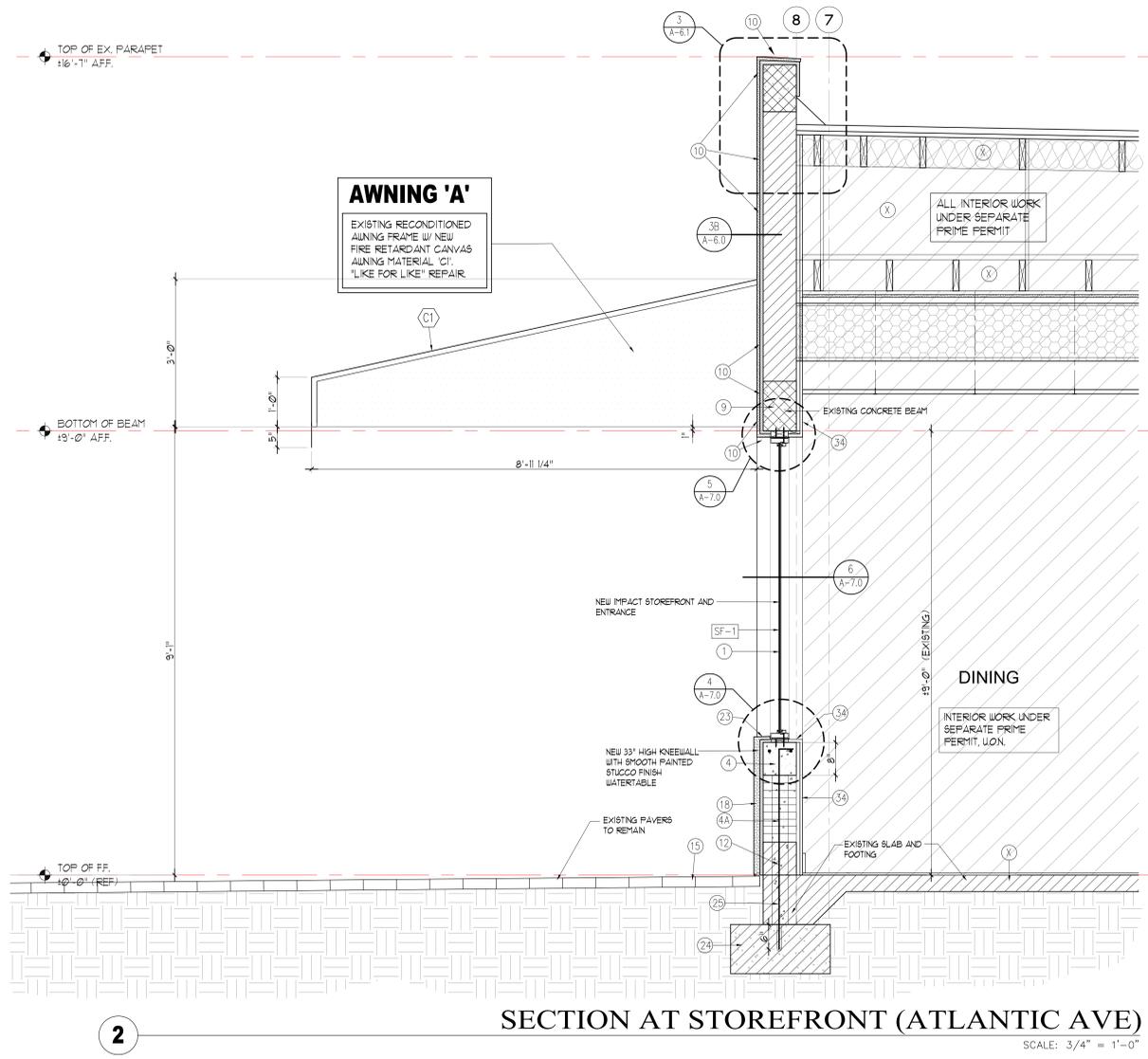
ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL...  
DO NOT SCALE THE DRAWINGS  
G.C. SHALL VERIFY FIELD ALL CONDITIONS

SECTION 7.0  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE:	1.30.25
DRAWN BY:	C.M.
REVIEWED BY:	C.M.

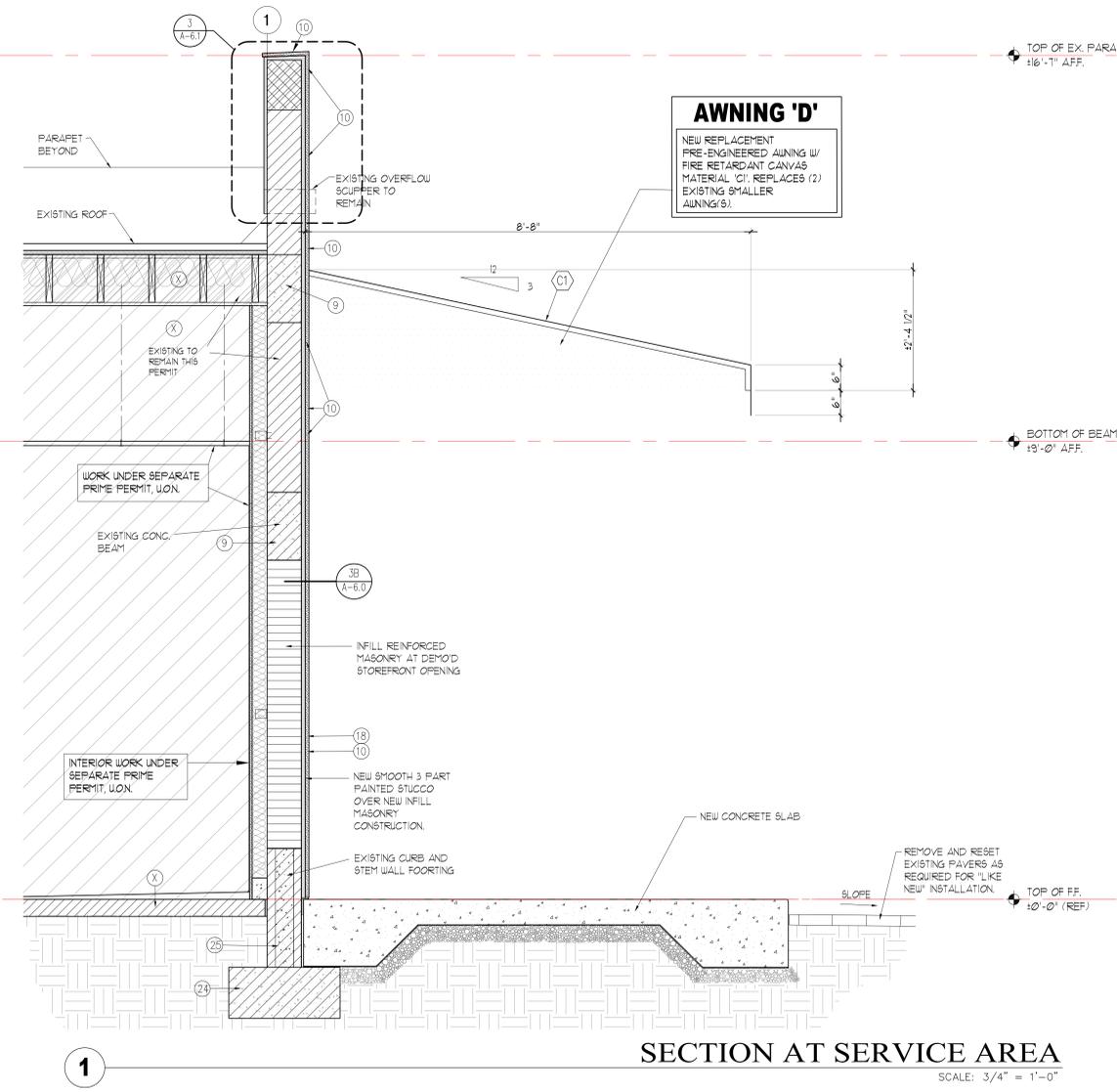
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). ANY UNPRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:	CRAIG MOSSEY / FL-AR 0013508
PROJECT #:	24020
SHEET #:	<b>A-6.0</b>
OF	21
PRINT DATE:	2.22.25
PERMIT	42X30



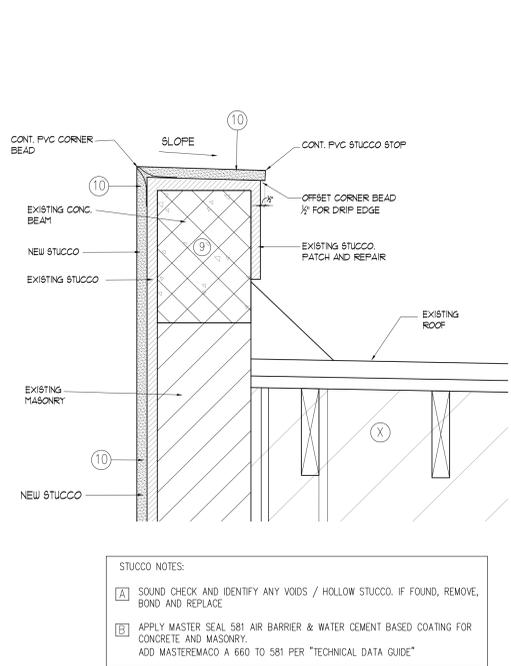
**SECTION AT STOREFRONT (ATLANTIC AVE)**

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



**SECTION AT SERVICE AREA**

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

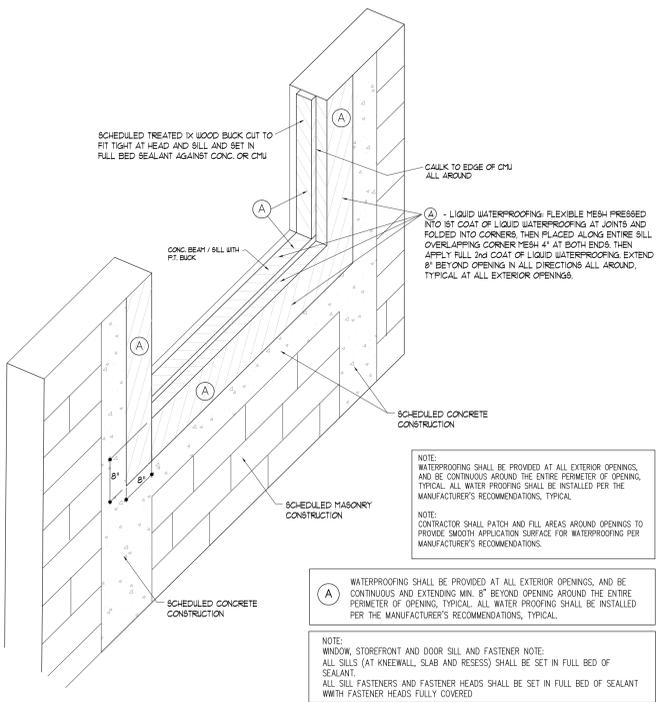


**STUCCO NOTES:**

**A** SOUND CHECK AND IDENTIFY ANY VOIDS / HOLLOW STUCCO. IF FOUND, REMOVE, BOND AND REPLACE

**B** APPLY MASTER SEAL 581 AIR BARRIER & WATER CEMENT BASED COATING FOR CONCRETE AND MASONRY. ADD MASTEREMACO A 660 TO 581 PER "TECHNICAL DATA GUIDE"

**3 PARAPET / TYP. STUCCO DETAIL**  
SCALE: NOT TO SCALE



**NOTE:** WATERPROOFING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS, AND BE CONTINUOUS AROUND THE ENTIRE PERIMETER OF OPENING. TYPICAL. ALL WATER PROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS, TYPICAL.

**NOTE:** CONTRACTOR SHALL PATCH AND FILL AREAS AROUND OPENINGS TO PROVIDE SMOOTH APPLICATION SURFACE FOR WATERPROOFING PER MANUFACTURER'S RECOMMENDATIONS.

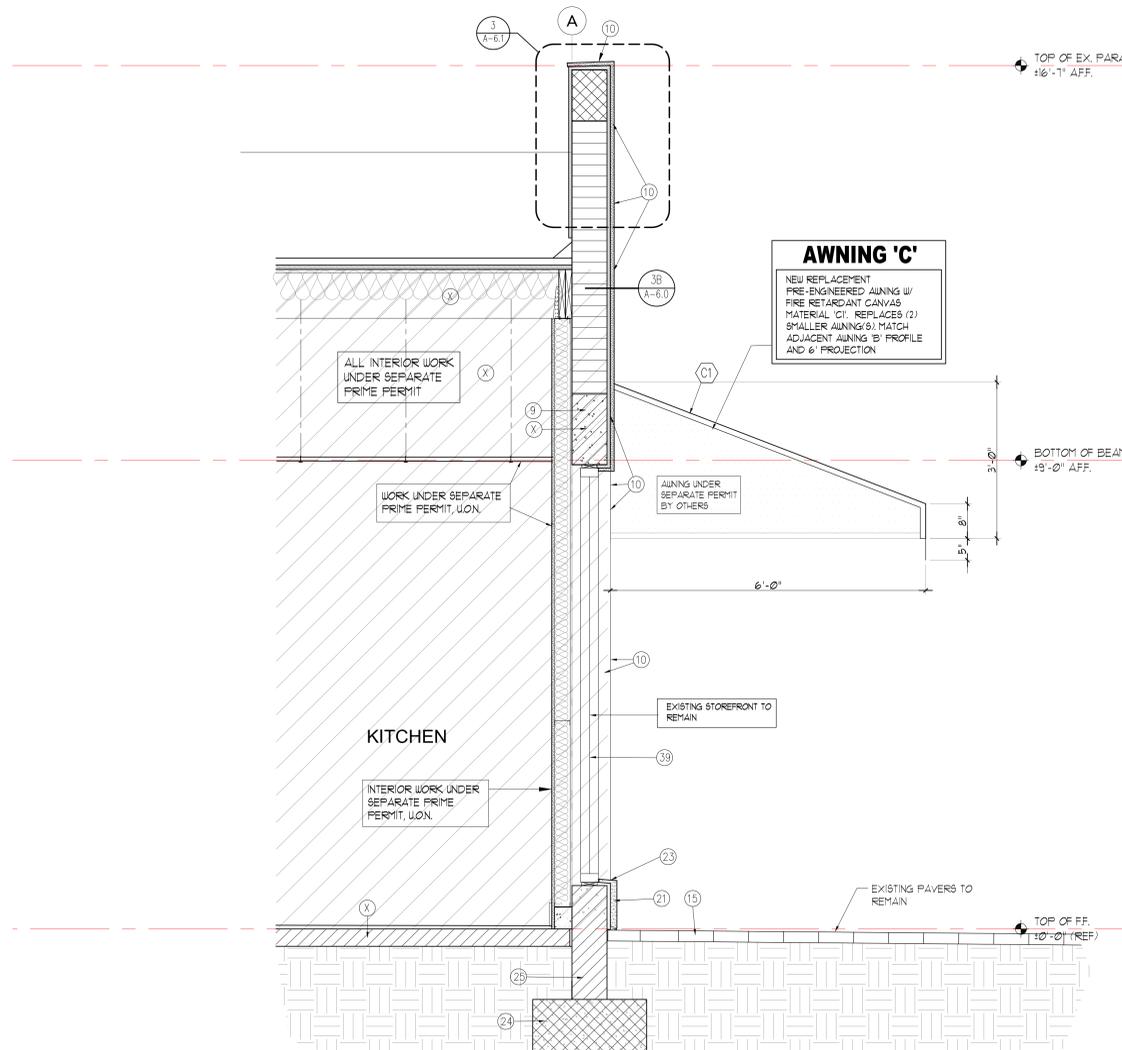
**NOTE:** WATERPROOFING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS, AND BE CONTINUOUS AROUND THE ENTIRE PERIMETER OF OPENING. TYPICAL. ALL WATER PROOFING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS, TYPICAL.

**NOTE:** WINDOW, STOREFRONT AND DOOR SILL AND FASTENER NOTE: ALL SILLS (AT KNEEWALL, SLAB AND RECESS) SHALL BE SET IN FULL BED OF SEALANT. ALL SILL FASTENERS AND FASTENER HEADS SHALL BE SET IN FULL BED OF SEALANT WITH FASTENER HEADS FULLY COVERED.

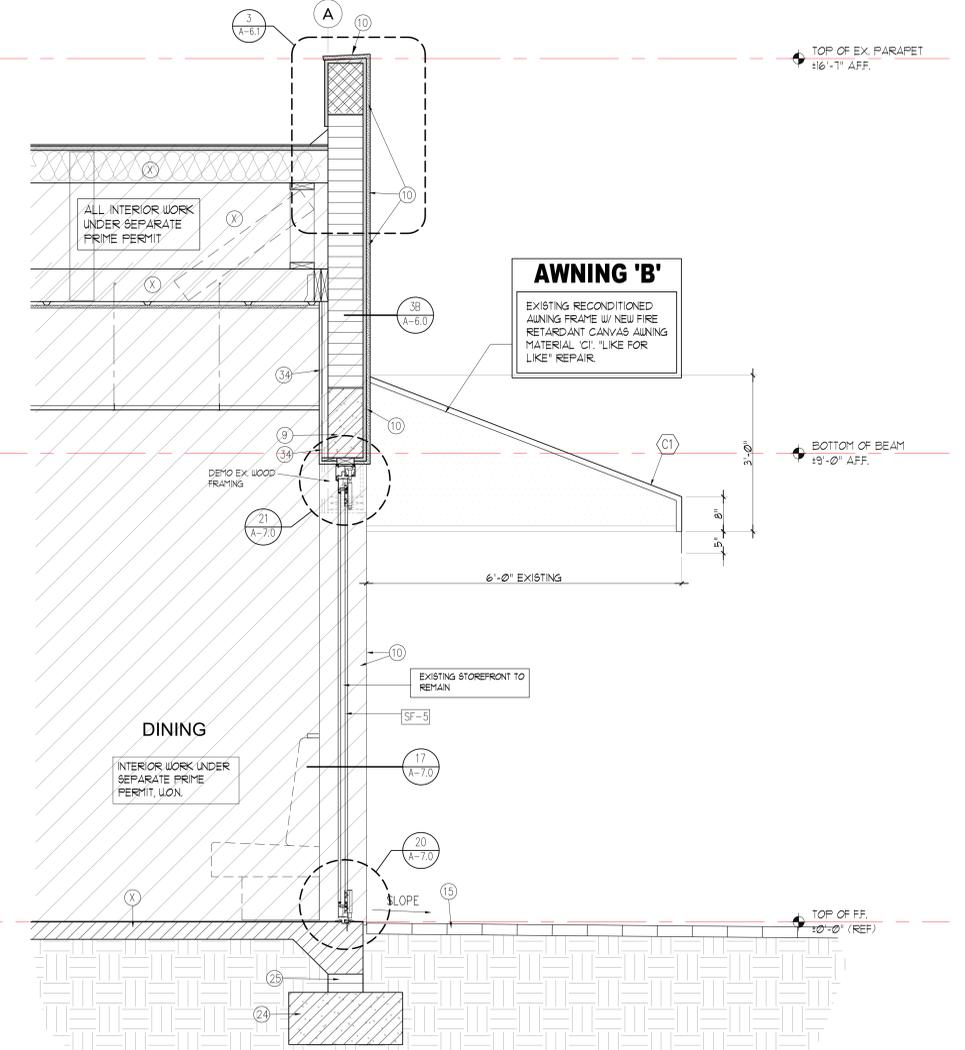
**A ROUGH OPENING WATER-PROOFING DETAIL**  
SCALE: NOT TO SCALE

**DRAWING KEY NOTES**  
APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

- (X) EXISTING CONSTRUCTION TO REMAIN
- (1) SF-1: SCHEDULED NEW TRULITE HVHZ IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (2) SF-2: SCHEDULED NEW TRULITE HVHZ IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (2A) SF-3: SCHEDULED NEW TRULITE HVHZ IMPACT STOREFRONT TRANSOM LAMINATED IMPACT GLAZING. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (3) NEW 8" X 12" (MIN- SEE PLAN) REINFORCED EXTERIOR CONC. INFILL COLUMN (MIN 4000 PSI CONC.) WITH (4) #5'S VERT. AND #3 STIRRUPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING BELOW AND EXISTING CONC. THE BEAM ABOVE (MIN. 6" REBAR EMB.), TYP.
- (4) NEW 8" X 8" (MIN) REINFORCED CONC. SILL CAP (MIN 4000 PSI CONC.) WITH (2) #5'S HORIZ. AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CONC. COVER DISTANCE. PROVIDE MIN 30" BAR OVERLAP, TYPICAL.
- (4A) PROVIDE VERT. #5 HOOKED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY #5'S INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.), TYP.
- (5) EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH
- (6) SF-4: SCHEDULED NEW TRULITE HVHZ IMPACT SINGLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (7) SF-5: SCHEDULED NEW EURO-WALL HVHZ IMPACT FOLDING STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.
- (8) EXISTING FIXED STOREFRONT TO REMAIN. PROVIDE NEW CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE. TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- (9) EXISTING CONC. BEAM TO REMAIN, PROVIDE NEW PAINTED ("W-1") SMOOTH STUCCO FINISH.
- (10) NEW SCHEDULED 3/4" SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER EXISTING STUCCO WITH TEXTURED FINISH. G.C. SHALL TEST, PATCH AND REPAIR AND PREP EXISTING STUCCO PRIOR TO APPLICATION OF NEW STUCCO. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- (11) EXISTING CONT. STEM WALL CONC. FOOTING TO REMAIN - G.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FILL ALL CELLS IN STEM WALL W/ CONC., TYP.
- (12) EXISTING CURB - FILL ALL CELLS AT MASONRY CURB - G.C. TO FIELD VERIFY PRIOR TO CONSTRUCTION.
- (13) NEW REINFORCED CONC. (4,000 PSI) CURB
- (14) EXISTING WALKWAY TO REMAIN
- (15) EXISTING PAVER WALKWAY TO REMAIN, RESET PAVERS AS REQUIRED FOR FLUSH CONDITION, TYPICAL.
- (16) NEW 4,000 PSI CONC. SLAB / FOOTING ON GRADE.
- (17) LINE OF CANVAS AWNING ABOVE.
- (18) NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. THICKNESS VARIES, SEE DETAILS. MINIMUM 3/4" THICKNESS, SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.
- (19) NEW STUCCO CONTROL JOINT, SEE STUCCO NOTES AND STUCCO DETAILS 3/A-6.0
- (20) NEW 3 PART PAINTED 7/8" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED (COLOR "W-1").
- (21) REMOVE EXISTING PEBBLE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/32" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- (22) NEW SCHEDULED 3/32" HIGH SMOOTH STUCCO WATERTABLE OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3/4" BEYOND BLDG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.
- (23) NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR
- (24) EXISTING FOOTING TO REMAIN. FIELD VERIFY
- (25) FILL ALL STEM WALL CELLS W/ 4,000 PSI CONC.
- (26) ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT
- (27) CONT. 1x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT. TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F. - SEE BUCK CONNECTION NOTES.
- (27A) CONT. 2x TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT. TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM S.F. - SEE BUCK CONNECTION NOTES.
- (28) WOOD BUCK CONNECTION PER BUCK CONNECTION NOTES
- (29) CONT. HIGH-PERFORMANCE DOW 750 (OR EQUAL PER FPA) TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME. TYPICAL.
- (30) CONT. CAULKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL
- (31) DOOR SWEEP PER PRODUCT APPROVAL
- (32) SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUCK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUCK NOTES.
- (33) 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL
- (34) NEW SCHEDULED 3/8" GWB ON 7/8" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOIL BACKED RIGID INSULATION FULL HEIGHT
- (35) CONT. TOOLED ANGLE STUCCO DRIP
- (36) EXISTING CONC. PLANTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.
- (37) PROPOSED OUTSIDE DINING SEATING
- (38) NEW ARTIFICIAL IVY SCREENING FINISH "S-1" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)
- (39) EXISTING STOREFRONT DOOR(S) TO REMAIN. PROVIDE NEW WATER-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL PERIMETER INSIDE AND OUTSIDE. TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIMED AND PAINTED SCHEDULED COLOR "W-2".
- (40) CONT. CASING BEAD
- (41) CONT. STUCCO BASE SCREED, SEE DETAIL 3A/A-6.0
- (42) SCHEDULED #3 STIRRUPS @ 8" O.C. MAX AT CONC. COL.
- (43) CHIP PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER THE BEAM TO TOP OF PARAPET THE BEAN.
- (44) REINFORCED MULLION PER NOA
- (45) NEW 5/8" FINISHED GWB SILL BELOW
- (46) LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. SEE NOTE "A".
- (47) EXISTING FOOTING, CONC. THICKENED EDGE / SLAB
- (48) HOOKED HORIZONTAL #5'S @ 24" O.C. - AT ADJACENT EX. CONC. COL., DRILL AND EPOXY SILL CAP #5'S INTO EXISTING CONC. W/ MIN. 6" EMB. TYP. AT ADJACENT NEW CONC. COL., EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR CONC. COVER DISTANCE.
- (49) EXISTING 6" STEEL POST / COL. TO REMAIN
- (50) FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.



**2 SECTION AT BREEZEWAY**  
SCALE: 3/4" = 1'-0"



**1 SECTION AT BREEZEWAY**  
SCALE: 3/4" = 1'-0"



**CRAIG MOSSEY ARCHITECT : PA**  
#228  
160 W. CAMINO REAL  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)  
CMOSSEY@GMAIL.COM  
AA 26000615

NO.	REVISIONS	DATE
1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
2A	GEN REVISION / PERMIT	2.4.25
3	SPRAB COMMENTS	2.22.25
4	GEN REVISION / PERMIT	2.22.25
5		
6		
7		
8		

**DRAWING PHASE / USE**

- LEVEL 1 SITE PLAN / DESIGN REVIEW
- NOT FOR CONSTRUCTION
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DRAWINGS ARE SOLELY OWNED BY AND THE PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. COPYRIGHTED PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. RELATED TO ARCHITECTURAL WORKS, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PERMIT APPLICATIONS, PROTECTION ACT. THE IDEAS AND DESIGNS WERE CREATED, EVOLVED AND DEVELOPED BY OR FOR USE ON AND FOR THE PROJECT. ANY REUSE, REPRODUCTION, OR FEEL OF SUCH IDEAS, DESIGNS, PLANS, CONCEPTS AND FEEL BY ANY PERSON OR ENTITY FOR THIS PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. DO NOT SCALE THE DRAWINGS. G.C. SHALL VERIFY FIELD ALL CONDITIONS.

**SECTIONS**  
EXTERIOR FACADE REPAIRS AND ALTERATIONS  
**ROKA HULA**  
RESTAURANT  
2710 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE (BELOW). ANY UNPRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013508  
PROJECT #: 24020  
SHEET #: **A-6.1**

OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30

**WIND PRESSURE PER ASCE 7-22**

170 MPH  
CATEGORY I  
EXPOSURE C  
K<sub>e</sub> = 0.85

-MIN OVERALL BLDG DIM = 85'  
-MEAN ROOF HEIGHT (MHR) = 24'  
(2 story section of NE corner)

-ZONE 5: a = 7.2

WIND	ZONE 4	ZONE 5
	+41.8	-45.3
	+41.8	-55.9

ASCE 7-22 (8th Edition) Florida Building Code / 2023

**STOREFRONT SCHEDULE (NO SUBSTITUTES OR ALTERNATIVES ALLOWED)**

<p><b>MARK</b> FIXED STOREFRONT - LM (1) (2)</p> <p>SF-1</p> <p>FIXED STOREFRONT SYSTEM (SF-1) TRULITE GLASS &amp; ALUMINUM SYSTEMS - IMPACT RESISTANT STOREFRONT SYSTEM LARGE MESSILE IMPACT</p> <p>ANCHOR TYPES AND GLASS TYPE SHALL BE INSTALLED TO ACHIEVE A JAMB, MULLION AND GLASS SYSTEM LOAD CAPACITY EQUAL TO OR GREATER THAN THE SYSTEM LOAD CAPACITY SPECIFIED IN THE FAR RIGHT COLUMN OF THIS SCHEDULE.</p> <p>THE ABOVE PRODUCT APPROVAL / NDA IS INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE AND SHALL BE PART OF THE PROJECT DOCUMENTS.</p> <p>CUSTOM FRAME AND MULLION COLOR PER PROJECT PLANS, SEE SHEET A-4.0</p> <p>HARDWARE / LOCK: OPTION 4 INTERIOR: PANIC HARDWARE W/ CONCEALED ROOFS EXTERIOR: STANDARD PULL HANDLES 4" X 5" BUTT HINGES SURFACE MOUNTED CLOSERS HINGE: OPTION 1 / HI</p> <p>ALL STOREFRONT GLAZING SYSTEMS SHALL MEET OR EXCEED: S-VALUE = 1.00 MAX SHGC = .35 MAX</p>	<p><b>MINIMUM SYSTEM LOAD CAPACITY</b></p> <p>+45.0 PSF -80.0 PSF</p>
<p><b>MARK</b> STOREFRONT ENTRANCE SYSTEM - LM (2)</p> <p>SF-2</p> <p>STOREFRONT ENTRANCE SYSTEM (SF-2) TRULITE GLASS &amp; ALUMINUM SYSTEMS - IMPACT RESISTANT STOREFRONT SYSTEM LARGE MESSILE IMPACT</p> <p>ANCHOR TYPES AND GLASS TYPE SHALL BE INSTALLED TO ACHIEVE A JAMB, MULLION AND GLASS SYSTEM LOAD CAPACITY EQUAL TO OR GREATER THAN THE SYSTEM LOAD CAPACITY SPECIFIED IN THE FAR RIGHT COLUMN OF THIS SCHEDULE.</p> <p>THE ABOVE PRODUCT APPROVAL / NDA IS INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE AND SHALL BE PART OF THE PROJECT DOCUMENTS.</p> <p>CUSTOM FRAME AND MULLION COLOR PER PROJECT PLANS, SEE SHEET A-4.0</p> <p>HARDWARE / LOCK: OPTION 4 INTERIOR: PANIC HARDWARE W/ CONCEALED ROOFS EXTERIOR: STANDARD PULL HANDLES 4" X 5" BUTT HINGES SURFACE MOUNTED CLOSERS HINGE: OPTION 1 / HI</p> <p>ALL STOREFRONT GLAZING SYSTEMS SHALL MEET OR EXCEED: S-VALUE = 1.00 MAX SHGC = .35 MAX</p>	<p><b>MINIMUM SYSTEM LOAD CAPACITY</b></p> <p>+70.0 PSF -100.0 PSF</p>
<p><b>MARK</b> FOLDING STOREFRONT SYSTEM - LM (7)</p> <p>SF-5</p> <p>FOLDING STOREFRONT SYSTEM (SF-5) ENVIRO-WALL FOLDING STOREFRONT SYSTEM LM - LARGE MESSILE IMPACT</p> <p>ANCHOR TYPES AND GLASS TYPE SHALL BE INSTALLED TO ACHIEVE A JAMB, MULLION AND GLASS SYSTEM LOAD CAPACITY EQUAL TO OR GREATER THAN THE SYSTEM LOAD CAPACITY SPECIFIED IN THE FAR RIGHT COLUMN OF THIS SCHEDULE.</p> <p>THE ABOVE PRODUCT APPROVAL / NDA IS INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE AND SHALL BE PART OF THE PROJECT DOCUMENTS.</p> <p>CUSTOM FRAME AND MULLION COLOR PER PROJECT PLANS, SEE SHEET A-4.0</p> <p>HARDWARE / LOCK: OPTION 4 INTERIOR: PANIC HARDWARE W/ CONCEALED ROOFS EXTERIOR: STANDARD PULL HANDLES 4" X 5" BUTT HINGES SURFACE MOUNTED CLOSERS HINGE: OPTION 1 / HI</p> <p>ALL STOREFRONT GLAZING SYSTEMS SHALL MEET OR EXCEED: S-VALUE = 1.00 MAX SHGC = .35 MAX</p>	<p><b>MINIMUM SYSTEM LOAD CAPACITY</b></p> <p>+70.0 PSF -100.0 PSF</p>

**SHOP DRAWING NOTES**

G.C. TO PROVIDE DETAILED SIGNED AND SEALED ENGINEER PERMIT SHOP DRAWINGS FOR ALL STOREFRONT SYSTEMS AND STOREFRONT DOORS, INCLUDING CONNECTIONS, REINFORCING AND WIND LOAD CALCULATIONS.

SHOP DRAWINGS SHALL INCLUDE ALL STRUCTURAL DESIGN DETAILS APPLICABLE TO CURRENT I.B.C. 8TH EDITION / 2023 AND THE PROJECT DRAWINGS.

G.C. SHALL REVIEW AND STAMP THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT.

ALL DETAILS IN SHOP DRAWINGS SHALL BE TRUE AND ACCURATE DETAIL WATCHING AND REFERENCING THE EXACT DETAILS AND SPECIFICATIONS OF THE APPROVED NDA.

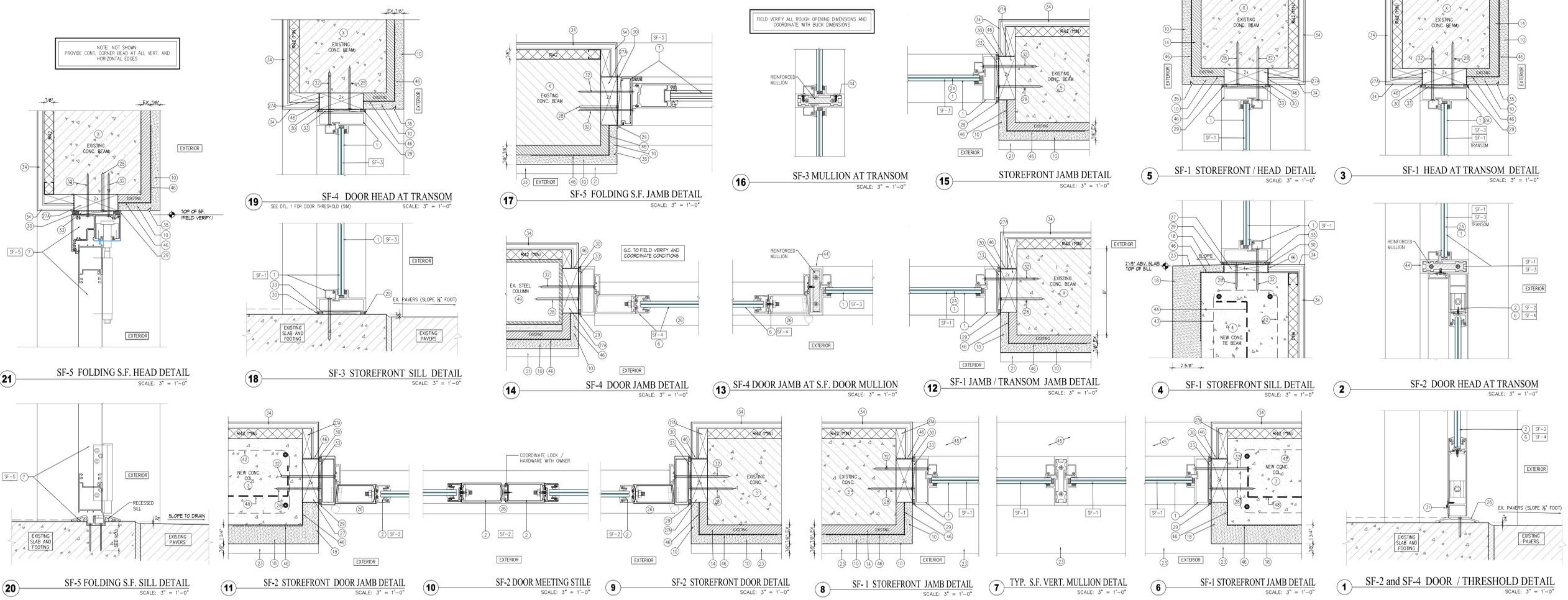
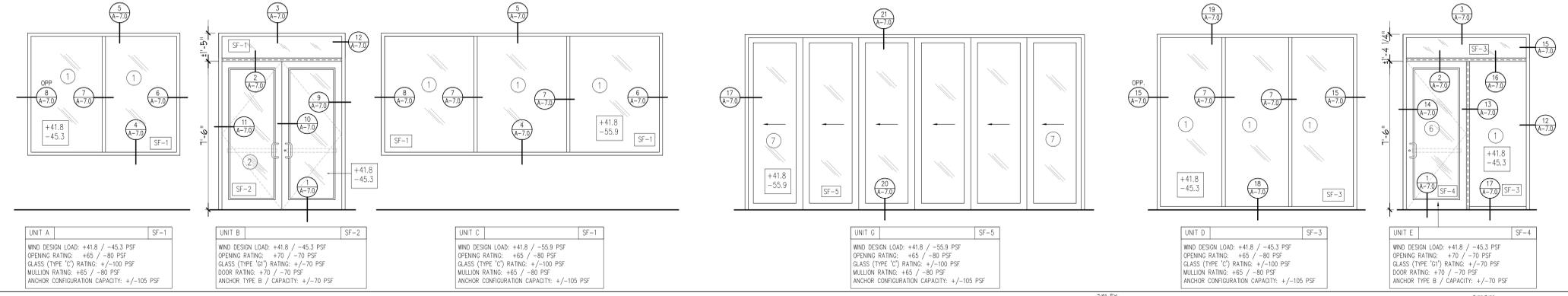
TYPICAL / GENERIC DETAILS WILL NOT BE ACCEPTED.

<p><b>GENERAL STOREFRONT NOTES</b></p> <p>1. ALL STOREFRONTS SHALL HAVE FLORIDA PRODUCT APPROVAL (FPA) IN DADE COUNTY OFFICE OF ACCEPTANCE (NOA) APPROVAL, AS NOTED AND SHALL BE LARGE MESSILE IMPACT AS SCHEDULED. DOCUMENTS BY THE OWNER AS NOTED ON THE ELEVATIONS.</p> <p>2. SHIMS: SHIM DEPTH IS LIMITED TO 1/4" MAX SHIM AT ALL STOREFRONT INSTALLATIONS, TYP.</p> <p>3. ANCHORAGE: ALL STOREFRONT ANCHORAGE SHALL BE PER THE STOREFRONT MANUFACTURERS APPROVED NOTES OF ACCEPTANCE (NOA) WITH RESPECT TO ALL CONNECTIONS, INCLUDING, BUT NOT LIMITED TO TYPE, SIZE, BRAND, SPACING EMBEDMENT AND MINIMUM MATERIAL. ANCHORED INTO SEE STOREFRONT SCHEDULE.</p> <p>4. DOCUMENTATION: G.C. SHALL PROVIDE ALL DOCUMENTATION (NOA'S, SHOP DRAWINGS, ETC.) REQUIRED TO OBTAIN A BUILDING PERMIT TO THE APPLICABLE HAVING JURISDICTION OVER THE PROJECT.</p> <p>5. 3/4" TREATED BUCK CONNECTIONS WHERE INDICATED IN THE DRAWINGS, SHALL BE PER THE WOOD BUCK CONNECTION NOTES, THIS SHEET.</p> <p>6. ALL IMPACT GLAZING IS LARGE MESSILE GLAZING AND SHALL BE PER THE NOA - TINT AND / OR LOW COATINGS THAT ALTER THE LOOK OF GLAZING (IF ANY) SHALL BE APPROVED BY THE OWNER IN ADVANCE.</p> <p>7. STOREFRONT SUPPLIER SHALL PROVIDE ALL INTERMEDIATE STRUCTURAL WALLS, WATCHING ALUMINUM CORNER PROFILES WITH CONNECTIONS, REINFORCING WITH WALLS, ETC. AS REQUIRED TO COMPLETE THE PROPOSED STOREFRONT SYSTEM WITHIN THE ROUGH OPENING. PROVIDE DETAILED SHOP DRAWINGS PRIOR TO ANY WORK.</p> <p>8. G.C. AND STOREFRONT SUPPLIER SHALL FIELD MEASURE ALL ROUGH OPENINGS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING ANY SYSTEMS.</p> <p>9. ROUGH OPENING WATER PROOFING NOTE: LIQUID AND MESH WATERPROOFING AT ALL NEW OPENINGS / DOORS AND STOREFRONTS. FLEXIBLE MESH PRESSED INTO 15' DIA. OF LIQUID WATERPROOFING AT JOINTS AND FOLDED INTO CORNERS. THEN PATCH ALONG ENTIRE SILL OVERLAPPING CORNER MESH 4" AT BOTH ENDS. THEN APPLY FULL 2nd COAT OF LIQUID WATERPROOFING EXTERIOR OF BEYOND OPENING IN ALL DIRECTIONS ALL AROUND, TYPICAL AT ALL EXTERIOR OPENINGS.</p>	<p><b>WOOD BUCK ATTACHMENT NOTES</b></p> <p>1. TYPICAL 1" WOOD BUCK ATTACHMENT TO: A. STRUCTURAL STEEL SHALL BE WITH MINIMUM 1/4" x 14 SELF DRILLING SCREWS INTO STEEL STRUCTURE (1/4" MIN. THICKNESS) @ P.C.C. STAGGERED MAX AND 3" FROM ALL ENDS AND CORNERS. MINIMUM 4 COMPLETE THREAD EMBEDMENT, TYPICAL. B. MASONRY OR CONCRETE SHALL BE WITH 1/4" TYPICALS x 12" DIAED INTO 4000 PSI CONCRETE @ 8" O.C. STAGGERED MAX AND 3" FROM ALL ENDS AND CORNERS. C. STRUCTURAL STEEL STUDS (12 GA. / 3" MIN) SHALL BE WITH 1/4" x 14 SELF DRILLING SCREWS INTO STEEL STRUCTURE (1/4" MIN. THICKNESS) @ P.C.C. STAGGERED MAX AND 3" FROM ALL ENDS AND CORNERS. MINIMUM 4 COMPLETE THREAD EMBEDMENT, TYPICAL. 2. PROVIDE FULL LAYER OF MEMBRANE WATERPROOFING AT FULL INSIDE FACE OF OPENING AND EXTENDING 6" BEYOND EDGE OF OPENING ALL AROUND AT EXTERIOR AFTER WOOD BUCK INSTALL. SEE DETAIL. 3. BUCK SHALL BE SET IN (2) CONT. BEADS OF SEALANT, EACH OF WHICH SHALL FORM A COMPLETE WEATHER AND MOISTURE BARRIER, TYPICAL. 4. BUCK SHALL BE FULLY INSTALLED WITH ALL CONNECTORS AND SEALANT PRIOR TO STOREFRONT INSTALLATION. 5. STOREFRONT CONNECTIONS SHALL BE INDEPENDENT OF BUCK CONNECTIONS AND SHALL BE THROUGH THE BUCK INTO BUILDING STRUCTURE AND PER THE APPROVED NOA. 6. ALL BUCKS SHALL BE CUT AND TRIMMED TO CUSTOM FIT JAMB WITH WITH SPACERS AS SHOWN IN THE DETAILS. NOTE: ALL STOREFRONT ALUMINUM MULLIONS, STOREFRONT ACCESSORIES, FILLERS AND ADJACENT BREAK METAL (ALUMINUM), SHALL BE FACTORY FINISHED. PROVIDE FINISH AND GLASS SAMPLES TO I.L. PRIOR TO ANY WORK.</p>
---	--

**DRAWING KEY NOTES**

APPLIES TO THIS SHEET ONLY / SEE STUCCO NOTES

<p>1. EXISTING CONSTRUCTION TO REMAIN</p> <p>2. SF-1 SCHEDULED NEW TRULITE FIXED IMPACT STOREFRONT SYSTEM WITH IMPACT LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.</p> <p>3. SF-2 SCHEDULED NEW TRULITE IMPACT DOUBLE STOREFRONT ENTRANCE SYSTEM WITH LAMINATED IMPACT GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.</p> <p>4. NEW 8" X 8" (MIN) REINFORCED CONCRETE SILL CAP (MIN 4000 PSI CONC.) WITH (4) #5 VERT. AND #3 STRIPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY (MIN 6" REBAR EMB.) TYP. AT ADJACENT EX. CONC. COL. DRILL AND EPOXY SILL CAP @ 8" O.C. INTO EXISTING CONC. W/ MIN. 4" EMB. TYP. AT ADJACENT NEW CONC. COL. EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR COVER DISTANCE. PROVIDE MIN. 30' BAR OVERLAP. TYPICAL.</p> <p>5. PROVIDE VERT. #5 HOODED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY (MIN 6" REBAR EMB.) TYP. INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.) TYP.</p> <p>6. EXISTING CONC. COLUMN TO REMAIN - NEW PAINTED SMOOTH STUCCO FINISH.</p> <p>7. NEW 8" X 12" (MIN - SET PLAN) REINFORCED EXTERIOR CONC. INFLU. COLUMN (MIN 4000 PSI CONC.) WITH (4) #5 VERT. AND #3 STRIPS @ 8" O.C. VERT. MAX - DRILL AND EPOXY (MIN 6" REBAR EMB.) TYP. AT ADJACENT EX. CONC. COL. DRILL AND EPOXY SILL CAP @ 8" O.C. INTO EXISTING CONC. W/ MIN. 4" EMB. TYP. AT ADJACENT NEW CONC. COL. EXTEND #5 RE-BARS FULLY THROUGH COL., LESS CLEAR COVER DISTANCE. PROVIDE MIN. 30' BAR OVERLAP. TYPICAL.</p> <p>8. EXISTING VERT. #5 HOODED BARS FROM NEW CONC. SILL CAP IN FILLED MASONRY CELLS DOWN TO EXISTING FOOTING @ 16" O.C. MAX - DRILL AND EPOXY (MIN 6" REBAR EMB.) TYP. INTO EXISTING CONC. FOOTING (MIN. 6" REBAR EMB.) TYP.</p> <p>9. SF-5 SCHEDULED NEW ENVIRO-WALL IMPACT FOLDING STOREFRONT SYSTEM WITH LAMINATED GLAZING, SEE STOREFRONT SCHEDULE AND DETAILS. CUSTOM COLOR "W-2" ON ALL EXTERIOR FRAMES AND MULLIONS.</p> <p>10. NEW SCHEDULED 3/4" OMB ON 3/4" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOLK BACKED RIGID INSULATION FULL HEIGHT.</p> <p>11. EXISTING CONC. PLASTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.</p> <p>12. PROPOSED OUTSIDE BRINING SEALING.</p> <p>13. NEW ARTIFICIAL WY SCREENING FINISH "S-3" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)</p> <p>14. EXISTING STOREFRONT DOORS TO REMAIN. PROVIDE NEW WHITE-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL THROUGH ROUGH AND OUTSIDE TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIME AND PAINTED SCHEDULED COLOR "W-2".</p> <p>15. EXISTING CONC. GABRIEL RUD.</p> <p>16. CONT. STUCCO BASE SCORED, SEE DETAIL 3A/A-4.0</p> <p>17. SCHEDULED #5 STRIPS @ 8" O.C. MAX AT CONC. COL.</p> <p>18. CORN PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER TIE BEAMS TO TOP OF PARAPET THE BEAM.</p> <p>19. NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. BRINING WIRES, SEE DETAILS MINIMUM 1" THICKNESS. SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.</p> <p>20. NEW SMOOTH CONTROL JOINT. SEE STUCCO NOTES AND STUCCO DETAILS 3/A-4.0</p> <p>21. NEW 3 PART PAINTED "S-3" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED COLOR "W-1".</p> <p>22. REMOVE EXISTING FIBRE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING WATER TABLE. SHALL PROJECT 3" BEYOND BULG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.</p> <p>23. NEW SCHEDULED 3/4" HIGH SMOOTH STUCCO WATERPROOF OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3" BEYOND BULG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.</p> <p>24. NEW SMOOTH STUCCO SILL, SLOPE TO EXTERIOR</p> <p>25. EXISTING FOOTING TO REMAIN. FIELD VERIFY</p> <p>26. FILL ALL STEM WALL CELLS W/ 4000 PSI CONCY</p> <p>27. ADA ALUM S.F. THRESHOLD INSTALLED PER NOA, SET IN TWO (2) CONT. BEADS OF SILICONE SEALANT</p> <p>28. CONT. 1" TREATED WOOD BUCK ALL AROUND ROUGH OPENING SET IN TWO (2) CONTINUOUS BEADS OF SEALANT, TYPICAL. BUCK TO BE FULLY INSTALLED PRIOR TO AND SEPARATE FROM SF-2 - SEE BUCK CONNECTION NOTES.</p> <p>29. WOOD BUCK CONNECTION PER BUCK CONNECTION NOTES</p> <p>30. CONT. HIGH-PERFORMANCE DOW 700 (OR EQUAL) PER FPA TOOLED SEALANT AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.</p> <p>31. CONT. CHALKING AND BACKER ROD ALL AROUND EXTERIOR OF STOREFRONT FRAME, TYPICAL.</p> <p>32. DOOR SWEEP PER PRODUCT APPROVAL</p> <p>33. SCHEDULED S.F. CONNECTION THROUGH SCHEDULED TREATED WOOD BUCK AND INTO BLDG. STRUCTURE PER PLANS AND APPROVED STOREFRONT PRODUCT APPROVAL (REQUIRED). SEE WOOD BUCK NOTES.</p> <p>34. 1/4" MAX TREATED SHIM PER PRODUCT APPROVAL</p> <p>35. NEW SCHEDULED 3/4" OMB ON 3/4" (MIN) GALV. FURRING CHANNELS W/ R4.2 FOLK BACKED RIGID INSULATION FULL HEIGHT.</p> <p>36. CONT. TOOLED ANGLE STUCCO DRIP</p> <p>37. EXISTING CONC. PLASTER TO REMAIN. PATCH AND REPAIR PER ELEVATIONS WITH NEW SMOOTH STUCCO FINISH.</p> <p>38. PROPOSED OUTSIDE BRINING SEALING</p> <p>39. NEW ARTIFICIAL WY SCREENING FINISH "S-3" FULL HEIGHT OF EXISTING METAL FENCE AND GATE (8'-0" HIGH)</p> <p>40. EXISTING STOREFRONT DOORS TO REMAIN. PROVIDE NEW WHITE-TIGHT CONT. SEALANT ALL AROUND FRAME / WALL THROUGH ROUGH AND OUTSIDE TYPICAL. ALL EXTERIOR FRAMES AND MULLIONS TO BE PRIME AND PAINTED SCHEDULED COLOR "W-2".</p> <p>41. EXISTING CONC. GABRIEL RUD.</p> <p>42. CONT. STUCCO BASE SCORED, SEE DETAIL 3A/A-4.0</p> <p>43. SCHEDULED #5 STRIPS @ 8" O.C. MAX AT CONC. COL.</p> <p>44. CORN PORTION OF COLUMN THAT PROJECTS BEYOND FACE OF WALL FROM TOP OF LOWER TIE BEAMS TO TOP OF PARAPET ABOVE.</p> <p>45. NEW SCHEDULED 3 PART SMOOTH STUCCO FINISH WITH PAINTED FINISH "W-1" OVER PREPARED CONC. / MASONRY CONSTRUCTION. BRINING WIRES, SEE DETAILS MINIMUM 1" THICKNESS. SEE DETAILS AND PLANS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL HORIZ. AND VERT. CORNERS.</p> <p>46. NEW SMOOTH CONTROL JOINT. SEE STUCCO NOTES AND STUCCO DETAILS 3/A-4.0</p> <p>47. NEW 3 PART PAINTED "S-3" SMOOTH OVER PREPARED EXISTING STUCCO. PATCH AND REPAIR EXISTING AS REQUIRED AS REQUIRED. PROVIDE PAINTED COLOR "W-1".</p> <p>48. REMOVE EXISTING FIBRE FINISH. PATCH AND REPAIR AS REQUIRED. PROVIDE NEW 3/4" HIGH SMOOTH STUCCO WATER TABLE OVER PREPARED EXISTING WATER TABLE. SHALL PROJECT 3" BEYOND BULG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.</p> <p>49. NEW SCHEDULED 3/4" HIGH SMOOTH STUCCO WATERPROOF OVER PREPARED EXISTING STUCCO. WATER TABLE SHALL PROJECT 3" BEYOND BULG LINE. SLOPE TOP OF WATER TABLE. PROVIDE NEW SCHEDULED PAINT FINISH "W-1". SEE ELEVATIONS AND WALL SECTIONS. SEE STUCCO NOTES. PROVIDE CONT. CORNER BEAD AT ALL EDGES AND CORNERS.</p> <p>50. FILL ALL CELLS IN FOOTING STEM WALL W/ CONC.</p>
---



**CMA**  
CRAIG MOSSEY ARCHITECT : PA

160 W CAMINO REAL #2228  
BOCA RATON, FLORIDA 33432  
(561) 447-2911 (T)

C.MOSSEY@GMAIL.COM  
AA 26006015

**NO. REVISIONS DATE**

1	SPRAB COMMENTS	12.17.24
2	SPRAB COMMENTS	1.31.25
3	SPRAB COMMENTS / PERMIT	2.4.25
4	SPRAB COMMENTS / PERMIT	2.22.25
5		
6		
7		
8		

**DRAWING PHASE / USE**

<input type="checkbox"/>	LEVEL 1 SITE PLAN / DESIGN REVIEW
<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	SCHEMATIC DESIGN
<input type="checkbox"/>	DESIGN DEVELOPMENT
<input checked="" type="checkbox"/>	CONSTRUCTION DOCUMENTS
<input checked="" type="checkbox"/>	PERMIT / CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, CONCEPT AND FEEL / DIMENSIONS ARE SOLELY OWNED BY THE PLANS / DRAWINGS AND NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. COPYRIGHTED PROPERTY OF CRAIG MOSSEY ARCHITECT, PA. RELATED TO ARCHITECTURAL WORKS, INCLUDING, BUT NOT LIMITED TO: CONCEPTS, IDEAS, DESIGNS, ARRANGEMENTS, CONCEPTS, FEEL, DIMENSIONS, AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE PROJECT. ANY REPRODUCTION OR USE OF SUCH WORKS, INCLUDING, BUT NOT LIMITED TO: CONCEPTS, IDEAS, DESIGNS, ARRANGEMENTS, CONCEPTS, FEEL, DIMENSIONS, AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE PROJECT, WITHOUT THE WRITTEN PERMISSION OF CRAIG MOSSEY ARCHITECT, PA. IS STRICTLY PROHIBITED.

DO NOT SCALE THE DRAWINGS  
G.C. SHALL VERIFY FIELD ALL CONDITIONS

**EXTERIOR FACADE REPAIRS AND ALTERATIONS**  
**ROKA HULA**  
RESTAURANT  
270 E. ATLANTIC AVE  
DELRAY BEACH, FLORIDA 33444

RELEASE DATE: 1.30.25  
DRAWN BY: C.M.  
REVIEWED BY: C.M.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CRAIG MOSSEY ON THE DATE INDICATED HERE BELOW. COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL: CRAIG MOSSEY / FL-AR 0013058  
PROJECT #: 24020  
SHEET #: **A-7.0**  
OF 21  
PRINT DATE: 2.22.25  
PERMIT 42X30

RECEIVED  
JAN 03 2012

Permit  
# 11-136487

**CANOPY HOLD HARMLESS AGREEMENT**

This Hold Harmless Agreement and General Release, is made this 16 day of December, 2001 by and between the City of Delray Beach, Florida ("City") and Zeynel Erdem with a mailing address of 270 East Atlantic Ave Delray Beach 334 FL and hereinafter referred to as ("Owner").

**WITNESSETH:**

WHEREAS, Owner, has requested approval to install a canopy on the structure located at 270 E. Atlantic Ave Delray Beach, Florida in accordance with Exhibit "A" and pursuant to the requirements of the Land Development Regulations of the City of Delray Beach, Section 6.3.4; and,

WHEREAS, the Land Development Regulations of the City of Delray Beach, Florida in Section 6.3.4 requires approval of the Chief Building Official through approval of an applicable agreement with the City; and,

WHEREAS, Owner agrees to abide by all the regulations governing canopies extending into the public right-of-way as contained within the ordinances of the City of Delray Beach.

NOW, THEREFORE, FOR THE MUTUAL COVENANTS AND MATTERS SET FORTH HEREIN, AS OF THE DATE SET FORTH ABOVE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The recitations set forth above are incorporated herein.
2. Owner acknowledges that the City shall assume no liability or responsibility for said land, structures, improvements, materials, appurtenances or the partial or complete destruction or removal of the same on the subject property.

**OFFICE COPY**

3. Nothing in this Agreement relieves **Owner** of any obligation imposed under the **City's** Land Development Regulations or Code of Ordinances. **Owner** is responsible for obtaining any and all permits required in connection with the construction/installation of the canopies and/or supports.

4. **Owner** shall construct/install the canopy in the location as shown on Exhibit "A".

5. **Owner**, on behalf of himself/herself, his/her successors, heirs, and assigns, acknowledge that the **City** shall assume no responsibility for the canopy which is being placed within the public right-of-way.

6. **Owner**, his/her successors, heirs, and assigns, in consideration of the mutual promises contained herein and other good and valuable consideration, agree to hold harmless the **City**, its agents, officers, employees and servants from any damage to the canopy and other related improvements which will be placed within the public right-of-way. It is understood that any cost for replacement of the canopy and other related improvements shall be **Owner's**, his/her successors, heirs and assigns responsibility and **City** will not be held liable for any damage as a part of any maintenance or construction within the said public right-of-way. **Owner**, his/her successors, heirs, and assigns, in consideration of the mutual promises contained herein and other good and valuable consideration, agree to defend, indemnify and hold harmless the **City**, its agents, officers, employees and servants from any claim, lawsuit or action brought against the **City** as a result of the canopy being placed within the public right-of-way.

7. The City or its agent, contractor or representative shall be allowed to access the enclosed portion, if any, of the public right-of-way at any time.

8. Owner shall remove the canopy from the public right-of-way within twenty (20) days of receiving notice from the City requesting removal. If Owner fails to remove the canopy, the City may remove the canopy and bill the Owner for the cost of such removal. The City, or its agents or contractors, shall not be responsible for any damage that may occur to the canopy during such removal. The City may request removal of the canopy for any reason and in its sole discretion.

9. Owner, his/her successors, heirs, and assigns, in consideration of the mutual promises contained herein and other good and valuable consideration, further agree to hold harmless, defend, or reimburse the City, for any damage that is caused to the City's public right-of-way as a result of the construction, maintenance or existence of the canopy located in the public right-of-way.

10. The Owner's placement of the canopy in the public right-of-way shall not in any

11. This agreement constitutes the entire agreement between City and Owner and may not be altered, amended, or modified except by an instrument in writing signed by the parties to the agreement with all the same formalities as this agreement.

**IN WITNESS WHEREOF**, the parties hereto have entered into this agreement the day and year first written above.

ATTEST:

By: [Signature]  
Deputy City Clerk 1/3/2012

Approved as to form:

By: [Signature]  
City Attorney

WITNESS:

\_\_\_\_\_  
(name typed or handwritten)

WITNESS:

\_\_\_\_\_  
(name typed or handwritten)

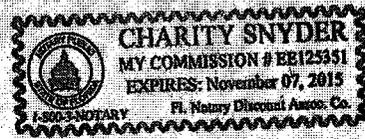
CITY OF DELRAY BEACH, FLORIDA

By: [Signature]  
City Manager  
Chief Building Officer

OWNER:

By: [Signature]  
(name typed or handwritten)

SEAL



STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2001 by Zeynel Erdem (name of officer or agent, title of officer or agent), of ZOE Atlantic Delray LLC (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

[Signature]  
Signature of Person Taking Acknowledgment

**RICHARD JONES ARCHITECTURE**

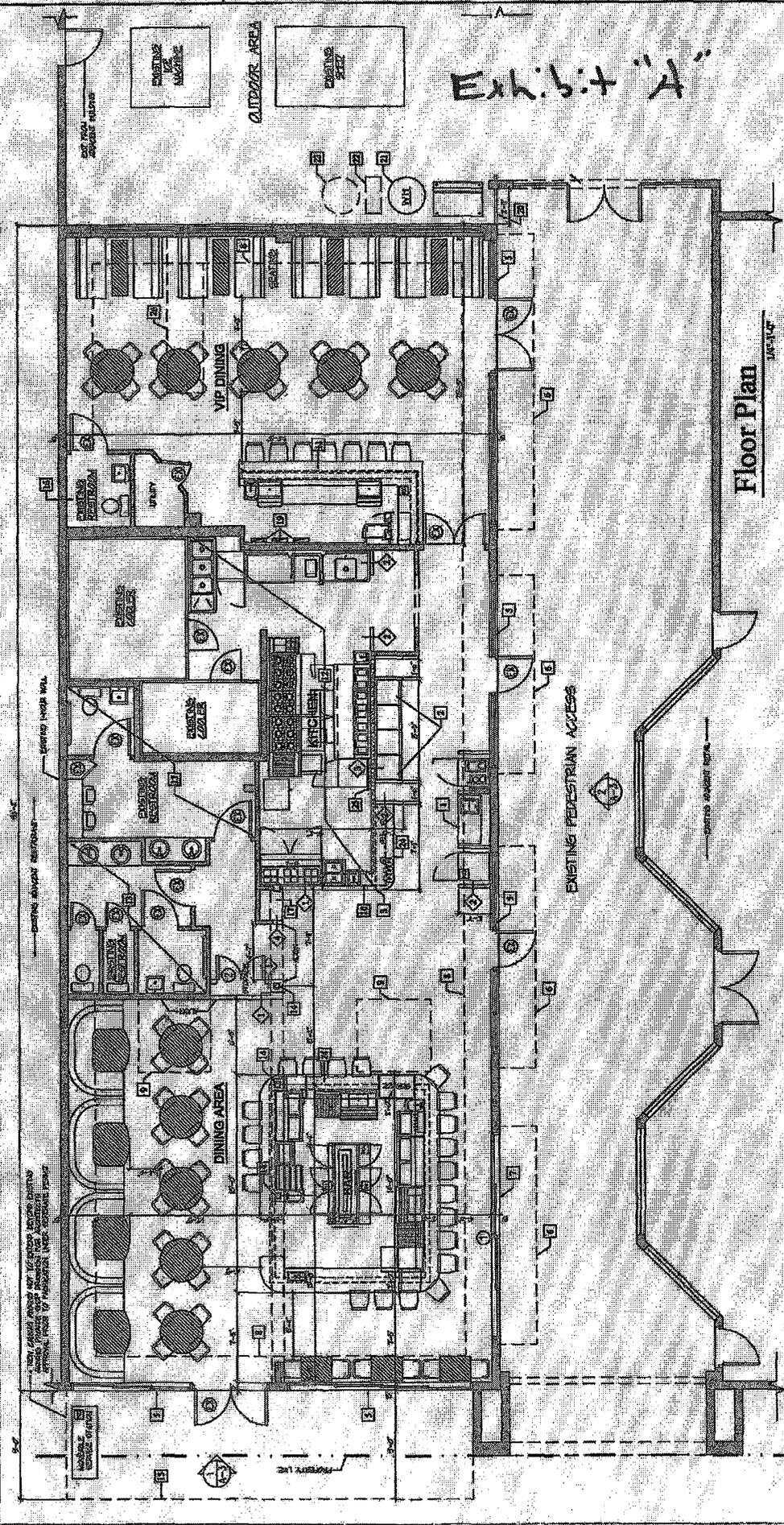
72 MAIN DELRAY  
270 EAST ATLANTIC AVE  
DELAWARE BEACH, FL

72 MAIN DELRAY  
270 EAST ATLANTIC AVE  
DELAWARE BEACH, FL

72 MAIN DELRAY  
270 EAST ATLANTIC AVE  
DELAWARE BEACH, FL

**FLOOR PLAN**

**A-1**



**Floor Plan**

1/8" = 1'-0"

**EXISTING AREA CALLCS**

EXISTING AREA CALLCS

EXISTING AREA CALLCS

**WALL TYPES**

WALL TYPES

WALL TYPES

**DOOR SCHEDULE**

DOOR SCHEDULE

DOOR SCHEDULE

**LEGEND**

LEGEND

LEGEND

**DOOR NOTES**

DOOR NOTES

DOOR NOTES

**HARDWARE GROUP**

HARDWARE GROUP

HARDWARE GROUP

**KEY**

KEY

KEY

EXHIBIT "A"

## Pre-application

- **07-01-2024:** Pre-application meeting
- **07-18-2024:** Anthony Fichera email regarding follow up questions to pre-app
- **07-23-2024:** Staff (SR) responded to email with responses

### File No. 2025-008: Roka Hula, 270 East Atlantic Avenue - Timeline:

- **10-08-2024:** Initial application (File No. 2025-008) submittal received (Cooler proposed)
- **10-22-2024:** Sufficiency review
- **10-31-2024:** Anthony Fichera email regarding a status update
- **10-31-2024:** Staff (RB) respond to email with status
- **11-01-2024:** Distributed to TAC
- **11-15-2024:** Review of Technical Comments
- **11-19-2024:** TAC Comments Review Memo Binder (1st Review) sent (parking required for proposed cooler)
- **11-19-2024:** Anthony Fichera email regarding schedule meeting to discuss comments
- **11-21-2024:** Microsoft Teams Meeting #1
- **12-12-2024:** Anthony Fichera email regarding curtesy review prior to submittal
- **12-17-2024:** Microsoft Teams Meeting #2
- **12-20-2024:** 2nd submittal (1st resubmittal) received (Cooler removed)
- **12-27-2024:** Distributed to TAC
- **01-06-2025:** Anthony Fichera email regarding a status update
- **01-07-2025:** Staff (RB) respond to email with status
- **01-10-2025:** Review of Technical Comments
- **01-14-2025:** TAC Comments Review Memo Binder (2nd Review) sent
- **01-16-2025:** 3rd submittal (2nd resubmittal) received (Cooler still removed)
- **01-17-2025:** Distributed to TAC
- **01-24-2025:** Personal field visit (RB), cooler noted on site
- **01-28-2025:** Curtis Peery email regarding follow-up after in-person meeting in lobby
- **01-28-2025:** Staff (RB) responded with WM contact information
- **01-28-2025:** Staff (RI) responded with contact for DDA
- **01-30-2025:** Curtis Peery email regarding trash situation, permit hold
- **01-31-2025:** Review of Technical Comments:
- **01-31-2025:** Waste Management field visit conducted
- **02-04-2025:** Internal meeting, including Planning & Building Division/Permitting
- **02-07-2025:** TAC Comments Review Memo Binder (3rd Review) sent
- **02-28-2025:** 4th submittal (2nd resubmittal) received (Cooler proposed again due to permit)

- **03-07-2025:** TAC Comments Review Memo Binder (4th Review) sent; in-person meeting requested
- **03-10-2025:** In-Person Meeting with Anthony Fichera, Curtis Peery (discussion to separate elevations into another application to proceed with demo façade permit, and opportunity for in-lieu for the proposed cooler)
- **03-11-2025:** Microsoft Teams Meeting #3
- **03-14-2025:** Anthony Fichera email regarding demo storefront permit

Review is pending in-lieu approval

**File No. 2025-151: Roka Hula, 270 East Atlantic Avenue - Timeline:**

- **03-18-2025:** Anthony Fichera email regarding elevation submittal cursory review
- **03-18-2025:** Staff (SR) phone call to cursory review
- **03-19-2025:** Anthony Fichera email regarding Level 1 payment
- **03-19-2025:** Staff (SR) responds with payment process
- **03-19-2025:** Initial application (File No. 2025-151) submittal received
- **03-20-2025:** Approved Level 1

**File No. 2025-151: Roka Hula, 270 East Atlantic Avenue - Timeline:**

- **03-20-2025:** Anthony Fichera email regarding in-lieu application
- **03-21-2025:** Staff (SR) responds with in-lieu process
- **04-15-2025:** David Milledge emails Staff (RD) regarding in-lieu
- **04-22-2025:** Initial application (File No. 2025-168) submittal received
- **04-29-2025:** David Milledge emails regarding status
- **04-29-2025:** Staff (SR) responds with status, proposed board meeting dates
- **Proposed 05-27-2025:** PMAB recommendation
- **Proposed 06-17-2025:** City Commission review