

GENERAL NOTES

THE ARCHITECT AND HIS AUTHORIZED REPRESENTATIVES AND AGENTS SHALL HAVE ACCESS TO AND BE PERMITTED TO INSPECT ALL WORK, MATERIALS AND OTHER RELEVANT DATA AND RECORDS WHEREVER THEY ARE IN PREPARATION AND PROGRESS, WHEN REQUESTED, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF THE AFOREMENTIONED DATA.

THE GENERAL CONTRACTOR WILL MAKE EVERY EFFORT TO EXPEDITIOUSLY COORDINATE ALL PHASES OF THE WORK TO OBTAIN THE END RESULT WITHIN THE FULL PURPOSE AND INTENT OF THE DRAWINGS FOR THE PROJECT.

ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENT DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF WORK OR CONSTRUCTION, SO THAT CORRECTIVE MEASURES MAY BE TAKEN. ANY UNFORESEEN CONDITIONS IN FIELD AFFECTING THE DESIGN CONCEPT OF THE BUILDING OR THAT ARE IN CONFLICT WITH THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2011 EDITION AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL RULES, REGULATIONS AND ORDINANCES.

ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR IS TO BE DONE IN A NEAT AND WORKMANLIKE MANNER. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND SHALL COORDINATE WORK OR CONSTRUCTION BETWEEN TRADES.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE ARCHITECT SIX (6) PRINTS OF DETAIL SHOP DRAWINGS OF ALL APPLICABLE CONSTRUCTION, SUCH DRAWINGS SHALL SHOW THE DESIGN DIMENSIONS, CONNECTIONS AND OTHER DETAILS NECESSARY TO INSURE THAT THEY ACCURATELY INTERPRET THE DRAWINGS. THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR FURNISHING THE MATERIALS, APPARATUS, DEVICES, ETC. OF PROPER DIMENSION, SIZE, QUANTITY, AND QUALITY AS SHOWN ON THE DRAWINGS, AND THE RESPONSIBILITY FOR ANY ERRORS OF THE SHOP DRAWINGS. ALLOW TWO WEEKS FOR REVIEW TIME.

PROVIDE 3-1/2" BATT SOUND INSULATION AT INTERIOR WALLS - BATHROOMS, BEDROOMS, LAUNDRY ROOMS ETC.

THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH ALL ITEMS FOR A COMPLETE ELECTRICAL, MECHANICAL, PLUMBING AND TELEPHONE SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER IN CONFORMANCE WITH LOCAL STANDARDS AND APPLICABLE CODES HAVING JURISDICTION.

DIMENSIONS INDICATED ON THE PLANS ARE FROM FACE OF FINISH WALL. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO BEGINNING WORK. USE FIGURED DIM. ONLY. DO NOT SCALE DRAWINGS. DO NOT DEVIATE FROM THE WRITTEN DIM. MORE THAN 1" WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DEVIATION IS NOT PERMITTED WHERE "CLEAR" OR "HOLD" DIMENSIONS ARE INDICATED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES IN THE PLANS OR SPECS.

THE INTERPRETATION OF DRAWINGS, SPECIFICATIONS, OR OTHER BIDDING DOCUMENTS SHALL NOT BE MADE UNLESS TO THE BIDDER IF THE BIDDER IS IN DOUBT AS TO THE MEANING OF ANY DISCREPANCIES OR CONFLICT HEREIN, THE BIDDER SHALL TELEPHONE OR SUBMIT IN WRITING TO THE ARCHITECT A REQUEST FOR INTERPRETATION. IN THE EVENT THAT THE BIDDER IS DEMANDED TO HAVE ESTIMATED, THEN THE MOST EXPENSIVE WAY OF PERFORMING THE WORK SHALL TAKE PRECEDENCE.

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES.

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF ALL SYSTEMS SO THAT THEY ARE COMPLETE AND FULLY FUNCTIONING (EXCEPT AS NOTED HEREIN).

DO NOT SCALE THE DRAWINGS.

ALL AREA CALCULATIONS ARE APPROXIMATE.

FIELD VERIFY ALL DIMENSIONS.

ALL INTERIOR FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY OWNER, UNO.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ITS COMPLETION OF THE WORK.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

DETAILS MARKED AS TYPICAL APPLY TO SIMILAR CONDITIONS INCLUDING CONDITIONS NOT MARKED AS SIMILAR, UNO. TYPICAL DETAILS NOT SHOWN BUT NECESSARY FOR CONFORMANCE WITH APPLICATION.

PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE. WATERPROOF ALL WEATHER-EXPOSED SURFACES AND INSTALL ALL THERMAL BARRIERS AS TO FORM A COMPLETE INSULATING BLANKET AROUND THE HEATED AREAS OF THE BUILDING. INSULATE ALL HEAT-BEARING PIPES, DUCTS, OR OTHER FIXTURES THAT PENETRATE THE INSULATED BLANKET. INSTALL ALL OTHER WATER PIPES IN A MANNER TO PREVENT FREEZING. NOTE: ALL PIPES TO BE ANCHORED TO UNDERSIDE OF STRUCTURAL SLAB & HAVE CONT. SLEEVING / PROTECTION THROUGHOUT UNDERGROUND.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESURE TREATED. ALL METAL FASTENERS, NAILS, AND BOLTS TO BE HOT DIPPED GALVANIZED.

FLASHING, CRICKETS, DRIPS, ETC. TO BE 16 OZ COPPER, OR SIMILAR MATERIAL TO ROOFING SYSTEM.

PROVIDE FIRE STOPPING AT ROOF, WALLS, AND CEILING AS REQUIRED.

ELEVATIONS ARE TAKEN FROM AN ASSUMED DATUM OF 0'-0" TOP OF CONCRETE SLAB. (435' TO 525' N.A.V.D. FOR VARIOUS VILLA'S).

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY CODE REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES. - NOTE ALL CEILING PENETRATIONS - LIGHTS, VENTS, ETC. TO BE SEALED @ EDGES AS PER FLORIDA BUILDING CODE 2011 EDITION.

ALL CBS EXTERIOR BLOCK WALLS TO RECEIVE R-41 FIBERGLASS (MIN) INSULATION, WOOD STUD, (METAL STUDS) WALLS TO RECEIVE R-11 BATT, R-19 FOR 6" AND 8" WALLS INSULATION @ R30 FOR ATTIC SPACES.

INSTALL PVC PLASTER STOPS AROUND PERIMETER OF ALL AREAS WHERE PLASTER ABUTS OTHER MATERIAL. STOPS SHALL BE CAREFULLY MITERED AT CORNERS. ALL EXTERIOR CORNERS AND WINDOW AND DOOR OPENING TO RECEIVE PVC CORNER BEADS.

ALL GYPSUM WALLBOARD TO BE SCREW APPLIED AS PER THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.

SUBSURFACE SOIL CONDITION INFORMATION WERE PREPARED BY NUTTING ENGINEERS, LLC DATED MAY 30, 2018 - ALL EXISTING AND PROPOSED STRUCTURES ARE TO BE DESIGNED WITH SHALLOW FOUNDATIONS. (SEE STRUCTURAL DRAWINGS) THE CONTRACTOR SHOULD OBTAIN A COPY OF THE REPORT FROM THE OWNER AND REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING



"HPB SUBMITTAL"

HISTORIC MARINA DISTRICT

MARINE VILLA'S ON MARINE WAY

110 MARINE WAY

DELRAY BEACH

PALM BEACH COUNTY, FL

FLOOD ZONE

FLOOD ZONE: AE
ELEVATION: 6'
CITY OF DELRAY BEACH
120196
PANEL NUMBER: 12099C
0979F
EFFECTIVE DATE: 10-05-17

AS PER LDR CHAPTER 10 - FLOOD VARIANCE FOR ALL ADDITIONS TO BE AT 5.25' N.A.V.D.

ZONING

RM (MULTI-FAMILY) - "HISTORIC MARINA DISTRICT"

SETBACKS:

FRONT 25'-0"/30'-0"
SIDE STREET 25'-0"/30'-0"
SIDE INTERIOR 15'-0"/30'-0"
REAR 25'-0"
ROOF HT. 35'-0" (TO MEAN ROOF HEIGHT)

FUTURE LAND USE

MD - MEDIUM DENSITY 5-12 DU/ACRE

DEVELOPMENT DENSITY:

.43 x 12 = 5.25 UNITS
(PROPOSED A TOTAL OF 5 UNITS)

OCCUPANCY CLASSIFICATION

GROUP R2 - RESIDENTIAL

TYPE OF CONSTRUCTION

TYPE VB UNPROTECTED / UNSPRINKLERED ALTERATION - LEVEL 2

APPLICABLE CODES

2017 FLORIDA BUILDING CODE
2017 FLORIDA PLUMBING CODE
2017 FLORIDA ELECTRICAL CODE
2017 FLORIDA MECHANICAL CODE

ALLOWABLE AREA

RESIDENTIAL, GROUP R2 / 7,000 S.F.

ALLOWABLE HEIGHT

35 FEET (LDR)

SHEET SCHEDULE

SHEET NO.	SHEET TITLE	SCALE	NO. OF SHEETS	DESCRIPTION	SCALE
	SURVEY	SCALE: 1" = 10'-0"	4 OF 6	PAVING AND DRAINAGE DETAILS	SCALE: N.T.S.
	ARCHITECTURAL		5 OF 6	WATER & WASTEWATER DETAILS	SCALE: N.T.S.
	ARCHITECTURAL		6 OF 6	POLLUTION PREVENTION PLAN	SCALE: 1" = 10'-0"
A100E	EXISTING SITE PLAN (FOR REFERENCE ONLY)	SCALE: 1" = 10'		LANDSCAPE	
A100C	COMPOSITE SITE PLAN (FOR REFERENCE ONLY)	SCALE: 1" = 10'			
A100DE	PROPOSED DEMOLITION PLAN	SCALE: 1" = 10'	TS-1	TREE SURVEY	SCALE: 1/8" = 1'-0"
A101	PROPOSED SITE PLAN	SCALE: 1" = 10'	LP-1	LANDSCAPE PLAN	SCALE: 1/8" = 1'-0"
A102	PROPOSED DIMENSION SITE PLAN	SCALE: 1" = 10'	LP-2	PLANT LIST / LANDSCAPE DETAILS	SCALE: N.T.S.
A103A	SITE DETAILS	SCALE: VARIES			
A103B	SITE DETAILS	SCALE: VARIES			
A104	EXISTING ARCHITECTURAL CONTEXT PLAN	SCALE: N.T.S.		MEP	
A200E	EXISTING FL. PLAN AND ELEVATIONS VILLA #1 (FOR REF. ONLY)	SCALE: 3/16" = 1'-0"	POP-1	PHOTOMETRIC SITE PLAN	SCALE: 1" = 10'
A200A	PROPOSED FLOOR PLANS VILLA #1	SCALE: 3/16" = 1'-0"	1 OF 6	CIVIL SITE IMPROVEMENTS PLAN	SCALE: 1" = 10'-0"
A200B	PROPOSED ROOF PLAN AND ELEVATIONS VILLA #1	SCALE: 3/16" = 1'-0"	2 OF 6	PAVING AND DRAINAGE DETAILS	SCALE: N.T.S.
			3 OF 6	PAVING AND DRAINAGE DETAILS	SCALE: N.T.S.

SURVEYOR Bob Buggee, Inc. the "SURVEYOR" P.O. BOX 3887 Boynton Beach, FL 33426 Survey & Mapping Business #7890 PH. (561) 732-7877	SOIL ENGINEERS NUTTING ENGINEERS 1310 NETUNE DRIVE Boynton Beach, FL 33426 PH. (561) 736-4900 FAX (561) 737-9975	MECHANICAL ENGINEERS THOMPSON & YOUNGROSS ENGINEERING CONSULTANT 802 CLINT MOORE ROAD Boca Raton, FLORIDA 33487 Suite #142 PH. (561) 274-0200 FAX (561) 274-0222	CIVIL ENGINEER ENVIRODESIGN ASSOCIATES 298 PINEAPPLE GROVE WAY Delray Beach, FL. 33444 PH. (561) 274-6500 FAX (561) 274-8558	LANDSCAPE ARCHITECT INTUITIVE DESIGN GROUP 6965 S.E. BRIDGE ROAD Suite 206 Hobe Sound, FL. 33455 PH. (772) 220-9711 FAX (772) 781-1040	ARCHITECTS ge architecture, inc. 1045 e. atlantic avenue suite 303 delray beach, fl. 33483 fl. lic. AA0003179 PH. (561) 276-6011 FAX (561) 276-6129
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HEPTACHLOR, TECHNICAL CHLORANE, OR OTHER APPROVED CHEMICALS SHALL BE USED IN CONCENTRATIONS AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS IN COMPLIANCE WITH EPA REGULATIONS. (ALL PRODUCTS TO BE NON-VOC)

DRYWALL PRODUCTS BY GOLD BOND, USG, CELOTEX, GEORGIA PACIFIC, MILCOR PRODUCTS ARE ACCEPTABLE.

ALL EXTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (PAINTING SUBCONTRACTOR TO PROVIDE PAINT SAMPLES).

ALL WORK, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE CLOSING DATE.

TRAFFIC CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND DAILY OPERATIONS.

DISPOSAL: CONTRACTOR IS RESPONSIBLE FOR REMOVAL FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ARCHITECT FOR SUBSTITUTIONS MADE IN SPECIFIED EQUIPMENT, MATERIALS AND COLORS.

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR ALL WORK UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PORTION OF THE WORK WHICH HAS BEEN DAMAGED. REPLACE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS AND DETAILS. CORRECT ANY DEFECTS DUE TO FAULTY MATERIALS AND WORKMANSHIP WHICH APPEAR WITHIN ONE YEAR OF OWNER ACCEPTANCE OF CONSTRUCTION.

ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED 1/2" THICK FIBERGLASS PIPE INSULATION.

CONTRACTOR TO PROVIDE DRAWINGS TO TRUSS MANUFACTURER, MECHANICAL & SPRINKLER SUBCONTRACTOR TO COORDINATE ALL REQUIRED AC-DUCT WORK PENETRATIONS THROUGH THE ENTIRE STRUCTURE.

ALL TRUSSES, & GIRDEERS SHALL BE ANCHORED TO BEARING PARTITIONS, WALLS, AND/OR TIE BEAMS WITH APPROVED ANCHORS. - SEE STRUCTURAL DUGS.

ALL INTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (NOTE: ALL PRODUCTS TO BE 'NON-VOC').

NOTE: PRODUCTS BY ANY OF THESE MANUFACTURERS ARE ACCEPTABLE COATINGS: BENJAMIN MOORE, SHERWIN WILLIAMS, PITTSBURGH, DEVCO, DUPONT, & PORTER ARE CONSIDERED EQUAL. (ALL ARE TO BE NON-VOC).

CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL APPLICABLE GUARANTEES, WARRANTIES AND OPERATING MANUALS.

PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD "MOLD TOUGH" IN ALL BATHROOMS, KITCHEN & LAUNDRY RM'S.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS. VERIFY EXISTING CONDITIONS COMPLY WITH CURRENT CODE REQUIREMENTS. NOTIFY ARCHITECT IN WRITING IF CHANGES ARE NECESSARY. NO EXTRAS WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE DOCUMENTS TO THE ARCHITECT OR SUBMIT A PROPOSAL. - NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL ABANDONED UNDER GROUND UTILITIES, PIPES, WIRES, TREE ROOTS, SEPTIC TANK ETC - PRIOR TO COMPACTING SITE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND OBTAIN ACCESS TO THE SITE WITH OWNER.

THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, LICENSES AND APPROVALS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION OF OWNER AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH EACH OTHER TO PREVENT OVERSTEPPING EACH OTHER. THE CONTRACTOR SHALL PROVIDE LABOR & MATERIALS NECESSARY TO MAINTAIN CONSTRUCTION SCHEDULING. THE SUB - CONTRACTOR SHALL BE RESPONSIBLE TO MEET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ACCEPTANCE BY THE ENGINEER / ARCHITECT MUST BE A CONDITION OF THE CONTRACT BETWEEN THE GEN. CONTRACTOR AND OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORK:
- MAKE-WAY/HOOK UP SCHEDULING OF ALL TRADES AND WORK (INCLUDING WORK OF OTHERS WHERE NO CONTRACTUAL RELATIONSHIP EXIST).
- PROVIDING BARRICADES, TEMPORARY POWER LIGHTING TELEPHONE SERVICES, ETC. AS REQ'D. TO COMPLETE WORK.

- TEMPORARY UTILITIES, CONNECTIONS AND PAYMENT OF ALL UTILITY CHARGES DURING CONSTRUCTION.
- COORDINATION WITH OWNER OR AGENT OF DELIVERY AND REMOVAL IF MATERIALS, EQUIPMENT, AND OTHER ITEMS TO / FROM SITE.

- REMOVAL OF TRASH AND DEBRIS. PLACE IN DESIGNATED CONTAINERS AS DIRECTED BY OWNER / AGENT. REMOVE ALL TRASH FROM PREMISES.

- ISSUE ALL ADDENDUMS, REVISIONS AND UPDATES TO SUBCONTRACTORS IN A TIMELY MANNER.

ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE ARCHITECT'S PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBSITE AT ALL TIMES. ALL FIELD MODIFICATIONS TO THE ORIGINAL DESIGN DOCUMENTS SHALL BE NOTED AND MAINTAINED FOR THE OWNERS RECORD COPY.

ALL WORK SHALL BE LAID OUT TRUE, SQUARE AND PLUMB TO EXACT AND CORRECT DIMENSIONS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER / ARCHITECT IN WRITING PRIOR TO PROCEEDING. THE ARCHITECT WILL ISSUE A DIMENSIONAL CORRECTION NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT DIMENSIONAL ERRORS.

ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE WORK MUST BE NEW AND UNUSED (UNO.) FIRST QUALITY, FREE FROM DEFECTS AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS FOR THE APPLICATION AT HAND. ALL WORKMANSHIP SHALL BE OF FIRST CLASS QUALITY.

CONTRACTOR SHALL PROVIDE CUT-SHEETS AND SPECIFICATIONS OF ALL ITEMS FOR SUBMISSION TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING.

PRODUCT MANUFACTURERS INDICATED IN SCHEDULES AND/OR ON PLANS WERE SELECTED BASED UPON QUALITY, STYLE, SIZE, COLOR, ETC. AND ARE NOT INTENDED TO RESTRICT THE COMPETITIVE BIDDING. PRODUCTS EQUAL TO OR INTENDED TO BE USED AS SUBSTITUTES ARE SUBJECT TO ARCHITECT'S APPROVAL IN WRITING PRIOR TO PURCHASE OR INSTALLATION.

ALL DOOR FRAMES TO BE LOCATED 5' TO 6' FROM ADJACENT PARTITIONS, UNO.

ALL DRYWALL PARTITIONS WILL BE TAPED, SPARKLED, SANDED, PRIMED AND PAINTED W/ LEVEL V FINISH.

CONCEAL ALL FASTENERS AND ATTACHMENTS FROM VIEW.

OWNER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERIFY THAT THEY ARE CORRECT AND COMPLETE PRIOR TO BIDDING AND START OF CONSTRUCTION. OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EXISTING AND PROPOSED SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.

ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS ("FRT" OR EQUAL).

ALL INTERIOR WALLS THAT RECEIVE TILE MARBLE - TO BE BACKED W/ 5/8" 'DENS-SHIELD' OR EQUAL.

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. (MIN. 2% - SEE CIVIL DRAWINGS.)

FOR HISTORIC STRUCTURES THAT WERE CONSTRUCTED PRIOR TO 1978, GENERAL CONTRACTOR MUST BE 'LEAD SAFE CERTIFIED' AND MEET AND COMPLY WITH THE REQUIRED REGULATIONS OF 'EPA - RENOVATION, REPAIR AND PAINTING' WHEN RENOVATING OR DISTURB MORE THAN 6 SQUARE FEET OF PAINTED SURFACE.

LEGAL DESCRIPTION

LOTS 3, 4, 5 AND THE NORTH 10 FEET OF LOT 6, BLOCK 126, A SUBDIVISION OF BLOCK 126, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK II, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REVISED 6/10/18 AS PER CITY COMMENTS:

- NEW PAGES SET UP AND ADDED ADDITIONAL SHEETS, SITE DATA, ZONING, DENSITY AND FUTURE LAND USE.

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P. LOTTED 03/23/19 - 3:00 PM





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ISSUED FOR: HPS
BIDS
PERMIT: 52679
CONSTRUCTION

PROJECT TITLE
MARINE VILLA'S ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
 1. REVISED 6.30.19 AS PER CITY COMMENTS:
 1. ADDED DIMENSIONS TO CENTER LINE OF ADJACENT ROADS.
 2. REVISED 8.16.19 AS PER CITY COMMENTS:
 1. UPDATED SETBACKS.

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FILE NUMBER: 802A100C

DRAWING TITLE

COMPOSITE PLAN (FOR REFERENCE ONLY)

DATE: 1.29.19 | DRAWN BY: GE/AH

JOB NUMBER: 20180802

DRAWING NUMBER

A1.00C

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES.)
 - ALL AREA CALCULATIONS ARE APPROX.



EXISTING SITE IS LOCATED ON THE WEST SIDE OF MARINE WAY IN DELRAY BEACH, FLORIDA.

DESCRIPTION:
 LOTS 3, 4, 5 AND THE NORTH 10 FEET OF LOT 6, BLOCK 126, A SUBDIVISION OF BLOCK 26, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

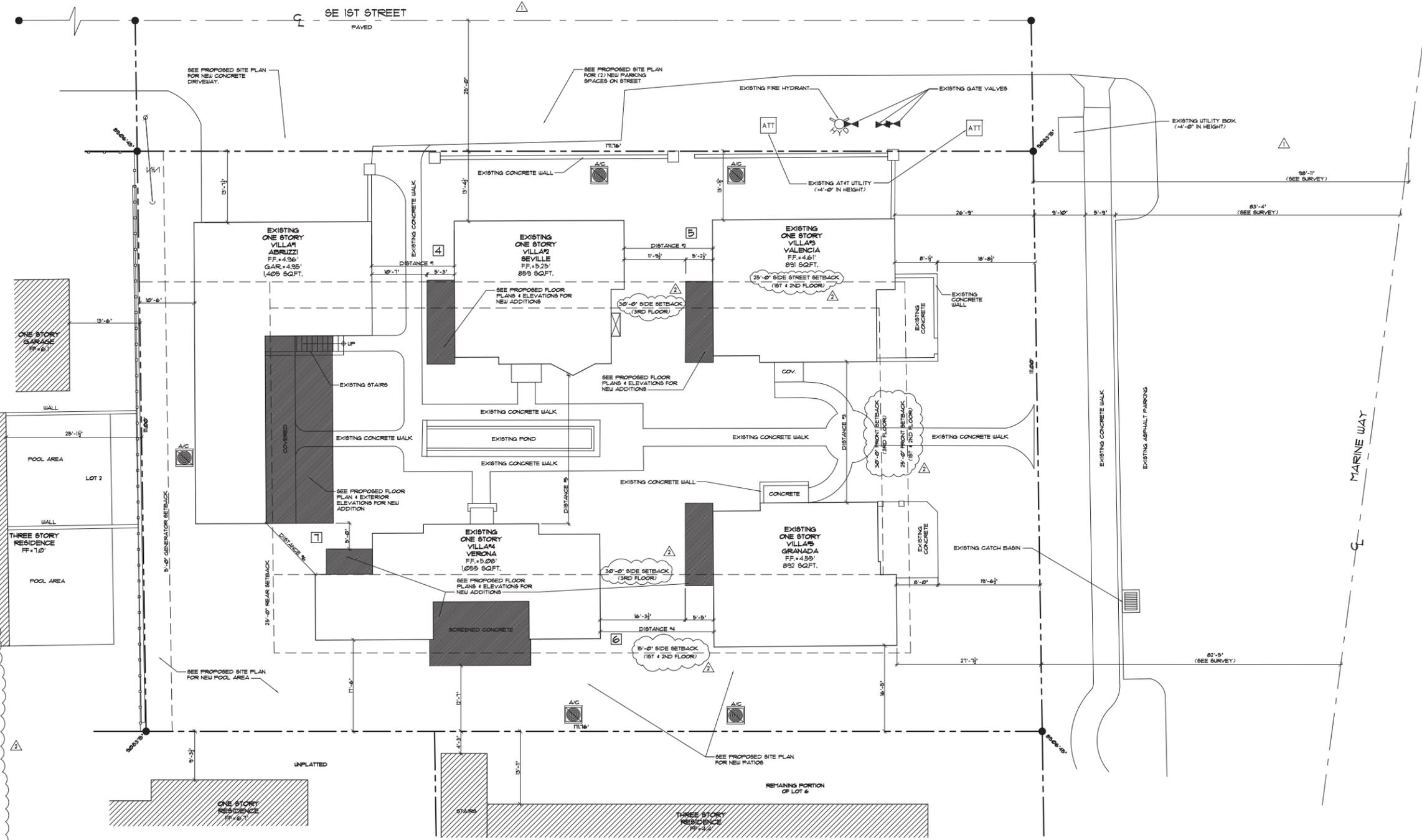
GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATE OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMPANIE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

RELIEF FROM LDR SECTION 4.6.2 TO ALLOW THE MINIMUM SEPARATION MEASUREMENT BETWEEN BUILDINGS

DISTANCE #	VILLA #	REQUIRED	PROPOSED
1	VILLA # 4 & VILLA # 2	34'(A) + 33'(B) + 13'(A) + 15'-6"(B) = 67 + 28.5 = 95.5'	10'-11"
2	VILLA # 2 & VILLA # 3	33'(A) + 35'(B) + 15'-6"(A) + 15'-6"(B) = 68 + 31 = 99'	11'-9"
3	VILLA # 3 & VILLA # 4	27'-6"(A) + 27'-6"(B) + 15'-6"(A) + 15'-6"(B) = 54 + 31 = 85'	21'-0"
4	VILLA # 4 & VILLA # 5	35'-0"(A) + 35'-0"(B) + 14'-6"(A) + 15'-6"(B) = 70 + 31 = 101'	21'-0"
5	VILLA # 2 & VILLA # 4	30'-0"(A) + 27'-0"(B) + 15'-6"(A) + 14'-6"(B) = 60 + 31 = 91'	20'-0"
6	VILLA # 2 & VILLA # 4	30'-0"(A) + 27'-0"(B) + 15'-6"(A) + 14'-6"(B) = 60 + 31 = 91'	20'-0"
7	VILLA # 1 & VILLA # 4	38'-0"(A) + 27'-0"(B) + 13'-0"(A) + 14'-6"(B) = 76 + 31 = 107'	10'-6"

* SEE SHEET A101 FOR REQUESTED RELIEF FOR (4) MINIMUM SEPARATION MEASUREMENT BETWEEN BUILDINGS.



1 COMPOSITE PLAN
 SCALE: 1" = 10'-0" (FOR REFERENCE ONLY)

EXISTING SITE DATA (FOR REF. ONLY)

TOTAL SITE AREA	13,062 S.F. (.43 ACRES) = 100%
EXISTING TOTAL BUILDING FOOTPRINTS	4,863 S.F. = 29.5%
EXISTING DRIVEWAY, PARKING & WALKWAY PAVERS AND EXISTING POND	2,602 S.F. = 13.1%
EXISTING IMPERVIOUS (FOR REF. ONLY)	7,465 S.F. = 39.2%
EXISTING PERVIOUS (FOR REF. ONLY)	11,917 S.F. = 60.8%

SETBACKS:

	EXISTING	REQUIRED	PROVIDED
FRONT	26'-5" / 21'-6" / 12'	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	36'-9" / 21'-1 1/2"
SIDE STREET	13'-1 1/2" / 13' - 1 1/2"	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	13'-1 1/2" / 18'-1 1/2" (1ST AND 2ND FLOOR)
SIDE INTERIOR	11'-1" / 16'-5"	15'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	0'-1"
REAR	25'-6"	25'-0"	10'-6" (1ST AND 2ND FLOOR)
ALLOWABLE HT. (ABOVE FBC -2011 ED.)	8'-0" / 12' / 10'-0"	30'-0" (MEAN ROOF HEIGHT)	10'-0" / 18'-1 3/4"
ZONING	RM - HISTORIC MARINA DISTRICT		

SHADED AREA INDICATES PROPOSED ADDITION (ALL TO BE AT ELEV. 5.25' N.A.V.D.)
 ADJACENT STRUCTURES (FOR REFERENCE ONLY)

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ISSUED FOR HPB
BIDS
PERMIT 52679
CONSTRUCTION

PROJECT TITLE
MARINE VILLA'S ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
1. REVISED 6/30/19 AS PER CITY COMMENTS
2. PROVIDED DEMOLITION FLOOR PLAN/SITE PLAN

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 802A100DE

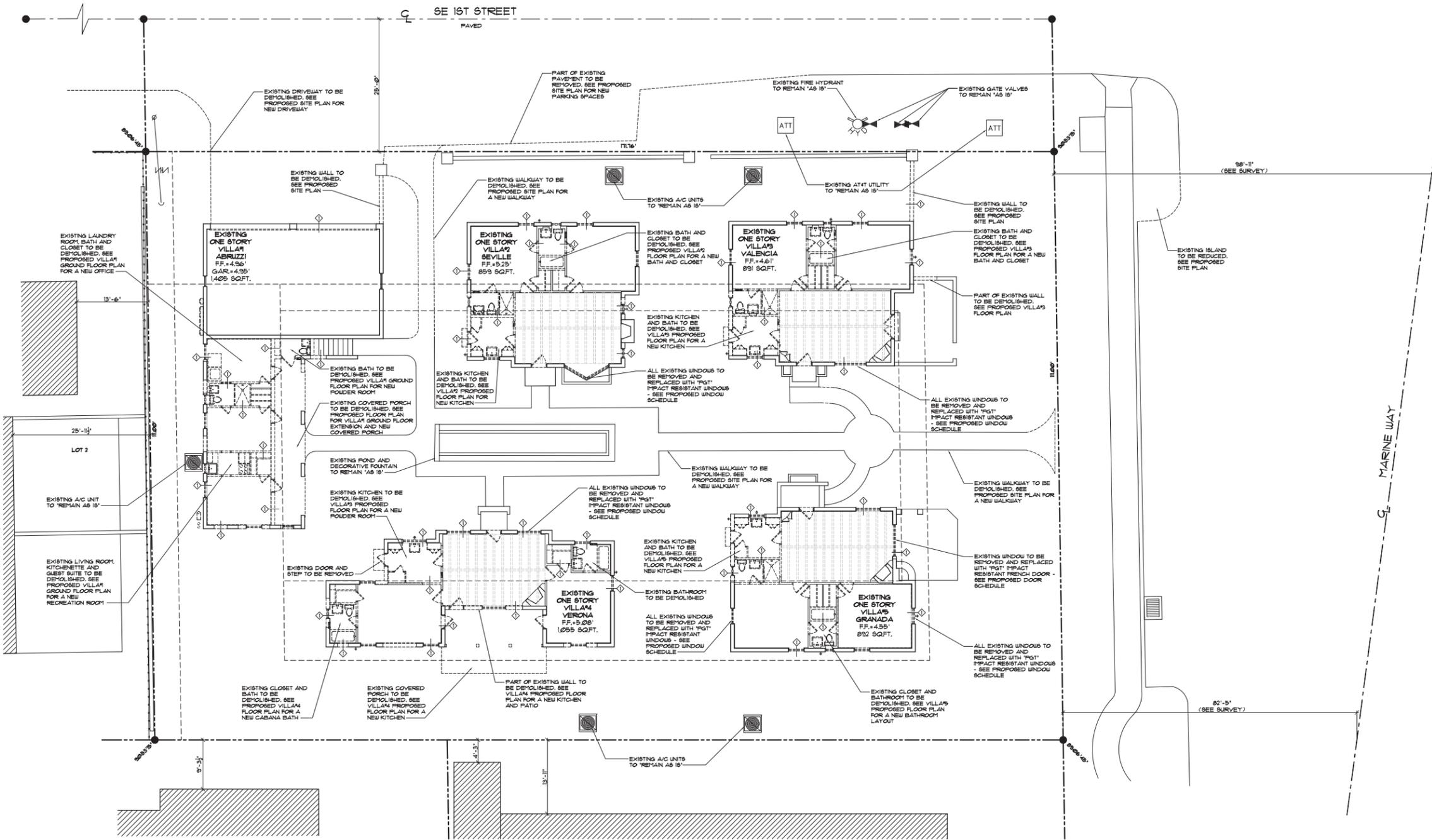
DRAWING TITLE
PROPOSED DEMOLITION PLAN

DATE 06.27.19 | DRAWN BY GE/AB
JOB NUMBER 20180802
DRAWING NUMBER

A1.00DE

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEMOLITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING SURFACES AND SYSTEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL ADEQUATE SHORING AND/OR NEW STRUCTURE IS IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELEC. AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).
- ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP SITE CLEAN AND FREE OF HAZARDS.
- ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHERE APPLICABLE. CONSULT WITH OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.
- PRIOR TO COMMENCING WORK INSPECT SITE FOR THE FOLLOWING:
 - HAZARDOUS MATERIALS, IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APPL. CODES AND REGS. FOR REMOVAL, INCL. ASBESTOS.
 - ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D & NOTIFY OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEMOLITION STARTS.
- DEMOLITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELLED AND DISPOSAL OF DEMOLISHED MATERIALS.
- SCHEDULE SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF ALL UTILITY SERVICES.
- TRAFFIC, CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- PROTECTION ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT INJURY TO ADJACENT SECTIONS OF THE HOUSE.
- DISPOSAL - REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL VISIT SITE TO DETERMINE WHETHER OR NOT SMALLER ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS SHALL BE DIRECTED TO THE GEN. CONTRACTOR CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.
- X - X - X INDICATES TEMPORARY POST & BEAM SHORING BY GENERAL CONTRACTOR PRIOR TO REMOVING ANY LOAD-BEARING COMPONENT AND MAINTAIN IN PLACE UNTIL NEW SHORING IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF OF ALL EXISTING UTILITIES. CAREFULLY ALL UTILITIES TO BE DISCONTINUED IN USE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.
- IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 376.609, THIS IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL ASBESTOS REGULATIONS, INCLUDING F.A. SECTION 395, AND CFR 41 - NEHAAS REQUIREMENTS INCLUDE ASBESTOS SURVEYS AND SUBMISSION OF WRITTEN NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT.
- ACCORDING TO THE FLORIDA BUILDING CODE (BFC) - SAFEGUARDS DURING CONSTRUCTION - PERMIT HOLDER SHALL TAKE THE NECESSARY SAFE-GUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTION ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.
- THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 90.13. B. PROVIDE GFI PROTECTION FOR TEMP POWER. C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE SAFELY CAPPED OR REMOVED.
- CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.
- CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARILY FRAMED UP WALL (PLYWOOD & VISES) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION OF THE ENTIRE PROJECT (IF APPLICABLE).
- CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE.
- THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS AND PORTION BY THEMSELVES PROVIDES ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT. THEREFORE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OF THEIR SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND COORDINATE THE INFORMATION CONTAINED THEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING TOOLS NOT CHOPPING TOOLS. MAKE NEAT HOLES & FINISH EDGES TO ADJACENT WORK. CHECK FOR ALL CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHING, MAKE PATCHES, BEAM AND JOINTS DURABLE & INCONSPICUOUS - REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.
- CONTRACTOR TO REVIEW MEP DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.
- CONTRACTOR TO VERIFY IF THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1978, AND IF SO, GENERAL CONTRACTOR MUST BE "LEAD SAFE CERTIFIED" AND "PBT" AND COMPLY WITH THE REQUIRED REGULATIONS OF "EPA - RENOVATION REPAIR AND PAINTING" WHEN RENOVATING OR DISTURBS MORE THAN 6 SQUARE FEET OF PAINTED SURFACE.
- TO AVOID WEAKENING THE STRUCTURE THAT IS TO REMAIN, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.



WALL LEGEND

	EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.		3" 3-COAT STUCCO FIN. PAINTED ON 8" CONCRETE BLOCK W/ 1/2" TYPE "X" GYPSUM WALL BOARD, PAINTED ON P.T. FURRING (MATCH EXISTING WALL FOR DEPTH) # 24" O.C. W/ R-11 FOIL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL (MATCH ALL FINISHES W/ EXISTING).	NOTES:	1. ALL INTERIOR WALLS W/ CABINETS OR 8" STAIN RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.		LIMITS OF CONSTRUCTION
	EXISTING 8" CMU WALL TO REMAIN 'AS IS'. (FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE NEG. INTERIOR OPENINGS).		EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN 'AS IS'.		NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL W/ 3/4" x 4" WIDE, 25 GA METAL STUDS # 24" O.C. W/ (1) LAYER 5/8" TYPE "X" G.W.B. EA. SIDE, R-11 BATT INSULATION.		DOOR NUMBER
	EXISTING NON-LOAD BEARING EXTERIOR PARTITION STUD WALL TO REMAIN 'AS IS'.		4' to 8' INT. LOAD BEARING PARTITION WALL W/ (1) LAYER OF 5/8" TYPE "X" G.W.B. W/ SMOOTH LEVEL IV FINISH (MATCH EXISTING) - PAINTED ON EA. SIDE OF 4" (400000) 3/4" GA. HTL. STUDS # 18" O.C. (SEE DPT. FLR. PLANS FOR ACTUAL WALL THICKNESS) / (1R) DRYWALL # BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE.		WINDOW NUMBER		NEW STRUCTURAL COLUMN. SEE STRUCTURAL DRAWINGS.
	EXISTING TILED WALLS TO RECEIVE 5/16" 'DURROCK' BACKING OR EQUAL.		EXISTING CONCRETE STRUCTURAL COLUMN (TO REMAIN 'AS IS') TO RECEIVE 1 x 1 1/2" FURRING (REMAIN 'AS IS') O.C. W/ 1/2" TYPE "X" G.W.B. - LEVEL IV FINISH (MATCH EXISTING) - READY FOR PAINT.		6" x 8" STAINLESS STEEL INSULATED FLOOR VENT 18" SPACER VENT HOLES # 240-520 AT PERIMETER WALL (W/ TRIM KIT #240-516 FOR SEALING / AC) - EOP. POWDER COAT FINISH (COLOR WHITE) (NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATIONS).		

PROPOSED DEMOLITION PLAN
SCALE: 1" = 10'-0"



- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

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PLOTTED 06/26/19 3:00 PM



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ISSUED FOR: HPB
 BIDS
 PERMIT: 93679
 CONSTRUCTION

PROJECT TITLE
MARINE VILLA'S ON MARINE WAY

**110 MARINE WAY
 DELRAY BEACH, FL.**

CLIENT APPROVAL

REVISIONS
 Δ REVISED 6.30.18 AS PER CITY COMMENTS
 Δ ADDED DIMENSIONS TO CENTER LINE OF ADJACENT ROAD.
 Δ REVISED 9.16.18 AS PER CITY COMMENTS.
 1. UPDATED SETBACKS.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: 802A100E

DRAWING TITLE
EXISTING SITE PLAN (FOR REFER. ONLY)

DATE: 08.06.18 | DRAWN BY: GE/AH

JOB NUMBER: 20180802

DRAWING NUMBER

A1.00E



EXISTING SITE IS LOCATED ON THE WEST SIDE OF MARINE WAY IN DELRAY BEACH, FLORIDA.

VICINITY MAP

DESCRIPTION:

LOTS 3, 4, B AND THE NORTH 10 FEET OF LOT 6, BLOCK 26, A SUBDIVISION OF BLOCK 26, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESS PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

EXISTING SITE DATA

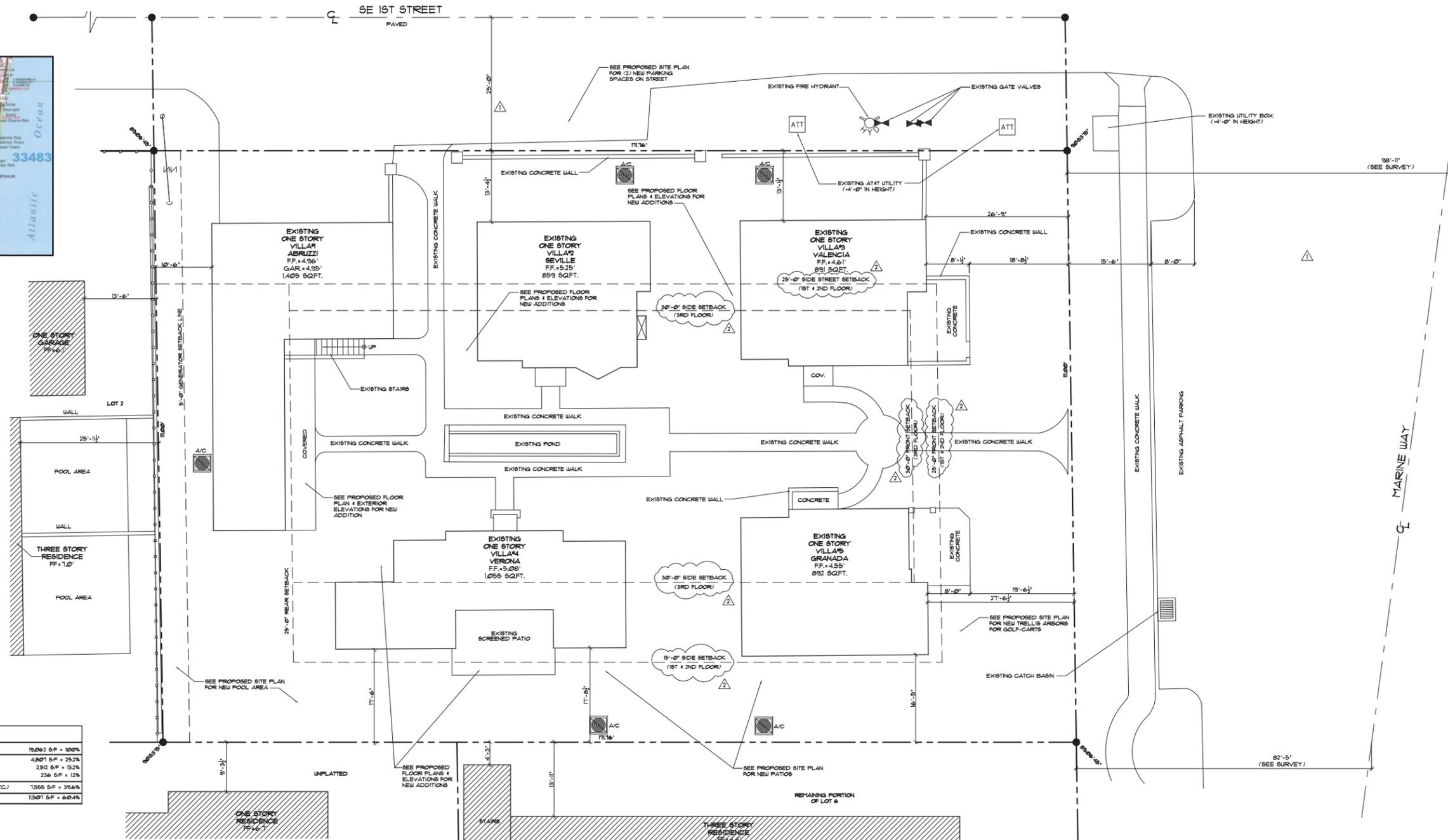
TOTAL SITE AREA	13,062 S.F. = 100%
TOTAL BUILDINGS FOOTPRINT	4,807 S.F. = 37%
DRIVEWAY, PARKING & WALKWAY PAVED	2,812 S.F. = 22%
POND	236 S.F. = 2%
TOTAL IMPERVIOUS AREA (BUILDINGS, PAVED & ETC.)	7,855 S.F. = 60.2%
TOTAL PERVIOUS AREA (LANDSCAPING)	13,061 S.F. = 60.4%

SETBACKS:

	EXISTING	REQUIRED
FRONT	26'-9" / 27'-6 1/2"	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)
SIDE STREET	13'-1 1/2" / 13' - 4 1/2"	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)
SIDE INTERIOR	11'-8 1/2"	15'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)
REAR	10'-4"	25'-0"
HEIGHT (ABOVE CROWN OF ROAD)	10'-1" THRU 11'-9"	35'-0" (MEAN ROOF HEIGHT)
ZONING	RM - HISTORIC MARINA DISTRICT	

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY IN DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.



1 EXISTING SITE PLAN
 SCALE: 1" = 10'-0"
 (FOR REFERENCE ONLY)



PLOTTED 09/26/18 - 3:00 PM



VICINITY MAP

DESCRIPTION:
 LOTS 3, 4, 5 AND THE NORTH 10 FEET OF LOT 6, BLOCK 11A, A SUBDIVISION OF BLOCK 11A, DELRAY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, FLATES, OPENINGS, SLEEVES, HANGERS, SLAB DIMENSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

SEEKING RELIEF FROM PROPOSED ADDITIONS TO MEETING THE MINIMUM FINISH FLOOR ELEVATIONS OF 10' NAVD. PURSUANT TO LDR CHAPTER 10 AND FLORIDA BUILDING CODE CHAPTER 2 - HISTORIC BUILDINGS ALL PROPOSED ADDITIONS TO BE AT ELEVATION 5.25' NAVD.

ADJACENT STRUCTURES (FOR REFERENCE ONLY)

SITE DATA PROVIDED PURSUANT TO LDR SECTION 4.3.4(K) - DEVELOPMENT STANDARDS MATRIX

ZONING	REQUIRED - PERMITTED	EXISTING	PROPOSED
FRONT SETBACK	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	26'-9" / 27'-1"	26'-9" / 27'-1" (N/C)
SIDE INTERIOR SETBACK	15'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	12'-1" / 16'-8"	12'-1" (VILLA #4)
SIDE STREET SETBACK	25'-0" (1ST & 2ND FLOOR) / 30'-0" (3RD FLOOR)	13'-1" / 13'-1"	13'-1" * SECOND FLOOR (VILLA #1)
REAR SETBACK	25'-0"	10'-6"	10'-6" * SECOND FLOOR (VILLA #1)
HEIGHT	35'-0" (MEAN ROOF HEIGHT)	8'-0" / 15'-0" ABOVE FFC - 10' NAVD.	10'-0" / 18'-3" FFC - 10' NAVD.
FLOORS	3 - STORIES	VILLAS #1 - #5 - 1 STORY	VILLA #1 - 2 STORIES, VILLAS #2 - #5 - 1 STORY
WIDTH OF SITE	60'-0"	111'-9"	
DEPTH OF SITE	100'-0"	111'-0"	
FRONTAGE	60'-0"	111'-0"	
TOTAL SITE AREA	6,000 SQFT.	12,862 S.F. (43 ACRES) * 100%	12,862 S.F. (43 ACRES) * 100%
PERVIOUS AREA		1,591 S.F. * 6.08%	5,201 S.F. * 41.3%
IMPERVIOUS AREA		7,465 S.F. * 39.2%	10,291 S.F. * 52.7%
OPEN SPACE	MIN 25%	14,795 S.F. * 14.5%	13,291 S.F. * 65.7%
FLOOR AREA	500 S.F. (THIN TUB BEDROOM)	484 S.F. / 525 S.F.	548 S.F. / 111 S.F.
FLOOR AREA RATIO			
NUMBER OF DWELLING UNITS	5 UNITS		5 UNITS
DENSITY (UNITS PER ACRE)	5.25 UNITS	12,862 / 1 ACRE * 12 = 5.25	5 UNITS

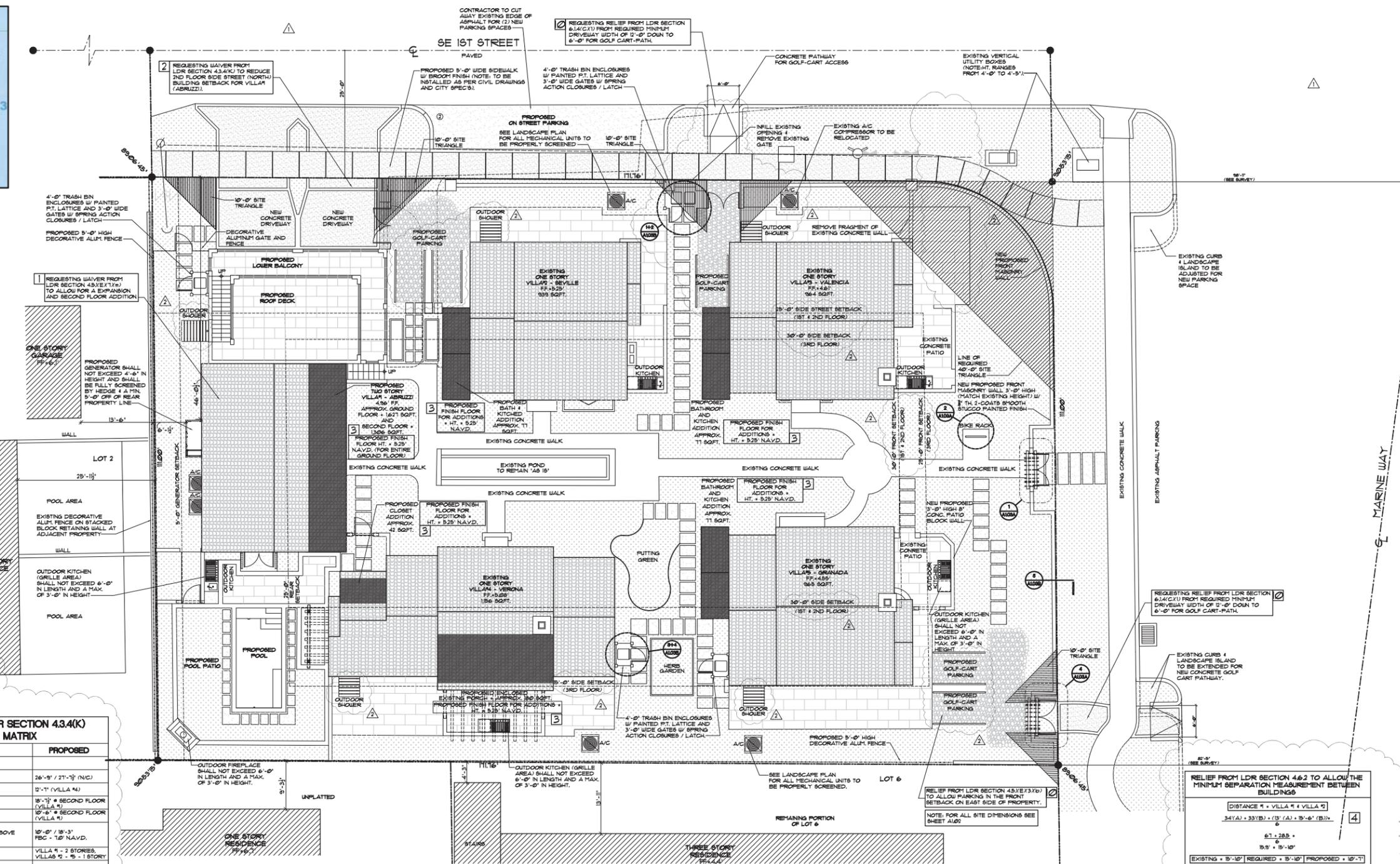
NUMBER OF UNITS	SIZE	PARKING CALCULATIONS	
		REQUIRED	PROPOSED
1 - EFFICIENCY VILLA #1	484 SQFT.	N/A	N/A
2 - BEDROOM VILLA #1	484 SQFT.	121 SQFT.	121 SQFT.
VILLA #2	895 SQFT.	248 SQFT.	248 SQFT.
VILLA #3	895 SQFT.	248 SQFT.	248 SQFT.
VILLA #4	925 SQFT.	271 SQFT.	271 SQFT.
VILLA #5	895 SQFT.	248 SQFT.	248 SQFT.
3 BEDROOM N/A	N/A	N/A	N/A
4 BEDROOM N/A	N/A	N/A	N/A

PARKING CALCULATIONS	REQUIRED		EXISTING		PROPOSED	
	REGULAR	COMPACT	HANDICAPPED	TOTAL	REGULAR	COMPACT
REGULAR	13 (INCLUDING REQUIRED GUEST)	4	4	4	4	4
COMPACT	N/A	N/A	N/A	N/A	N/A	N/A
HANDICAPPED	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	13	4	4	4	4	4

Use RESIDENTIAL Calculated at 2 spaces per UNIT = 10 TOTAL = 10
 Require Guest Spaces Calculated at .5 spaces per x 1st 20 UNITS = 2.5 spaces = 3 spaces
 SEEKING RELIEF FROM LDR Section 4.6.9(C)(2)(c) PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL STRUCTURES / USES - 13 REQUIRED SPACES DOWN TO 4 SPACES.

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)



1 A101 PROPOSED SITE PLAN SCALE: 1" = 10'-0"

VARIANCES	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION	#
Relief from LDR Section 4.3.4(K) to reduce 2nd floor rear (west) building setback for Villa #1 ("Abruzzi")	25'-0"	10'-6"	10'-6"	See proposed application for justification.	1
Relief from LDR Section 4.3.4(K) to reduce 2nd floor side (west) building setback for Villa #1 ("Abruzzi")	25'-0"	13'-1"	10'-1"	See proposed application for justification.	2
LDR Chapter 10 - Flood Variance for addition to Villa #1	10' NAVD.	4.96'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #2	10' NAVD.	5.25'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #3	10' NAVD.	4.61'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #4	10' NAVD.	5.08'	5.25'	See proposed application for justification.	3
LDR Chapter 10 - Flood Variance for addition to Villa #5	10' NAVD.	4.96'	5.25'	See proposed application for justification.	3

WAIVERS	REQUIRED	EXISTING	PROPOSED	JUSTIFICATION	#
Relief from LDR Section 4.6.2 to allow the minimum separation measurement between buildings	15'-10"	15'-10"	10'-7" - Distance between Villa #1 & #2	See attached sheet A100C for actual location / measurement and deliver Letter Request.	4
	16'-6"	11'-0"	11'-3" - Distance between Villa #2 & #3	See attached sheet A100C for actual location / measurement and deliver Letter Request.	5
	14'-4"	21'-0"	21'-0" - Distance between Villa #3 & #4	No waiver Required.	6
	20'-0"	21'-0"	16'-3" - Distance between Villa #4 & #5	See attached sheet A100C for actual location / measurement and deliver Letter Request.	7
	14'-6"	28'-6"	28'-6" - Distance between Villa #5 & #6	No waiver Required.	8
	18'-9"	10'-6"	5'-0" - Distance between Villa #1 & #4	See attached sheet A100C for actual location / measurement and deliver Letter Request.	9
	25'-0"	N/A	13'-1"	Submitted justification - see attached "letter".	10
		N/A		Submitted justification - see attached "letter".	11

OTHER RELIEF REQUESTED	REQUIRED/MAX.	EXISTING	PROPOSED	JUSTIFICATION
Parking reduction per LDR Section 4.6.9(F)(1)	13	4	4	Submitted justification - see attached "letter".

RELIEF FROM LDR SECTION 4.6.2 TO ALLOW THE MINIMUM SEPARATION MEASUREMENT BETWEEN BUILDINGS	EXISTING	REQUIRED	PROPOSED
DISTANCE #1 = VILLA #1 & VILLA #2 34'(A) + 33'(B) + (3' (A) + 3'-6" (B)) / 6	67.285 + 6	15.9' + 15'-10"	10'-7"
DISTANCE #2 = VILLA #2 & VILLA #3 33'(A) + 38'(B) + (3'-6" (A) + 3'-6" (B)) / 6	66.285 + 6	16.5' + 16'-0"	11'-3"
DISTANCE #3 = VILLA #3 & VILLA #4 21'-0"(A) + 21'-0"(B) + (3'-6" (A) + 3'-6" (B)) / 6	55.285 + 6	14.3' + 14'-4"	21'-0"
DISTANCE #4 = VILLA #4 & VILLA #5 35'-0"(A) + 35'-0"(B) + (3'-6" (A) + 3'-6" (B)) / 6	68.285 + 6	16.5' + 16'-0"	16'-3"
DISTANCE #5 = VILLA #5 & VILLA #6 30'-0"(A) + 21'-0"(B) + (3'-6" (A) + 3'-6" (B)) / 6	51.285 + 6	14.5' + 14'-6"	28'-6"
DISTANCE #6 = VILLA #1 & VILLA #4 38'-0"(A) + 21'-0"(B) + (3'-6" (A) + 3'-6" (B)) / 6	58.285 + 6	18.75' + 18'-9"	5'-0"



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ISSUED FOR: HPB
 BIDS
 PERMIT: 4349
 CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

CLIENT APPROVAL
 110 MARINE WAY
 DELRAY BEACH, FL.

REVISIONS

- REVISED 6/30/19 AS PER CITY COMMENTS
- PROVIDED SITE TRIANGLES
- PROVIDED TRASH BIN ENCLOSURES
- ADJUSTED DRIVEWAYS/GOLF CART PATHS.
- SHARDED TRELLIS STRUCTURES.
- ADDED EXISTING CENTER LINE OF ROADS AND ADJACENT PROPERTIES.
- ADDED ALL REQUESTED VARIANCES.
- REVISED 3/6/19 AS PER CITY COMMENTS
- REMOVED PROPOSED TRELLIS & OUTDOOR SHOWER STRUCTURES.
- ADJUSTED SITE TRIANGLE.
- UPDATED SETBACKS.
- UPDATED CALCULATIONS.

FILE NUMBER: 802A101
 DRAWING TITLE: **PROPOSED SITE PLAN**
 DATE: 08.06.18
 DRAWN BY: GE/AH
 JOB NUMBER: 20180802
 DRAWING NUMBER

A1.01

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ISSUED FOR: HFB
 BIDS
 PERMIT: 92679
 CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

**110 MARINE WAY
 DELRAY BEACH, FL.**

CLIENT APPROVAL

- REVISIONS
- △ REVISED 6/30/18 AS PER CITY COMMENTS:
 1. PROVIDED SITE TRIANGLES.
 2. PROVIDED TRASH BINS/ENCLOSURES.
 3. ADJUSTED DRIVEWAY'S/GOLF CART PATHS.
 4. PROVIDED DIMENSIONS TO ADJACENT CENTER LINES OF ROADS.
 - △ REVISED 9/16/18 AS PER CITY COMMENTS:
 1. REMOVED PROPOSED TRELLISES & OUTDOOR SHOWER STRUCTURES.
 2. ADJUSTED SITE TRIANGLE.
 3. UPDATED SETBACKS.

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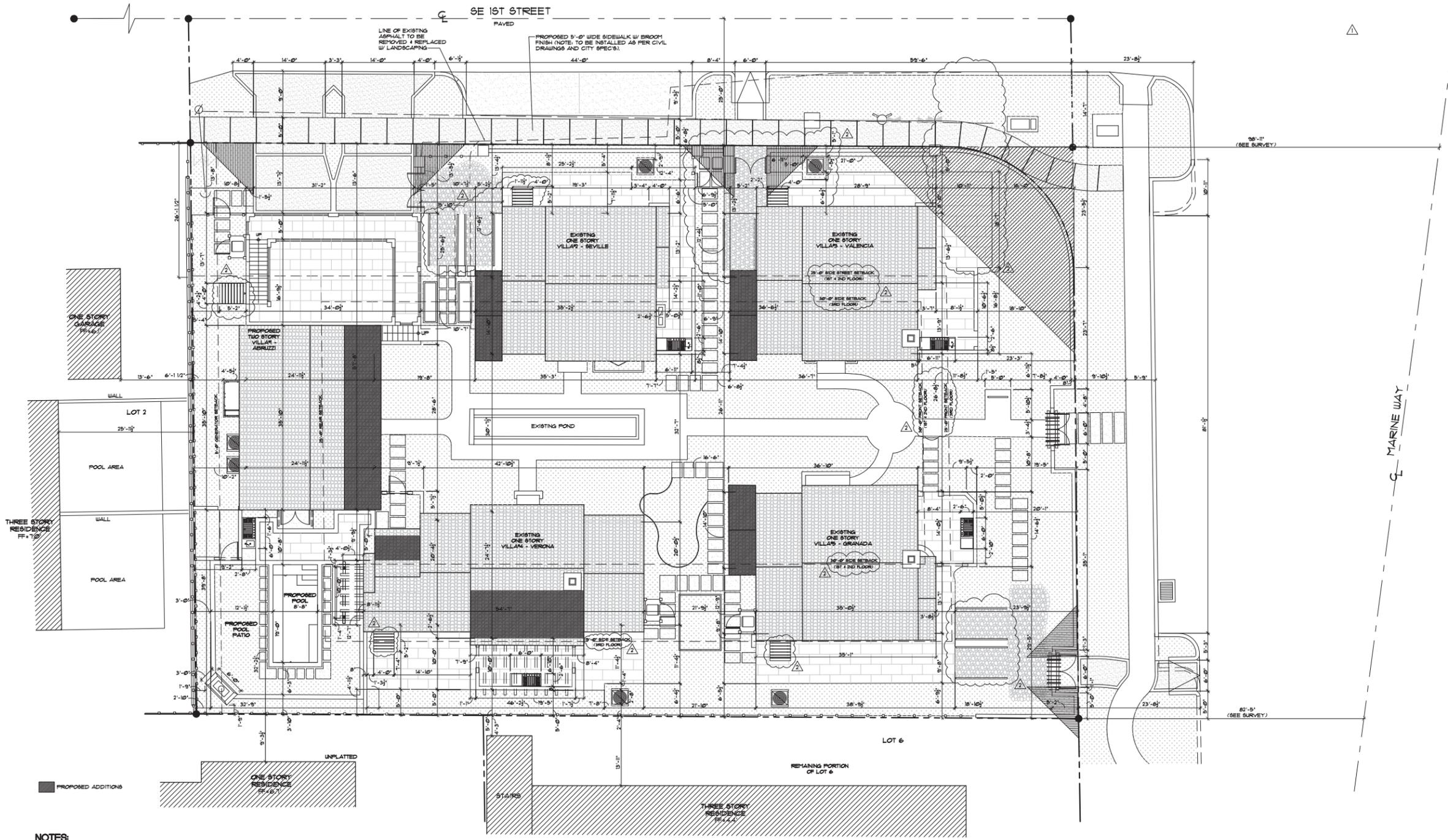
FILE NUMBER: 802A102

DRAWING TITLE
PROPOSED DIMENSIONED SITE PLAN

DATE: 08.06.18 | DRAWN BY: GE/AH
 JOB NUMBER: 20180802
 DRAWING NUMBER

A1.02

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- NOTES:**
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 2. FIELD VERIFY ALL DIMENSIONS!
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 4. ALL AREA CALCULATIONS ARE APPROX.

1 PROPOSED DIMENSIONED SITE PLAN
 SCALE: 1" = 10'-0"



PLOTTED 08/26/18 - 3:00 PM



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ISSUED FOR HPS
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 PERMIT 93619
 CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY
 DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
 Δ REVISED 9/16/19 AS PER CITY COMMENTS
 1. REMOVED ALUMINUM RAILINGS FROM CONCRETE MASONRY WALLS.
 2. REMOVED TRELLISES & OUTDOOR SHOWER STRUCTURES.

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FILE NUMBER 802A103A

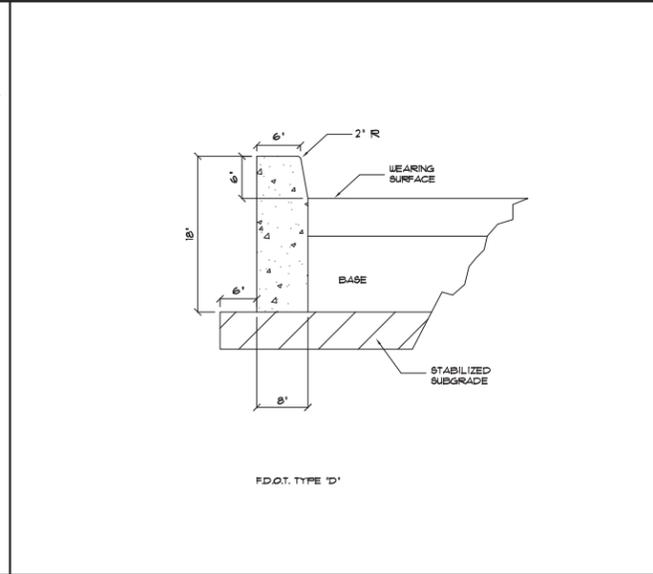
DRAWING TITLE

SITE DETAILS

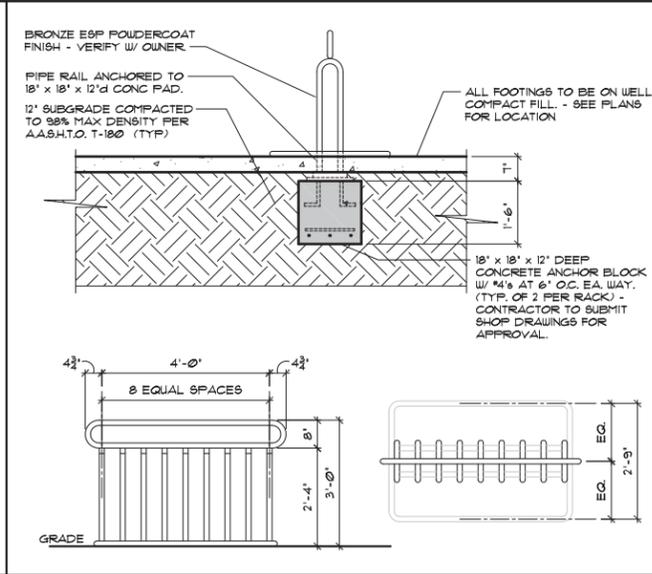
DATE 1.23.19 | DRAWN BY GE/MJ
 JOB NUMBER 20180802

DRAWING NUMBER

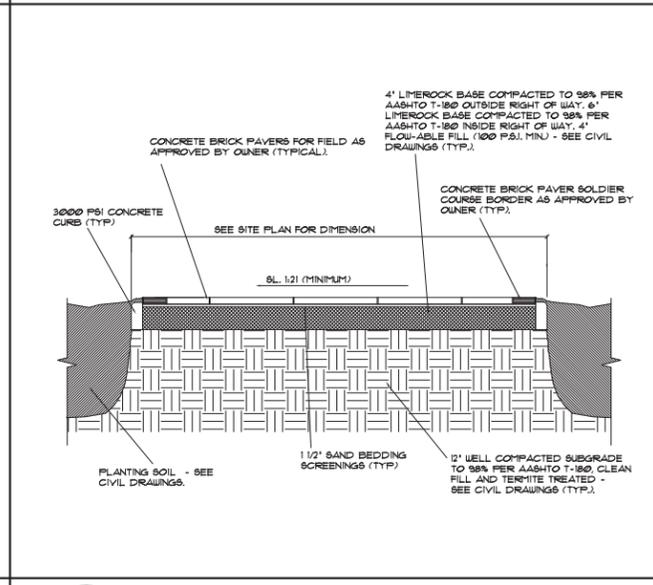
A1.03A



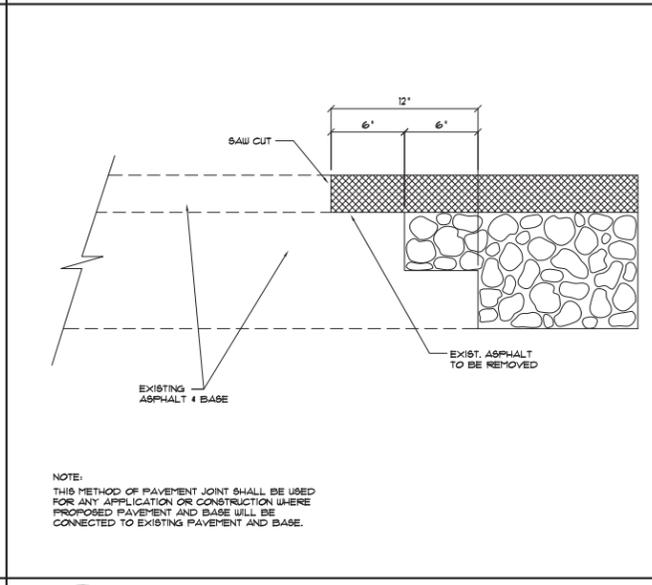
3 TYPICAL CONCRETE CURB DETAIL
 A1.03A SCALE: N.T.S. (SEE CIVIL DRAWINGS)



2 BIKE RACK
 A1.03A SCALE: N.T.S. (SEE CIVIL DRAWINGS)



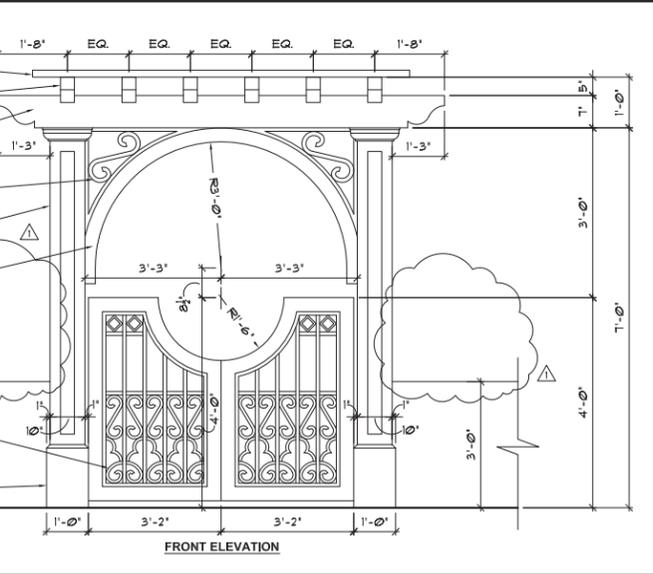
6 TYPICAL PAVER DETAIL
 A1.03A SCALE: N.T.S. (SEE CIVIL DRAWINGS)



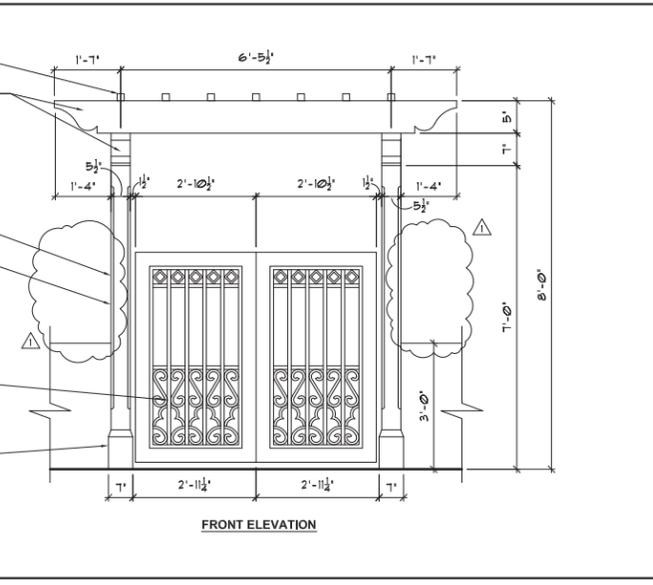
5 PAVEMENT JOINT DETAIL RT 7.1
 A1.03A SCALE: N.T.S. (SEE CIVIL DRAWINGS)



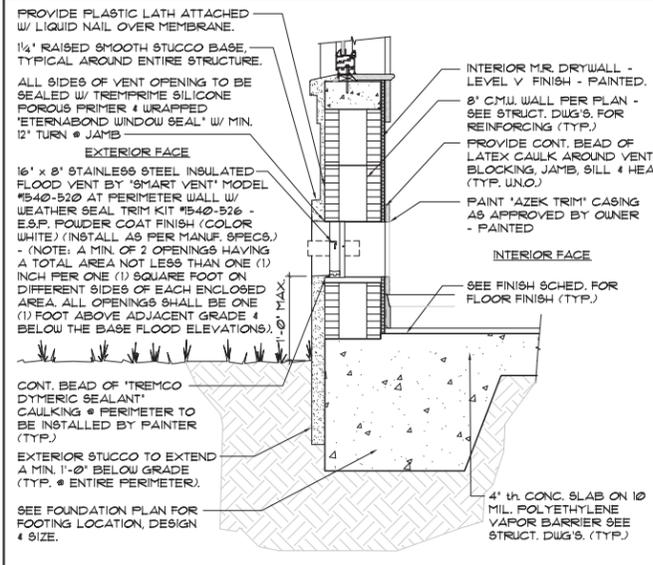
7 TYPICAL CONCRETE DETAIL
 A1.03A SCALE: N.T.S.



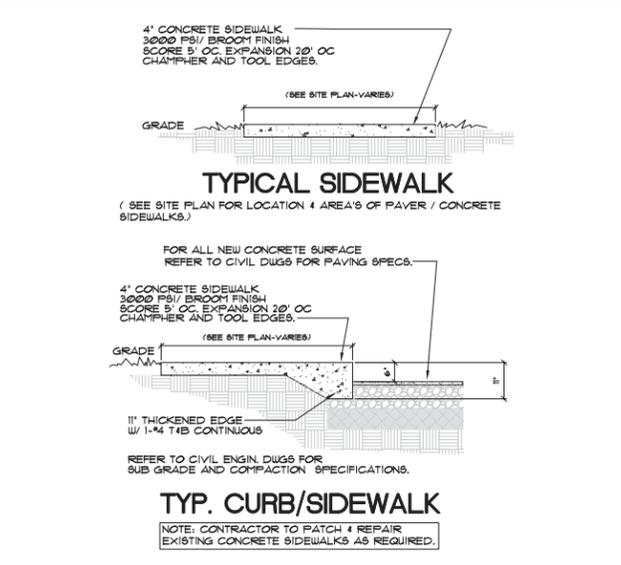
1 MAIN GATE TRELLIS ELEVATIONS
 A1.03A SCALE: 1/2" = 1'-0"



4 SIDE GATE TRELLIS ELEVATIONS
 A1.03A SCALE: 1/2" = 1'-0"



8 TYPICAL FLOOD VENT DETAIL
 A1.03A SCALE: 1" = 1'-0"



9 NOT USED
 A1.03A SCALE:



10 NOT USED
 A1.03A SCALE:

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ISSUED FOR: HPB
 BIDS
 PERMIT: 92679
 CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
 REVISION 9.16.19 AS PER CITY COMMENTS
 1. REMOVED ALUMINUM RAILINGS FROM CONCRETE MASONRY WALLS.
 2. REMOVED TRELLISES & OUTDOOR SHOWER STRUCTURES.

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FILE NUMBER: 802A103B

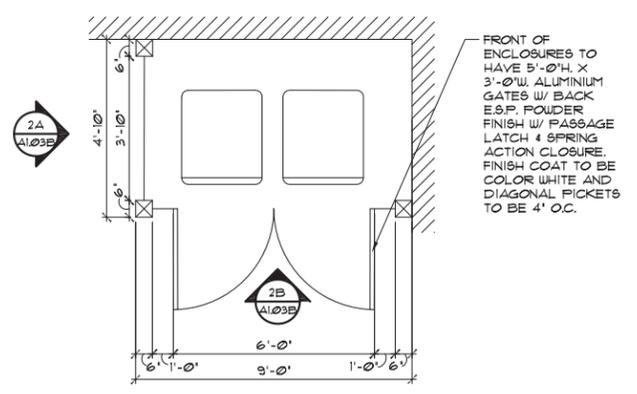
DRAWING TITLE

SITE DETAILS

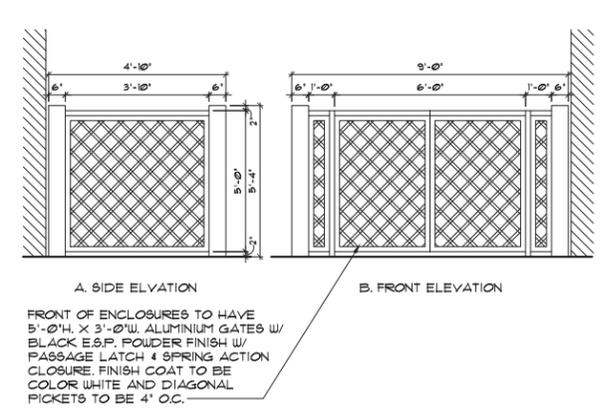
DATE: 6.23.19 | DRAWN BY: GE/AH
 JOB NUMBER: 20180802
 DRAWING NUMBER

A1.03B

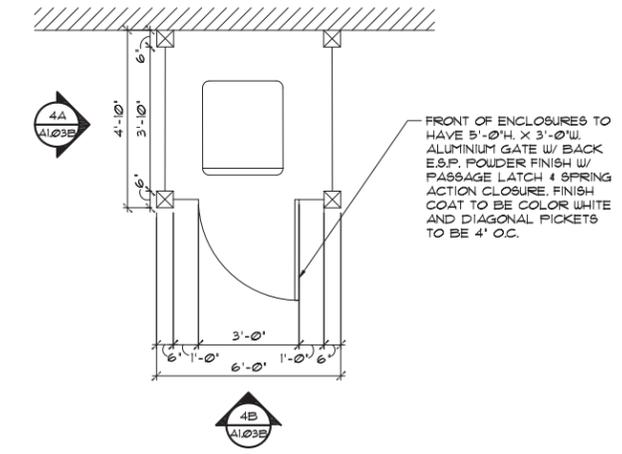
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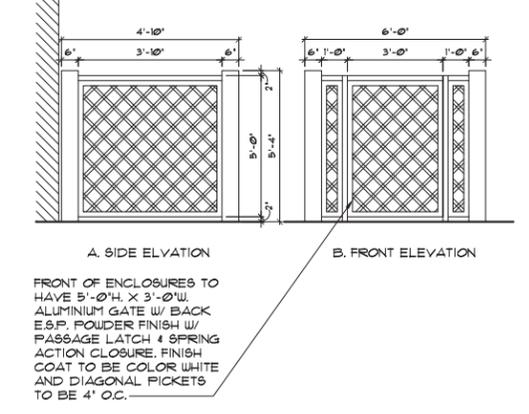
1 TRASH ENCLOSURE I
 A1.03B SCALE: N.T.S. PLAN



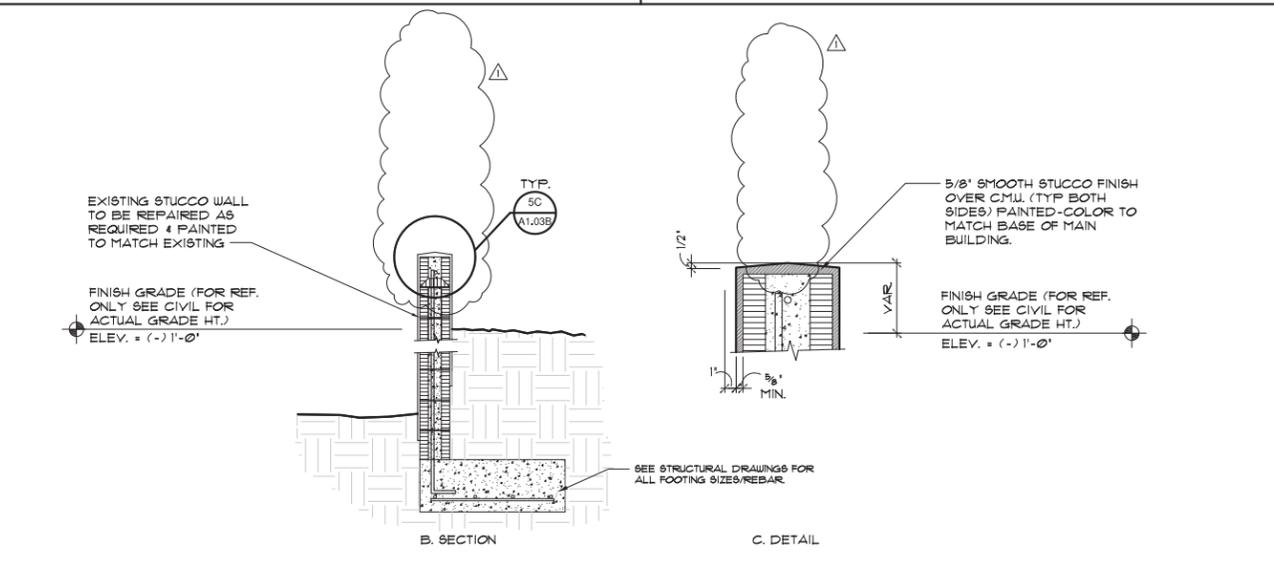
2 TRASH ENCLOSURE I
 A1.03B SCALE: N.T.S. ELEVATIONS



3 TRASH ENCLOSURE II
 A1.03B SCALE: N.T.S. PLAN



4 TRASH ENCLOSURE II
 A1.03B SCALE: N.T.S. ELEVATIONS



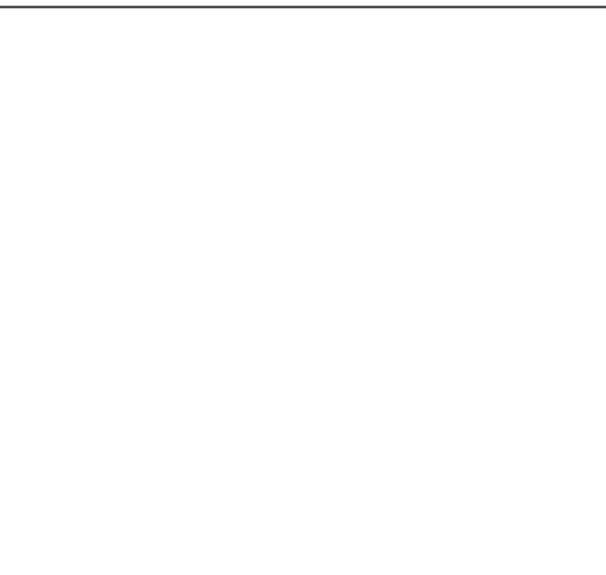
5 PROPOSED PARAMETER MASONRY WALL
 A1.03B SCALE: N.T.S.

6 NOT USED
 A1.03B SCALE:

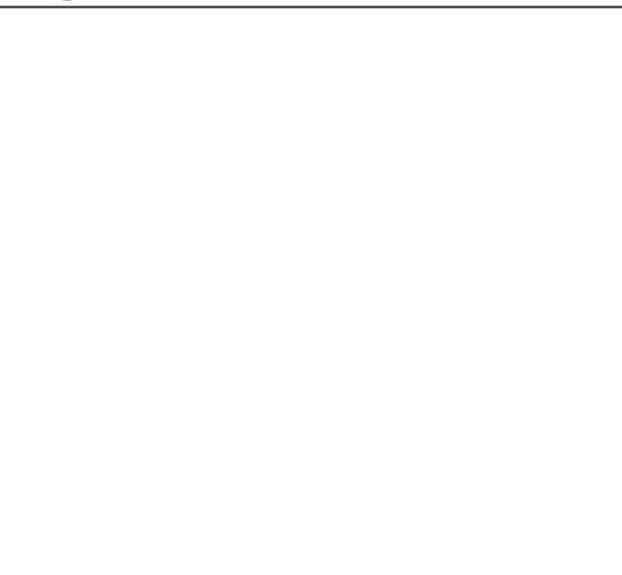
7 NOT USED
 A1.03B SCALE:



8 NOT USED
 A1.03B SCALE:



9 NOT USED
 A1.03B SCALE:



10 NOT USED
 A1.03B SCALE:



11 NOT USED
 A1.03B SCALE:



EXISTING SITE IS LOCATED ON THE WEST SIDE OF MARINE WAY IN DELRAY BEACH, FLORIDA.

VICINITY MAP



707 SE 1ST STREET

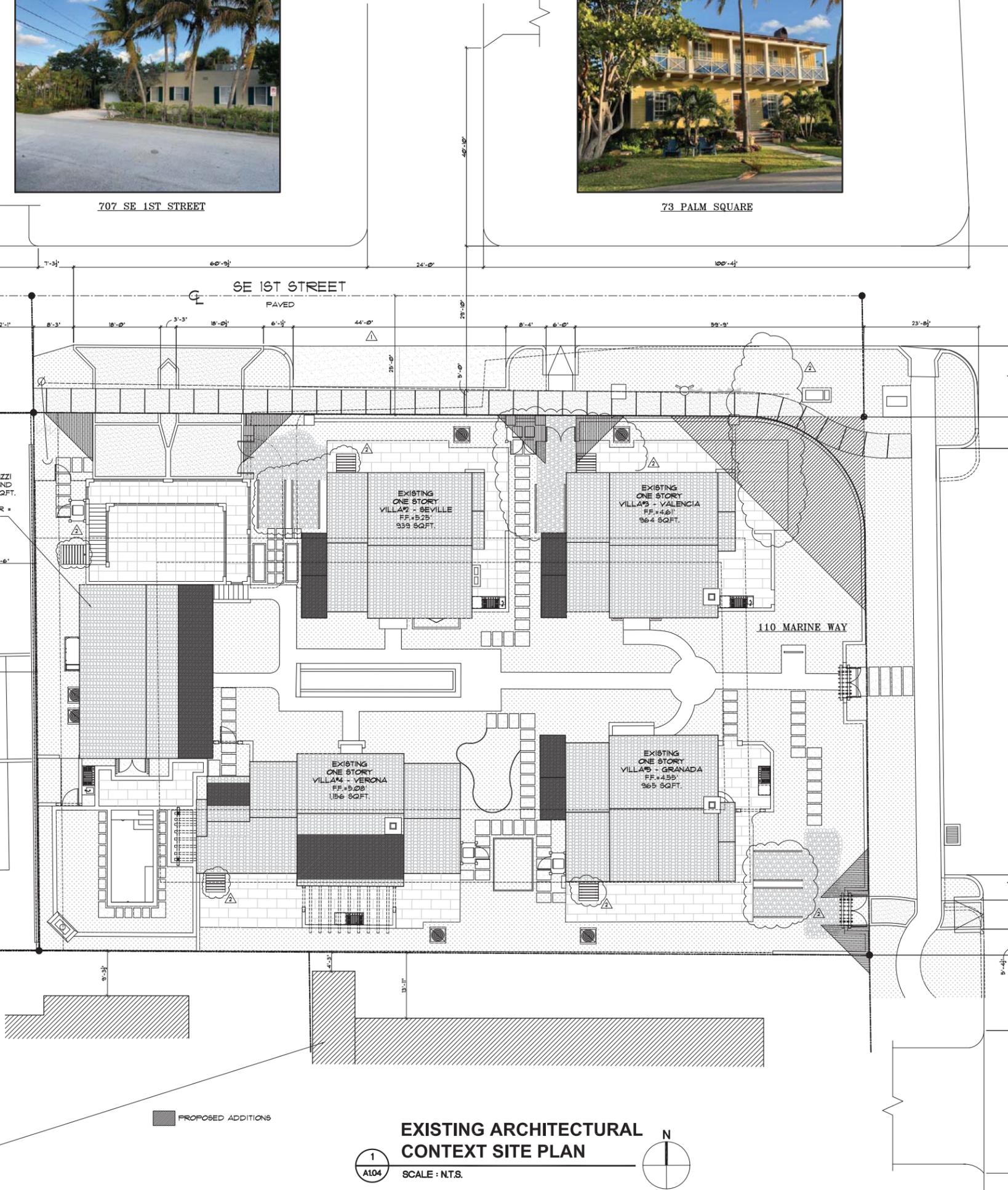


73 PALM SQUARE



702 SE 1ST STREET

PROPOSED TWO STORY VILLA#1 - ABRUZZI
APPROX. GROUND FLOOR = 1,627 SQ.FT. AND SECOND FLOOR = 1,306 SQ.FT.



116 MARINE WAY

PROPOSED ADDITIONS

EXISTING ARCHITECTURAL CONTEXT SITE PLAN

1 A104

SCALE: N.T.S.



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BIDS
PERMIT 52675
CONSTRUCTION

PROJECT TITLE

MARINE VILLAS ON MARINE WAY

110 MARINE WAY DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

- REVISOR: 6-30-19 AS PER CITY COMMENTS:
 1. ADDED DIMENSIONS TO CENTER LINE OF ADJACENT ROAD.
- REVISOR: 9-16-19 AS PER CITY COMMENTS:
 1. REMOVED PROPOSED TRELLISES & OUTDOOR SHOWER STRUCTURES.
 2. ADJUSTED SITE TRIANGLE.
 3. UPDATED SETBACKS.

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FILE NUMBER 802A104

DRAWING TITLE

EXISTING ARCHITECTURAL CONTEXT SITE PLAN

DATE 1.25.19

DRAWN BY GE/IMJ

JOB NUMBER 20180802

DRAWING NUMBER

A1.04

PLOTTED 02/26/19 - 3:00 PM

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 BIDS
 PERMIT: 52675
 CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY
 DELRAY BEACH, FL.

CLIENT APPROVAL
 REVISIONS
 1. REVISED 6.10.19 AS PER CITY COMMENTS:
 1. PROVIDED EXISTING SQUARE FOOTAGE
 2. PROVIDED FEMA ELEVATIONS & NEW PAGE LAYOUTS.
 2. REVISED 9.16.19 AS PER CITY COMMENTS:
 1. UPDATED SETBACKS.

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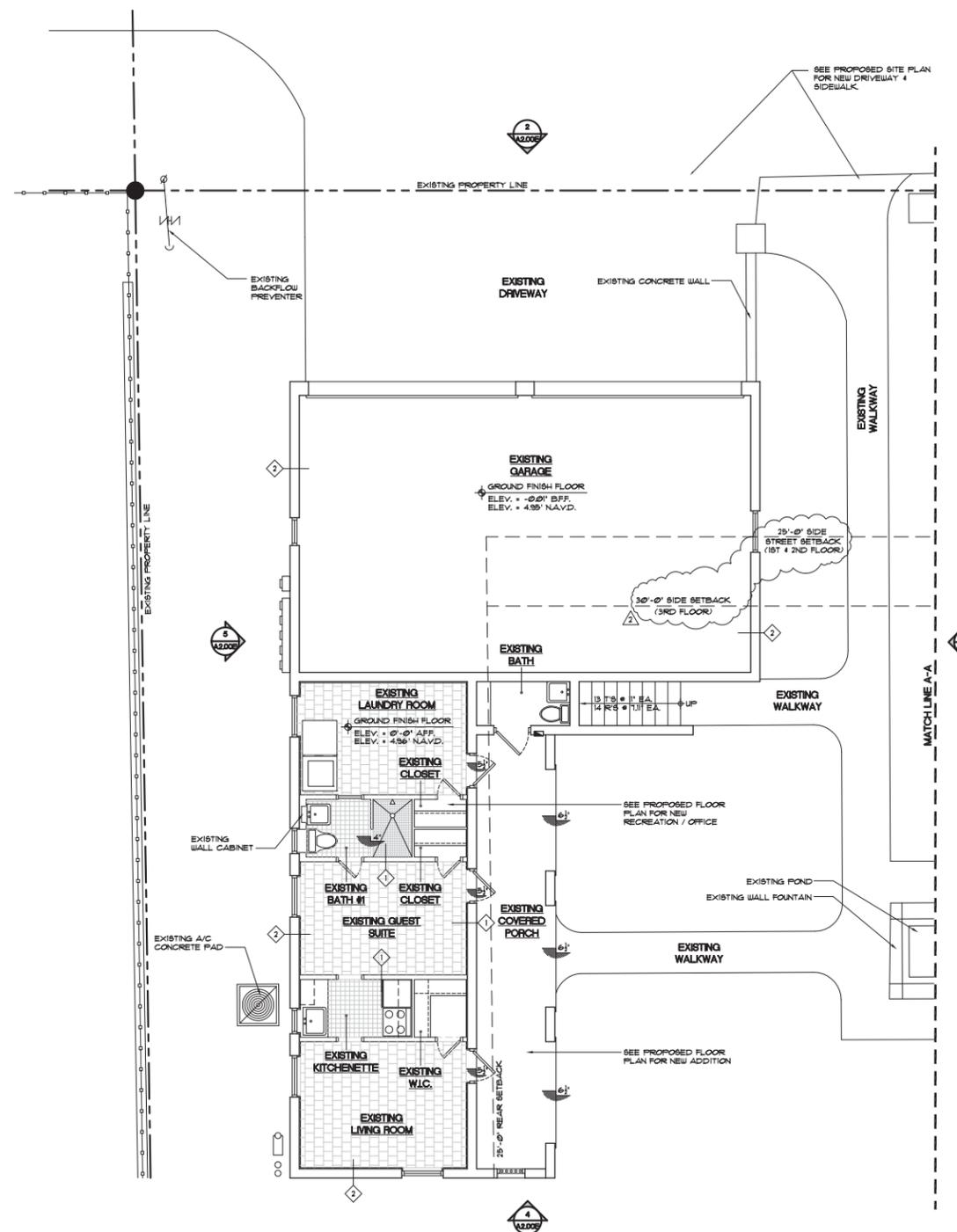
FILE NUMBER: 802A200E

DRAWING TITLE
EXIST. FL. PLAN & ELEVATIONS VILLA#1 (FOR REF. ONLY)

DATE: 06.05.19 | DRAWN BY: GE/AH
 JOB NUMBER: 20180802
 DRAWING NUMBER

A2.00E

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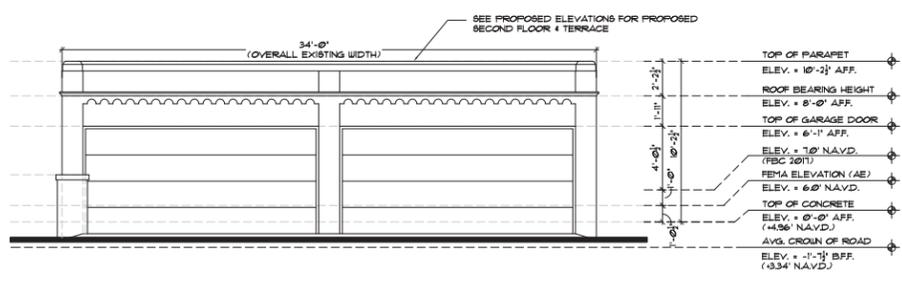


1 EXISTING FLOOR PLAN: VILLA#1 - "ABRUZZI"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

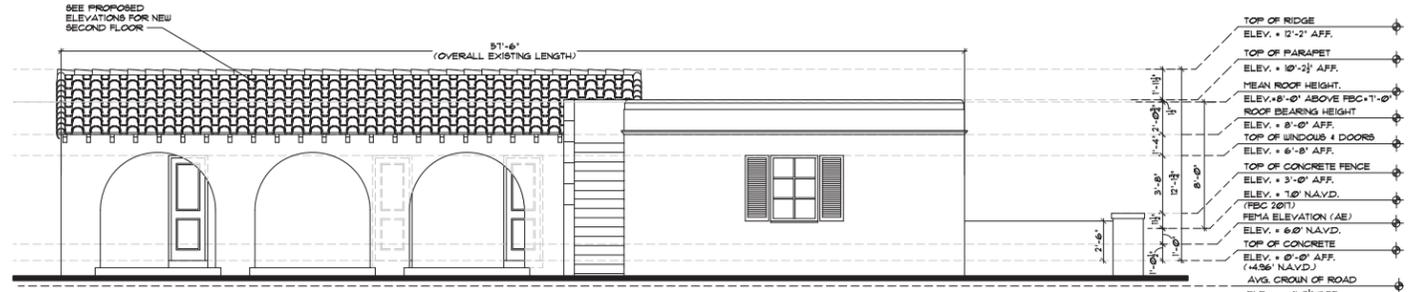
EXISTING VILLA#1 - ABRUZZI	
TOTAL FLOOR UNDER A/C	484 SQ.FT.
EXISTING 4-CAR GARAGE	737 SQ.FT.
EXISTING COVERED PORCH	181 SQ.FT.
EXISTING STORAGE UNDER STAIRCASE	22 SQ.FT.
TOTAL FLOOR UNDER ROOF	1424 SQ.FT.

WALL LEGEND

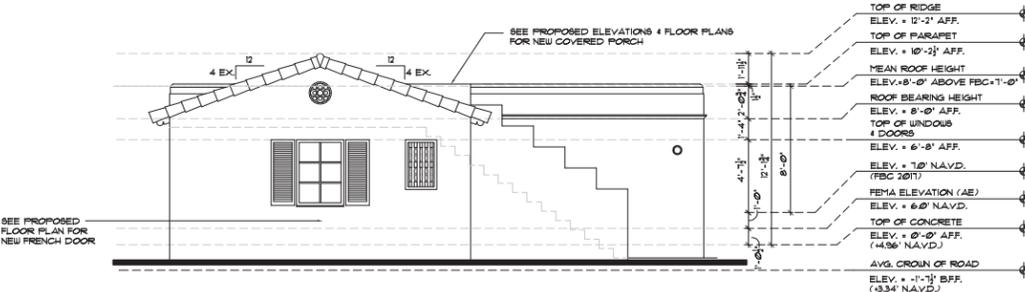
<p>EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.</p> <p>EXISTING 8" CMU WALL TO REMAIN 'AS IS' (FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REG. INTERIOR DIMENSIONS).</p> <p>EXISTING NON-LOAD BEARING INTERIOR PARTITION STD WALL TO REMAIN 'AS IS'.</p> <p>NEW NON-LOAD BEARING INTERIOR PARTITION STD WALL, 3/4" - 6" WIDE 25 GA METAL STUDS & 2 1/2" O.C. 1/2" LAYER 1/2" TYPE 'X' GIB. EA. SIDE, R-11 BATT INSULATION.</p>	<p>2-COAT STUCCO FIN. PAINTED ON # CONCRETE BLOCK W/ 'N' TYPE 'X' GYPSUM WALL BOARD, PAINTED ON R.T. FURRING (MATCH EXISTING WALL FOR DEPTH) # 24" O.C. W/ R-41 R-FOL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL (MATCH ALL FINISHES W/ EXISTING).</p> <p>4" TO 8" INT. LOAD BEARING PARTITION WALL (1/2" LAYER OF 5/8" TYPE 'X' GIB. W/ SMOOTH LEVEL, 1/4" FINISH (MATCH EXISTING) - PAINTED ON EA. SIDE OF 4" (4009267-24) 1/2 GA. MTL. STUDS # 16 O.C. (SEE DIM. PLAN FOR ACTUAL WALL THICKNESS) (M/R DRYWALL & BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE).</p>	<p>NOTES: 1. ALL INTERIOR WALLS W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING. 2. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.). 3. ALL TILED WALLS TO RECEIVE 5/16" 'DURROCK' BACKING OR EQUAL. 4. ALL INTERIOR DRYWALL TO HAVE LEVEL 1/4" FINISH (MATCH EXISTING). 5. ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN 'AS IS' IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE LIKE NEW CONDITION.</p>	<p>NOTES: 1. VERIFY ALL MATERIALS W/ FINISH SCHEDULE W/ CLIENT. 2. ALL INTERIOR FINISHES TO BE PATCHED AND MATCHED WITH EXISTING UND.</p> <p>LIMITS OF CONSTRUCTION (A) DOOR NUMBER (B) WINDOW NUMBER NEW STRUCTURAL COLUMN: SEE STRUCTURAL DRAWINGS.</p>	<p>EXISTING CONCRETE STRUCTURAL COLUMN (TO REMAIN 'AS IS') TO RECEIVE 1 x 1 1/2" FURRING STRIPS # 16" O.C. W/ 'N' TYPE 'X' GIB. - LEVEL 1/4" FINISH (MATCH EXISTING) - READY FOR PAINT.</p> <p>1/2" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY 'SMART VENT' MODEL # 5040-3058 AT PERIMETER WALL. (W/ TRIM KIT #540-526 FOR SEALING / A/C) - E-XP. POWDER COAT FINISH (COLOR WHITE) (NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOD ELEVATIONS).</p>
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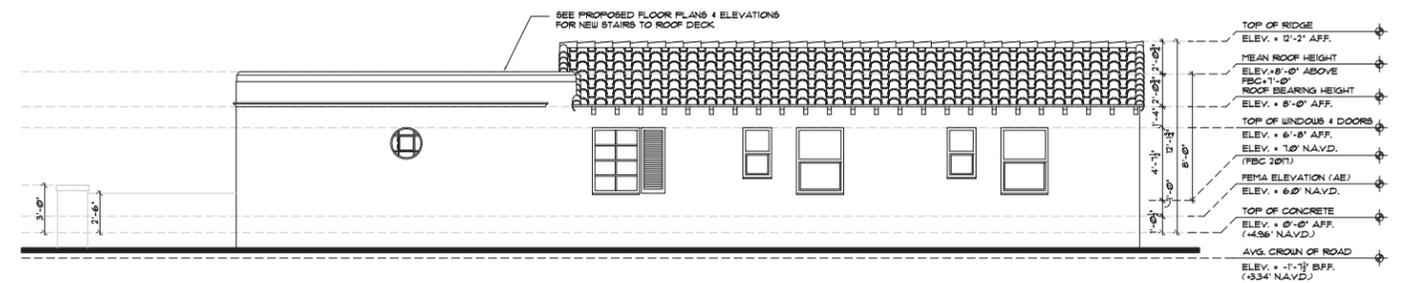
2 EXISTING NORTH ELEVATION: VILLA#1 "ABRUZZI"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



3 EXISTING EAST ELEVATION: VILLA#1 "ABRUZZI"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

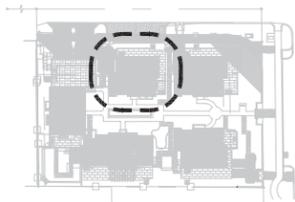


4 EXISTING SOUTH ELEVATION: VILLA#1 "ABRUZZI"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

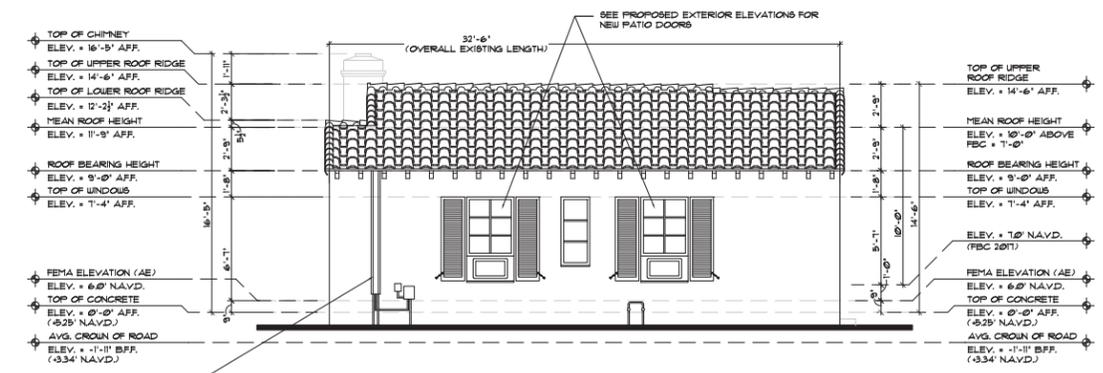


5 EXISTING WEST ELEVATION: VILLA#1 "ABRUZZI"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

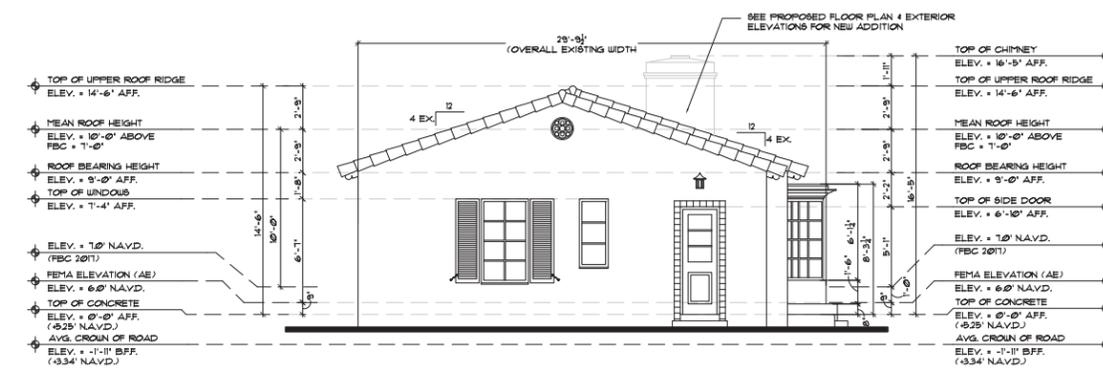
NOTES:
 1. DO NOT SCALE DRAWINGS!
 2. FIELD VERIFY ALL DIMENSIONS!
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES).
 4. ALL AREA CALCULATIONS ARE APPROX.



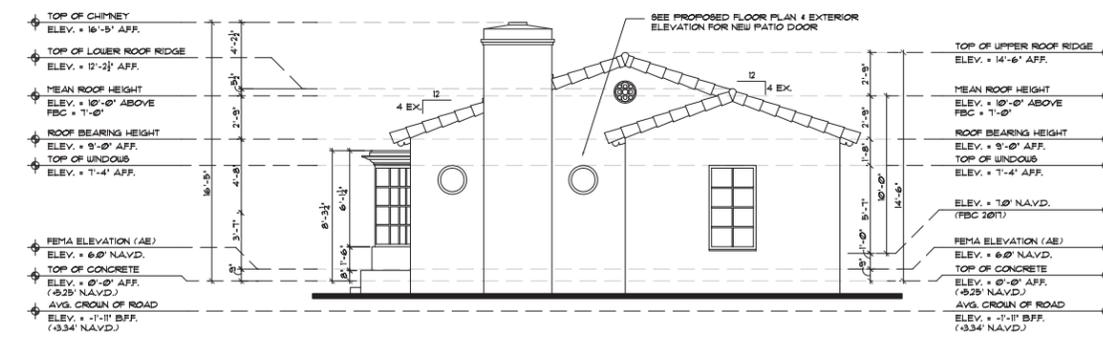
KEY MAP



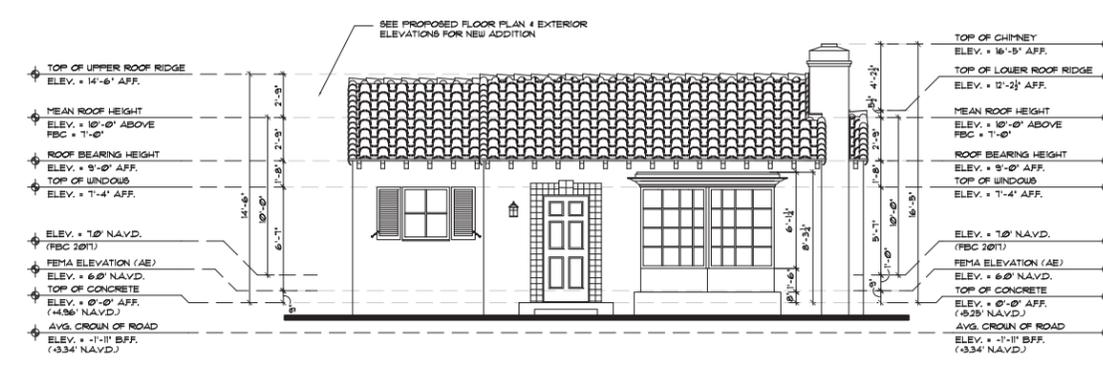
2 EXISTING NORTH ELEVATION: VILLA#2 "SEVILLE"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



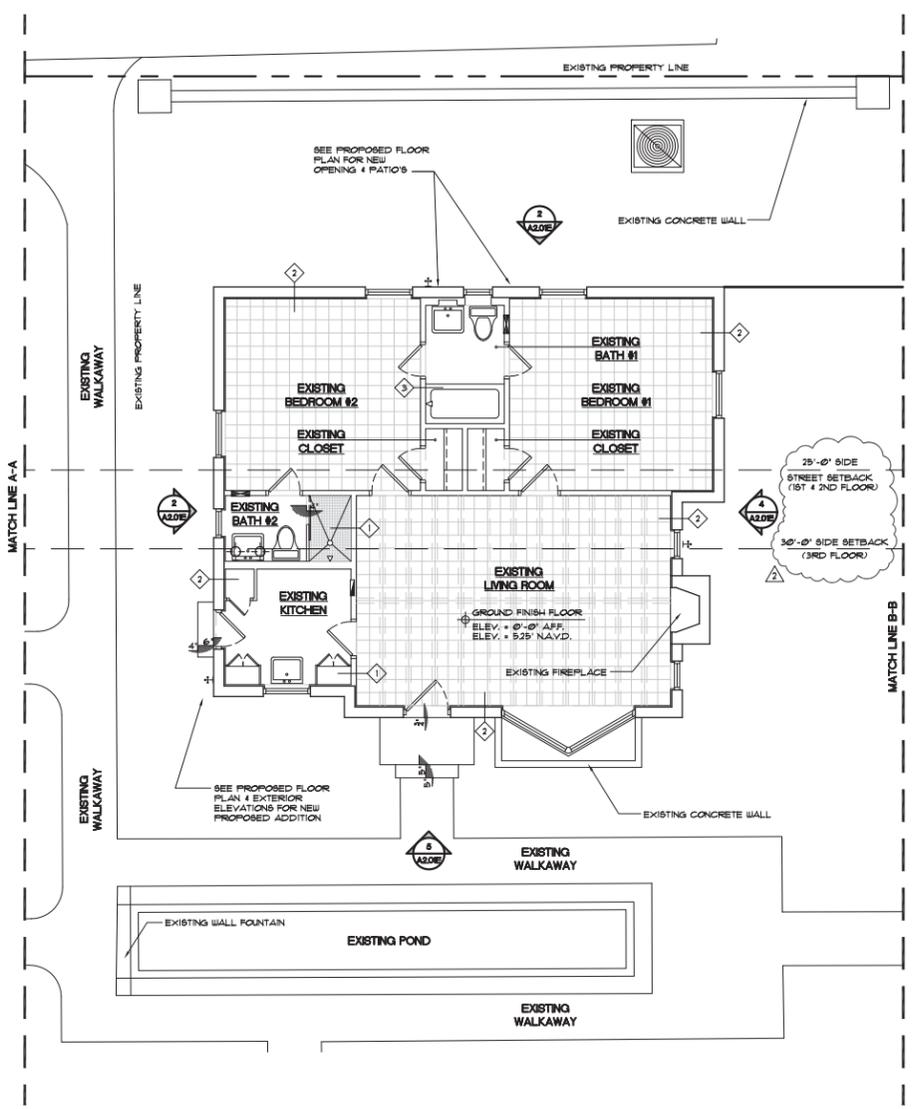
3 EXISTING WEST ELEVATION: VILLA#2 "SEVILLE"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



4 EXISTING EAST ELEVATION: VILLA#2 "SEVILLE"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



5 EXISTING SOUTH ELEVATION: VILLA#2 "SEVILLE"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



1 EXISTING FLOOR PLAN: VILLA#2 - "SEVILLE"
 SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

EXISTING VILLA#2 - SEVILLE:	
TOTAL FLOOR UNDER A/C	859 SQ.FT.
TOTAL FLOOR UNDER ROOF	859 SQ.FT.

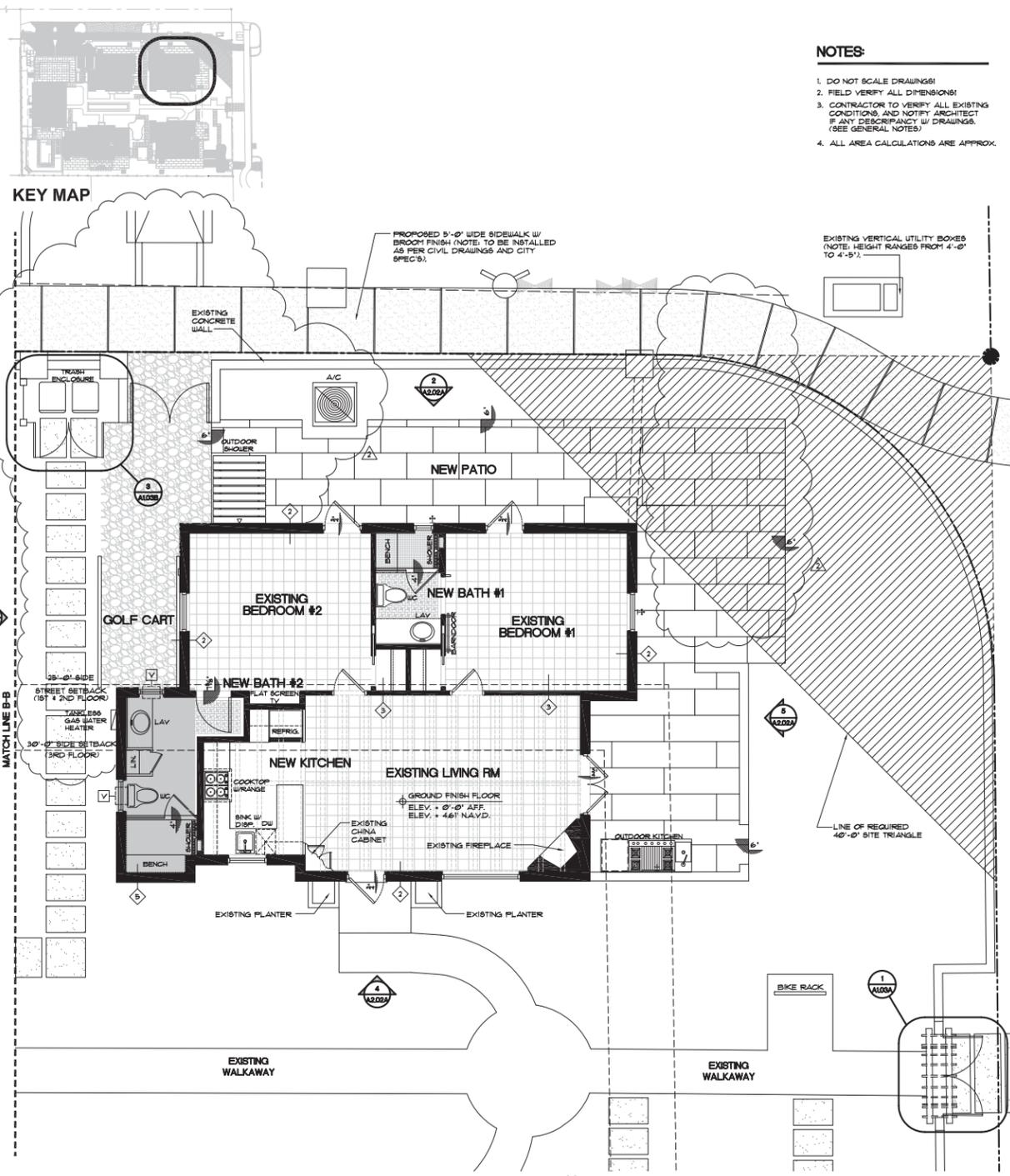
WALL LEGEND

- EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
- EXISTING 8" CMU WALL TO REMAIN AS IS. FIELD VERIFY IF WALL IS FINISHED OUT TO ACCOMMODATE REG. INTERIOR DIMENSIONS.
- EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN AS IS.
- NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL w/ 2" x 4" UDE, 25 GA METAL STUDS @ 24" O.C. w/ (1) LAYER 1/2" TYPE 'X' GIBS, EA. SIDE, R-13 BATT INSULATION.
- 1/2" COAT STUCCO FIN-PANED ON 8" CONCRETE BLOCK w/ 1/2" TYPE 'X' GIBS. WALL BOARDING PAINTED ON RT. FURRING (MATCH EXISTG WALL FOR DEPTH) & 24"OC w/ R-13 FOL. BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL (MATCH ALL FINISHES W/ EXISTING).
- 4" x 10" 8" NT. LOAD BEARING PARTITION WALL w/ (1) LAYER OF 5/8" TYPE 'X' GIBS, w/ 8" SMOOTH LEVEL IV FINISH (MATCH EXISTING) - PAINTED ON EA. SIDE OF 4" (400963-34) 1/2" GA. MTL. STUDS @ 16" O.C. (SEE DFM FLR. PLAN FOR ACTUAL WALL THICKNESS) OVER DRYWALL & BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE.
- NOTE: 1. ALL INTERIOR WALLS w/ CABINETS OR STAIR RAILINGS TO BE PROVIDED w/ 1/2" PL. TUGOOD OR WOOD BLOCKING. 2. ALL BEDROOM BATHROOM LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.). 3. ALL TILED WALLS TO RECEIVE 5/16" "DURROCK" BACKING OR EQUAL. 4. ALL INTERIOR DRYWALL TO HAVE LEVEL IV - FINISH (MATCH EXISTING). 5. ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN AS IS TO BE DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE "LIKE NEW CONDITION".
- NOTE: 1. VERIFY ALL MATERIALS & FINISH SCHEDULE w/ CLIENT. 2. ALL INTERIOR FINISHES TO BE PATCHED AND MATCHED WITH EXISTING UNDO. 3. LIMITS OF CONSTRUCTION: (D) DOOR NUMBER (W) WINDOW NUMBER (C) NEW STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS. 4. 1/2" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY "SMART VENT" MODEL # 548-518 AT PERIMETER WALL (w/ TRIM KIT #548-526 FOR SEALING / A/C). EXIF. ROUNDER COAT FINISH COLOR WHITE (NOTE: A TRN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATIONS).
- EXISTING CONCRETE STRUCTURAL COLUMNS TO REMAIN AS IS TO RECEIVE 1 x 1" FURRING STRIPS @ 16" O.C. w/ 1/2" TYPE 'X' GIBS - "LEVEL IV FINISH" (MATCH EXISTING) - READY FOR PAINT.

NOTES:
 1. DO NOT SCALE DRAWINGS!
 2. FIELD VERIFY ALL DIMENSIONS!
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY w/ DRAWINGS. (SEE GENERAL NOTES)
 4. ALL AREA CALCULATIONS ARE APPROX.

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NOTES:
 1. DO NOT SCALE DRAWINGS!
 2. FIELD VERIFY ALL DIMENSIONS!
 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES.)
 4. ALL AREA CALCULATIONS ARE APPROX.

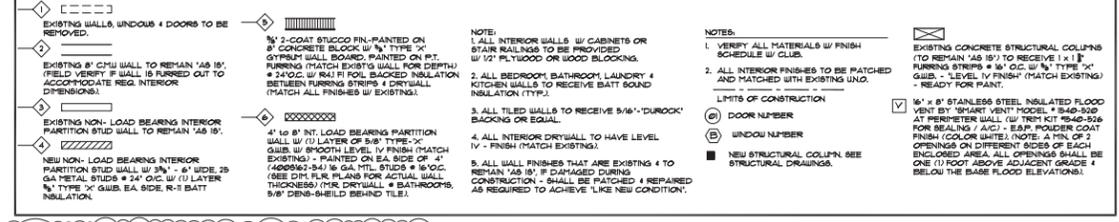


1 PROPOSED FLOOR PLAN: VILLA#3
 A2.02A SCALE: 3/16" = 1'-0"
"VALENCIA"

PROPOSED VILLAS - VALENCIA:

EXISTING FLOOR UNDER A/C	891 SQ.FT.
PROPOSED ADDITION UNDER A/C	90 SQ.FT.
PROPOSED FLOOR UNDER A/C	981 SQ.FT.
PROPOSED NEW PATIO	82 SQ.FT.
PROPOSED FLOOR UNDER ROOF	981 SQ.FT.

WALL LEGEND



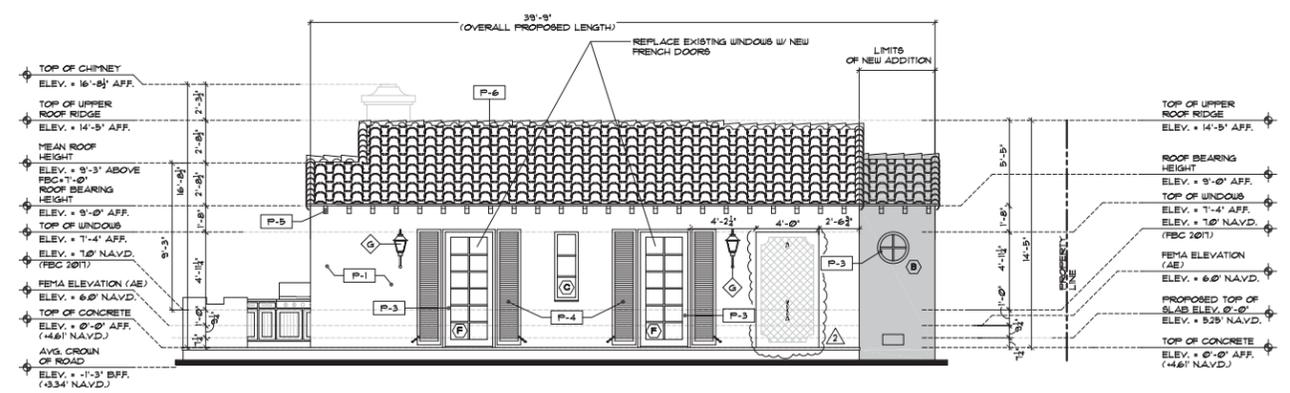
NOTES:
 1. VERIFY ALL MATERIALS W/ FINISH SCHEDULE W/ CLIENT.
 2. ALL INTERIOR FINISHES TO BE PATCHED & MATCHED WITH EXISTING UNDO.
 3. ALL TILED WALLS TO RECEIVE 5/8" DUROCK BACKING OR EQUAL.
 4. ALL INTERIOR DRYWALL TO HAVE LEVEL IV - FINISH (MATCH EXISTING).
 5. ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN "AS IS" IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE "LIKE NEW CONDITION".

LIMITS OF CONSTRUCTION
 (1) DOOR NUMBER
 (2) WINDOW NUMBER
 (3) NEW STRUCTURAL COLUMNS SEE STRUCTURAL DRAWINGS.

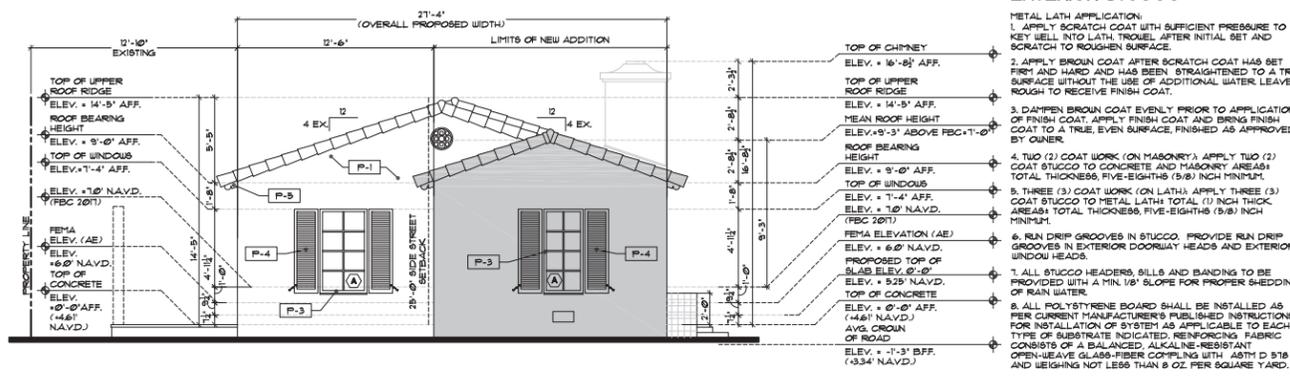
EXISTING CONCRETE STRUCTURAL COLUMNS
 (TO REMAIN "AS IS" TO RECEIVE 1x18" FURNING STRIPS @ 18" O.C. W/ 1/2" TYPE "X" GUEB - LEVEL IV FINISH (MATCH EXISTING) - READY FOR PAINT.

16" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY "SMART VENT" MODEL # 340-526 AT PERIMETER WALL (5" FROM KIT #640-526 FOR REARING / A/C) - E&P POWDER COAT FINISH (COLOR WHITE) (NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATIONS!

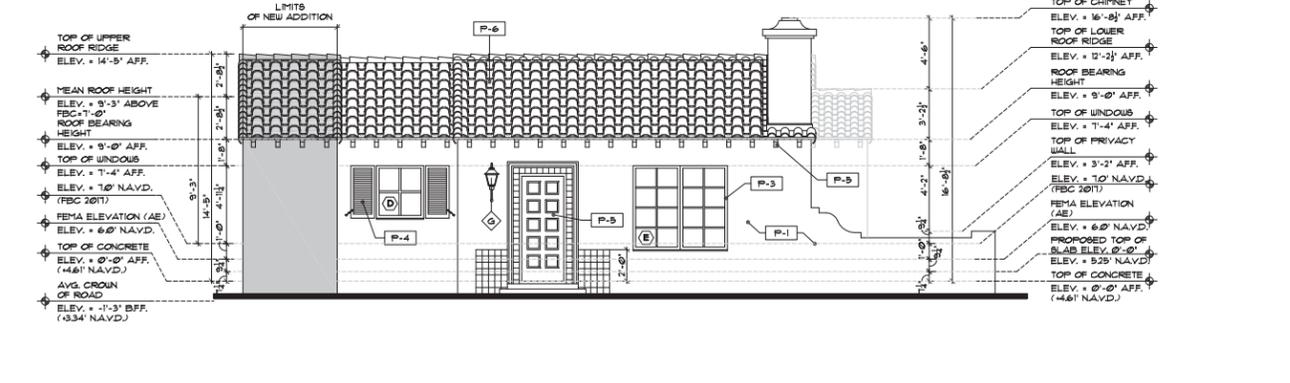
SHADED AREA INDICATES PROPOSED ADDITION (ALL ADDITIONS TO BE AT A MIN. 5.25' NAVD)



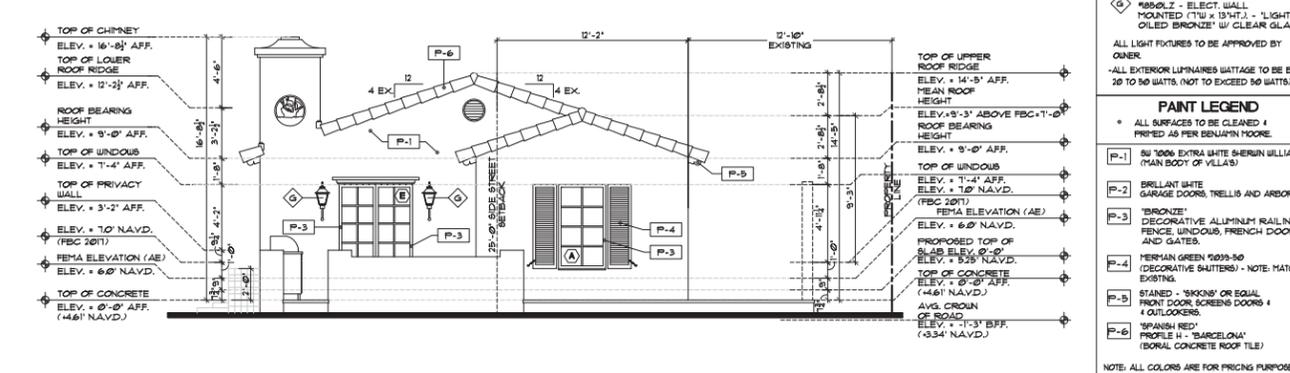
2 PROPOSED NORTH ELEVATION: VILLA#3
 A2.02A SCALE: 3/16" = 1'-0"
"VALENCIA"



3 PROPOSED WEST ELEVATION: VILLA#3
 A2.02A SCALE: 3/16" = 1'-0"
"VALENCIA"



4 PROPOSED SOUTH ELEVATION: VILLA#3
 A2.02A SCALE: 3/16" = 1'-0"
"VALENCIA"



5 PROPOSED EAST ELEVATION: VILLA#3
 A2.02A SCALE: 3/16" = 1'-0"
"VALENCIA"

EXTERIOR STUCCO

METAL LATH APPLICATION:
 1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
 3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
 4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
 5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH. TOTAL (1) INCH THICK AREAS. TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
 6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
 7. ALL STUCCO HEADERS, SILLS AND BANDINGS TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
 8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

LIGHT FIXTURES (BY HINKLEY LIGHTING OR EQUAL)

HINKLEY LIGHTING "ANCHORAGE" #8502-Z - ELECT. WALL MOUNTED (16" x 13 1/4") - 1 LIGHT OILED BRONZE W/ CLEAR GLASS.
 ALL LIGHT FIXTURES TO BE APPROVED BY OWNER.
 -ALL EXTERIOR LIGHTING FIXTURES TO BE BETWEEN 30 TO 50 INCHES (NOT TO EXCEED 50 INCHES).

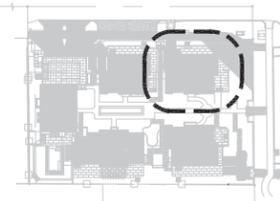
PAINT LEGEND

* ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.

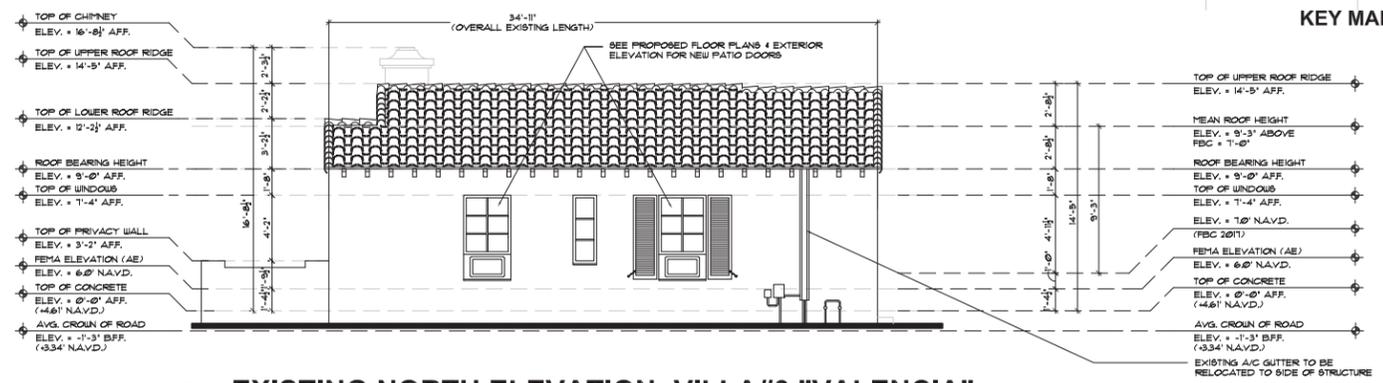
(P-1) BU 1006 EXTRA WHITE SHERIN WILLIAMS (MAIN BODY OF VILLAS)
 (P-2) BRILLIANT WHITE GARAGE DOORS, TRELLIS AND ARBORS.
 (P-3) "BRONZE" DECORATIVE ALUMINUM RAILINGS, FENCE, WINDOWS, FRENCH DOOR AND GATES.
 (P-4) HERMAN GREEN 0039-90 (DECORATIVE SHUTTERS) - NOTE: MATCH EXISTING.
 (P-5) STAINES - "SHIKON" OR EQUAL FRONT DOOR, SCREENS DOORS & 4 OUTDOORS.
 (P-6) "SPANISH REEF" PROFILE H - "BARCELONA" (BORAL CONCRETE ROOF TILE)

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

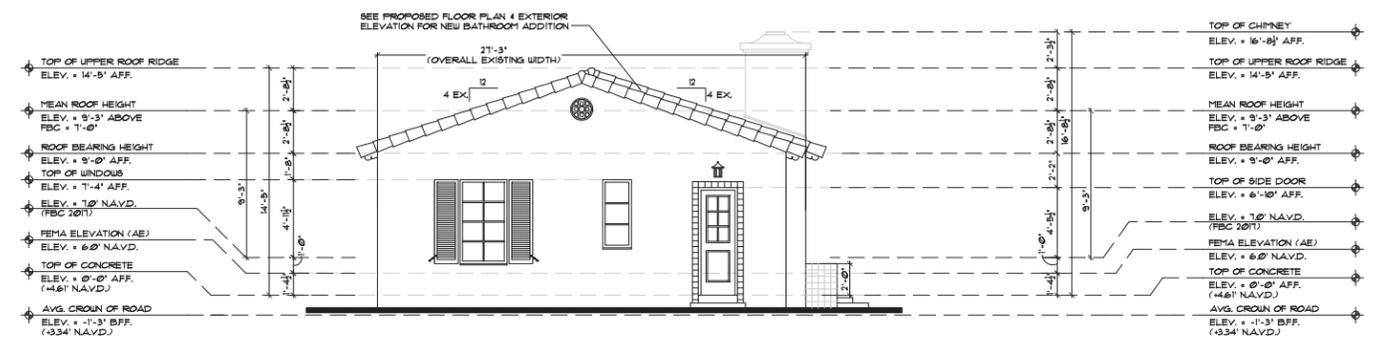
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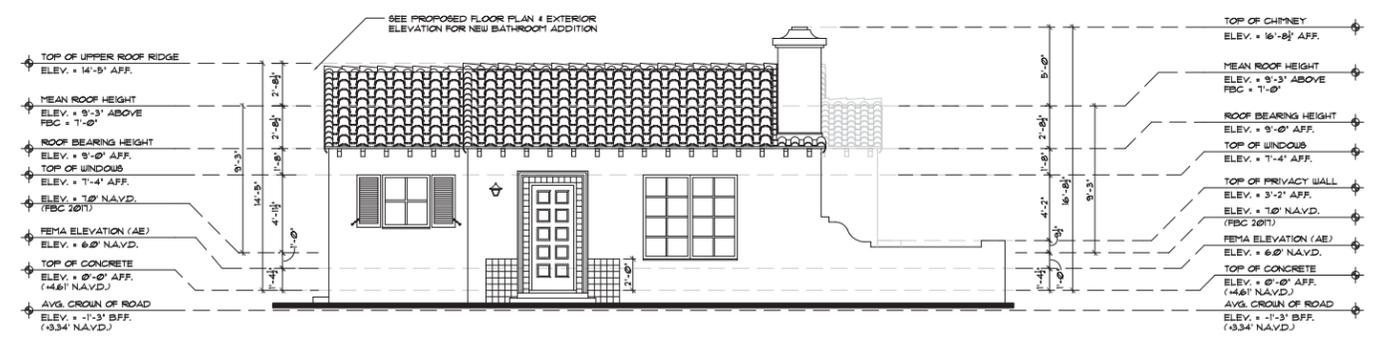
KEY MAP



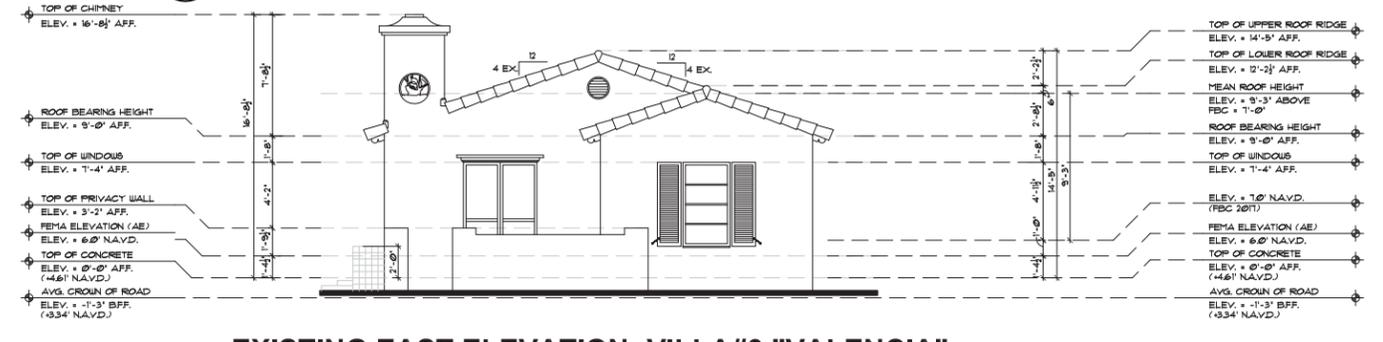
2 EXISTING NORTH ELEVATION: VILLA#3 "VALENCIA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



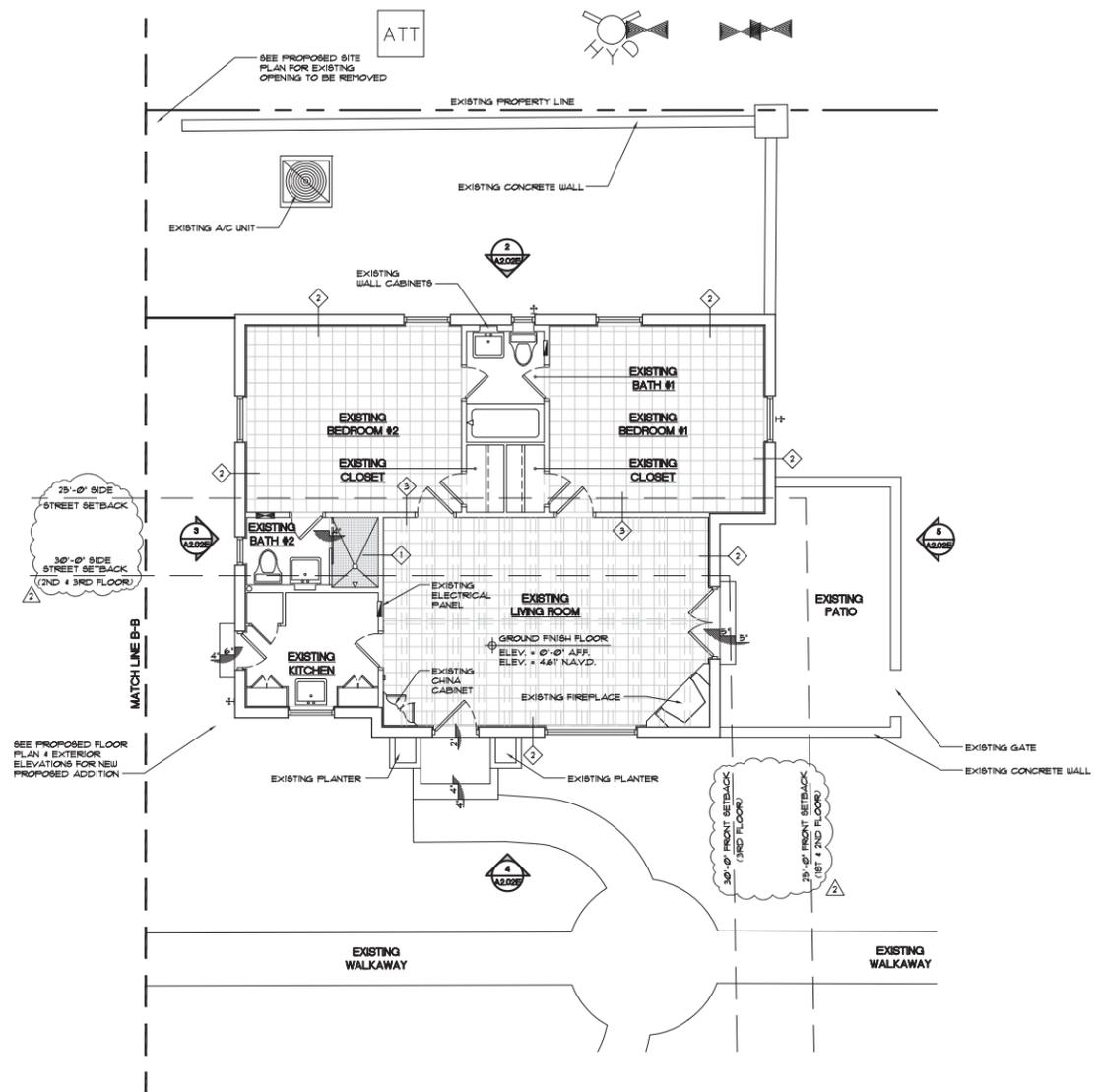
3 EXISTING WEST ELEVATION: VILLA#3 "VALENCIA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



4 EXISTING SOUTH ELEVATION: VILLA#3 "VALENCIA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



5 EXISTING EAST ELEVATION: VILLA#3 "VALENCIA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



1 EXISTING FLOOR PLAN: VILLA#3 - "VALENCIA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)

EXISTING VILLAS - VALENCIA:	
TOTAL FLOOR UNDER A/C	891 SQ.FT.
TOTAL FLOOR UNDER ROOF	891 SQ.FT.

WALL LEGEND

- EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
- EXISTING 8" CMU WALL TO REMAIN 'AS IS'. FIELD VERIFY IF WALL IS RUMMED OUT TO ACCOMMODATE REG. INTERIOR DIVISIONS.
- EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN 'AS IS'.
- NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL w/ 1/2" x 4" SIDE 25 GA METAL STUDS & 24" O.C. w/ (1) LAYER 1/2" TYPE 'X' GIBB. EA. SIDE, R-11 BATT INSULATION.
- 1/2" COAT STUCCO FIN. PAINTED ON 8" CONCRETE BLOCK w/ 1/2" TYPE 'X' GIBB. WALL BOARD. PAINTED ON INT. FURRING (MATCH EXISTG WALL FOR DEPTH) & 24" O.C. W/ R-11 FOL. BAGGED INSULATION BETWEEN FURRING STRIPS & DRYWALL (MATCH ALL FINISHES w/ EXISTING).
- 4" to 8" INT. LOAD BEARING PARTITION WALL w/ (1) LAYER OF 5/8" TYPE 'X' GIBB. w/ SMOOTH LEVEL IV FINISH (MATCH EXISTING) - PAINTED ON EA. SIDE OF (4009862-54) & 5/8" GA. HTL. STUDS & 16" O.C. (SEE DIM. FLK. PLANS FOR ACTUAL WALL THICKNESS) (RIG. DRILLALL & BATHROOMS, 5/8" DEN'S-SHELD BEHIND TILE).

NOTES:

- VERIFY ALL MATERIALS w/ FINISH SCHEDULE w/ CLUB.
- ALL INTERIOR FINISHES TO BE PATCHED AND MATCHED WITH EXISTING UNO.

LIMITS OF CONSTRUCTION

- DOOR NUMBER
- WINDOW NUMBER
- NEW STRUCTURAL COLUMN. SEE STRUCTURAL DRAWINGS.

EXISTING CONCRETE STRUCTURAL COLUMNS TO REMAIN 'AS IS' TO RECEIVE 1" x 1" FURRING STRIPS @ 16" O.C. w/ 1/2" TYPE 'X' GIBB. - LEVEL IV FINISH (MATCH EXISTING) - READY FOR PAINT.

1/2" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY 'SMART VENT' MODEL # 840-559 AT PERIMETER WALL. (2) 1801 KIT # 840-556 FOR SEALING / A/C. - E.A.P. POWDER COAT FINISH (COLOR WHITE) (NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE SAME FLOOR ELEVATIONS!)

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY w/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.



Architect, Planner and Designer
AA-26002044

1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HPB

BIDS

PERMIT 52679

CONSTRUCTION

PROJECT TITLE

MARINE VILLAS ON MARINE WAY

110 MARINE WAY DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

- REVIS 6/10/19 AS PER CITY COMMENTS
- PROVIDED EXISTING FOOTAGE
- PROVIDED FEMA ELEVATIONS & NEW PAGE LAYOUTS.
- REVIS 9/16/19 AS PER CITY COMMENTS
- REMOVED PROPOSED TRELLIS & OUTDOOR SHOWER STRUCTURES.
- ADJUSTED SITE TRIANGLE.
- UPDATED SETBACKS.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 802A203A

DRAWING TITLE
PROP. FL. PLAN & ELEVATIONS VILLA #4

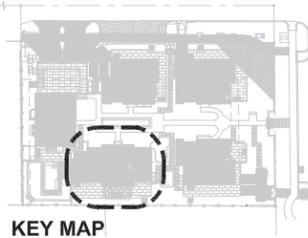
DATE 6.10.19

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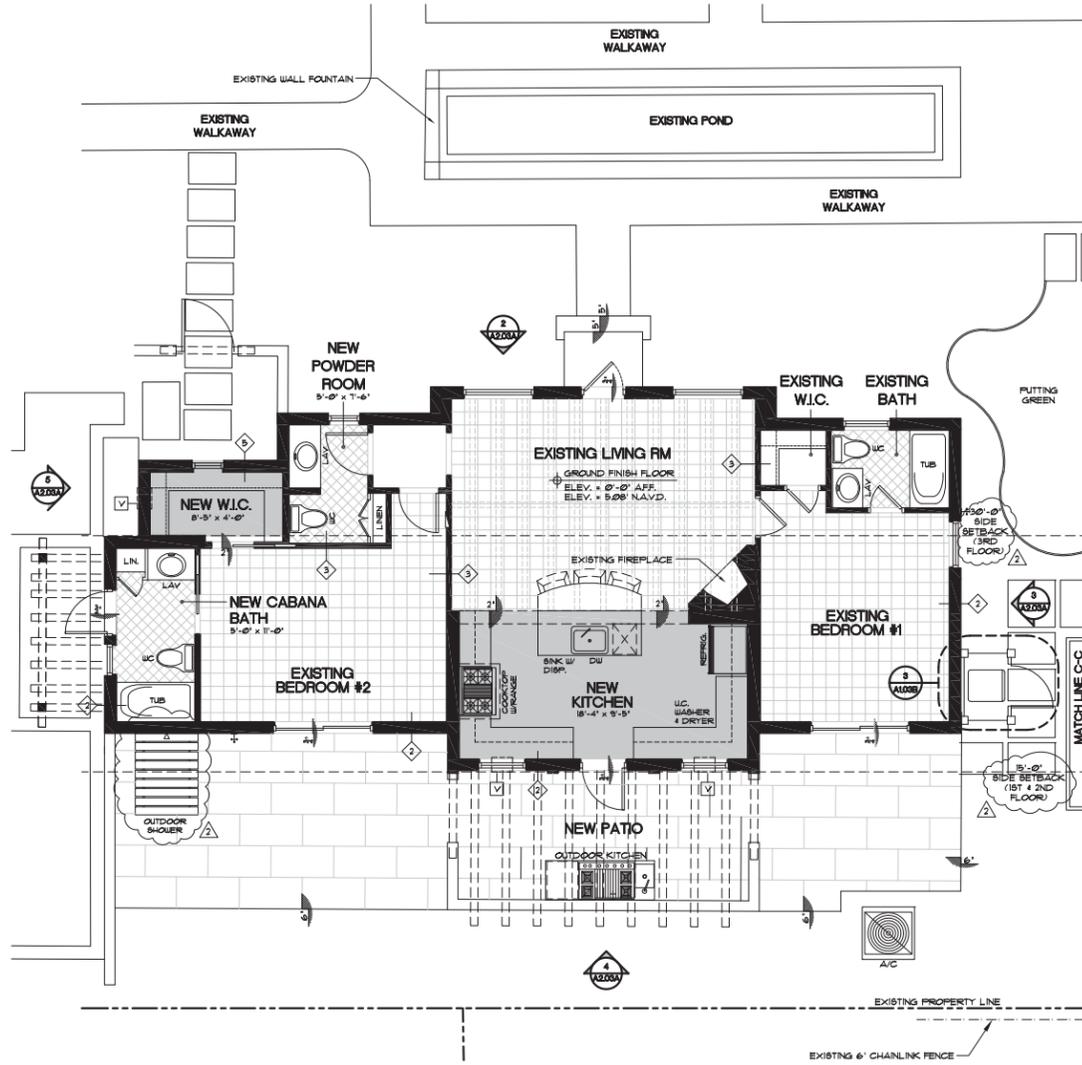
JOB NUMBER 20180802

DRAWING NUMBER

A2.03A



KEY MAP



1 PROPOSED FLOOR PLAN: VILLA#4 'VERONA'
SCALE: 3/16" = 1'-0"

PROPOSED VILLAM - VERONA:	
EXISTING FLOOR UNDER A/C	925 SQ.FT.
PROPOSED ADDITION UNDER A/C	282 SQ.FT.
PROPOSED TOTAL UNDER A/C	1,177 SQ.FT.
PROPOSED NEW PATIO	456 SQ.FT.
NEW TOTAL FLOOR UNDER ROOF	1,177 SQ.FT.

WALL LEGEND

EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED:

EXISTING 8" CMU WALL TO REMAIN 'AS IS': FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REG. INTERIOR DIMENSIONS.

EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN 'AS IS':

NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL: 3/4" x 6" WIDE, 25 GA METAL STUDS @ 24" O.C. W/ (1) LAYER 1/2" TYPE 'X' G.W.B. EA. SIDE, R-11 BATT INSULATION.

2-COAT STUCCO FIN-PAINTED ON 8" CONCRETE BLOCK W/ 1/2" TYPE 'X' GYPSUM WALL BOARD, PAINTED ON PT. FURRING (MATCH EXIST'G WALL FOR DEPTH) W/ 2"x2" G.C. W/ R41 R FOL. BACKED INSULATION BETWEEN FURRING STRIPS & CRT WALL. MATCH ALL FINISHES W/ EXIST'G.

4" TO 8" NT. LOAD BEARING PARTITION WALL W/ (1) LAYER OF 5/8" TYPE 'X' GYPSUM W/ SMOOTH LEVEL, IV FINISH (MATCH EXIST'G) - PAINTED ON EA. SIDE OF 4" (4000) 5/8" GA. HTL. STUDS @ 16" O.C. (SEE DM. FLR. PLANS FOR ACTUAL WALL THICKNESS) (THE DRYWALL @ BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE).

NOTES:

- ALL INTERIOR WALLS W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLT. WOOD OR WOOD BLOCKING.
- ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
- ALL TILED WALLS TO RECEIVE 3/16" "DURROCK" BACKING OR EQUAL.
- ALL INTERIOR DRYWALL TO HAVE LEVEL IV - FINISH (MATCH EXIST'G).
- ALL WALL FINISHES THAT ARE EXISTING 4" TO REMAIN 'AS IS' IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE "LIKE NEW CONDITION".

NOTES:

- VERIFY ALL MATERIALS W/ FINISH SCHEDULE W/ CLIENT.
- ALL INTERIOR FINISHES TO BE PATCHED AND MATCHED WITH EXISTING UNDO. - READY FOR PAINT.

LIMITS OF CONSTRUCTION

(D) DOOR NUMBER

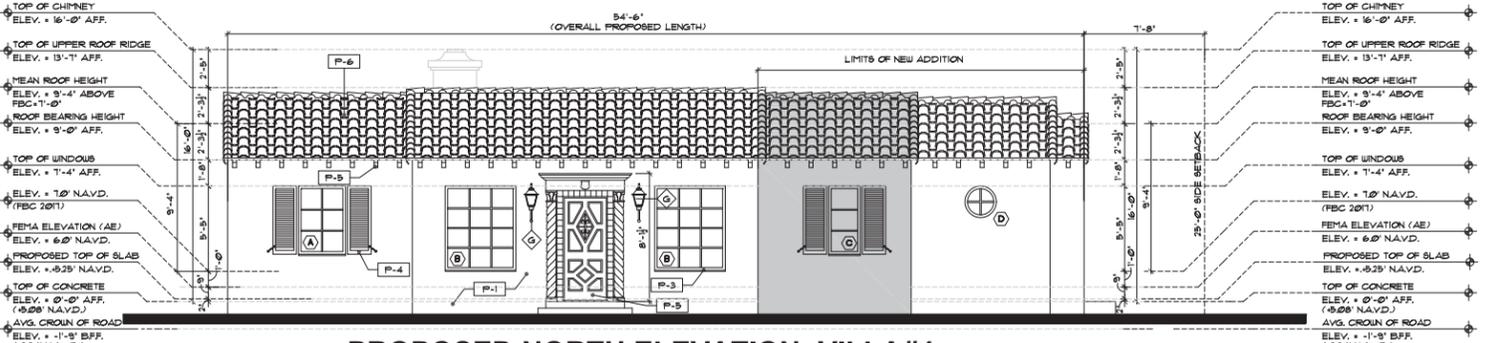
(W) WINDOW NUMBER

(C) NEW STRUCTURAL COLUMN. SEE STRUCTURAL DRAWINGS.

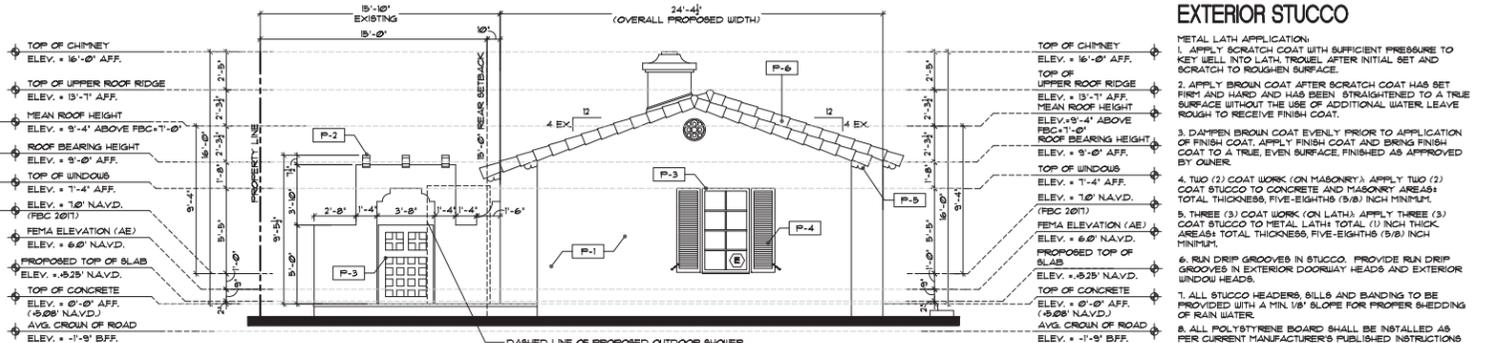
EXISTING CONCRETE STRUCTURAL COLUMN: (TO REMAIN 'AS IS') TO RECEIVE 1 1/2" FURRING STRIPS @ 16" O.C. W/ 1/2" TYPE 'X' G.W.B. - LEVEL IV FINISH (MATCH EXIST'G) - READY FOR PAINT.

6" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY 'SMART VENT' MODEL # S40-350 AT PERIMETER WALL (W/ 100' KIT #640-956 FOR SEALING / A.C.): E.B.P. POWDER COAT FINISH (COLOR WHITE). NOTE: ALL OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATIONS.

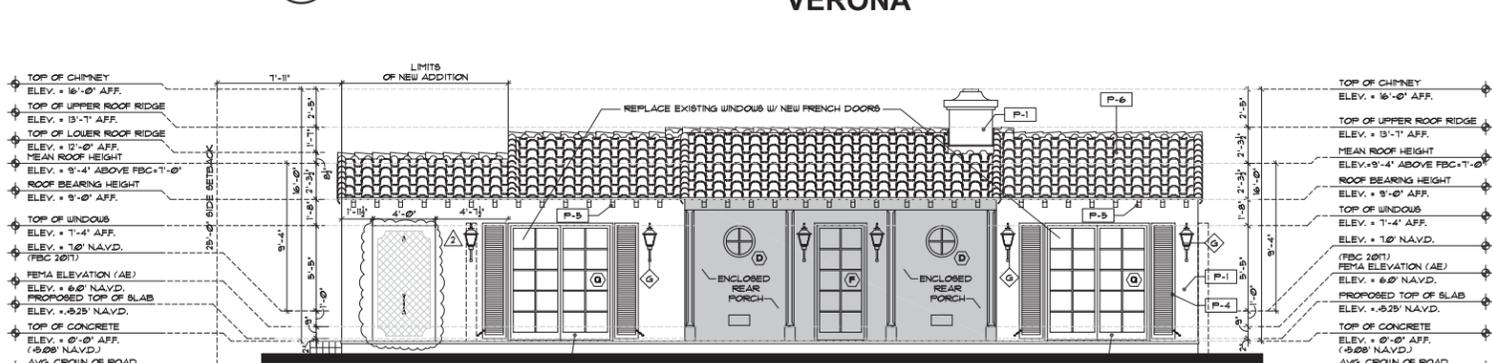
SHADED AREA INDICATES PROPOSED ADDITION (ALL ADDITIONS TO BE AT A MIN. 525' NAVD)



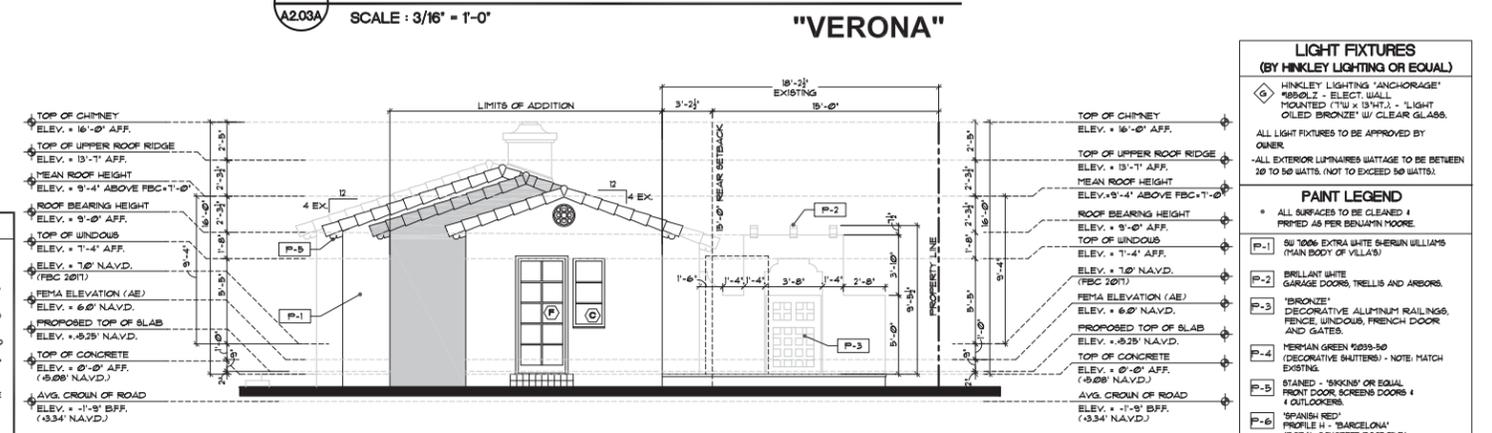
2 PROPOSED NORTH ELEVATION: VILLA#4 'VERONA'
SCALE: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION: VILLA#4 'VERONA'
SCALE: 3/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION: VILLA#4 'VERONA'
SCALE: 3/16" = 1'-0"



5 PROPOSED WEST ELEVATION: VILLA#4 'VERONA'
SCALE: 3/16" = 1'-0"

EXTERIOR STUCCO

METAL LATH APPLICATION:

- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH, TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
- APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
- DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
- TWO (2) COAT WORK (ON MASONRY) APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
- THREE (3) COAT WORK (ON LATH) APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
- RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
- ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
- ALL POLYETHYLENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT D 818 OPEN-WEAVE GLASS-FIBER COPING WITH .45M D BISH AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

LIGHT FIXTURES (BY HINKLEY LIGHTING OR EQUAL)

(H) HINKLEY LIGHTING 'ANCHORAGE' '5850LZ - ELECT. WALL MOUNTED (7 1/2" x 13 1/4") - LIGHT OILED BRONZE' W/ CLEAR GLASS.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER.

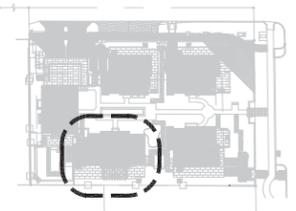
ALL EXTERIOR LUMINAIRES BATTAGE TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).

PAINT LEGEND

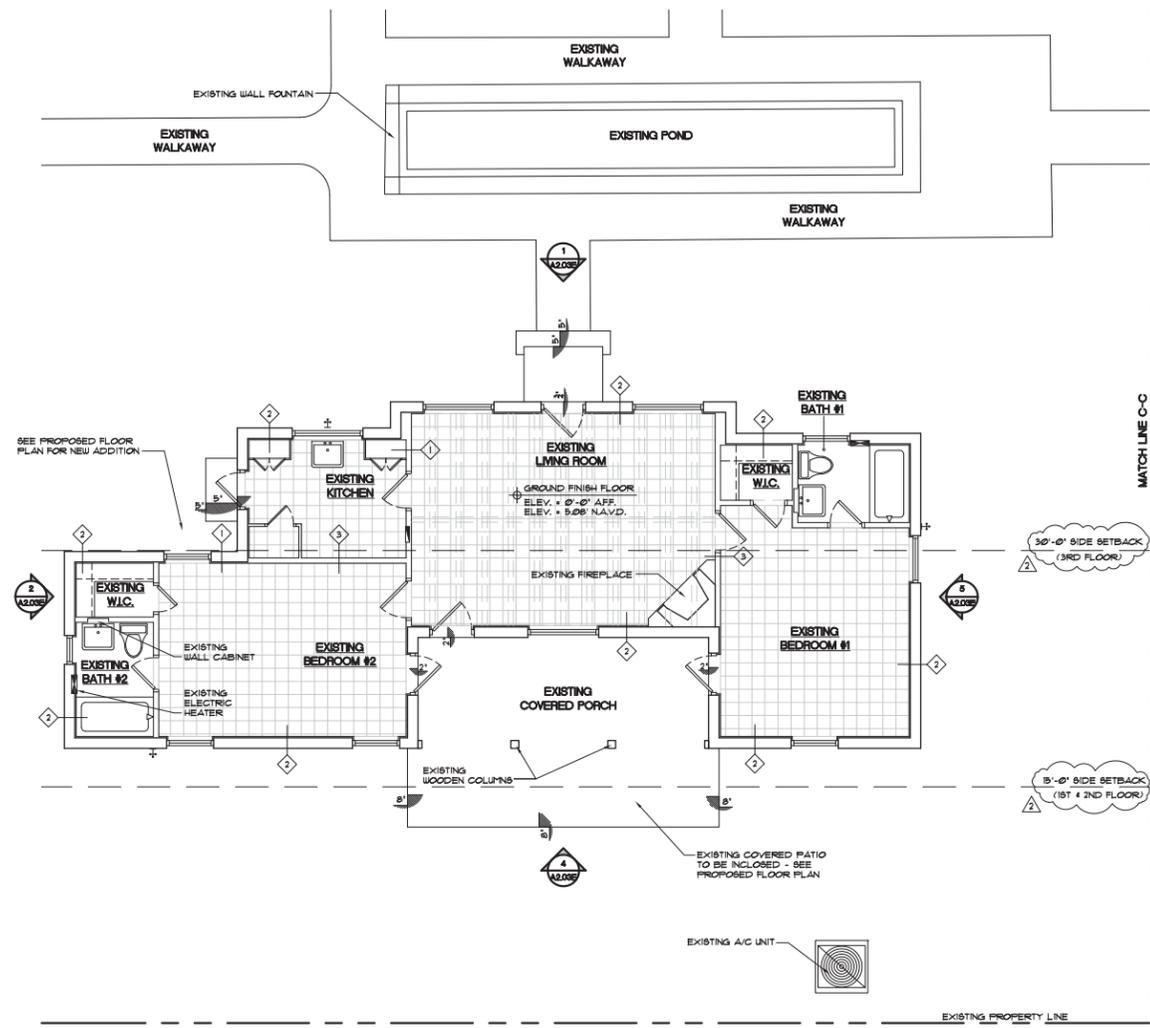
- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE
- (P-1) SW 100% EXTRA WHITE SHERWIN WILLIAMS (MAIN BODY OF VILLA)
- (P-2) BRILLIANT WHITE GARAGE DOORS, TRELLIS AND ARBORS.
- (P-3) 'BRONZE' DECORATIVE ALUMINUM RAILINGS, FENCE, WINDOWS, FRENCH DOOR AND GATES.
- (P-4) HERSHMAN GREEN 9659-50 (DECORATIVE SHUTTERS) - NOTE: MATCH EXISTING.
- (P-5) STAINED - 'SIRKIN' OR EQUAL FRONT DOOR SCREEN DOORS & 4 OUTLOOKERS.
- (P-6) 'SPANISH RED' PROFILE 1 - 'BARCELONA' (BORAL CONCRETE ROOF TILE)

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

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KEY MAP



1 EXISTING FLOOR PLAN: VILLA#4 - "VERONA"
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

EXISTING VILLA#4 - VERONA:	
TOTAL FLOOR UNDER A/C	925 SQ.FT.
EXISTING COVERED PORCH (300 SQ.FT. UNDER ROOF)	230 SQ.FT.
TOTAL FLOOR UNDER ROOF	1,055 SQ.FT.

WALL LEGEND

EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED:

- EXISTING 8" CMU WALL TO REMAIN AS IS, FIELD VERIFY IF WALL IS FURRED OUT TO APPROPRIATE RES. INTERIOR DIMENSIONS.
- EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN AS IS.
- NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL W/ 3/4" - 6" WIDE 25 GA METAL STUDS & 24" O.C. @ (1) LATER 1/2" TYPE "X" GIBB. EA. SIDE, R-11 BATT INSULATION.

EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED:

- 1/2" GYPSUM WALL BOARD, PAINTED ON ST. FURRING (MATCH EXISTING WALL, FOR DEPTH) # 24" O.C. W/ R41 R FOL. BACKED INSULATION BETWEEN FURRING STRIPS. (1) DRYWALL (MATCH ALL FINISHES W/ EXISTING).
- 4" to 8" INT. LOAD BEARING PARTITION WALL W/ (1) LAYER OF 5/8" TYPE "X" GIBB. W/ SMOOTH LEVEL W/ FINISH (MATCH EXISTING) - PAINTED ON EA. SIDE OF 4" (489945) 1/8" GA. MET. STUDS @ 16" O.C. (SEE DIM. PLAN FOR ACTUAL WALL THICKNESS) (PER DRYWALL & BATHROOMS, 3/8" DIM. FIELD BEING TILE).

NOTE:

- ALL INTERIOR WALLS W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
- ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
- ALL TILED WALLS TO RECEIVE 5/8" "DUROCK" BACKING OR EQUAL.
- ALL INTERIOR DRYWALL TO HAVE LEVEL IV - FINISH (MATCH EXISTING).
- ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN AS IS: IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE "LIKE NEW CONDITION".

NOTES:

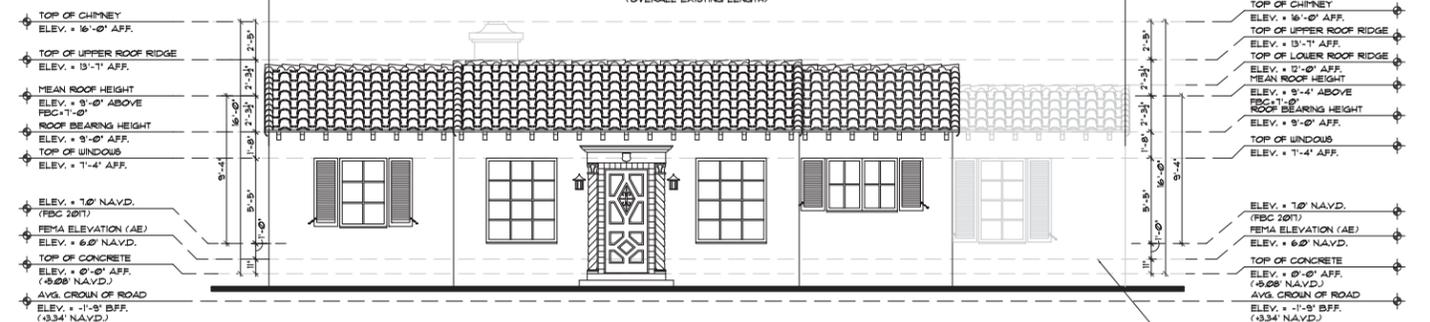
- VERIFY ALL MATERIALS W/ FINISH SCHEDULE W/ CLIENT.
- ALL INTERIOR FINISHES TO BE PATCHED AND MATCHED WITH EXISTING UNDO.

LIMITS OF CONSTRUCTION

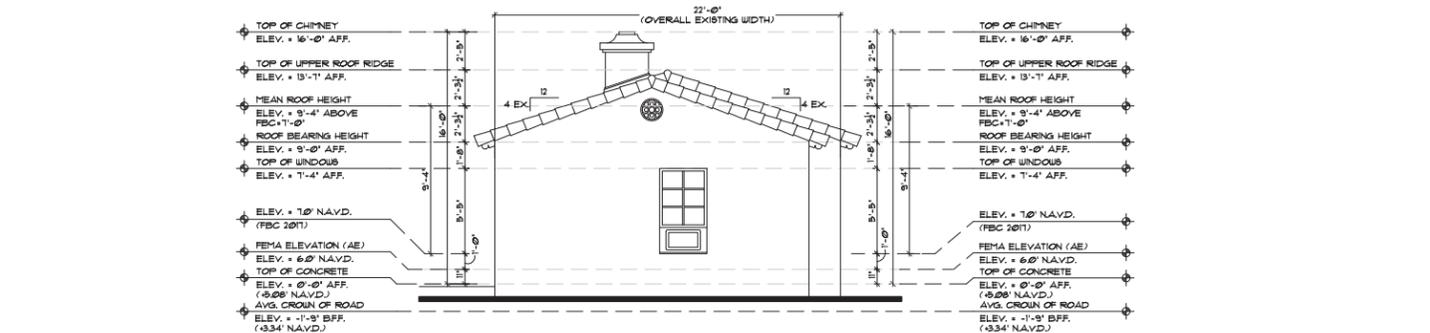
- DOOR NUMBER
- WINDOW NUMBER
- NEW STRUCTURAL COLUMN, SEE STRUCTURAL DRAWINGS.

EXISTING CONCRETE STRUCTURAL COLUMNS (TO REMAIN AS IS) TO RECEIVE 1 x 1 1/2" FURRING STRIPS @ 16" O.C. W/ 1/2" TYPE "X" GIBB. - LEVEL IV FINISH (MATCH EXISTING) - READY FOR PAINT.

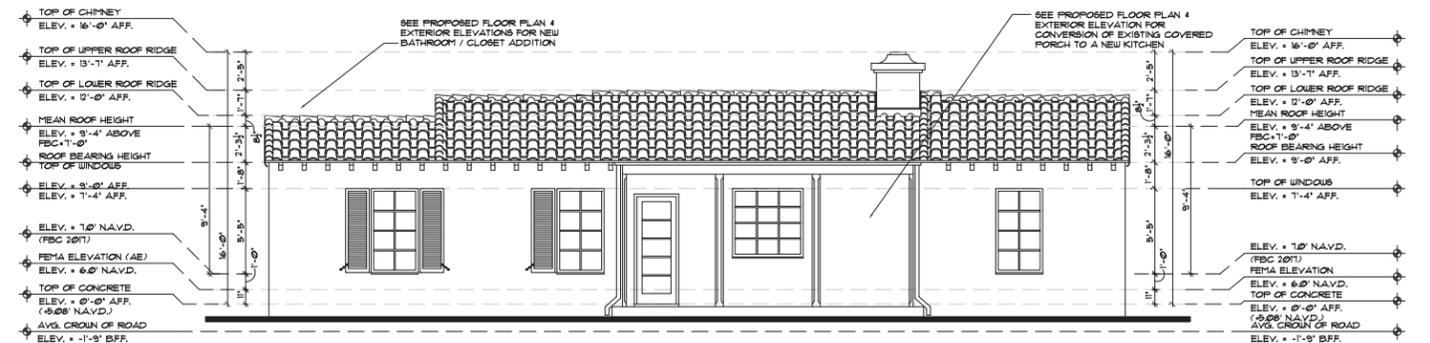
1/2" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY "SMART VENT" MODEL # 540-505 AT PERIMETER WALL (W/ TRIP KIT #540-505 FOR SEALING / A/C) - EAP. POWDER COAT FINISH (COLOR WHITE). (NOTE: A MIN. OF 2" OPENINGS ON OPPOSITE SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATIONS.)



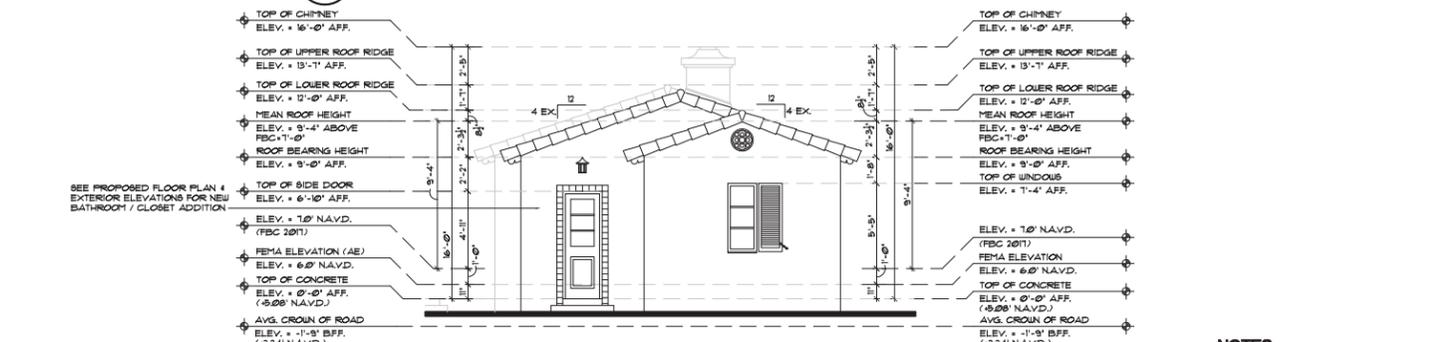
2 EXISTING NORTH ELEVATION: VILLA#4 "VERONA"
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



3 EXISTING EAST ELEVATION: VILLA#4 "VERONA"
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



4 EXISTING SOUTH ELEVATION: VILLA#4 "VERONA"
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)



5 EXISTING WEST ELEVATION: VILLA#4 "VERONA"
SCALE: 3/16" = 1'-0" (FOR REFERENCE ONLY)

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

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ISSUED FOR HPB
BIDS
PERMIT 52679
CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

- REVIS 6/10/19 AS PER CITY COMMENTS:
 - PROVIDED EXISTING SQUARE FOOTAGE
 - PROVIDED REFINA ELEVATIONS & NEW PAGE LAYOUTS.
- REVIS 9/16/19 AS PER CITY COMMENTS:
 - REMOVED PROPOSED TRELLISES & OUTDOOR SHOWER STRUCTURES.
 - ADJUSTED SITE TRIANGLE.
 - UPDATED SETBACKS.

THIS DRAWING IS NOT FOR CONSTRUCTION. IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER 802A204A

DRAWING TITLE

PROP. FL. PLAN & ELEVATIONS VILLA #5

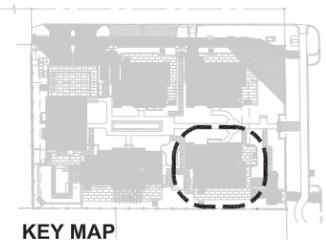
DATE 6.10.19 | DRAWN BY GE/AH

JOB NUMBER 20180802

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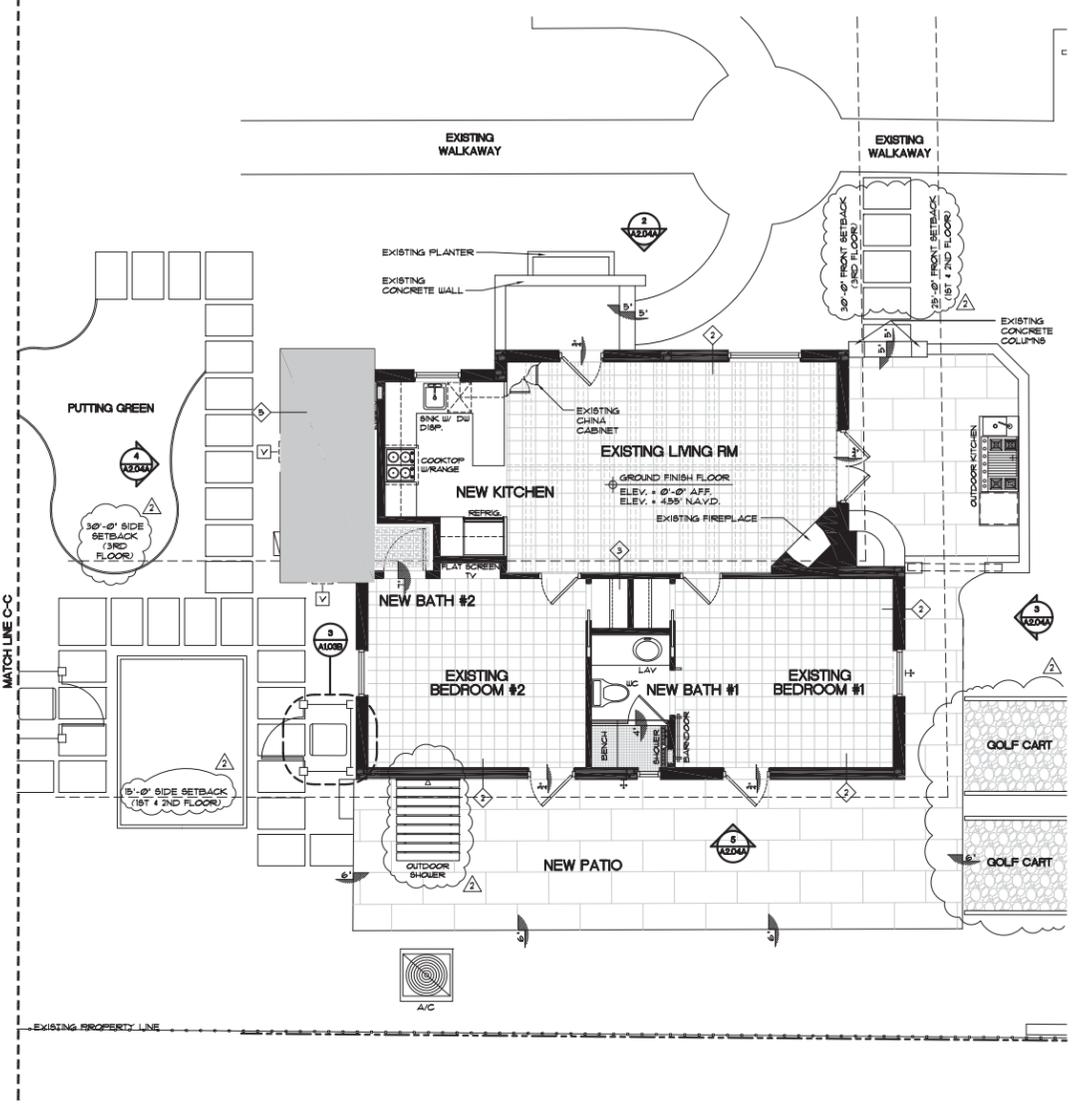
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KEY MAP

- NOTES**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.



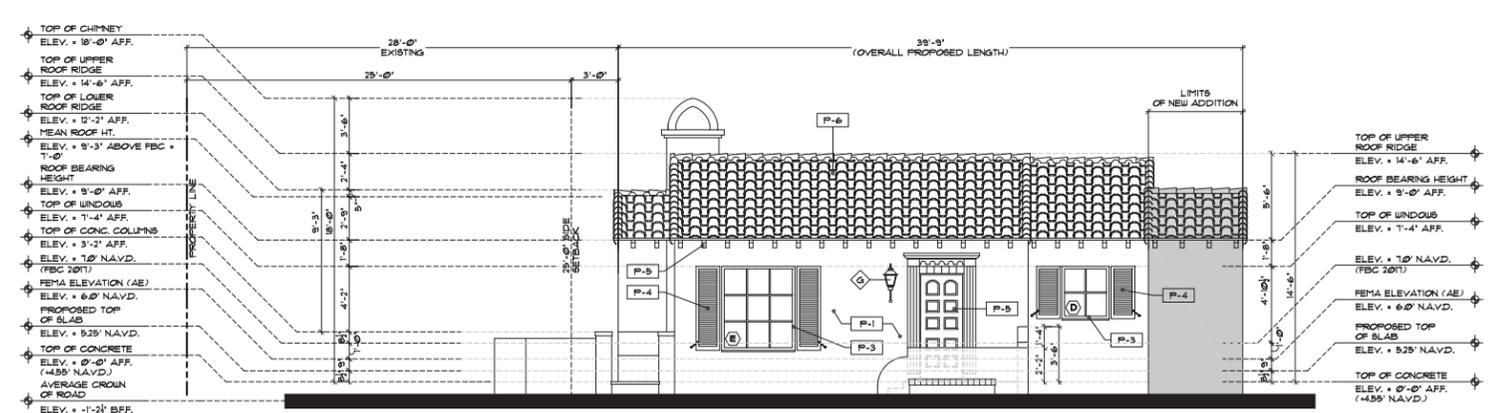
1 PROPOSED FLOOR PLAN: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"

PROPOSED VILLA#5 - GRANADA:	
EXISTING FLOOR UNDER A/C	892 SQ.FT.
PROPOSED ADDITION UNDER A/C	89 SQ.FT.
NEW TOTAL FLOOR UNDER A/C	981 SQ.FT.
PROPOSED NEW PATIO	555 SQ.FT.
NEW TOTAL FLOOR UNDER ROOF	981 SQ.FT.

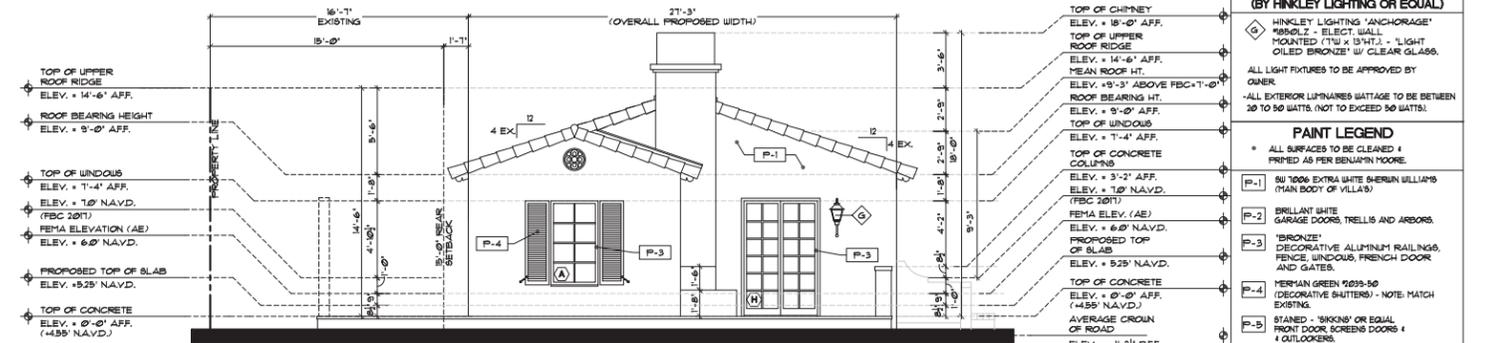
WALL LEGEND

<p>EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.</p> <p>EXISTING 8" CMU WALL TO REMAIN 'AS IS'. FIELD VERIFY IF WALL IS FURRED OUT TO ACCOMMODATE REG. INTERIOR DIMENSIONS.</p> <p>EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN 'AS IS'.</p> <p>NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL 3/4" x 3 1/2" x 8' WIDE, 25 GA METAL STUDS @ 24" O.C. W/ (1) LAYER #1 TYPE 'X' GIBS. EA. SIDE, R-13 BATT INSULATION.</p>	<p>3" x 2" COAT STUCCO FIN. PAINTED ON 2" CONCRETE BLOCK W/ #1 TYPE 'X' GIBS. W/ 5/8" WALL BOARD, PAINTED ON P.T. FURRING (MATCH EXIST'G WALL FOR DEPTH) @ 24" O.C. W/ #1 TYPE 'X' GIBS. BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL (MATCH ALL FINISHES W/ EXIST'G).</p> <p>4" to 8" NT. LOAD BEARING PARTITION WALL W/ (1) LAYER OF #1 TYPE 'X' GIBS W/ SMOOTH LEVEL, 1/2" FINISH (MATCH EXIST'G). PAINTED ON EA. SIDE OF #1 (400S162-54) 1/2" GA. MTL. STUDS @ 16" O.C. (SEE DIM. FLR. PLANS FOR ACTUAL WALL THICKNESS) (FIN. DRYWALL @ BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE).</p>	<p>NOTES:</p> <ol style="list-style-type: none"> ALL INTERIOR WALLS W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP). ALL TILED WALLS TO RECEIVE 3/4" "DURCOK" BACKING OR EQUAL. ALL INTERIOR DRYWALL TO HAVE LEVEL 1/4" FINISH (MATCH EXIST'G). ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN 'AS IS' IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE 'LIKE NEW CONDITION'. 	<p>EXISTING CONCRETE STRUCTURAL COLUMNS TO REMAIN 'AS IS' TO RECEIVE 1 X 1" FURRING STRIPS @ 16" O.C. W/ #1 TYPE 'X' GIBS @ 16" O.C. W/ FINISH (MATCH EXIST'G) - READY FOR PAINT.</p> <p>1/2" x 8" STAINLESS STEEL INSULATED FLOOR VENT BY 'SMART VENT' MODEL # 849-509 AT PERIMETER WALL (W/ TRIM KIT 1948-536 FOR SEALING / A/C). E-PM POWDER COAT FINISH (COLOR WHITE). NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOR ELEVATION.</p>
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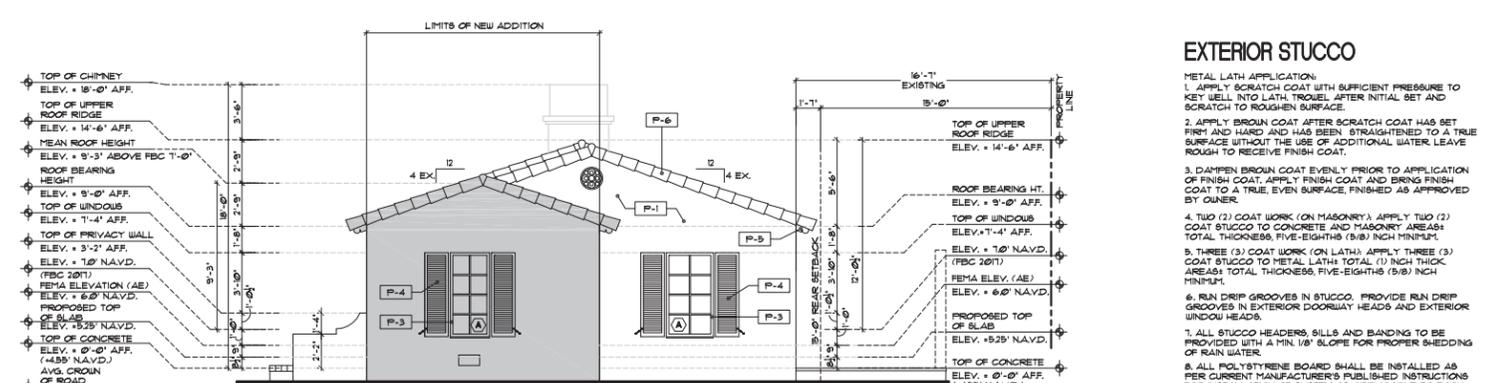
SHADED AREA INDICATES PROPOSED ADDITION (ALL ADDITIONS TO BE AT A MIN. 5.25' NAVD) - NOTE : (ENTIRE EXISTING AREA TO RECEIVE 1 3/8" CONCRETE TOPPING.)



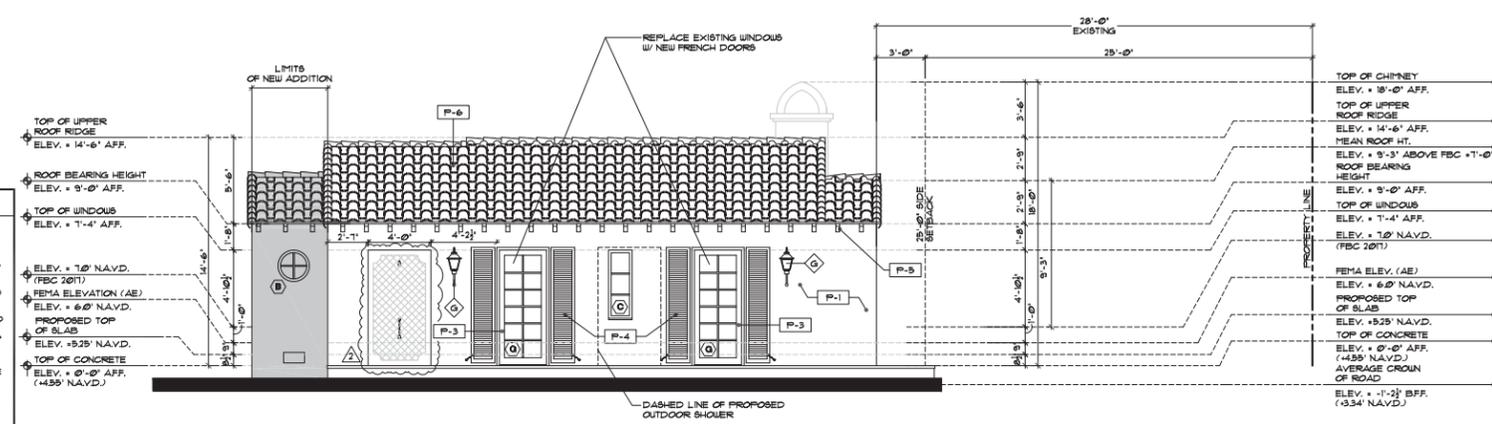
2 PROPOSED NORTH ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"



3 PROPOSED EAST ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"



4 PROPOSED WEST ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"



5 PROPOSED SOUTH ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"

LIGHT FIXTURES (BY HINKLEY LIGHTING OR EQUAL)

◆ HINKLEY LIGHTING 'ANCHORAGE' 1858BLZ - ELECT. WALL MOUNTED (7 1/2" x 9 1/4") - 1 LIGHT GULF BRONZE W/ CLEAR GLASS.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER.

ALL EXTERIOR LUMINAIRE SPACING TO BE BETWEEN 20 TO 50 WATTS. (NOT TO EXCEED 50 WATTS).

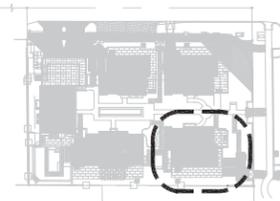
PAINT LEGEND

- * ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.
- P-1 50 1006 EXTRA WHITE SHERWIN WILLIAMS (MAIN BODY OF VILLA'S)
- P-2 BRILLIANT WHITE GARAGE DOORS, TRELLIS AND AWLINGS
- P-3 'BRONZE' DECORATIVE ALUMINUM RAILINGS, FENCE, WINDOWS, FRENCH DOOR AND GATES.
- P-4 'MIRIAM GREEN' 1099-50 (DECORATIVE SHUTTERS) - NOTE: MATCH EXISTING.
- P-5 STAINED - 'SINKS' OR EQUAL FRONT DOOR SCREENS DOORS & OUTDOORS.
- P-6 'SPANISH RED' PROFILE H - 'BARCELONA' (DORAL CONCRETE ROOF TILE)

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

EXTERIOR STUCCO

- METAL LATH APPLICATION:
- APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
 - APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
 - DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE. FINISHED AS APPROVED BY OWNER.
 - TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS: FIVE-EIGHTHS (5/8) INCH MINIMUM.
 - THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
 - RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
 - ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
 - ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMING WITH ASTM D 918 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.



KEY MAP



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ISSUED FOR HPB
BIDS
PERMIT 52679
CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS
1. REVISED 6/10/19 AS PER CITY COMMENTS:
1. PROVIDED EXISTING SQUARE FOOTAGE
2. PROVIDED FEMA ELEVATIONS & NEW PAGE LAYOUTS.
2. REVISED 9/16/19 AS PER CITY COMMENTS:
1. UPDATED SETBACKS.

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FILE NUMBER 802A204E

DRAWING TITLE

EXIST. FL. PLAN & ELEVATIONS VILLA #5 (FOR REF. ONLY)

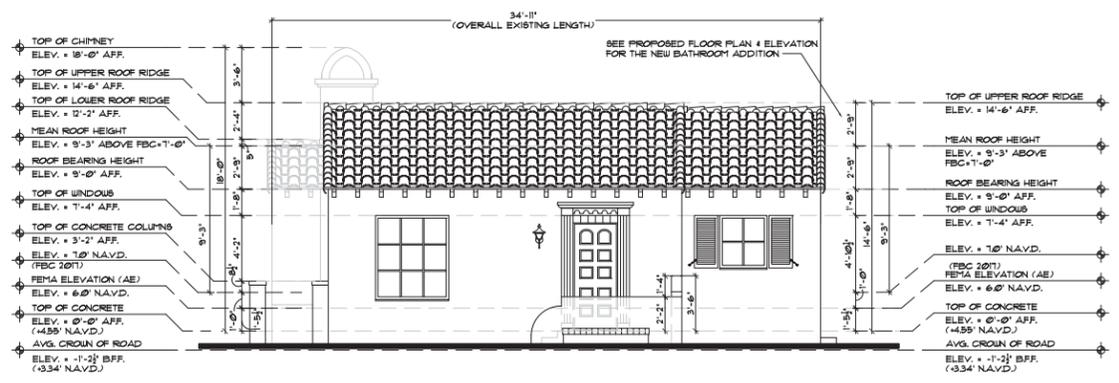
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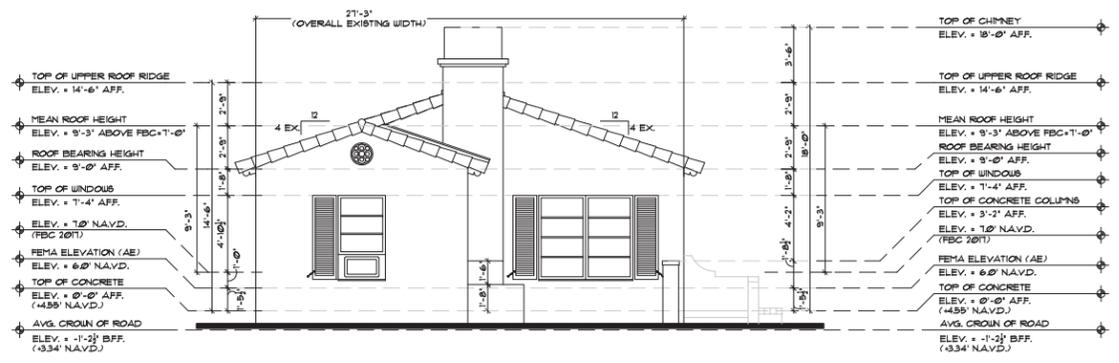
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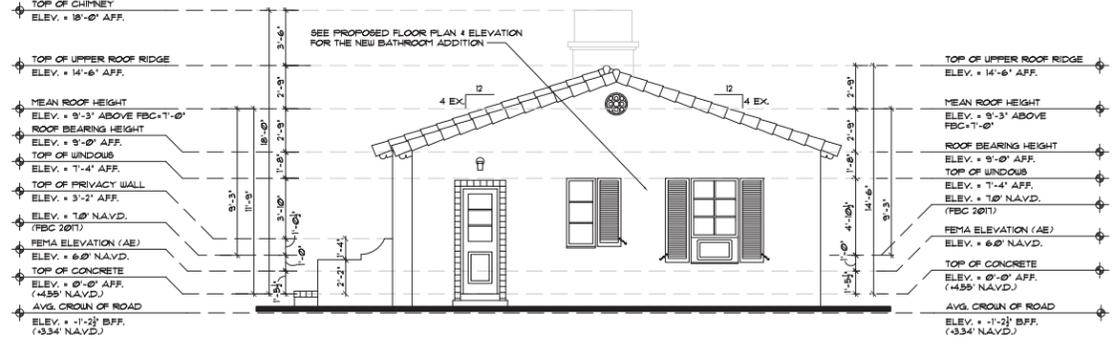
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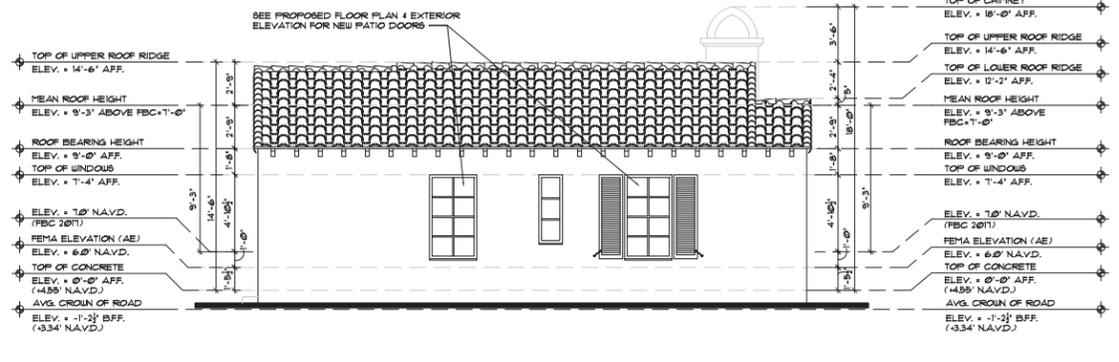
2 EXISTING NORTH ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



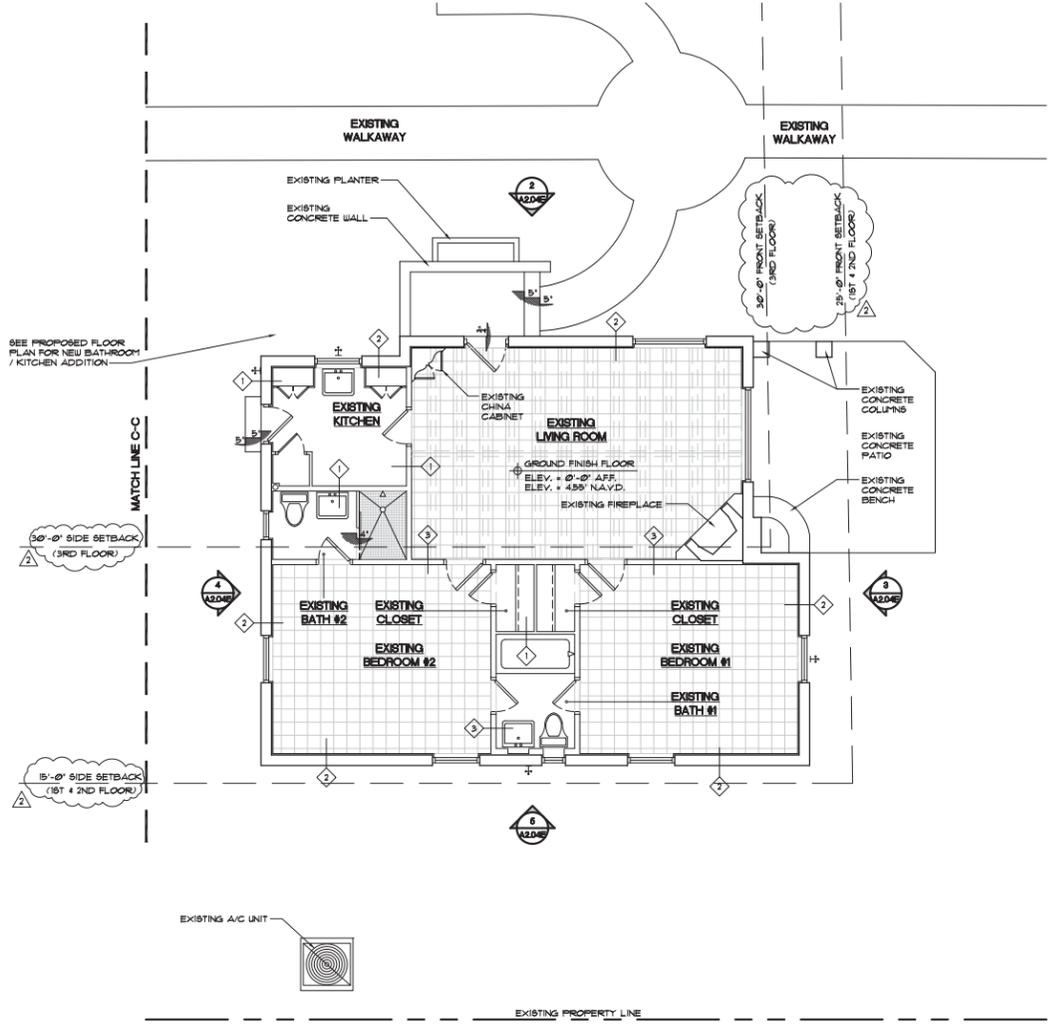
3 EXISTING EAST ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



4 EXISTING WEST ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



5 EXISTING SOUTH ELEVATION: VILLA#5 "GRANADA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)



1 EXISTING FLOOR PLAN: VILLA#5 - "GRANADA"
SCALE: 3/16" = 1'-0"
(FOR REFERENCE ONLY)

EXISTING VILLA#5 - GRANADA:

TOTAL FLOOR UNDER A/C	802 SQFT.
TOTAL FLOOR UNDER ROOF	802 SQFT.

WALL LEGEND

	EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
	EXISTING 8' CMU WALL TO REMAIN 'AS IS'. FIELD VERIFY IF WALL IS TURNED OUT TO ACCOMMODATE REG. INTERIOR DIMENSIONS.
	EXISTING NON-LOAD BEARING INTERIOR PARTITION STUD WALL TO REMAIN 'AS IS'.
	NEW NON-LOAD BEARING INTERIOR PARTITION STUD WALL W/ 2" x 4" S/SIDE, 20 GA METAL STUDS & 24" O.C. W/ (1) LAYER 5/8" TYPE 'X' GWSB. EA. SIDE, R-11 BATT INSULATION.
	2-COAT STUCCO ON 8" CONCRETE BLOCK W/ 1/2" TYPE 'X' GWSB. W/ (1) LAYER OF 5/8" TYPE 'X' GWSB. (MATCH EXIST'G WALL FOR DEPTH) & 24" O.C. W/ R-11 FIBER GLASS INSULATION BETWEEN FURRING STRIPS & DRYWALL. (MATCH ALL FINISHES W/ EXIST'G).
	4' TO 8' INT. LOAD BEARING PARTITION WALL W/ (1) LAYER OF 5/8" TYPE 'X' GWSB. W/ (1) LAYER OF 5/8" TYPE 'X' GWSB. (MATCH EXIST'G) - PAINTED ON EA. SIDE OR 4" (4000) 3/4" & 1/2" GWSB. # 1600C. (SEE DPT. FLR. PLANS FOR ACTUAL WALL THICKNESS) / (NR. DRYWALL & BATHROOMS, 5/8" DENS-SHIELD BEHIND TILE).
	ALL INTERIOR DRYWALL TO HAVE LEVEL IV - FINISH (MATCH EXIST'G).
	ALL WALL FINISHES THAT ARE EXISTING & TO REMAIN 'AS IS' IF DAMAGED DURING CONSTRUCTION - SHALL BE PATCHED & REPAIRED AS REQUIRED TO ACHIEVE 'LIKE NEW CONDITION'.
	LIMITS OF CONSTRUCTION
	DOOR NUMBER
	WINDOW NUMBER
	NEW STRUCTURAL COLUMN SEE STRUCTURAL DRAWINGS.
	EXISTING CONCRETE STRUCTURAL COLUMNS (TO REMAIN 'AS IS') TO RECEIVE 1 x 1 1/2" FURRING STRIPS # 16" O.C. W/ 5/8" TYPE 'X' GWSB. - LEVEL IV FINISH (MATCH EXIST'G) - READY FOR PAINT.
	16' x 8" STAINLESS STEEL INSULATED FLOOR VENT BY 'SMART VENT' MODEL # 540-520 AT PERIMETER WALLS (W/ TRIP KIT #540-520 FOR SEALING / A/C) - E.S.P. POWDER COAT FINISH (COLOR WHITE) (NOTE: A MIN. OF 2 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. ALL OPENINGS SHALL BE ONE (1) FOOT ABOVE ADJACENT GRADE & BELOW THE BASE FLOOD ELEVATIONS).

NOTES

- 1. DO NOT SCALE DRAWINGS!
- 2. FIELD VERIFY ALL DIMENSIONS!
- 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- 4. ALL AREA CALCULATIONS ARE APPROX.

PGT WINDOW + DOOR SCHEDULE

PGT WINDOW + DOOR ELEVATIONS



Architect, Planner and Designer
AA-26002044

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Delray Beach, Florida 33483
TEL: 561-276-6011
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ISSUED FOR HPB
BIDS
PERMIT 93679
CONSTRUCTION

PROJECT TITLE
MARINE VILLAS ON MARINE WAY

110 MARINE WAY
DELRAY BEACH, FL.

CLIENT APPROVAL

REVISIONS

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FILE NUMBER 802A900

DRAWING TITLE

PROPOSED PGT WINDOW & DOOR SCHEDULES

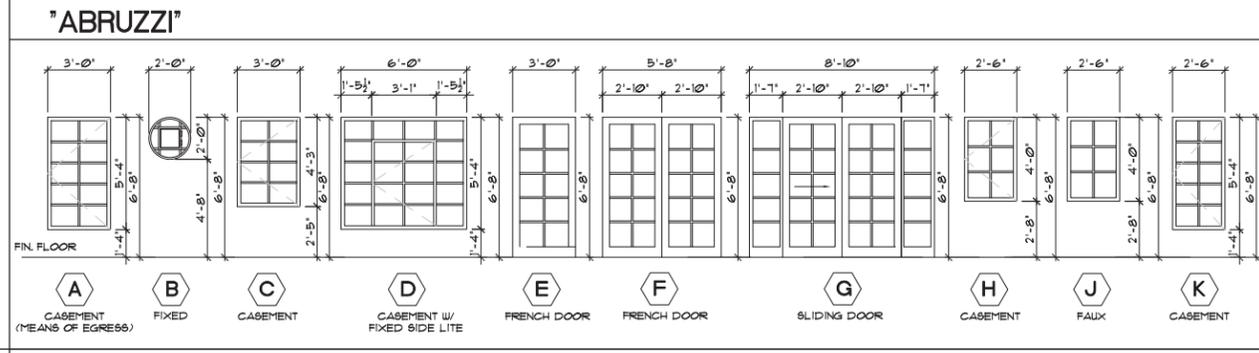
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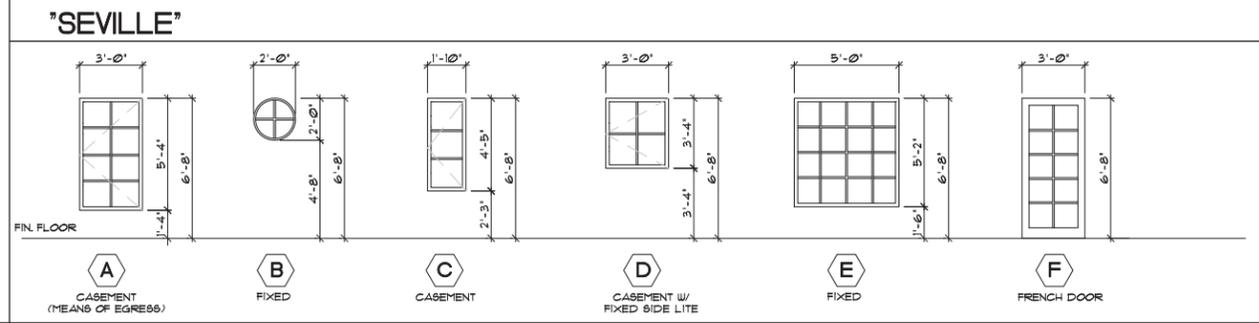
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A9.00

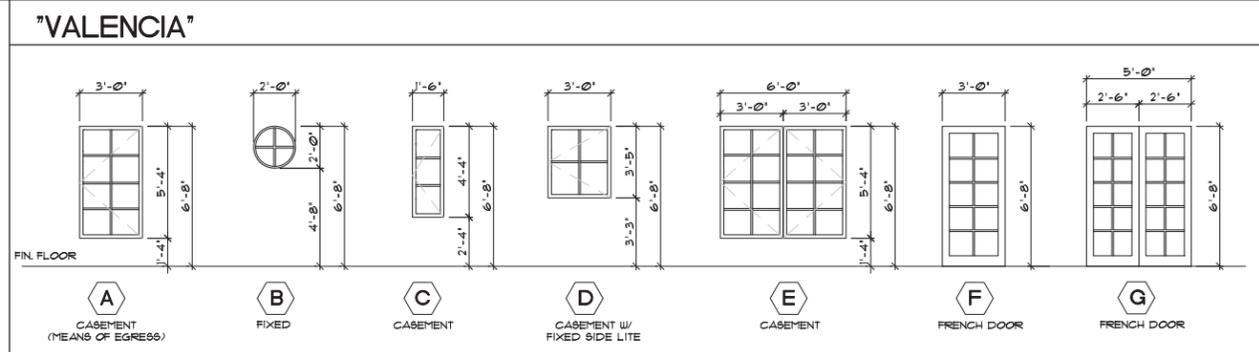
"ABRUZZI"										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-0" x 5'-4"	11	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 10-LITE & SCREEN
B	2'-0" CIRCULAR	4	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 5-LITE
C	3'-0" x 4'-3"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 8-LITE & SCREEN
D	6'-0" x 5'-4"	2	CA740 AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT / 8-LITE & SCREEN W/ FIXED SIDE LITE -12 LITE
E	3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FRENCH DOOR / 10-LITE
F	(PR.) 2'-10" x 6'-8"	1	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF FRENCH DOOR / 10-LITE
G	5'-8" x 6'-8" (SLIDING DOOR) (PR.) 1'-7" x 6'-8" (SIDE LITE)	1	SGD770	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	SLIDING GLASS DOOR W/ 20-LITE PAIR OF SIDE LITE W/ 5-LITE
H	2'-6" x 4'-0"	2	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 6-LITE & SCREEN
J	2'-6" x 4'-0"	2	PW7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FAUX FIXED W/ 6-LITE
K	2'-6" x 5'-4"	3	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 10-LITE & SCREEN



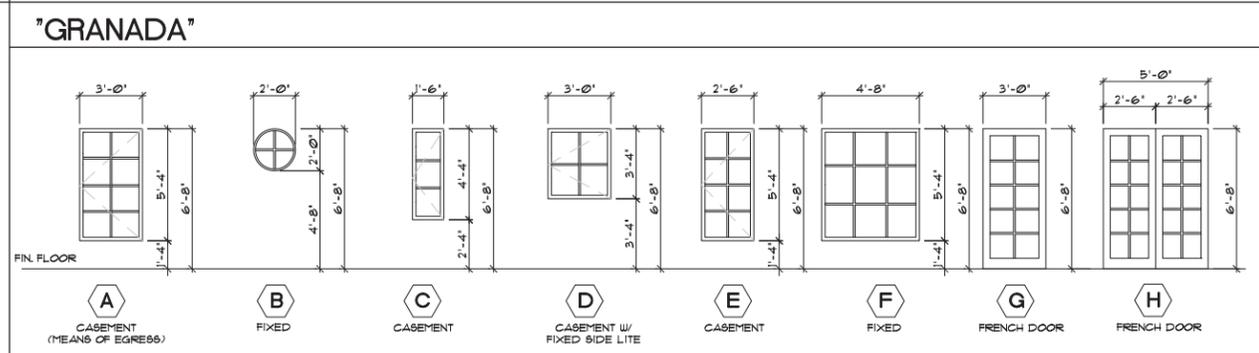
"SEVILLE"										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-0" x 5'-4"	3	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 8-LITE & SCREEN
B	2'-0" CIRCULAR	2	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 4-LITE
C	1'-10" x 4'-4"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 3-LITE & SCREEN
D	3'-0" x 3'-4"	1	CA740 AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT / 8-LITE & SCREEN W/ FIXED SIDE LITE -12 LITE
E	5'-0" x 5'-2"	2	PW7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF PICTURE WINDOW / 16-LITE - MULLED TOGETHER.
F	3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FRENCH DOOR / 10-LITE



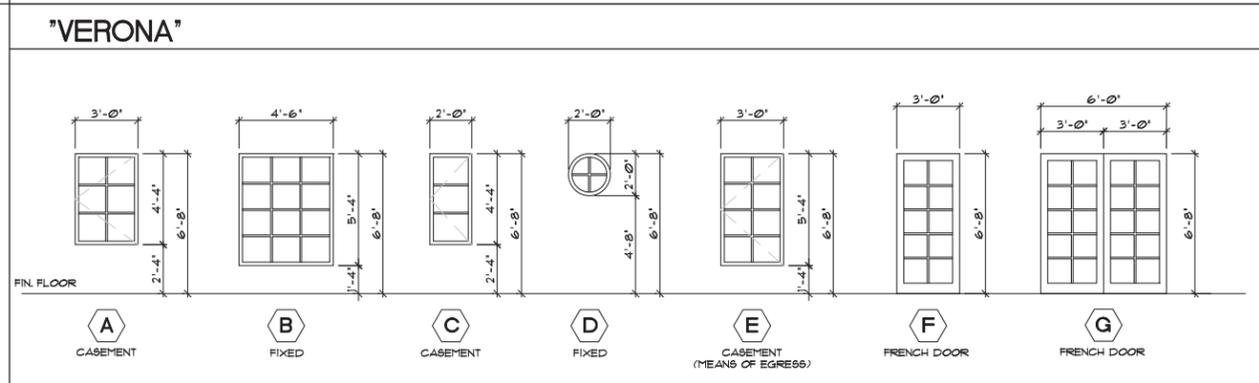
"VALENCIA"										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-0" x 5'-4"	3	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 8-LITE & SCREEN
B	2'-0" CIRCULAR	1	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 4-LITE
C	1'-6" x 4'-4"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 3-LITE & SCREEN
D	3'-0" x 3'-5"	1	CA740 AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT / 8-LITE & SCREEN W/ FIXED SIDE LITE -12 LITE
E	(PR.) 3'-0" x 5'-4"	2	PW7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF FIXED / 16-LITE & SCREEN
F	3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FRENCH DOOR / 10-LITE
G	(PR.) 2'-6" x 6'-8"	1	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF FRENCH DOOR / 10-LITE



"GRANADA"										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-0" x 5'-4"	2	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 8-LITE & SCREEN
B	2'-0" CIRCULAR	1	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 4-LITE
C	1'-6" x 4'-4"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 3-LITE & SCREEN
D	3'-0" x 3'-4"	1	CA740 AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT / 8-LITE & SCREEN W/ FIXED SIDE LITE -12 LITE
E	2'-6" x 5'-4"	2	PW7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF CASEMENT / 16-LITE & SCREEN
F	4'-8" x 5'-4"	2	PW7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED / 12-LITE & SCREEN
G	3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FRENCH DOOR / 10-LITE
H	(PR.) 2'-6" x 6'-8"	1	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF FRENCH DOOR / 10-LITE



"VERONA"										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-0" x 4'-4"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 6-LITE & SCREEN
B	4'-6" x 5'-4"	2	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 12-LITE
C	2'-0" x 4'-4"	2	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 3-LITE & SCREEN
D	2'-0" CIRCULAR	3	AR7720A	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FIXED W/ 4-LITE
E	3'-0" x 5'-4"	1	CA740	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	CASEMENT W/ 8-LITE & SCREEN
F	3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	FRENCH DOOR / 10-LITE
G	(PR.) 3'-0" x 6'-8"	2	FD101H	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	BRONZE	PAIR OF FRENCH DOOR / 10-LITE



NOTE: - ALL WINDOWS, DOORS AND GLAZING PRODUCTS AND INSTALLATION TO BE IN ACCORDANCE WITH DADE COUNTY IMPACT AND WIND LOADING CODES. (PGT OR EQUAL) INSTALLATION BY GENERAL GLASS OR EQUAL.
 - ALL GLAZING BELOW 18" A.F.F. TO BE TEMPERED SAFETY GLASS.-CONTRACTOR TO PROVIDE DATED CURRENT APPROVAL DOCUMENTATION/CERTIFICATION.
 - VERIFY ALL WINDOWS WITH PROPOSED FLOOR PLAN FOR WINDOW TYPES.
 - ALL W/ WHITE E.S.P. PAINT FINISH OR EQUAL - VERIFY W/ OWNER.
 - ALL DECORATIVE ALUMINUM SHUTTERS BY "SOUTH FLORIDA ALUMINUM" OR EQUAL.
 - INTERIOR WINDOWS TRIM TO BE "COASTAL SUPPLY" OR EQUAL.
 - INTERIOR WINDOWS FOR REFERENCE ONLY - VERIFY WITH OWNER.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
 - CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS SIZES WITH SHELL CONTRACTOR AND WINDOW SUB-CRONTACTOR (NOTE: IF PRECAST SILLS INSTALLED PROVIDE (1) ADDITIONAL INCH FOR P.T. WOOD).

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