

**APPLICABLE CODES**  
 2023 FLORIDA BUILDING CODE  
 2023 FLORIDA MECHANICAL CODE  
 2017 NATIONAL ELECTRICAL CODE (NFPA-70)  
 2023 FLORIDA FIRE PREVENTION CODE 5th EDITION - FLORIDA SPECIFIC NFPA-1  
 2021 N.F.P.A 101 LIFE SAFETY CODE EDITION - FLORIDA SPECIFIC NFPA-1  
 2023 FLORIDA ACCESSIBILITY CODE / ADA 94

**ZONING**  
 CF - COMMUNITY FACILITY

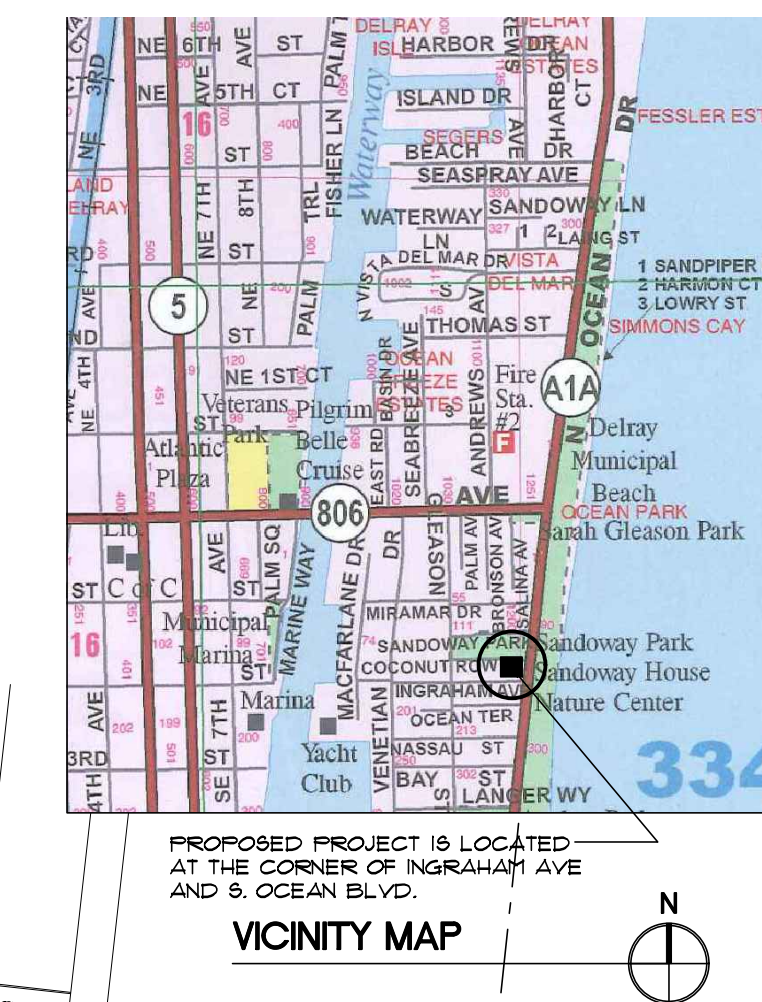
**TYPE OF CONSTRUCTION**  
 TYPE IV - UNPROTECTED / TWO STORY  
 ("LEVEL III ALTERATION")

**OCCUPANCY CLASSIFICATION**  
 GROUP 'A3' - ASSEMBLY

**FLOOD ZONE**  
 X (MIN. 18" ABOVE AVERAGE CROWN OF ROAD)

**SCOPE OF WORK**  
 SCOPE: TO ENCLOSE EXISTING COVERED PORCH - REPLACE SCREENS/FRAMED OPENINGS FOR HURRICANE IMPACT FIXED WINDOWS/FRENCH DOORS. EXISTING H.C. RAMP TO BE EXPANDED (WIDER) FOR NEW FRENCH DOORS.

SHEET SCHEDULE		
SHEET NO.	SHEET TITLE	SCALE
	EXISTING SURVEY	SCALE: 1" = 10'-0"
<b>ARCHITECTURAL</b>		
A1.00E	EXISTING SITE PLAN (FOR REFERENCE ONLY)	SCALE: 1/8" = 1'-0"
A2.00E	EXISTING GROUND FLOOR PLAN (FOR REFERENCE ONLY)	SCALE: 1/8" = 1'-0"
A2.00	PROPOSED GROUND FLOOR PLAN	SCALE: 3/16" = 1'-0"
A2.01	PROPOSED ROOF PLAN	SCALE: 3/16" = 1'-0"
A3.00	EXISTING ELEVATIONS AND PROPOSED ELEVATIONS	SCALE: 1/4" = 1'-0"
A3.01	EXISTING ELEVATIONS AND PROPOSED ELEVATIONS	SCALE: 1/4" = 1'-0"
A3.02	EXISTING ELEVATIONS AND PROPOSED ELEVATIONS	SCALE: 1/4" = 1'-0"
A3.03	EXISTING ELEVATIONS AND PROPOSED ELEVATIONS	SCALE: 1/4" = 1'-0"



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

ISSUED FOR 22624  
 BIDS  
 PERMIT HPB  
 CONSTRUCTION

PROJECT TITLE  
**SANDOWAY DISCOVERY CENTER RENOVATION**

142 S. OCEAN BLVD.  
 DELRAY BEACH, FL.

- REVISIONS
- 1. REVISED 06-10-24 AS PER PLANNING AND ZONING COMMENTS.
  - 2. CHANGED SCALE TO 1"=10'-0"
  - 3. NOTING/ADDING EXISTING SIDEWALK AND GUTTER.
  - 4. ADDED COASTAL CONSTRUCTION LINE AND CENTER ROAD LINE.

FILE NUMBER **503A100E**

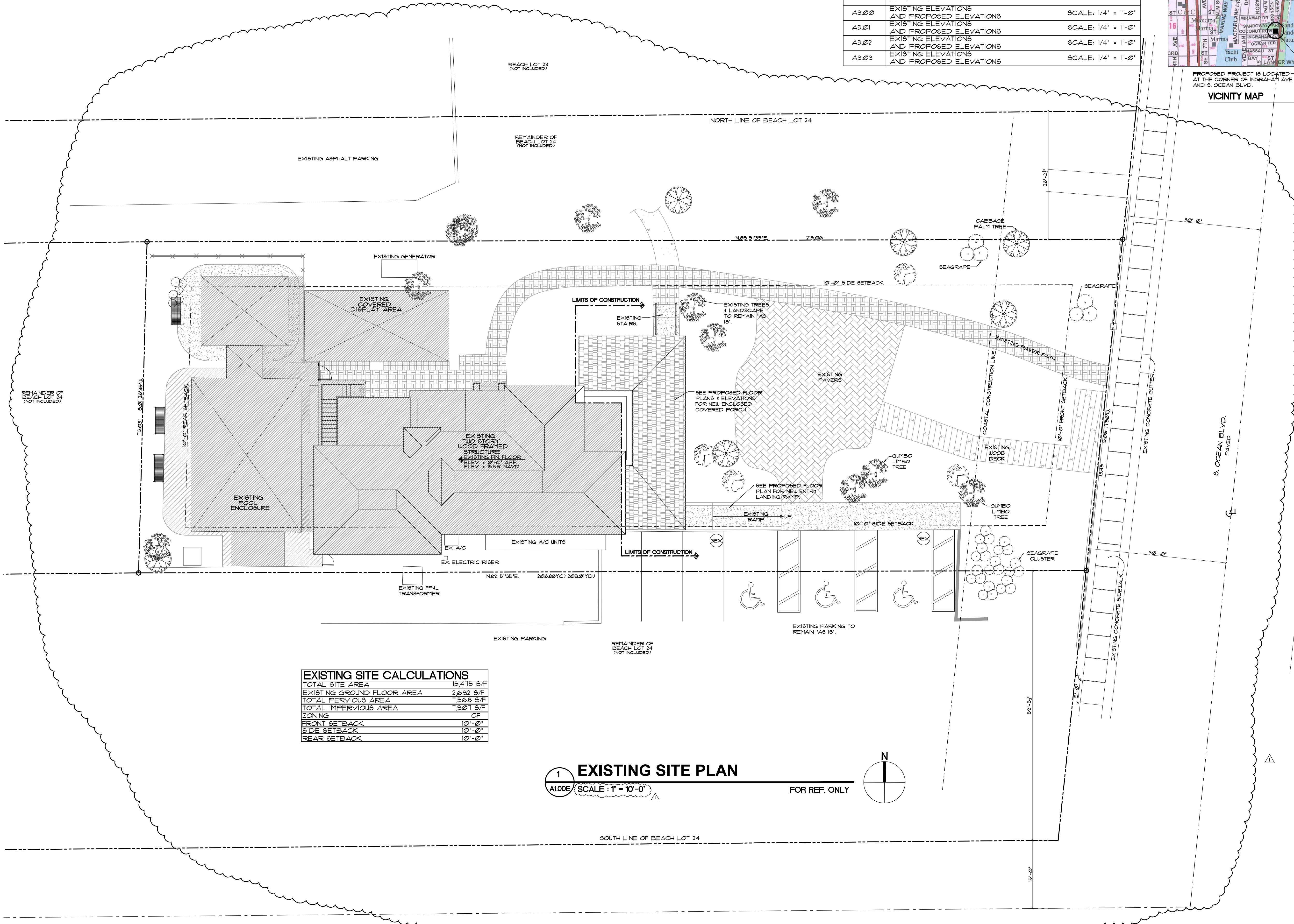
DRAWING TITLE  
**EXISTING SITE PLAN (FOR REF. ONLY)**

DATE **05.03.23** | DRAWN BY **JE**  
 JOB NUMBER **20230503**

DRAWING NUMBER

**A1.00E**

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EXISTING SITE CALCULATIONS	
TOTAL SITE AREA	15,415 S/F
EXISTING GROUND FLOOR AREA	2,632 S/F
TOTAL PERVIOUS AREA	15,668 S/F
TOTAL IMPERVIOUS AREA	1,901 S/F
ZONING	CF
FRONT SETBACK	10'-0"
SIDE SETBACK	10'-0"
REAR SETBACK	10'-0"

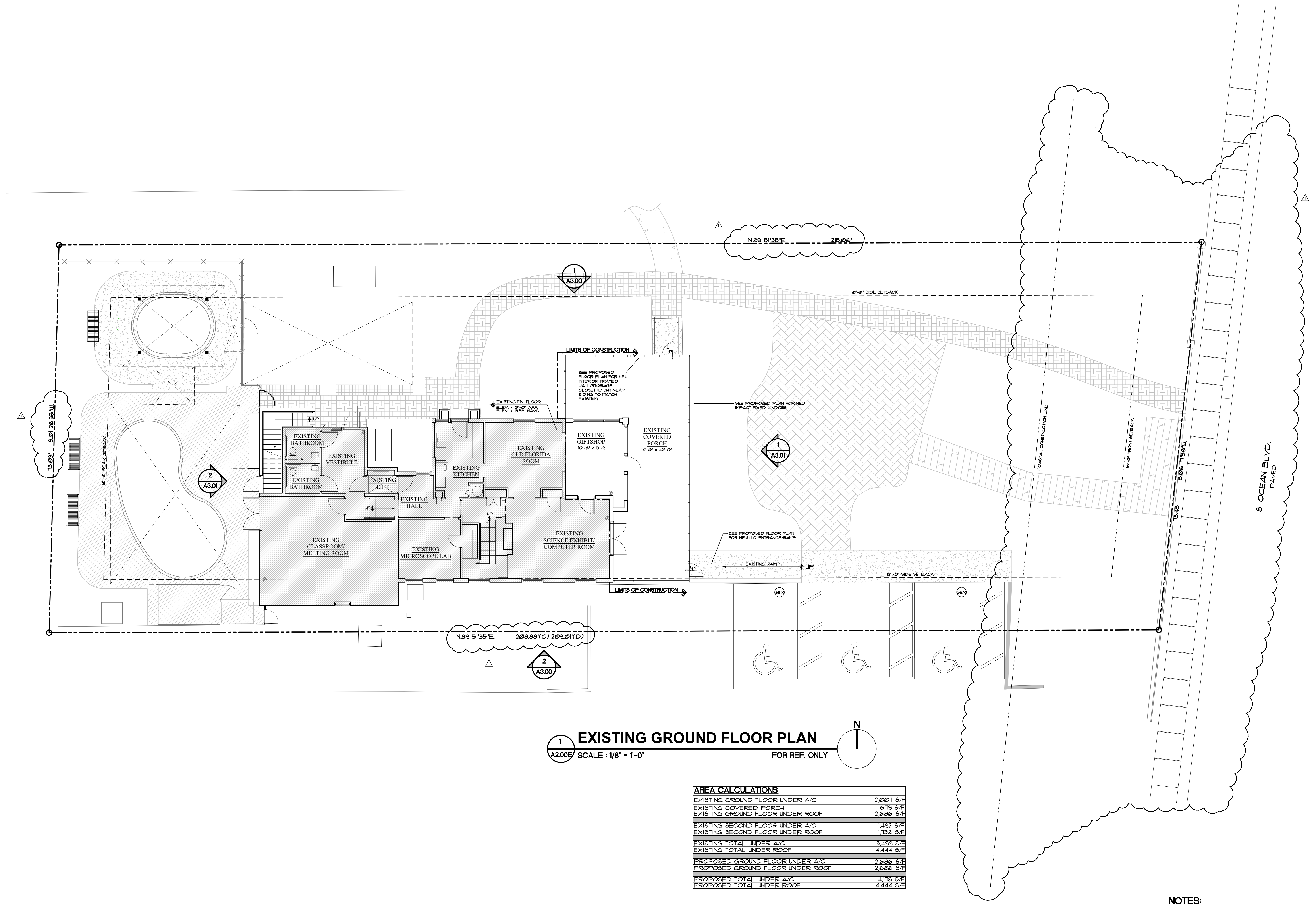
**1 EXISTING SITE PLAN**  
 A1.00E / SCALE: 1" = 10'-0"  
 FOR REF. ONLY

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

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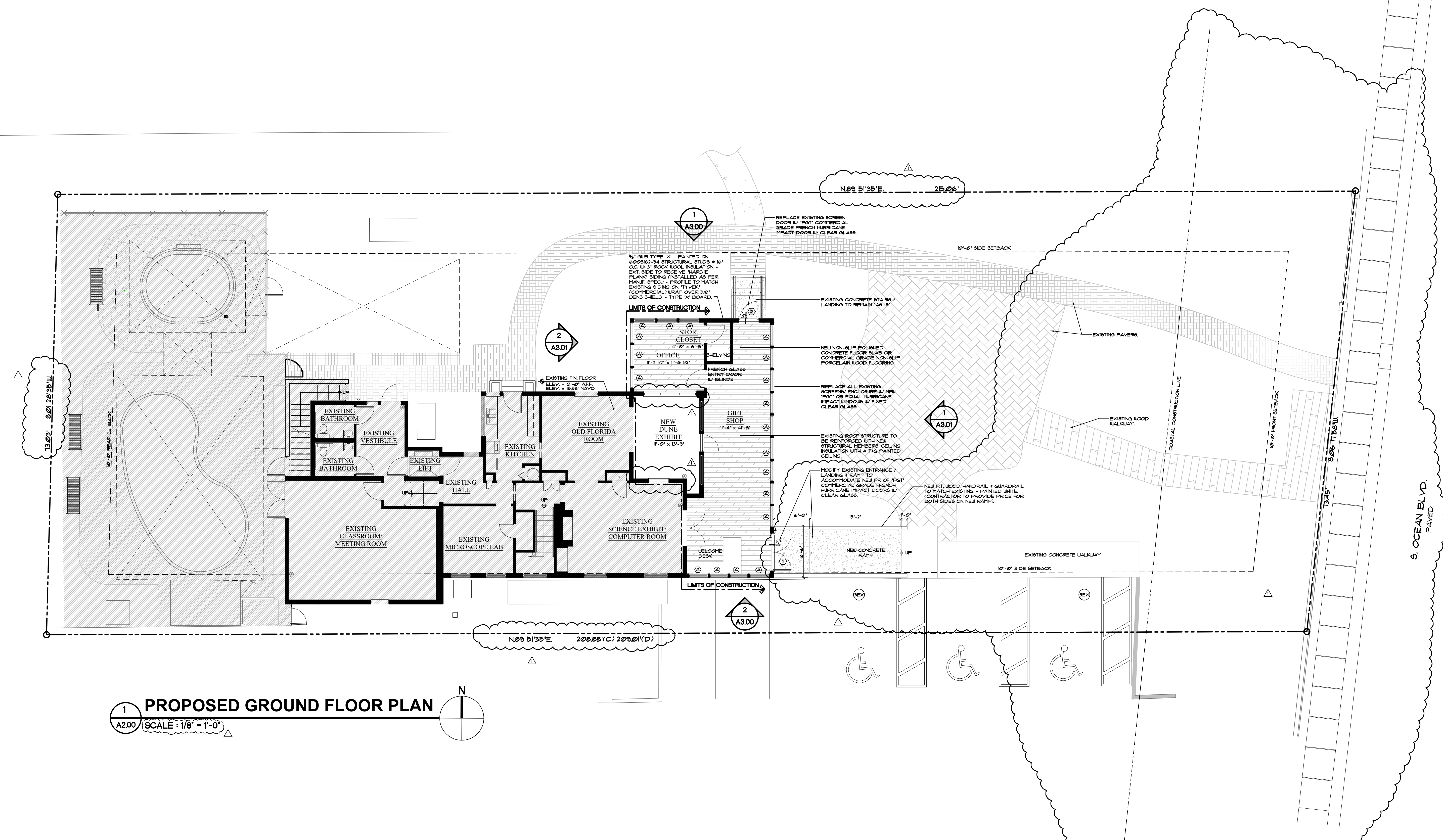
**1** EXISTING GROUND FLOOR PLAN  
A2.00E SCALE : 1/8" = 1'-0"  
FOR REF. ONLY

AREA CALCULATIONS	
EXISTING GROUND FLOOR UNDER A/C	2,001 S/F
EXISTING COVERED PORCH	679 S/F
EXISTING GROUND FLOOR UNDER ROOF	2,680 S/F
EXISTING SECOND FLOOR UNDER A/C	1,492 S/F
EXISTING SECOND FLOOR UNDER ROOF	1,759 S/F
EXISTING TOTAL UNDER A/C	3,493 S/F
EXISTING TOTAL UNDER ROOF	4,444 S/F
PROPOSED GROUND FLOOR UNDER A/C	2,686 S/F
PROPOSED GROUND FLOOR UNDER ROOF	2,686 S/F
PROPOSED TOTAL UNDER A/C	4,178 S/F
PROPOSED TOTAL UNDER ROOF	4,444 S/F

- 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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**1**  
**A200** **PROPOSED GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

WINDOW + DOOR SCHEDULE										
WINDOW	SIZE (WxH)	QTY.	SERIES	PRODUCT CODE	CONFIG.	FRAME	SILL	GLASS COLOR	FRAME COLOR	COMMENT
A	3'-6" x 4'-2"	19	PGT	CUSTOM	-	ALUM./PTD	WD/PTD	CLEAR	WHITE	FIXED W/ 1-LITE
DOORS										
1	(PR.) 3'-2" x 6'-10" x 1 3/4"	1	PGT	PGT		ALUM.	FIBERGLASS PAINTED	GRAY TINT	WHITE	
2	3'-0" x 6'-10" x 1 3/4"	1	PGT	PGT		ALUM./PTD		CLEAR	WHITE	
WINDOW + DOOR ELEVATIONS										

**A**  
FIXED

**1**  
PAIR OF ALUMINUM FRENCH DOORS

**2**  
ALUMINUM FRENCH DOOR

**NOTE:** ALL INTERIOR DOORS & INTERIOR WINDOW TRIM/CASINGS/TREATMENTS W/ OWNER / DESIGNER.

**NOTE:** WATER TEST TO BE CONDUCTED AT RANDOMLY SELECTED EXTERIOR WINDOW AND DOOR ASSEMBLIES AT INITIAL CONSTRUCTION PHASE TO VERIFY WATER INFILTRATION ISSUES. IF WINDOWS OR DOORS FAIL, CONTRACTOR WILL BE RESPONSIBLE FOR COST OF TESTS & CORRECTIONS TO DOORS & WINDOWS.

**NOTE:** "KAPLEX 102 EVERGLASH" INSTALLED 8" AT INTERIOR SIDE OF OPENINGS AND 12" AT EXTERIOR FACE OF ALL OPENINGS - INSTALLED AS PER MANUF. SPECS BY "SKA" OR EQ. - NOTE CONTRACTOR TO REQUEST "ADHESION TEST" BY "SKA" AND / OR MANUF.

**NOTE:** ALL WINDOWS, DOORS AND GLAZING PRODUCTS AND INSTALLATION TO BE IN ACCORDANCE WITH DADE COUNTY IMPACT AND WIND LOADING CODES (WINDOW OR EQUAL).

**NOTE:** ALL GLAZING BELOW 8' AFF TO BE TYPED SAFETY GLASS-CONTRACTOR TO PROVIDE DATED CURRENT APPROVAL DOCUMENTATION/CERTIFICATION.

**NOTE:** ALL INTERIOR WINDOWS WITH PROPOSED FLOOR PLAN FOR WINDOW TYPES - VERIFY WITH OWNER.

**NOTE:** ALL NEW WINDOW AND DOOR GLASS TO BE TINTED (MATCH EXISTING (SEE SCHEDULE)).

AREA CALCULATIONS	
EXISTING GROUND FLOOR UNDER A/C	2,001 S/F
EXISTING COVERED PORCH	675 S/F
EXISTING GROUND FLOOR UNDER ROOF	2,676 S/F
EXISTING SECOND FLOOR UNDER A/C	1,492 S/F
EXISTING SECOND FLOOR UNDER ROOF	1,198 S/F
EXISTING TOTAL UNDER A/C	3,493 S/F
EXISTING TOTAL UNDER ROOF	4,444 S/F
PROPOSED GROUND FLOOR UNDER A/C	2,626 S/F
PROPOSED GROUND FLOOR UNDER ROOF	2,626 S/F
PROPOSED TOTAL UNDER A/C	4,178 S/F
PROPOSED TOTAL UNDER ROOF	4,444 S/F



REVISIONS

- 1. REVISED 06-10-24 AS PER PLANNING AND ZONING COMMENTS.
- 1. ADJUSTED RAMP LEADING UP TO DOOR AND RAILING.
- 2. CHANGED SCALE TO SHOW WHOLE SITE.
- 3. COASTAL CONSTRUCTION LINE AND SIDEWALK.
- 4. EDITED RAMP HATCH AND NOTES.

FILE NUMBER **503A200**

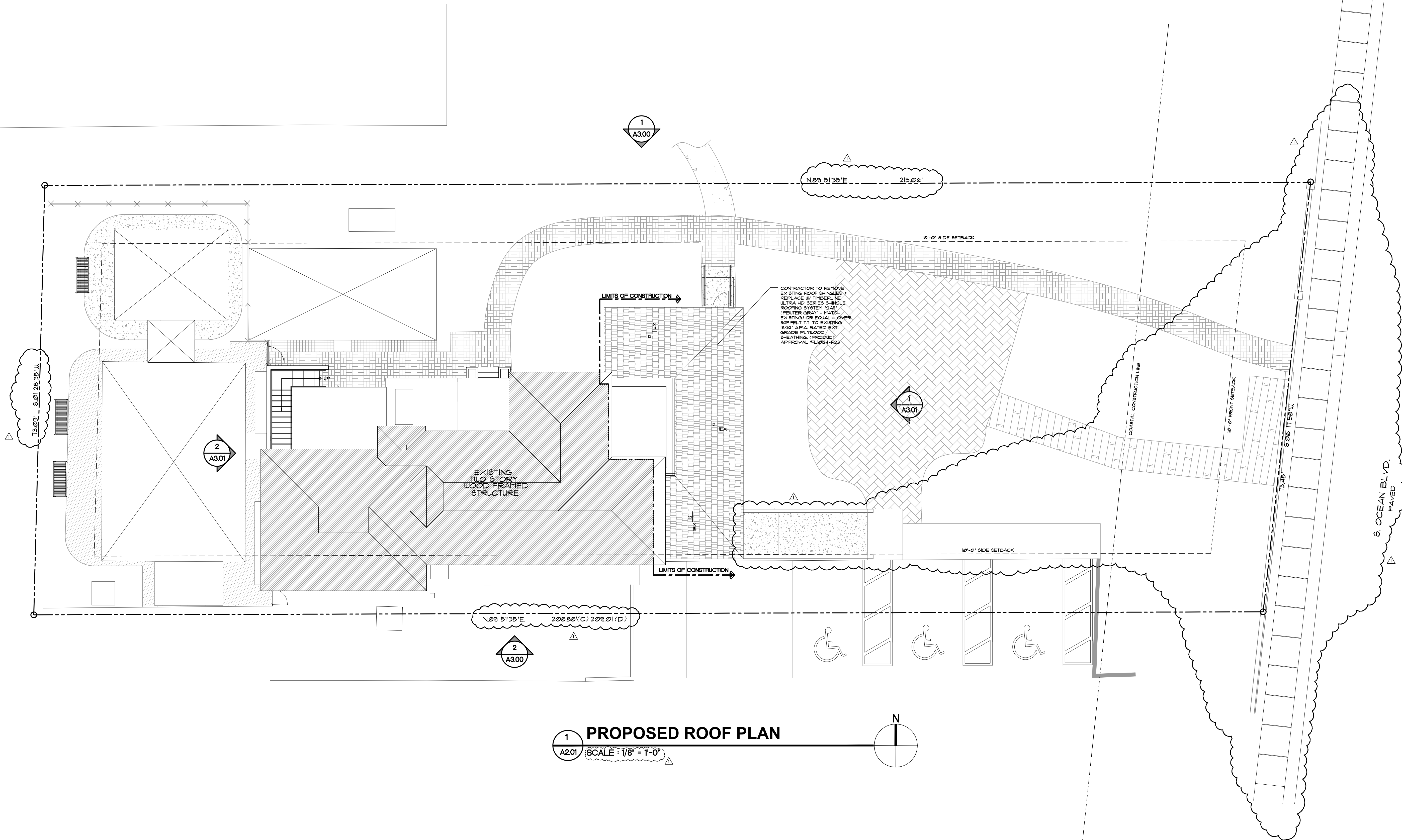
DRAWING TITLE  
**PROPOSED  
ROOF  
PLAN**

DATE **05.03.23** | DRAWN BY **JE**

JOB NUMBER **20230503**

DRAWING NUMBER

**A2.01**



AREA CALCULATIONS	
EXISTING GROUND FLOOR UNDER A/C	2,001 S/F
EXISTING COVERED PORCH	679 S/F
EXISTING GROUND FLOOR UNDER ROOF	2,680 S/F
EXISTING SECOND FLOOR UNDER A/C	1,492 S/F
EXISTING SECOND FLOOR UNDER ROOF	1,758 S/F
EXISTING TOTAL UNDER A/C	3,493 S/F
EXISTING TOTAL UNDER ROOF	4,444 S/F
PROPOSED GROUND FLOOR UNDER A/C	2,686 S/F
PROPOSED GROUND FLOOR UNDER ROOF	2,686 S/F
PROPOSED TOTAL UNDER A/C	4,178 S/F
PROPOSED TOTAL UNDER ROOF	4,444 S/F

NOTES:

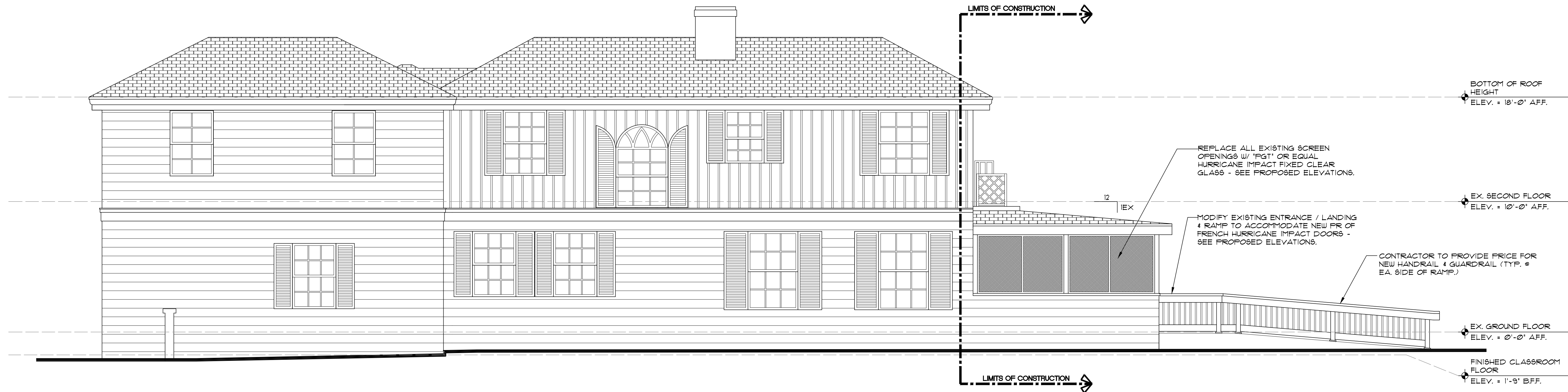
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- 2. FIELD VERIFY ALL DIMENSIONS!
- 3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- 4. ALL AREA CALCULATIONS ARE APPROX.

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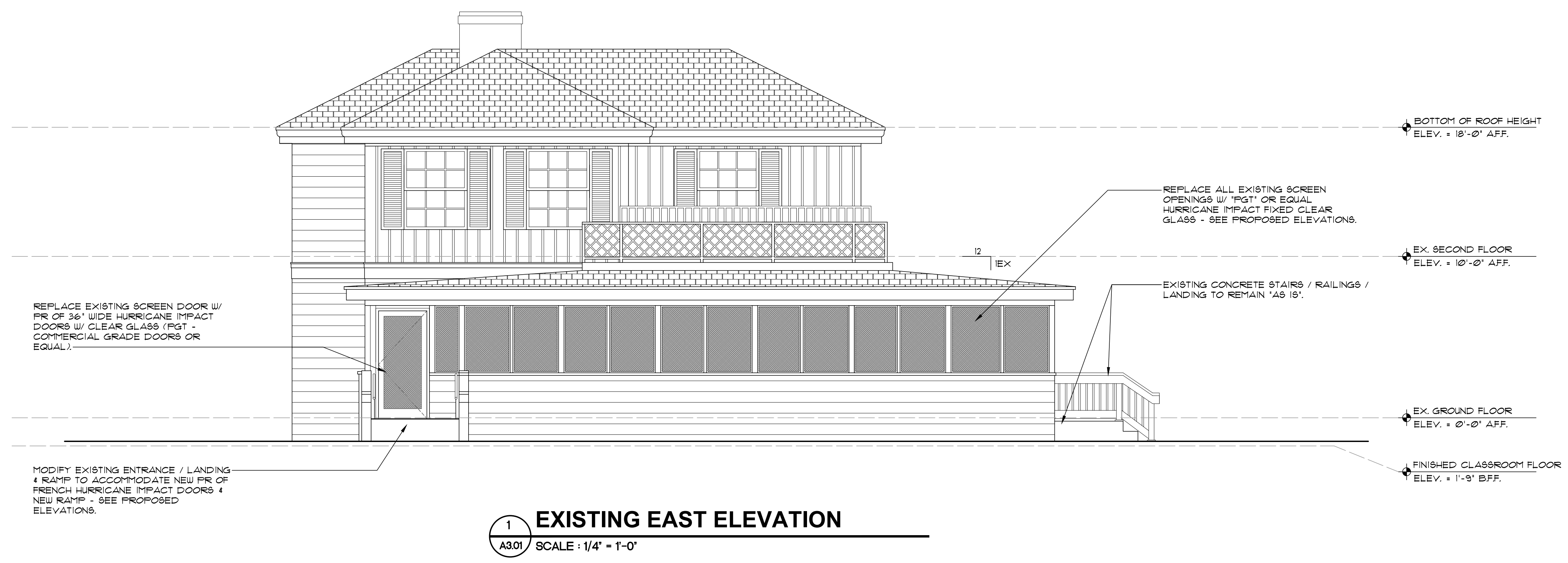


**1 EXISTING SOUTH ELEVATION**  
A3.00 SCALE: 1/4" = 1'-0"

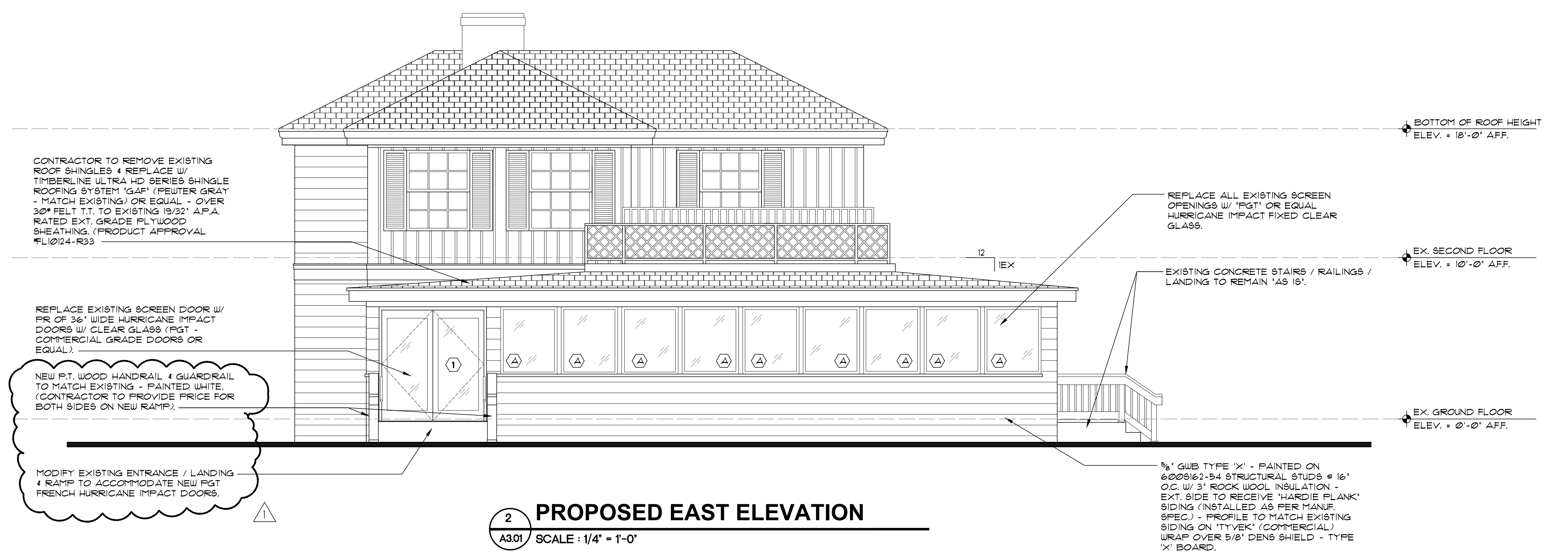


**2 PROPOSED SOUTH ELEVATION**  
A3.00 SCALE: 1/4" = 1'-0"

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**1 EXISTING EAST ELEVATION**  
SCALE : 1/4" = 1'-0"



**2 PROPOSED EAST ELEVATION**  
SCALE : 1/4" = 1'-0"

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**1 EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"





**1 EXISTING EAST ELEVATION**  
A3.01 SCALE : 1/4" = 1'-0"



**2 PROPOSED WEST ELEVATION**  
A3.01 SCALE : 1/4" = 1'-0"

1/2" GIBB TYPE 'X' - PAINTED ON 600S162-54 STRUCTURAL STUDS @ 16" O.C. W/ 3" ROCK WOOL INSULATION - EXT. SIDE TO RECEIVE 'HARDIE PLANK' SIDING (INSTALLED AS PER MANUF. SPEC.) - PROFILE TO MATCH EXISTING SIDING ON 'TYVEK' (COMMERCIAL) WRAP OVER 5/8" DENS SHIELD - TYPE 'X' BOARD.

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