



202 SE 4TH AVENUE

DELRAY BEACH, FLORIDA

RICHARD JONES



ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
DELRAY BEACH, FLORIDA 33444
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202 SE 4TH AVE
DELRAY BEACH, FLORIDA
U.S. CONSTRUCTION INC.
400 MARKET STREET, SUITE 415
PHILADELPHIA, PA 19106

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 18-064
DESIGNER: RJ
DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
CLASS V 02.18.19
SUBMISSION

REVISIONS:
1. BUILDING DEPARTMENT 06.13.19
COMMENTS:
2. BUILDING DEPARTMENT 09.13.19
COMMENTS:

COVER SHEET

CVR

DRAWING INDEX

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CODE RESEARCH

PROPOSED PROJECT: 3 STORY TOWNHOME BUILDING WITH (2) CAR GARAGE

GOVERNING CODE: FBC 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 EDITION

MAX. ROOF HEIGHT: 33'-4" ABOVE B.B.E. **1** **2**

TYPE OF CONSTRUCTION: TYPE VB SPRINKLERED FOR 3 STORY TOWNHOMES

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

HAZARD CLASSIFICATION: ORDINARY HAZARD

ZONING DISTRICT: RM DELRAY BEACH

SETBACKS:

REQUIRED:	PROVIDED:
FRONT SETBACK = 25'-0"/30'-0"	FRONT SETBACK = 25'-1"/30'-0 1/2"
REAR SETBACK = 25'-0"	REAR SETBACK = 25'-2 1/2"
SIDE INTERIOR SETBACK = 15'-0"/30'-0"	SIDE INT. S.B. = 28'-11 3/4"/30'-1"
SIDE STREET = 25'-0"/30'-0"	SIDE STREET = 25'-0"/30'-8"

DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) SINGLE FAMILY

EXPOSURE CONDITION C SEC. R301.2.1.4.3 6th ADDITION (2017) FLORIDA RESIDENTIAL CODE

MAX. ROOF HEIGHT 33'-4" ABOVE B.B.E. **1** **2** ASCE 7-10 CHAPTER 26

BUILDING HEIGHT ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6th ADDITION (2017) FLORIDA RESIDENTIAL CODE) > 60 FT. (ASCE 7-10 CHAPTER 26)

BUILDING DESIGNED AS PARTIALLY ENCLOSED ENCLOSED OPEN TESTED (WIND TUNNEL)

IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 6th ADDITION (2017) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0

BASIC WIND VELOCITY PRESSURES: 6th ADDITION (2017) FLORIDA RESIDENTIAL CODE VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE:

6th ADDITION (2017) FLORIDA RESIDENTIAL CODE- ULTIMATE WIND SPEED 170 (3 SECOND GUST) BASIC VELOCITY PRESSURE 40 PSF

ASCE 7-10 CH 26- WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF

NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS) 5 PSF

SOIL BEARING CAPACITY 2500 PSF

REVIEWED FOR SHEAR WALL REQUIREMENTS YES NO (IF NO, INDICATE REASON)

LOCATION MAP



CIVIL ENGINEER

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

LAND SURVEYOR

MILLER LAND SURVEYUNG
1121 LAKE WORTH AVENUE
LAKE WORTH, FLORIDA 33460
TELEPHONE: 561-586-2669
FAX: 561-582-0151

CLIENT

U.S. CONSTRUCTION INC.
400 MARKET STREET, SUITE 415
PHILADELPHIA, PA 19106
TELEPHONE: 215-735-3718

ARCHITECT

RICHARD JONES ARCHITECTURE
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STRUCTURAL

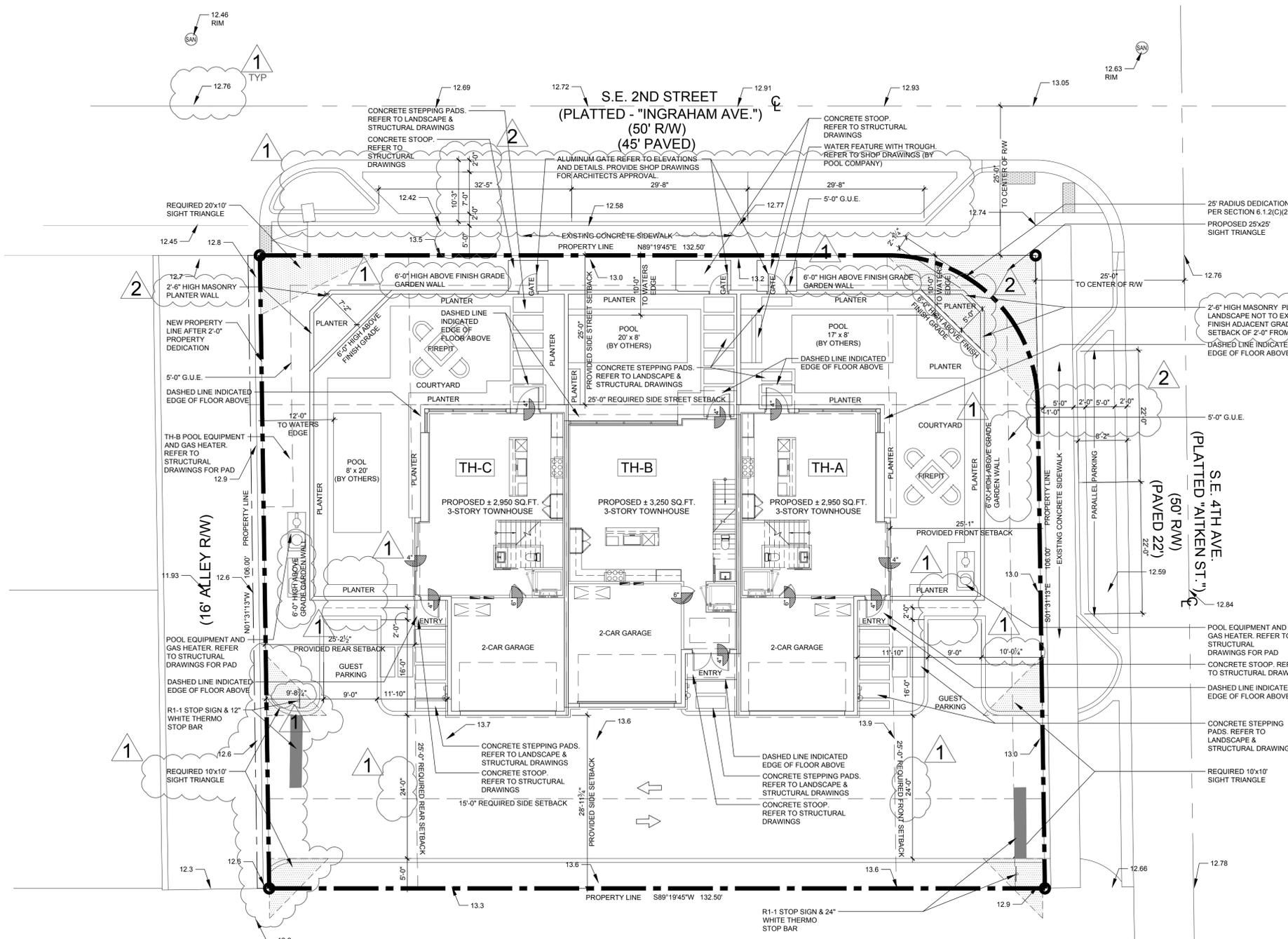
ENGINEERING PLUS
19528 SEDGFIELD TERRACE
BOCA RATON, FL 33498
CELL: 561-756 4106
FAX: 561-479 3743

LANDSCAPE

DAVE BODKER LANDSCAPE
ARCHITECT
601 N CONGRESS AVE. SUITE 105-A
DELRAY BEACH FL. 33445
TELEPHONE: 561-276-6311
FAX: 561-276-3869

RICHARD JONES ARCHITECTURE

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Site Plan

Scale: 1"=10'

- a. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE BUFFER AROUND EQUIPMENT. G.C. TO COORDINATE.
- b. ALL EQUIPMENT TO BE INSTALLED MINIMUM AT FEMA FLOOD ELEVATION. G.C. TO COORDINATE.
- c. ALL UTILITY TO BE PLACED UNDERGROUND. REFER TO CIVIL DRAWINGS FOR LOCATION. G.C. TO COORDINATE.
- d. G.C. TO COORDINATE PERIMETER FENCE AND GATES TO COMPLY WITH ALL POOL ENCLOSURE REQUIREMENTS.
- e. REFER TO CIVIL FOR CONNECTION OF DECK DRAINS. G.C. TO COORDINATE.
- f. 5'-0" SIDEWALK, EXISTING.
- g. CALCULATED AVERAGE CROWN OF ROAD = 12.83' N.A.V.D.
- h. LOWEST FINISH FLOOR = 14.50' N.A.V.D.
- i. REFER TO CIVIL DRAWINGS FOR CURBS, WHEEL STOPS AND PARKING.

LEGAL DESCRIPTION

PARCEL A: LOT 13, BLOCK 95 OF LINN'S ADDITION TO OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: LOT 14, BLOCK 95 OF LINN'S ADDITION TO OSCEOLA PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BUILDING SETBACKS

	Required	Provided
Front Setback (East)	25'-0" / 30'-0"	25'-1" / 30'-0 1/2"
Rear Setback (West)	25'-0"	25'-2 1/2"
Side Interior Setback (South)	15'-0" / 30'-0"	28'-11 3/4" / 28'-8"
Side Street Setback (North)	25'-0" / 30'-0"	25'-0" / 30'-8"

SITE DATA CHART

	PROVIDED	REQUIRED
Blgd Footprint =	3,781 SQ.FT.	
Impervious Area =	8,908 SQ.FT.	
Pervious Area =	5,135 SQ.FT.	
Total Site Area =	14,043 SQ.FT.	
Post Dedication Site Area =	13,831 SQ.FT.	
Lot Coverage =	26.9%	40%
% Impervious =	63.4%	
% Pervious =	36.6%	
% Open Space =	36.6%	25% Non-Vehicular
Lot Width =	132.50'	
Lot Depth =	106.00'	
Lot Frontage =	132.50'	
Average Crown of Road (ACR)	12.83' NAVD	
Base Building Elevation (BBE)	14.50' NAVD	(Min. 18" ABV ACR + Max 12" of Freeboard)
Building Height =	33'-4"	35'-0" (ABOVE BBE)
Total Building Floor Area =	11,205 SQ.FT.	

PARKING REQUIREMENTS

PARKING REQUIRED:

3 BEDROOM UNITS: CALCULATED AT 2 SPACES PER UNIT = 3 x 2 = 6 SPACES

GUEST PARKING: FOR THE FIRST 20 UNITS 0.5 SPACES PER UNIT = 3 x 0.5 = 1.5 SPACES

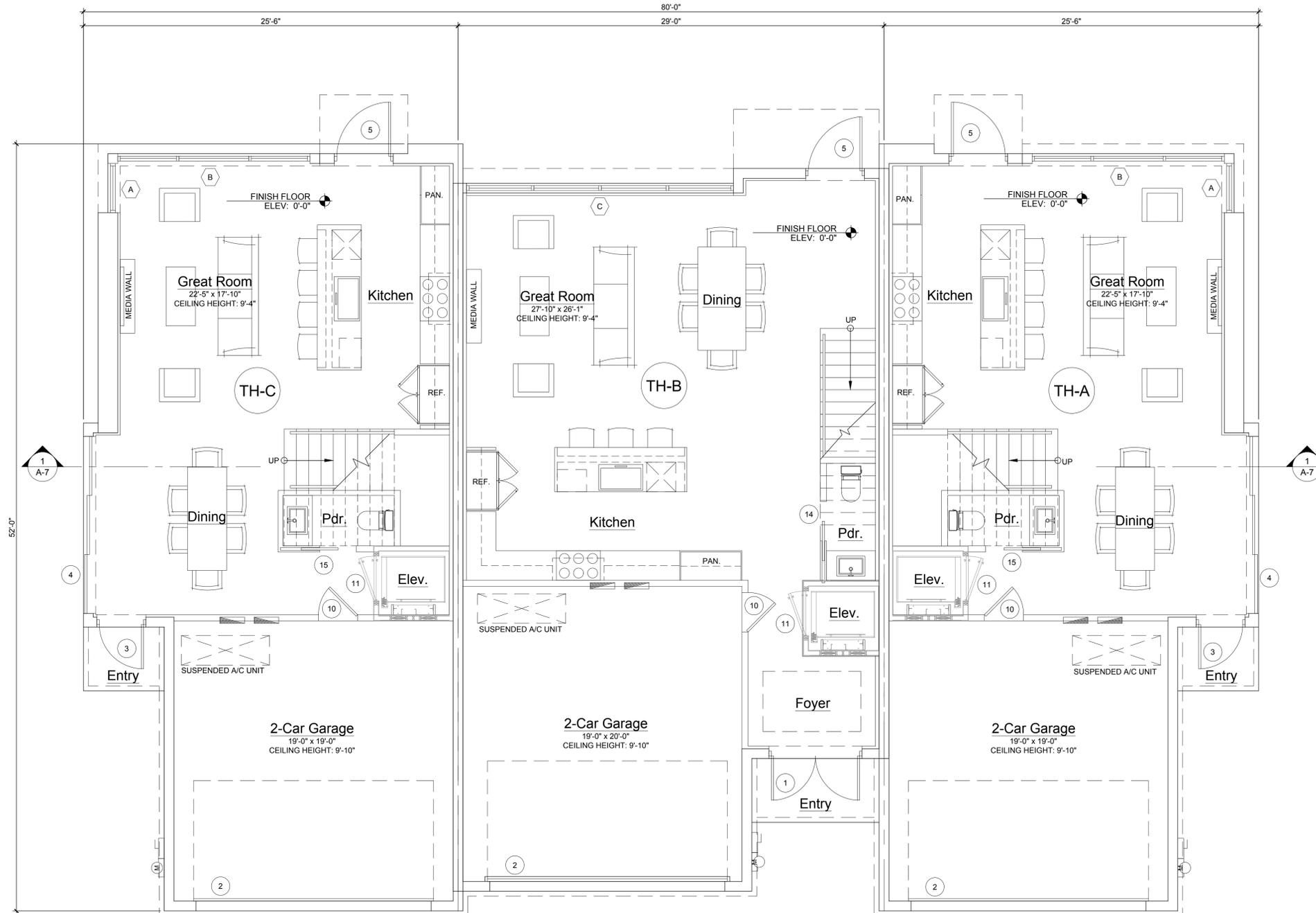
TOTAL REQUIRED SPACES = 8 SPACES

PARKING PROVIDED:

GARAGE = 6 SPACES

GUEST PARKING = 2 FULL SIZE SPACES - 2 PARALLEL STREET PARKING

TOTAL = 10 SPACES - NON COMPACT



Ground Floor Plan

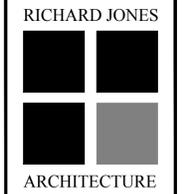
Scale: 1/4"=1'-0"

1

END UNIT AREA CALCULATIONS (TH-A & TH-C)		INTERIOR UNIT AREA CALCULATIONS (TH-B)	
GROUND FLOOR A/C	792 SQ.FT.	GROUND FLOOR A/C	915 SQ.FT.
SECOND FLOOR A/C	1,199 SQ.FT.	SECOND FLOOR A/C	1,331 SQ.FT.
THIRD FLOOR A/C	959 SQ.FT.	THIRD FLOOR A/C	1,004 SQ.FT.
TOTAL A/C	2,950 SQ.FT.	TOTAL A/C	3,250 SQ.FT.
GARAGE	393 SQ.FT.	GARAGE	405 SQ.FT.
TERRACE	267 SQ.FT.	TERRACE	330 SQ.FT.
GROSS SQ.FT.	3,610 SQ.FT.	GROSS SQ.FT.	3,985 SQ.FT.

GROUND FLOOR PLAN

A-1



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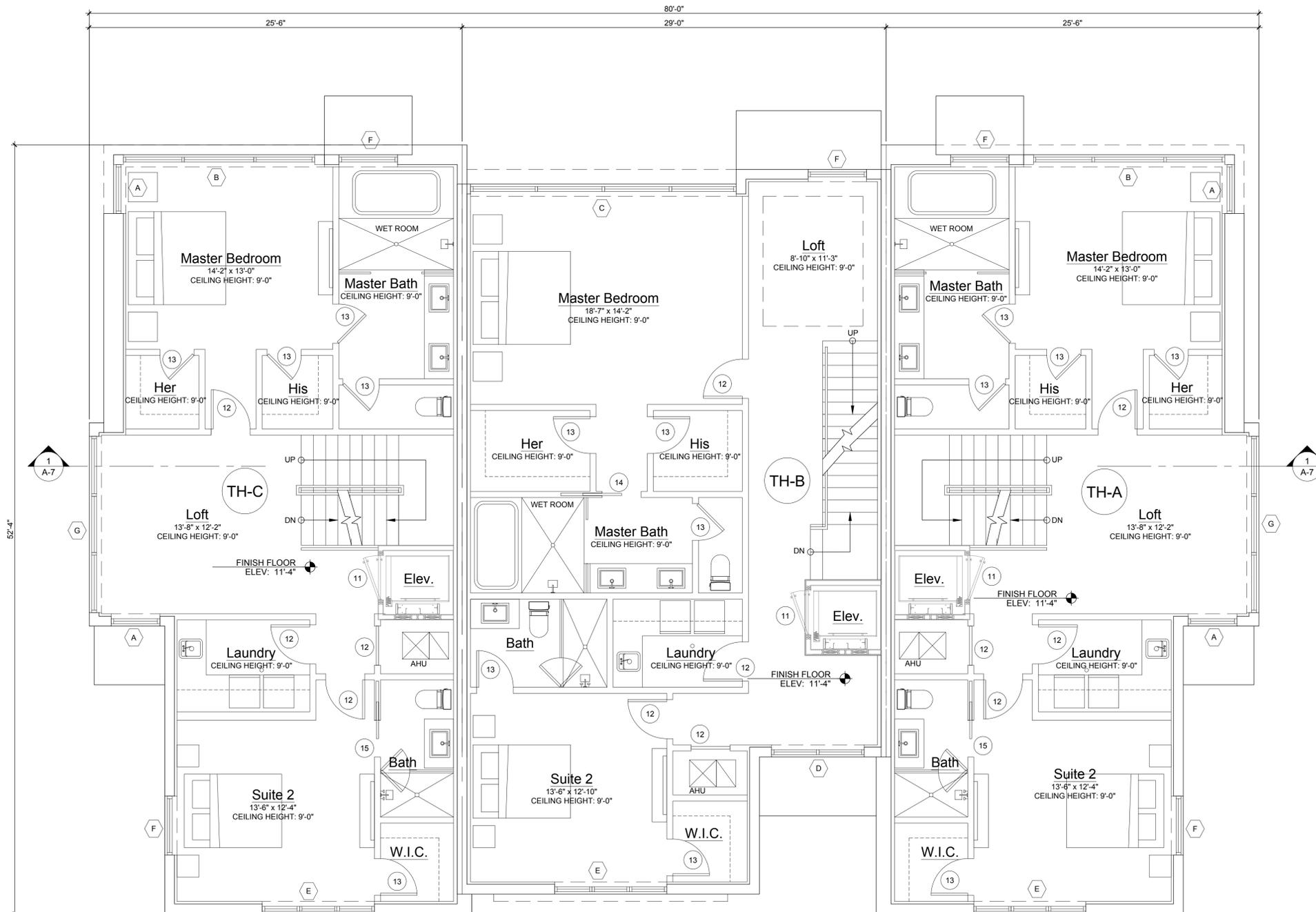
COMMISSION # 18-064
DESIGNER: RJ
DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
CLASS V 02.18.19
SUBMISSION

REVISIONS:
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COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

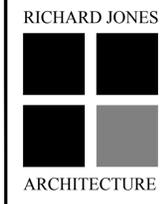
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Second Floor Plan

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



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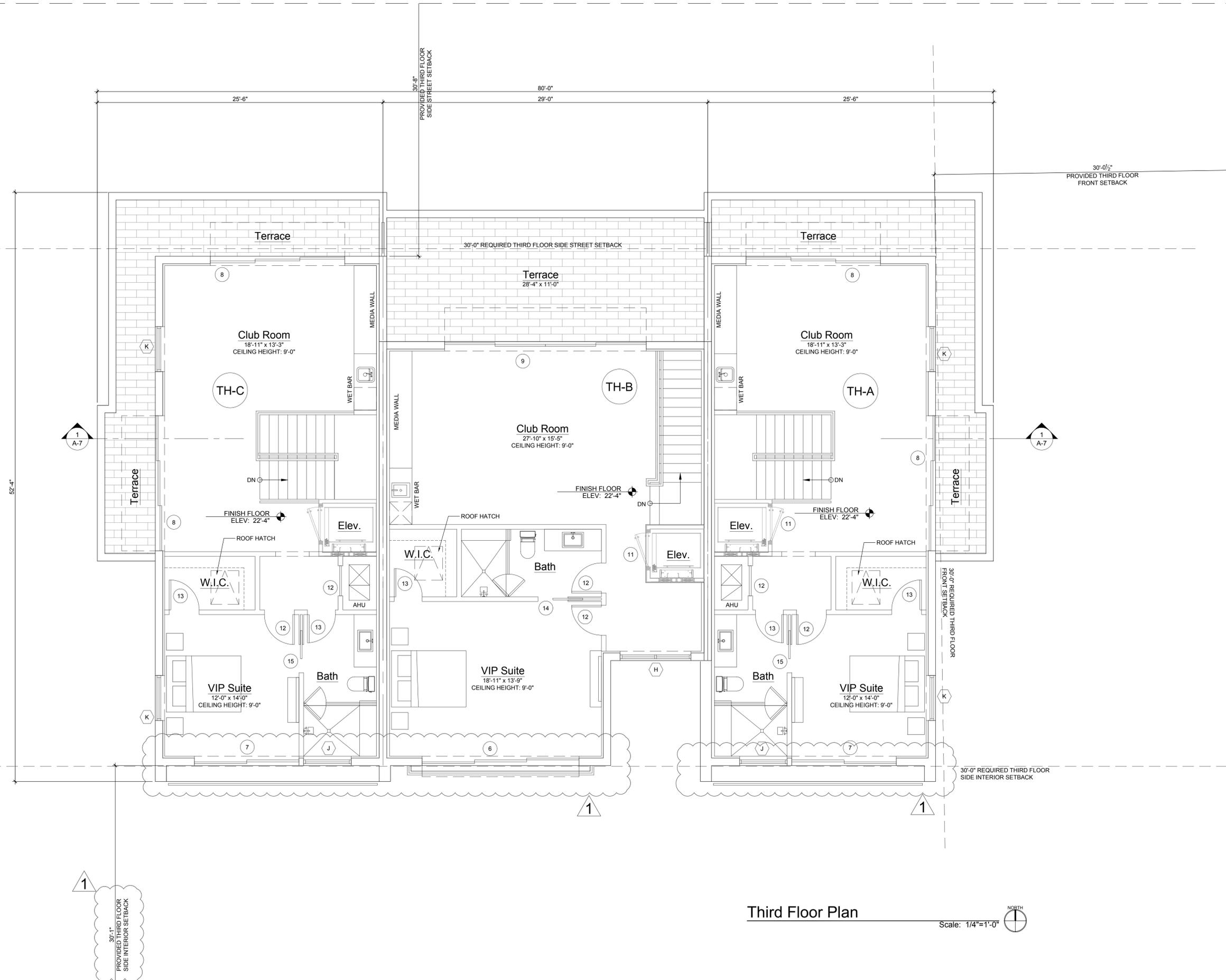
REVISIONS:
1 BUILDING 06.13.19
DEPARTMENT COMMENTS:
2 BUILDING 09.13.19
DEPARTMENT COMMENTS:

SECOND FLOOR PLAN

A-2

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Third Floor Plan
Scale: 1/4" = 1'-0" NORTH



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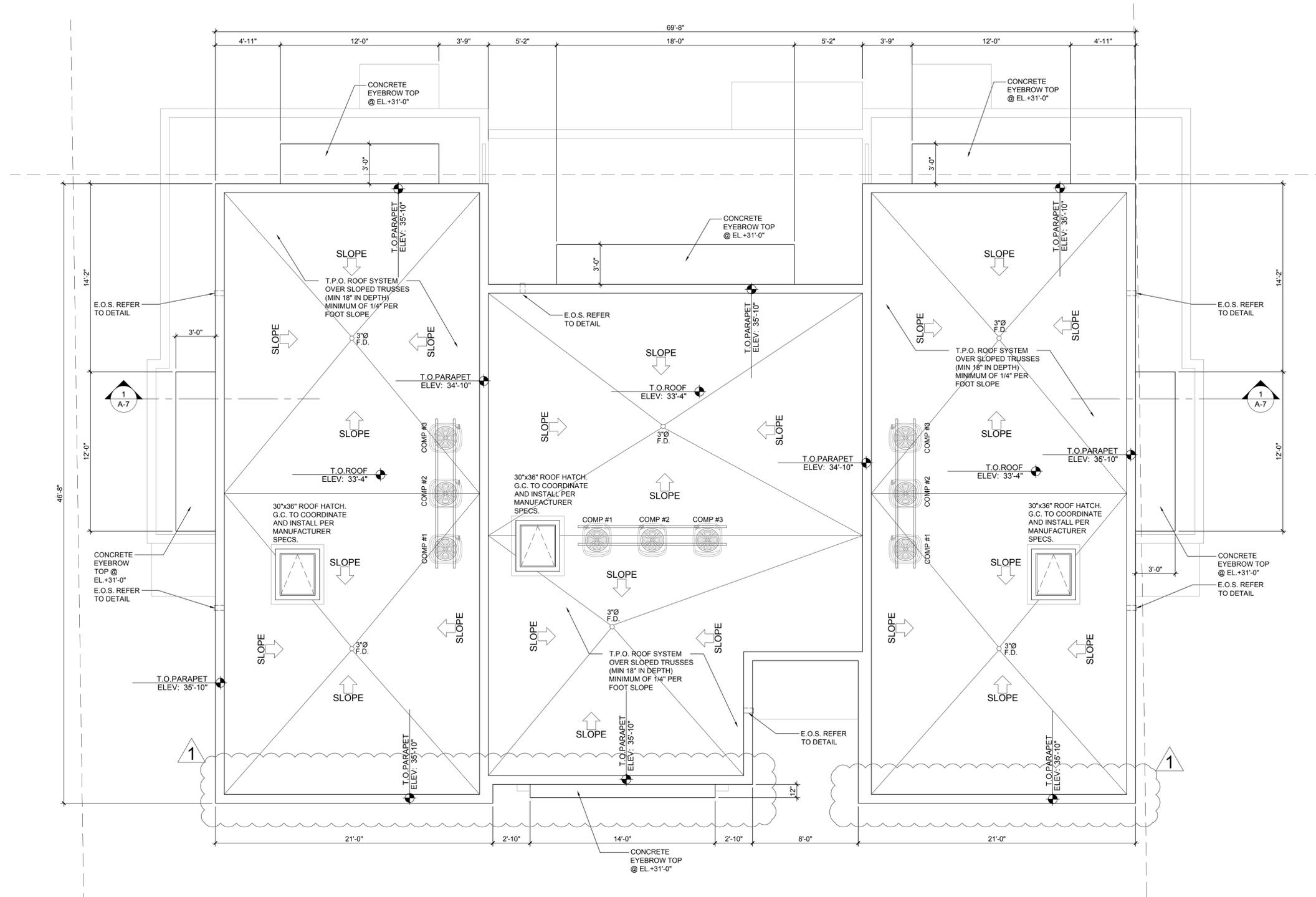
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COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

THIRD FLOOR PLAN

A-3

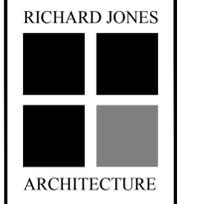
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Roof Plan

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



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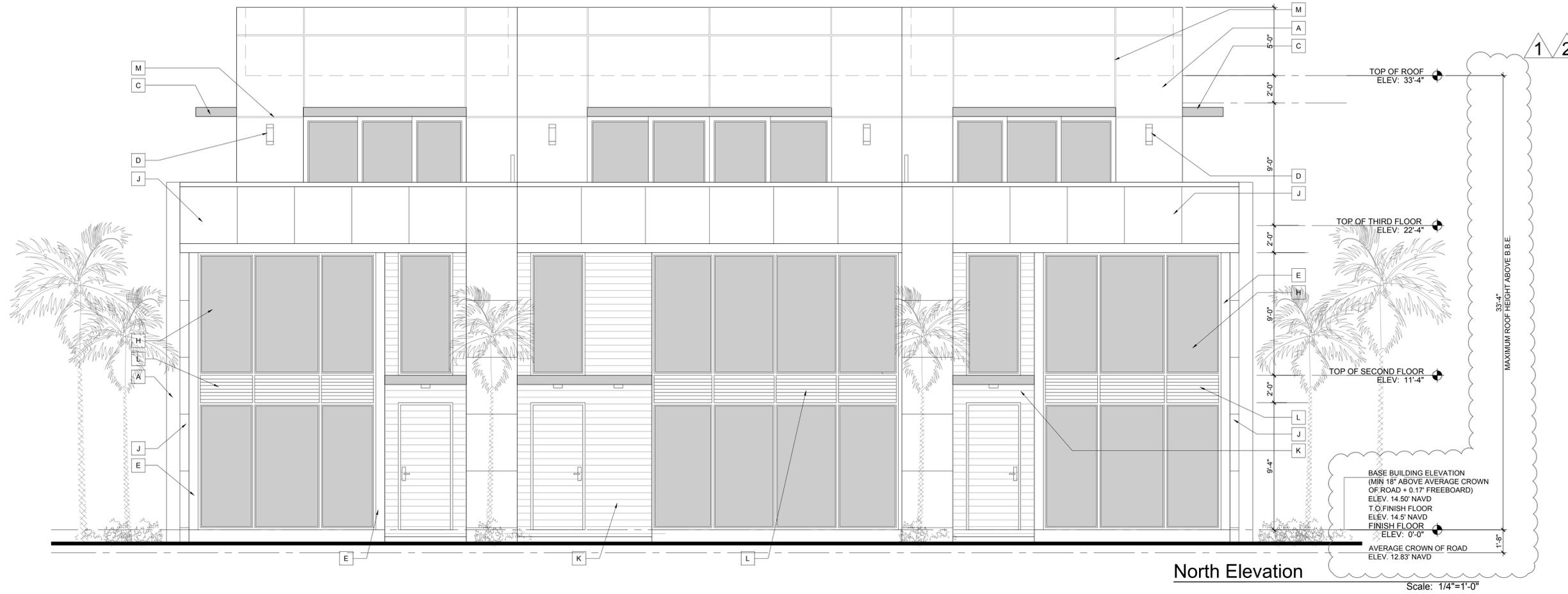
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ROOF PLAN

A-4

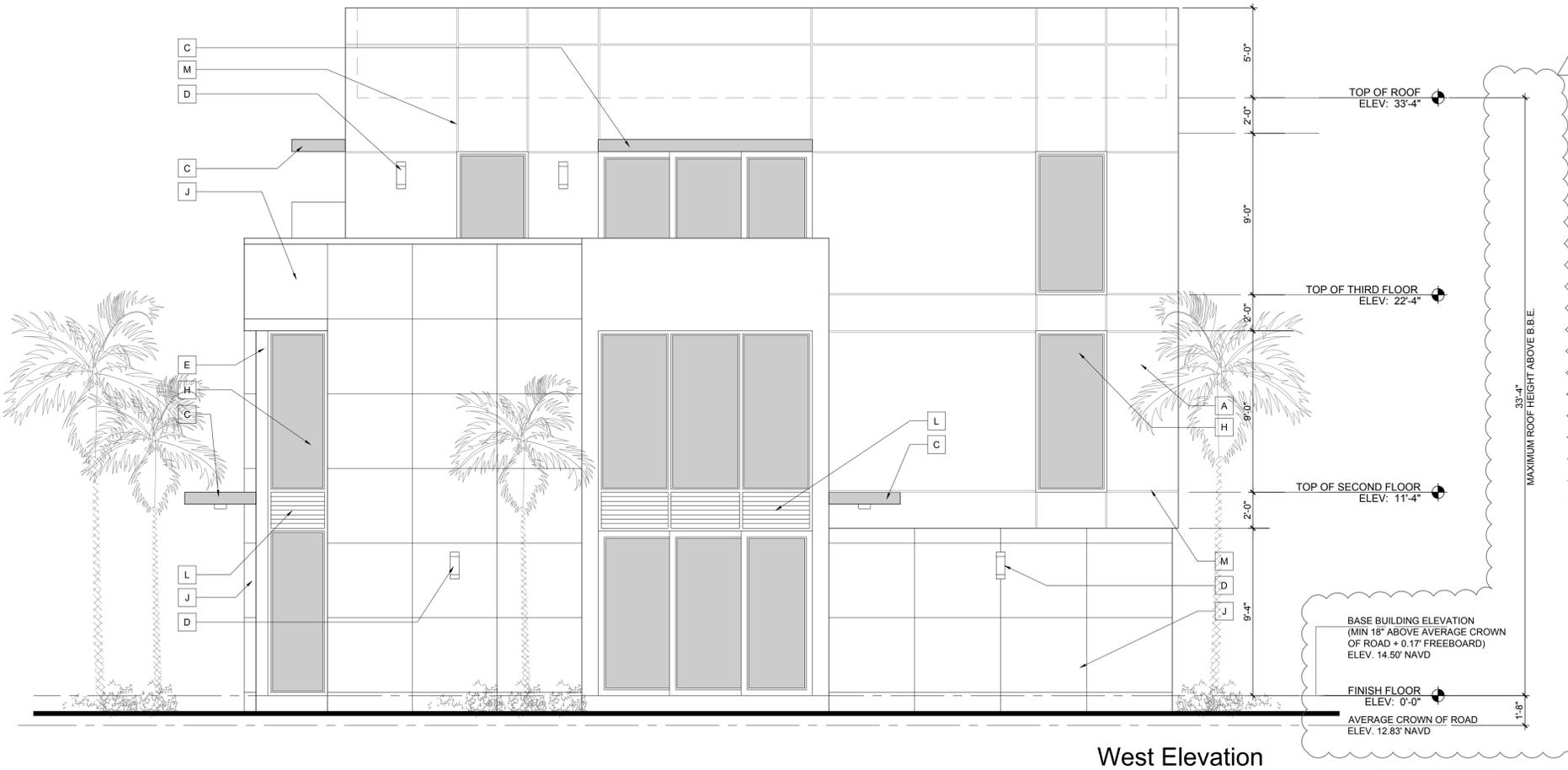
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North Elevation

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

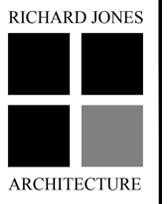


West Elevation

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

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
C	8" MINIMUM CONCRETE ROOF PROJECTION. REFER TO STRUCTURAL DRAWINGS
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUM GATES BY SOUTH FLORIDA ALUM. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS
G	72" HIGH ABOVE GRADE MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL PLANS
H	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FINISH
J	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
K	STAINED BORAL TRU EXTERIOR VENEER (WOOD LOOK). PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
L	BRONZE ALUMINUM LOUVERS APPLIED TO WALL BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
M	1" SCORE LINE. USE FRY REGLET OR EQUAL
N	39" HIGH HORIZONTAL ALUMINUM RAILING. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
P	SIGN BY OTHERS UNDER SEPARATE PERMIT.
Q	8" TALL BRONZE NUMBERS WITH LIGHT FIXTURE ABOVE. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

ELEVATION FINISHES	
WALLS	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
EYEBROWS & BALCONIES	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
ACCENTS	BORAL TRU EXTERIOR STAINED (PROVIDE SAMPLE FOR ARCH. APPROVAL)
ACCENTS	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
WINDOW FRAMES	BRONZE FINISH (PROVIDE SAMPLE FOR ARCH. APPROVAL)



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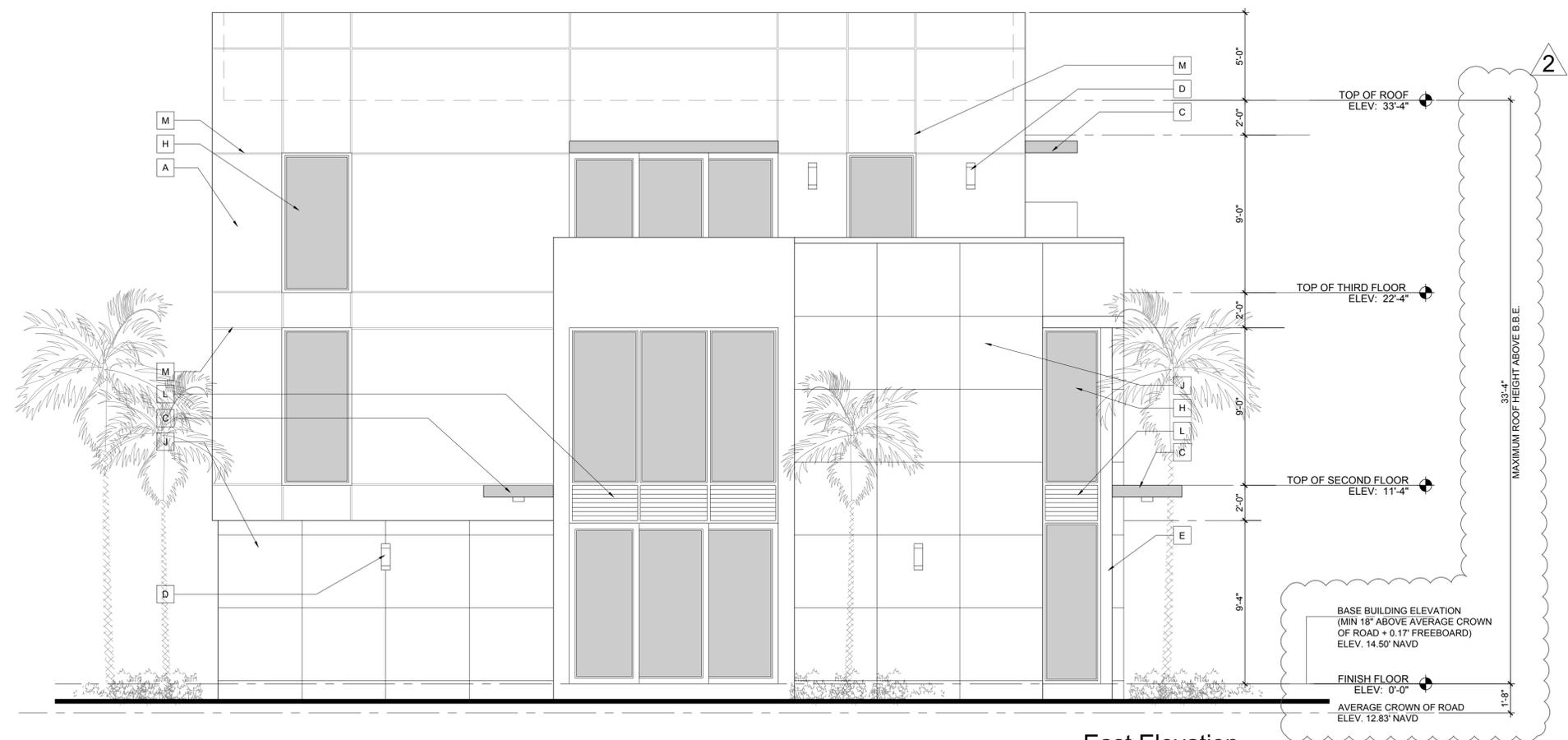
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South Elevation

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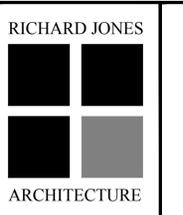


East Elevation

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

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
C	8" MINIMUM CONCRETE ROOF PROJECTION. REFER TO STRUCTURAL DRAWINGS
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUM GATES BY SOUTH FLORIDA ALUM. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS
G	72" HIGH ABOVE GRADE MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL PLANS
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N	39" HIGH HORIZONTAL ALUMINUM RAILING. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
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WINDOW FRAMES	BRONZE FINISH (PROVIDE SAMPLE FOR ARCH. APPROVAL)



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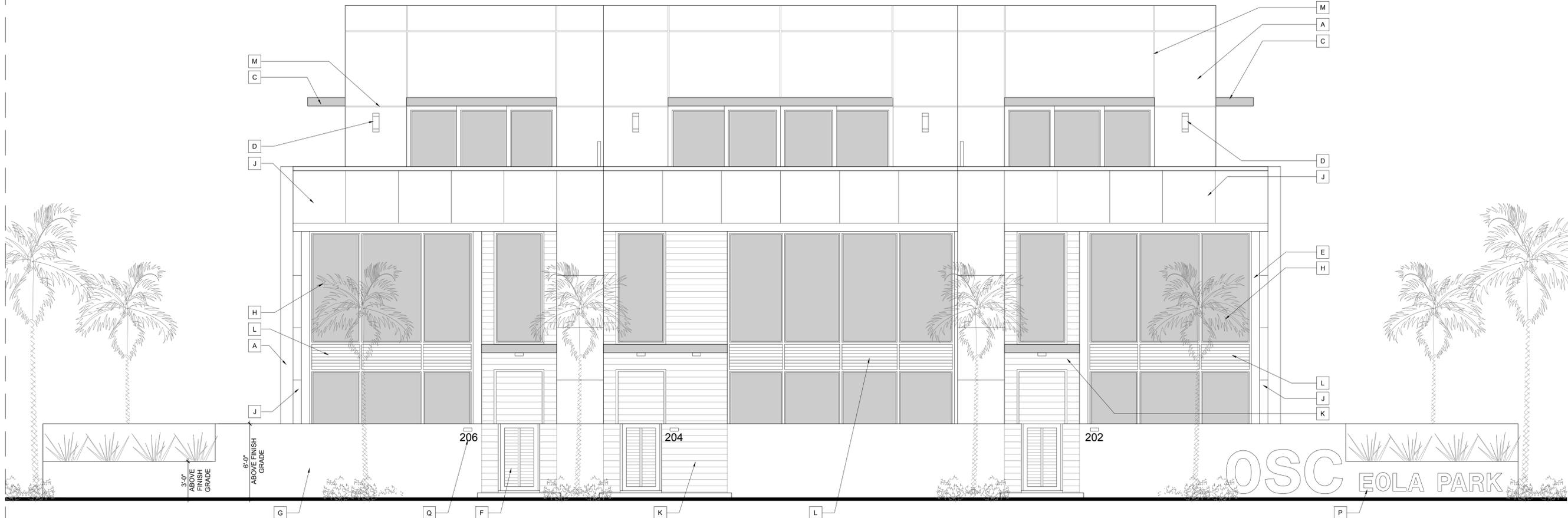
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SOUTH & EAST ELEVATION

A-6

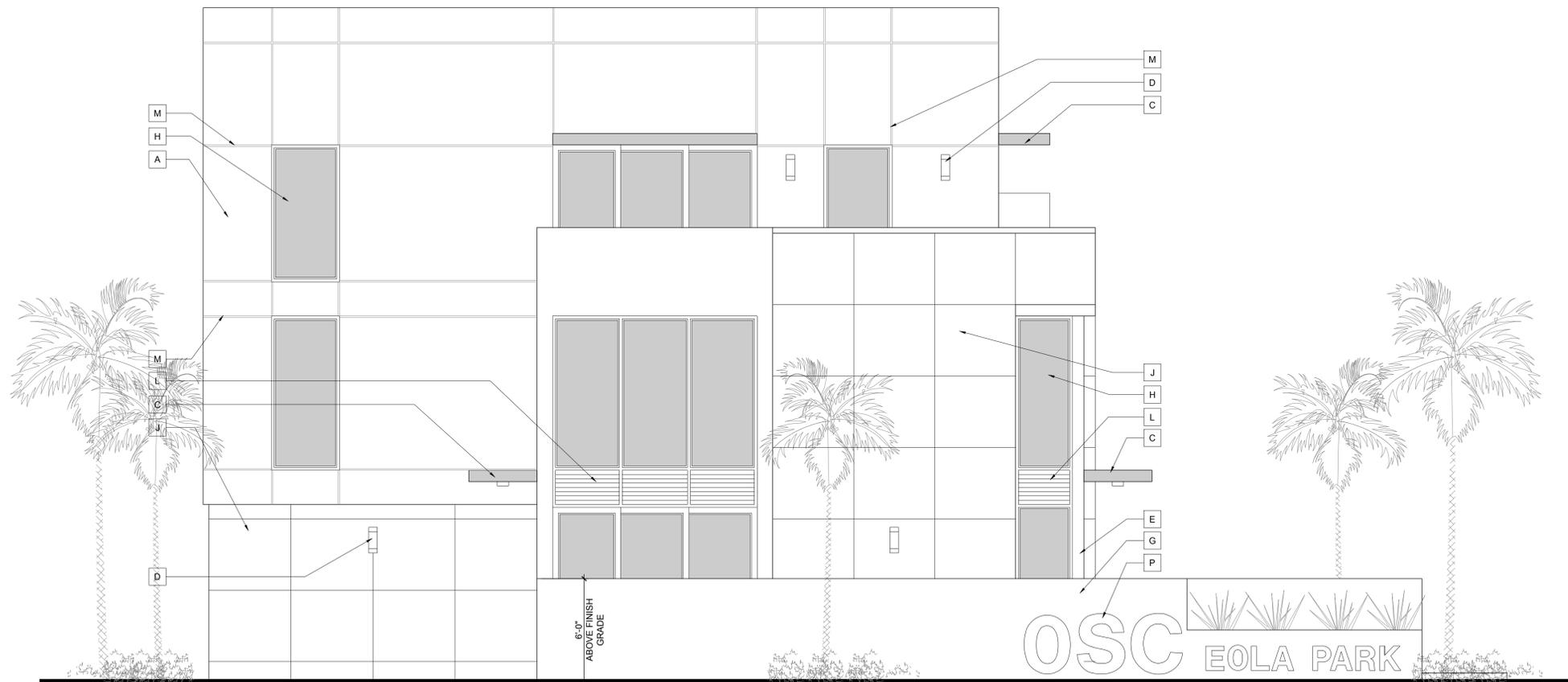
RICHARD JONES ARCHITECTURE

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North Street Elevation

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

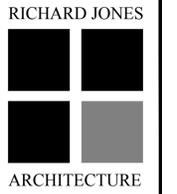


East Street Elevation

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

ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
C	8" MINIMUM CONCRETE ROOF PROJECTION. REFER TO STRUCTURAL DRAWINGS
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUM GATES BY SOUTH FLORIDA ALUM. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS
G	72" HIGH ABOVE GRADE MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL PLANS
H	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FINISH
J	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
K	STAINED BORAL TRU EXTERIOR VENEER (WOOD LOOK). PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
L	BRONZE ALUMINUM LOUVERS APPLIED TO WALL BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
M	1" SCORE LINE. USE FRY REGLET OR EQUAL
N	39" HIGH HORIZONTAL ALUMINUM RAILING. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
P	SIGN BY OTHERS UNDER SEPARATE PERMIT.
Q	8" TALL BRONZE NUMBERS WITH LIGHT FIXTURE ABOVE. PROVIDE SAMPLE FOR ARCHITECTS REVIEW.

ELEVATION FINISHES	
WALLS	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
EYEBROWS & BALCONIES	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
ACCENTS	BORAL TRU EXTERIOR STAINED (PROVIDE SAMPLE FOR ARCH. APPROVAL)
ACCENTS	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
WINDOW FRAMES	BRONZE FINISH (PROVIDE SAMPLE FOR ARCH. APPROVAL)



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AA26001617 | IB26001056

COMMISSION # 18-064
DESIGNER: RJ
DRAWN BY: JH/RB
PLAN REVIEW: RJ

SUBMITTALS:
CLASS V 02.18.19
SUBMISSION

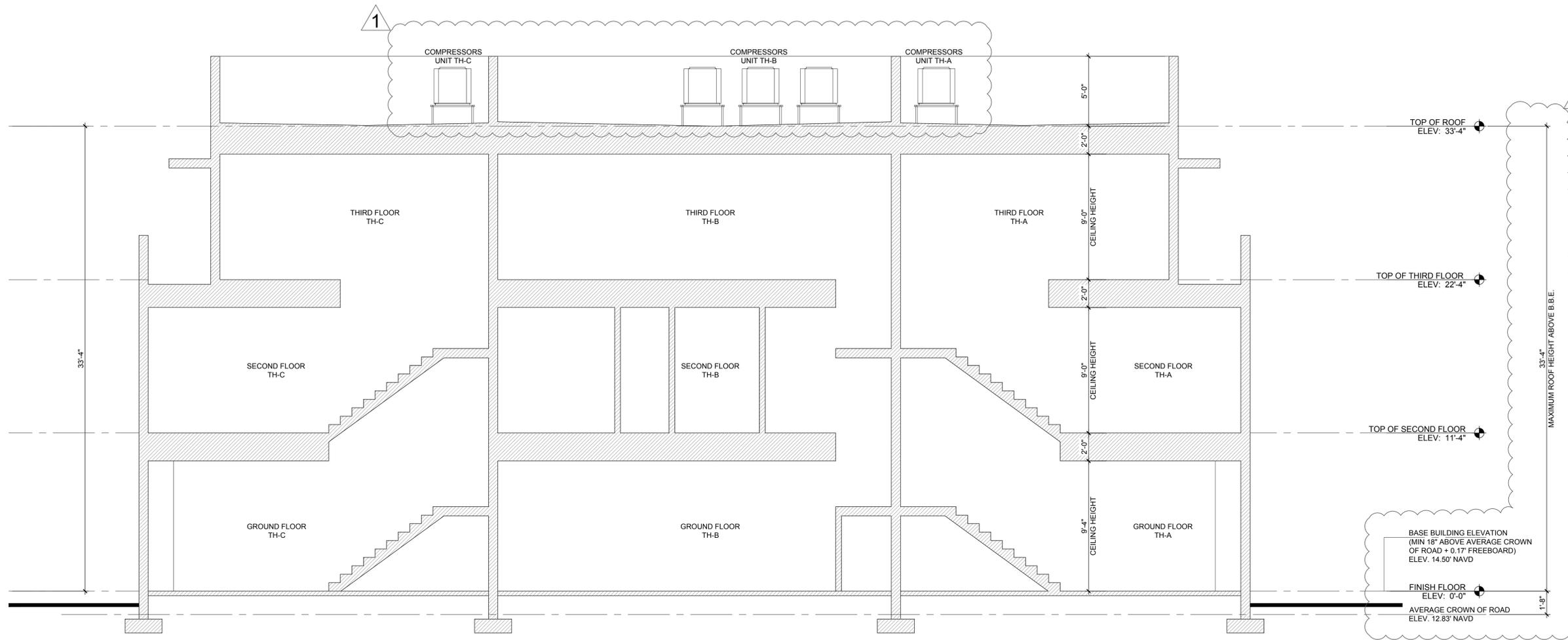
REVISIONS:
1 BUILDING DEPARTMENT 06.13.19
COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

NORTH & EAST
STREET
ELEVATION

A-7

RICHARD JONES ARCHITECTURE

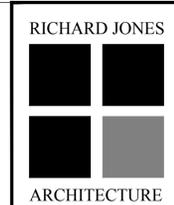
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Building Section

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

ELEVATION NOTES	
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B	GLASS GARAGE DOOR BY RAYNOR. SEE DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT TO REVIEW
C	8" MINIMUM CONCRETE ROOF PROJECTION. REFER TO STRUCTURAL DRAWINGS
D	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
E	STRUCTURAL STEEL COLUMN WRAPPED IN BREAK METAL TO MATCH WINDOW/DOOR FRAME
F	ALUM GATES BY SOUTH FLORIDA ALUM. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS
G	72" HIGH ABOVE GRADE MASONRY GARDEN WALL W/ SMOOTH STUCCO FINISH. REFER TO STRUCTURAL PLANS
H	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FINISH
J	ALUCOBOND PANELS CHAMPAGNE METALLIC PVDF-3/GLOSS 30 (PROVIDE SAMPLE FOR ARCH. APPROVAL)
K	STAINED BORAL TRUExTERIOR VENEER (WOOD LOOK). PROVIDE SAMPLE FOR ARCHITECTS REVIEW.
L	BRONZE ALUMINUM LOUVERS APPLIED TO WALL BY OTHERS. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
M	1" SCORE LINE. USE FRY REGLET OR EQUAL
N	39" HIGH HORIZONTAL ALUMINUM RAILING. PROVIDE SHOP DRAWINGS FOR ARCHITECTS REVIEW.
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ELEVATION FINISHES	
WALLS	SMOOTH STUCCO COLOR SHERWIN WILLIAMS 7006 (EXTRA WHITE)
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WINDOW FRAMES	BRONZE FINISH (PROVIDE SAMPLE FOR ARCH. APPROVAL)



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PLAN REVIEW: RJ

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CLASS V 02.18.19
SUBMISSION

REVISIONS:
1 BUILDING DEPARTMENT 06.13.19
COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

BUILDING SECTION

A-8

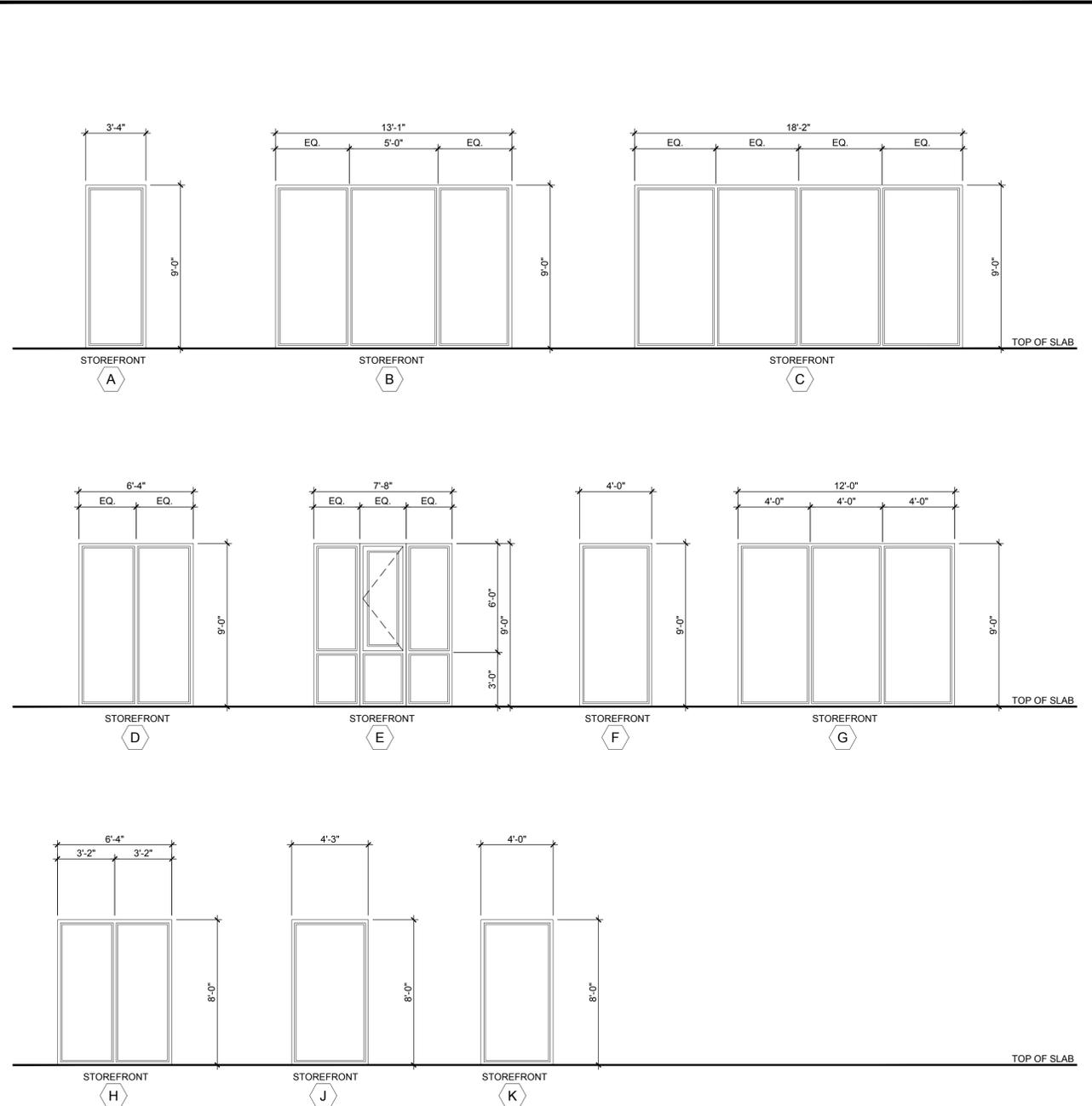
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WINDOW SCHEDULE

X	WINDOW SIZE		WINDOW TYPE	FRAME	FRAME COLOR	ROUGH OPENING PER MANUF. SPECS	REMARKS
	WIDTH	HEIGHT					
A	3'-4"	9'-0"	STORE FRONT	ALUM.	BRONZE		----
B	13'-1"	9'-0"	STORE FRONT	ALUM.	BRONZE		1 5'-0" WIDE PANEL & 2 EQUAL PANELS REFER TO ELEVATION
C	18'-2"	9'-0"	STORE FRONT	ALUM.	BRONZE		4 EQUAL PANELS REFER TO ELEVATION
D	6'-4"	9'-0"	STORE FRONT	ALUM.	BRONZE		2 EQUAL PANELS REFER TO ELEVATION
E	7'-8"	9'-0"	STORE FRONT	ALUM.	BRONZE		STORE FRONT SYSTEM WITH 3 PANELS PROVIDE A 2'-6x6'-0" OPERABLE PANEL. REFER TO ELEVATION
F	4'-0"	9'-0"	STORE FRONT	ALUM.	BRONZE		----
G	12'-0"	9'-0"	STORE FRONT	ALUM.	BRONZE		3 EQUAL PANELS REFER TO ELEVATION
H	6'-4"	8'-0"	STORE FRONT	ALUM.	BRONZE		2 EQUAL PANELS REFER TO ELEVATION
J	4'-3"	8'-0"	STORE FRONT	ALUM.	BRONZE		----
K	4'-0"	8'-0"	STORE FRONT	ALUM.	BRONZE		----

WINDOW TYPES:



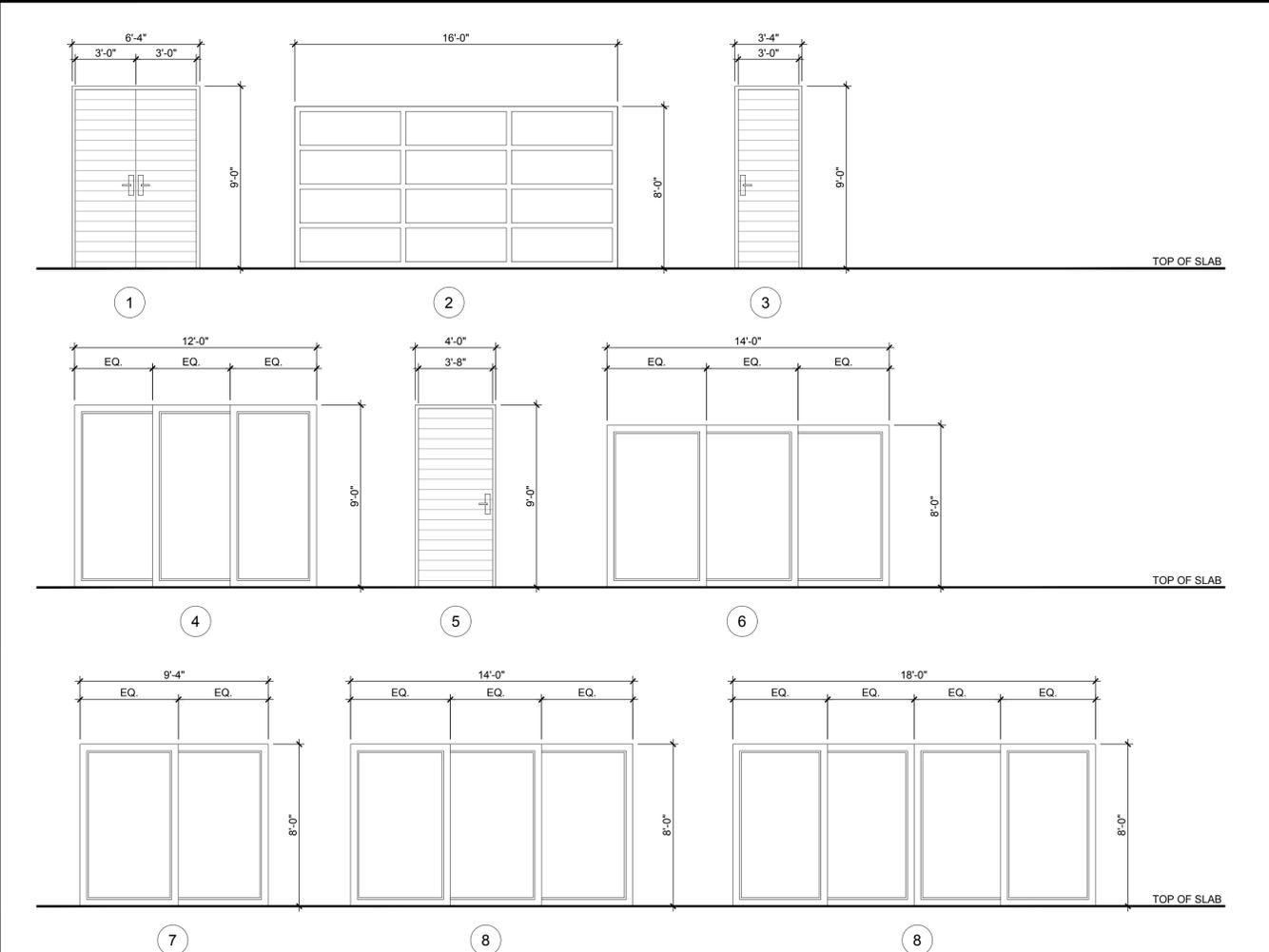
DOOR SCHEDULE:

X	DOORS			FRAMES			
	DOOR SIZE	STYLE	MATERIAL	FINISH	GLAZING	REMARKS	
	EXTERIOR						
1	(2)3'-0"	9'-0"	CUSTOM	WOOD	STAIN	N/A	FRONT DOOR
2	16'-0"	8'-0"	OVERHEAD	MTL.	BRONZE	OBSCURED	GLASS GARAGE DOOR BY RAYNOR. PROVIDE NOA FRO ARCHITECTS APPROVAL
3	3'-0"	9'-0"	CUSTOM	WOOD	STAIN	N/A	FRONT DOOR
4	12'-0"	9'-0"	SLIDER	MTL.	BRONZE	CLEAR	(3) PANEL SLIDER (XXO)
5	3'-8"	9'-0"	CUSTOM	WOOD	STAIN	N/A	FRONT DOOR
6	14'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	(3) PANEL SLIDER (OXX)
7	9'-4"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	(2) PANEL SLIDER (XO)
8	12'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	(3) PANEL SLIDER (OXX)
9	18'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	(4) PANEL SLIDER (OXXO)
	INTERIOR						
10	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING 20 MIN FIRE RATED
11	3'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	ELEVATOR DOOR. COORDINATE WITH ELEVATOR MANUFACTURER
12	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
13	2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
14	2'-8"	8'-0"	POCKET	WOOD	PAINTED	N/A	----
15	2'-6"	8'-0"	POCKET	WOOD	PAINTED	N/A	----

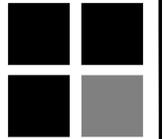
NOTES:

- ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS).
- COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS, PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS.
- ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 6TH EDITION (2017).
- PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET / PRODUCT APPROVALS).
- FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
- ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ FT. @ 1ST FLOOR).
- ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
- ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
- ALL MUNTINS TO BE 1.5" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY SHERWIN WILLIAMS SHER-GRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED AS SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
- ALL WINDOW FRAMES TO BE BRONZE FINISH ALUMINUM.
- REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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COMMISSION # 18-064
DESIGNER: RJ
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PLAN REVIEW: RJ

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CLASS V 02.18.19
SUBMISSION

REVISIONS:
1 BUILDING DEPARTMENT 06.13.19
COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

WINDOW &
DOOR
SCHEDULES

A-9

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North Elevation

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



West Elevation

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

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 CLASS V 02.18.19
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REVISIONS:
 1 BUILDING DEPARTMENT 06.13.19
 COMMENTS:
 2 BUILDING DEPARTMENT 09.13.19
 COMMENTS:

2

NORTH &
 WEST
 COLORED
 ELEVATIONS

A-10

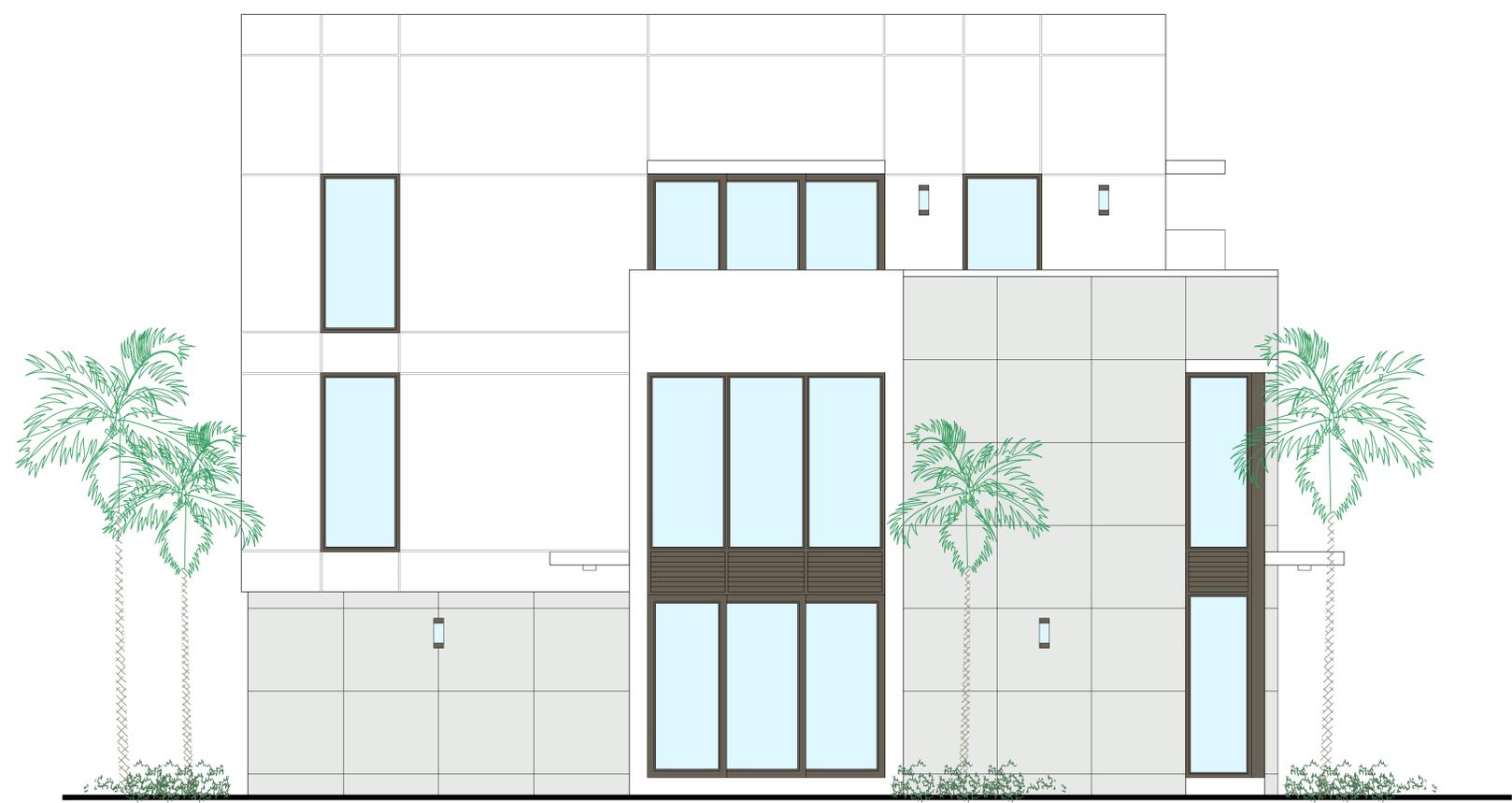
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South Elevation

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



East Elevation

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

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1 BUILDING DEPARTMENT 06.13.19
COMMENTS:
2 BUILDING DEPARTMENT 09.13.19
COMMENTS:

SOUTH & EAST
COLORED
ELEVATIONS

A-11

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