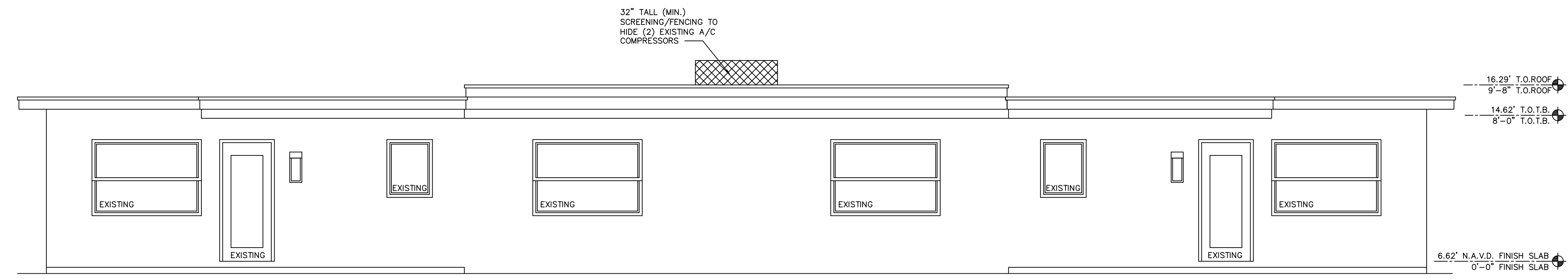
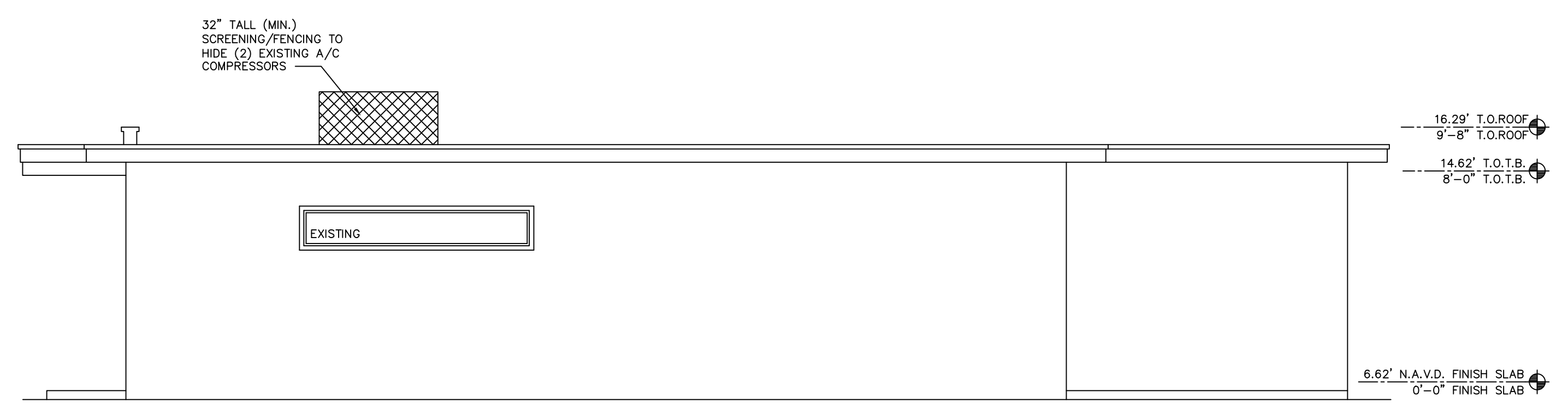


ELEVATIONS
 SCALE: 1/4" = 1'-0"
 OVERHANG & GABLES/RAKES TO MATCH EXISTING (UNLESS OTHERWISE NOTED)
 TEXTURED STUCCO FINISH OVER CONC. BLOCK, & WOOD FRAME CONSTRUCTION
 SMOOTH STUCCO FINISH @ ALL RAISED BANDS
 ALL EXTERIOR FINISH & COLORS TO MATCH EXISTING CONDITIONS



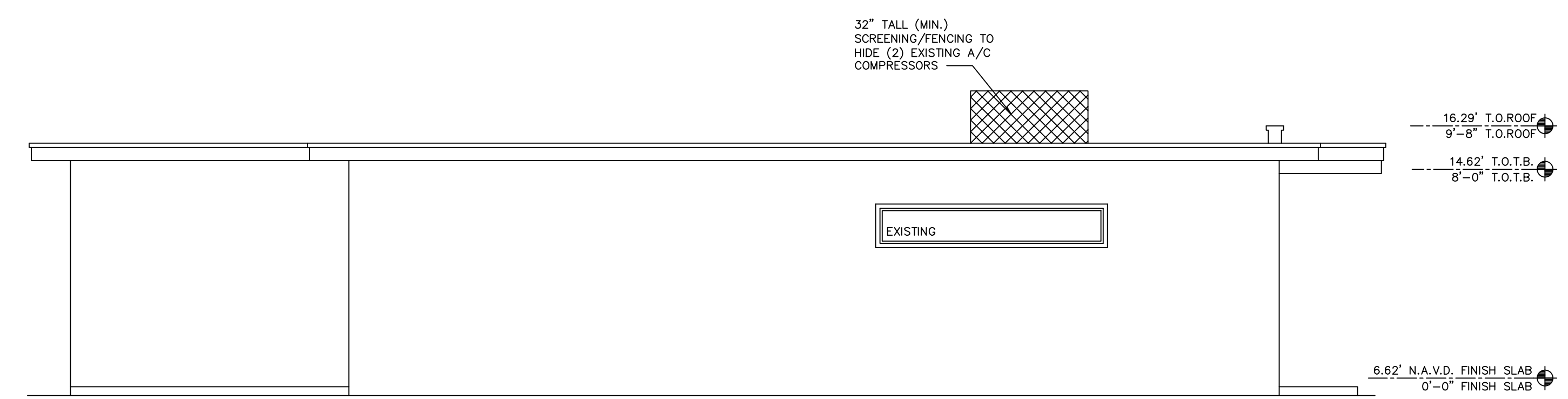
FRONT ELEVATION

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



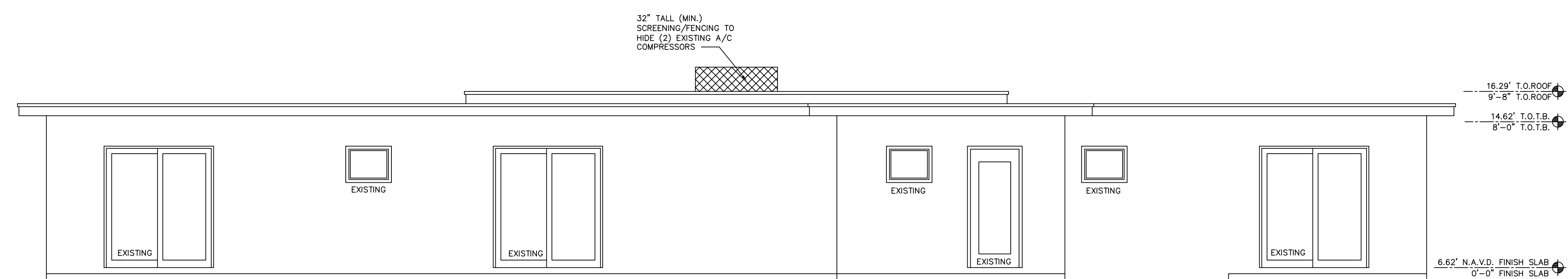
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

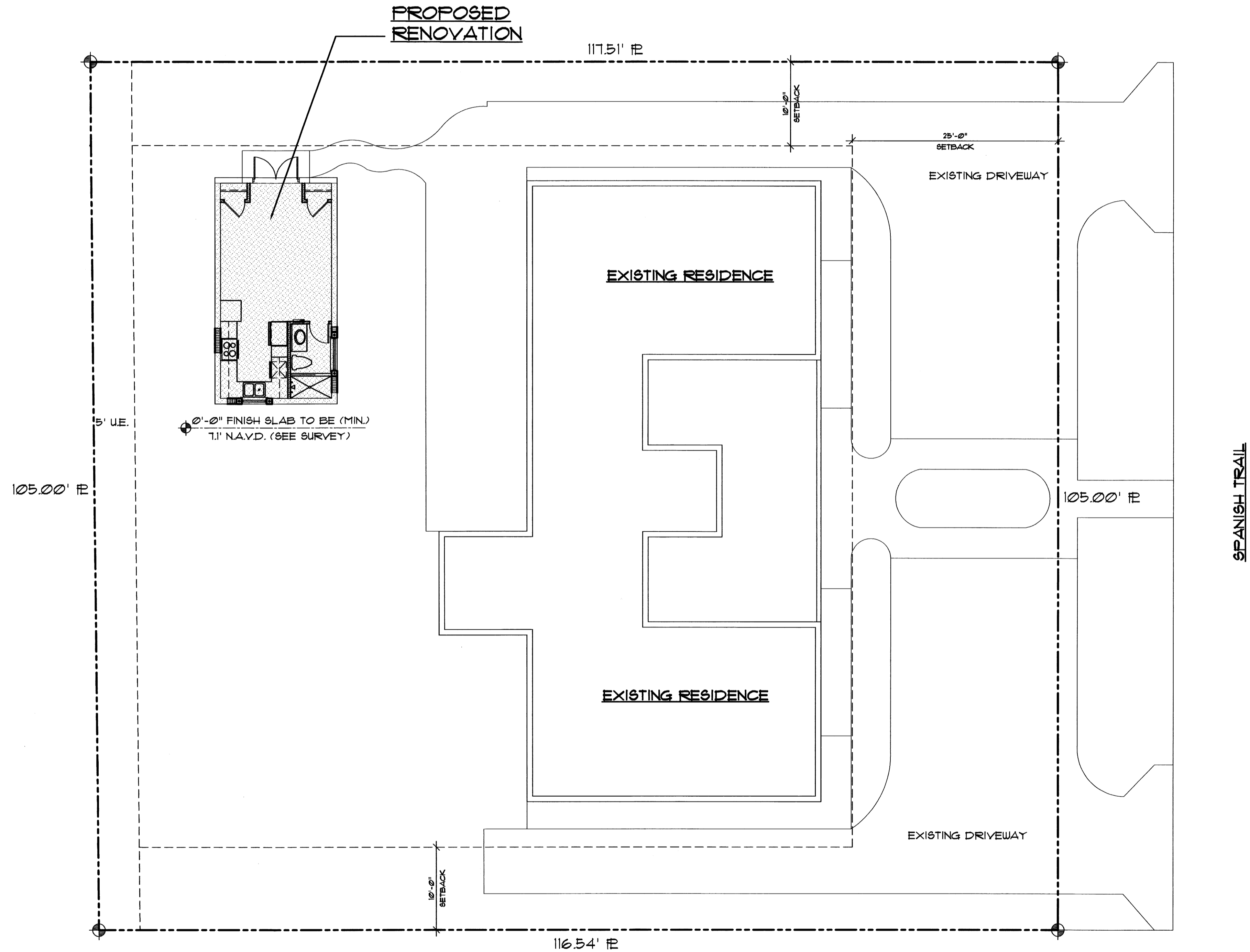
Signed by:

 9/14/2024

RENOVATION at: 2312 Spanish Trail, Delray Beach, FL For: SPANISH RIVER ROAD APARTMENTS DUPLEX ELEVATIONS		
plan #: 0000	MCCARRON / ASSOC., Inc. A.I.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 -/- 561-350-4364 mccarronassoc@att.net - www.mccarroninc.com	sheet #: 2 of: 4
job #: 24F810	date: 9/12/24	

GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "FLORIDA BUILDING CODE, 2020" INCL. 7th ADDITION AS ADOPTED BY THE CITY OF DELRAY BEACH AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
- BUILDER SHALL CO-ORDINATE ALL THE WORK OF ALL TRADES.
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY DESIGNER/ENGINEER IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
- THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE. IT'S ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.
- ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE SECTION 502.4.
- TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING TWO (2) COPIES FOR DESIGNERS' REVIEW PRIOR TO FABRICATION.
- TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. CO-ORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- DESIGNER/ENGINEER ACCEPTS NO RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE.
- CONCRETE SHALL CONFORM TO ASTM C94-83 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-83 AND ACI 301-84. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 531-79.
- MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE:
SLABS ON VAPOR BARRIER - 2"
BEAMS AND COLUMNS - 1 1/4"
FORMED CONCRETE BELOW GRADE - 2"
UNFORMED CONCRETE BELOW GRADE - 3"
- REINFORCING STEEL: GRADE 60 (FY=60,000) ASTM A615-82 S1.
- PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.
- DETAIL OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- CONCRETE BEAM SIZES MAY INCREASED (8" MAX.) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COARSING, DROP BOT. OF THE BEAM AS REQUIRED AT WINDOW AND DOOR BEAMS (28" MAX.) AND ADD 2-#5 BARS BOTTOM IF DROP EXCEEDS 8".
- DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.
- VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.
- CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
- REINFORCING STEEL SHALL BE LAPPED 30 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRSD TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.
- STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL WOOD IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS PER CODE.
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES TO PREVENT COLLAPSE OR DAMAGE.
- HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)
- ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL THICKNESS).
- DIMENSION LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN PINE, NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER USES. 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1600 KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
- STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 1989 EDITION. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS:
SHAPES, PLATES, ANCHOR BOLTS - A 36-81 A
MACHINE BOLTS - A 325-83 C
TUBULAR - A500-82 A GRADE B (46 KSI)
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
- SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEM.



SITE PLAN

PROPERTY DESCRIPTION:
LOT 192, TOWN OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA

SCALE: 1/8" = 1'-0"

Renovation for: MR. & MRS. ZIMMERMAN



RENOVATION at: 2312 Spanish Trail, Delray Beach, FL		For: MR. & MRS. ZIMMERMAN	
SITE PLAN		sheet #: 1	
plan #: 406	McCARRON / ASSOC., Inc.	of: 3	
job #: 22E128	A.I.B.D. - F.R.D.A.		
date: 7/22/22	638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 -/- 561-350-4364 mccarronassoc@aif.net - www.mccarroninc.com		

ELECTRICAL NOTES

-ALL OUTLET BOXES FOR RECEPTLES, TV ANTENNAS, OR TELEPHONE JACKS IN RATED WALLS MUST BE METAL OR U.L. RATED FOR USE IN ONE HOUR CONSTRUCTION.

-ALL BATHROOM AND GARAGE OUTLETS TO BE GFI, TYPE.

-ALL OPENINGS REQUIRED BY ELECTRICAL CONTRACTOR TO BE CLOSED TO MATCH FINISH AND RING RATED BY ELECTRICAL CONTRACTOR.

-INSTALLATION HEIGHTS ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED:

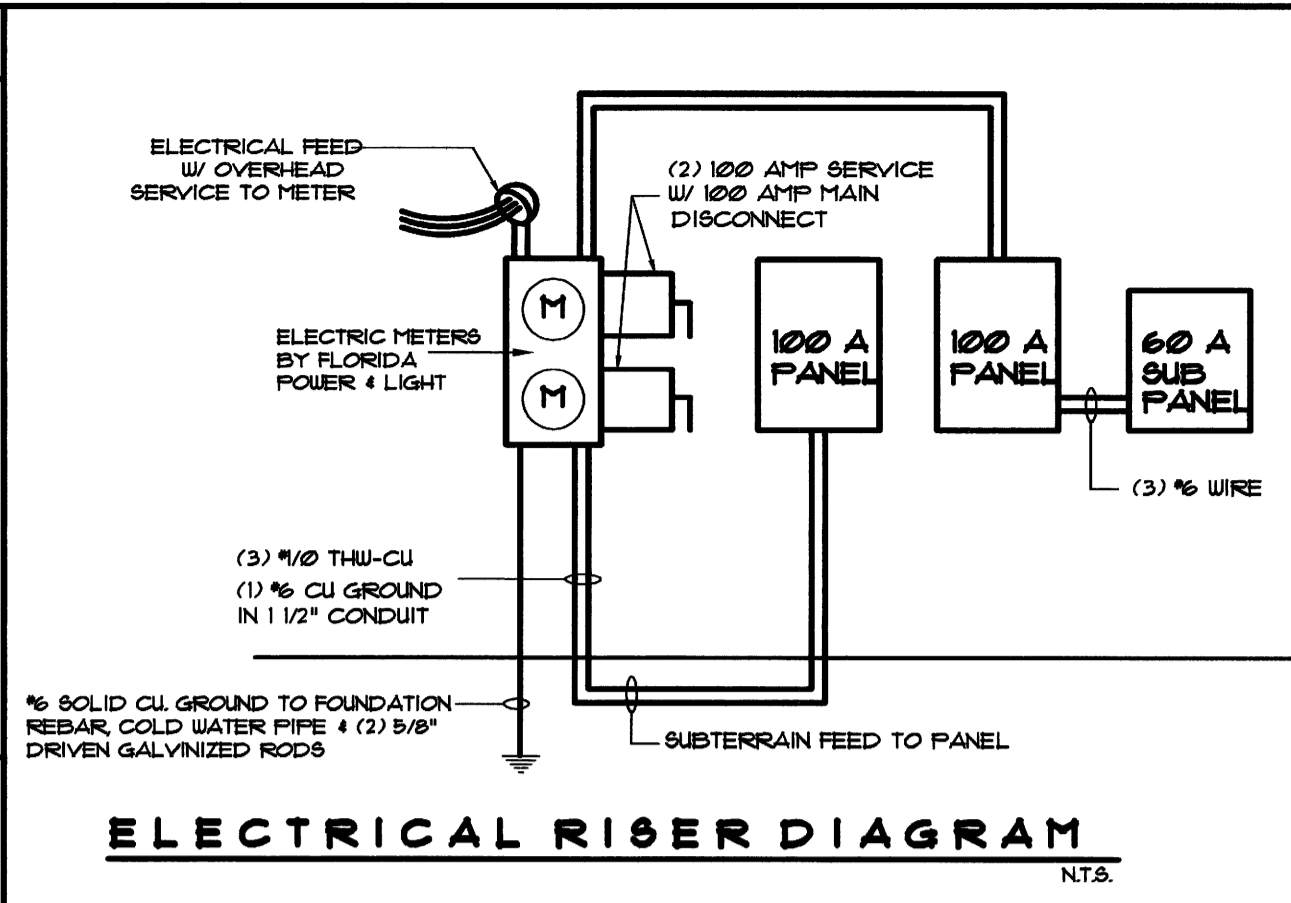
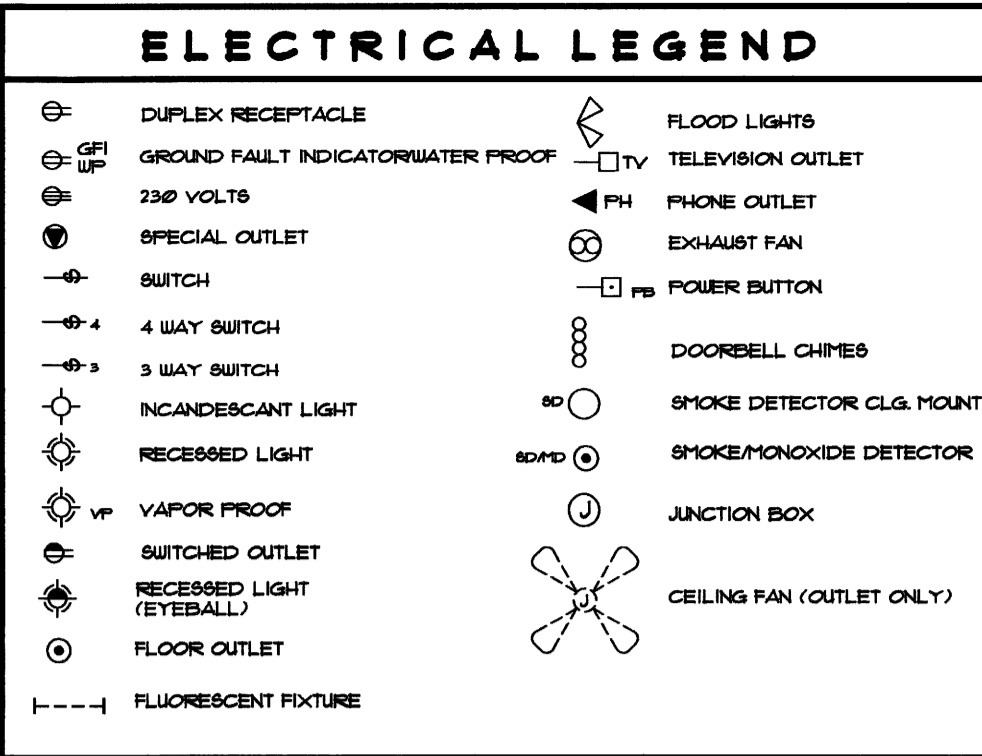
WALL MOUNT TELEPHONE 8'-0" AFF.
 TELEPHONE JACKS 5'-0" AFF.
 LIGHT SWITCHES 4'-0" AFF.
 RECEPTACLES 1'-6" AFF.
 TELEVISION JACKS 5'-0" AFF.
 RECEPTACLES & BATHS 4'-0" AFF.

-ELECTRICAL CONTRACTOR TO CONFORM TO SOUTHERN BELL REQUIREMENTS FOR TELEPHONE EQUIPMENT INSTALLATION.

-COORDINATE ALL CONDUIT RUNS AND EQUIPMENT INSTALLATION WITH OTHER TRADES TO AVOID CONFLICTS PRIOR TO FABRICATION, INSTALLATION AND ERECTION.

-ELECTRICAL CONTRACTOR TO VERIFY ALL HVAC UNIT CONNECTIONS WITH HVAC CONTRACTOR PRIOR TO INSTALLATION.

-ALL METERS, METER CENTERS AND DISCONNECTS TO BE APPROVED BY FLORIDA POWER AND LIGHT.



ELECTRICAL PANEL SCHEDULE

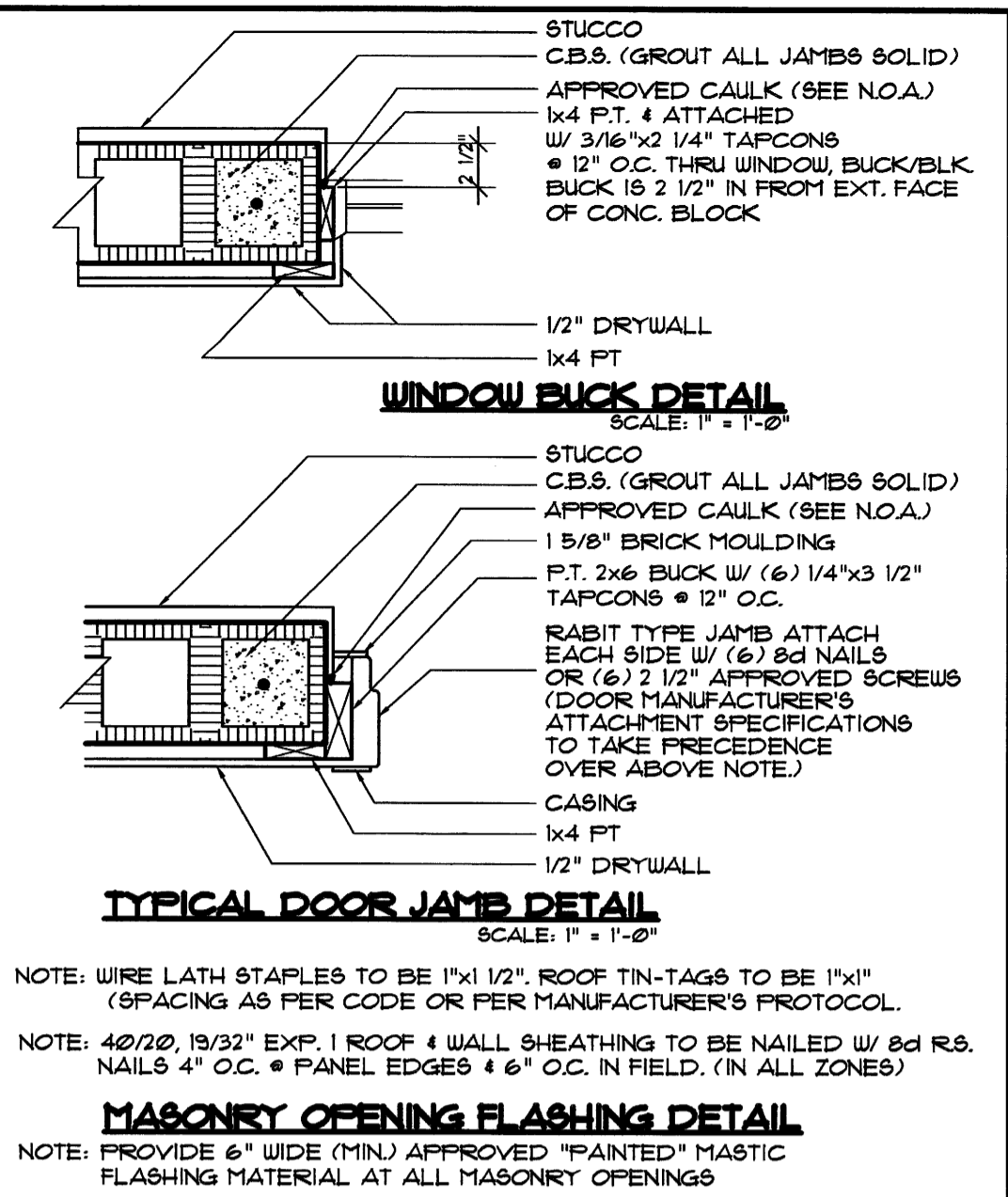
CIRCUIT	USE	POLE/BREAKER	LOAD	WIRE SIZE
13	AHJ / HEAT STRIP	2P/40A	(2.5 KW)	#10
2,4	A/C SYSTEM CONDENSER	2P/20A	(2.0 KW)	#10
5,7	RANGE	2P/50A	(2.0 KW)	#10
6,8	WATER HEATER	2P/30A	(4.5 KW)	#10
9,11	DISHWASHER-DISPOSAL	2P/20A	(2.0 KW)	#12
10	REFRIGERATOR	1P/20A	(1.2 KW)	#12
12	MICROWAVE	1P/20A	(1.2 KW)	#12
13-17	LIGHTS & RECEPTACLES	1P/50A	(2.0 KW)	#14
18	EXHAUST FAN	1P/20A	(1.4 KW)	#12
19	BATHROOM GFI	1P/20A	(1.5 KW)	#12
20-30	BPARELS			

TOTAL LOAD (WITHOUT HVAC) 29.0 KW
 GENERAL LIGHTING CALC. FOR 406 SF. x 3 WATTS/SQ. FT. = 13 KW

ELECTRICAL SERVICE CALCULATION (PER SECTION 220-30 N.E.C.)

AHJ / HEAT STRIP	= 65%	= 2.5 KW
FIRST 100 KW	= 100%	(UNIT A) = 0.0 KW
REMAINDER	= 40%	(1.50 x .40) = 0.60 KW
TOTAL COMPUTED LOAD		= 8.5 KW

KW'S x 10000 W = 35.5 AMP'S
 240 VOLTS



unless otherwise noted

CEILING HEIGHTS SHALL BE AS NOTED ON PLANS
 1/2" MIN. SHEET ROCK WALLS AND CEILINGS
 EXTERIOR WALLS TO BE 8" CONCRETE MASONRY UNITS WITH STUCCO FINISH (SEE ELEVATIONS)
 INSULATION MUST COMPLY WITH THE FLORIDA BUILDING CODE 2020* AND ALL LOCAL CODE REQUIREMENTS

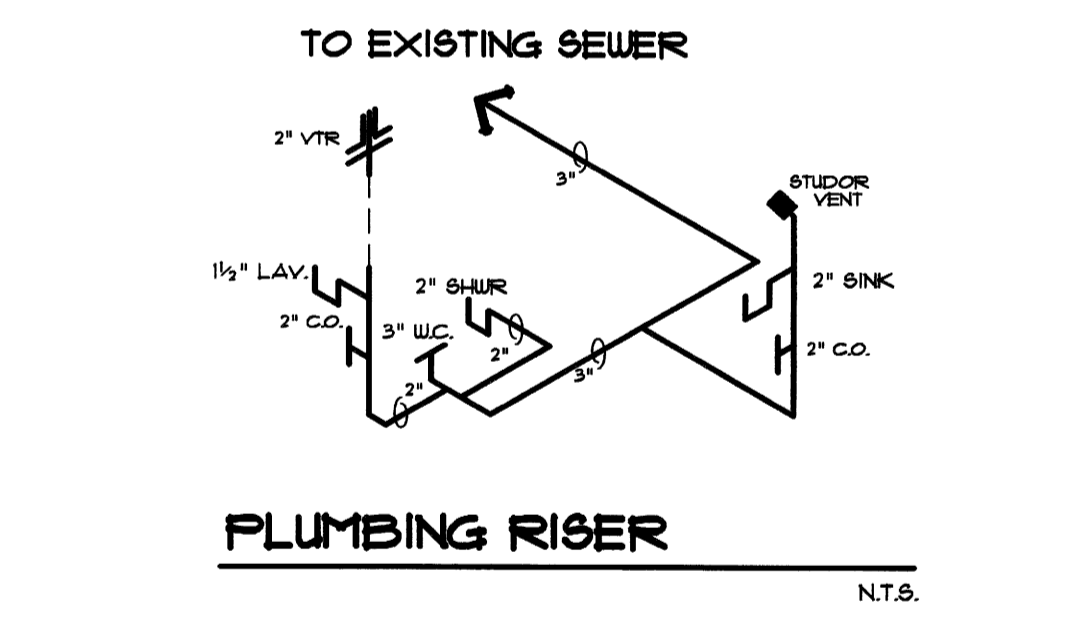
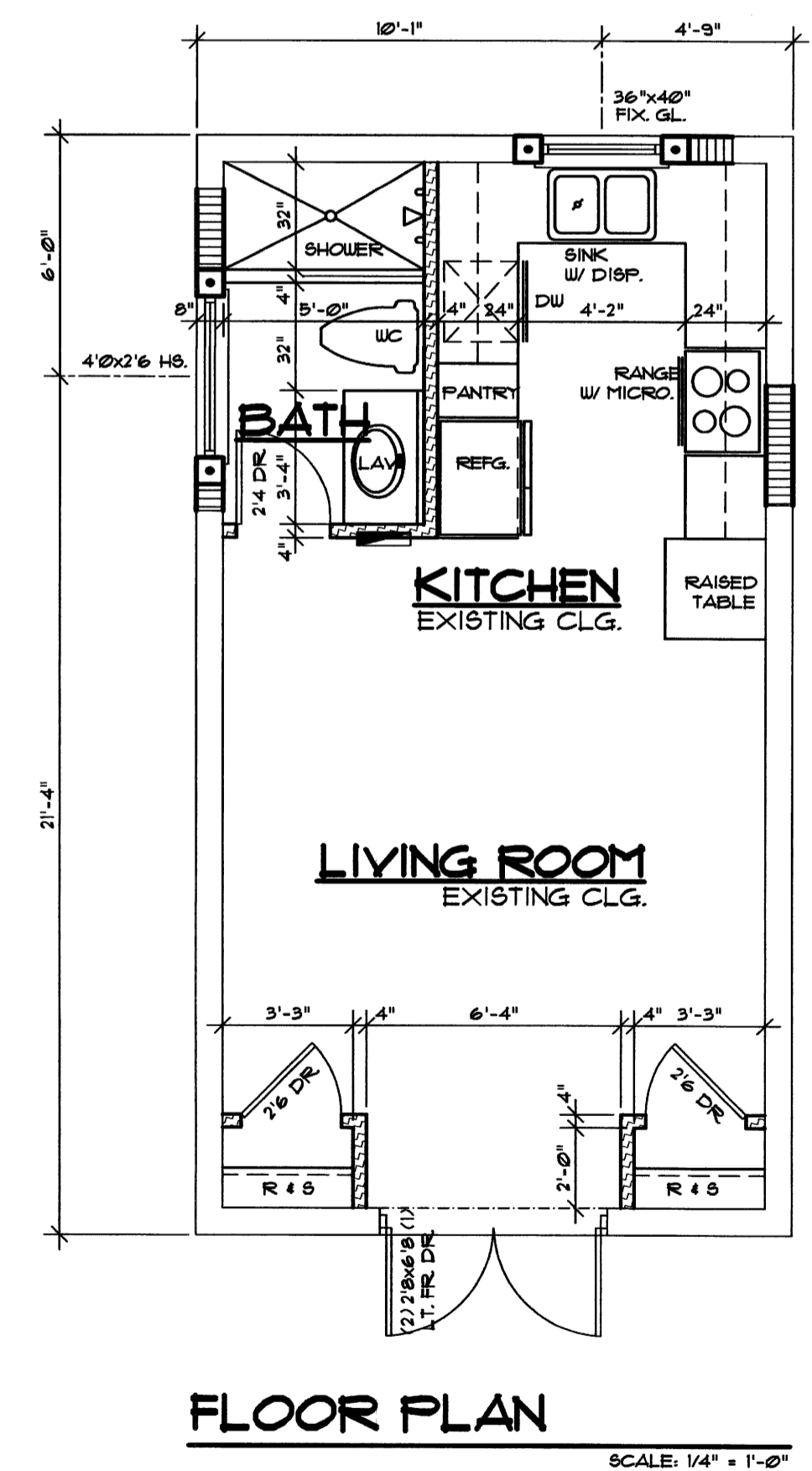
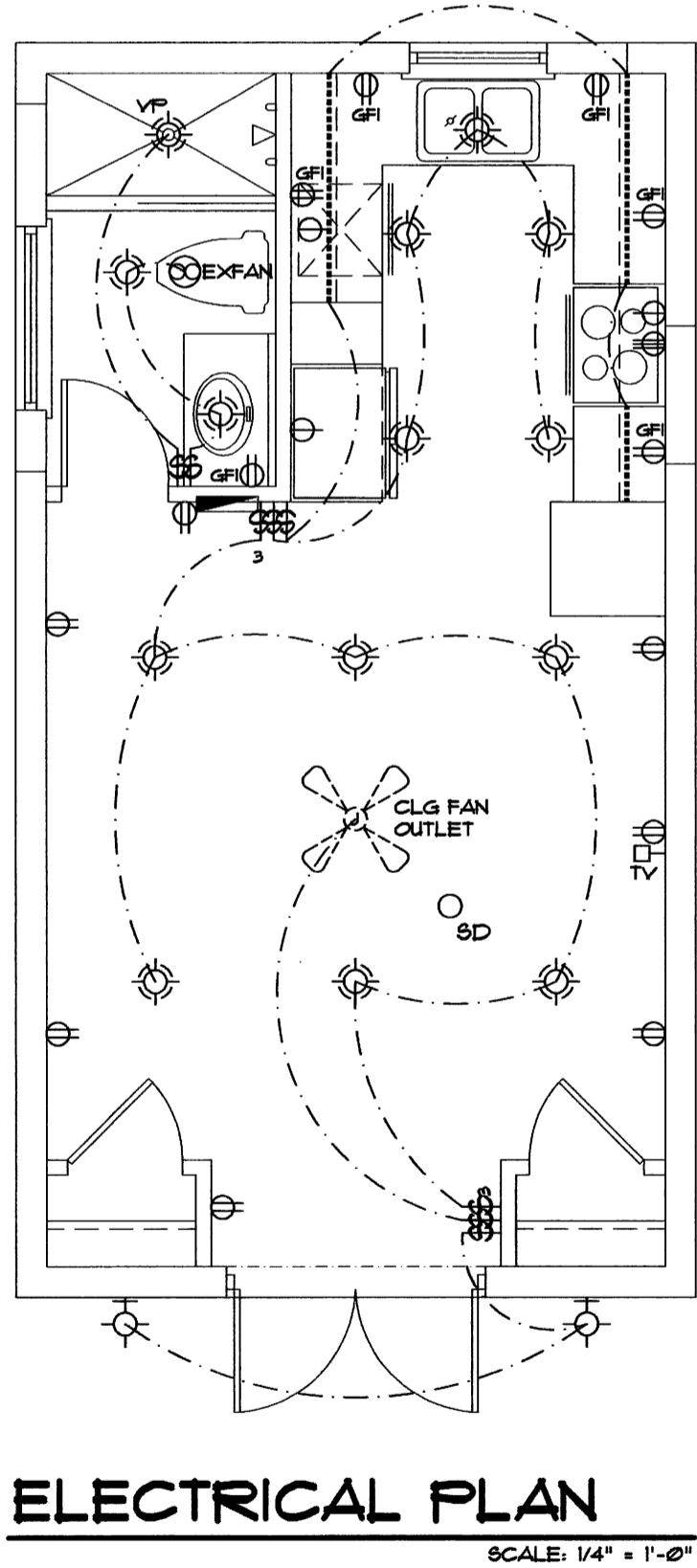
1 3/8" x 6" x 8" 1/2" SOLID CORE INTERIOR DOORS (SEE FLOOR PLAN FOR SIZES)
 2 1/4" SOLID CORE EXTERIOR DOORS (SEE SCHEDULE FOR ADDITIONAL INFO.)

ALL GLASS DOORS (TEMP.) MUST COMPLY WITH F.B.C. 2020
 TEMPERED SAFETY GLASS ALL BATH AREAS
 ALUMINUM FRAME WINDOWS AT 6'-8" HD. HT. (SEE PLAN FOR SIZES & TYPES)
 ALL BEDROOM WINDOWS SHALL MEET EGRESS REQUIREMENTS OF: 20" MIN. WIDTH, 24" MIN. HEIGHT, WITH MIN. OPENING AREA OF 5.7 SQUARE FEET AND SILL HEIGHT NOT TO EXCEED 44" ABOVE FINISH FLOOR

ALL ANGLES 45 DEGREES
 ALL DOOR & WINDOW OPENINGS TO BE IMPACT RESISTANT (NEW & EXISTING)
 (BLDR. TO PROVIDE PRODUCT APPROVAL DOCUMENTATION)

bath schedule

TILE FLOOR WET AREAS
 TILE DRAIN AND SPLASH
 TILE FULL AT SHOWER
 TILE AT TUBS (MIN. 80" HIGH)
 TEMPERED SAFETY GLASS AT ALL BATH WET AREAS



WALL LEGEND

- NEW NON-BEARING PARTITION WALLS
- CONCRETE BLOCK WALLS
- EXISTING WALLS

AREA CALCULATIONS
 LIVING RENOVATION: 406 SF

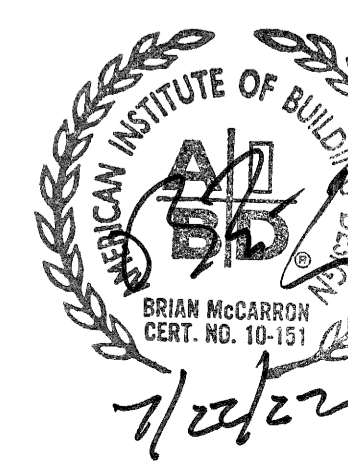
RENOVATION at:
 2312 Spanish Trail, Delray Beach, FL

For: **MR. & MRS. ZIMMERMAN**
FLOOR & ELECTRICAL PLANS

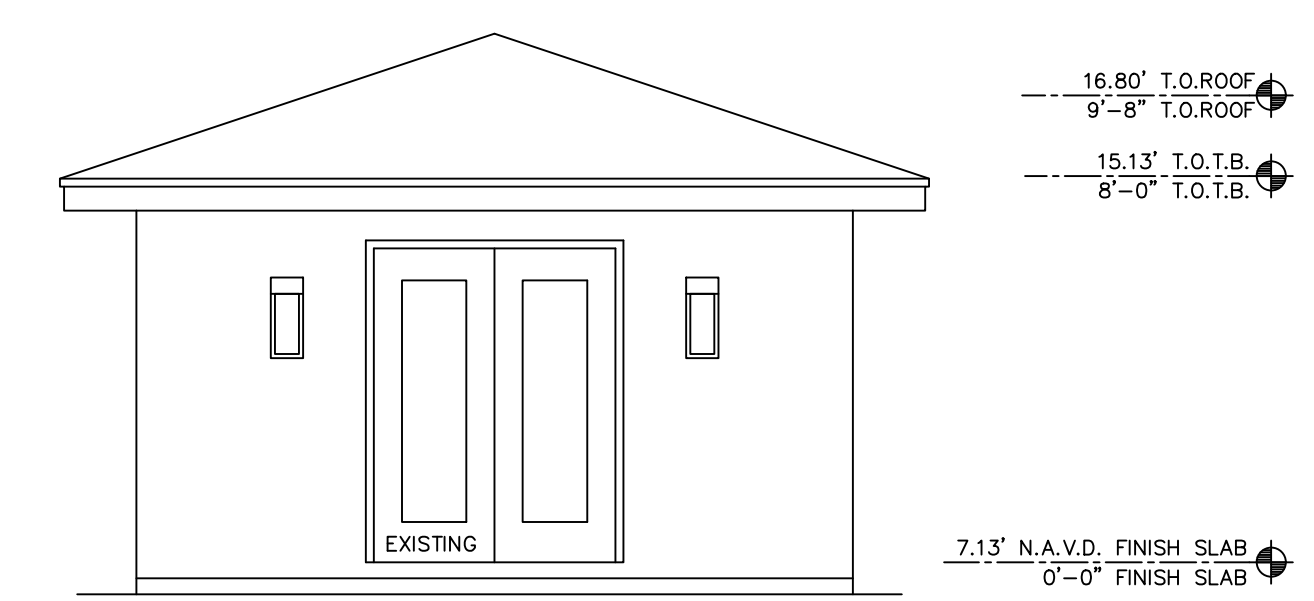
plan #: 406
 Job #: 22E128
 date: 7/22/22

McCARRON / ASSOC., Inc.
 A.I.B.D. - F.R.D.A.
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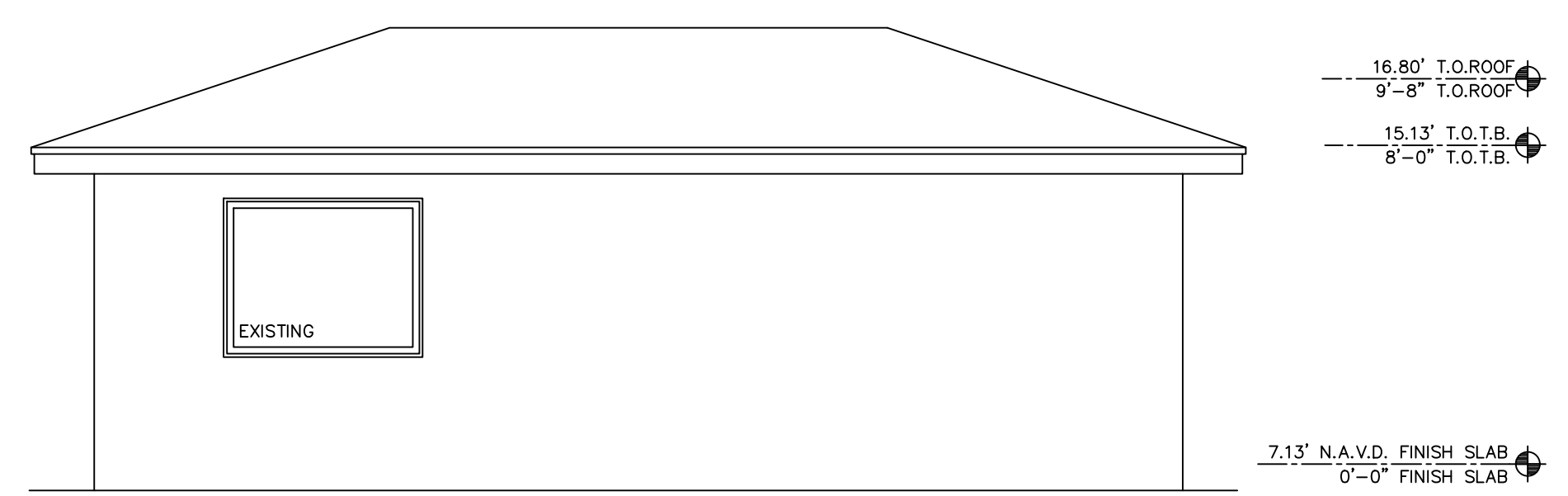
sheet #: **2**
 of: 3



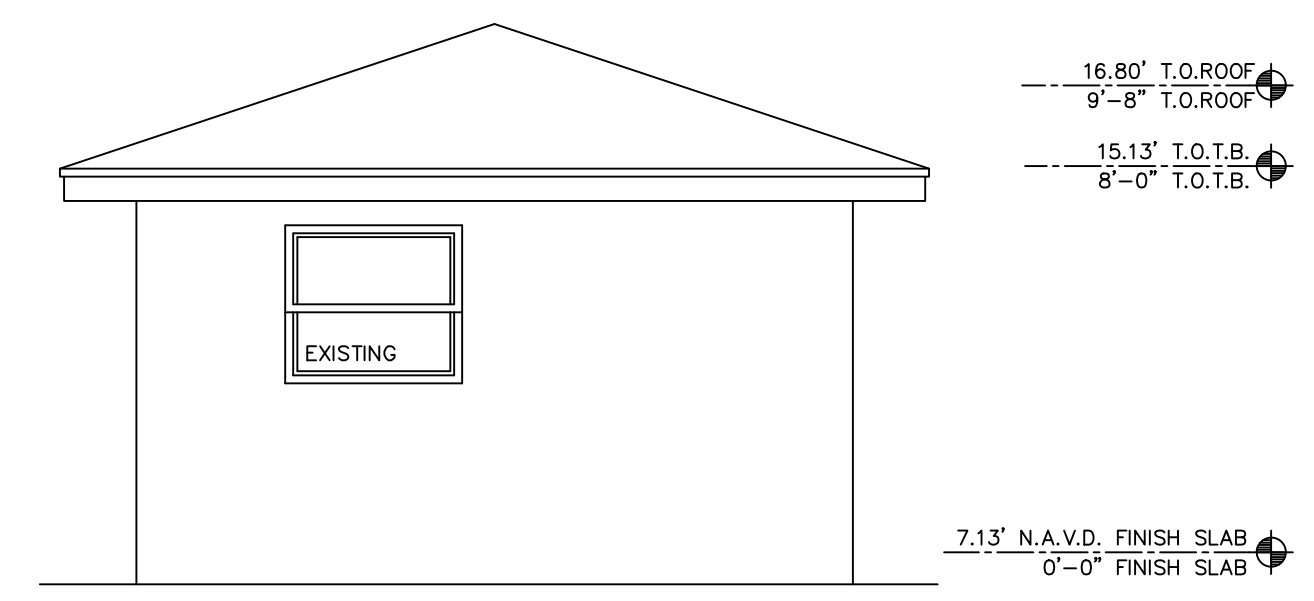
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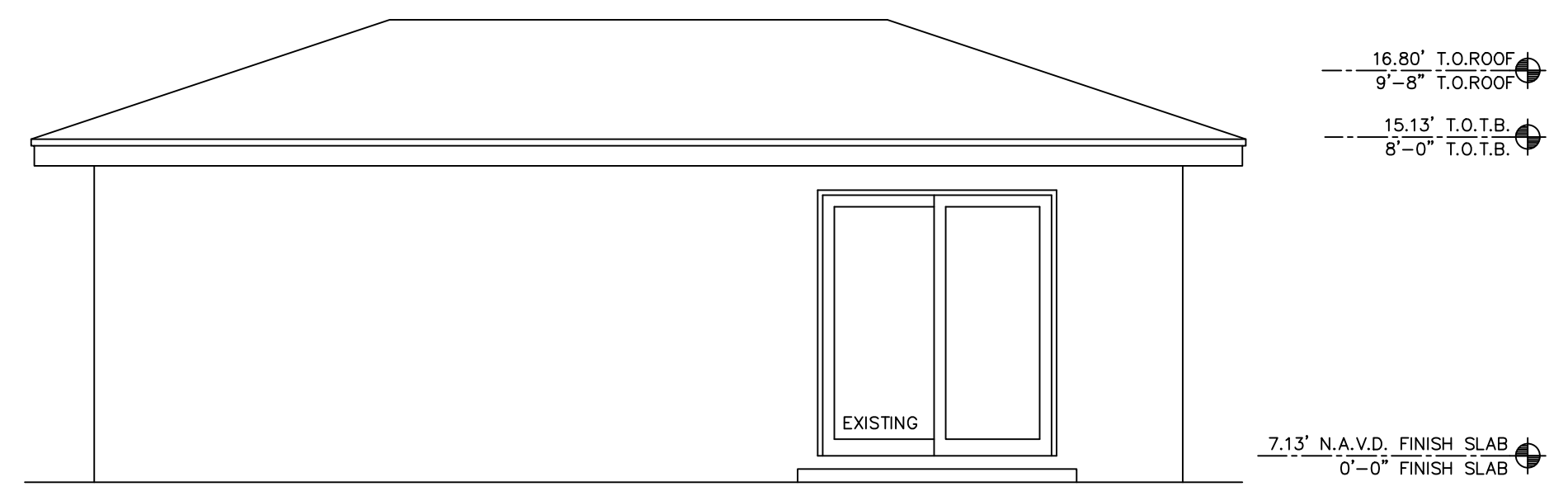
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"




LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

Signed by:

 9/14/2024

RENOVATION at: 2312 Spanish Trail, Delray Beach, FL		For: SPANISH RIVER ROAD APARTMENTS	
3RD UNIT ELEVATIONS			
plan #: 0000	McCARRON / ASSOC., Inc. A.I.B.D. - F.R.D.A. 638 EDDY ST., BOCA RATON, FL 33487 561-997-0579 -/- 561-350-4364 mccarronassoc@atl.net - www.mccarroninc.com	sheet #:	3
job #: 24F810		of:	
date: 9/12/24			

Duplex Elevations – 2312 Spanish Trail



West Side



South Side



East Side

Efficiency Elevations – 2312 Spanish Trail



North Side



West Side



South Side



East Side