



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Hood Distribution
Project Location: 1860 Dr. Andre's Way
Request: Class I Site Plan Modification and Architectural Elevations
Board: Site Plan Review and Appearance Board
Meeting Date: February 22, 2017

Board Action:

Approved (5-0, Jim Chard and Fred Kaub absent) for architectural elevation changes associated with a Class I site plan modification.

Project Description:

The subject property is located on the eastside of Dr. Andre's Way and north of Atlantic Avenue in the MROC (Mixed Residential Office and Commercial) zoning district and contains 2.99 acres there is a 28,992 sq. ft. warehouse that is used for a lumber company and 1,008 sq. ft. of office space. The site was constructed in 1980.

The elevation change includes the installation of a steel canopy in the rear of the building which faces the north elevation. The canopy will extend 150 ft. of the building length and project 45 ft and will be enclosed on east and west elevations.

Staff Recommendation:

Approve

Board Comments:

none

Public Comments:

None

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: February 22, 2017

ITEM: Hood Distribution (2017-083) Approval of a Class I Site Plan Modification for Hood Distribution associated with the installation of an aluminum awning pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a) at 1860 Dr. Andre's Way.

RECOMMENDATION: Approval

GENERAL DATA:

Owner..... Darrin Martin

Applicant..... Kyle Sawchuk, RA Architect

Location..... On the East Side of Dr. Andre's Way
North of Atlantic Avenue.

Existing land Use..... Lumber Company

Property Size..... 2.99 Acres

Future Land Use Map..... CMR (Commerce)

Current Zoning..... MROC (Mixed Residential Office & Commercial)

Adjacent Zoning..... North: MROC (Mixed Residential Office & Commercial)

East: Cd (Construction District)

South: MROC

West: MROC



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

Applicant: **Kyle Sawchuck, RA**

Project Name: **Hood Distribution**

Project Location: **1860 Dr. Andre's Way**

ITEM BEFORE THE BOARD

The action before the Board is approval of a Class I Site Plan Modification for Hood Distribution associated with the installation of a steel awning in the rear of the building pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

BACKGROUND

The subject property is located on the eastside of Dr. Andre's Way and north of Atlantic Avenue in the MROC (Mixed Residential Office and Commercial) zoning district and contains 2.99 acres there is a 28,992 sq. ft. warehouse that is used for a lumber company and 1,008 sq. ft. of office space. The site was constructed in 1980.

Now before the Board is a Class I Site Plan Modification associated with the installation a steel awning on the north elevation.

ARCHITECTURAL ELEVATION ANALYSIS

Pursuant to **LDR Section 4.6.18(E)**, the following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed elevation change includes the installation of a steel canopy in the rear of the building which faces the north elevation. The canopy will extend 150 ft. of the building length and project 45 ft and will be enclosed on east and west elevations. The canopy will provide a protected space to cross dock (load and unload) inbound as well as outbound materials.

The proposed architectural elevation change will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Class I site plan modification for Hood Distribution located at **1860 Dr. Andre's Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E).
- C. Deny the Class I site plan modification for Hood Distribution located at **1860 Dr. Andre's Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E).

RECOMMENDATION

Approve the Class I site plan modification for Hood Distribution located at **1860 Dr. Andre's Way**, by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E).

Report Prepared By: Jennifer Buce, Assistant Planner

Attachments: Survey; Site Plan; Location Map



November 17, 2016

City of Delray Beach
Planning, Zoning and Building Department
100 NW 1st Avenue, Delray Beach, Florida 33444
(561) 243-7000

To Whom It May Concern:

This letter is to clarify the intended use of the canopy project that we are proposing for our distribution unit located at 1860 Dr. Andre's Way, Delray Beach, FL 33445. Our business there is the distribution of both cabinet and architectural grade hardwood lumber, panels & related accessory items. The nature and quality of these wood products do not allow exposure to the elements, especially rain water.

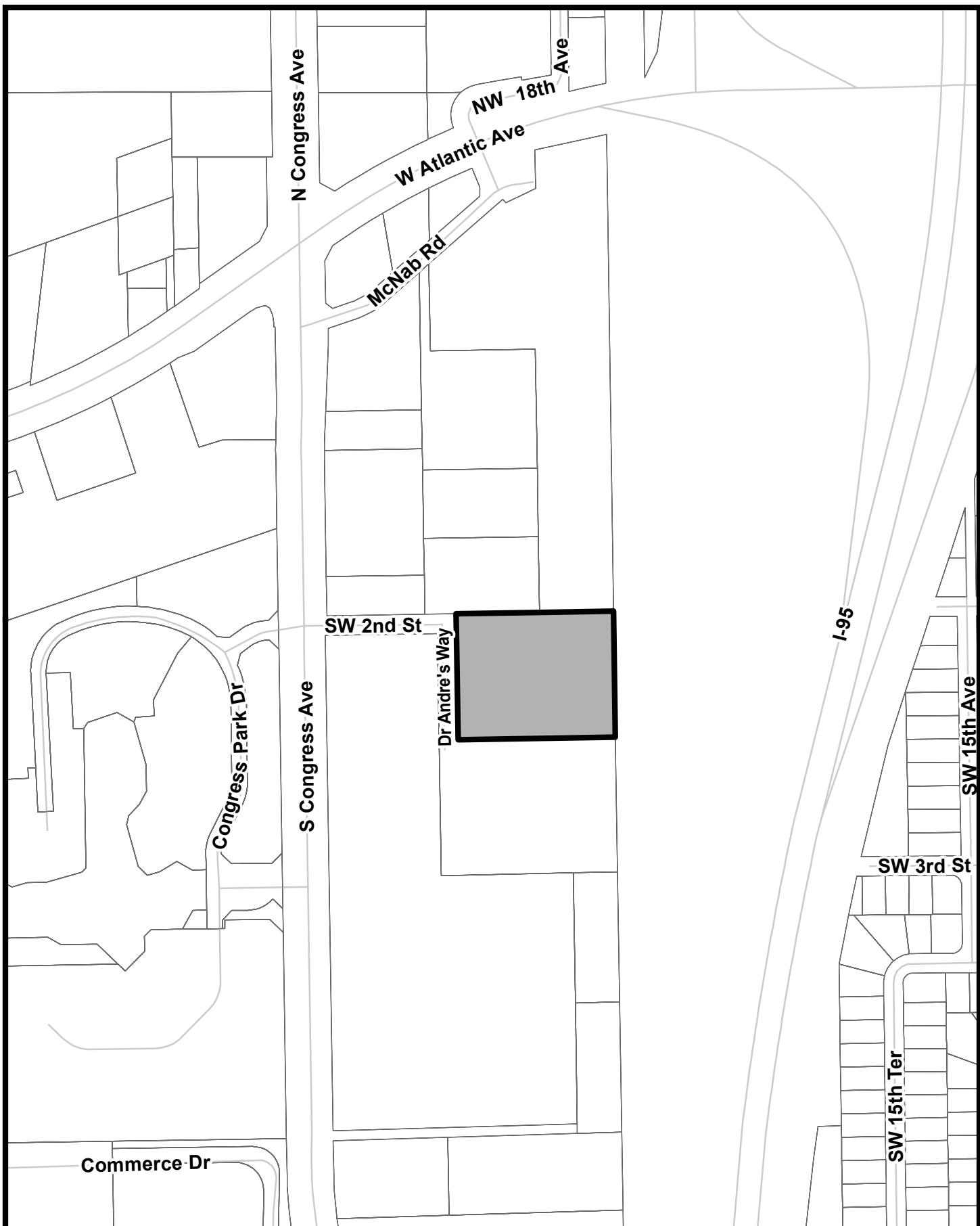
The intended use of this canopy is to allow us covered, protected space to cross dock (load & un-load) inbound as well as outbound materials. Inbound loads will be unloaded and staged there until they are checked-in, tagged and moved to their permanent storage locations inside the warehouse structure. Our outbound orders will be staged there until our trucks return from their daily runs and are reloaded in the afternoons for the next day runs.

The canopy project will enable our operation to increase its efficiencies by having a space to load and unload our valuable products in an area much more protected from the elements. The regular rains in South Florida hinder the efficiencies of the operation often as we currently do not have the space within the warehouse to perform this function. The warehouse footage is completely taken up by our small office and the stocking locations of the materials that we distribute in the marketplace; leaving little to no remaining space for the much needed covered cross docking function to take place.

Your attention to this matter is much appreciated as we look forward to continuing our long standing business in the community. This canopy will greatly improve our efficiencies allowing our operation more growth opportunities.

Regards,

Darrin Martin
Vice President, Hood Industries – Distribution Division



**Hood Distribution
1860 Dr. Andre's Way
LOCATION MAP**



Subject Property

HOOD DISTRIBUTION-EXTERIOR CANOPY

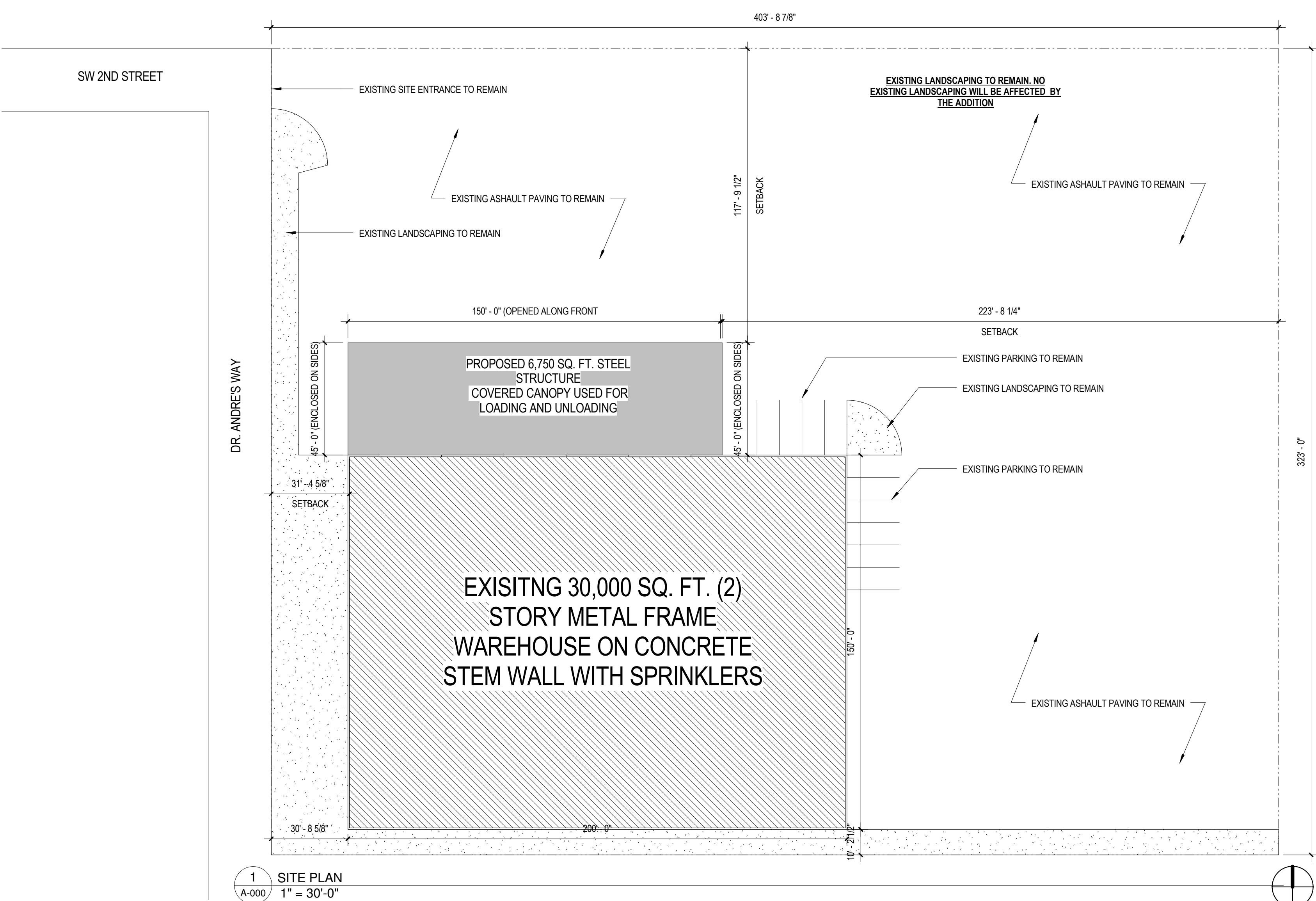
1860 DR. ANDRE'S WAY

DELRAY BEACH, FL

33445

Commission No. 16-007
01.16.2017

SITE PLAN APPLICATION LEVEL I



PROJECT REPRESENTATIVES

ARCHITECT OF RECORD

Kyle Sawchuk Architect, PA
The Office of Architecture
2657 Middle River Drive, Suite #1
Fort Lauderdale, FL
33306

Contact: Kyle Sawchuk, RA
Ph. 954.801.1709
email: kpsarchitect@gmail.com

STRUCTURAL ENGINEER

Conemco Consultants
8250 Flager St, Suite 114
Miami, FL 33144

Contact: Jose A. Compres P.E.
Ph. 786.888.2002
email: info@conemco.com

CONTRACTOR:

Kyle Sawchuk Architect, PA
The Office of Architecture
2657 Middle River Drive, Suite #1
Fort Lauderdale, FL
33306

Contact: Kyle Sawchuk, RA
Ph. 954.801.1709
email: kpsarchitect@gmail.com

SHEET INDEX

A-000	COVER SHEET & SITE PLAN
S-0	SURVEY
S-1	STRUCTURAL SITE PLAN
A-100	PLANS AND ELEVATIONS
A-101	PHOTOS

KYLE P. SAWCHUK
AR 96356

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ALL DESIGNS, DRAWINGS, DETAILS & NOTES ON THIS DRAWING ARE
THE PROPERTY OF KYLE SAWCHUK, ARCHITECT, PA & THE OFFICE OF
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COPIED, OR REPRODUCED IN WHOLE OR IN PART, WITHOUT THE
PRIOR WRITTEN CONSENT OF KYLE SAWCHUK, ARCHITECT, PA & THE OFFICE OF
ARCHITECTURE

PROJECT SCOPE & DATA:

EXTERIOR OPENED AIR 150'-0" X 45'-0" METAL CANOPY ADDITION TO AN EXISTING
WAREHOUSE

NO MECHANICAL WORK
NO PLUMBING WORK
NO ELECTRICAL WORK
NO LANDSCAPING WORK

LEGAL DESCRIPTION:

MC EWEN LUMBER SUBD LOT 1

BUILDING DATA:

GOVERNING CODE: INCLUDING BUT NOT LIMITED TO, 2014 (5TH ADDITION)
FLORIDA BUILDING CODE, 2014 (5TH ADDITION) FLORIDA BUILDING CODE
EXISTING BUILDING, AND/OR APPLICABLE LOCAL, STATE, AND FEDERAL CODES
HAVING JURISDICTION

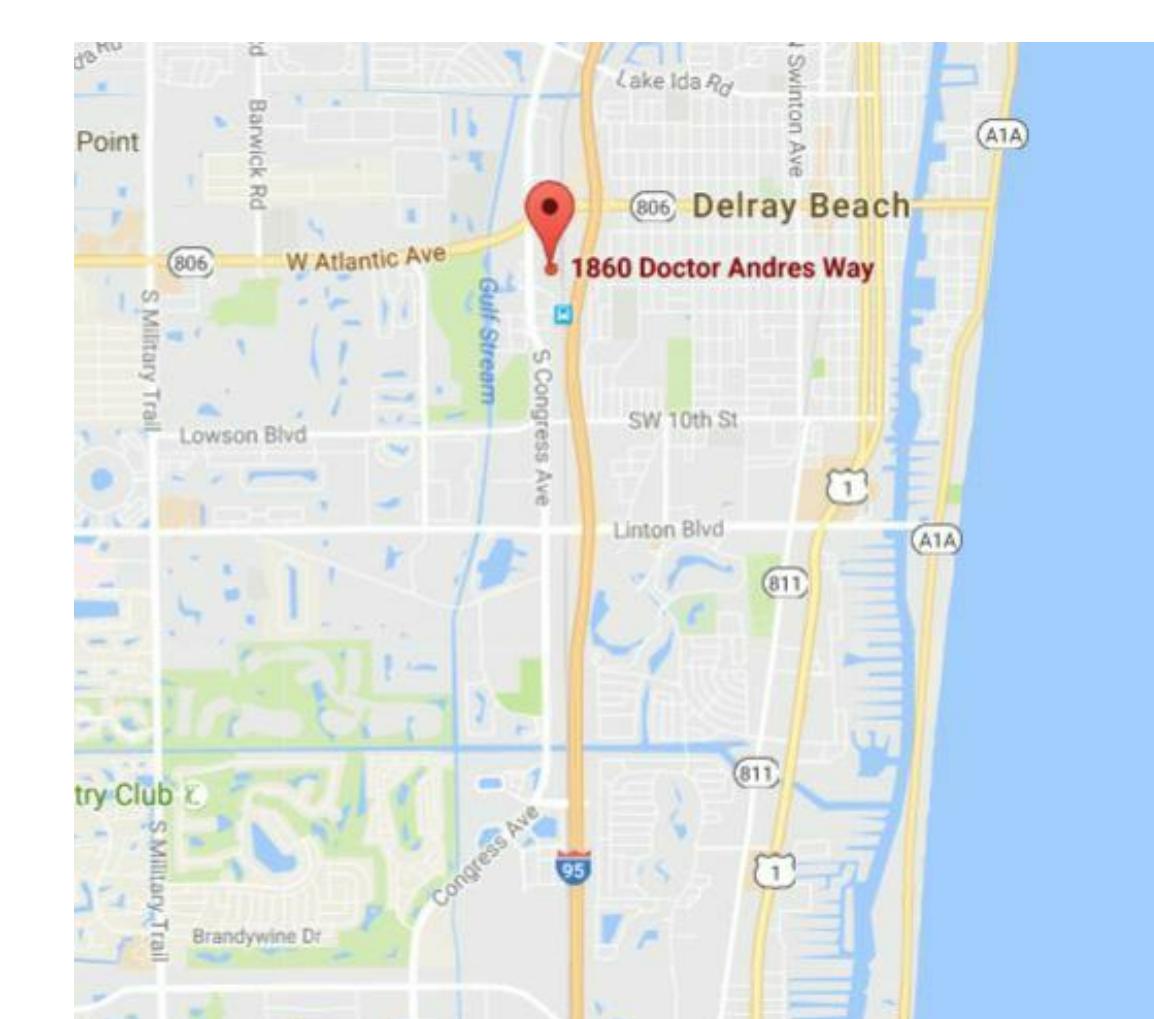
OCCUPANCY TYPE: Moderate-hazard storage, Group S-1-LUMBER (NO CHANGE OF
OCCUPANCY USE)

CLASSIFICATION OF WORK: ADDITION

CONSTRUCTION TYPE: TYPE II-B

COMPLIANCE METHOD OF CONSTRUCTION: WORK AREA
"THE BUILDING WILL NOT BE ALTERED OR REPAIRED IN A MANNER THAT
RESULTS IN THE BUILDING BEING LESS SAFE THAN SUCH BEING CURRENTLY."

LOCATION MAP: NTS



HOOD DISTRIBUTION

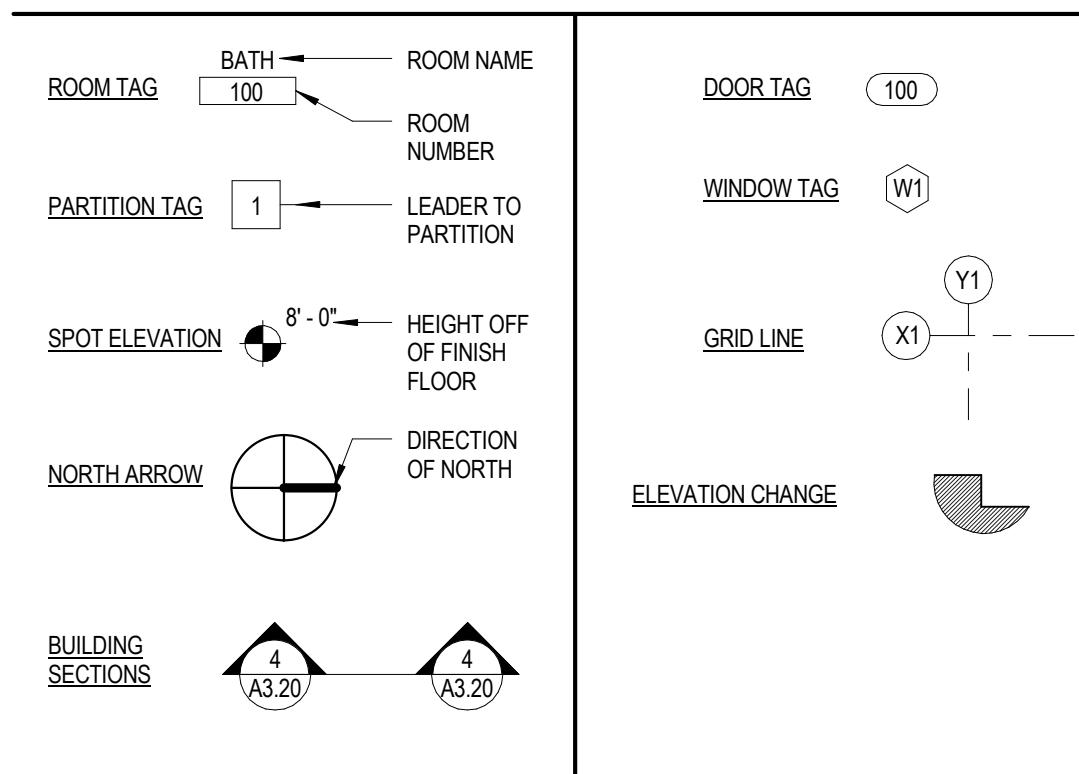
RENOVATION FOR:

1860 DR. ANDRE'S WAY
DELRAY BEACH, FL
33445

DATE: 01.16.17
NUMBER: 15-033
REVIEWED: KPS
MANAGED: KPS
DRAWN: KPS

REVISION:

ANNOTATION SYMBOLS



COVER SHEET & SITE
PLAN

A-000

GENERAL CONSTRUCTION NOTES

GENERAL CONDITIONS

THIS SET OF DRAWINGS SHOULD NOT BE SCALED; USE DIMENSIONS AND INFORMATION SHOWN.

PRIOR TO PROCEEDING WITH ANY WORK AND FABRICATION, THE CONTRACTOR SHALL: VERIFY AND COORDINATE WITH ANY ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS SHOWN OR NOT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DIMENSIONAL DISCREPANCY FOUND ON THE STRUCTURAL DRAWINGS SHALL BE CONTROLLED BY THE DIMENSIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL FURTHER VERIFY AND CONFIRM WITH THE ARCHITECT AND THE STRUCTURAL ENGINEER FOR RESOLUTION OF SUCH DISCREPANCY.

VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE. PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, UTILITIES, FACILITIES AND THEIR CONTENTS.

REFER TO ARCHITECTURAL AND OTHER DRAWINGS FOR ANY DEMOLITION AND ADJUSTMENT / REMOVAL OF EXISTING FENCE, ANY UNDERGROUND / OVERHEAD UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF ALL STRUCTURAL MEMBERS, WALLS AND NON STRUCTURAL ITEMS DURING CONSTRUCTION.

REFER TO AND COORDINATE WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITIES, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.

EMBEDMENT OF PIPES AND CONDUITS IN CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF THE CHAPTER SIX (6), SECTION 6.3 ACI-318 LATEST EDITION.

FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S INSTRUCTIONS UNLESS INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

THE GENERAL CONTRACTOR SHALL AT ALL TIMES MAINTAIN AT THE JOBSITE A CURRENT APPROVED SET OF DRAWINGS.

DESIGN CRITERIA

THE STRUCTURAL COMPONENTS FOR THIS PROJECT HAVE BEEN DESIGNED IN COMPLIANCE WITH THE FLORIDA BUILDING CODE (FBCR) 2014.

THE FOLLOWING LOADS HAVE BEEN USED FOR THE STRUCTURAL DESIGN OF THE BUILDING:

GRAVITY LOADS:

GROUND FLOOR:
SUPERIMPOSED DEAD LOAD = 30 PSF
LIVE LOAD = 50 PSF

WIND LOADS:
IN ACCORDANCE WITH ASCE 7-10 WITH 3 SECOND SUSTAINED WIND GUSTS.
WIND VELOCITY=175 MPH

EXPOSURE=C
ENCLOSURE CATEGORY: PARTIALLY ENCLOSE (Gcp_i = ± 0.55)

CONCRETE COVER

MINIMUM CONCRETE COVER TO REINFORCING STEEL IN ACCORDANCE WITH ACI 318-08 AND SHALL BE AS FOLLOW:

ELEMENT:	BOTTOM:	TOP:	SIDE:
FOUNDATION	3"	2"	2"
BEAMS	1 1/2"	1 1/2"	1 1/2"
COLUMNS / WALLS	-	-	1 1/2"
SLAB ON GRADE	2"	1"	-
INT. STRUCT. SLAB	1"	1"	1 1/2"
EXT. STRUCT. SLAB	1"	1 1/2"	1 1/2"

FOUNDATION

FOUNDATIONS HAVE BEEN EVALUATED FOR A SOIL BEARING CAPACITY OF 2,500 PSF AND FINE SAND SOIL TYPE OF SUBSURFACE CONDITION, FROM FLORIDA ENGINEERING & TESTING, INC., JULY 5, 2015.

CONCRETE

SHALL BE A MIX DESIGNED IN ACCORDANCE WITH A.C.I. 301 (LATEST EDITION) TO ACHIEVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 P.S.I. AND A MAXIMUM WATER-CEMENT RATIO OF 0.40 AND A SLUMP OF 4"± 1".

ALL CONCRETE SHALL CONTAIN AN ENGINEER-APPROVED A.S.T.M. C494 TYPE 'D' ADMIXTURE (WATER-REDUCING RETARDED).

CONCRETE ON EXPOSED BALCONIES, SLABS, BEAMS AND STAIRS SHALL HAVE A TOP SURFACE COATED WITH "ALKYL-ALKYOXY SILANE SEALER" OR ENGINEER-APPROVED EQUAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WATER-CEMENT RATIO IN EXPOSED BALCONIES SHALL BE 0.40.

TRANSPORTATION, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH A.C.I. 318 BUILDING CODE (LATEST EDITION).

ALL CONCRETE STRUCTURAL COMPONENTS SHALL HAVE CONCRETE STRENGTH TESTED IN ACCORDANCE WITH A.S.T.M. STANDARDS. FLORIDA BUILDING CODE 2014 AND ACI 318(LATEST EDITION). TEST CYLINDERS MUST BE TAKEN EVERY 50 CUBIC YARDS OF CONCRETE PRIOR TO PLACEMENT. TESTING LAB SHALL PROVIDE COPIES OF CONCRETE TESTS RESULTS TO ENGINEERS OFFICE FOR REVIEW.

CONCRETE MIX DESIGN SHALL BE SUBMITTED TO ENGINEER'S OFFICE FOR REVIEW.

REINFORCING STEEL

SHALL BE DEFORMED BARS, FREE FROM LOOSE RUST AND SCALE, AND CONFORMING TO A.S.T.M. A615 GRADE 60.

ALL ACCESSORIES SHALL HAVE UPTURNED LEGS, AND BE PLASTIC DIPPED AFTER FABRICATION. ACCESSORIES FOR REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH A.C.I. 318 CURRENT EDITION.

ALL PLACEMENT OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE.

PLASTIC TIPPED COLUMN SPACERS SHALL BE PROVIDED FOR VERTICAL COLUMN REINFORCING STEEL, SUCH THAT A 1 1/2" MINIMUM CLEARANCE IS MAINTAINED.

AS PER FBC 2014 R606.15.1, MASONRY JOINT REINFORCEMENT IN EXTERIOR WALLS OR INTERIOR WALLS EXPOSED TO MOIST ENVIRONMENT AND WEATHER SHALL BE HOT-DIPPED GALVANIZED AND COMPLY WITH ASTM A 153, CLASS B-2

BAR DEVELOPMENT AND LAP SPLICE LENGTH CONTRACTOR MAY LAP SPLICE STEEL REINFORCING BARS AT LOCATIONS OF HIS CHOOSING EXCEPT FOR THE FOLLOWING:

LONGITUDINAL BEAM TOP BARS AND CONCRETE SLAB TOP BARS SHALL BE SPLICED AT MID SPAN.

1. LONGITUDINAL CONCRETE BEAM BOTTOM BARS AND CONCRETE SLAB BOTTOM BARS SHALL BE SPLICED AT SUPPORT(S).

ALL STEEL REINFORCING LAP SPLICES, UNLESS INDICATED OTHERWISE, SHALL SATISFY THE FOLLOWING:

DEVELOPMENT LENGTH SCHEDULE									
BAR SIZE	#3	#4	#5	#6	#7	#8	#9	#10	#11
TOP BAR *	1'-6"	2'-2"	2'-8"	3'-3"	4'-8"	5'-2"	5'-10"	6'-6"	7'-2"
OTHER	1'-3"	1'-8"	2'-1"	2'-6"	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"

* TOP BAR IS DEFINED AS ANY HORIZONTAL BAR PLACED SUCH MORE THAN 12 INCHES OF CONCRETE IS PLACED BELOW THE BAR IN ANY SINGLE CONCRETE PLACEMENT. CONCRETE WALL HORIZONTAL STEEL REINFORCING BARS ARE CONSIDERED TOP BARS.

STRUCTURAL STEEL

STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH THE F.B.C. 2014 AND AISC SPECIFICATIONS (LATEST EDITION).

STRUCTURAL STEEL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS:

TYPE	ASTM	GRADE	Fy
ALL STANDAR STEEL SHAPES	A50	50 KSI	
STRUCTURAL TUBING	A500	46 KSI	
ANCHOR BOLTS	A307	36 KSI	
STRUCTURAL BOLTS	A325		
ERCTION BOLTS	A307		

CARBON STEEL WELDING SHALL CONFORM TO AWS D1.1-1 WITH AWS A5.1 OR A5.5 ELECTRODES FOR SHOP AND FIELD WELDS, CLASS E70XX.

SUBMIT WELD PROCEDURES AND WELDER CERTIFICATIONS TO CONSTRUCTION MANAGER FOR REVIEW.

ALL WELDING SHALL CONFORM WITH THE A.I.S.C. AND THE AMERICAN WELDING SOCIETY.

AFTER ERECTION, ALL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE, AND OTHER FOREIGN MATERIAL. SCUFFS AND ABRASIONS SHALL BE FIELD TOUCHED-UP. PROVIDE ONE SHOP COAT OF RUST INHIBITING PAINT MIN. 3 ML. DRY FILM THICKNESS.

THE FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF ALL CONNECTIONS. CONNECTIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE SCHEMATIC AND ARE ONLY INTENDED TO SHOW THE RELATIONSHIP OF MEMBERS CONNECTED. CONNECTION DETAILS INDICATED ON THE DRAWINGS SHALL BE INCORPORATED INTO FABRICATOR'S CONNECTION DESIGN. ALL SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THE FABRICATOR'S ENGINEER WITH THE ENGINEER'S SEAL FOR THE STATE WHERE THE STRUCTURE IS LOCATED.

ENGINEER'S SEAL MAY BE QUALIFIED "FOR DESIGN OF CONNECTIONS ONLY." DELEGATED FLORIDA REGISTERED ENGINEER MUST SUBMIT SIGNED AND SEALED CALCULATIONS AND DRAWINGS TO THIS OFFICE FOR REVIEW AND APPROVAL PRIOR TO THE FABRICATION OF STEEL FRAMING AND CONNECTIONS.

STRUCTURAL STEEL SHALL BE PAINTED IN ACCORDANCE WITH SPECIFICATIONS. IF COATING NOT SPECIFIED, PROVIDE SHOP COAT COMPATIBLE PRIMER AND (2) FIELD COATS EPOXY (INDOORS) OR URETHANE (OUTDOORS) PAINT.

MODIFICATIONS OF EXISTING STRUCTURES

NEW CONCRETE TO EXISTING:

EXISTING CONCRETE SURFACES TO BE JOINED WITH NEW CONCRETE SHALL BE THOROUGHLY CLEANED AND ROUGHENED BY SANDBLASTING TO A 1/4" AMPLITUDE. COAT WITH EPOXY BONDING COMPOUND JUST PRIOR TO PLACEMENT OF NEW CONCRETE.

CUTS ON EXPOSED SURFACE:

SURFACES EXPOSED TO VIEW SHALL BE NEATLY SAW CUT TO A DEPTH OF 1" PRIOR TO REMOVING THE EXISTING CONCRETE. STOP SAWCUTS AT CORNERS, DO NOT CUT PAST (USE NEAT CHIPPING).

DOWELED REINFORCING STEEL:

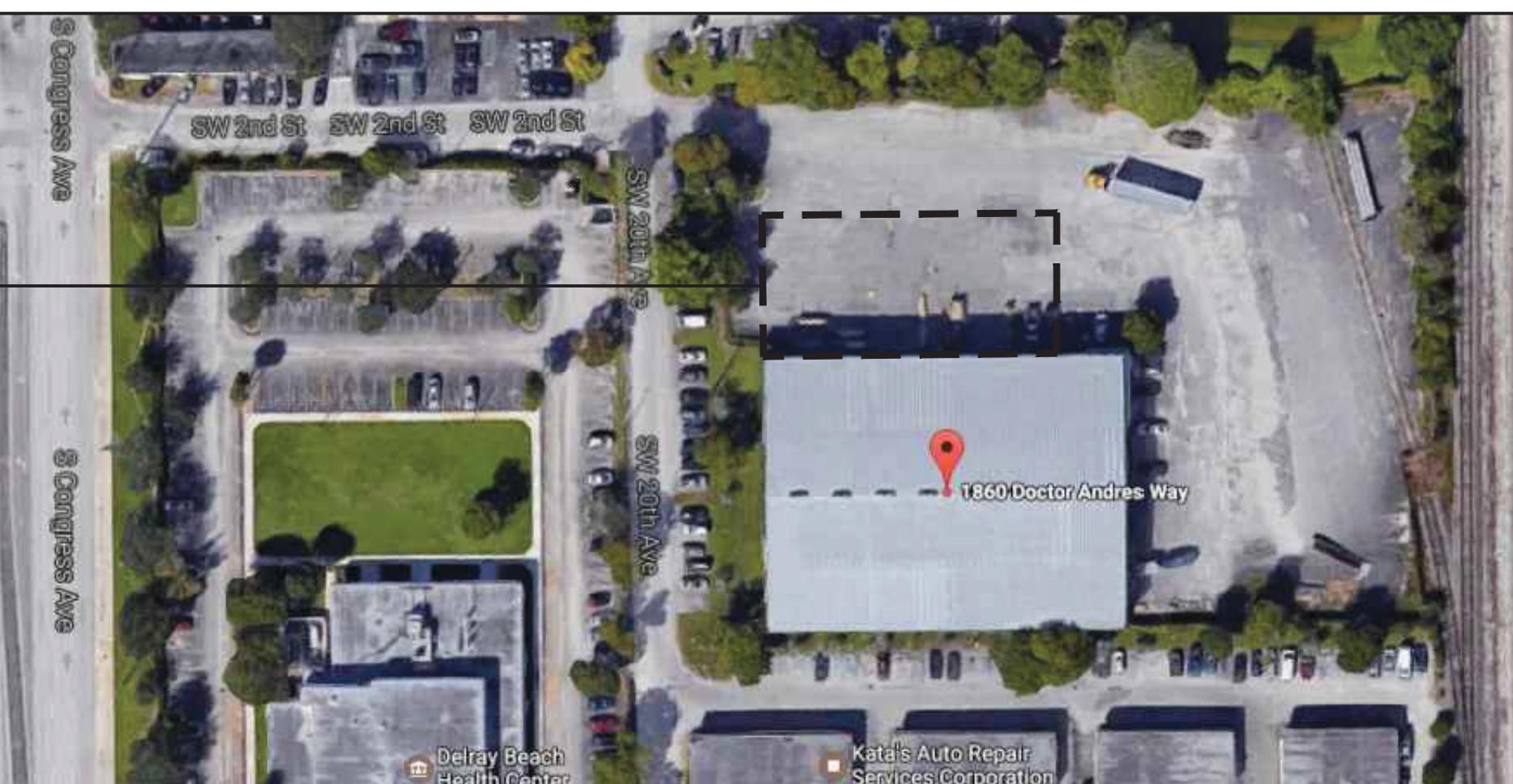
DOWELS SHALL BE INSTALLED USING ADHESIVE. WHEN ADHESIVE HOLES ARE HORIZONTAL, THE HOLES SHALL BE DRILLED SLIGHTLY DOWNWARD (APPROX. 15 DEGREE). WHEN OVERHEAD HOLES ARE REQUIRED, CAPSULE ANCHOR ADHESIVE COMPOUND SHALL BE USED. CONTRACTOR TO CONFIRM THERE IS NO CONFLICT FOR DRILLING.

OPENING IN EXISTING CONCRETE:

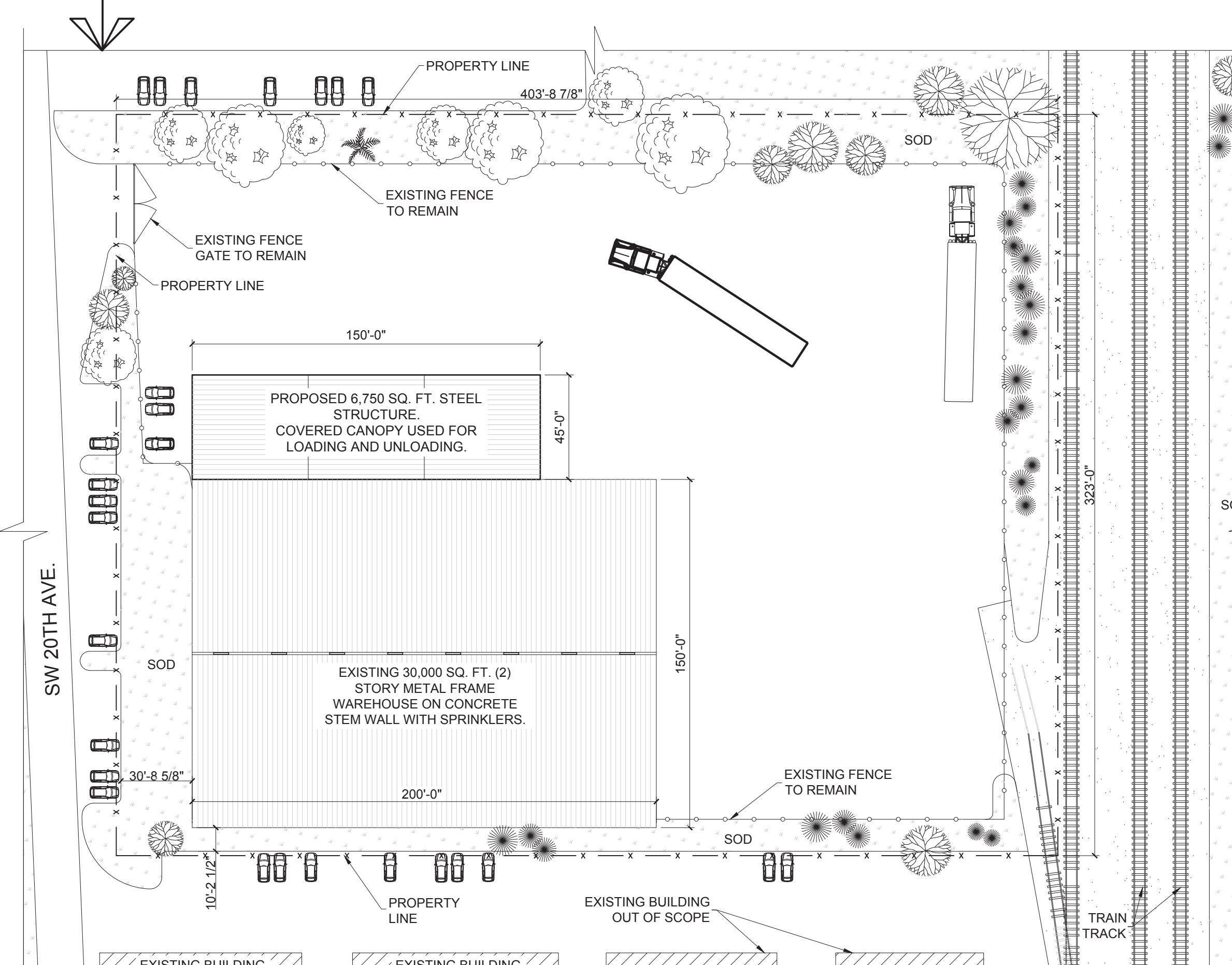
NEW OPENINGS IN EXISTING CONCRETE SHALL BE CUT OVERRSIZED AS SHOWN ON ARCHITECTURAL DRAWINGS AND SCHEDULES, COATED WITH EPOXY BONDING COMPOUND AND FINISHED TO THE REQUIRED OPENING SIZE WITH PROFILING MORTAR.

CONCRETE SURFACE PATCHING:

WHERE EXISTING CONCRETE OR MASONRY IS REMOVED FROM SLABS AND WALLS TO REMAIN, PATCH SURFACE WHERE EXPOSED AS FOLLOWS: CHIP DOWN 3/8 INCH MINIMUM BELOW ADJACENT SURFACE AND LEAVE ROUGH, CLEAN SURFACE. APPLY BONDING AGENT AND FINISH SURFACE TO MATCH ADJACENT WITH POLYMER CONCRETE.



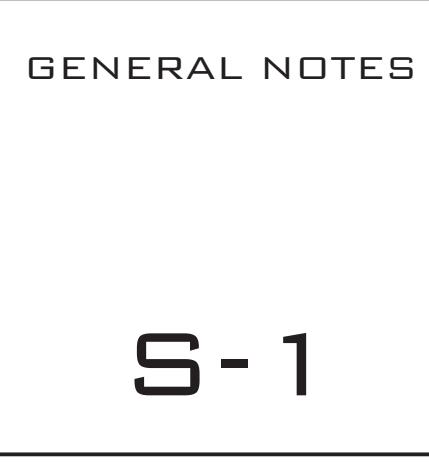
N
LOCATION MAP
SCALE: N.T.S



N
SITE PLAN
SCALE: N.T.S

SCOPE OF WORK
1- PROVIDE SCHEMATIC VIEWS OF THE NEW CANOPY TO PRESENT CALCULATED DESIGN LOADS ON EACH STRUCTURAL ELEMENT.
2- PROVIDE THE FOUNDATION PLAN AND ITS SPECIFICATIONS.

DRAWING LIST
S-1: GENERAL NOTES
S-2: FOUNDATION PLAN
S-3: GROUND FLOOR PLAN & ROOF PLAN
S-4: SECTIONS



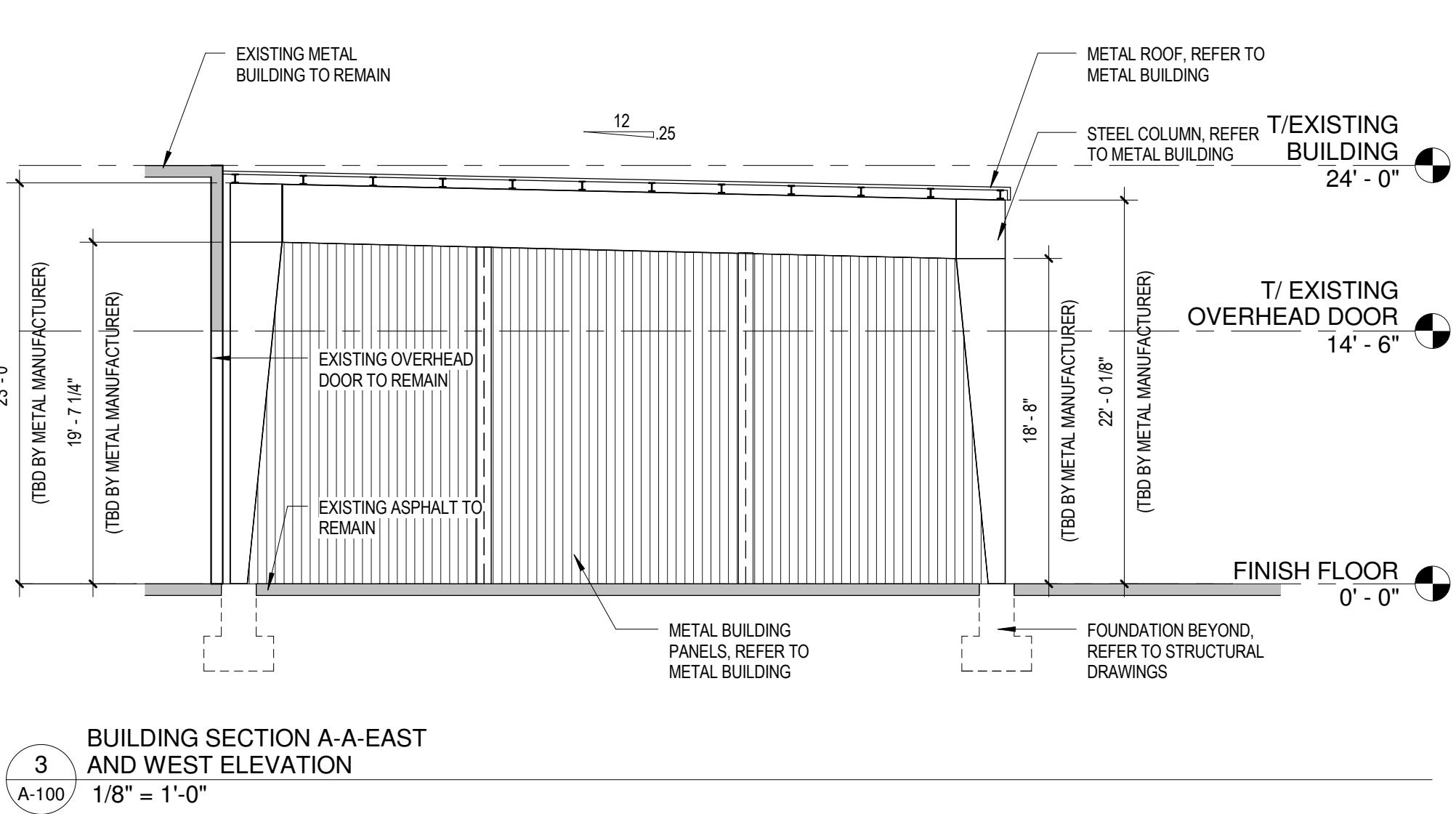
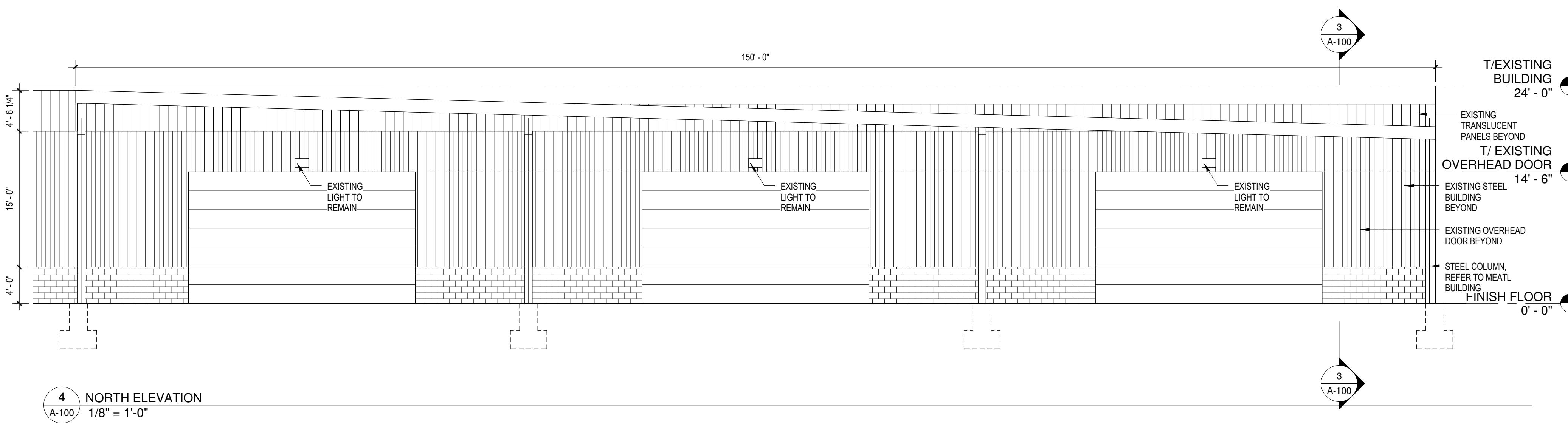
KYLE P. SAWCHUK
AR 96356

THE OFFICE OF
ARCHITECTURE

HOOD INDUSTRIES
1860 DR. ANDRES WAY,
DELRAY BEACH, FL
33445

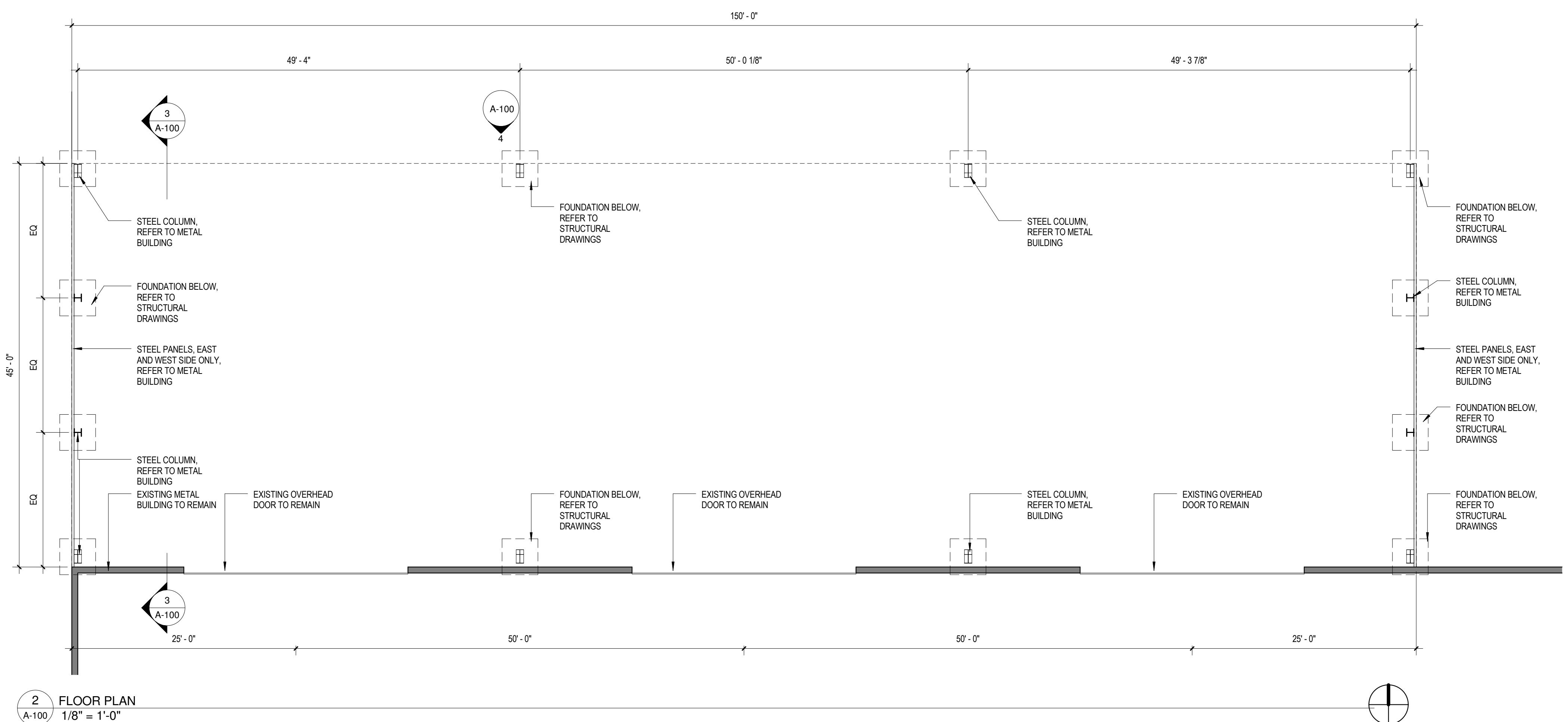
DATE: 12.09.16
NUMBER: XXXXXXXXXX
REVIEWED: JM
MANAGED: JC
DRAWN: MD
REVISION:

JOSE A COMPRES, P.E.
FLORIDA P.E. LIC. # 65557



ARCHITECT'S NOTES:

1. THE ARCHITECT IS NOT RESPONSIBLE FOR ANYTHING IN THE DRAWING AND/OR DOCUMENT SET. THE DRAWINGS & DOCUMENTS ARE DIAGRAMMATIC & A GRAPHIC REPRESENTATION OF AN IDEA. REFER TO INDUSTRY STANDARDS, MANUFACTURER'S SPECIFICATIONS, COMMON SENSE AND, INCLUDING BUT NOT LIMITED TO, APPLICABLE BUILDING CODES ON HOW TO CONSTRUCT THE PROJECT
2. ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC), CURRENT EDITION, AND ANY LOCAL, STATE & FEDERAL CODES HAVING JURISDICTION.
3. THE CONTRACTOR IS INFORMED HERE THAT ALL DRAWINGS IN THIS SET, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ARE COMPLEMENTARY TO EACH OTHER AND THEY ARE TO BE USED TO COORDINATE ALL NECESSARY TASKS AND TIMING AS REQUIRED TO PROPERLY COMPLETE THE WORK.
4. CONTRACTOR IS TO PROVIDE GENERAL COORDINATION BETWEEN ALL TRADES AND WILL BE RESPONSIBLE FOR ALL SUBCONTRACTORS, METHODS AND SCHEDULING OF WORK, SUPERVISION, LABOR, MATERIAL SUPPLIERS, ETC., AS REQUIRED TO COMPLETE THE SCOPE OF WORK
5. CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THESE DOCUMENTS THAT AFFECT ANY OF THE WORK BEFORE SCHEDULING, ORDERING, FABRICATING OR PROCEEDING WITH THE WORK SO AS TO PREVENT ANY DELAYS IN THE PROGRESS OF THE WORK.
6. THE OWNER SHALL BE RESPONSIBLE FOR ALL PERMIT & TESTING FEES REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND BY THESE DOCUMENTS, BUT THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, WILL BE RESPONSIBLE TO OBTAIN ALL PERMITS THAT MAY BE REQUIRED, AND TO SCHEDULE ALL NECESSARY TESTING WITH THE OWNER TO SATISFY THE TIMING OF WORK.
7. THE ARCHITECT WILL BE THE ONLY INTERPRETER OF THESE DOCUMENTS AND THE CONTRACTOR IS TO REFER TO THE ARCHITECT FOR QUESTIONS AND CLARIFICATIONS DERIVED FROM THE USE OF THESE DOCUMENTS.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT & DOCUMENT ANY CHANGES IF WORK IS TO DIFFERENTIATE FROM THESE DOCUMENTS. AT THE END OF THE PROJECT AND COMPLETION OF WORK, CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AS-BUILT DRAWINGS SHOWING DEVIATIONS FROM THESE DOCUMENTS.
9. IT IS THE INTENTION OF THESE DOCUMENTS TO INCLUDE ALL NECESSARY MATERIALS, PRODUCTS, COMPONENTS, EQUIPMENT AND INCLUDING BUT NOT LIMITED TO FIXTURES & ETC. THAT MAY BE REQUIRED TO ACHIEVE A FUNCTIONAL AND FINISHED PROJECT. THE CONTRACTOR SHALL BID, CONTRACT WITH THE OWNER AND BUILDING TO THIS INTENT.
10. SHOULD CONFLICT OCCUR BETWEEN THE DOCUMENTS, CONTRACTOR SHALL BE DEEMED TO HAVE ESTIMATED THE MORE EXPENSIVE WAY OF DOING WORK, UNLESS OTHERWISE NOTED AND OBTAINED IN WRITING, DIRECTION TO BID ON MATERIALS & METHODS FROM THE ARCHITECT.



DIMENSIONING NOTES:

1. ALL DIMENSIONS ARE ROUNDED OFF TO THE NEAREST 1/8".
2. GRID LINES ARE ONLY INDICATED ON THE ARCHITECTURAL PLANS FOR REFERENCE PURPOSES.
3. WALLS ARE DIMENSIONED TO FACE OF FINISH SURFACES, UNLESS NOTED OTHERWISE.
4. CALCULATE/LOCATE WORK IN THE FIELD WHERE INDICATED BY NOTES CALLING FOR ALIGNMENTS AND OTHER GEOMETRIC RELATIONS.
5. REFER TO PARTITION TYPE DRAWING DETAILS FOR DIMENSIONS OF INTERIOR PARTITIONS.
6. EXTERIOR WALLS ARE NOT PARTITION TYPES.
7. REFER TO SPECIFICATIONS (IF APPLICABLE) FOR ADDITIONAL DIMENSIONS RELATED TO APPLICABLE REFERENCE STANDARDS, EQUIPMENT, STOCK MANUFACTURED COMPONENTS, AND THICKNESS OF MATERIALS.
8. EFFORTS HAVE BEEN MADE TO ACCOUNT FOR STANDARD CONSTRUCTION TOLERANCES WITHIN THE DIMENSIONS INDICATED. CONTRACTOR(S) SHALL REVIEW DOCUMENTS AND CONFIRM ADEQUATE ALLOWANCES HAVE BEEN PROVIDED PRIOR TO COMMENCING WITH WORK. CONTRACTOR SHALL NOTIFY ARCHITECT IN ADVANCE OF COMMENCING WORK TO IDENTIFY ANY ADJUSTMENTS THAT MAY BE REQUIRED.

PLAN NOTES

1. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2. OWNER TO PURCHASE RESTROOM & BEDROOM ACCESSORIES, FIXTURES, AND FINISHES. CONTRACTOR TO COORDINATE AND INSTALL ALL ACCESSORIES, FIXTURES AND FINISHES
3. PROVIDE SOLID WOOD BACKING FOR ALL WALLS TO RECEIVE COUNTERS, CABINETS, DOOR STOPS, SINKS, TOILET ACCESSORIES, CHAIR RAILS AND OTHER RATED INSTALLATIONS. THE INSTALLATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO COVERING.
4. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS OF INTERIOR PARTITIONS.
5. EXISTING DOORS & WINDOWS SHALL REMAIN UNLESS OTHERWISE TAG & NOTED
6. FINISH PATTERNS & TYPES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. TYP THROUGHOUT

WALL TYPES:

LEGEND:	NOTE: REFER TO PARTITION TYPES AND WALL SECTIONS FOR FINISHES AND CONSTRUCTION OF WALL
	EXISTING TO REMAIN
	NEW CMU WALL
	WALL TO BE REMOVED
	FIRE RATED WALL-TYPE "X" GYPSUM
	NEW STUD WALL
	NEW WET WALL-CEMENT BOARD

RENOVATION FOR: **100% DIGITALISATION**

8860 DR. ANDRE'S WAY
ELRAY BEACH, FL
33445

KYLE P. SAWCHUK
AR 96356

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2657 MIDDLE RIVER DRIVE
SUITE 1
FORT LAUDERDALE, FL 33306
954.801.1709

AA26002650

INNOVATION FOR:

DATE:
NUMBER:
REVIEWED:
MANAGED:

PLANS AND ELEVATIONS



EXISTING NORTH ELEVATION WHERE CANOPY IS GOING



EXISTING NORTH ELEVATION WHERE CANOPY IS GOING



ENTRANCE TO SITE



EXISTING NORTH-WEST ELEVATION



EXISTING EAST ELEVATION



NEIGHBOR TO THE NORTH



NEIGHBOR TO THE SOUTH

DATE:	01.16.17
NUMBER:	15-033
REVIEWED:	KPS
MANAGED:	KPS
DRAWN:	KPS

REVISION:

PHOTOS

HOOD DISTRIBUTION

EXTERIOR RENDERINGS



