



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: 201 NE 5th Court
Project Location: 201 NE 5th Court
Request: Certificate of Appropriateness (COA)
Board: Historic Preservation Board
Meeting Date: November 7, 2018

Board Action:

Approved the Certificate of Appropriateness for the renovation of the existing structure, construction of a new 555 sq. ft. addition and new garage and guest house to the existing non-contributing structure on the property located at 201 NE 5th Court, Del-Ida Park Historic District, on a 6 to 0 vote (Reeve Bright absent) with the following conditions:

1. The applicant should return to the board to determine the style and the color of the roof finish.
2. That the porch columns should be metal or wood.

Project Description:

The subject property is located at the northeast corner of NE 2nd Avenue and NE 5th Court within the Del-Ida Park Historic District. The property contains a 1969 single-family residential structure built in the Masonry Vernacular architectural style. The 1-story 1,522 square foot single-family residence exists on the 0.30 acre property which is zoned Multiple Family Residential - Low Density (RL) and is a noncontributing structure within the Del-Ida Park Historic District.

The subject request is a COA for alterations to the existing single-family residence to include:

- Construction of 555 sq. ft. addition on the north side of the structure
- Construction of a new 808 sq. ft. detached garage and guest house structure on the north side of
- the property;
- Construction of a new pergola/breezeway;
- Installation of new impact resistant, aluminum framed, windows and fiberglass doors;
- Installation of new white, standing-seam metal roof;
- Painting the structure pale yellow “Lemon Souffle” with white “Palm Coast Pale” trim; and,
- Installation of new ribbon strips and driveway.

The proposed 555 sq. ft. addition consists of a master bedroom suite, kitchen and family room and interior renovations are proposed to include reconfiguration of the existing bedrooms and bathroom to accommodate the new addition. Landscape installation will be reviewed by the Senior Landscape Planner in conjunction with the building permit.

Staff supported the Certificate of Appropriateness request.

Board Comments:

The Board comments were supportive.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions: All required actions were taken.

Next Action: HPB action is final.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: November 7, 2018

ITEM: 201 NE 5th Court, Del-Ida Park Historic District – Certificate of Appropriateness (2018-209) for the renovation of the existing structure, construction of a new 555 sq. ft. addition and new garage and guest house to the existing non-contributing structure.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner/Applicant..... Rochelle Greenberg

Agent:..... Enterprise Contractors, Inc.

Location:..... Northeast corner of NE 2nd Avenue and NE 5th Court

Property Size:..... 0.30 Acres

Historic District: Del-Ida Park Historic District

Zoning:..... RL (Multiple Family Residential Low Density)

Adjacent Zoning:.....
North: RL
East: RL
South: RL
West: R-1-AA

Existing Future Land Use Designation:..... LD (Low Density Residential)

Water Service:..... Public water service is provided on site.

Sewer Service:..... Public sewer service is provided on site.



ITEM BEFORE THE BOARD

The item before the Board is the consideration of a Certificate of Appropriateness (COA) associated with alterations and additions to the non-contributing structure located at **201 NE 5th Court, Del-Ida Park Historic District**, pursuant to LDR Section 2.4.6(H).

BACKGROUND & PROJECT DESCRIPTION

The subject property is located at the northeast corner of NE 2nd Avenue and NE 5th Court within the Del-Ida Park Historic District. The property contains a 1969 single-family residential structure built in the Masonry Vernacular architectural style. The 1-story 1,522 square foot single-family residence exists on the 0.30 acre property which is zoned Multiple Family Residential - Low Density (RL) and is a non-contributing structure within the Del-Ida Park Historic District.

The subject request is a COA for alterations to the existing single-family residence to include:

- Construction of 555 sq. ft. addition on the north side of the structure
- Construction of a new 808 sq. ft. detached garage and guest house structure on the north side of the property;
- Construction of a new pergola/breezeway;
- Installation of new impact resistant, aluminum framed, windows and fiberglass doors;
- Installation of new white, standing-seam metal roof;
- Painting the structure pale yellow "Lemon Souffle" with white "Palm Coast Pale" trim; and,
- Installation of new ribbon strips and driveway.

The proposed 555 sq. ft. addition consists of a master bedroom suite, kitchen and family room and interior renovations are proposed to include reconfiguration of the existing bedrooms and bathroom to accommodate the new addition. Landscape installation will be reviewed by the Senior Landscape Planner in conjunction with the building permit.

ANALYSIS OF PROPOSAL

Pursuant to LDR Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

ZONING AND USE REVIEW

Pursuant to LDR Section 4.4.5(F) - Low Density Residential (RL) Development Standards: the provisions for R-1-A shall apply for the single-family detached dwellings.

Pursuant to LDR Section 4.3.4(K) - Development Standards: properties located within the R-1-A zoning district shall be developed according to the requirements noted in the chart below.

The proposal is in compliance with the applicable requirements; therefore, positive findings are made.

Development Standards	Required	Existing	Proposed
Open Space (Minimum, Non-Vehicular)	25%	82%	56%
Setbacks (Minimum):			
Front (West)	25'	38.5'	32.84'
Side Interior (North)	7.5'	62'	7.6'
Side Street (South)	15'	20'	20'
Rear (South)	10'	10.1'	17.4'
Height (Maximum)	35'	13.45'	15.6'

SUPPLEMENTAL DISTRICT REGULATIONS

Pursuant to LDR Section 4.6.9(C)(2) - Parking Requirements for Residential Uses: two spaces per dwelling unit. Tandem parking may be used provided that in the Single Family (R-1 District) or RL District, no required parking space may be located in a required front or street side setback.

Positive findings are made as the proposal includes a new 1-space garage and there is sufficient parking outside of the required front and side street setback within the new driveway on the east side of the structure; therefore, required parking is provided for outside of the front or side street setback areas.

LDR SECTION 4.5.1

HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed changes to the existing non-contributing structure will eliminate the future possibility of the structure being reclassified or considered for listing as a contributing structure to the Del-Ida Park Historic District. The property owner, agent and architect have been advised of such.

Conversely, the proposed 1-story additions and improvements to the property are visually compatible and in direct relationship with the low-scale of surrounding historic properties along NE 2nd Avenue and in the district. The existing 1-story non-contributing structure is situated on the southern portion of a large corner-lot property and the 1-story addition and garage/guest house structure are proposed on the interior side/rear of the existing residence. They are not placed forward of the plane of existing structure, such design protects the historic integrity of the historic district and surrounding area. The proposed modifications add appropriate visual interest the Masonry Vernacular structure and to the adjacent streetscapes.

The new addition and garage/guest house structure have been designed such that should they be removed in the future, the essential form and integrity of the historic structure and its environment would not be impacted. Further, the proposed architectural features will protect the historic integrity of the property and its environment. The proposal is compliant with these standards contingent on the conditions of approval. Based on the above, positive findings can be made with respect to compliance with the Standards.

Pursuant to LDR Section 4.5.1(E)(2)(c)(4) - Minor Development.

The subject application is considered "Minor Development" as it involves "alteration of less than 25 percent of the existing floor area of the building and all appurtenances."

Pursuant to LDR Section 4.5.1(E)(3)(a)(1)(c) - Fences and walls: Fences and walls over four feet shall not be allowed in front or side street setbacks.

The proposed aluminum rail fence and CMU pilaster/stucco posts which surround the structure on the west and north sides are within the front and side street setbacks and meet this requirement as they are proposed at 3'6" tall.

Pursuant to LDR Section 4.5.1(E)(8) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below. Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

- (a) **Height**: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- (b) **Front Facade Proportion**: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- (c) **Proportion of Openings (Windows and Doors)**: The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- (d) **Rhythm of Solids to Voids**: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- (e) **Rhythm of Buildings on Streets**: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.
- (f) **Rhythm of Entrance and/or Porch Projections**: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- (g) **Relationship of Materials, Texture, and Color**: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- (h) **Roof Shapes**: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within

the subject historic district. The roof shape shall be consistent with the architectural style of the building.

- (i) **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- (j) **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
 1. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line;
 2. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line;
- (k) **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- (l) **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- (m) **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
 3. Characteristic features of the original building shall not be destroyed or obscured.
 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building.
 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

In consideration of the Visual Compatibility Standards, the proposed addition and new garage/guest house structure are generally appropriate and compatible with the existing non-contributing structure. The architectural style of the existing structure is Masonry Vernacular but includes elements from the Mid-Century time period such as the shed-style roof in the rear of the structure where an addition exists and the small 1-over-1 windows placed high on the wall of the south and west elevations, these windows emulate the profile of an awning style window. New windows with dimensional muntins are proposed for use on the existing structure, addition and new garage/guest cottage. The existing smooth stucco finish will be retained and the new garage/guest room structure will have the same smooth stucco finish. The entire home will be painted pastel yellow "Lemon Soufflé" with white "Palm Coast Pale" trim and accents.

A small open air porch exists on the west elevation (front) of the existing structure and a new front porch is proposed to wrap the building to the north elevation along with the new pergola/breezeway connecting the residence to the garage/guest house, adding visual interest and detailing to the structure. The new porch includes PVC over steel columns with aluminum railings. This is the only location where PVC is proposed and PVC is not a historic material nor is it authentic to the Del-Ida Park Historic District. Given that the property is situated on the east side of NE 2nd Avenue, is a high visibility/traffic area within the middle of the Del-Ida Park Historic District, the PVC columns shall be switched to metal such as

aluminum. This item is attached as a condition of approval. Otherwise, the proposed materials used are compatible with historic buildings and structures within the Del-Ida Park Historic District.

The proposal includes removal of the existing shingle roof which has an offset peak to install a new roof with a peak that is centered on the west elevation. The new roof is slightly taller than the existing 13'6" peak measurement as the height to the new peak is 15'7". The existing 3:12 roof slope will be maintained. The existing/original roofing material is asphalt shingle, which is most appropriate for use with the existing structure. The proposal includes the installation of a new white standing seam metal roof. Installation of the metal roof does not compromise the historic integrity of the structure, its use is reversible and the life span of a metal roof will exceed that of a flat asphalt shingle roof; however, the most compatible material for use with the structure is a shingle roof, an option would be to utilize dimensional shingles. If a metal roof is to be utilized a mill finish would be more appropriate and compatible with the surrounding historic district.

It is noted that the proposed changes to the existing structure will eliminate the future possibility of the structure being reclassified or considered for listing as a contributing structure to the Del-Ida Park Historic District. The property owner, agent and architect have been advised of such. Conversely, the proposed 1-story additions and improvements to the property are visually compatible and in direct relationship with the scale of surrounding historic properties in the district. The existing structure is situated on the southern portion of the large corner-lot property and the additions are situated to the north side (interior) of the property, which is the most inconspicuous side. The additions to the structure are visually compatible and do not overwhelm the original structure. The overall design maintains vernacular architectural details appropriate for the Del-Ida Park Historic District. The proposal meets the intent of the review criteria above as a generally appropriate addition and new construction; thus, positive findings can be made with respect to the sections indicated above, subject to consideration of the conditions of approval.

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).
- C. Deny the Certificate of Appropriateness (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

RECOMMENDATION

Approve the Certificate of Appropriateness (2018-209) for **201 NE 5th Court, Del-Ida Park Historic District**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5), subject to the following conditions:

1. That the proposed porch columns are metal rather than PVC.

Attachments:

- Survey, Site Plan, Floor Plans and Elevations

Report Prepared By: Michelle Hoyland, Principal Planner

Rochelle Greenberg Residence Addition

201 NE 5th Court

Delray Beach, FL 33444

Visual Compatibility Statement

Visual Compatibility Statement

October 14, 2018

The following statement is based on the requirements in Section 4.5.1 (E) of the Ordinance 30-08 09/16/08 and Amended Ordinance 38-07 2/5/08.

The prescriptive ordinance states that, "New construction and all improvements to both contributing and non-contributing buildings, structures and appurtenances thereto within a designated historic district or on an individual designated property shall be visually compatible." The considerations regard height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction and other criteria forth in Section 4.5.1. This residence is categorized as a non-contributing structure.

Height

"The height of proposed buildings or modifications shall be visually compatible."

This is a single-story residence with a 3:12 roof slope and a ridge height of approximately 13'-6" above surrounding grade, while the proposed ridge height increases to approximately 15'-7" above surrounding grade. The same 3:12 roof slope is retained for a low-profile structure which complies with the Building Height Plane of 2:1 Ratio.

Front façade Proportion

"The front façade of each building or structure shall be visually compatible with and be in direct relationship with the width of the building and to the height of front elevations of other existing structures and buildings within the subject historic district."

The front façade reflects the proportions of the surrounding existing structures as it maintains a large portion of the existing residence and a low-profile roof supported on simply articulated columns of a front porch.

Proportion of Openings

"The openings of any building within the historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district."

The existing windows are being maintain on the street sides of the residence. The addition will have similar single hung windows with grids similar to the existing windows. A French door with panel grids is proposed on the Crafts Room of the garage addition. A number of the existing impact windows are being re-utilized on the garage addition on walls facing existing wood fences on adjacent properties.

Rhythm of Solids to Voids

"The relationship of solid to voids of a building or structure shall be visually compatible with the existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front façades"

Rochelle Greenberg Residence Addition

The facades facing NE 2nd Avenue and NE 5th Court retain the original facades except for the change out of windows in the small gallery room facing NE 5th Court. New windows facing NE 2nd Avenue in the dining/kitchen space and the existing utility room follow the proportions and appearance of other existing single hung windows. In achieving the desire of the Owner for a large front porch facing NE 2nd Avenue, a series of simple columns with brackets provide architectural elements that may be considered as rhythmic or repetitive elements set against a shadowed porch area where window openings are forward and set back in the passing view of the home.

Relationship of Materials, Texture and Color

"The relationship of materials, texture, and color of the façade of a building and/or landscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the historic district."

The existing residence is, in the majority, a stucco-on-block structure painted a flat brown with white and cream trim. It is darker than other more pastel exterior colors. It is the Owner's wish to maintain the white and cream trim finishes and introduce a lighter exterior stucco finish. The stucco finish of the addition and the new garage will be consistent with the existing finish which is a smooth sand finish.

Roof Shapes

"The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building."

The existing roof is a gable roof with additions through the years with one area nearly flat. The proposed addition maintains the gable roof with the same slope for a low-profile roof. The flat roof and portions

LEGAL DESCRIPTION:

LOT 3 AND 4, BLOCK 9, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:
ROCHELLE GREENBERG; FLORIDA TITLE & CLOSING COMPANY; OLD
REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

COMMUNITY NUMBER: 125102
PANEL: 0577
SUFFIX: F
FLOOD ZONE: X
FIELD WORK: 5/16/2018

PROPERTY ADDRESS:
201 NE 5TH COURT
DELRAY BEACH, FL 33444

SURVEY NUMBER: 327648

CLIENT FILE NUMBER: FT18-092

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= U.B.
+ 	= EXISTING ELEVATION		= U.P.
	= HYDRANT		= UTILITY POLE
	= MANHOLE		= WATER METER
	= METAL FENCE		= WELL
			= WOOD FENCE

ABBREVIATION DESCRIPTION:

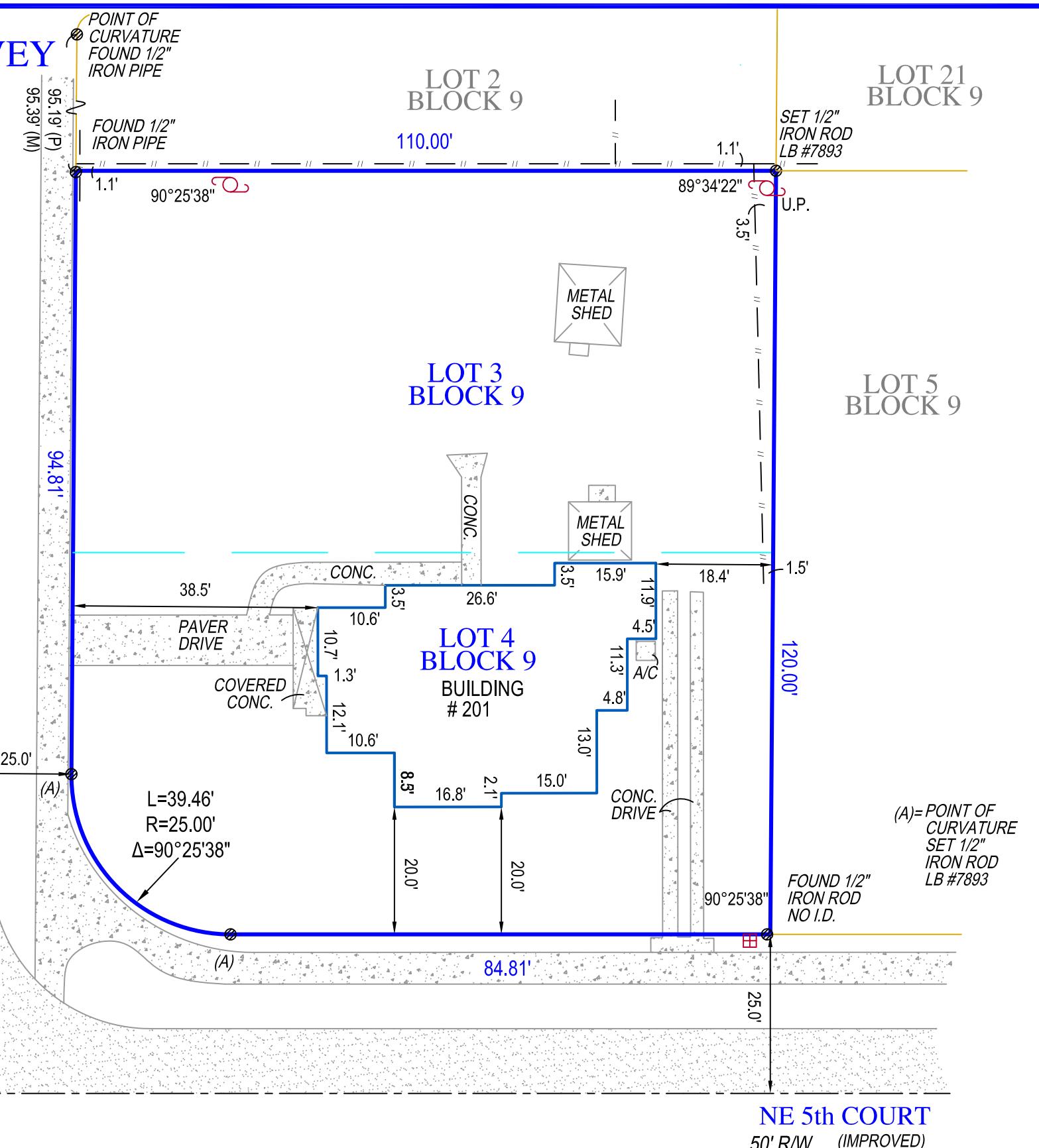
A/C	AIR CONDITIONER
C	CENTERLINE
Δ	CENTRAL / DELTA ANGLE
I.D.	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
OHL	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P-K	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SURVEY NOTES

~~CONCRETE DRIVE AND CROSSING INTO THE PROPERTY LINE ON WESTERLY AND SOUTHERLY SIDE OF LOT.~~

CONCRETE DRIVE CROSSING INTO 10' UFE ON NORTHERN SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY



GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED
ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
7) FENCE OWNERSHIP NOT DETERMINED
8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCAL ED POSITIONS.

REVISIONS:

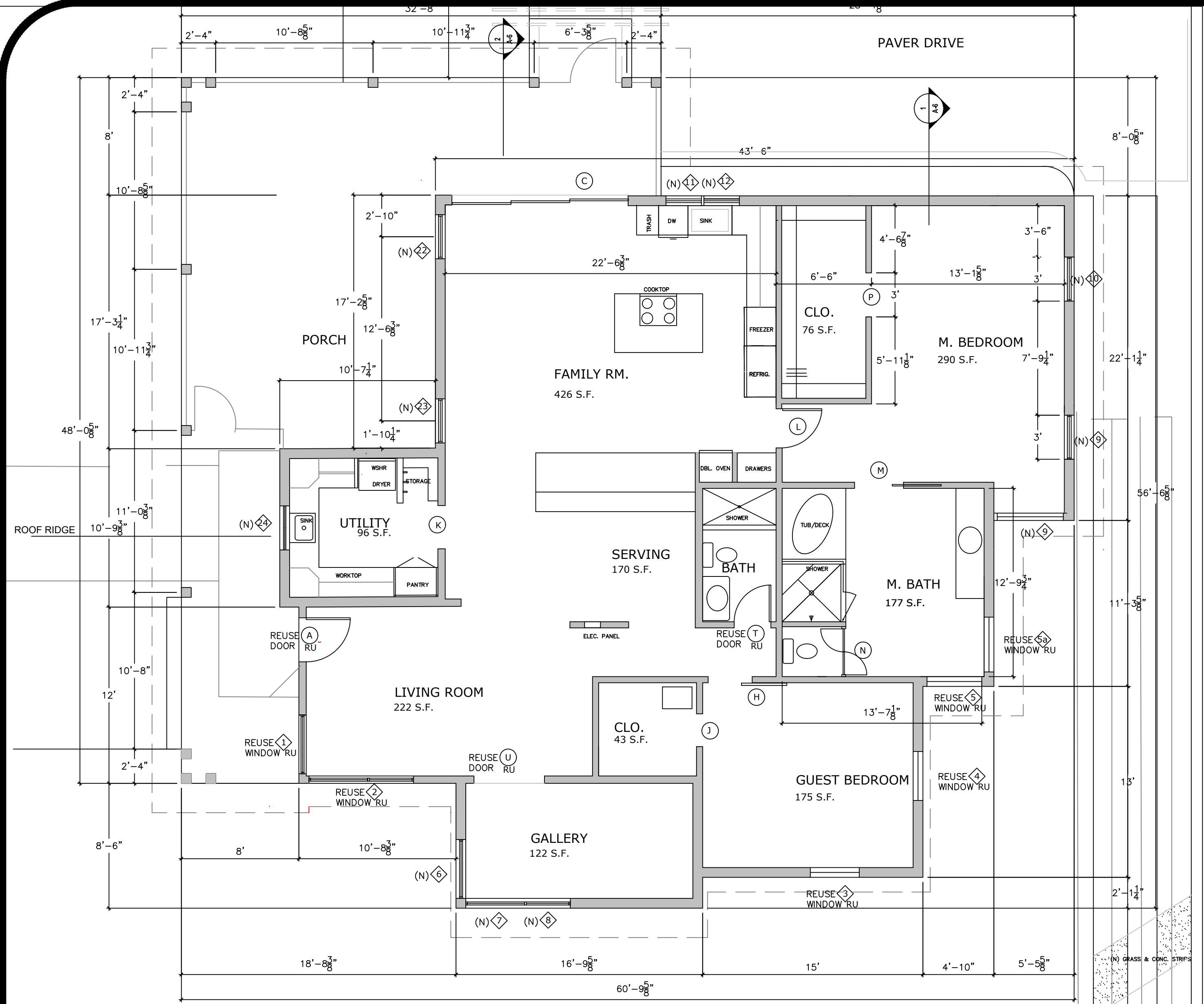
SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY PREPARED
UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED
EMBOSSED SEAL AND SIGNATURE.

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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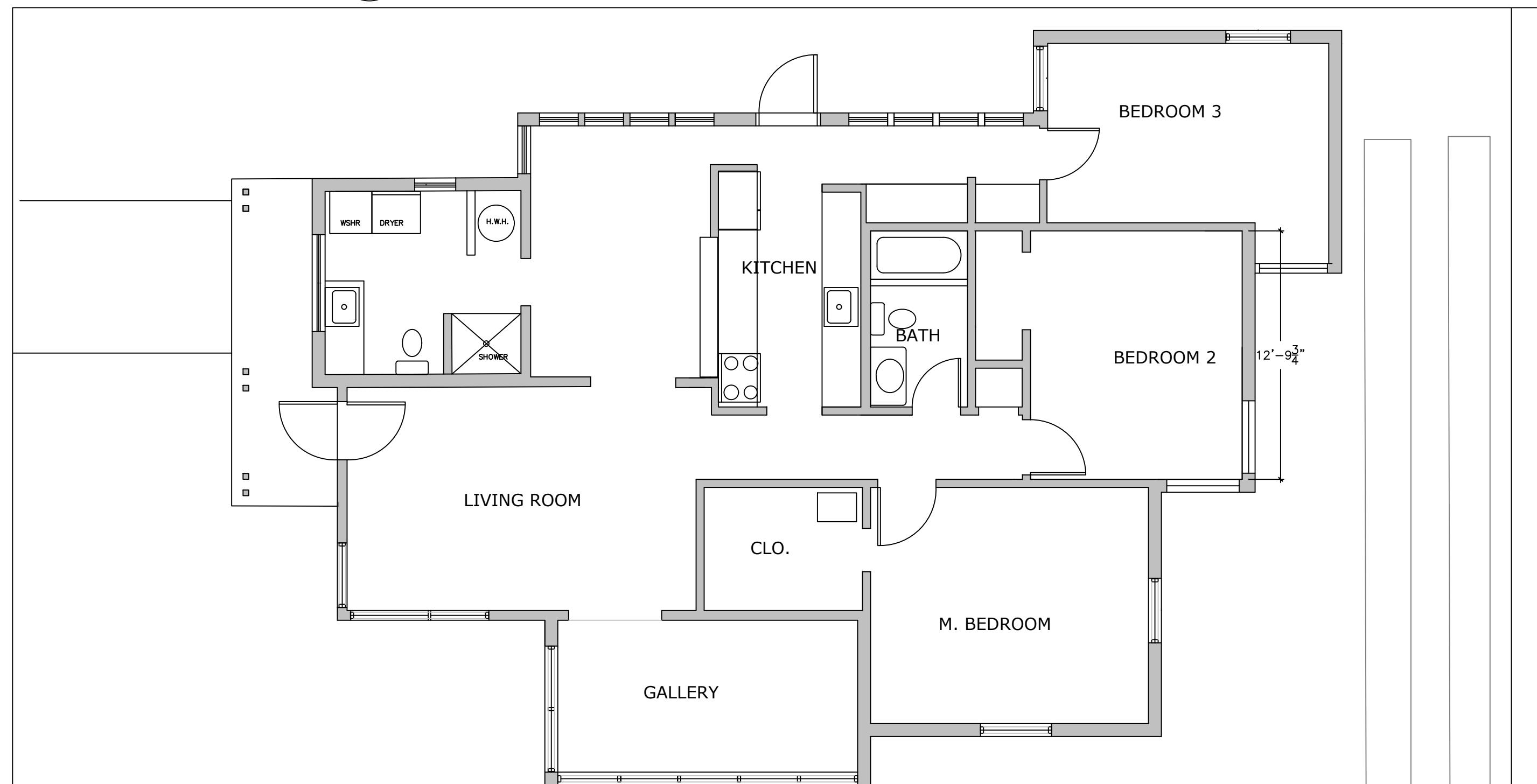
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 100
WEST PALM BEACH, FL 33401
PHONE (561) 640-4800
STATEWIDE PHONE (800) 227-1234
STATEWIDE FACSIMILE (800)
WEBSITE: <http://targetsurveys.com>

TARGET SURVEYING, LLC



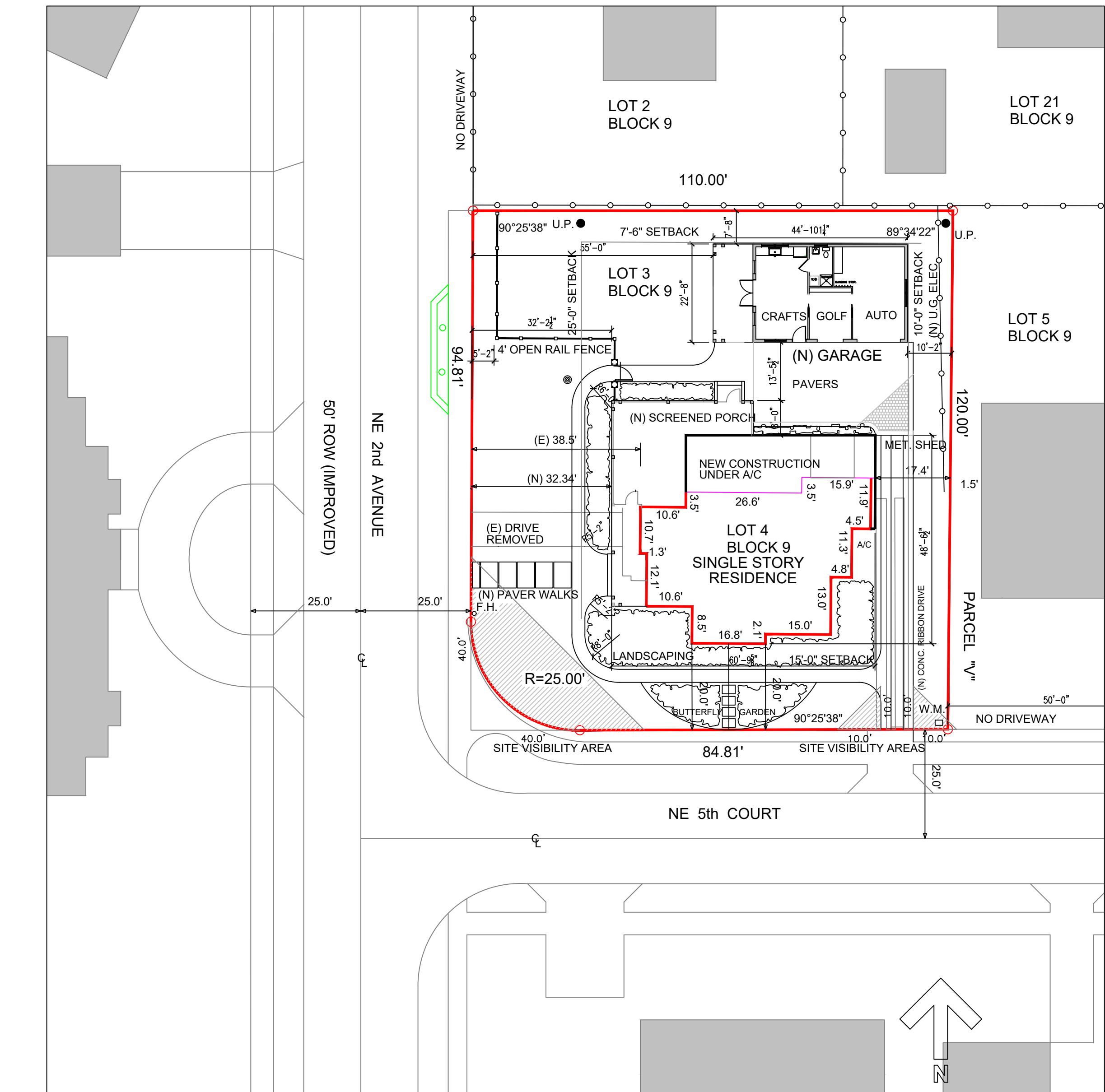
PROPOSED FLOOR PLAN

SCALE 3/16" = 1'-0"



EXISTING FLOOR PLAN

SCALE 3/16" = 1'-0"



SITE PLAN

SCALE 1" = 20'-0"

BASED ON THE SURVEY OF THE PROPERTY BY
TARGET SURVEYING, LLC 2018

RL ZONING (DEVELOPMENT STANDARDS MATRIX NOTE 5: USE R-1-A REQUIREMENTS)												LOT COVERAGE		
R-1-A (DEL IDA PARK)	MIN. LOT SIZE (SQ.FT.)	MIN. LOT WIDTH (FT.)	MIN. LOT DEPTH (FT.)	MIN. LOT FRONTAGE (FT.)	MIN. FLOOR SPACE (SQ.FT.)	MAX. LOT COVERAGE	MIN. OPEN SPACE (%)	PARKING SPACES	FRONT SETBACK (FT.)	SIDE YARD SETBACK (FT.)	REAR YARD SETBACK (FT.)	MAX. BLDG. HEIGHT (FT.)	OPEN SPACE	LOT COVERAGE
REQUIRED	7,500	60/80	100	60/80	1,000	NA	25.0	2	25'-0" MIN	7'-6" MIN	10'-0" MIN	35'-0"	3,300	1,000
PROVIDED	13,198	120	110	120	2,885	NA	44.00	2	32'-4" MIN	7'-8"	10'-2"	16'-0"	7,435	5,763

IMPERVIOUS CALCULATION

LOT COVERAGE 3,822 SQ. FT.
DRIVE & WALKS (SOLID) 1,941
TOTAL 5,763

OPEN SPACE=LOT SIZE-IMPERVIOUS
OPEN SPACE=13,198 - 5,763 = 7,435
13,198 X .25=3,300 SQ.FT. REQUIRED GREEN AREA

NEW GARAGE
GARAGE ENCLOSED = 808 S.F.
GARAGE A/C AREA = 78 S.F.
GARAGE PORCH = 208 S.F.
GARAGE SLAB AREA = 1016 S.F.

ORIGINAL HOUSE A/C = 1522 S.F.
FRONT PORCH = 76 S.F.

PROPOSED HOUSE A/C = 2077 S.F.
FRONT/SIDE PORCH = 729 S.F.
AREA OF A/C ADDITION = 555 S.F.
AREA OF PORCH ADDITION = 555 S.F.

APPLICANT:

NAME: ENTERPRISE CONTRACTORS INC.
ADDRESS: 2559 WEBB AVE.
CITY, STATE: DELRAY BEACH, FLORIDA
ZIP: 33444
CONTACT: RON BRITO
PHONE: 561.350.0765

INTERIOR DESIGN

NAME: JANET IRELAND
COMPANY: FLOURISH DELRAY DESIGN
ADDRESS: WWW.FLOURISHDELRAYDESIGN.COM
CITY, STATE: DELRAY BEACH, FLORIDA
ZIP, PHONE: 1-800-432-4770
CONTACT: JANET@FLOURISHDELRAYDESIGN.COM

PROPERTY INFORMATION

LANDLORD: ROCHELLE GREENBERG
ADDRESS: 201 NE 5TH CT.
DELRAY BEACH, FL 33444

AREA OF REMODEL(ORIG. AREA): 1522 S.F.
AREA OF ADDITION(A/C): 555 S.F.
AREA OF NEW GARAGE (ENCLOSED): 808 S.F.

PRESENT OCCUPANCY TYPE: RESIDENTIAL
PROPOSED OCCUPANCY TYPE: RESIDENTIAL

JURISDICTION: CITY OF DELRAY BEACH, FL
PARCEL ID: 12-43-46-09-29-009-0030

HANDICAP REQUIREMENTS: RESIDENTIAL USE

LEGAL DESCRIPTION:

SUBDIVISION: DEL IDA PARK
LOTS 3 & 4 BLK. 9
BOOK 9, PAGE 52 P.R. PBC
COMMUNITY NO. 125102 PANEL 0577

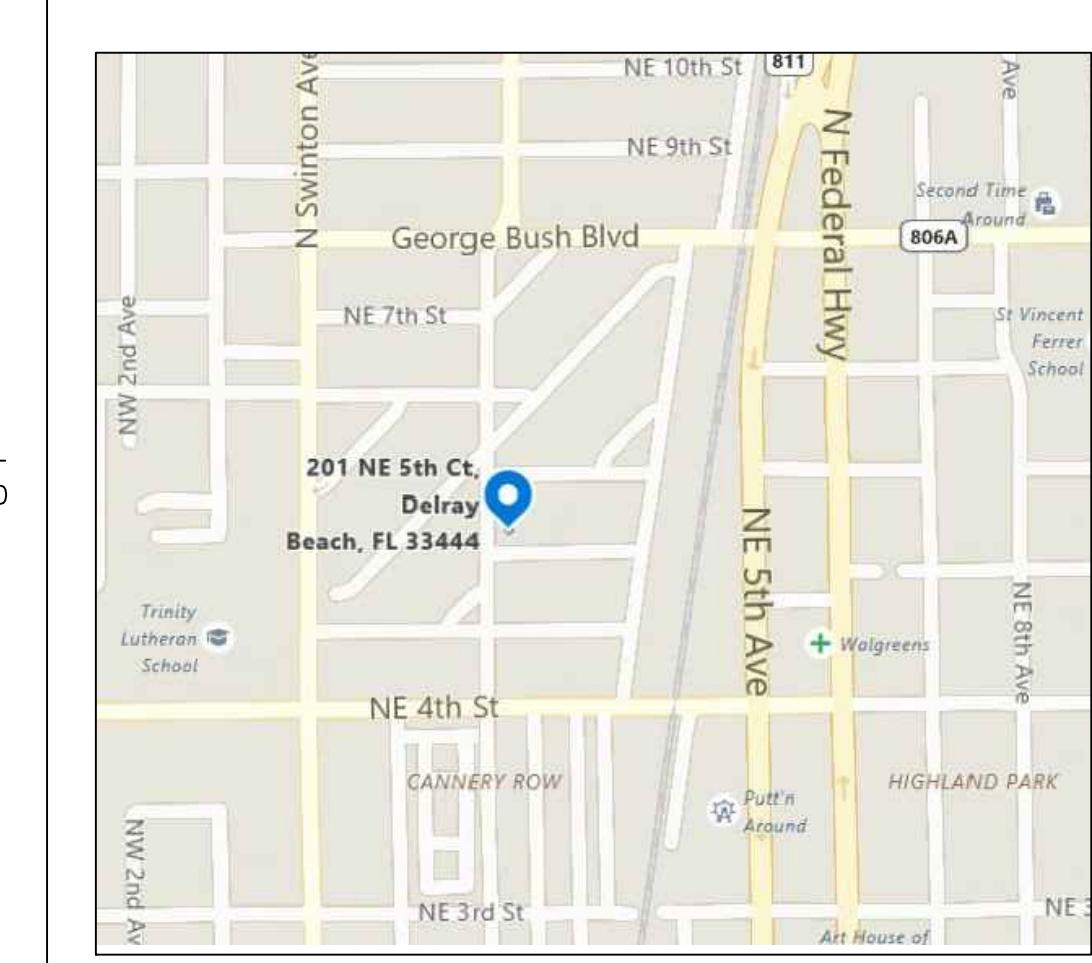
USE CODE: 0100 - SINGLE FAMILY

ZONING: RL (Matrix Requirements R-1-A)

FLOOD ZONE: "X"

COORDINATES: 29° 28' 15.48" N (29.470967)

80° 04' 15.56" W (80.070989)



VICINITY MAP

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No Revision/Issue Date

Seal

Firm Name and Address

KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address

ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project

RG0518

Date

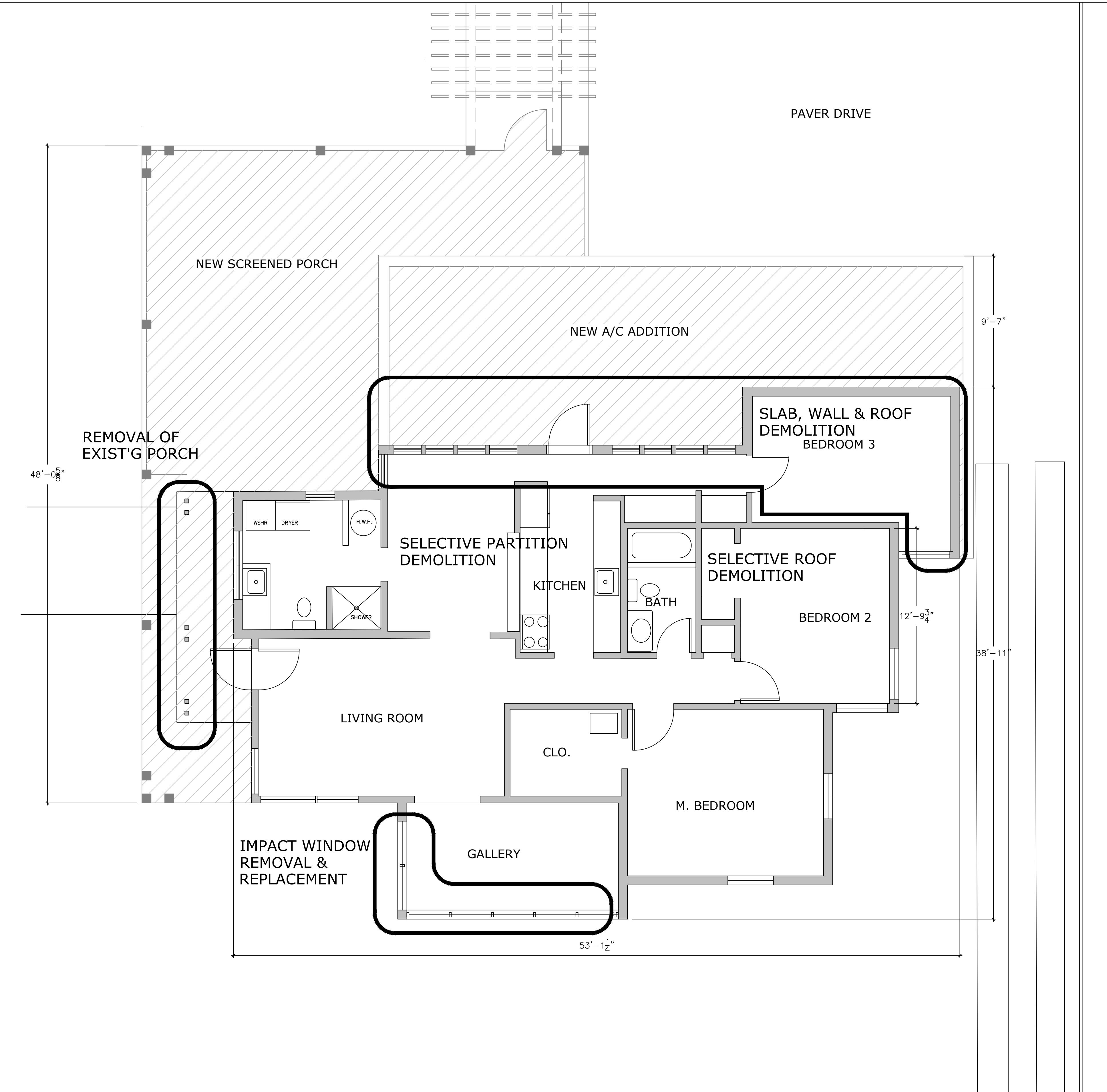
10-11-18

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1/4"=1' & 1/20

Sheet

T-1

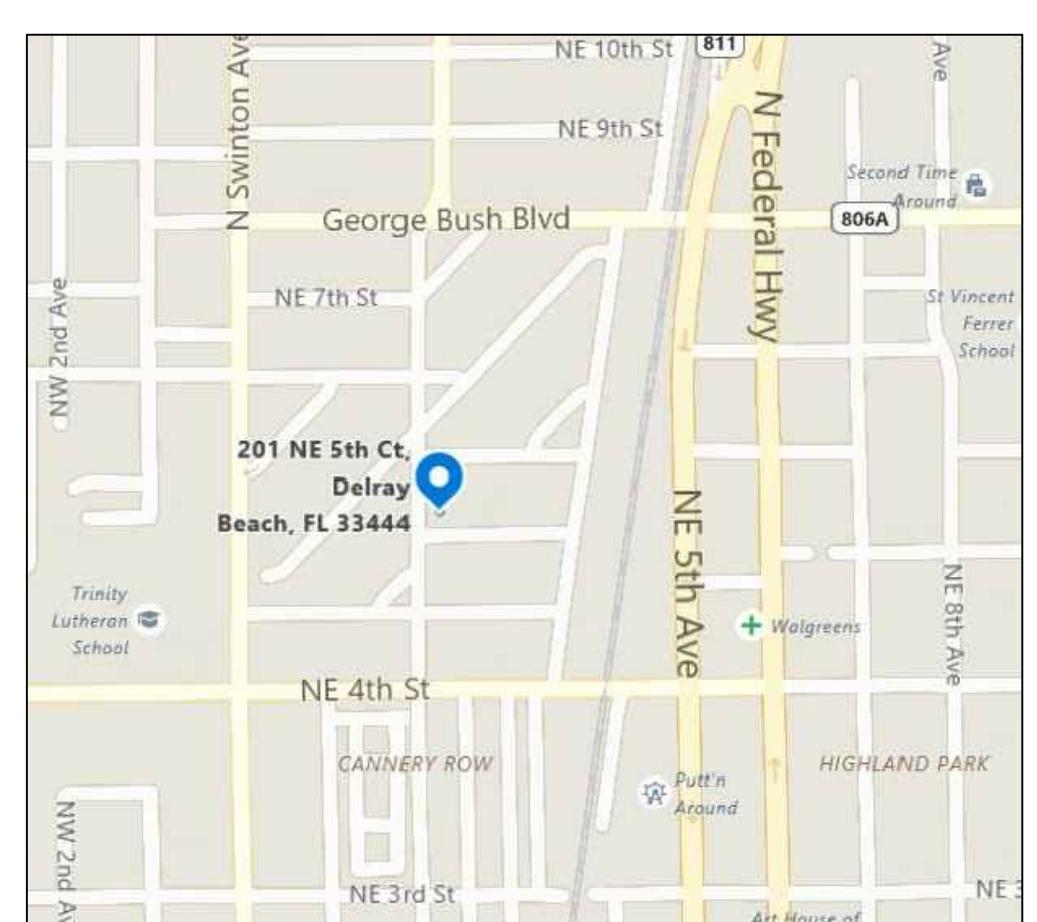


DEMOLITION FLOOR PLAN

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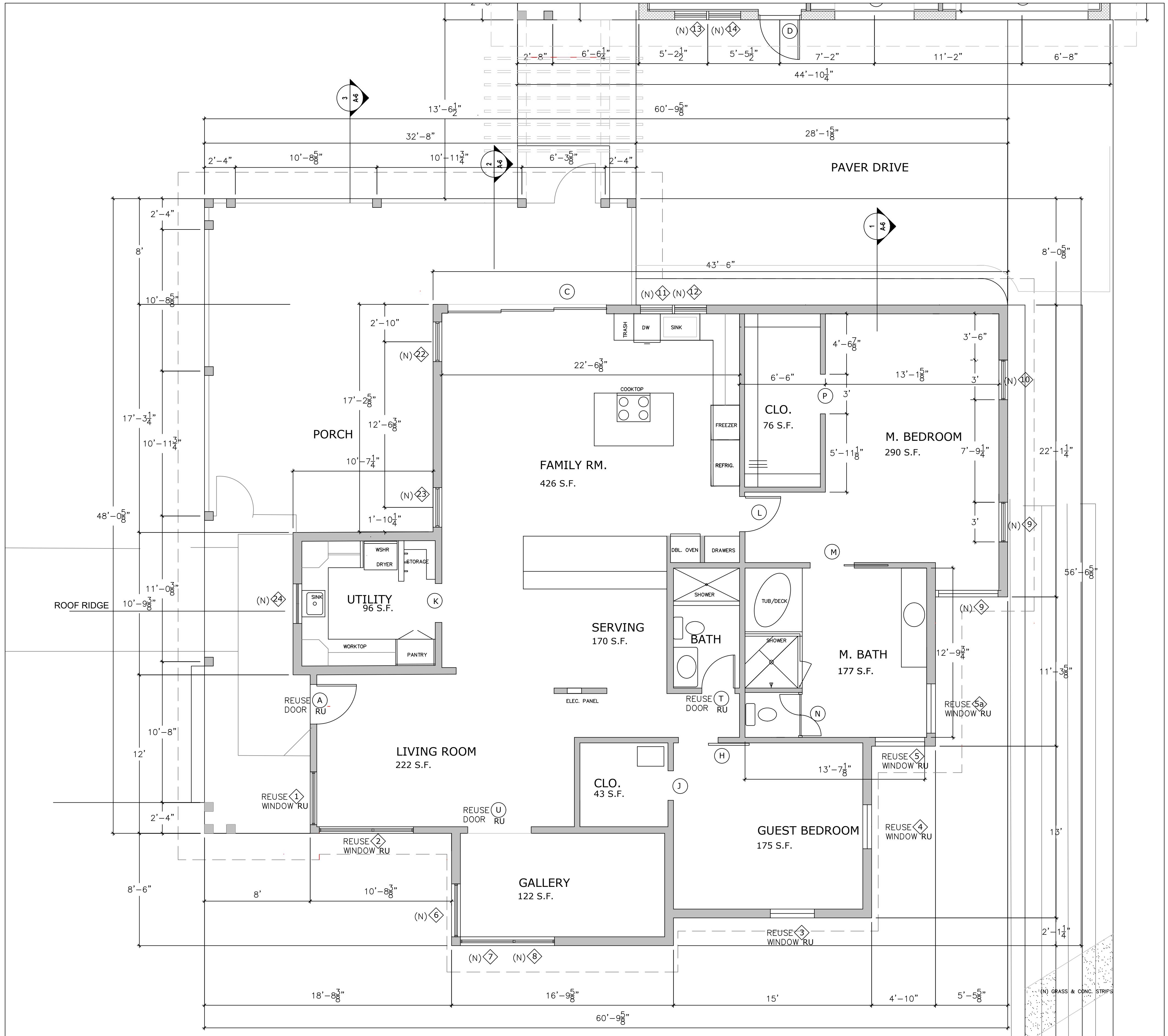


General Notes	
ROCHELLE GREENBERG RESIDENTIAL ADDITION	
201 NE 5TH COURT DELRAY BEACH, FL 33444	
Revision/Issue	Date
Name and Address	
KENETH BALLEW, ARCHITECT 76 NORWAY PINE LANE BITANA, FL 33462 LIC. # AR 00140722	
Name and Address	
ROCHELLE GREENBERG RESIDENCE 201 NE 5TH COURT DELRAY BEACH, FL 33444	
518 1-18 =1'-0"	Sheet D-1



VICINITY MAP

D-1



ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No	Revision/Issue	Date
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Seal

Firm Name and Address

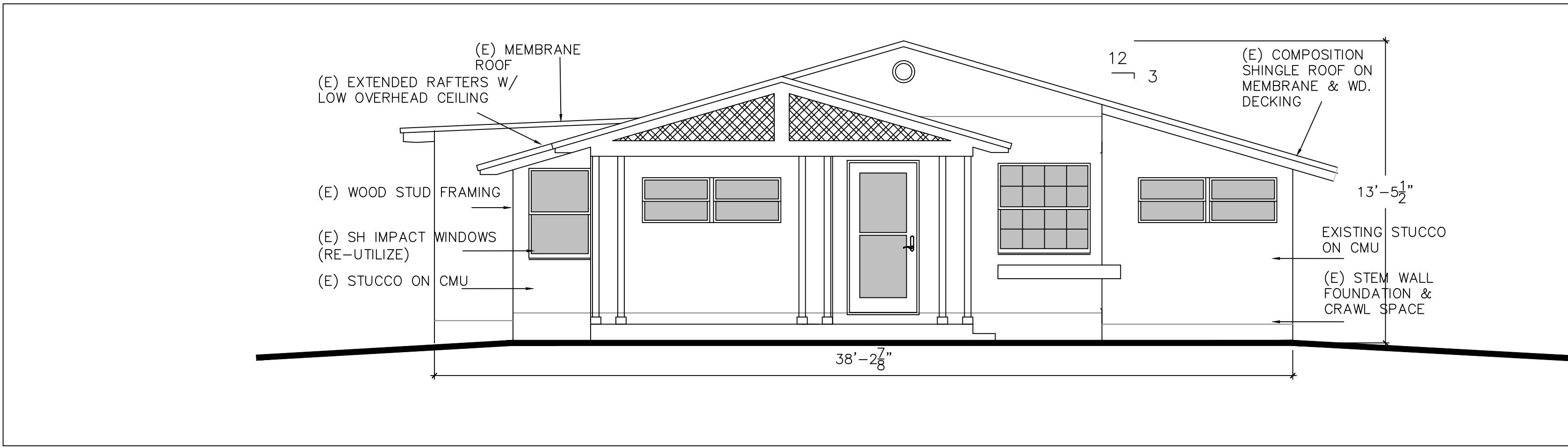
KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address

ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

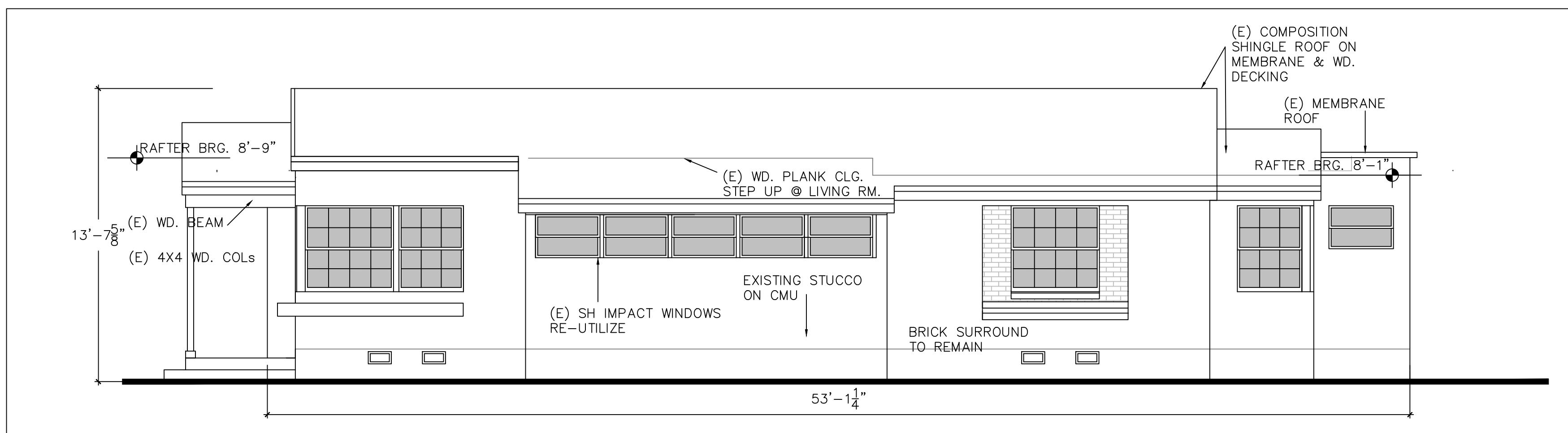
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Date 10-11-18	
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A-1

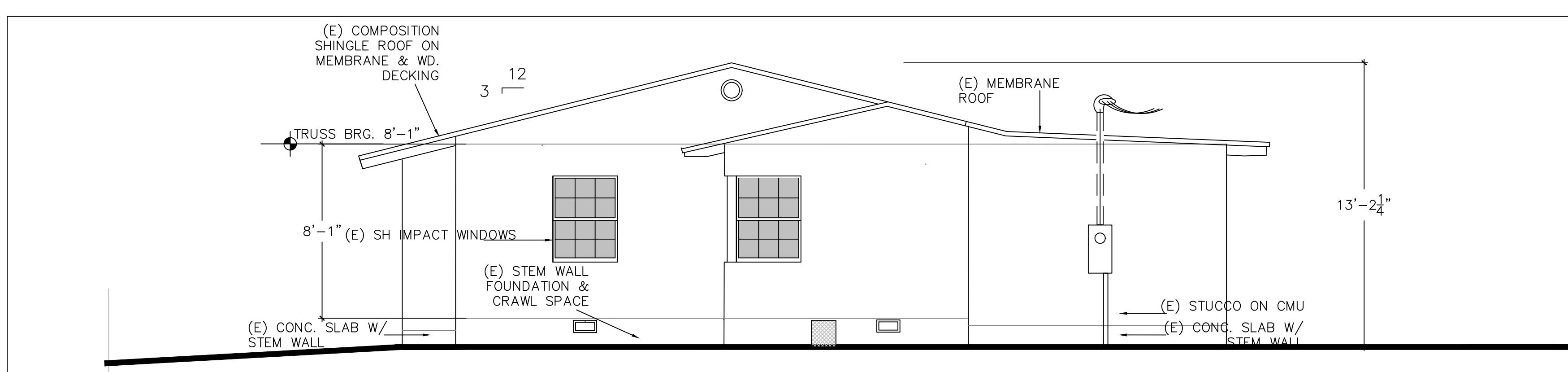


FRONT ELEVATION EXISTING HOUSE - WEST

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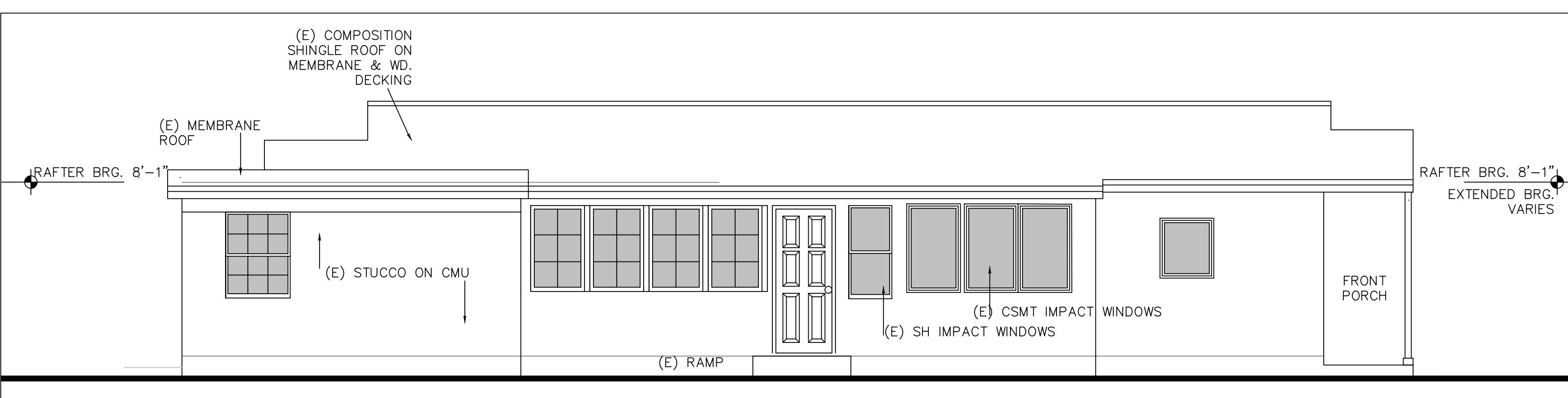


EXISTING SIDE ELEVATION - SOUTH



EXISTING REAR ELEVATION - EAST

SCALE 1/4" = 1'



EXISTING SIDE ELEVATION - NORTH SCALE 1/4"

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

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No	Revision / Issue	Date

Seal

Firm Name and Address

Project Name and Address

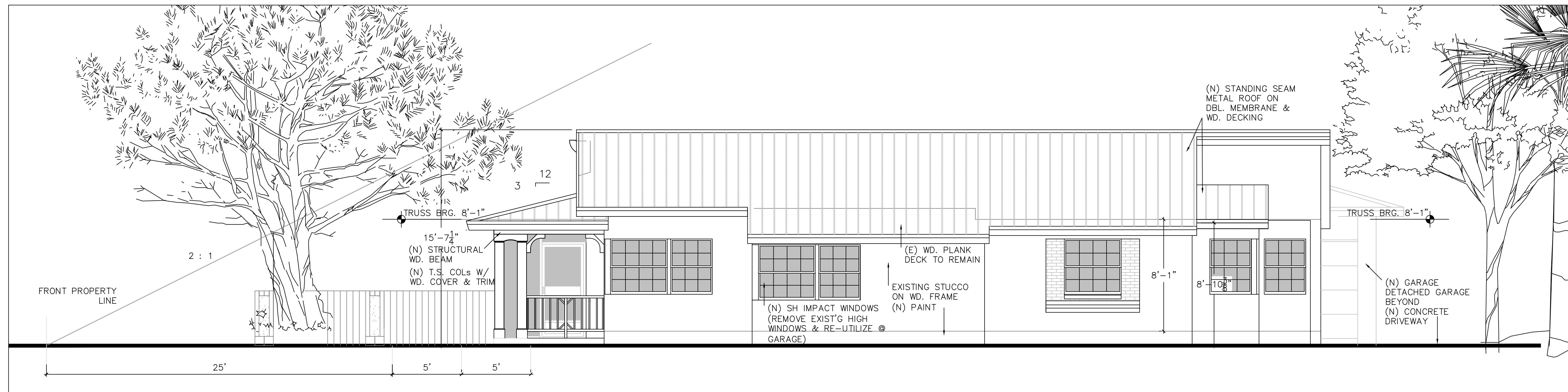
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RG0518	
Date	10-11-18
Scale	1/4"=1'-0"

A-3



1
A-4

FRONT ELEVATION - WEST



2
A-4

SIDE ELEVATION - SOUTH

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No Revision/Issue Date

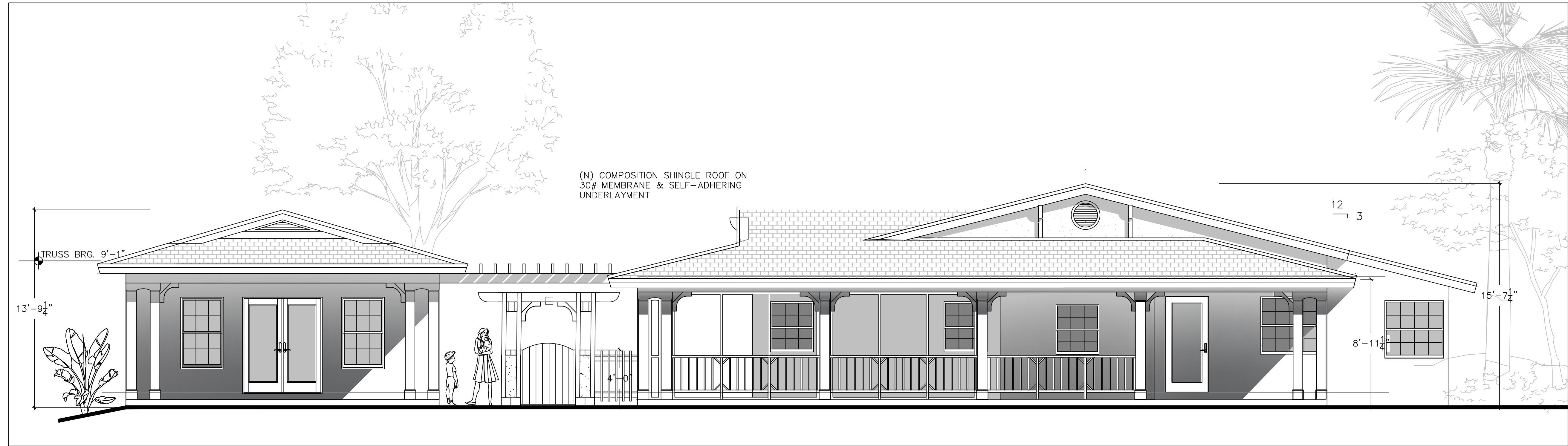
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Firm Name and Address
KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address
ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project RG0518
Date 10-11-18
Scale 1/4"=1'-0"

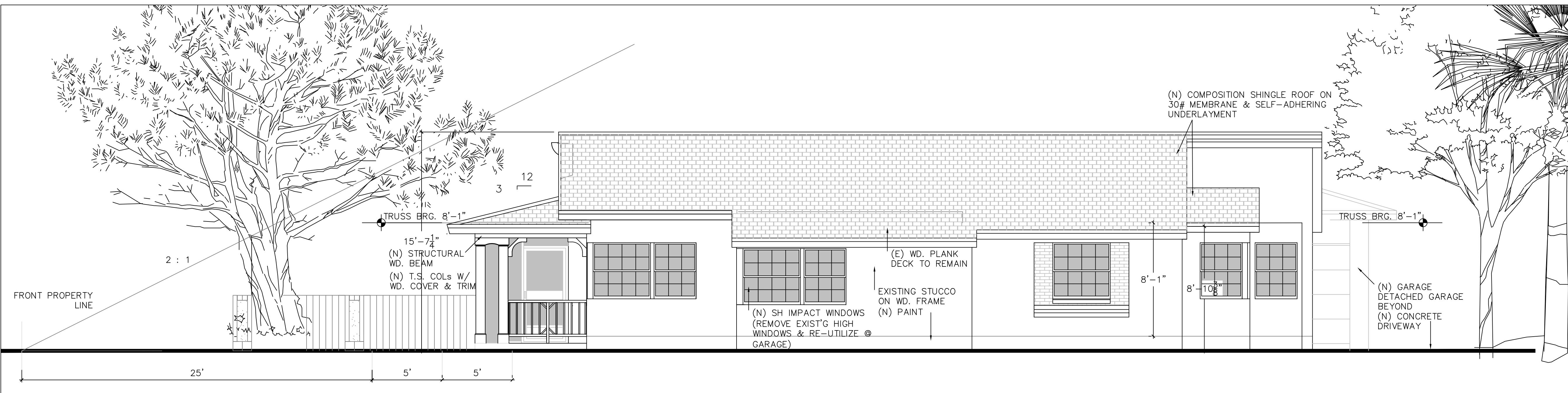
Sheet
A-4



1
A4.1

FRONT ELEVATION - WEST

SCALE 1/4" = 1'-0"



2
A4.1

SIDE ELEVATION - SOUTH

SCALE 1/4" = 1'-0"

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No Revision/Issue Date

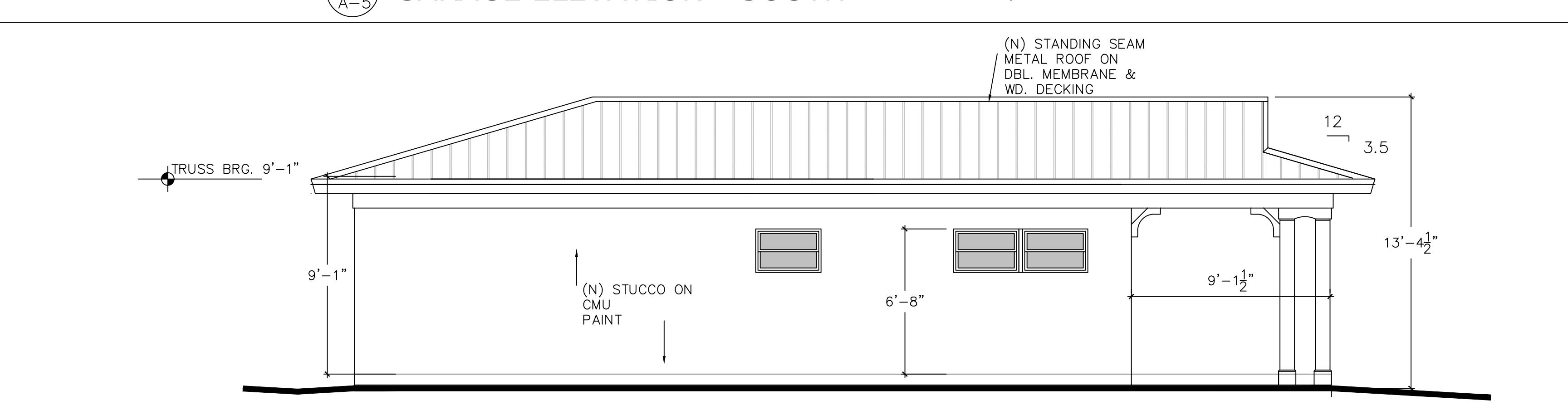
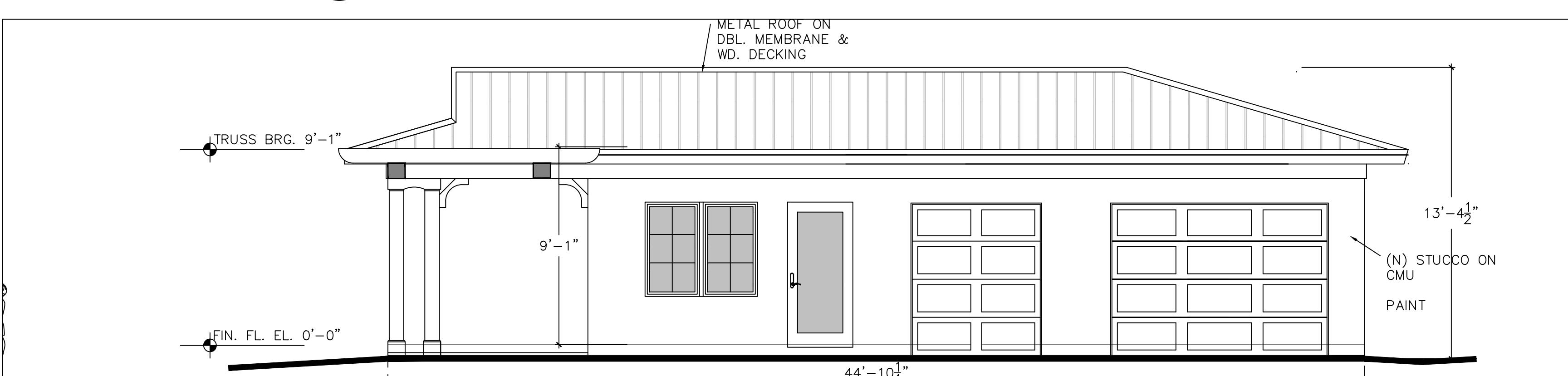
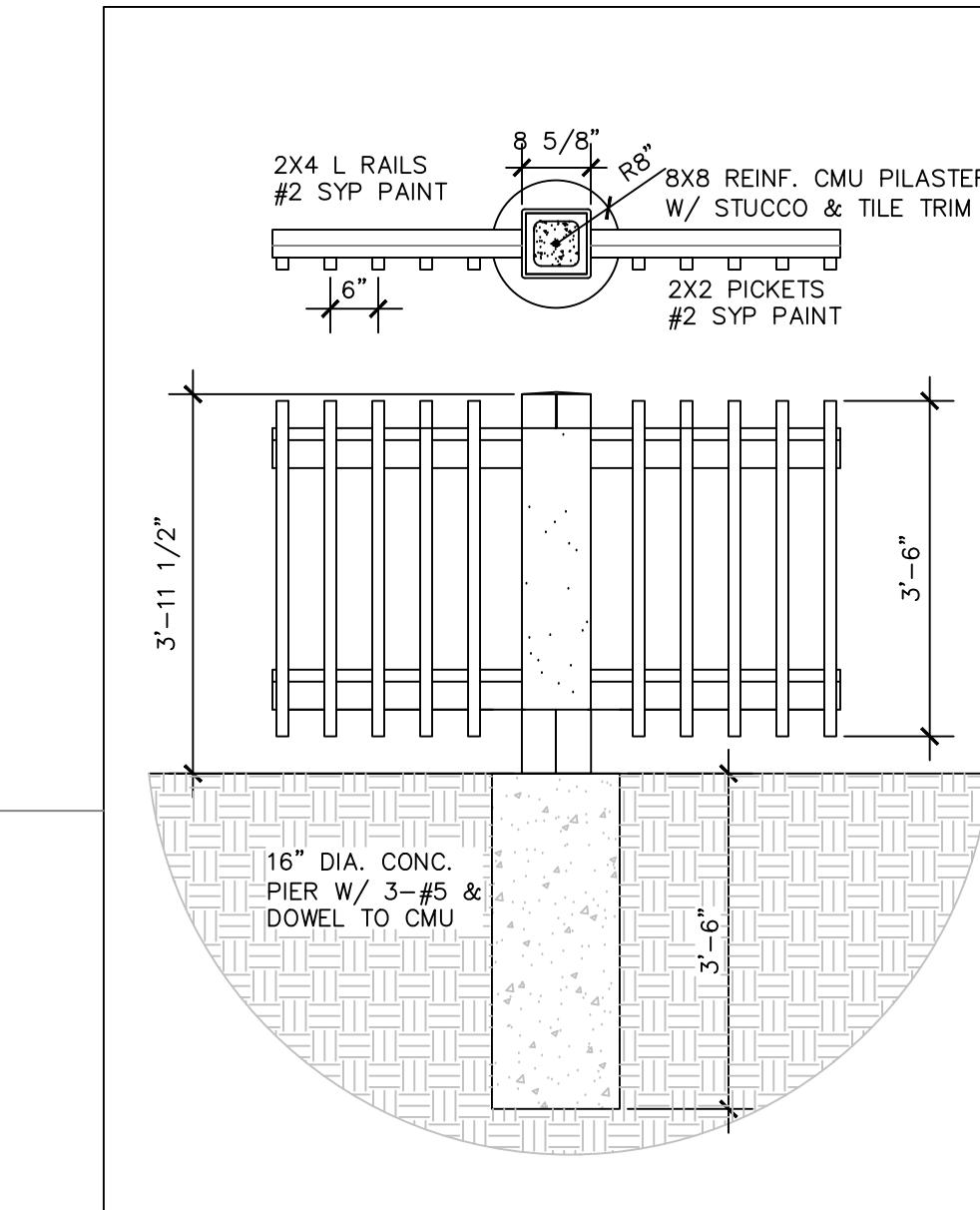
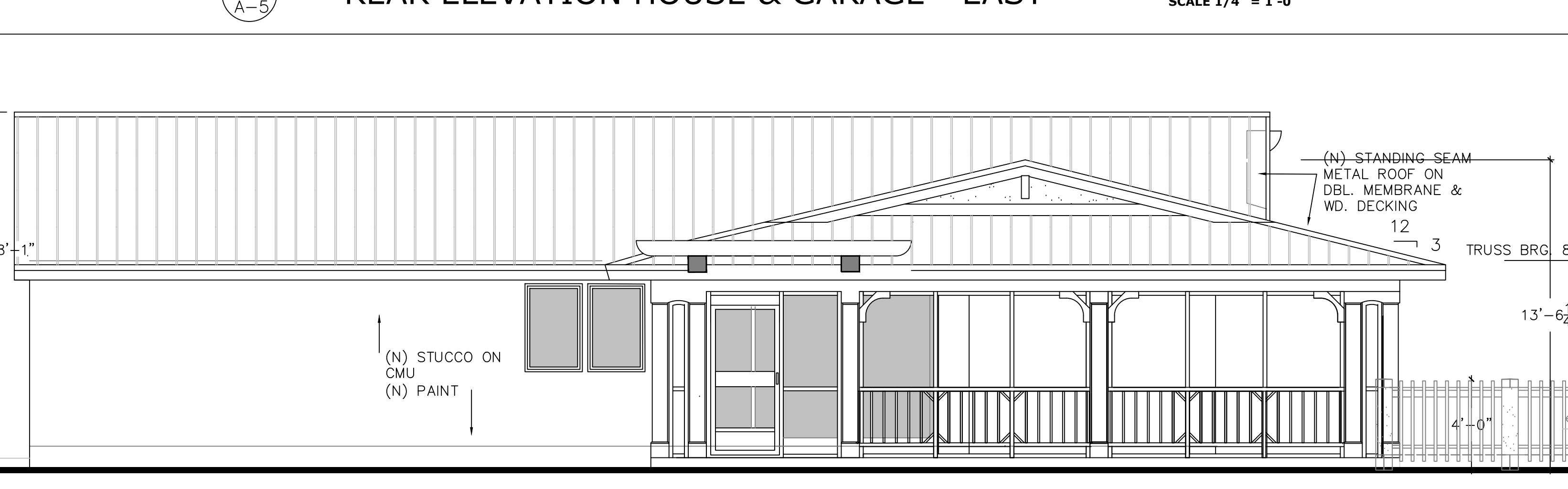
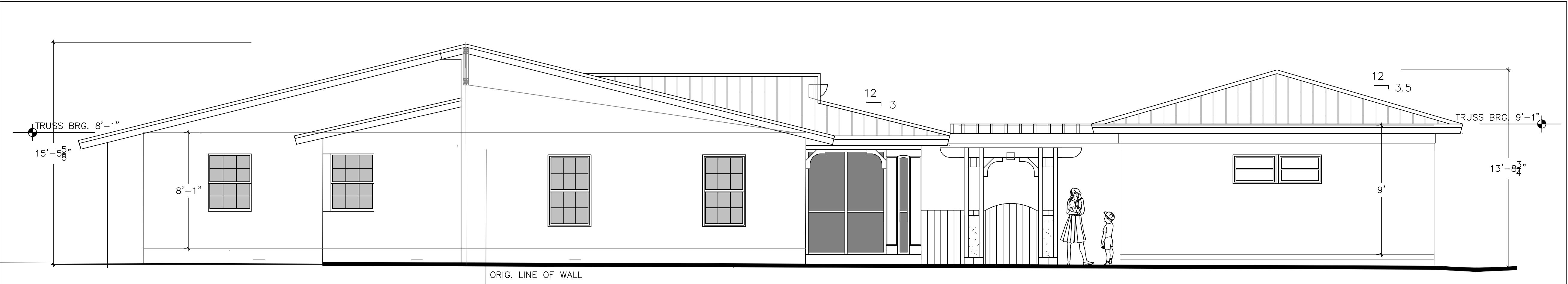
Seal

Firm Name and Address
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2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address
ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project RG0518
Date 10-11-18
Scale 1/4"=1'-0"

Sheet
A4.1



ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

No Revision/Issue Date

Seal

Firm Name and Address

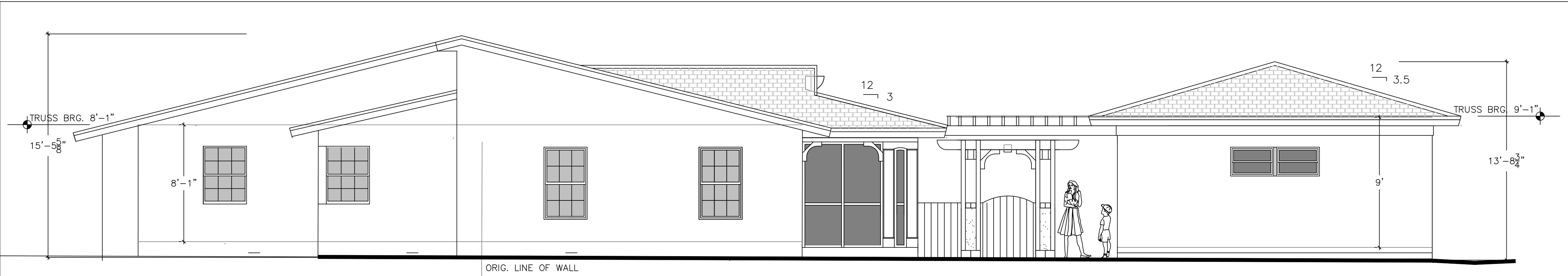
KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address

ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project RG0518
Date 10-11-18
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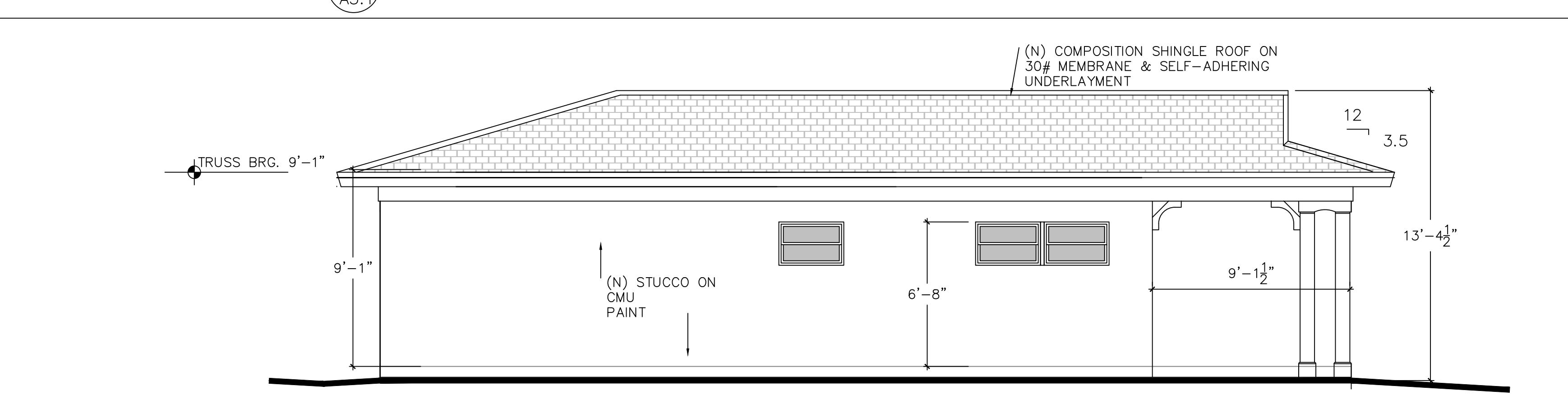
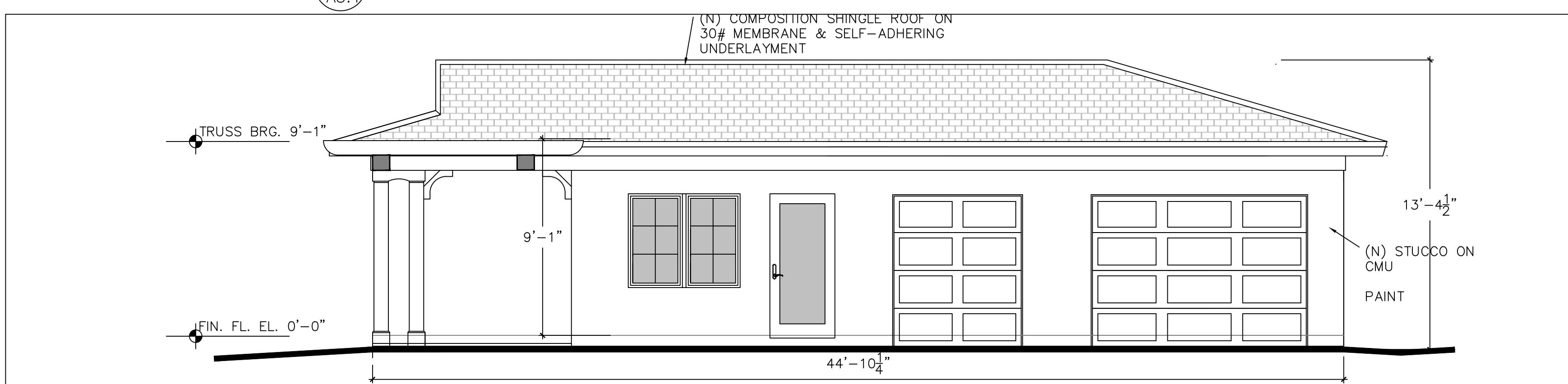
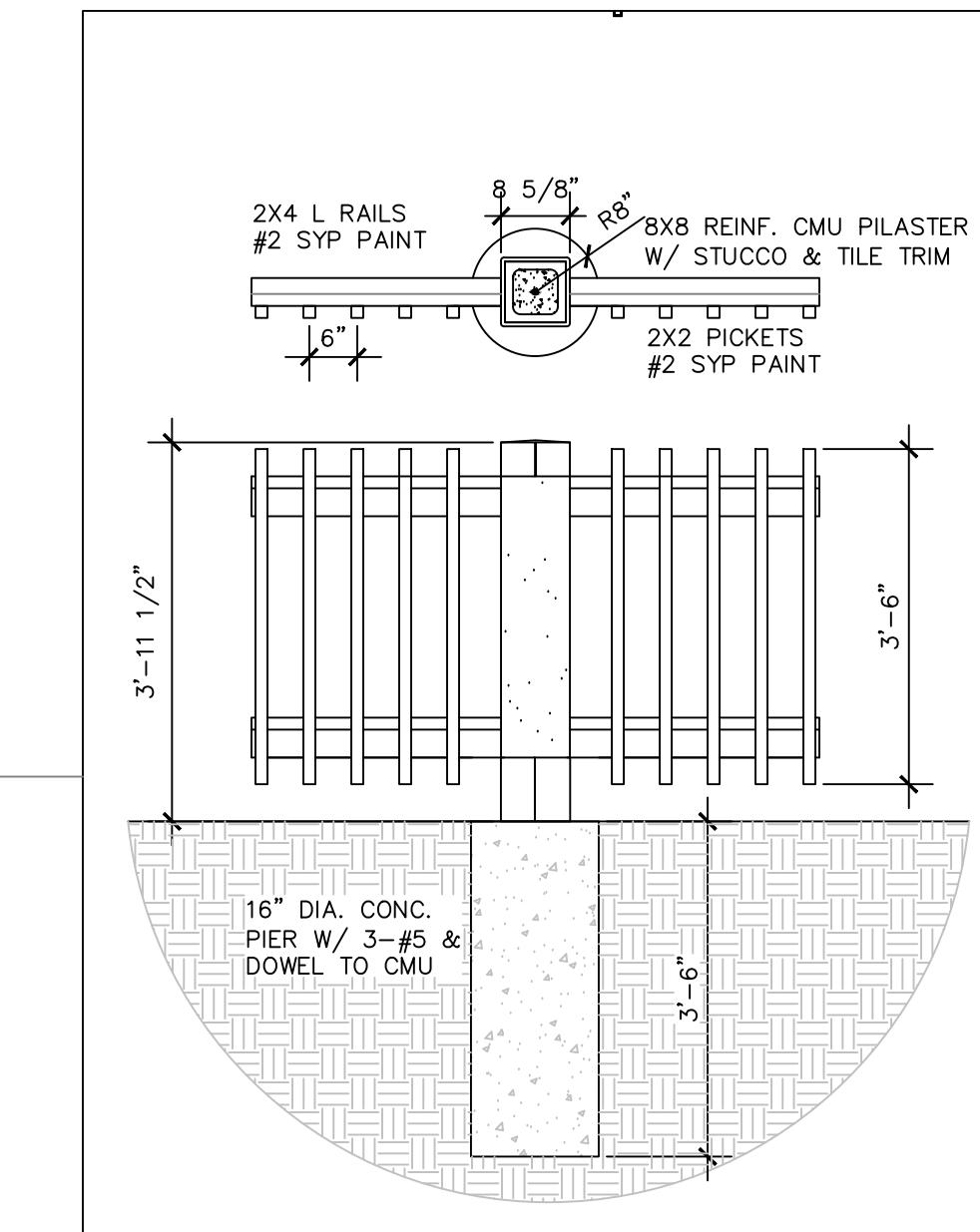
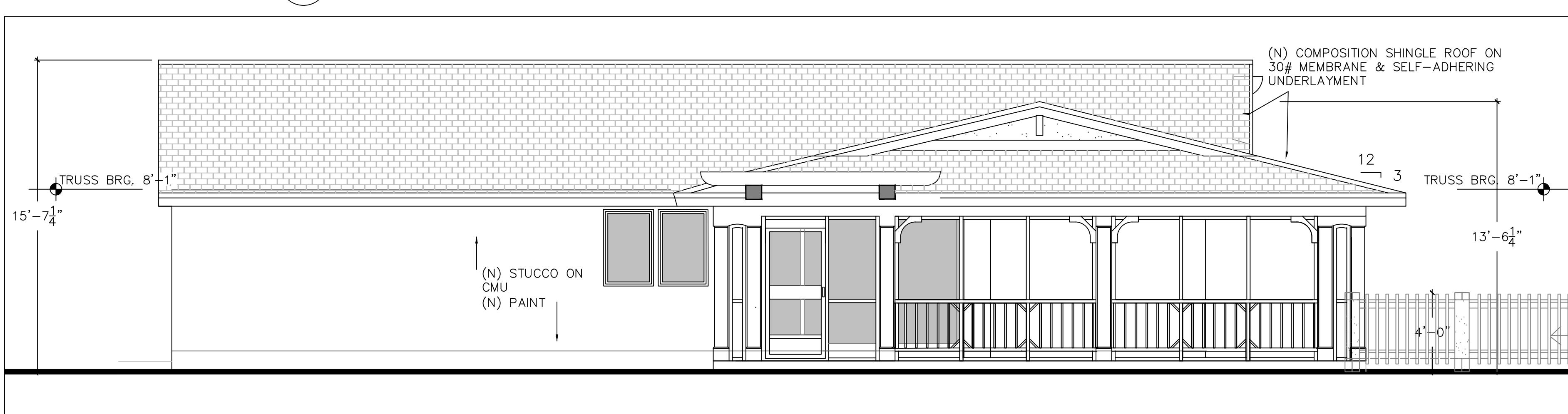
Sheet A-5



General Notes

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444



No Revision/Issue Date

Seal

Firm Name and Address

KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address

ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project

RG0518

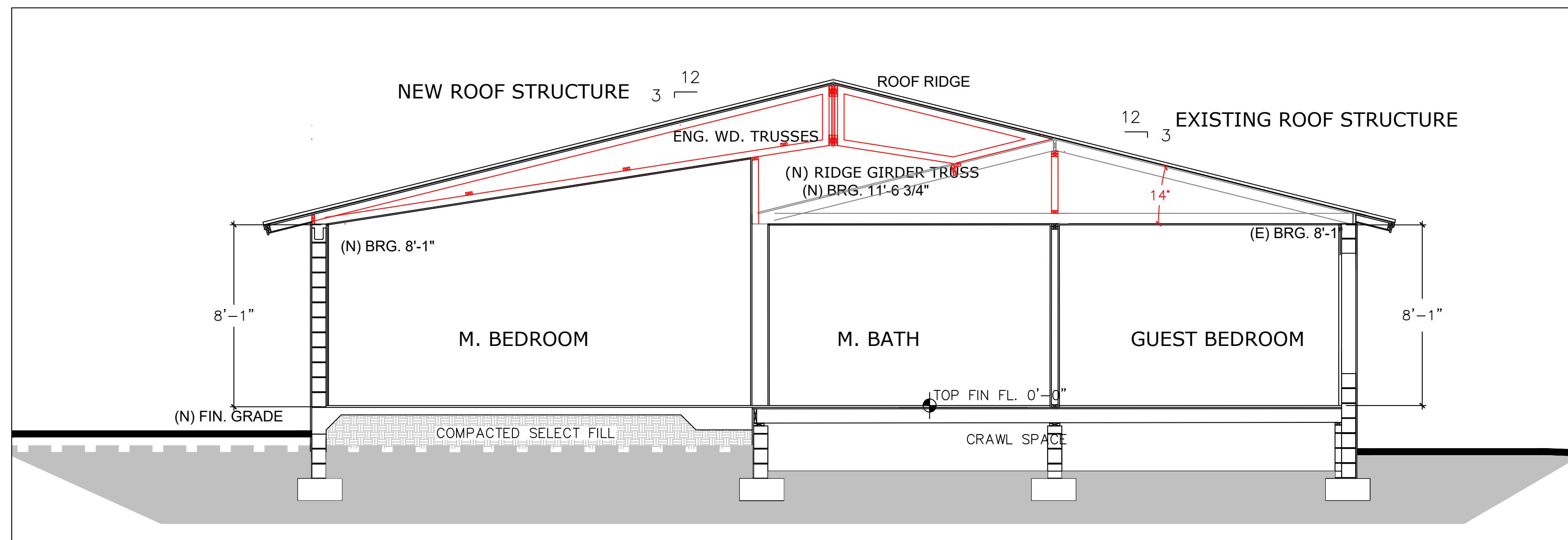
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10-11-18

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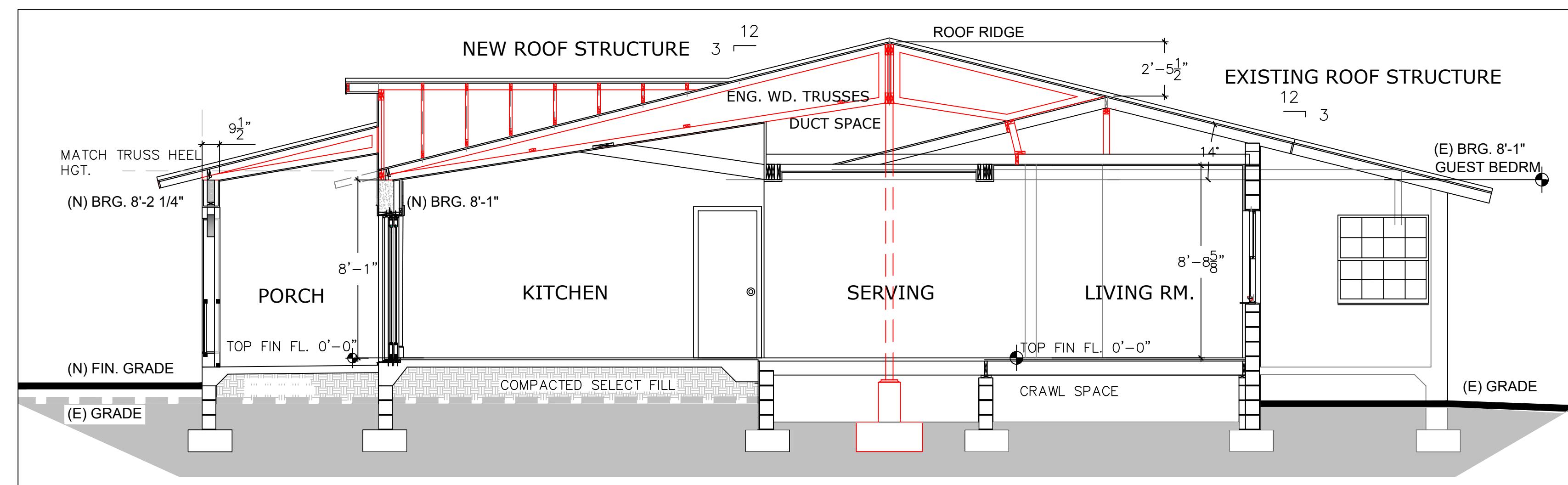
1/4"=1'-0"

A5.1



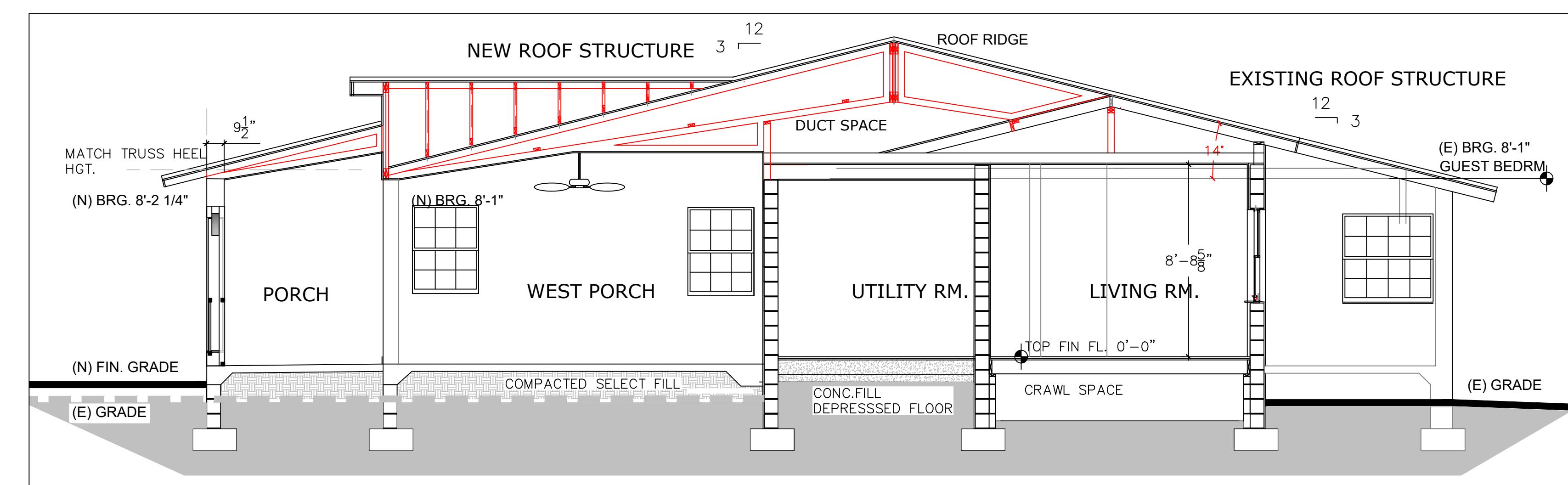
1
A-6
NORTH-SOUTH CROSS SECTION

SCALE 1/4" = 1'-0"



2
A-6
NORTH-SOUTH CROSS SECTION

SCALE 1/4" = 1'-0"



3
A-6
NORTH-SOUTH CROSS SECTION

SCALE 1/4" = 1'-0"

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

No. Revision/Issue Date

Seal

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FL LIC. # AR 00140722

Project Name and Address
ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project RG0518
Date 10-11-18
Scale 1/4"=1'-0"

A-6

General Notes

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

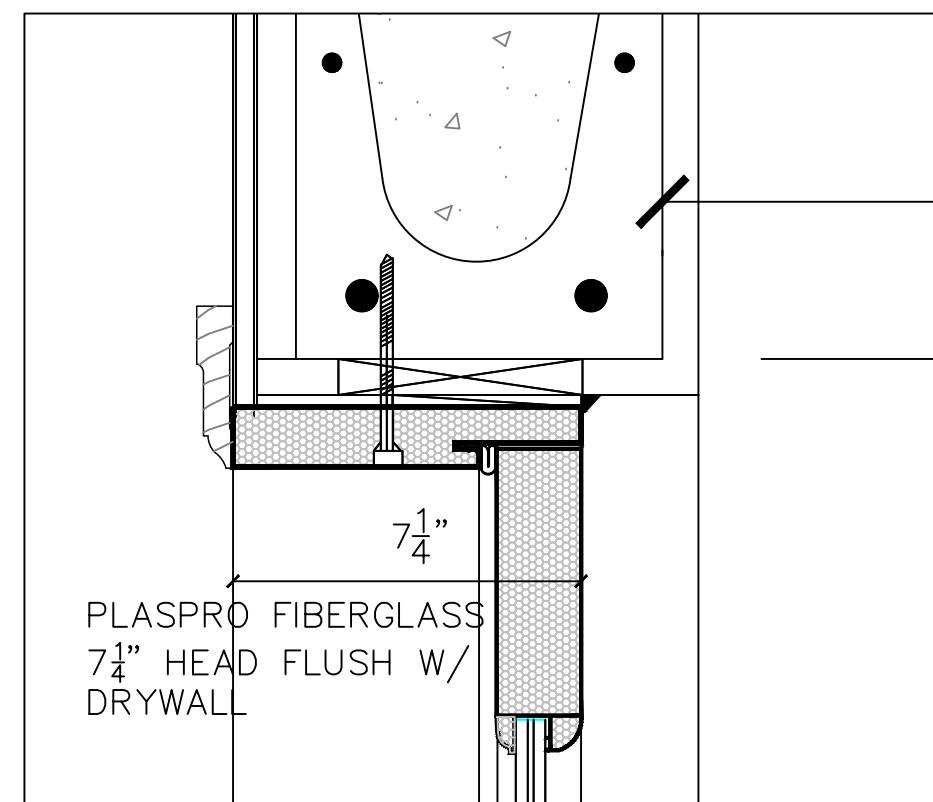
No.	Revision/Issue	Date

Seal

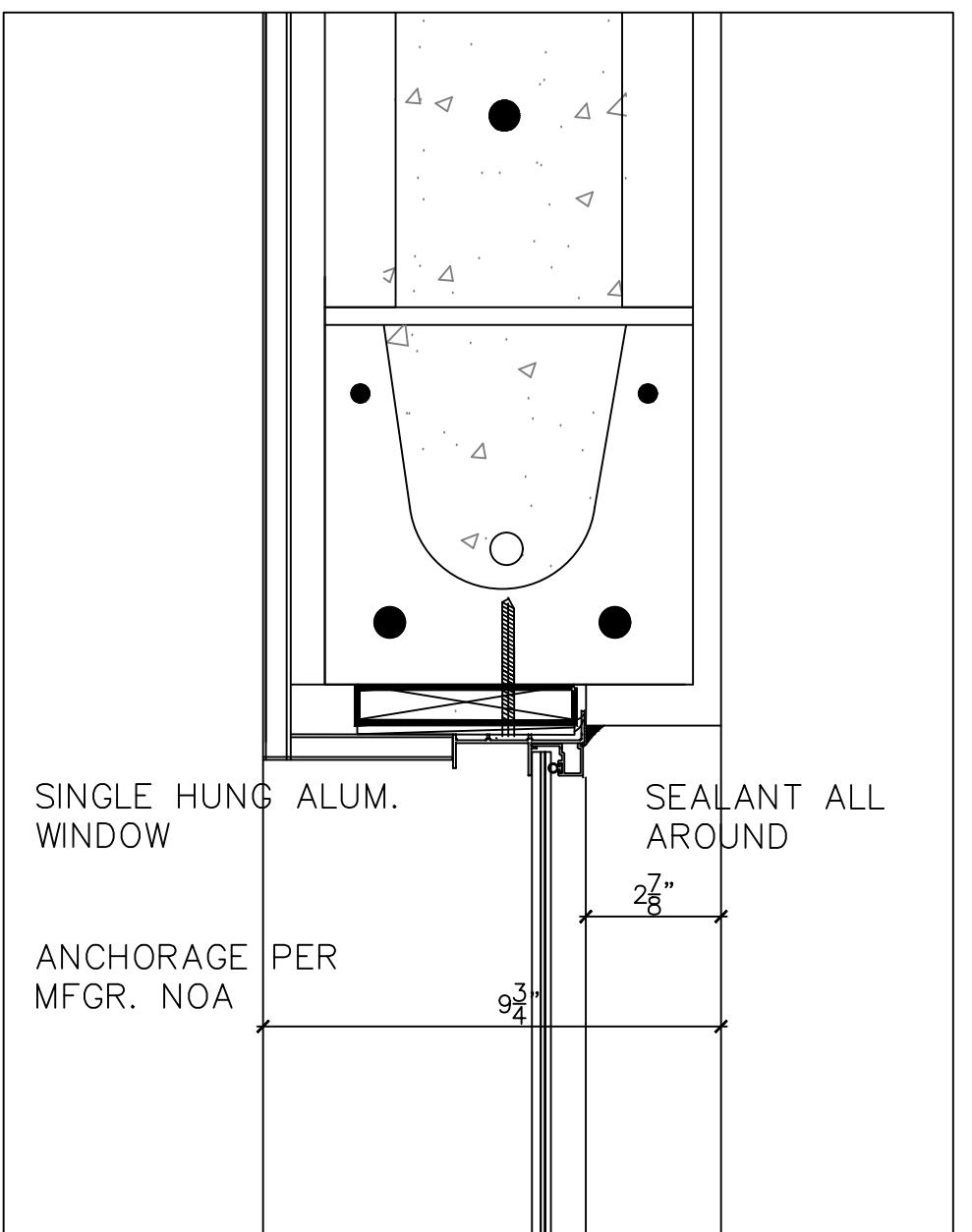
Firm Name and Address
KENNETH BALLEW, ARCHITECT
297 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address
ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

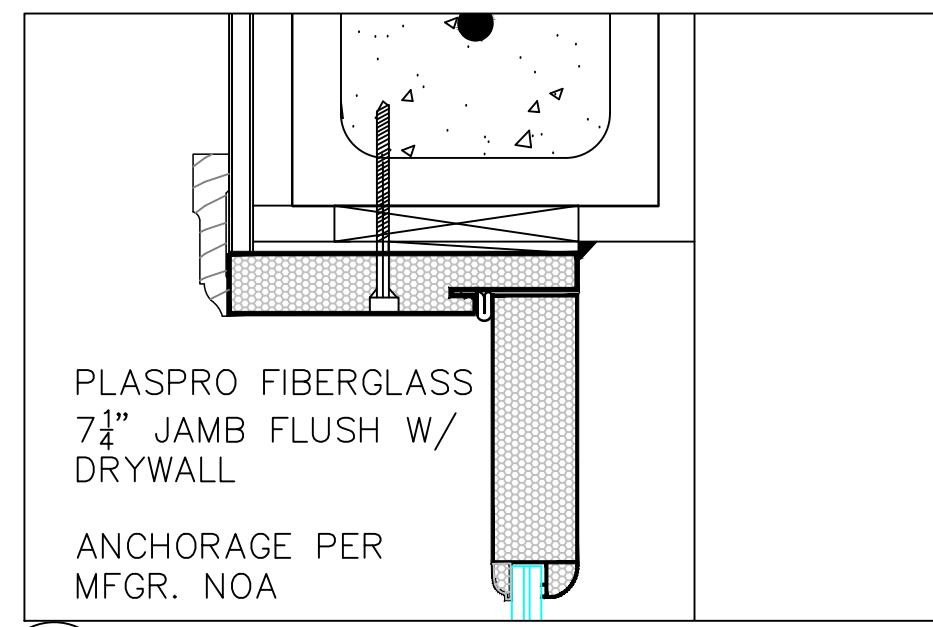
Project Sheet
RG0518
Date 10-11-18
Scale 1/4" & 3"=1'
A-8



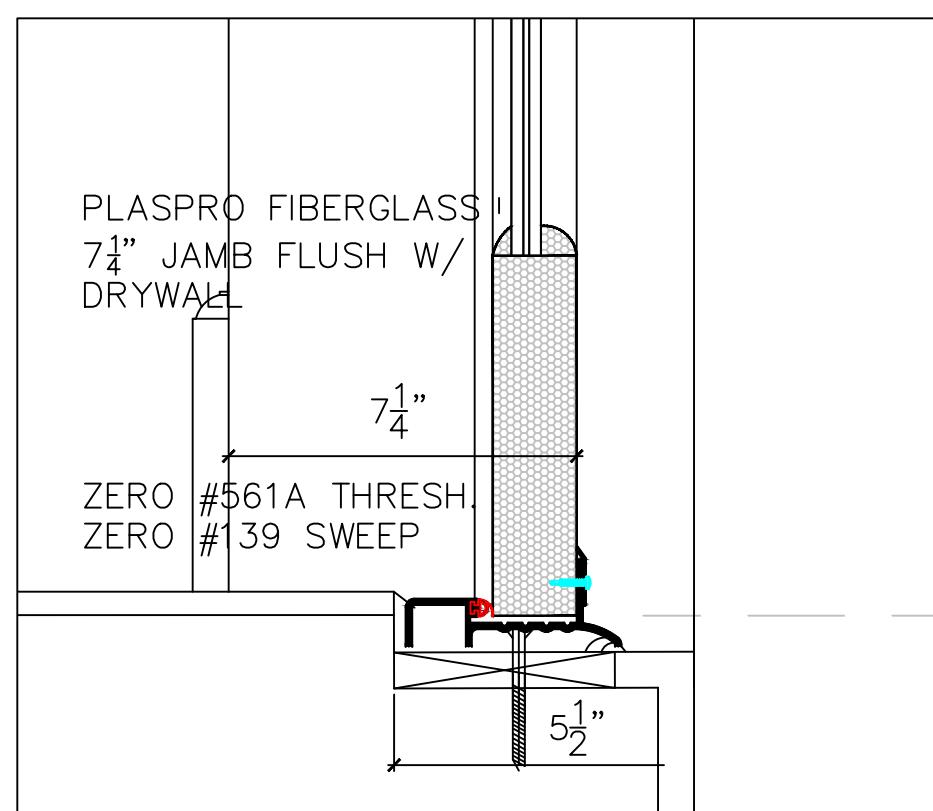
4 NEW DOOR HEAD
SCALE 3" = 1'-0"



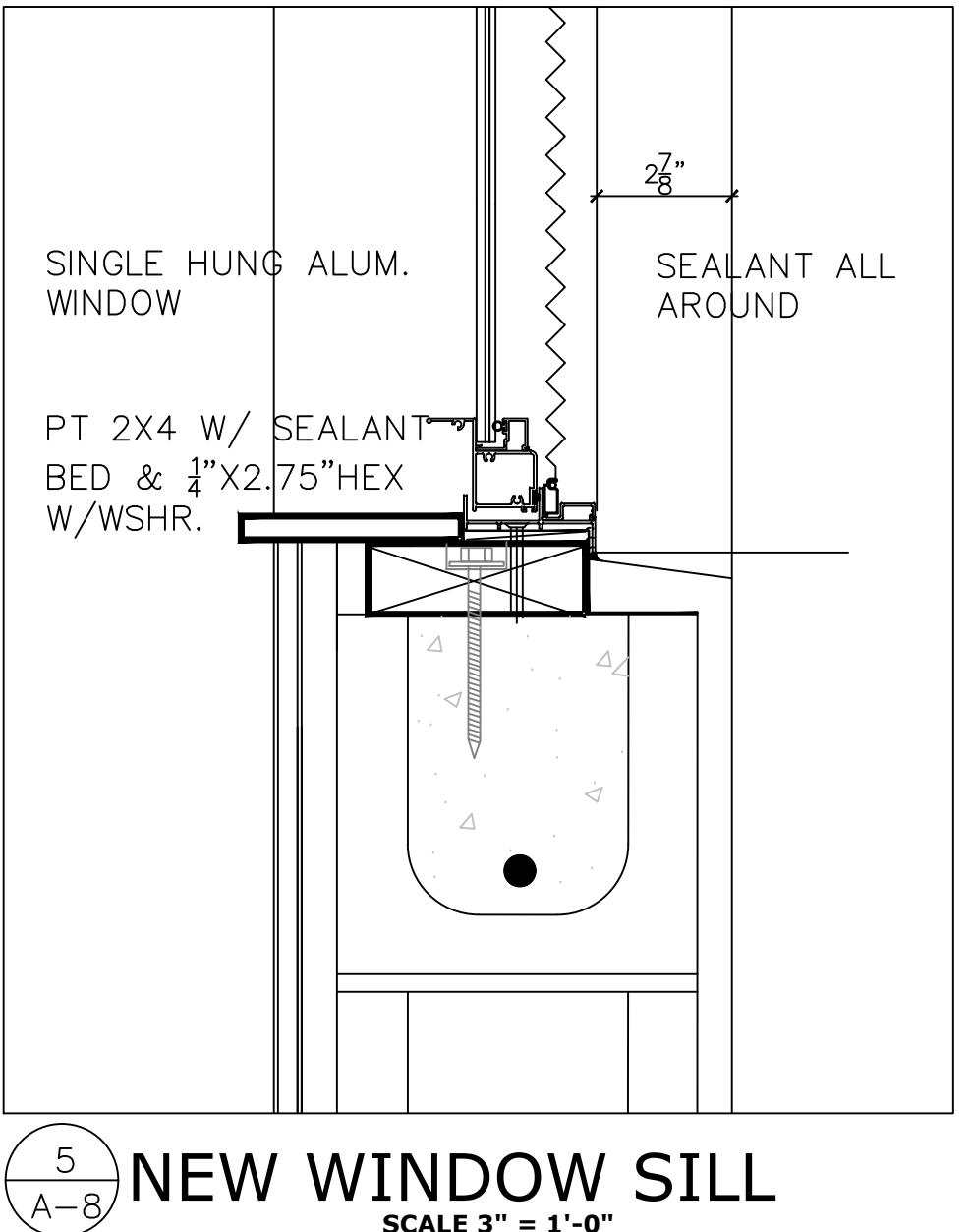
6 NEW WINDOW HEAD
SCALE 3" = 1'-0"



3 NEW DOOR JAMB
SCALE 3" = 1'-0"



2 NEW DOOR THRESHOLD
SCALE 3" = 1'-0"



5 NEW WINDOW SILL
SCALE 3" = 1'-0"

DOOR NOTES:

DOOR STYLES AND SPECIFICATIONS IN THESE DRAWINGS ARE BASED ON PLASPRO FIBERGLASS DOORS AND THE CURRENT NOAs. EQUAL MANUFACTURERS MAY SUBMIT ALL INFORMATION CONCERNING STYLE, CERTIFICATIONS AND A LIST OF INSTALLATIONS SIMILAR TO THIS PROJECT TO THE GENERAL CONTRACTOR FOR OWNER'S APPROVAL.

PART 1 - GENERAL

- 1.1 DRS 3068 (SINGLE PANEL GLASS) FIBERGLASS IMPACT DOOR.
- 1.1.A DRS 6068 FRENCH (2-PANEL GLASS) IMPACT DOORS.
- 1.1.B PF DENSE POLY-FIBER FRAMES (IMPACT) MATCHING DOOR STILES .

1.2 RELATED WORK: VAPOR/AIR BARRIERS AND JOINT SEALANTS.

1.3 REFERENCES:

- A. ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASTM C1036-91 (FLAT GLASS), ASTM E 283-96.
- D. FLORIDA BUILDING CODE
- 1. PROTOCOL TAS-201 "IMPACT TEST"
- 2. PROTOCOL TAS-202 "AIR, WATER,STRUCTURE TEST"
- 3. PROTOCOL TAS-203 "CYCLIC WIND LOAD TEST"

1.4 SYSTEM DESCRIPTION

- A. CONFIGURATION: PRE-HUNG, PRIMED, ONEELITE IMPACT DOOR & FRAME.
- B. FRAME: 5.25" FRAME DEPTH

1.5 FINISH: (MATCH EXISTING) WHITE INTERIOR

1.6 SPECIAL GLAZING: LAMINATED IMPACT, LOW E GLAZING.

PART 2 - WEATHERSTRIPPING

1.1 FACTORY INSTALLED, COMPRESSION SEAL ALL AROUND.

1.2 PERFORMANCE: WHEN TESTED ACCORDING TO MIAMI-DADE COUNTY TEST PROTOCOLS, MEETS THE DESIGN PRESSURES STATED IN THE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE FOR THIS PRODUCT. THOSE INCLUDE AIR INFILTRATION, WATER RESISTANCE AND UNIFORM LOAD CAPACITY AT 150% OF THE ASTM E 330 TEST.

1.3 INSTALLATION: INSTALL PER CURRENT NOA.

- A. CONFIGURATION: FLANGE CONSTRUCTION, (HORIZ. ROLLING & FIXED).
- B. FRAME: 2.784" FRAME DEPTH

1.5 FINISH: (MATCH EXISTING) WHITE INTERIOR

1.6 SPECIAL GLAZING: LAMINATED IMPACT, LOW E GLAZING.

PART 2 - IMPACT ALUMINUM DOORS

1.1 SGD 208 (SLIDING GLASS DOORS 2-PANEL & 3-PANEL)

1.2 PERFORMANCE: WHEN TESTED ACCORDING TO MIAMI-DADE COUNTY TEST PROTOCOLS, MEE3TS THE DESIGN PRESSURES STATED IN THE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE FOR THIS PRODUCT. THOSE INCLUDE AIR INFILTRATION, WATER RESISTANCE AND UNIFORM LOAD CAPACITY AT 150% OF THE ASTM E 330 TEST.

1.3 MATERIALS: DOOR FRAME & DOOR MEMBERS SHALL BE EXTRUDED 6063-T6 ALUMINUM ALLOY WITH TWO STEEL ROLLERS PER PANEL (OPERABLE). PROVIDE HARDWARE AND DOUBLE WEATHERSTRIPPING AROUND EACH PANEL & SCREEN.

1.4 INSTALLATION: INSTALL PER NOA 17-0420.04.

WINDOW NOTES:

WINDOW STYLES AND SPECIFICATIONS IN THESE DRAWINGS ARE BASED ON PGT WINGARD ALUMINUM WINDOWS AND THE CURRENT NOAs. EQUAL MANUFACTURERS MAY SUBMIT ALL INFORMATION CONCERNING STYLE, CERTIFICATIONS AND A LIST OF INSTALLATIONS SIMILAR TO THIS PROJECT TO THE GENERAL CONTRACTOR FOR OWNER'S APPROVAL.

PART 1 - GENERAL

- 1.1 HR710 (HORIZONTAL ROLLING) ALUMINUM WINDOWS.
- 1.1.A AR720 (ALUM. ARCHITECTURAL 720) ENTRANCE EYEBROW.
- 1.1.B PW720 (WINGARD PICTURE WINDOWS OR FIXED WINDOWS).

1.2 RELATED WORK: VAPOR/AIR BARRIERS AND JOINT SEALANTS.

1.3 REFERENCES:

- A. AAMA - AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
- 1. AAMA 103.3-93 "PROCEDURAL GUIDE FOR ALUMINUM AND VINYL PRIME

WINDOWS AND GLASS DOORS, INSULATING STORM PRODUCTS FOR WINDOWS AND GLASS DOORS AND THERMAL PERFORMANCE OF WINDOWS AND GLASS DOORS."

- 2. AAMA 1302.5-76, PARA. 3.1.1 TEST A THROUGH 3.1.3 TEST G "VOLUNTARY SPECIFICATIONS FOR FORCED ENTRY RESISTANCE ALUMINUM PRIME WINDOWS".

B. ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE

C. ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS

1. ASTM C1036-91 (FLAT GLASS), ASTM E 283-96.

D. FLORIDA BUILDING CODE

- 1. PROTOCOL TAS-201 "IMPACT TEST"

- 2. PROTOCOL TAS-202 "AIR, WATER,STRUCTURE TEST"

- 3. PROTOCOL TAS-203 "CYCLIC WIND LOAD TEST"

1.4 SYSTEM DESCRIPTION

- A. CONFIGURATION: PRE-HUNG, PRIMED, ONEELITE IMPACT DOOR & FRAME.

B. FRAME: 5.25" FRAME DEPTH

1.5 FINISH: (MATCH EXISTING) WHITE INTERIOR

1.6 SPECIAL GLAZING: LAMINATED IMPACT, LOW E GLAZING.

PART 2 - WEATHERSTRIPPING

1.1 SGD 208 (SLIDING GLASS DOORS 2-PANEL & 3-PANEL)

1.2 PERFORMANCE: WHEN TESTED ACCORDING TO MIAMI-DADE COUNTY TEST PROTOCOLS, MEE3TS THE DESIGN PRESSURES STATED IN THE MIAMI-DADE COUNTY NOTICE OF ACCEPTANCE FOR THIS PRODUCT. THOSE INCLUDE AIR INFILTRATION, WATER RESISTANCE AND UNIFORM LOAD CAPACITY AT 150% OF THE ASTM E 330 TEST.

1.3 MATERIALS: DOOR FRAME & DOOR MEMBERS SHALL BE EXTRUDED 6063-T6 ALUMINUM ALLOY WITH TWO STEEL ROLLERS PER PANEL (OPERABLE). PROVIDE HARDWARE AND DOUBLE WEATHERSTRIPPING AROUND EACH PANEL & SCREEN.

1.4 INSTALLATION: INSTALL PER NOA 17-0420.04.

DESIGN DATA

NOTE:A. ALL FABRICATIONS SHALL COMPLY WITH THE FLORIDA BUILDING CODE 6TH EDITION, CHAPTER 16, THE RESIDENTIAL CODE.

RISK CATEGORY II EXPOSURE C ENCLOSED STRUCTURE CMU / EXT. PLASTER (STUCCO), ENG. WOOD TRUSSES

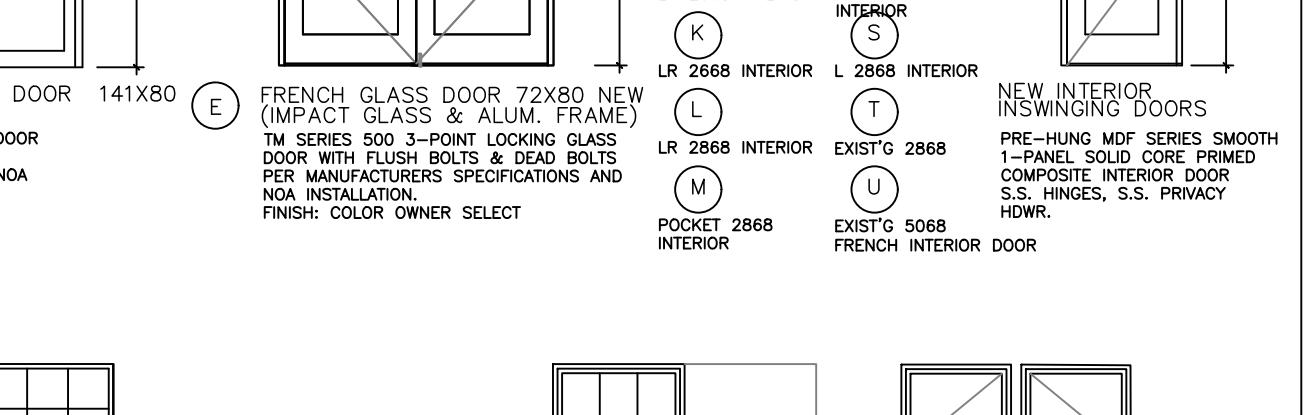
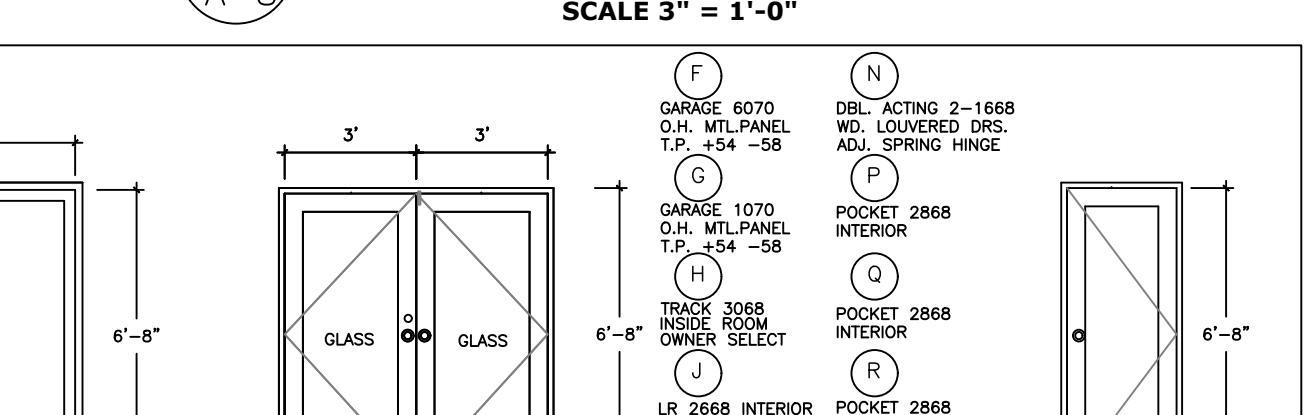
WIND SPEED 29° 28' 15.48" N 80° 04' 15.56" W

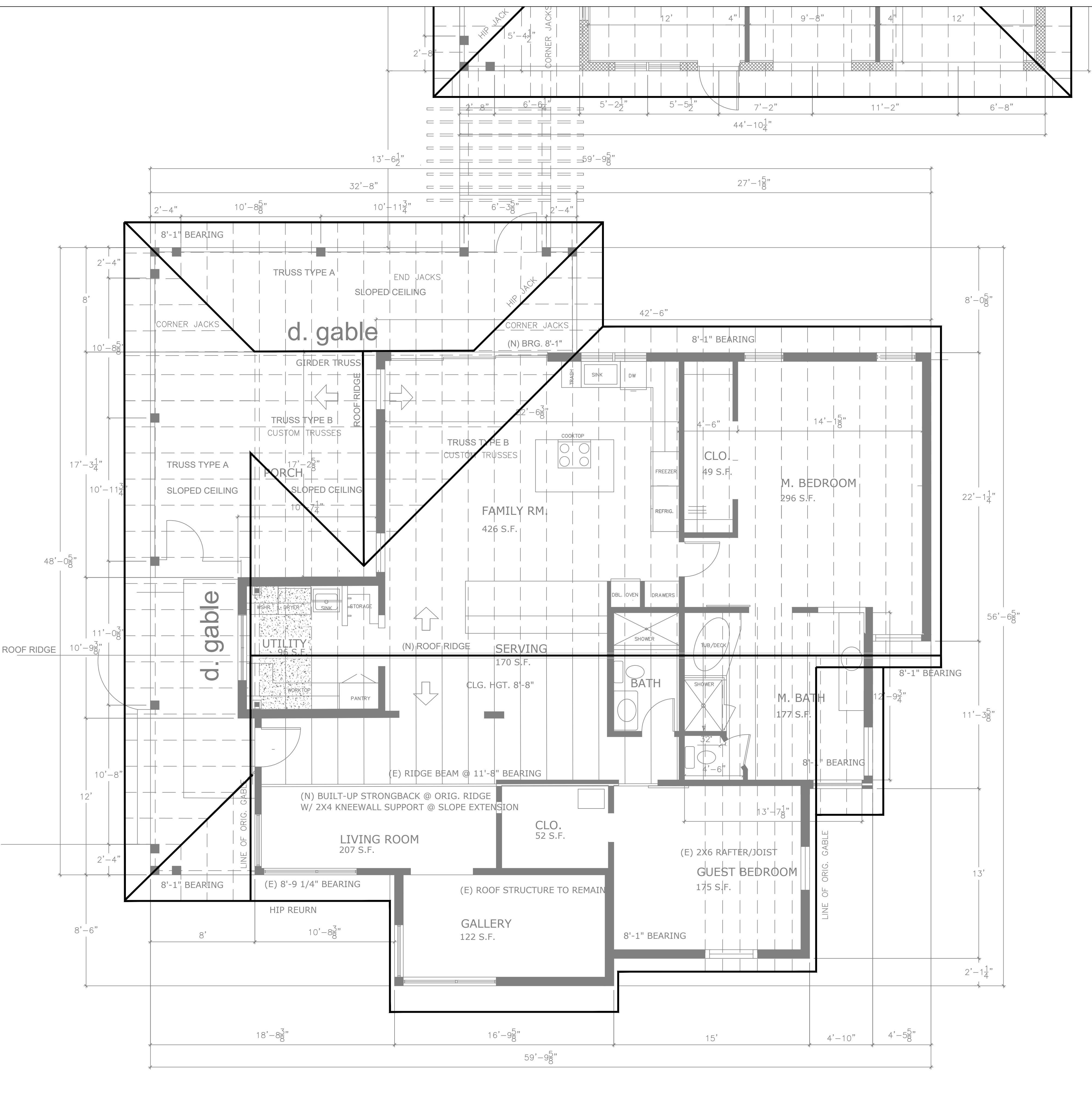
Vu = 170 MPH (3 SECOND GUST @ 33 FT ABOVE GRADE)

Vasd = 132 MPH

MAX. POS. PRESSURE = 50.5 psf

MAX. NEG. PRESSURE = -56 psf





NOTES:

DESIGN

DESIGN :

A. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION". WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED BY ANSI/TPI, THE DESIGN SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF ANSI/AWC NDS – NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, AND ALL APPLICABLE LEGAL REQUIREMENTS.

- B. TRUSS MANUFACTURER SHALL PROVIDE TRUSS DESIGN DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS.
- C. THE TRUSS MANUFACTURER SHALL PROVIDE A "TRUSS PLACEMENT DIAGRAM" WHICH SHALL PROVIDE AT A MINIMUM, THE LOCATION ASSUMED FOR EACH TRUSS BASED ON THE TRUSS MANUFACTURER'S INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

D. WHERE REQUIRED BY THE TRUSS MANUFACTURER'S CONTRACT THE LOCAL BUILDING OFFICIAL OR APPLICABLE LEGAL REQUIREMENTS, THE TRUSS MANUFACTURER SHALL SUBMIT THE "TRUSS SUBMITTAL PACKAGE" TO THE GENERAL CONTRACTOR AND/OR THE LOCAL BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURE OF THE TRUSSES.

E. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

1. BUILDING CODE USED FOR THE DESIGN.
2. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS.
3. NUMBER OF PLIES IF GREATER THAN ONE.
4. REQUIRED BEARING WIDTHS.
5. DESIGN LOADS AS APPLICABLE, INCLUDING:
 - TOP CHORD LIVE LOADS, DEAD LOADS AND WIND LOADS
 - BOTTOM CHORD LIVE LOAD
 - BOTTOM CHORD DEAD LOAD
 - ADDITIONAL LOADS AND LOCATIONS
 - OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS.
6. ADJUSTMENTS TO WOOD MEMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE.
7. MAXIMUM REACTION FORCE AND DIRECTION, INCLUDING MAXIMUM UPLIFT REACTION FORCES.
8. METAL CONNECTOR PLATE TYPE, MANUFACTURER, SIZE, THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
9. SIZE, SPECIES, AND GRADE FOR EACH WOOD MEMBER.
10. TRUSS-TO-TRUSS CONNECTION AND FIELD ASSEMBLY REQUIREMENTS.

F. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THE "AMERICAN LUMBER STANDARDS COMMITTEE".

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes

ROCHELLE GREENBERG
201 NE 5TH COURT

b. Revision/Issue	Date

in Name and Address

ject Name and Address

ject	Sheet
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0-11-18	
ile	
(4" x 1" 2"	

NOTES:

DESIGN :

A. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1, "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION". WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFICALLY COVERED BY ANSI/TPI, THE DESIGN SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF ANSI/AWC NDS - NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, AND ALL APPLICABLE LEGAL REQUIREMENTS.

B. TRUSS MANUFACTURER SHALL PROVIDE TRUSS DESIGN DRAWINGS PREPARED IN ACCORDANCE WITH ALL APPLICABLE LEGAL REQUIREMENTS.

C. THE TRUSS MANUFACTURER SHALL PROVIDE A "TRUSS PLACEMENT DIAGRAM" WHICH SHALL PROVIDE AT A MINIMUM, THE LOCATION ASSUMED FOR EACH TRUSS BASED ON THE TRUSS MANUFACTURER'S INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

D. WHERE REQUIRED BY THE TRUSS MANUFACTURER'S CONTRACT THE LOCAL BUILDING OFFICIAL OR APPLICABLE LEGAL REQUIREMENTS, THE TRUSS MANUFACTURER SHALL SUBMIT THE "TRUSS SUBMITTAL PACKAGE" TO THE GENERAL CONTRACTOR AND/OR THE LOCAL BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURE OF THE TRUSSES.

E. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:

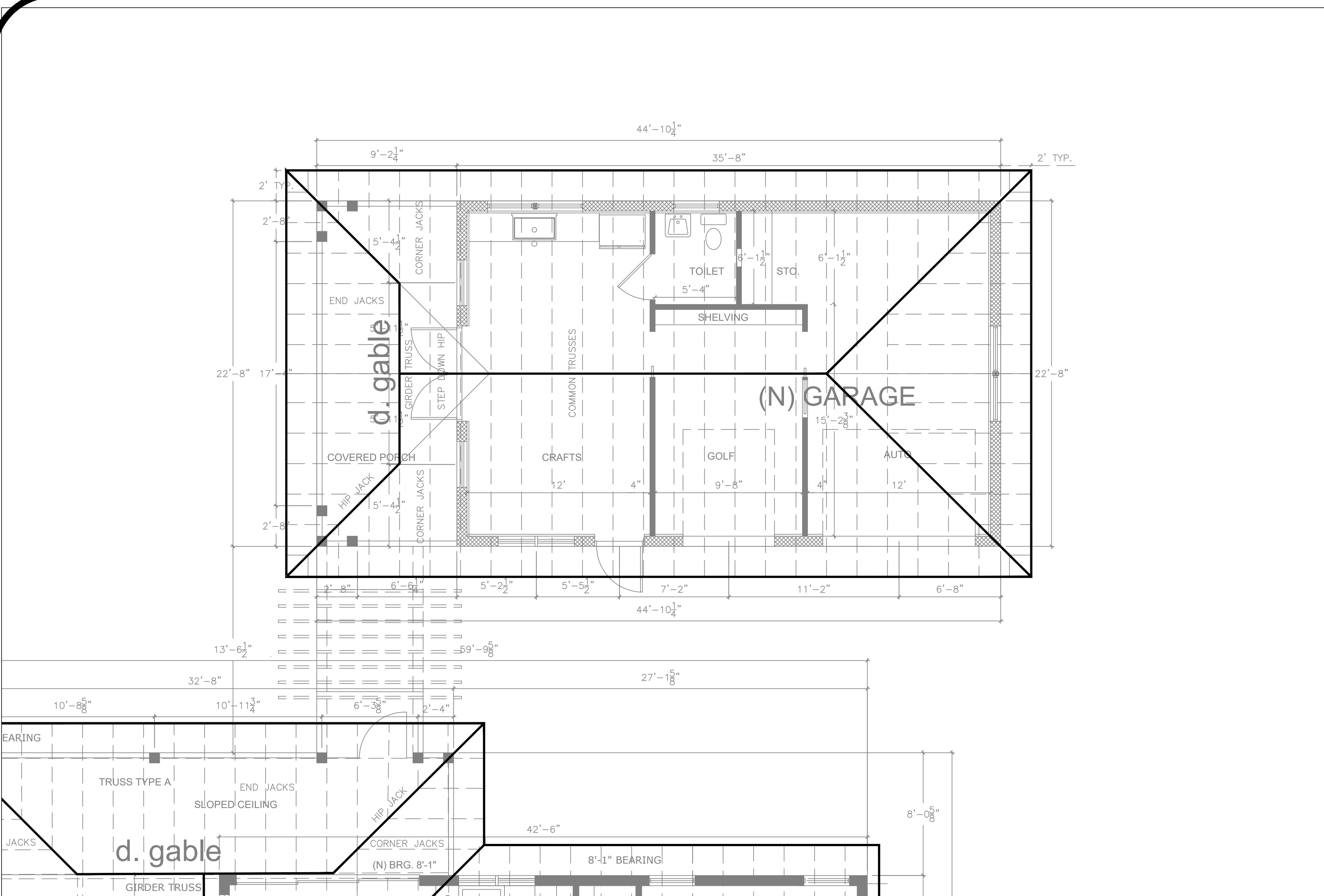
1. BUILDING CODE USED FOR THE DESIGN.
2. LOCATION OF ALL JOINTS AND SUPPORT LOCATIONS.
3. NUMBER OF PLIES IF GREATER THAN ONE.
4. REQUIRED BEARING WIDTHS.
5. DESIGN LOADS AS APPLICABLE, INCLUDING:
TOP CHORD LIVE LOADS, DEAD LOADS AND WIND LOADS
BOTTOM CHORD LIVE LOAD
BOTTOM CHORD DEAD LOAD
ADDITIONAL LOADS AND LOCATIONS
OTHER LATERAL LOADS, INCLUDING DRAG STRUT LOADS.
6. ADJUSTMENTS TO WOOD MEMBER AND METAL CONNECTOR PLATE DESIGN VALUES FOR CONDITIONS OF USE.
7. MAXIMUM REACTION FORCE AND DIRECTION, INCLUDING MAXIMUM UPLIFT REACTION FORCES.
8. METAL CONNECTOR PLATE TYPE, MANUFACTURER, SIZE, THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH METAL CONNECTOR PLATE EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE.
9. SIZE, SPECIES, AND GRADE FOR EACH WOOD MEMBER.
10. TRUSS-TO-TRUSS CONNECTION AND FIELD ASSEMBLY REQUIREMENTS.
11. DEFLECTION RATIOS AND/OR MAXIMUM VERTICAL AND HORIZONTAL DEFLECTION FOR LIVE AND FOR LIVE PLUS DEAD LOADS.
12. MAXIMUM AXIAL COMPRESSION AND TENSION FORCES IN MEMBERS.

F. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THE "AMERICAN LUMBER STANDARDS COMMITTEE".

ROCHELLE GREENBERG RESIDENTIAL ADDITION

201 NE 5TH COURT
DELRAY BEACH, FL 33444

General Notes



1
A-9 GARAGE ROOFING OVERLAY
SCALE 1/4" = 1'-0"

FILE NAME

REV DATE

USER

Firm Name and Address
KENNETH BALLEW, ARCHITECT
2976 NORWAY PINE LANE
LANTANA, FL 33462
FL LIC. # AR 00140722

Project Name and Address
ROCHELLE GREENBERG RESIDENCE
201 NE 5TH COURT
DELRAY BEACH, FL 33444

Project RG0518
Date 10-11-18
Scale 1/4"=1'-0"

A-9