REQUEST FOR PROPOSALS

FOR DEVELOPMENT AND DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING

RELEASE DATE: Monday, April 22, 2019
SUBMISSION DEADLINE: Thursday, May 23, 2019 @ 2:00 pm

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

INVITATION

The Delray Beach Community Redevelopment Agency (CRA) hereby requests proposals from interested qualified Not-for-Profit parties specializing in affordable / work force housing for the development and disposition of ten (10) residential properties owned by the CRA, within the Southwest Neighborhood of the CRA District of the City of Delray Beach, Florida, more specifically described in Section C of this Request for Proposals (RFP). It is the CRA's intention to dispose of said properties to a qualified not-for-profit entity, for the purpose of providing affordable/workforce housing, and to enter into an agreement with the successful proposer in order to provide for-sale single family housing that is restricted on a long-term basis for affordable/workforce housing. It is the CRA's intent that the properties are developed concurrently base on plans prepared by the CRA.

The CRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to request proposals for the redevelopment of any area within its district in order to effectuate redevelopment pursuant to the goals and objectives of the CRA Redevelopment Plan.

Factors that the CRA will use in judging the proposals include, but are not limited to, the Proposer's experience in the provision and construction of affordable housing and income qualification of home buyers, the pricing structure, and development fees. Selection criteria are discussed in more detail within this RFP.

Upon receipt of an acceptable proposal and a negotiated contract with a Successful Proposer, as well as the applicant's compliance with conditions precedent to closing, the CRA will close on the properties as described in the RFP, or as agreed to pursuant to the contract negotiated between the Successful Proposer and the CRA.

Proposers are required to submit one (1) unbound original and eight (8) copies, and an electronic PDF file of the full response, sealed and marked on the outside of the package "Request For Proposals No. CRA 2019-03, Development & Disposition of CRA-Owned Properties in the SW Neighborhood for Workforce Housing", delivered to the CRA office located at 20 North Swinton Avenue, Delray Beach, FL 33444 **on or before 2:00 pm on Thursday, May 23, 2019**.

PROPERTY INFORMATION

The subject properties are located within the Southwest Neighborhood of the CRA District (Sub Area #8), specifically the west side of SW 7th Avenue, between SW 3rd and 4th Streets, and 238 SW 6th Avenue.

The majority of the properties are approximately 50' X 130'.

The City of Delray Beach is in the design phase of a Streetscape & Utility Improvement Project in the Southwest Neighborhood (SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue), which includes improvements to utilities (water, sewer, drainage, lighting), alleys, sidewalks, installation of streetlights, and expansion of the City's Reclaimed Water System. Sidewalks and parallel parking spaces will also be installed adjacent to the CRA-owned properties along SW 7th Avenue and SW 4th street as part of the streetscape and utility project.

RFP OVERVIEW

A. Schedule

RFP Issued	Monday, April 22, 2019
Pre-Bid Conference Delray Beach CRA office located at 20 N. Swinton Avenue, Delray Beach, FL 33444. (Attendance is voluntary.)	Monday, May 6, 2019 10:00 am
Deadline for Questions	Monday, May 13, 2019 5:00 pm
RFP Submittal Delray Beach CRA office located at 20 N. Swinton Avenue, Delray Beach, FL 33444.	Thursday, May 23, 2019 2:00 pm
Selection Committee Ranking	Friday, May 31, 2019
CRA Board Approval	Tuesday, June 11, 2019

*The CRA reserves the right to advance or delay scheduled dates.

B. Development Objectives

The CRA's preference for redevelopment of the site is for long-term affordable housing consisting of ten (10) single family homes, based on Construction Documents prepared by the CRA, to be constructed within 270 Days from Notice to Proceed. Exhibit A contains the Construction Bidding documents.

The CRA intends to dispose of the ten (10) properties to one qualified not-for-profit entity specializing in affordable housing, for the purpose of providing long-term and/or permanent affordable/workforce housing. The ten (10) single family homes MUST be constructed in one phase. Proposals shall state the proposer's ability to develop the properties as stated herein.

The not-for-profit entity respondent will be responsible to construct the homes, income qualify prospective buyers, and facilitate the sale to the new owner.

C. Location & Legal Description:

ID	PROPERTY ADDRESS	LOT/BLOCK	ZONING
1	238 SW 6th Avenue	Lot 32 & 33 / Block 15	R1A
2	SW 7th Avenue	Lot 37 / Block 8	R1A
3	SW 7th Avenue	Lot 36 / Block 8	R1A
4	SW 7th Avenue	Lot 35 / Block 8	R1A
5	202 SW 7th Avenue	Lot 34 / Block 8	R1A
6	SW 7th Avenue	Lot 33 / Block 8	R1A
7	SW 7th Avenue	Lot 32 / Block 8	R1A
8	322 SW 7th Avenue	Lot 31 / Block 8	R1A
9	SW 4th Street	Lot 26-30 / Block 8	R1A

D. Land Use Regulations

The Construction Documents are based on the current R-1-A (Single Family Residential) zoning for the properties and shall be subject to the City of Delray Beach approval process. For additional information, visit https://www.delraybeachfl.gov/, Planning and Zoning Department, Land Development Regulations, Section 4.4.3.

E. Construction Documents and Permits

The CRA will provide Construction Documents and Construction Permits for each property.

F. Palm Beach County Impact Fees

Development of the property will be subject to Palm Beach County Impact Fees. Please contact Impact Fee Coordinator for PBC, Willie Swope @ 561-233-5025 for specific information regarding impact fees applicable to the proposed development, or go to www.co.palm-beach.fl.us/pzb/impactfees/ to download relevant information.

G. Home Buyer Qualification Requirements

The Not-for-Profit partner will be responsible to qualify prospective home buyers. The target population for this workforce / affordable housing development is the Low to High-Moderate income range (51% to 140% of Palm Beach County Area Median Income). See City of Delray Beach Land Use Regulations Article 4.7 for additional information:
https://www.delraybeachfl.gov/home/showdocument?id=660

H. CRA Provided Funding & Subsidies

The following costs will be paid for by the CRA and not incurred by the non-profit developer or the homeowner:

1. Architectural & Engineering Services
2. Development and Construction Permit Fees, including Impact Fees
3. Construction Financing
4. Roadway, Alley, and Sidewalk Construction through the City's Streetscape Improvement project

The CRA intends to make subsidies available to assist the homebuyer with the cost to purchase the home. After the RFP award, the CRA will work with the Successful Proposer to determine the subsidy amount.

I. Other Provisions

CRA funding listed in Section I will not be available to developers that are required to provide Workforce Housing to fulfill a governmental requirement related to any other project.

SUBMITTAL REQUIREMENTS AND EVALUATION CRITERIA

The following describes certain information that the CRA will require for the Proposal. Failure to provide any of the information or failure to provide the information in the required format may be cause for rejection of the Proposal at the sole and absolute discretion of the CRA.

The Proposer shall submit **one (1) original (unbound) and eight (8) copies** of the Proposal, and an electronic PDF file of the full response, which describes the project and the proposer's qualifications in the following format with each section tabbed for ease of review.

The CRA reserves the right to validate any and all information submitted by the proposers. At its sole and absolute discretion, the CRA may disqualify any proposer if the CRA determines that their submittal does not sufficiently document experience and qualifications, or may at its discretion require that additional information be provided by the proposer(s).

Proposals must include the following:

SECTION 1 - INTRODUCTION:

Please include a general introduction statement identifying the party(ies) responding to this RFP and its understanding and commitment to the project.

SECTION 2 – PROPOSERS INFORMATION, QUALIFICATIONS, AND EXPERIENCE:

The Proposer must submit information that describes the Proposer's organizational structure, its members, qualifications including key personnel and general contractors, and financial strength. At a minimum the following information is required in the submission for this Section.

a. Description of the legal organizational structure of the Proposer (and its parent entity, if it is a subsidiary). If the Proposer intends to create a separate entity solely for the purpose of developing the proposed project, then each partner or stockholder or member should describe their respective legal organizational structure. Identify all individuals who will participate in the proposed project and experience with affordable/workforce housing construction, income qualifying homebuyers and marketing/public outreach. Only individuals that will be actively involved and engaged in the development of the site can be listed as key personnel.

b. Identification of the Proposer's principals, partners, officers, or co-venturers, including names, addresses, telephone and fax numbers and federal business identification numbers. The submittal must include:

c. A copy of the not-for-profit determination letter, or a copy of the application for 501(c)(3), tax exempt status submitted to the Internal Revenue Service. Failure to provide this information shall deem the Proposal non-responsive.

d. A complete list of the Entity's Board of Directors including names, addresses and phone numbers and the name of the Entity's Executive Director. If the Entity is affiliated with another entity, please provide a statement representing the nature of the affiliation along with the other entity's name, address, phone number, and a listing of the Board of Directors.

e. A minimum of three (3) professional references.

f. The proposer must make available for inspection at his or her place of business, a current (audited, if available) financial statement of the proposing entity which includes a balance sheet, a three-year statement of past income, and a projected one-year income statement for the current fiscal year for the proposer (and its parent entity if it is a subsidiary). If the proposing entity is to be created specifically for the intended project or if the proposing entity is less than three years old, then each partner or stockholder must submit its own financial statement as described above. Tax returns may be substituted for financial statements. Information regarding any legal or administrative actions, past or pending, that might impact the capacity of the proposer (or its principals or affiliates) to complete the project must be disclosed.

g. Disclosure of any bankruptcies and legal actions by any of the above or related entities during the past ten (10) years must be made with the RFP.

SECTION 3 – OFFERING PRICE & DEVELOPMENT COSTS:

The Proposer must state the offering price for the ten (10) properties referenced in Section C. The offering price should state the terms of payment, the anticipated closing date, and any conditions, contingencies, and additional requirements that affect the purchase.

The Proposer must submit a total project cost analysis stating, by category, the major elements of the project and development fees. The major cost items shall include, at a minimum, land costs and construction costs. See Exhibit A for Construction Bidding documents that shall be the basis for the project cost analysis. Exhibit B is the spreadsheet that shall be used to document project construction costs.

The Proposer must provide their methodology to advertise and identify potential home buyers, evaluate the income qualifications of prospective buyers, and process the sale of the property to the prospective buyer.

SECTION 4 – PROJECT SCHEDULE:

The Proposer must submit a Construction Schedule for the completion of the houses in ONE phase with construction beginning in 2019.

SECTION 5 – SAMPLE PROJECTS:

a. Provide a detailed description of at least three (3) completed development projects within in the last ten (10) years that are similar in size and scope to what is proposed for this project. Please provide physical address for each sample project.

b. Provide pictures, architectural rendering or plans, site plans, or other documents to thoroughly describe the project as built.

c. Provide total project costs, the financing structure, timeline from design to completion, and other elements related to financing and completing the project.

Note: Please note that in assessing the qualifications of the Proposer(s) the CRA may visit each project site submitted.

SECTION 6 – ADDITIONAL CONSIDERATIONS:

Identify any additional or unique resources, capabilities, or assets which the Proposer believes is beneficial to consider in reviewing the Proposer qualifications.

EVALUATION CRITERIA & SELECTION PROCEDURE

Sealed proposals may be filed with the CRA at 20 N. Swinton Avenue, Delray Beach, Florida, 33444 until **2:00 pm Thursday, May 23, 2019**. CRA staff will open the proposals after that time and review them for compliance with submission requirements. The CRA will establish a Selection Committee to review and rank all qualified proposals in accordance with the selection criteria listed below. The CRA Board will select the top ranking proposal no later than the June 11, 2019 CRA Board Meeting, unless otherwise stated.

The CRA reserves the right to negotiate such terms and conditions with the Successful Proposer as it deems in the public interest at its sole and absolute discretion. In the event a contract is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations, and at its sole and absolute discretion may commence negotiations with the next ranked proposer. All proposers should be familiar with the requirements of Florida Statutes Chapter 163.380 to which this solicitation is subject.

Any and all decisions by the CRA to modify the schedule described herein, requests for additional information, reject insufficient or unclear proposals, formulate an objective point system for review, rate and rank proposals, negotiate agreements, abandon negotiations, approve agreements, etc., shall be at the CRA's sole and absolute discretion and no protests whatsoever shall be considered by the CRA. Submittal of a reply to this solicitation on the part of any and all proposers constitutes acceptance of this policy.

Proposals will be evaluated by a Selection Committee that will evaluate and rank Proposals based on the criteria listed below.

Item	Criteria	Evaluation Criteria
1.	**Qualifications & Experience** **40 Points**	• Experience of the Proposer and contractor(s) to construct of affordable / workforce single-family homes
2.	**Financial Capacity** **15 Points**	• Financial capacity of Proposer and contractor(s) to complete the project and all associated tasks including marketing
3.	**Cost Structure** **20 Points**	• Affordability of the homes • Development fee and related costs • Project Schedule
4.	**Homebuyer Qualification** **25 points**	• Experience with income qualifying home buyers and processing sales • Experience with advertising and community outreach

GENERAL TERMS AND CONDITIONS

A. Bid Bond

The Proposer must submit with his proposal a Bid Bond represented by a Cashier's Check or money order in favor of the Delray Beach CRA in the amount of $2,500.00. The initial bid bond will be returned within ninety (90) days from the date of delivery to any Proposer who has not been selected to negotiate a contract with the CRA during that period. For the successful proposer, the bid bond will be applied to subsequent contractual deposit requirements. Withdrawal from the RFP process after submission of a proposal will result in a forfeiture of the bid deposit.

B. Future Deposit

The contract for purchase between the CRA and the Successful Proposer will require a deposit at the time of execution. The Successful Proposer must provide a deposit equal to ten percent (10%) of the combined proposed purchase price for all of the parcels included in this RFP. The CRA, in its sole discretion, reserves the right to waive this requirement if such waiver is found to be in the best interest of the CRA. If the Successful Proposer cannot provide a deposit, the Successful Proposer should indicate the reasons for its inability to provide a deposit and request a waiver of this requirement.

C. Buy-Back Provision

The CRA may require a buy-back and/or reversionary provision to be negotiated as part of the final contract in the event the purchaser fails to complete its obligations for the commencement of the project within an agreed upon time.

D. Site Visits

Any interested party may visit the properties at any time.

E. Cone of Silence/No Lobbying

As to any matter relating to this RFP, any Proposer, team member, or anyone representing a proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA staff, or any other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a team's representatives shall include, but not be limited to, the proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the proposer and the proposer's team. There will be an opportunity for inquiries to be made of CRA staff during the scheduled Pre-Submission meeting. All inquiries must be in writing and directed to the CRA (McCullough@mydelraybeach.com). Any violation of this condition may result in rejection and/or disqualification of the proposer. This "Cone of Silence/No Lobbying" is in effect from the date of

publication of the RFP and shall terminate at the time the CRA Board selects a proposal, rejects all proposals, or otherwise takes action which ends the solicitation process.

F. Questions

Questions and inquiries concerning the proposal and specifications of the solicitation shall be submitted in writing and directed to the Delray Beach Community Redevelopment Agency, 20 N. Swinton Avenue, Delray Beach, FL 33444 (or McCullough@mydelraybeach.com) for receipt no later than ten (10) calendar days prior to the date set for receiving proposals (May 13, 2019 @ 5:00 p.m.). Oral explanations, information and instructions shall not be considered binding on the CRA. All Proposer are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any proposer.

DISCLOSURE AND DISCLAIMERS

This RFP is being issued by the CRA. As more fully set forth in this RFP, any action taken by the CRA in response to proposals made pursuant to this RFP, or in making any award or failure or refusal to make any award pursuant to such proposals, or in any cancellation of award, or in any withdrawal or cancellation of this RFP, either before or after issuance of an award, shall be without any liability or obligation on the part of the CRA.

In its sole discretion, the CRA may withdraw this RFP either before or after receiving proposals, may accept or reject proposals, and may accept proposals which deviate from this RFP. In its sole discretion, the CRA may determine the qualifications and acceptability of any party or parties submitting proposals in response to this RFP (each such party being hereinafter a "Proposer").

Following submission of a proposal, the Proposer agrees to promptly deliver such further details, information and assurances including, but not limited to, financial and disclosure data, relating to the proposal and/or the Proposer, including the Proposer's affiliates, officers, directors, shareholders, partners and employees, as requested by the CRA.

The information contained herein is provided solely for the convenience of Proposers. It is the responsibility of a Proposer to assure itself that information contained herein is accurate and complete. Neither the CRA, nor its representatives, provide any assurances as to the accuracy of any information in this proposal. Any reliance on the contents of this RFP, or on any communications with CRA representatives shall be at each Proposer's own risk. Proposers should rely exclusively on their own investigations, interpretations and analyses in connection with this matter. This RFP is being provided by the CRA without any warranty or representations, express or implied, as to its content, accuracy or completeness, and no Proposer or other party shall have recourse to the CRA if any information herein contained shall be inaccurate or incomplete. No warranty or representation is made by the CRA that any proposal conforming to these requirements will be selected for consideration, negotiation or approval.

The CRA shall have no obligation or liability with respect to this RFP, or the selection and award process contemplated hereunder. The CRA does not warrant or represent that any award or recommendation will be made as a result of the issuance of this RFP. All costs incurred by a Proposer in preparing and responding to this RFP are the sole responsibility of the Proposer. Any recipient of this RFP who responds hereto fully acknowledges all the provisions of this Disclosure and Disclaimer and agrees to be bound by the terms hereof. Any proposal submitted pursuant to this RFP is at the sole risk and responsibility of the party submitting such proposal.

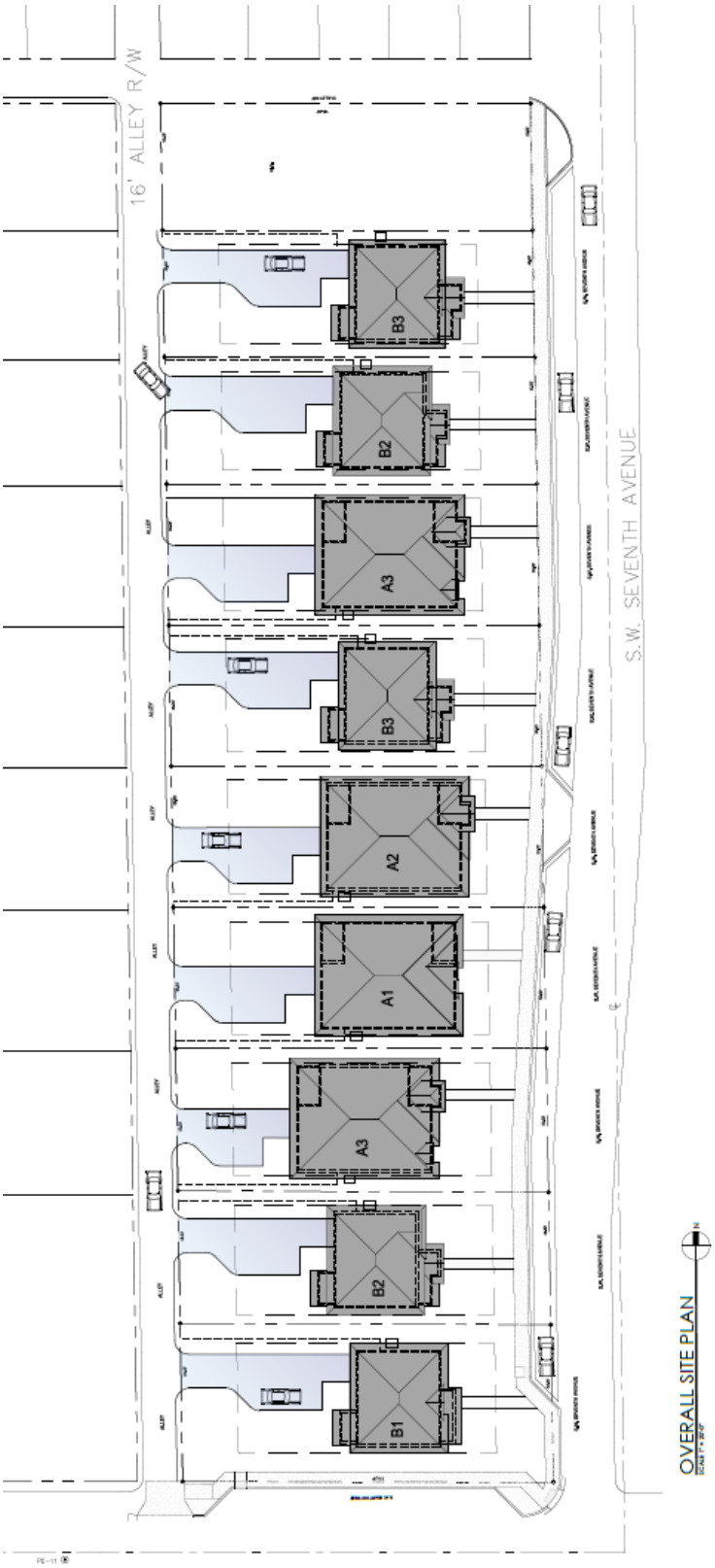
This RFP is made subject to correction of errors, omissions, or withdrawal without notice. Information contained in the RFP is for guidance only and each recipient hereof is cautioned and advised to independently verify all of such information. In the event of any differences between this Disclosure and Disclaimer and the balance of the RFP, the provisions of this Disclosure and Disclaimer shall govern.

The CRA reserves the right to select the proposal which, in the opinion and sole discretion of the CRA, will be in the best interest and/or most advantageous to the CRA. The CRA reserves the right to waive any irregularities and technicalities and may, at its discretion, request re-submittal of proposals. All expenses in preparing the proposal and any re-submittals shall be borne by the Proposer.

The CRA and the Proposer will be bound only if and when a proposal, as it may be modified, is approved and accepted by the CRA, and the applicable agreements pertaining thereto are approved, executed and delivered by the Proposer to the CRA, and then only pursuant to the terms of the agreements executed by the Proposer and the CRA. All or any responses to this RFP may be accepted or rejected by the CRA for any reason, or for no reason, without any resultant liability to the CRA.

The CRA is governed by the Sunshine Law and the Public Records Law of the State of Florida and all proposals and supporting data shall be subject to disclosure as required by such laws. All proposals shall be submitted in sealed bid form and shall remain confidential to the extent permitted by the Public Record Law until the date and time selected for opening responses.

SITE PLAN



OVERALL SITE PLAN

OVERALL SITE ELEVATIONS

AFFIDAVITS, PERFORMANCE AND PAYMENT BONDS FORMAT, LETTER OF CREDIT FORMAT

AFFIDAVITS

The forms listed below must be completed by an official having legal authorization to contractually bind the company or firm. Each signature represents a binding commitment upon the Bidder to provide the goods and/or services offered to the CRA if the Bidder is determined to be the lowest responsive and responsible Bidder.

a. Bid Submittal Signature Page

b. Conflict of Interest Disclosure Form

c. Scrutinized Companies Certification Pursuant to Florida Statutes § 287.135

d. Notification of Public Entity Crimes Law

e. Notification of Public Records Law

f. Drug-Free Work Place

g. Non-Collusion Affidavit

PROPOSAL SUBMITTAL SIGNATURE PAGE

By signing this Proposal, the Proposer certifies that it satisfies all legal requirements as an entity to do business with the CRA.

Proposer's Name: _____

Street Address: _____

Mailing Address (if different from Street Address):

_____

Telephone Number(s): _____

Fax Number(s): _____

Email Address: _____

Federal Employer Identification Number: _____

Signature:

_____
(Signature of authorized agent)

Print Name: _____

Title: _____

Date: _____

By signing this document, the Proposer agrees to all terms and conditions of this solicitation and the resulting contract/agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL, FOR NOT LESS THAN 90 DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS SOLICITATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE CRA MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS PROPOSAL.

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Bidders must disclose within their Bids: the name of any officer, director, or agent who is also an employee of Delray Beach Community Redevelopment Agency ("CRA").

Furthermore, all Bidders must disclose the name of any CRA employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Bidder's firm or any of its branches.

The purpose of this disclosure form is to give the CRA the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any CRA duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

_____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Bid.

_____ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Bid.

Acknowledged by:

_____
Firm Name

_____
Signature

_____
Name and Title (Print or Type)

_____
Date

SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO
***FLORIDA STATUTES* § 287.135**

I, _____, on behalf of _____,
Print Name and Title Company Name

certify that_____ does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Delray Beach Community Redevelopment Agency ("DBCRA") shall provide notice, in writing, to the Contractor of the DBCRA's determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the DBCRA's determination of false certification was made in error then the DBCRA shall have the right to terminate the contract and seek civil remedies pursuant to *Florida Statutes* § 287.135.

Section 287.135, *Florida Statutes*, prohibits the DBCRA from:

1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and

2) Contracting with companies, for goods or services over $1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the Contractor, I hereby certify that the company identified above in the section entitled "Contractor Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the DBCRA for goods or services may be terminated at the option of the DBCRA if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

_____

COMPANY NAME

_____

SIGNATURE

_____

PRINT NAME

_____

TITLE

Must be executed and returned with attached proposal to be considered.

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

_____
Firm Name

_____
Signature

_____
Name and Title (Print or Type)

_____
Date

PUBLIC RECORDS LAW

Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the Delray Beach Community Redevelopment Agency ("CRA") in order to perform the service. Upon request from the CRA custodian of public records, contract shall provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract If the Contractor does not transfer the records to the CRA. Contractor upon completion of the contract, shall transfer, at no cost, to the CRA all public records in possession of the Contractor or keep and maintain public records required by the CRA in order to perform the service. If the Contractor transfers all public records to the CRA upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA custodian of public records, in a format that is compatible with the information technology systems of the CRA.

IF THE AWARDED BIDDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AWARDED BIDDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, RENEE A. JADUSINGH, ESQ., AT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, 20 N. SWINTON AVE., DELRAY BEACH FLORIDA AND MAY BE CONTACTED BY PHONE AT 561-276-8640 OR VIA EMAIL AT JADUSINGHR@MYDELRAYBEACH.COM.

Acknowledged by:

_____

Firm Name

_____

Signature

_____

Name and Title (Print or Type)

_____

Date

DRUG-FREE WORKPLACE

_____is a drug-free workplace and has
(Company Name)
a substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes*.

Acknowledged by:

_____
Firm Name

_____
Signature

_____
Name and Title (Print or Type)

_____
Date

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He / She is _____ of _____, the Bidder that has submitted a Bid to perform work for the following:

ITB No.: _____ Title: _____

b. He / She is fully informed respecting the preparation and contents of the attached Invitation to Bid, and of all pertinent circumstances respecting such Solicitation.

Such Bid is genuine and is not a collusive or sham Bid.

c. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Solicitation and contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Delray Beach Community Redevelopment Agency or any person interested in the proposed contract.

d. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

_____
Signature

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Signature_____
Notary Name: _____
Notary Public (State): _____
My Commission No: _____
Expires on: _____

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 1
TO
REQUEST FOR PROPOSALS NO. CRA 2019-03
PURCHASE, DEVELOPMENT & DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING

May 10, 2019

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Proposals dated April 22, 2019, with respect to its intent to receive and consider Requests for Proposal (RFP) by qualified Not-for-Profit parties specializing in affordable / work force housing for the development and disposition of ten (10) residential properties owned by the CRA, within the Southwest Neighborhood of the CRA District of the City of Delray Beach. The intent of this Addendum is to address questions, errors and clarify other aspects of the RFP. Proposers submitting proposals for the above-referenced project shall take note of the following changes, additions, deletions clarifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

---

1. **Are there Federal funds involved in this project?**
   No. This project is funded solely by the CRA utilizing Tax Increment Funds.

---

2. **Is a Payment & Performance Bond required for this project?**
   Yes, see Attachment 1 for a sample format. In addition, per General Conditions Section A, a Bid Bond shall be provided in the form of a $2500 Cashier's Check.

---

3. **Is there a need for a construction loan?**
   No. The CRA is funding this project. Payment applications will be reviewed and approved by the Project Manager and Architect.

---

4. **Who is responsible to pay for Utility Capacity / Connection Fees?**
   Respondents shall include the fees on the provided bid form. The costs will be paid by the CRA.

---

5. **Why is there a price to purchase the land?**
   This could vary based on the proposal and business model of the respondent, whether the land will be in a Trust or included in the sale to the homebuyer. Conveyance may occur simultaneously at closing. The properties will be deed restricted for a minimum of 40 years

pursuant to article 4.7 (Family/Workforce Housing) of the City of Delray Beach Land Development Regulations.

---

6. **No landscape plans were provided, should the bidders anticipate landscaping to City code?**
   Yes. Refer to section 4.6.16 (H)(1) of the City of Delray Beach Land Development Regulations for the minimum landscape requirements for a single-family home. Final landscape plans are being prepared and will be provided to the successful Respondent.

---

7. **Are the homes to be built to a sustainable standard?**
   Homes shall be constructed to the Permit / Construction Documents and Specifications to be provided to the successful Respondent.

---

8. **What is the roof material?**
   See Elevation drawings (Sheet A-4.0) and Section Drawings (Sheets A-5.1-3) in Exhibit A, the Construction Bidding Documents. Primary roof material is Fiberglass/Asphalt roof shingles. Model B porch roofs will be Standing Seam metal.

---

9. **What are the total square footage of each unit type and alternates?**
   Variations in the unit type alternates are negligible. Respondents shall provide pricing based on the drawings provided.

---

10. **What are the Interior Finishes?**
    Refer to Floor Plans (Sheet A-2.1) for floor finish material and Interior Elevation drawings (Sheet A-7.0) for kitchen and bathroom finishes. Respondent to provide pricing for specified appliances or approved equal.

---

11. **Please clarify of Project Timeline**
    The Construction timeline is 270 days from the date the Notice to Proceed is issued to commence Construction.

---

12. **Please provide the Floor Plans and Elevations for each unit type and alternates.**
    Variations in the unit type alternates are negligible. Respondents shall provide pricing based on the drawings provided.

---

13. **Was soil testing completed?**
    Phase 1 Environmental assessment was completed and came back with no findings of recognized environmental conditions. Soil borings have been completed. See Attachment 2.

---

14. **Were individual lot surveys done?**
    Surveys are currently in progress and will be provided to the successful Respondent.

---

15. **Will water and sewer lines be made available to units?**
Yes. Water and sewer services are currently available and will require service lateral connections. The successful Respondent shall coordinate final connections in field.

---

16. **Will the alley be constructed?**
Yes, through a City Capital Improvement Project scheduled to start later this year.

---

17. **What type of lighting will be provided in the Alleys?**
FP&L will provide Alley Lighting as part of a City Capital Improvement Project scheduled to start later this year.

---

18. **Who should reference letters be addressed to?**
Letters should be addressed to the CRA Board and/or the CRA Executive Director.

---

19. **What is the target sale price of the homes?**
The sale price must be set for qualified buyers in the Target Homebuyer Population referenced in item #20 below. Respondents should provide a Sales Proforma in their proposal.

---

20. **Please provide Clarification of Target Homebuyer Population**

The underlined items indicate language that was added while the strikeouts indicate the deleted language.

Answer: Section G. Home Buyer Qualification Requirements, is hereby amended to state:

The Not-for-Profit partner will be responsible to qualify prospective home buyers. The target population for this workforce / affordable housing development is the Low to High-Moderate income range (~~51%~~ **80%** to 140% of Palm Beach County Area Median Income). See City of Delray Beach Land Use Regulations Article 4.7 for additional information: https://www.delraybeachfl.gov/home/showdocument?id=660

---

21. **Please provide Site Drainage Plans**
Individual site drainage plans will be provided in Construction Documents to the successful Respondent.

---

22. **Will the sites be ready to build?**
The CRA has cleared the site and provided some additional fill. Respondent shall verify site conditions and build to the Construction Documents.

---

23. **Verify that the site plan is correct.**
Refer to Exhibit A of the RFP for the Construction Bidding documents that includes the Site Plan for the lots on SW 7th Ave.

---

24. **Please verify the number of lots for this project.**
There are 10 lots to be developed. It is noted in Section C of the RFP lot #9 is currently being replatted into two lots with an east-west orientation consistent with the platted lots to the north.

Attachment 1

PUBLIC CONSTRUCTION BOND

Bond No. _____

BY THIS BOND, We, _____, located at _____, as Principal and _____as Surety, are bound to the Delray Beach Community Redevelopment Agency, herein called Owner, in the sum of $_____, for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the obligations required by the Contract for Construction Services with the Owner for the _____ RFP# _____ (the "Contract") dated _____, 2019, the Contract being made a part of this bond by reference, at the times and in the manner prescribed in the Contract; and

2. Promptly makes payments to all claimants, as defined in Section 255.05(1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Contract; and

3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the Contract; and

4. Performs the guarantee of all work and materials furnished under the Contract, then this bond is void; otherwise it remains in full force.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05(2), Florida Statutes.

Any changes in or under the Contract and compliance or noncompliance with any formalities connected with the Contract or the changes does not affect Surety's obligation under this bond.

DATED ON _____, 2019.

[Signature Page to Follow]

Principal

_____

By:_____

Print Name: _____

Title: _____

Surety

_____

By:_____

(Surety Name)

Attorney in Fact

By:_____

(Attorney Name)

Attachment 2

REPORT OF
GEOTECHNICAL EXPLORATION

PROPOSED RESIDENTIAL DEVELOPMENT
10-SINGLE FAMILY RESIDENCES
NW CORNER OF SW 4TH STREET AND SW 7TH AVENUE
DELRAY BEACH, FLORIDA

FOR

DELRAY BEACH COMMUNITY
REDEVELOPMENT AGENCY
20 NORTH SWINTON ROAD
DELRAY BEACH, FLORIDA 33444

PREPARED BY

NUTTING ENGINEERS OF FLORIDA, INC.
1310 NEPTUNE DRIVE
BOYNTON BEACH, FLORIDA 33426

ORDER NO. 14072.7

MARCH 2017

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach, Florida 33426
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Fax: 561-737-9975
Broward 954-941-8700
St. Lucie 772-408-1050
Miami-Dade 305-557-3083
www.nuttingengineers.com

March 31, 2017

Mr. Jeffrey Costello
Delray Beach Community Redevelopment Agency
20 North Swinton Road
Delray Beach, Florida 33444
Phone: 561-276-8640 Email: leed@mydelraybeach.com

Subject: Report of Geotechnical Exploration
Proposed Residential Development
10 Single-Family Residences
NW Corner of SW 4th Street and SW 7th Avenue
Delray Beach, Florida

Dear Mr. Costello:

Nutting Engineers of Florida, Inc. (NE), has performed a Geotechnical Exploration for the proposed residential development at the above referenced site in Delray Beach, Florida. This exploration was performed in accordance with the written authorization to proceed provided by Delray Beach CRA dated March 21, 2017. This evaluation was performed to develop information regarding subsurface soil conditions at specific test locations which along with proposed construction information provided was used to develop opinions regarding earthwork procedures and foundations for support of the proposed construction. This report presents our findings and recommendations based upon the information examined at the time of this evaluation.

PROJECT INFORMATION

We note that our office previously provided a Report of Preliminary Geotechnical Exploration for the possible development for Habitat for Humanity dated March 16, 2015. Since that time we understand that plans have been more finalized for the proposed construction.

The subject property for development consists of the adjoining lots located along the NW corner of SW 4th Street and SW 7th Avenue. We understand that plans include the clearing of the currently mostly vacant lots for the construction of approximately 10 new one-story single family residences at the site. Along with the residences an associated new asphalt paved roadway may also be constructed through the central portion of the block.

The properties are mostly cleared with low lying vegetation; however some more heavily vegetated areas do exist (extensive tree and vegetation growth). Plans for the new residences were not available at the time of our exploration; therefore the structures may consist of either wood frame and crawl space or concrete block construction. The proposed residences are planned to be supported upon a shallow foundation system.

Based on current site elevations, we estimate that one to two feet of fill may be required to bring the site up to construction grade; however, the final building pad elevation shall be determined by a professional architect, civil engineer, or other qualified party.

NE should be notified in writing by the client of any changes in the proposed construction along with a request to amend our foundation analysis and/or recommendations within this report as appropriate.

GENERAL SUBSURFACE CONDITIONS

Soil Survey Maps

As part of the geotechnical exploration, we have reviewed available Soil Conservation Service (SCS) survey maps for Palm Beach County. These SCS maps provide qualitative information about potential general shallow soil conditions in the project vicinity. This information was derived from approximately 6 ft. deep manual auger borings, aerial photo and surface feature interpretation at some point in the past (mid 1980's to early 1970's). The SCS data may or may not reflect actual current site conditions. A review of the Soil Survey for Palm Beach County revealed that at the time the survey was conducted, the soils at the site were described as Paola sand. The Paola series consists of nearly level to sloping, excessively drained, deep, sandy soils in long, narrow dune-like ridges near the Atlantic coast. In general the subsoils are white to yellowish sands that extend to a depth of approximately six feet or more. We note that the soil surveys were typically penetrated to a depth of approximately six feet.

Subsurface Exploration

NUTTING ENGINEERS OF FLORIDA, INC. performed 10 Standard Penetration Test (SPT) borings (ASTM D-1586) to depths of ten feet below land surface in the general area of the residences. The locations of the test borings are indicated on the Boring Location Plan presented in the Appendix of this report. The boring locations were identified in the field using approximate methods; namely, a measuring wheel and available surface controls. As such the soil boring locations should be considered to be approximate.

Test Boring Results

In general, the soil boring locations recorded some surficial topsoil or sand and limestone fragments in the upper two to eight inches, underlain by very loose to medium dense light gray sand to a depth of six feet. Below six feet loose to medium dense dark brown to brown sand was encountered to a depth of ten feet, the maximum depth explored. Please see the enclosed soil classification sheet in the Appendix of this report for additional important information regarding these descriptions, the field evaluation and other related information.

Note: Substantially different subsurface conditions may exist at other areas of the site. Buried debris may or may not be identified or adequately delineated by soil borings. Test pit excavation can provide more insight into such conditions and rock lithology if present. Such conditions may be revealed during site development activities (e.g. proof rolling, utility & foundation excavation activities) or other related activities. Should additional assurance be desired by the client, further subsurface investigation could be performed.

Groundwater Information

The immediate groundwater level is typically measured at the boring locations at the time of drilling. The groundwater level was not encountered up to the maximum boring depth of ten feet below the existing ground surface at the time of drilling.

The immediate depth to groundwater measurements presented in this report will not provide a reliable indication of stabilized or more long term depth to groundwater at this site. Water table elevations can vary dramatically with time through rainfall, droughts, storm events, flood control activities, nearby surface water bodies, tidal activity, pumping and many other factors. For these reasons, this immediate depth to water data **should not** be relied upon alone for project design considerations.

ANALYSIS AND RECOMMENDATIONS

The borings performed for this project suggest that the upper six feet of the soil profile is in a loose to very loose state. Based on this, in order to prepare the site for the proposed construction, an intense surficial compaction program will need to be implemented. Once the site is successfully prepared in accordance with the recommendations presented in this report, the site may be developed with the proposed residences using a shallow foundation system designed for an allowable soil bearing pressure of 2,000 pounds per square foot. Once plans are finalized for the proposed construction, a copy should be provided to Nutting Engineers for review to determine whether additional details or changes to our recommendations are warranted. All work should be completed in accordance with applicable building codes, other regulations as appropriate, and good standard local practice.

We recommend a minimum width of 16 inches for continuous footings and 24 inches for individual footings, even though the soil bearing pressure may not be fully developed in all cases. We recommend that the bottom of footings be at least 12 inches below the lowest adjacent finished grade.

It is our opinion that the floor slab system may be constructed as a slab on grade. We recommend that a vapor barrier be placed between the soil and concrete. We also recommend that the reinforcing steel mesh be placed at the approximate center of the slab for tensile support.

Settlement Analysis

We performed a settlement evaluation based upon a hypothetical improved soil profile following completion of the compaction using a moderately sized vibratory compactor for the construction. This method should improve the soils to provide an allowable bearing capacity of 2,000 pounds per square foot. It was estimated that upon proper completion, long-term total settlements should be on the order of less than approximately one inch. Differential settlements should be approximately one-half of the total settlement. Distortions that occur along wall footings should not be more than 1 in 500. Most of this settlement should occur upon the application of the dead load during construction.

In order to maintain the calculated settlement throughout the life of the structure it would be necessary to grade the site such that stormwater is directed away from the foundations. This could be maintained through the use of roof gutters and downspouts to migrate the water away from the residence and foundations. Any ponding nearby/adjacent to walls and foundations should be avoided.

Site Preparation – Individual Residence

The surficial organic soils, tree root mats, debris from the clearing operations, and any unsuitable soils as determined by the Geotechnical Engineer will need to be completely removed within the construction area (residence footprints) and to a lateral distance of at least 5 feet beyond each residence footprint limits. A Nutting Engineer's representative should be present to observe that the stripping operations are performed as we have discussed herein.

Upon approval by the geotechnical engineer, the stripped surface (no fill added at this time) within each residence footprint area should then be thoroughly soaked with water and compacted with at least 20 overlapping passes of a vibratory compactor having a minimum dynamic force of 10 tons operated no faster than at a slow walking pace. The roller coverage's should be equally divided into two perpendicular directions. The compaction operations must be observed by a representative of Nutting Engineers.

In addition, the surface should also be compacted until a density equivalent to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of at least 12 inches below the compacted surface.

Any structural fill needed to bring the site to construction grade may then be placed in lifts not exceeding twelve inches in loose thickness. Each lift should be thoroughly compacted until densities equivalent to at least 98 percent of the modified Proctor maximum dry density are uniformly obtained. Fill should consist of granular soil, with less than 10% passing the No. 200 sieve, free of rubble, organics (5% or less) clay, debris and other unsuitable material.

The fill should have ASTM designation (D-2487) of GP, GW, SP, or SW, with a maximum particle size of no more than 3 inches or as otherwise approved by Nutting Engineers.

Following site and building pad construction as discussed above, the foundation area should be excavated and the footings formed. The bottom of foundation excavations should be compacted after excavation to develop a minimum density requirement of 98 percent of the maximum modified Proctor dry density, for a minimum depth of two (2) feet below the bottom of the footing depth, as determined by field density compaction tests. The floor slab area should also be compacted in the same manner.

Pavement Areas, If Needed

Provided below are general pavement recommendations. The project Civil Engineer should review the information in order to provide final pavement design specifications.

Pavement areas should be compacted to a minimum of 98 percent of the modified Proctor maximum dry density to a depth of at least 12 inches below the subgrade level. We recommend that stabilized subgrade having a minimum Limerock Bearing Ratio (LBR) of 40 be placed to a depth of approximately one foot below the base course. The base course will range from approximately 6 to 8 inches, and should have a minimum LBR of 100. We can provide more detailed pavement design recommendations including material types and thicknesses. However, it would be necessary to provide us with the anticipated traffic loading characteristics and pavement design life.

At this time it appears that material will need to be imported in order to develop the subbase and base course sections at the site. We would require that the collection of bulk samples of both the imported base and subbase course in order to determine their LBR values and suitability. When more engineering information is available pertaining to the pavement design we should be notified.

GENERAL INFORMATION

Our client for this geotechnical evaluation was:

Mr. Jeffrey Costello
Delray Beach Community Redevelopment Agency
20 North Swinton Road
Delray Beach, Florida 33444

The contents of this report are for the exclusive use of the client and the client's design team for this specific project exclusively. Information conveyed in this report shall not be used or relied upon by other parties or for other projects without the expressed written consent of Nutting Engineers of Florida, Inc. This report discusses geotechnical considerations for this site based upon observed conditions and our understanding of proposed construction for foundation support. Environmental issues including (but not limited to), soil and/or groundwater contamination are beyond our scope of service for this project. As such, this report should not be used or relied upon for evaluation of environmental issues.

If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is altered or moved from the location investigated, this office shall be notified immediately so that the condition or change can be evaluated and appropriate action taken.

Nutting Engineers of Florida, Inc. shall bear no liability for the implementation of recommended inspection and testing services as described in this report if implemented by others. Nutting has no ability to verify the completeness, accuracy or proper technique of such procedures if performed by others.

Excavations of five feet or more in depth should be sloped or shored in accordance with OSHA and State of Florida requirements.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein, have been presented after being prepared in accordance with general accepted professional practice in the field of foundation engineering, soil mechanics and engineering geology. No other warranties are implied or expressed.

We appreciate the opportunity to provide these services for you. If we can be of any further assistance, or if you need additional information, please feel free to contact us.

Sincerely,
NUTTING ENGINEERS OF FLORIDA, INC.

Richard C. Wohlfarth, P.E.
Director of Engineering

Christopher E. Gworek, P.E. #69947
Senior Engineer

Appendix: Boring Location Plan
Test Boring Results
Limitations of Liability
Soil Classification Criteria

REP DELRAY BEACH CRA 10-RESIDENCES NW 4-ST AND NW 7AVE SHALLOW CEG

NUTTING ENGINEERS OF FLORIDA, INC. ESTABLISHED 1967	Delray Beach Community Redevelopment Agency **Proposed Single Family Home Development** NWC of SW 4th Street and SW 7th Avenue Delray Beach, Florida PROJECT NO. 14072.1	APPROXIMATE TEST LOCATION PLAN	**GEOTECHNICAL EXPLORATION**	FIG. 1

Nutting Engineers
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1310 Neptune Drive
Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-1

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0.0		Brown fine SAND	SS 1	1-2-2-3	4	▲
2.5		Lt. gray fine SAND	SS 2	5-6-6-7	12	▲
5.0			SS 3	5-5-4-4	9	▲
7.5		Dk. brown fine SAND	SS 4	3-3-2-2	5	▲
		Lt. brown fine SAND	SS 5	2-2-2-2	4	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

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Fax: 561-737-9975

BORING NUMBER B-10

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency **PROJECT NAME** Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17 SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL 6"				
		Lt. gray fine SAND	SS 1	1-2-2-2	4	▲
2.5			SS 2	2-2-3-3	5	▲
5.0			SS 3	3-3-2-2	5	▲
		Dk. brown fine SAND	SS 4	3-3-3-3	6	▲
7.5		Brown fine SAND	SS 5	4-4-5-5	9	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Fax: 561-737-9975

BORING NUMBER B-2

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17 SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0.0		Brown fine SAND, some limestone fragments	SS 1	2-4-4-5	8	▲
2.5		Lt. gray fine SAND	SS 2	5-5-6-6	11	▲
5.0			SS 3	2-3-3-3	6	▲
7.5		Dk. brown fine SAND	SS 4	4-5-7-9	12	▲
10.0		Brown fine SAND	SS 5	5-6-6-7	12	▲
		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-3

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0.0		Brown fine sandy TOPSOIL 8"				
		Brown fine SAND	SS 1	1-1-2-2	3	▲
2.5			SS 2	2-2-2-2	4	▲
5.0		Dk. brown fine SAND	SS 3	2-2-3-4	5	▲
		Brown fine SAND	SS 4	3-4-5-5	9	▲
7.5			SS 5	4-4-4-5	8	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-4

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL				
		Lt. gray fine SAND	SS 1	1-1-1-2	2	▲
2.5			SS 2	2-3-3-3	6	▲
5.0			SS 3	3-3-3-5	6	▲
		Dk. brown fine SAND	SS 4	10-7-5-4	12	▲
7.5		Brown fine SAND	SS 5	3-3-3-3	6	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Boynton Beach, Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-5

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL 6"				
		Lt. gray fine SAND	SS 1	1-1-1-2	2	▲
2.5			SS 2	2-2-2-3	4	▲
5.0			SS 3	2-2-2-3	4	▲
		Dk. brown fine SAND	SS 4	2-3-3-4	6	▲
7.5		Brown fine SAND	SS 5	4-4-4-3	8	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Fax: 561-737-9975

BORING NUMBER B-6

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17 SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL				
		Lt. gray fine SAND	SS 1	1-2-2-3	4	▲
2.5			SS 2	3-3-3-4	6	▲
5.0			SS 3	3-2-1-2	3	▲
			SS 4	2-3-4-4	7	▲
7.5		Lt. brown fine SAND				
			SS 5	3-3-3-3	6	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Fax: 561-737-9975

BORING NUMBER B-7

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL 8"				
		Lt. gray fine SAND	SS 1	1-2-3-3	5	▲
2.5			SS 2	3-3-3-3	6	▲
5.0		Dk. brown fine SAND	SS 3	2-3-3-3	6	▲
		Lt. brown fine SAND	SS 4	2-2-3-4	5	▲
7.5			SS 5	5-6-7-8	13	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-8

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17 SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL 6"				
		Lt. gray fine SAND	SS 1	1-2-2-2	4	▲
2.5			SS 2	3-4-5-5	9	▲
5.0			SS 3	3-2-2-3	4	▲
		Dk. brown fine SAND	SS 4	2-2-3-2	5	▲
7.5		Lt. brown fine SAND	SS 5	3-3-3-3	6	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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Boynton Beach, Fl., 33426
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Fax: 561-737-9975

BORING NUMBER B-9

PROJECT NUMBER 14072.1

CLIENT Delray Beach Community Redevelopment Agency

PROJECT NAME Proposed Single Family Home Development

PROJECT LOCATION NW corner of SW 4th Street and SW 7th Avenue, Delray Beach, Florida

DATE STARTED 3/28/17 COMPLETED 3/28/17

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY D. Tyson CHECKED BY C. Gworek

AT TIME OF DRILLING >10'

APPROXIMATE LOCATION OF BORING As located on site plan

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / □ FINES CONTENT (%) □ 20 40 60 80
0.0		Dk. brown fine sandy TOPSOIL 6"				
		Lt. gray fine SAND	SS 1	1-2-2-2	4	▲
2.5			SS 2	2-3-2-3	5	▲
5.0			SS 3	3-3-3-3	6	▲
		Dk. brown fine SAND	SS 4	4-5-6-6	11	▲
7.5		Lt. brown fine SAND	SS 5	2-3-3-3	6	▲
10.0		Bottom of hole at 10.0 feet.				

TEST NUTTING BOREHOLE 1-14072.1 DELRAY BEACH CRA - PROPOSED SINGLE FAMILY HOME DEVELOPMENT SW 4TH STREET.GPJ GINT US.GDT 4/3/17

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LIMITATIONS OF LIABLILITY

WARRANTY

We warranty that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. ***No other warranties, expressed or implied, are made.*** While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. ***Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately*** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. ***The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.*** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

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SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Soft
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
N≥ 100	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
25≤ N ≤ 100	Medium hard to hard	
5≤ N ≤25	Soft to medium hard	

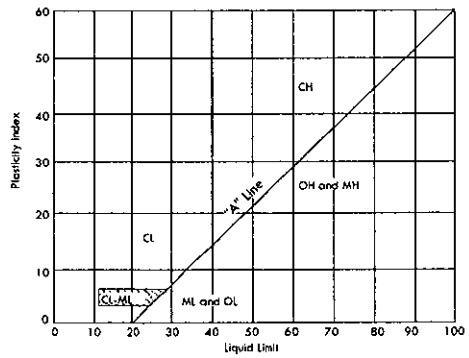
PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gavels, gravel-sand mixtures, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW
		Gravels with fines (Appreciable amount of fines)	GW* d / u	Silty gravels, gravel-sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Above "A" line with P.I. between 4 and 7 are *borderline* cases requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures	Atterberg limits above "A" line with P.I. greater than 7
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3
			SP	Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW
		Sands with fines (Appreciable amount of fines)	SM* d / u	Silty sands, sand-silt mixtures	Atterberg limits below "A" line or P.I. less than 4 / Limits plotting in hatched zone with P.I. between 4 and 7 are *borderline* cases requiring use of dual system.
			SC	Clayey sands, sand-clay mixtures	Atterberg limits above "A" line with P.I. more than 7
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than five percent.....GW, GP, SW, SP; More than 12 percent.....GM, GC, SM, SC; 5 to 12 percent.....Borderline cases requiring dual systems**
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Inorganic clays or high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly organic soils		PT	Peat and other highly organic soils	



Plasticity Chart

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DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 2
TO
REQUEST FOR PROPOSALS NO. CRA 2019-03
PURCHASE, DEVELOPMENT & DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING

May 17, 2019

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Proposals dated April 22, 2019, with respect to its intent to receive and consider Requests for Proposal (RFP) by qualified Not-for-Profit parties specializing in affordable / work force housing for the development and disposition of ten (10) residential properties owned by the CRA, within the Southwest Neighborhood of the CRA District of the City of Delray Beach. The intent of this Addendum is to address questions, errors, and clarify other aspects of the RFP. Proposers submitting proposals for the above-referenced project shall take note of the following changes, additions, deletions clarifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

---

1. **Extension to the RFP Submission Deadline:**
   Due to the depth and breadth of the questions received and answered below, the CRA has extended the RFP submission deadline from **Thursday, May 23, 2019 at 2:00 pm to Wednesday, May 29, 2019 at 2:00 pm.** The revised dates are highlighted and bolded in the schedule below. Please note that the dates are subject to change.

RFP Issued	Monday, April 22, 2019
Pre-Bid Conference Delray Beach CRA office located at 20 N. Swinton Avenue, Delray Beach, FL 33444. (Attendance is voluntary.)	Monday, May 6, 2019 10:00 am
Deadline for Questions	Monday, May 13, 2019 5:00 pm
RFP Submittal Delray Beach CRA office located at 20 N. Swinton Avenue, Delray Beach, FL 33444.	**Wednesday, May 29, 2019** **2:00 pm**
Selection Committee Ranking	**Monday, June 3, 2019**
CRA Board Approval	Tuesday, June 11, 2019

---

2. **See Updated Exhibit B – Corey Isle Bid Form. The first Tab shall be used for the Base Bid, the second Tab shall be used to account for Bid Alternates.**

---

3. **Which of the models is to build on the property located at 238 SW 6th Ave., in accordance to the Site Plan which shows Site #1 with model number A1 from the south end of SW 7th Ave.? (see page 4 of 24 and 15 of 24)**

   This lot can accommodate either unit type. Please include Model A as the base bid and include Model B as a Bid Alternate.

---

4. **Is there a Geotech report for 238 SW 6th Ave and if so can you provide a copy?**

   The geotechnical report is in progress for this property.

---

5. **The soils report states that the development program is for one-story buildings, and that soil is loose to very loose, and that an "intense surficial compaction program will need to be implemented." It also says that once plans are complete a copy should be sent to Nutting Engineers for review to "determine whether additional details or changes to their recommendations are warranted." Does the 2-story units require an amendment to the soils report, and have the plans been sent to Nutting as per the soils report?**

   Nutting Engineers is currently reviewing the plans. No issues are anticipated with the construction of the two-story homes.

---

6. **Are you going to provide a revised site plan that will reflect the change in the Amendment?**

   The site plan provided in the RFP and in the addendum is accurate as it relates to the SW 7th Ave. properties. Therefore, a revised site plan is not necessary.

---

7. **Since the lots will not be 100% buildable upon conveyance to respondent, how are change orders going to be handled?**

   The lots are buildable. See Addendum #1, Item 22 regarding site conditions.

---

8. **Are the individual single page floor plans for each model not available?**

   See updated design drawings "Model A Combined Set" and "Model B Combined Set", attachments A and B of this addendum.

---

9. **The driveways are normally concrete built; please confirm that you want asphalt.**

   The driveways will be 6" concrete slab, WWF reinforced, and with a broom finish.

---

10. **On the front porch elevations it's calling for concrete columns with a concrete beam. Can we VE this to a steel 4" column with 2x headers/ beam around? This is a standard detail used for years and saves money. We would wrap the columns in wood and apply stucco.**

    Please provide an Alternate Bid for the VE presented. Include trimming out column in hardi board and trim, not stucco. If VE items is selected, Architect will detail appropriately.

---

11. **On the two story plan we do not see any A/C returns in the bedrooms. These will be needed per code so please confirm if it was an oversight?**

    A/C returns are not required for all bedrooms.

---

12. **In the kitchen is that 3 headed light a track light, couldn't find a symbol to confirm?**

    This is shown in the Model B which is incorrect. Use the light concept in the Model A which is the recess lighting for bidding purposes.

---

13. **Can we VE the fascia and just use 2x6 primed spruce in lieu of 2x6 fascia and then adding 5/4x8" hardi preprimed? Not typical building practice. Please confirm.**

    Provide a Bid Alternate as proposed. Also, an alternate bid for a 2x4 structural sub fascia with a 5/4 x 6 finished fascia.

---

14. **Wall section calls for open truss tails and bead board. Typical standard for VE is lathe and stucco soffits, please confirm.**

    Provide a Bid Alternate as proposed.

---

15. **Normal roof sheathing is 19/32 plywood, is there a reason the plans are calling for a Zip System?**

    Provide a Bid Alternate as proposed. The Zip System dries the project in as the sheathing is applied. The 30# felt is eliminated and you have a better system to resist rainwater intrusion.

---

16. **Typically on block walls the standard is a 1x fir strip, plans are calling for 1-5/8 metal framing. Please confirm?**

    Provide a Bid Alternate as proposed. The space along with the R7 provides better insulation and reduces energy cost for the end user.

---

17. **Please confirm shingles are to be dimensional (not 3-tab) and section of metal roof on the B model is that 5V crimped or standing seam metal?**

    The selected roof materials are Architectural Dimensional Shingles and Standing Seam Metal. Color to be selected by CRA and Architect.

---

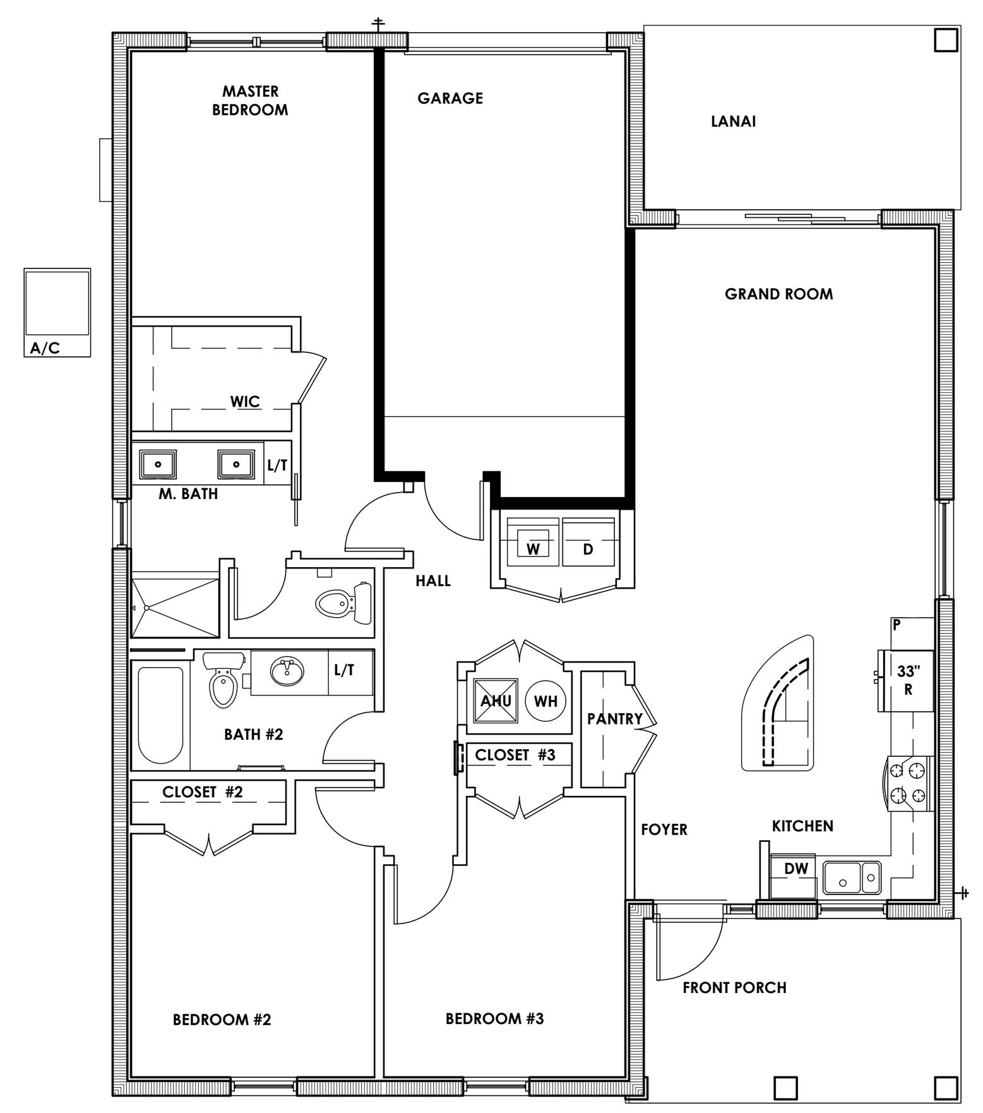
18. **Is there a reason you are calling for R38 foam and R7 foil? Standard is R20 foam and R4.1 foil.**

    Provide a Bid Alternate as proposed. The assembly shown provides several benefits including better insulation value, possible smaller AC size, and lower operating costs.

CARVER ISLE

DELRAY BEACH, FL

MODEL A1, A2 & A3



FLOOR PLAN

MODEL A - ELEVATION 1

MODEL A - ELEVATION 2

MODEL A - ELEVATION 3

DRAWING INDEX

APPLICABLE CODES

APPLICABLE CODES: 2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE 6TH ED.,
NFPA 101 LIFE SAFETY CODE,
FLORIDA ACCESSIBILITY CODE.

DESCRIPTION OF PROJECT

PROJECT DESCRIPTION: NEW (1) ONE STORY HOME CONSTRUCTED OF REINFORCED MASONRY BEARING WALLS, PRE-ENGINEERED ROOF TRUSSES AND CONCRETE FLOOR SLAB -

BUILDING HEIGHT 15'-2" +/-.

ONE STORY ABOVE GRADE:	**UNDER A/C**	**= 1,351 S.F.**
	GARAGE	**= 249 S.F.**
	FRONT PORCH	**= 120 S.F.**
	LANAI	**= 119 S.F.**
UNDER ROOF TOTAL		**= 1,839 S.F.**

PROFESSIONALS

OWNER:
CITY OF DELRAY BEACH CRA
20 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
PH. (561) 276-8640

ARCHITECT:
PASQUALE KURITZKY ARCHITECTURE, INC.
5101 N.W. 21ST AVENUE, SUITE 360
FORT LAUDERDALE, FL 33309
PH. (954) 332-0184
FAX (954) 332-0187

MEP ENGINEER:
MAG Engineers, Inc.
6401 Congress Avenue,
Suite 230
Boca Raton, FL 33487
561.771.1010

PASQUALE KURITZKY
ARCHITECTURE, INC
Urban • Residential • Commercial

5101 N.W. 21ST AVENUE, SUITE 360
FORT LAUDERDALE, FL 33309
T: (954) 332-0184
F: (954) 332-0187

AA0002517

DESIGNED JP
DRAWN PKA
CHECKED JP

JOSEPH JOHN PASQUALE, JR.
AR 0009261

HARLAN L. KURITZKY
AR 0009686

CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

R E V I S I O N S

05-08-19 ISSUED FOR BIDDING

MODEL A

COVER

A-0.0
CONSTRUCTION DOCUMENTS

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1- THE GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE - CURRENT EDITION - WITH ALL APPLICABLE REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

2- THE GENERAL CONTRACTOR AS MENTIONED HEREIN DEFINED AS THE ENTITY TO WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.

3- BEFORE COMMENCEMENT OF ANY WORK IN THE SITE, THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS OF THIS PROJECT, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PORTION OF THE WORK, AS WELL AS ANY INFORMATION FURNISHED BY THE OWNER. THE GENERAL CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITION AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND INCONSISTENCIES IN THE CONTRACT DOCUMENT, HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. THEREFORE, FAILURE BY THE CONTRACTOR TO REPORT SUCH ERRORS, INCONSISTENCIES OR OMISSIONS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SUCH ITEMS.

4- STANDARDS CITED HERE IN THE CODES, SPECIFICATIONS AND OTHER STANDARDS NOTED AND CITED IN THESE CONTRACT DOCUMENT AS PRODUCED BY PASQUALE KURITZKY ARCHITECTURE, INC. ARE HEREIN INCORPORATED AS IF FULLY SET FORTH IN DOCUMENT. THESE NOTES PROVIDE SUPPLEMENTAL INFORMATION NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND OTHER STANDARDS BY THE GENERAL CONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE TO BE ALL-INCLUSIVE OF, OR TO REPLACE OR ALLEVIATE, IN WHOLE OR PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF, AND SHALL AVAIL HIMSELF TO THESE CODES SPECIFICATIONS AND OTHER STANDARDS AND APPLY THEM TO THE WORK.

5- THE GENERAL CONTRACTOR SHALL COORDINATE WORK REQUIRED BY THESE DOCUMENTS WITH ALL TRADES INCLUDING AND NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE, LANDSCAPE AND CIVIL DISCIPLINES.

6- THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR THE BUILDING THE HEREIN, THE CONTRACT DOCUMENTS, DESIGNED BY PASQUALE KURITZKY ARCHITECTURE, INC., IN ACCORDANCE TO GOVERNING CODES, REGULATIONS, CITIES, MUNICIPALITIES AND BUILDING OFFICIALS HAVING JURISDICTION ON THIS SITE. THE CONTRACTOR SHALL COORDINATE WORK WITH EACH APPROPRIATE TRADE DISCIPLINE TO ASSURE NO CONFLICT OR DIVISION OF ANY REQUIRED OR SPECIFIED COMPONENT FOR A COMPLETE FUNCTIONAL PROJECT.

7- PRIOR TO COMMENCEMENT OF ANY WORK THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD WITH SUBCONTRACTOR AND NOTIFY ARCHITECT OF RECORD OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD DIMENSIONS, SHOP DRAWINGS AND THE CONTRACT DOCUMENTS. WHERE THE CONTRACTOR ELECTS NOT TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK OR NOTIFY THE ARCHITECT OR THE OWNER OF ANY DISCREPANCIES, THE GENERAL CONTRACTOR WILL ASSUME ANY AND ALL LIABILITIES FOR ANY AND ALL CORRECTIONS, REPLACEMENTS AND LABOR TO MAKE-WORK IN ACCORDANCE TO CONTRACT DOCUMENTS.

8- THE GENERAL CONTRACTOR SHALL ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DATA, CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE HAVING JURISDICTION.

9- THE GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN THROUGHOUT THE LENGTH OF TIME CONSTRUCTION A FULL AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS. UPON COMPLETION OF THE PROJECT, SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER FOR HIS PERMANENT RECORDS.

10- THE GENERAL CONTRACTOR, UPON COMPLETION OF THE PROJECT, SHALL PROVIDE AN OWNER'S MANUAL THAT INCLUDES ALL MANUFACTURER'S WARRANTIES, EQUIPMENT AND PRODUCT INFORMATION, SUBCONTRACTOR CONTACT DATA, AND A BUILDING MAINTENANCE AND PROCEDURE SCHEDULE. MAINTENANCE PROCEDURES SHOULD INCLUDE REGULAR INSPECTIONS OF ALL EXTERIOR OPENINGS (DOORS, WINDOWS AND VENTS), ROOFING, FLASHING, PENETRATIONS, SEALANTS, JOINTS, THRESHOLDS, SPECIALTY ITEMS, ETC. FOR WATER PROTECTION. TIMING OF REQUIRED SCHEDULED MAINTENANCE INSPECTIONS SHALL BE INDICATED. THE ARCHITECT RECOMMENDS EVERY 6 MONTHS.

11- THE OWNER SHALL PROVIDE PROPER LONG TERM MAINTENANCE OF STRUCTURES AS INDICATED IN THE GENERAL CONTRACTOR'S MAINTENANCE PROCEDURES AND SCHEDULE DESCRIBED ABOVE.

12. THE GENERAL CONTRACTOR SHALL PROVIDE A FIELD SUPERVISOR THAT HAS THE PROPER SKILLS TO BE USED EFFICIENTLY THROUGHOUT THE DURATION OF THE PROJECT (PER THE FLORIDA CONTRACTORS MANUAL, LATEST EDITION, CHAPTER 10 PROJECT MANAGEMENT). THEY MUST KNOW AND UNDERSTAND THE COMPLETE TECHNICAL CONSTRUCTION PROCESS, THEY MUST POSSES GOOD HUMAN RELATIONS AND COMMUNICATION SKILLS AND THEY MUST BE ABLE TO UNDERSTAND THE CONCEPTUAL INTENT OF THE PROJECT IN ORDER TO PROPERLY INTERPRET THE CONSTRUCTION DOCUMENTS. CONTRACT DOCUMENTS ARE INCLUSIVE OF ALL LOCAL AND FEDERAL LAWS, CODES, ORDINANCES, ETC. THAT APPLY TO THE PROJECT, IN ADDITION TO THE OWNER'S REQUIREMENTS, PERMIT DRAWINGS, SHOP DRAWINGS AND SPECIFICATIONS.

13. THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL MAINTAIN THE APPROVED PERMIT SET OF DRAWINGS, SHOP DRAWINGS, PRODUCT SUBMITTALS, REQUEST FOR INFORMATION RESPONSES, PROJECT LOG FOR DAILY ACTIVITY AND WEATHER CONDITIONS.

14. THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL HAVE AND MAINTAIN A RECENT SET OF BUILDING CODE BOOKS PERTAINING TO THE PROJECT. ALL FIELD PERSONNEL SHALL BE FAMILIAR WITH ALL CODES IN ORDER TO ADDRESS AN INSPECTION VIOLATIONS AT THE TIME OF INSPECTIONS.

DIVISION 2 - SITE WORK

1- CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO PERMITTING AND SHALL SUBMIT REPORT TO ARCHITECT AND OWNER. CONTRACTOR SHALL PROVIDE COMPACTION FOR WALKWAYS, FLATWORK AND DRIVEWAYS AS REQUIRED.

2- THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL BE HELD TO HAVE VISITED THE SITE OF THE WORK AND TO HAVE EXAMINED THE EXISTING CONDITIONS OF THE SAME AND THE SITUATIONS UNDER WHICH THEY ARE TO WORK AND TO HAVE ACCOUNTED FOR SAME IN THEIR BIDS.

3- ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT FROM THE OWNER SUCH "EXISTING" INFORMATION SHALL BE CONSIDERED AS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION AND MATERIAL.

4- ALL AREAS ADJACENT TO WORK WHICH HAVE BEEN ALTERED AND/OR DAMAGED SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.

5- ANY AND OR ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANTING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.

DIVISION 3 - CONCRETE

1- CONCRETE FINISH SHALL BE LEVEL AND/OR PITCHED PROPERLY. FINISH OF ALL EXTERIOR SURFACE CONCRETE SHALL BE BROOM FINISH.

2- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FLOOR AND ROOF SYSTEM TO THE ARCHITECT AND ENGINEER PRIOR TO START OF CONSTRUCTION FOR THEIR REVIEW AND COORDINATION. IF SUCH SHOP DRAWINGS ARE NOT SUBMITTED TO THE ARCHITECT AND ENGINEER PRIOR TO THE START OF CONSTRUCTION, THE RESPONSIBILITY OF THE COORDINATION AND/OR ANY CORRECTIONS WHICH MAY OCCUR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

3- THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF THE APPROVED TRUSS DRAWINGS, AND THE TRUSS ENGINEERING SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

DIVISION 6 - WOOD AND PLASTICS

1- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, INCLUDING TRUSS PROFILES, FRAMING PLAN AND CERTIFICATION BY A FLORIDA REGISTERED ENGINEER, TO THE ARCHITECT AND OWNER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL REVIEW OF SUCH SHOP DRAWINGS BY THE ARCHITECT AND OWNER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.

2- THE TRUSS LAYOUT SHOWN IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL COMPLY WITH THE FINAL TRUSS DESIGNERS LAYOUT.

3- THE FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

4- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE TREATMENT NOT HAVING CCA (CHOMATED COPPER ARSENATE). PROVIDE ALTERNATE TREATMENT AS APPROVED BY THE EPA (ENVIRONMENTAL PROTECTION AGENCY) FOR THIS PURPOSE.

DIVISION 8 - DOORS AND WINDOWS

1- ALL EXTERIOR WINDOWS, DOORS, AND SLIDING GLASS DOORS WILL BE APPROVED HURRICANE WINDOWS AND DOORS.

2- EVERY BATHROOM DOOR LOCK SHALL BE IN COMPLIANCE WITH NFPA 101-24-2.4.5 AND CLOSET DOOR LATCH PER NFPA 101-24-2.4.4.

3- NO DOUBLE TWO SIDED LOCKS ON ENTRANCE DOORS.

4- WINDOW AND DOOR BUCKS ARE CONSIDERED AS FILLERS AND THE WINDOW AND/OR DOOR SHALL BE SECURED TO THE STRUCTURE THROUGH THE BUCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS.

5- GLASS IN DOORS AND/OR ADJACENT TO DOORS SHALL BE TEMPERED.

6- CONTRACTOR SHALL PROVIDE FOR PERMIT ALL CODE REQUIRED PRODUCT APPROVALS FOR ALL EXTERIOR WINDOWS AND DOORS.

7- FRONT DOOR AND GARAGE DOOR SHALL MEET WIND PRESSURES, IMPACT TEST, WIND CYCLE TESTS, ETC. AS REQUIRED BY GOVERNING BUILDING CODE. THE FRONT DOOR SHALL BE DESIGNATED EMERGENCY EXIT.

8- ALL EXTERIOR DOORS AND DOOR INTO GARAGE SHALL HAVE WEATHER STRIPPING AND A METAL THRESHOLD.

9- THE SECOND MEANS OF EGRESS SHALL COMPLY WITH NFPA 101-24-2.2.3 AND SHALL HAVE A CLEAR MINIMUM OPENING OF NOT LESS THAN 5.7 S.F. (MIN. 20" W. AND 24" H.). THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. IF WINDOW SILL AT UPPER FLOORS IS LESS THAN 36" ABOVE ADJACENT FLOOR, PROVIDE SAFE GUARD AT 42" A.F.F. AS SPECIFIED IN F.B.C. 1015.8.3

DIVISION 9 - FINISHES

1- FINISHES SHALL BE MINIMUM CLASS C.

2- FLOOR AND BASE IN BATHROOMS SHALL BE OF IMPERVIOUS MATERIALS.

3- ALL STEEL COLUMNS, PLATES AND STEEL ANGLES SHALL BE FACTORY PRIMED. ALL EXPOSED STEEL SHALL BE PAINTED PRIOR TO COVERING UP.

4- PROVIDE SEALANT/CAULK BETWEEN DISSIMILAR MATERIALS, SUCH AS BUT NOT LIMITED TO WOOD FASCIA AND STUCCO OVERHANGS, ETC.

5- PROVIDE A 3-COAT (PRIME AND 2 FINISH), SEVEN YEAR WARRANTY, PAINT BY QUALITY PAINT MANUFACTURER. CONTRACTOR AND OWNER TO MAINTAIN INTEGRITY OF PAINT SYSTEM TO PROTECT THE EXTERIOR AS A VAPOR BARRIER.

DIVISION 12 - FURNISHINGS

1- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR OWNERS REVIEW FOR ALL OR ANY CABINETRY, BUILT-INS, TRIM, DOORS, WINDOWS, MATERIALS, CUSTOM FEATURES, ETC. THAT ARE SHOWN ON DRAWINGS. ALL INTERIOR WINDOWS, DOORS AND OPENINGS SHALL BE CASED WITH TRIM.

2- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SAFETY GLAZING THAT ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

DIVISION 15 - MECHANICAL

1- PLUMBING AND HVAC CONTRACTOR SHALL VERIFY ALL LOCATIONS/SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

2- HVAC CONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTATION AND PRODUCT SPECIFICATIONS TO OBTAIN A BUILDING PERMIT AND COMPLETE SUCH WORK AS REQUIRED BY MECHANICAL - CURRENT EDITION - F.B.C. AND THE DRAWING SPECIFICATIONS.

3- PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF ALL FIXTURES THAT HAVE BEEN SPECIFIED BY OWNER AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME, MAINTAIN MINIMUM PLUMBING - CURRENT EDITION - F.B.C. PLUMBING CLEARANCES BETWEEN TOILET FIXTURES AND ADJACENT WALL, CABINETRY AND/OR PLUMBING FIXTURE.

4- PLUMBING CONTRACTOR SHALL COORDINATE ALL VERTICAL STACKS TO BE DIVERTED TO THE REAR OF ROOF RIDGE. SUCH VERTICAL STACKS SHALL BE PAINTED TO MATCH ROOFING COLOR.

5- PROVIDE SHUT-OFF VALVES AT ALL BATHROOMS AS REQUIRED BY F.B.C. PLUMBING SECTION 604.10.2.

6- PROVIDE AIR CHAMBERS AT ALL FIXTURE BRANCHES.

7- WATER CONSUMPTION IN PLUMBING FIXTURES SHALL COMPLY WITH TABLES 604.4 AND 604.5 OF THE F.B.C. PLUMBING.

8- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROTECTED WITH ANTI-SCALD CONTROL VALVE.

DIVISION 16 - ELECTRICAL

1- ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS/SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

2- ALL WIRE SIZES BASED ON COPPER.

3- ALL BATHROOMS, GARAGE, UTILITY ROOM, KITCHEN COUNTER AND EXTERIOR W.P. RECEPTACLES SHALL HAVE G.F.I. CIRCUITS.

4- ALL SERVICE AND FEEDER WIRING SHALL BE COPPER.

5- PROVIDE W.P. DISCONNECTS AT ALL A/C COMPRESSORS, SPRINKLER PUMPS, POOL PUMPS AND ALL EXTERIOR EQUIPMENT.

6- WIRE AND BREAKER SIZING FOR ALL APPLIANCES AND EQUIPMENT SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENTS AND THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY SUCH INFORMATION PRIOR TO INSTALLATION OF ELECTRICAL ROUGH. IF SUCH REQUIREMENTS DIFFER FROM THE PROPOSED ELECTRICAL SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF THE DISCREPANCY PRIOR TO ELECTRICAL ROUGH.

7- ALL LIGHTING ABOVE TUB AND SHOWER SHALL BE WATERPROOF AND VAPOR PROOF. PROVIDE G.F.C.I. IF WITHIN 6' RADIUS OF TOP OF TUB.

8- CLOSET LIGHTS SHALL COMPLY WITH N.E.C. ARTICLE 410-8.

9- MINIMUM 22,000 ACI RATING FOR ALL SERVICE EQUIPMENT.

10- CIRCUIT FOR SMOKE DETECTOR SHALL BE ON THE LIGHTING CIRCUIT OF KITCHEN OR BATH.

NOTE: APPLICATION SUCH STUCCO FINISH SHALL BE INSTALLED PER THE FLORIDA BUILDING CODE 2017 REQUIREMENTS, SECTION 703.

CODE INFORMATION

PROJECT DESCRIPTION: SINGLE STORY FAMILY HOUSE CONSTRUCTED OF MONOLITHIC FOUNDATION, FLOOR SLAB AND PRE ENGINEERED ROOF TRUSS. METAL ROOF TRUSSES AT ARCHITECTURAL FEATURES.

APPLICABLE CODES: 2014 FLORIDA BUILDING CODE RESIDENTIAL, FLORIDA FIRE PREVENTION CODE 6TH ED.

OCCUPANCY CLASSIFICATION (F.B.C. CHAPTER 3): GROUP R-3 (RESIDENTIAL)

TYPE OF CONSTRUCTION (F.B.C. CHAPTER 6): TYPE V B

602.3 TYPE III. TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.
FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

	REQUIRED	PROPOSED
- PRIMARY STRUCTURAL FRAME:	0	0
- BEARING WALLS		
EXTERIOR:	2	2
INTERIOR:	0	1
- NONBEARING WALLS AND PARTITIONS		
EXTERIOR:	0	0
INTERIOR:	0	0
- FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	0	1
- ROOF CONSTRUCTION AND SECONDARY MEMBERS:	0	1
- TENANT SEPARATION WALLS	1	1 (SECTION 709)

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (F.B.C. CHAPTER 4):

CHAPTER 3 BUIDLDING PLANNING :

SECTION 301 DESIGN CRITERIA

TABLE R301.2(4) - ULTIMATE DESIGN WIND SPEEDS OF 170 MPH

FIGURE R310.2(7) - COMPONENTS AND CLADDING PRESSURE ZONES. TABLE R301.2(4) GARAGE DOOR WIND LOADS. 16' X 7' DOOR, 170 MPH, +26.6, -29.4

R301.2.1.2 PROTECTION OF OPENINGS.- EXTERIOR GLAZED OPENINGS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND ASTM E1886 AS MODIFIED IN SECTION 301.2.1.2.1, TAS 201, 202 AND 203, OR AAMA 506, AS APPLICABLE. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.

1. OPENING IN SUNROOMS, BALCONIES OR ENCLOSED PORCHES CONSTRUCTED UNDER EXISTING ROOFS OR DECKS ARE NOT REQUIRED TO BE PROTECTED PROVIDED THE SPACES ARE SEPARATED FROM THE BUILDING INTERIOR BY A WALL AND ALL OPENINGS IN THE SEPARATING WALL ARE PROTECTED IN ACCORDANCE WITH THIS SECTION. SUCH SPACE SHALL BE PERMITTED TO BE DESIGNED AS EITHER PARTIALLY ENCLOSED OR ENCLOSED STRUCTURES.
2. STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET (67 M2) OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WIND-BORNE DEBRIS IMPACT STANDARD OF THIS CODE.

SECTION 302 FIRE RESISTANT CONSTRUCTION:

TABLE R302.1 EXTERIOR WALLS

EXTERIOR WALL ELEMENTS		MIN. FIRE-RESISTANCE RATING	MIN. FIRE SEPARATION RATING	PROVIDED
WALLS	NON FIRE-RESISTANCE RATE	0 HRS	3 FT.	5'-0"
PROJECTIONS	NON FIRE-RESISTANCE RATE	0 HRS	3 FT.	3'-0"
OPENING IN WALLS	UNLIMITED	0 HRS	3 FT.	5'-0"
PENETRATIONS	ALL	NONE REQUIRED	3 FT.	5'-0"

R302.11 FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
    - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

SECTION R303 LIGHT VENTILATION AND HEATING

R303.1 HABITABLE ROOMS - HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE OPEN-ABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

	SPACE S.F.	S.F. OF LIGHT	REQUIRED AGGREGATED GLAZING AREA	PROVIDED % AGGREGATED GLAZING AREA
LIVING/KITCHEN	412	103.5	MIN 8%	25.1
MASTER BEDROOM	173	30	MIN 8%	17.3
BEDROOM #2	126.6	15	MIN 8%	11.8
BEDROOM #3	126.8	15	MIN 8%	11.8
TOTAL	838.4	163.5		19.5

R303.3 BATHROOMS - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH MUST BE OPEN-ABLE.

	MINIMUM SQUARE FEET OF WINDOW	PROVIDED SQUARE FEET OF WINDOW
BATHROOM	3 SQ. FT.	7.125 SQ.FT.

R303.7 INTERIOR STAIRWAY ILLUMINATION - INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 SPACE REQUIRED - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SECTION R309 GARAGE AND CARPORTS

R309.1 FLOOR SURFACE - GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.
THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. PROVIDE 1/8" FT. SLOPE.

R309.4 AUTOMATIC GARAGE DOOR OPENERS - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENING - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1- MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

R310.2.2 - WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS - DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FIRE PROTECTION SYSTEMS (F.B.C. CHAPTER 9):

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

[F] 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

(AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN PROVIDED - SEE FIRE SPRINKLER PLANS)

GRAPHIC SYMBOLS

ABBREVIATIONS

A.B.	ANCHOR BOLTS
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
A.D.A.	AMERICAN DISABILITY ACT
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ANOD.	ANODIZED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
ALUM.	ALUMINUM
B.C.H.A.	BROWARD COUNTY HOUSING AUTHORITY
BOT.	BOTTOM
BM.	BEAM
BTWN.	BETWEEN
BLKG.	BLOCKING
BLK.	BLOCK
B.U.R.	BUILT-UP ROOF
C.B.S.	CONCRETE BLOCK STRUCTURE
CEM.	CEMENT
C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
C.T.	CERAMIC TILE
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DEMO.	DEMOLITION
DET.	DETAIL
DR.	DOOR
DN.	DOWN
D.S.	DOWNSPOUT
D.W.	DISH WASHER
DWG.	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRIC
ELEV.	ELEVATOR
E.P.	ELECTRIC PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXP.	EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
E.S.P.	ELECTROSTATIC PAINT
F.B.C.	FLORIDA BUILDING CODE, LATEST EDITION
F.F.	FINISHED FLOOR
F.H.A.	FAIR HOUSING ACT
FIN.	FINISH FIX. FIXTURE
FLR.	FLOOR
FLUOR	FLUORESCENT
FP&L	FLORIDA POWER AND LIGHT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS
GYP.BD.	GYPSUM BOARD
H.C.	HANDICAPPED
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
H.R.	HORIZONTAL ROLLER
HR.	HOUR
H.S.	HORIZONTAL SLIDER
INSUL.	INSULATION
INSTAL.	INSTALLATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LVR.	LOUVER
L.P.	LOW POINT
LUM.	LUMINOUS
L.W.I.C.	LIGHTWEIGHT INSULATING CONCRETE
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MFGR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED
MTL.	METAL
M.T.	METAL THRESHOLD
N.F.P.A.	NATIONAL FIRE PROTECTION AGENCY
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
O.H.	OVERHEAD
PART.	PARTITION
P.K.A.	PASQUALE KURITZKY ARCHITECTURE INC.
PL.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P & P	PRIMED AND PAINTED
PROV.	PROVIDE
P.T.	PRESSURE TREATED
RAD.	RADIUS
R.	RISER
REQ.	REQUIRED
REV.	REVISION
R.O.W.	RIGHT OF WAY
R.C.	RAIN CONDUIT
REFL.	REFLECTED
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCH.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STL.	STEEL
STN.	STAIN(ED)
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TREAD
T.B.	TOWEL BAR
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VENT.	VENTILATION
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
W.W.F.	WELDED WIRE FABRIC

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DRAWN PKA
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☐ JOSEPH JOHN PASQUALE, JR.
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AR 0009686

CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

05-08-19 ISSUED FOR BIDDING

MODEL A

CODE REQUIREMENTS

A-0.1

CONSTRUCTION DOCUMENTS

OVERALL SITE PLAN
SCALE 1" = 20'-0"

B1 SITE 1 | B2 SITE 2 | A3 SITE 3 | A1 SITE 4 | A2 SITE 5 | B3 SITE 6 | A3 SITE 7 | B2 SITE 8 | B3 SITE 9

OVERALL SITE ELEVATIONS
SCALE 1" = 20'-0"

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R E V I S I O N S

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MODEL A

OVERALL
SITE PLAN

A-1.0
CONSTRUCTION DOCUMENTS

CONSTRUCTION NOTES

1 CONTRACTORS AND SUB-CONTRACTORES SHALL CONSTRUCT THE BUILDING IN ACCORDANCE WITH ALL CODES, REGULATION AND RESTRICTION, HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR THE SAME.

2 ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR -CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND PROJECT MANAGER OR ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. IF CONTRACTOR AND/OR SUB-CONTRACTOR ELECTS NOT TO NOTIFY THE ARCHITECT OR PROJECT MANAGER, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.

3 TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, WHICH SHALL INCLUDE TRUSS PROFILES, FRAMING PLAN AND CERTIFICATION BY A FLORIDA REGISTERED ENGINEER TO THE ARCHITECT AND PROJECT MANAGER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL APPROVAL OF SUCH SHOP DRAWINGS BY THE ARCHITECT AND PROJECT MANAGER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.

4 CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION AND SHALL SUBMIT REPORT TO ARCHITECT AND PROJECT MANAGER. FOUNDATION IS DESIGNED FOR SOIL BEARING OF 2400 P.S.F.

5 ALL WOOD BEAMS, HEADERS AND JOISTS SHALL HAVE A MINIMUM ALLOWABLE f'b OF 1250 PSI.
ALL STUDS IN BEARING WALL SHALL BE NO. 2 DEN. KD15.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.

6 PROVIDE A MINIMUM OF (2) 2" x 4" WOOD STUDS UNDER ALL BEAMS, HEADERS AND TRUSS GIRDERS. REFER TO FRAMING PLAN AND/OR TRUSS PLACEMENT PLAN FOR SPECIFIC LOCATIONS. ALL MULTIPLE WOOD STUD POSTS SUPPORTING BEAMS OR GIRDERS SHALL BE STRAPPED TOGETHER AT TOP, MIDDLE AND BOTTOM.

7 PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF FIXTURES WITH FIXTURES THAT HAVE BEEN SPECIFIED AND SHALL BE RESPONSIBLE FOR THE SAME.

8 CONCRETE SHALL OBTAIN THE FOLLOWING STRENGTHS IN 28 DAYS:

MONO FOUNDATIONS	2,500 P.S.I.
BEAMS	3,000 P.S.I.

FOR BOND BEAMS AND REINFORCED COLUMNS, REFER TO NOTE 9.

9 DESIGN OF MASONRY IS BASED ON THE ENGINEERED MASONRY CRITERIA OF THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ISSUED BY AMERICAN CONCRETE INSTITUTE, ACI 530.
DESIGN COMPRESSIVE STRENGTH f' = 1500 P.S.I
GROUT: ASTM C476 3000 P.S.I. 28 DAY COMPRESSIVE STRENGTH CONTAINING PEA AGGREGATE. GROUT MIX SHALL BE PROPORTIONED WITH 8 SACKS OF CEMENT PER CY. AND PROVIDE 8" - 9" SLUMP.
MORTAR MIX: ASTM C270, TYPE S AND M
fm = 1800 P.S.I. ONE STORY DWELLINGS
fm = 2500 P.S.I. TOW STORY DWELLINGS
CONCRETE MASONRY LIMITS: ASTM C90. TYPE I, NORMAL WEIGHT 2000 P.S.I. COMPRESSIVE STRENGTH FOR U-BEAM AND BOND BEAM UNITS
STEEL REINFORCEMENTS: ASTM 615. GRADE 60 K.S.I.

10 PROVIDE LEAN-OUT / INSPECTION BLOCKOUTS AT BASE OF ALL VERTICAL FILLED CELLS. VERTICAL REINFORCEMENT SHALL BE SECURED TO FOUNDATION DOWELS AND BOND BEAMS TO PREVENT DISPLACEMENT DURING HIGH-LIFT GROUTING OPERATIONS.

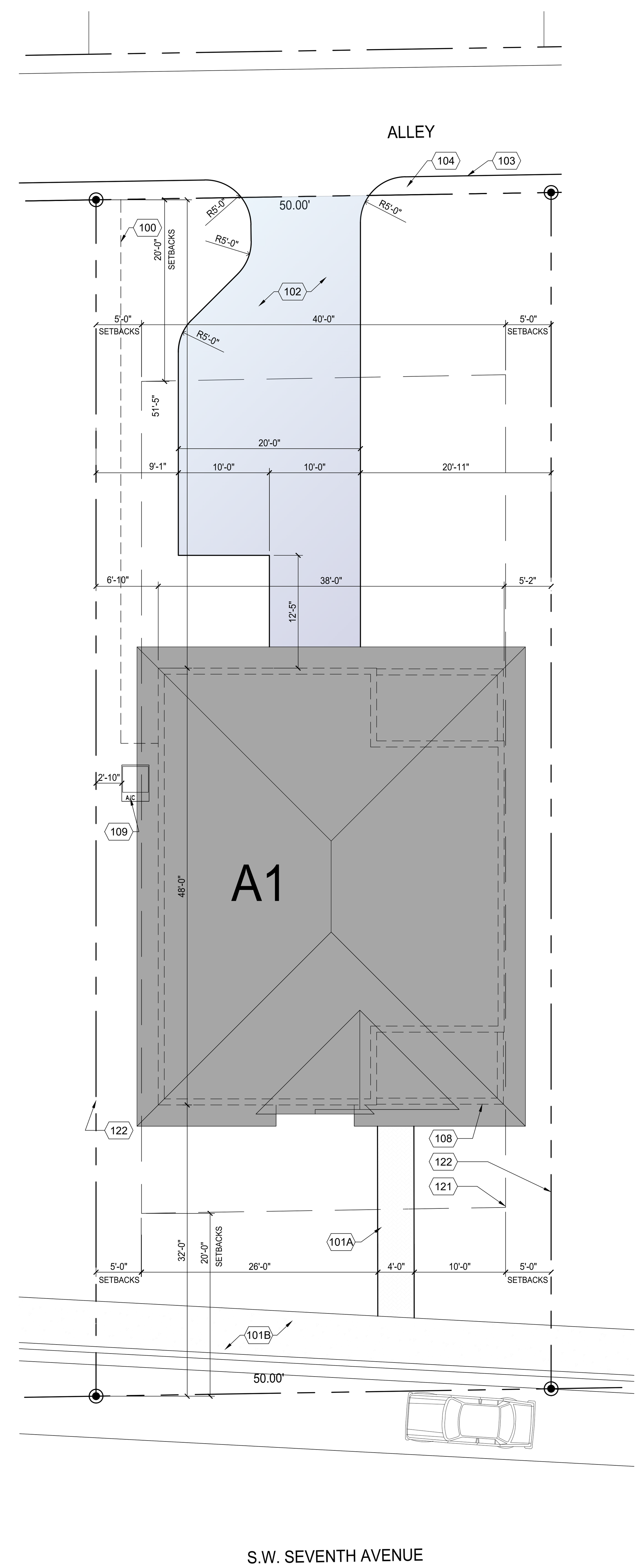
11 MINIMUM LENGTH OF LAP SPICES SHALL BE 48 BAR DIAMETERS IN INCHES. SPLICES OF HORIZONTAL REINFORCEMENT SHALL OCCUR ONLY AT REINFORCEMENT MASONRY COLUMNS. CORNER BARS SHALL BE PROVIDED AT THE CORNERS OF ALL BOND BEAMS.

12 DESIGN LOADING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
DESIGN LOADING:
DESIGN WIND VELOCITY: 120 MPH
ROOF LIVE LOAD : 20 P.S.F.
NET ROOF UPLIFT : 12 P.S.F. ONE STORY DWELLING
: 14 P.S.F. TWO STORY DWELLING
FLOOR LIVE LOAD: 40 P.S.F.
SOIL BEARING PRESSURE: 2500 P.S.F.

13 ALL BOND BEAMS WITH BOTTOM STEEL, EXTEND 6" BEYOND OPENING AT EACH END.

14 FILL CELLS AT ALL MASONRY OPENING FULL HEIGHT.

15 PROVIDE STANDARD HOOK 12 BAR DIAMETERS INTO BOND BEAM FOR ALL VERTICAL REINFORCEMENT



SITE PLAN

SCALE 1" = 10'-0"

SITE PLAN KEYNOTES

100 OVERHEAD SERVICE ENTRANCE: VERIFY CONNECTION LOCATION WITH LOCAL AGENCY.

TELEPHONE
ELECTRICAL
SECURITY
CABLE

101A WALKWAY: 4" CONCRETE SLAB OVER COMPACTED CLEAN FILL WITH CONTROL JOINTS AT 8' O.C., EXPANSION JOINTS AT 20' O.C., LIGHT BROOM FINISH OR PAVERS ON CLEAN COMPACTED FILL.

101B SIDEWALK: SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS. PROVIDE 1" PRE-MOLDED FILLER BETWEEN DRIVEWAY AND SIDEWALK..

102 DRIVEWAY: 1" ASPHALT OVER 6" COMPACTED ROCK BASE.

103 EDGE OF ROAD: PAVEMENT (VARIES). CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.

104 CONCRETE GUTTER OR CURB: VALLEY GUTTER, REFER TO CIVIL DRAWINGS

108 CONTRACTOR SHALL VERIFY PLACEMENT OF NEW RESIDENCE TO ASSURE THAT IT IS WITHIN THE REQUIRED SET BACK PRIOR TO CONSTRUCTION OF THE FOUNDATION.

109 SITE EQUIPMENT: A/C AND OR POOL EQUIPMENT TO BE INSTALLED WITH MIN. CLEARANCE FROM EACH OTHER AND FROM BUILDING EDGE AS WELL AS MAINTAINING MIN. CLEARANCE FROM PROPERTY SET BACK

117 MAILBOX: REFER TO ENLARGED PLAN FOR SPECIFICATIONS.

120 SITE EASEMENT: REFER TO SURVEY

121 SETBACK: VERIFY WITH LOCAL REQUIREMENTS

122 SITE PROPERTY LINE: REFER TO SURVEY

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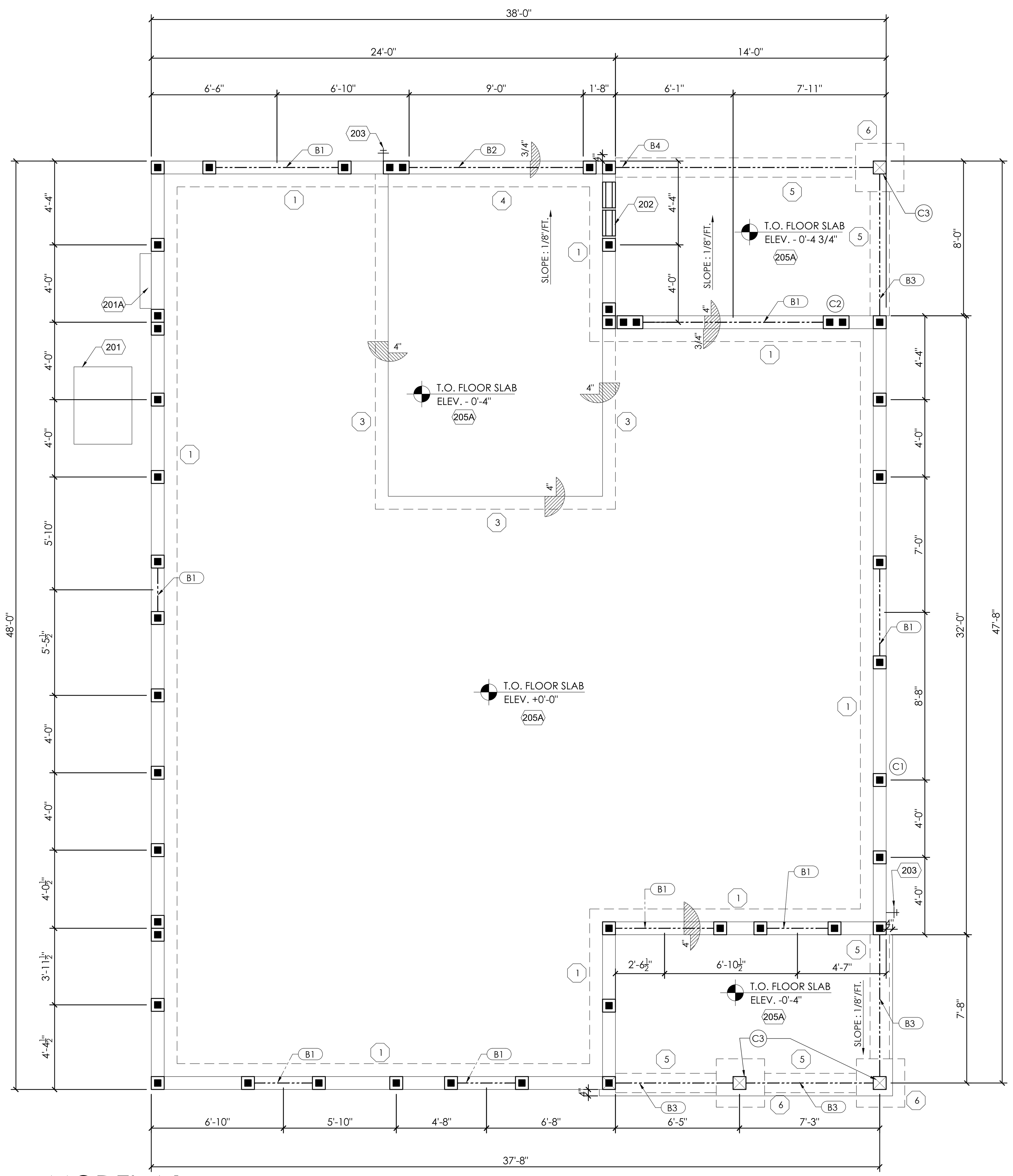
MODEL A

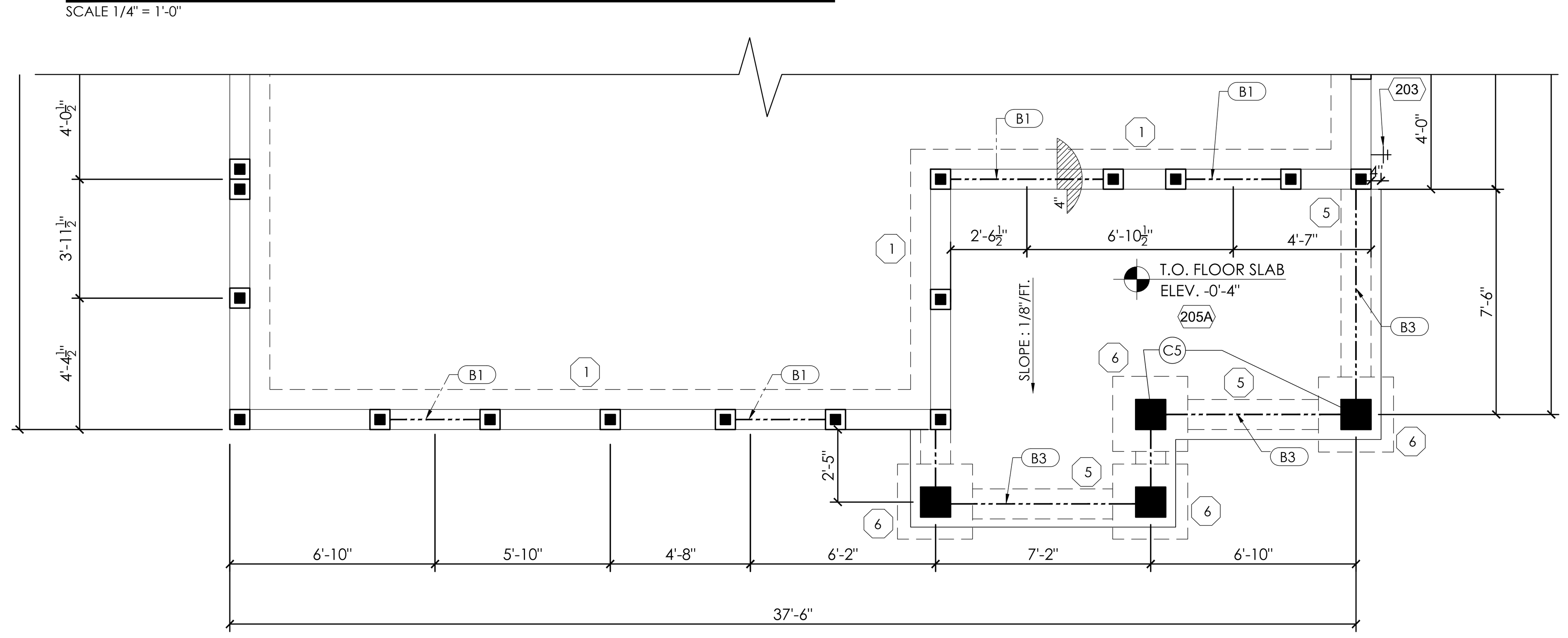
SITE PLAN

A-1.1

CONSTRUCTION DOCUMENTS



MODEL A1
FOUNDATION, COLUMN & BEAM PLAN
SCALE 1/4" = 1'-0"



MODEL A2 & A3
FOUNDATION, COLUMN & BEAM PLAN
SCALE 1/4" = 1'-0"

FOUNDATION KEYNOTES

201 A/C COMPRESSOR ON 4" CONCRETE SLAB TO BE AT OR ABOVE FINISH FLOOR OF STRUCTURE. REFER TO A/C PLANS FOR SIZE.

201A EQUIPMENT: ELECTRIC METER. REFER TO ELECTRICAL PLANS.

202 MASONRY VENT BLOCK. TWO MINIMUM, 16" X 16" VENT BLOCKS WITH SCREENING, INSTALL CLOSE TO FLOOR, FLUSH WITH ADJACENT GARAGE FLOOR.

203 HOSE BIB. 1/2" WITH VACUUM BREAKER. REFER TO PLUMBING DRAWINGS.

205A CONCRETE SLAB: PORCH, LANAI, AND OR PATIO BROOM FINISH, ON 6 MIL. VAPOR BARRIER,OVER COMPACTED, CLEAN, TERMITE TREATED FILL.

FOUNDATION / SLAB NOTES

1. SEE GENERAL NOTES ON SHEETS S-0.1 AND S-0.2
2. PROVIDE CORNER BARS WHERE ALL FOOTINGS CHANGE DIRECTION AND AT FOOTING INTERSECTIONS. SEE SECTION AND DETAILS FOR FURTHER INFORMATION.
3. SEE ARCH'L. DRAWINGS FOR LOCATION / LIMITS AND CONSTRUCTION INFORMATION FOR INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN.
4. FOR EXTERIOR CONCRETE WALKWAY SLABS (NOT SHOWN) SEE ARCH'L. AND / OR CIVIL DRAWINGS FOR LIMITS THERE OF.
5. ASSUMED TOP OF SLAB ELEVATION SHALL BE 0'-0", U.N.O. SEE ARCH./CIVIL DRAWINGS FOR ACTUAL ELEVATION
6. FLOOR CONSTRUCTION: 4" (TOTAL) CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 OVER 6-MIL MINIMUM VAPOR BARRIER ON WELL-TAMPED SAND FILL (VIBRO-COMPACTED) (SEE ARCH'L. DRAWINGS AND GEOTECH REPORT).
7. INDICATES 8", MASONRY WALLS REINFORCED WITH (1)-#4 (VERTICAL) WITH MATCHING DOWELS AT ALL CORNERS, INTERSECTIONS, ENDS OF WALLS AND ADJACENT ALL MASONRY OPENINGS (COORD. SIZES, LOCATIONS AND ELEVATIONS W/ARCH'L. DRWGS.) AND BETWEEN AT 48"O.C. EXTEND VERTICAL REINFORCING BARS TO UPPER MOST CONC. BOND BEAM (GROUT SOLID TOP COURSE W/#5 CONT.) AND TERMINATE WITH STANDARD 90 DEGREE HOOK - 6" CLEAR (MIN.) FROM TOP OF CONC. TIE BEAM.
8. PROVIDE (1)-#4x2'-0"LG. ADDITIONAL REINFORCING AT ALL RE-ENTRANT CORNERS. REINFORCING BAR TO BE CENTERED WITH CONCRETE SLAB THICKESS.
9. REBARS INDICATED IN PLANS SHALL BE EQUALLY SPACED WITHIN AREA INDICATED BETWEEN ARROWS

BEAM SCHEDULE

MK	TYPE	DESCRIPTION
B1		8 X 16 BOND BEAM WITH 1 # 5 REBARS - STANDARD 8 X 8 PERIMETER BEAM TOP 8 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B2		8 X 24 BOND BEAM WITH 2 # 5 REBARS - 8 X 12 PERIMETER BEAM TOP 8 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B3		12 X 16 BOND BEAM WITH 1 # 5 REBAR - 12 X 8 PERIMETER BEAM TOP 12 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B4		12 X 16 BOND BEAM WITH 2 # 5 REBAR - 12 X 8 PERIMETER BEAM TOP 12 X 8 PRE-STRESSED LINTEL BOTTOM WITH 2 #5.

COLUMN SCHEDULE

MK	TYPE	DESCRIPTION
C1		REINFORCED MASONRY COLUMN WITH (1) #5 RB CONCRETE FILLED
C2		8" X 16" REINFORCED MASONRY COLUMN WITH (2) #5 RB CONCRETE FILLED
C3		8" X 8" CONCRETE COLUMN WITH 4 # 4 VERTICAL, # 2 STIRRUPS AT 12" OC.
C5		12" X 12" REINFORCED MASONRY COLUMN WITH 4 # 4 VERTICAL, # 2 STIRRUPS AT 12" OC

NOTE:
FILL MASONRY CELL WITH CONCRETE EACH SIDE OF EVERY OPENING.
PERIMETER BEAM: 8 X 8 BOND BEAM BLOCK WITH 1 #5 RB. FILLED WITH 3000 P.S.I. CONCRETE
PRE-CAST / PRE-STRESS CONCRETE LINTELS BY "CAST-CRETE" FECP CORP.
LINTELS ARE 8 X 8 "U" SHAPE.
BOND BEAMS NOTED ARE CONCRETE FILLED.

FOOTING SCHEDULE

CALCULATIONS ARE BASED ON 3000 P.S.F. BEARING

MK	TYPE	DESCRIPTION
1		16" X 16" MONOLITHIC CONCRETE FOOTING WITH (2) #5 RB CONTINUOUS WITH DOUBLE MESH 30" LAP
3		4" X 16" STEPPED CONCRETE SLAB WITH (2) #5 RB CONTINUOUS - TYP, AT STEP IN GARAGE SLAB
4		16"' X 16" MONOLITHIC CONCRETE FOOTING WITH (2) 5 RB CONTINUOUS- TYP AT GARAGE/DRIVEWAY- PROVIDE PREMOLDED FILLER
5		16" X 12" MONOLITHIC CONCRETE FOOTING WITH (1) #4 RB CONTINUOUS
6		30" X 30" X 14" CONCRETE FOOTING WITH (3)#5 REBAR EACH WAY BOTTOM
7		12" x 18" CONCRETE FOOTING WITH (2)#5 REBAR AT BEARING WALL ONLY
8		24" X 24" X 12" CONCRETE FOOTING WITH (2)#5 REBAR EACH WAY BOTTOM

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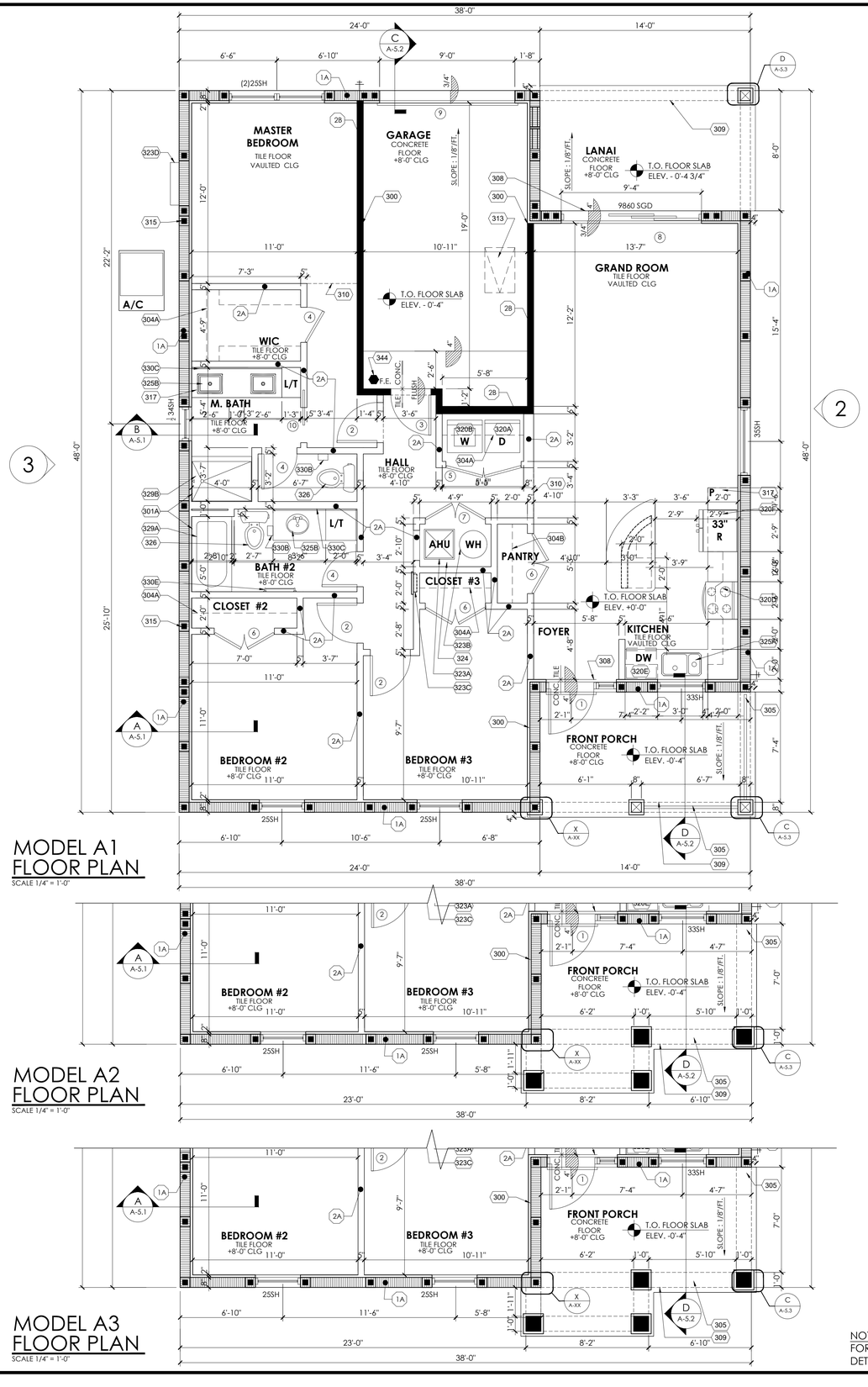
MODEL A

FOUNDATION, COLUMNS & BEAMS

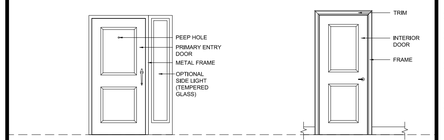
A-2.0
CONSTRUCTION DOCUMENTS

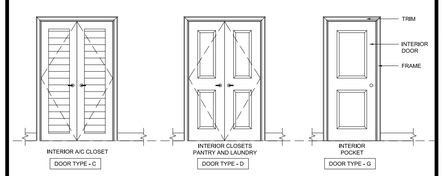


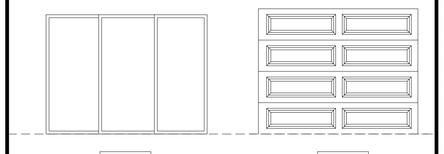
NOTE:
FOR WINDOW AND DOOR DETAILS, SEE SHEET A-6.0

DOOR SCHEDULE

MARK	SIZE (WIDTH X HEIGHT)	TYPE	FIRE RATE	APPROVED PRESSURE POS./NEG.	REQUIRED PRESSURE POS./NEG.	FRAME	REMARKS
1	3'-0" X 6'-8"	A				MTL	TEMPERED GLASS , WEATHER STRIPPING, AND SIDE LITE
2	2'-8" X 6'-8"	B				WD	
3	2'-8" X 6'-8"	B	45 MIN			WD	SOLID CORE DOOR SOLID WOOD FRAME
4	2'-4" X 6'-8"	B				WD	
5	(2) 2'-6" X 6'-8"	D				WD	
6	(2) 2'-0" X 6'-8"	D				WD	
7	(2) 2'-0" X 6'-8"	C				WD	
8	9'-0" X 6'-8"	E				WD	
9	9'-0" X 7'-0"	F				WD	
10	2'-4" X 6'-8"	G				WD	

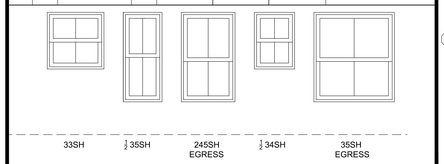






WINDOW SCHEDULE

MARK	CODE SIZE	SIZE	TYPE	REQUIRED PRESSURE POS./NEG.	APPROVED PRESSURE POS./NEG.	PRODUCT APPROVAL NUMBER	GLASS TYPE
		33SH	SH				
		½ 35 SH	SH				
		25SH	SH				
		½ 34SH	SH				
		35SH	SH				
		OCTAGONAL	FIXED				
		-	FIXED				



FLOOR PLAN KEYNOTES

300 WALL FINISH: GYPSUM WALL BOARD WITH FURRING ON MASONRY WALL.

301A WALL, TUB AND SHOWER SURROUND: PROVIDE "DUROROCK" TILE BACKER BOARD, 1/2" THICK, TO CEILING HEIGHT, SECURE WITH 11/4" RUST-RESISTANCE SCREWS AT 8" O.C. AND/OR INSTALL PER MANUFACTURES SPECIFICATIONS.

301B WALL; 42" HIGH WALL WITH CAP. SEE DETAIL 12/A-5.4

302 CEILING: GYPSUM WALL BOARD: 5/8" . PROVIDE MOISTURE RESISTANT IN ALL BATHROOMS, LAUNDRY ROOM AND MECHANICAL CLOSET. FINISH WITH LIGHT ORANGE PEEL.

304A SHELF: ROD AND SHELF. ADJUSTABLE ROD AND SHELF IN BEDROOM CLOSETS. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF LAYOUT FOR OWNERS AND ARCHITECT REVIEW

304B SHELF: 5 SPACED EQUALLY, 20" DEPTH IN LINEN CLOSETS.

305 RAIL: DECORATIVE AT FRONT PORCH. REFER TO DETAILS ON A/5.3 OR A-5.4.

308 THRESHOLD: METAL WITH WEATHER-STRIP AND SWEEP.

309 HEADER: ABOVE

310 CEILING HEIGHT CHANGE

313 ATTIC ACCESS: PULL DOWN STAIR. CONTRACTOR TO PROVIDE PRODUCT FOR REVIEW BY OWNER AND ARCHITECT.

315 COLUMN: REINFORCED MASONRY AND OR CONCRETE

317 MILLWORK; REFER TO ARCHITECTURAL CABINETRY INTERIOR ELEVATIONS. SEE SHEET A-7.0, CONTRACTOR TO PROVIDE SHOP DRAWING AND SAMPLE FOR OWNERS AND ARCHITECT REVIEW.

320A APPLIANCE: DRYER (VENT TO EXTERIOR). SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION EXHAUST CONNECTIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.

320B APPLIANCE: WASHER. SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION FOR WATER AND WASTE CONNECTIONS. REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

320D RANGE WITH MICRO-WAVE OVER: PROVIDE MICRO-WAVE WITH VENTED TO THE EXTERIOR EXHAUST.

320E DISHWASHER - SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION FOR WATER AND WASTE CONNECTIONS. REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

320F REFRIGERATOR: COORDINATE DIMENSIONS WITH SELECTED REFRIGERATOR. PROVIDE WATER LINE WITH VALVE BOX. PROVIDE MINIMUM CLEARANCES REQUIRED PER MANUFACTURER.

323A EQUIPMENT: AIR HANDLER UNIT. REFER TO MECHANICAL PLANS FOR SPECIFICATIONS

323B EQUIPMENT: FLOOR MOUNTED ELECTRIC WATER HEATER SUPPLIED AND INSTALLED BY CONTRACTOR. REFER TO PLUMBING SCHEDULE, ELECTRICAL PLUMBING DRAWINGS. CONTRACTOR TO VERIFY SIZE OF DOOR AND CLOSET WITH UNIT PURCHASED PRIOR TO FRAMING.

323C EQUIPMENT: LOCATION OF ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS

323D EQUIPMENT: LOCATION OF ELECTRICAL SERVICE. REFER TO ELECTRICAL. CONTRACT OR IS RESPONSIBLE FOR PROVIDE COORDINATION WITH FPL.

324 DRIP PAN: UNDERNEATH WATER HEATER AND/ OR MECHANICAL EQUIPMENT.

325A SINK KITCHEN: REFER TO PLUMBING SCHEDULE

325B SINK BATHROOM: REFER TO PLUMBING SCHEDULE

326 TOILET: REFER TO PLUMBING SCHEDULE

329A BATHTUB: WITH SHOWERHEAD. REFER TO PLUMBING SCHEDULE

329B SHOWER: PRE-FABRICATED BASE, TILED WALLS TO CEILING. REFER TO PLUMBING SCHEDULE

330B BATHROOM ACCESSORY: TOILET PAPER HOLDER

330C BATHROOM ACCESSORY: MIRROR WITH HIGH QUALITY GLASS AND SILVERING. INSTALL WITH MASTIC AND 'J' CHANNEL AT BASE. PROVIDE SEALANT AT PERIMETER BASE.

330E BATHROOM ACCESSORY: TOWEL BAR

344 FIRE EXTINGUISHER: WALL MOUNTED. PROVIDE EXTINGUISHER IN ACCORDANCE WITH NFPA.

350 PRE-FABRICATED STAIRS: TRADITIONAL RAIL & SPINDLE. FIRST TREAD TO BE STAINED OAK. REMAINDER OF STAIRS TO BE COVERED WITH CARPET TO MATCH UPPER FLOOR. SUBMIT SHOP DWGS FOR APPROVAL.

WALL LEGEND

WALL DESIGNATION	DESCRIPTION
1A	EXTERIOR CONCRETE MASONRY WALL: 2 HOUR RATED, UL# 905. 8" AND/OR 12" C.M.U. WALL WITH 5/8" STUCCO FINISH EXTERIOR AND 1/2" GYPSUM WALL BOARD ON GALVANIZED METAL FURRING AT 24" O.C. INSIDE, WITH MINIMUM R-7.0 (PERMEABLE) INSULATION (FI-FOIL).
2A	INTERIOR PARTITION: TYPICAL NON-BEARING INTERIOR PARTITION. SIZE MAY VARY. REFER TO FLOOR PLAN AND DETAIL 2/A-6.2.0 FOR VARIOUS WALL TYPES. PROVIDE SOUND ATTENUATION BLANKETS AROUND ALL ROOF DRAINAGE PIPING WITHIN WALL.
2B	INTERIOR PARTITION: ONE HOUR FIRE RATED PARTITION NON-BEARING: 3 5/8" AND OR 6" METAL STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYPSUM WALL BOARD ON BOTH SIDES WITH R-11 BATT INSULATION. REFER TO F.B.C. TABLE 37-B#72 FOR CONSTRUCTION REQUIREMENTS.

NOTE:
WALL GRAPHIC ON DRAWING SHOWS A 5" TOTAL WALL

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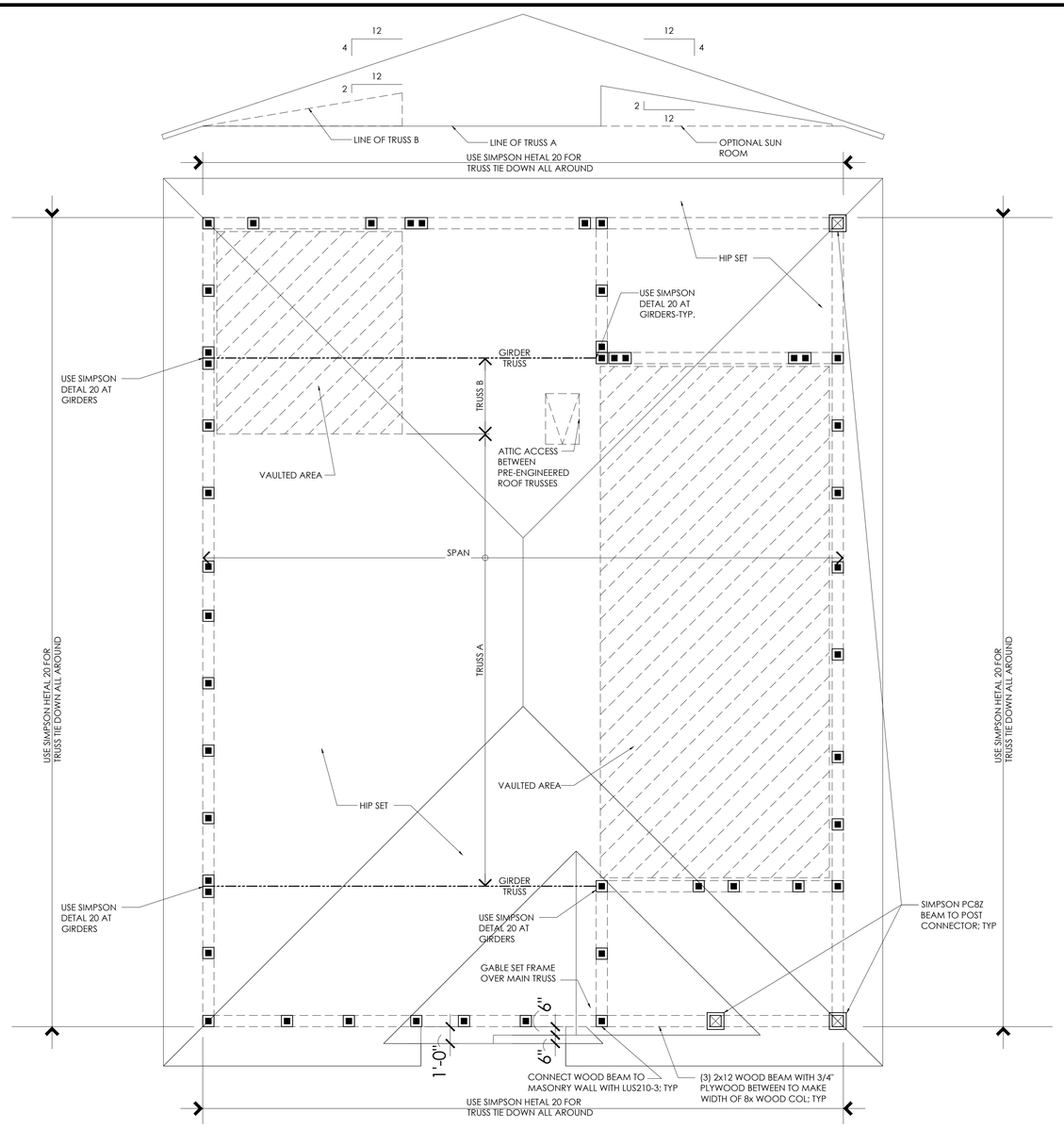
MODEL A

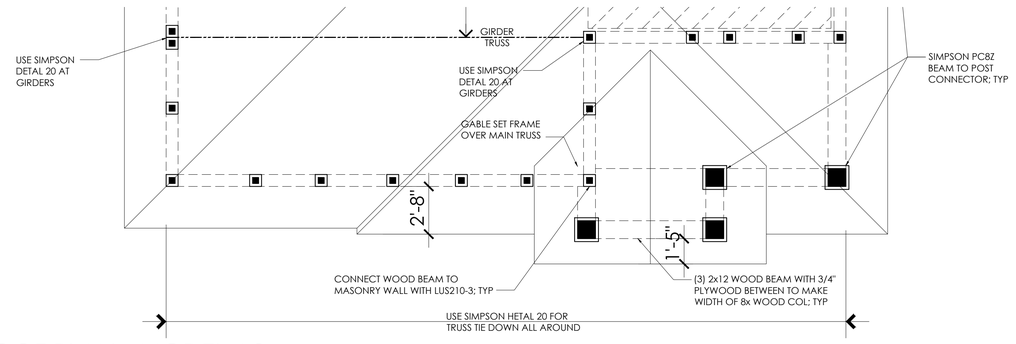
FLOOR PLAN

A-2.1
CONSTRUCTION DOCUMENTS



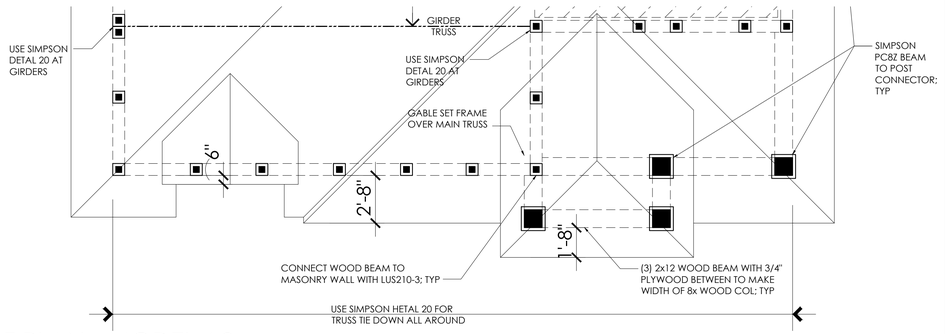
ROOF PLAN - MODEL A1

SCALE 1/4" = 1'-0"



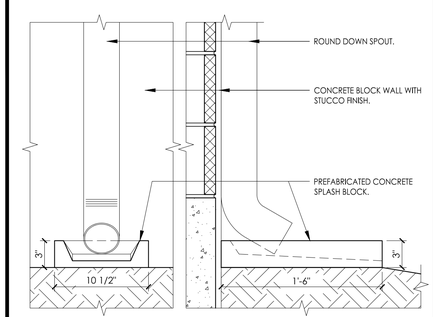
ROOF PLAN - MODEL A2

SCALE 1/4" = 1'-0"



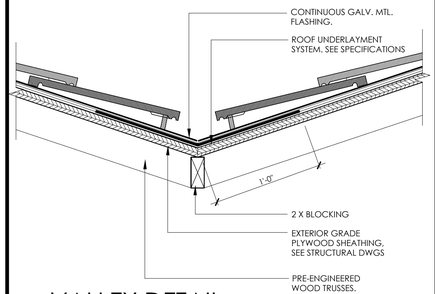
ROOF PLAN - MODEL A3

SCALE 1/4" = 1'-0"



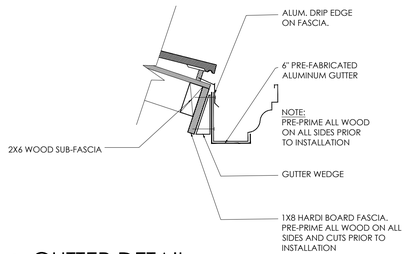
1 DOWNSPOUT SPLASH BLOCK

SCALE: 3"= 1'-0" (AT SQUARE TUBE)



2 VALLEY DETAIL

SCALE: 3"= 1'-0"



3 GUTTER DETAIL

SCALE: 1 1/2" = 1'-0"

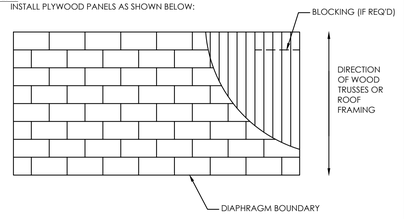
ROOF FRAMING PLAN NOTES

1. TRUSS BEARING = 9'-0" U.N.O.
2. FOR GENERAL STRUCTURAL NOTES SEE SHEET-S-0.1 AND S-0.2
3. TRUSS SPACING SHALL NOT EXCEED 2'-0" O.C. U.N.O.
4. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
5. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS PER DETAIL 10/S-2.1 (COORD. EXACT SIZE, LOCATIONS AND ELEVATIONS THERE OF WITH ARCH'L. DRAWINGS). PROVIDE TEMPORARY SHORING DURING CONSTRUCTION / INSTALLATION IF SPAN IS GREATER THAN 6 (SIX) FEET.
6. SEE FRAMING PLAN FOR TRUSS TIE DOWN CONNECTION (CALL OUT INCLUDE ALL TRUSSES BETWEEN THE ARROWS).
7. TRUSS LAYOUT MAY BE REVISED BY TRUSS MFG. IN CONFORMANCE WITH MFG. STANDARDS. SUBMIT FRAMING PLAN TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION. PLAN SHALL INCLUDE ALL POSITIVE AND NEGATIVE REACTIONS
8. ALL NAILS SHALL BE GALVANIZED OR OTHERWISE RUST RESISTANT (TYPICAL)

PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE

PANEL GRADE	FRAMING / TRUSS SPACING	MINIMUM PANEL THICKNESS	NAIL SPACING		NAIL SIZE	REMARKS
			@ DIAPHRAGM BOUNDARIES	@ OTHER PANEL EDGES		
APA RATED SHEATHING EXP 1 OR EQUAL	2'-0" MAX	$^{19}/_{32}$" NOM	3" @ ZONES 7	6" @ ZONES 6 3" @ ZONES 7	10d RING SHANK	UNBLOCKED DIAPHRAGM ZONE 6 BLOCKED DIAPHRAGM ZONE 7 VALUES SHOWN IN TABLE ARE MINIMUM VALUES PER FBC 2010, REFER TO SECTIONS FOR MORE INFO

NOTES:
1. INSTALL PLYWOOD PANELS AS SHOWN BELOW:



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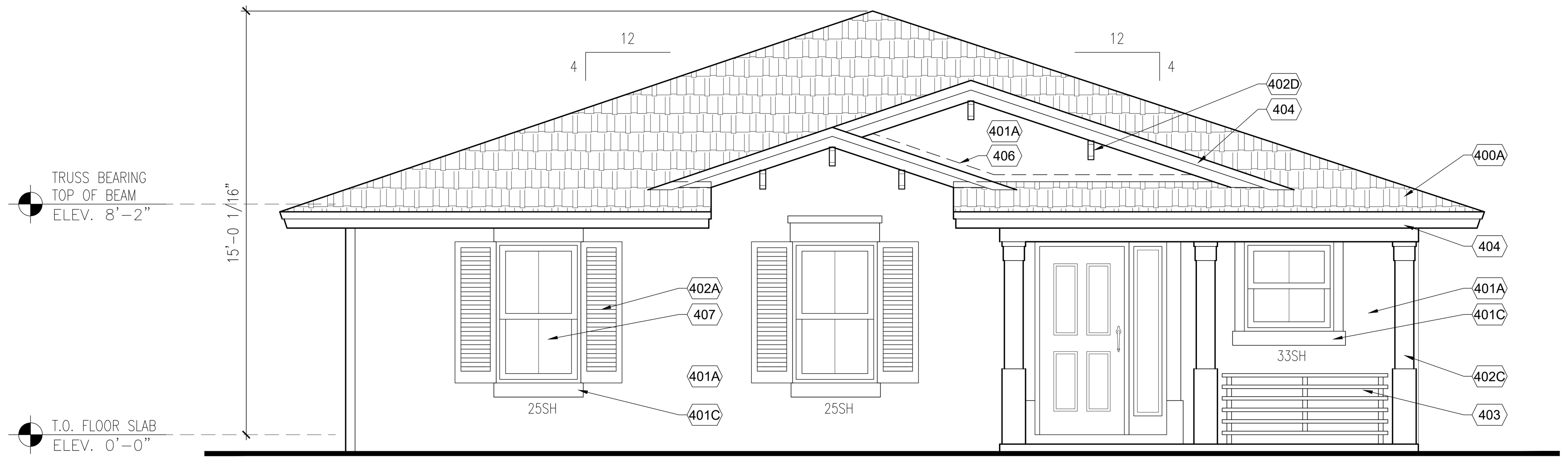
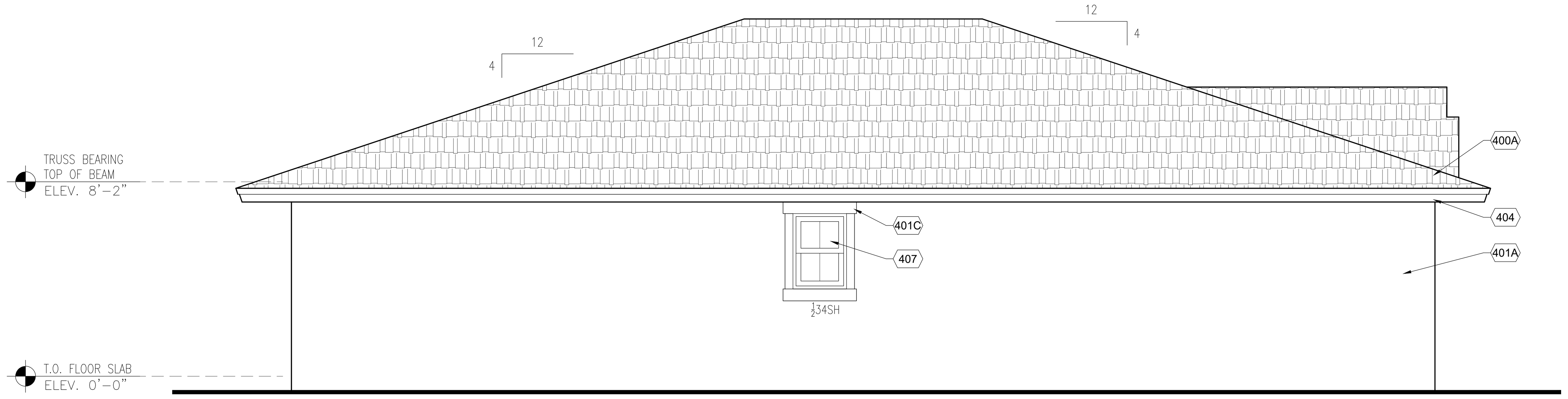
MODEL A

ROOF PLAN

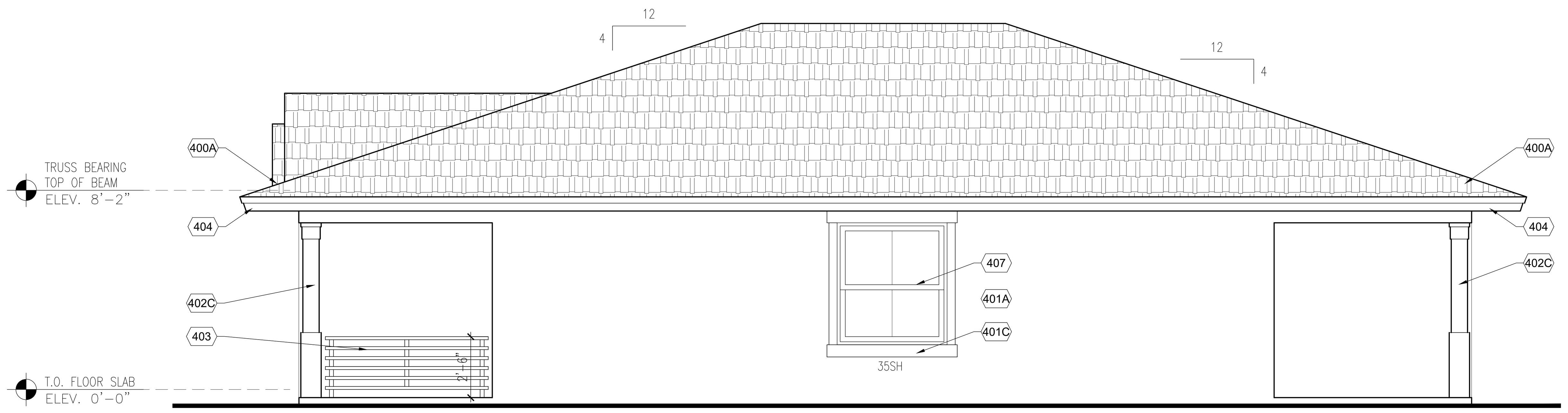
A-3.0
CONSTRUCTION DOCUMENTS



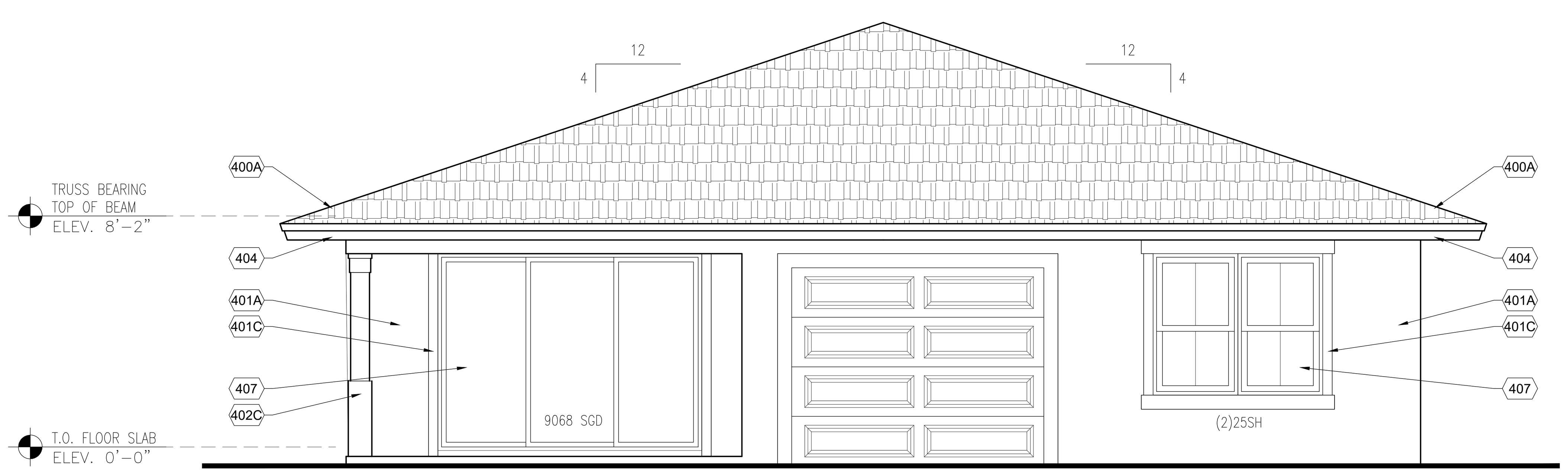
1 MODEL A1 - FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 MODEL A1 - LEFT ELEVATION
SCALE 1/4" = 1'-0"



3 MODEL A1 - RIGHT ELEVATION
SCALE 1/4" = 1'-0"



4 MODEL A1 - REAR ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEV. KEYNOTES

400A ROOFING: FIBERGLASS / ASPHALT SHINGLE - REFER TO WALL SECTIONS

401A STUCCO FINISH: LIGHT TEXTURED STUCCO FINISH. PROVIDE SAMPLE ON WALL FOR APPROVAL BY OWNER AND ARCHITECT.

401B STUCCO FINISH: SMOOTH STUCCO FINISH

401C STUCCO BANDING: SMOOTH STUCCO FINISH TRIM AROUND WINDOWS & DOORS - RETURN IF NOT SHOWN

401D STUCCO LINE: TOOLED STUCCO SCORE LINE: 1/2" WIDTH, "V" GROVE

401E STUCCO CORNER BOARD: 4" EACH SIDE, PROVIDE TOOLED STUCCO SCORE LINE 1/2" WIDTH, "V" GROVE.

402A DECORATIVE SHUTTER: 16" WIDTH, HEIGHT TO MATCH WINDOW.

402C DECORATIVE COLUMN

402D DECORATIVE BRACKETS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.

403 RAIL: SUBMIT SHOP DRAWINGS FOR APPROVAL, REFER TO DETAIL XXX ON SHEET XXX.

404 FASCIA: REFER TO WALL SECTIONS

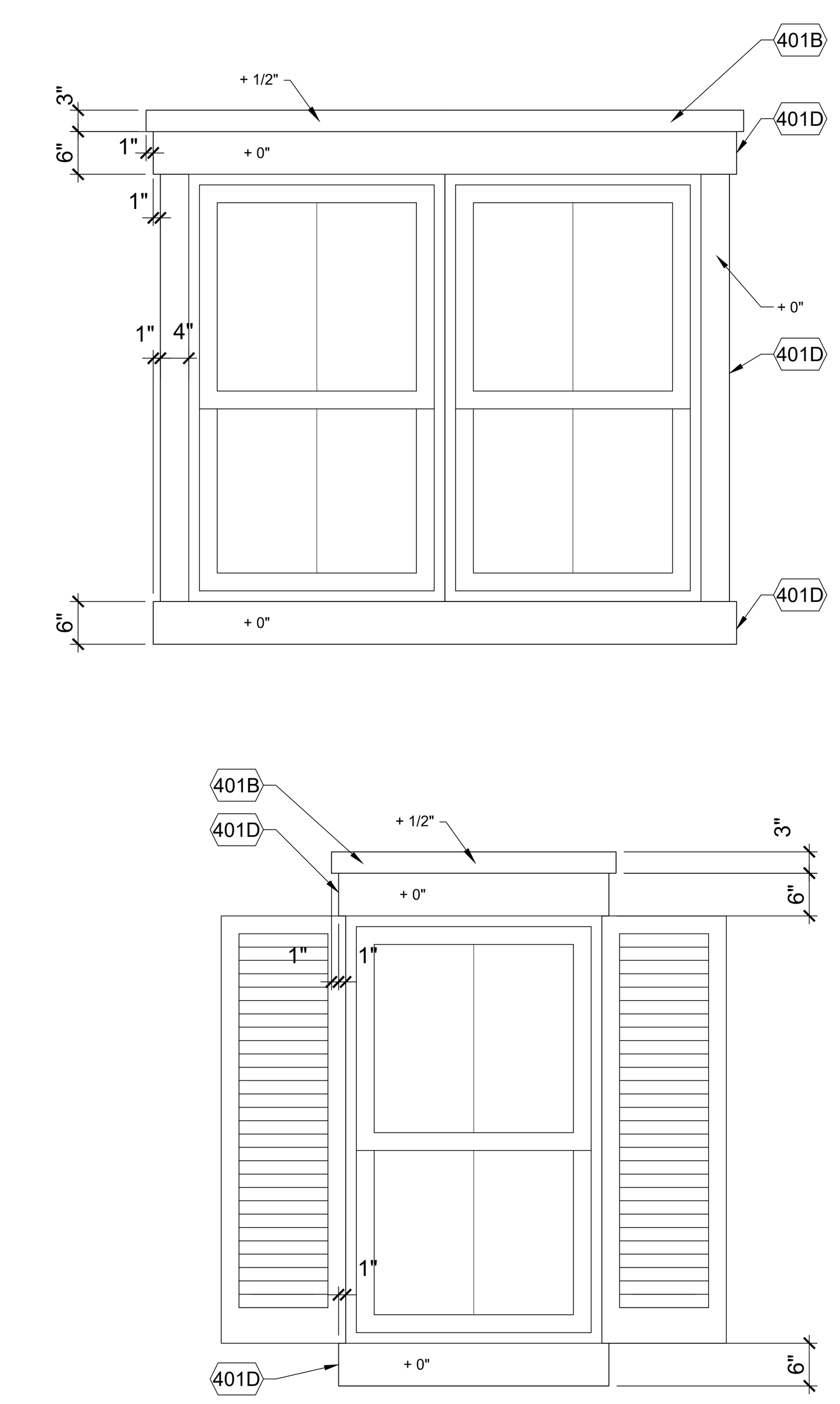
406 FLASHING: PROVIDE BASE FLASHING AND COUNTER FLASHING WITH STUCCO STOP

407 WINDOW / DOOR: WHITE ALUMINUM FRAME WINDOW / DOOR. REFER TO SCHEDULES.

408 SIGN-AGE: BUILDING ADDRESS, ALUMINUM MOUNTED. SUBMIT TO OWNER FOR APPROVAL.

409 LIGHT FIXTURE: SUBMIT TO OWNER AND ARCHITECT FOR APPROVAL.

ENLARGED WINDOW DETAILS



COLOR LEGEND

COLOR LEGEND - MODEL A1

B1	BODY COLOR	EXTERIOR WALLS (LIGHT TEXTURED STUCCO)
T1	TRIM COLOR	TOP FASCIA
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

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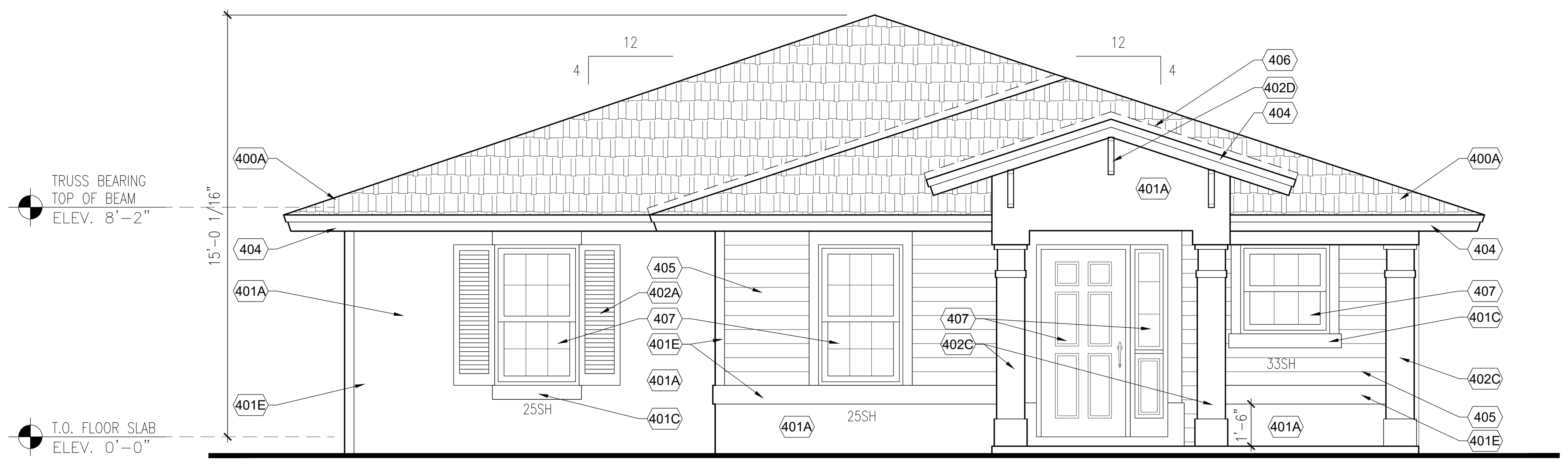
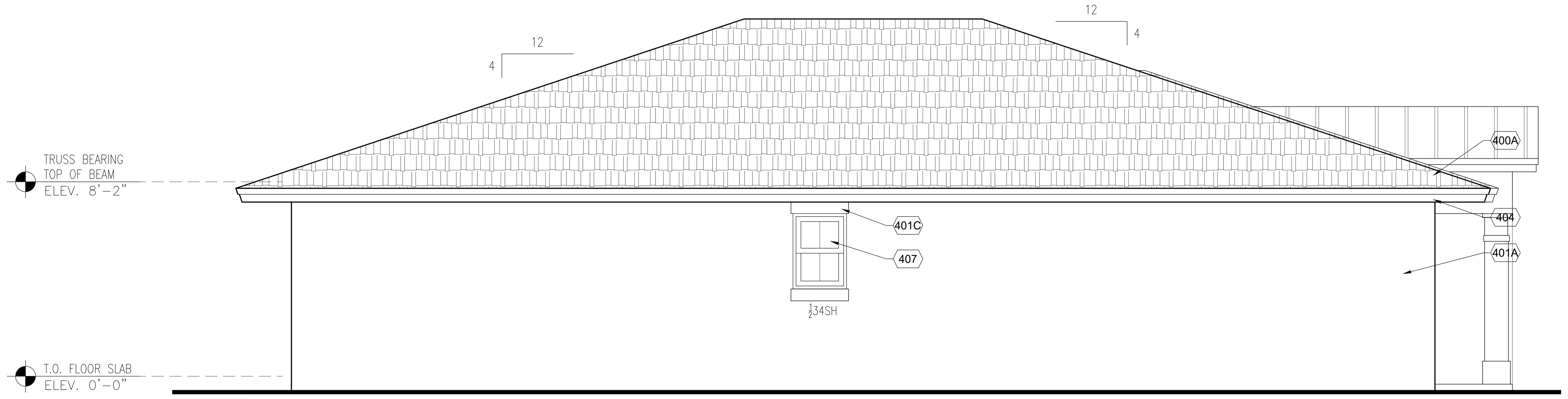
MODEL A

MODEL A1
ELEVATIONS

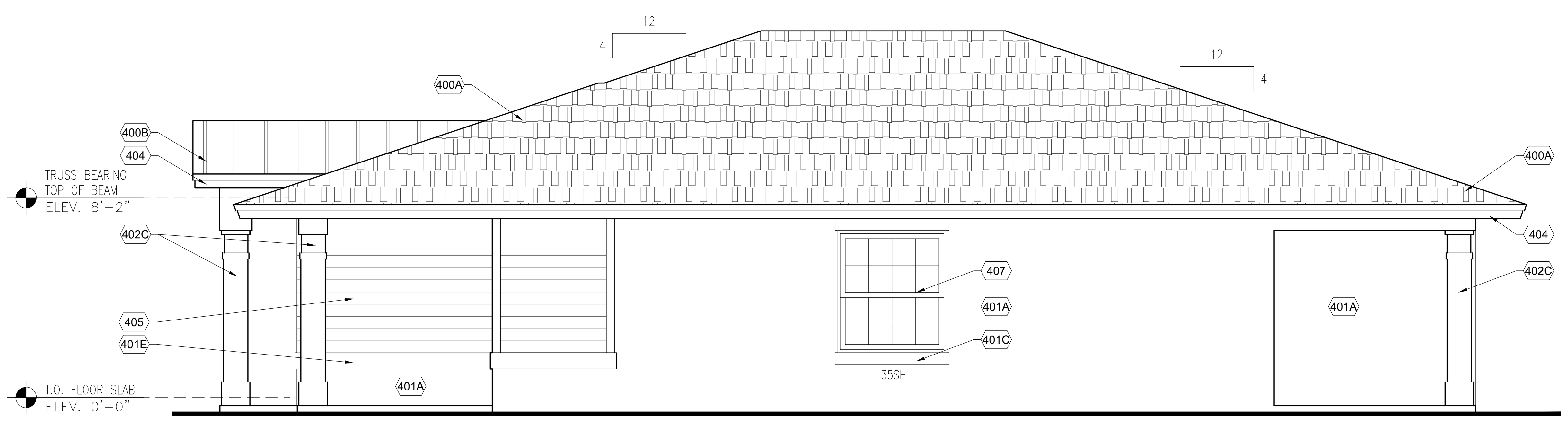
A-4.0
CONSTRUCTION DOCUMENTS



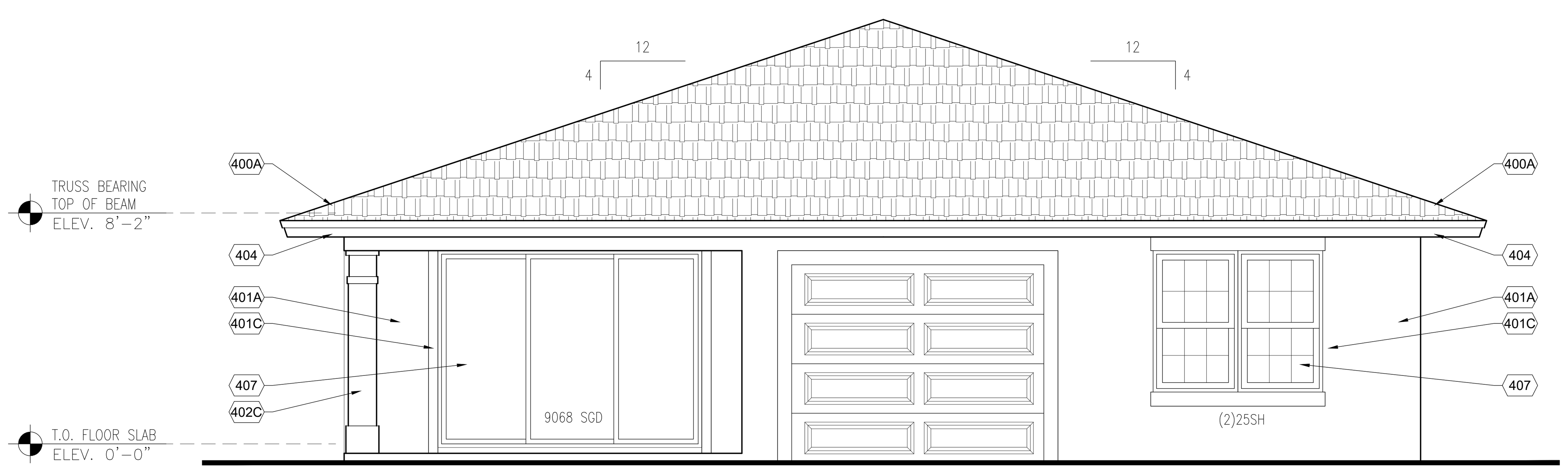
1 MODEL A2 - FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 MODEL A2 - LEFT ELEVATION
SCALE 1/4" = 1'-0"



3 MODEL A2 - RIGHT ELEVATION
SCALE 1/4" = 1'-0"

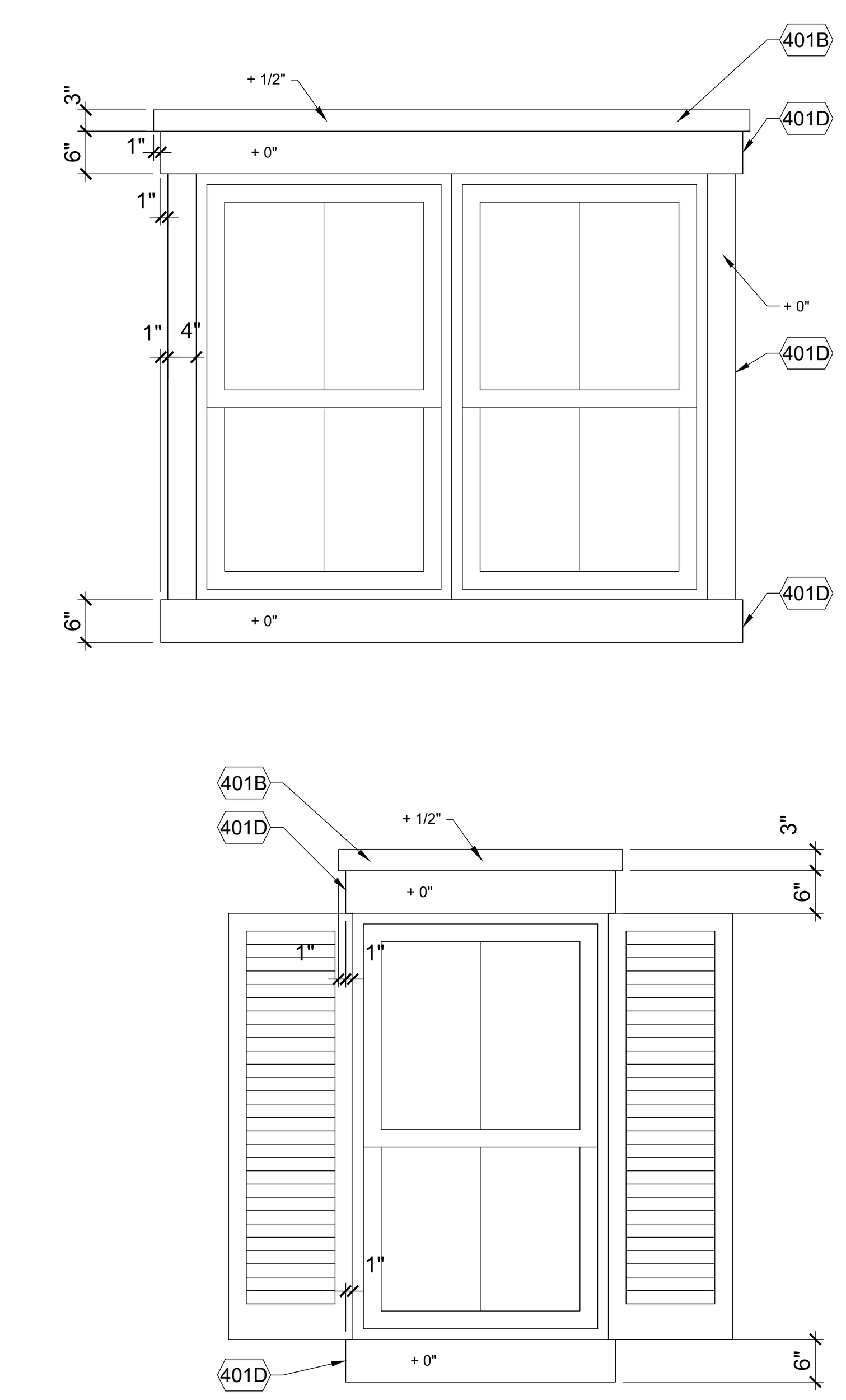


4 MODEL A2 - REAR ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEV. KEYNOTES

400A	ROOFING: FIBERGLASS / ASPHALT SHINGLE - REFER TO WALL SECTIONS
401A	STUCCO FINISH: LIGHT TEXTURED STUCCO FINISH. PROVIDE SAMPLE ON WALL FOR APPROVAL BY OWNER AND ARCHITECT.
401B	STUCCO FINISH: SMOOTH STUCCO FINISH
401C	STUCCO BANDING: SMOOTH STUCCO FINISH TRIM AROUND WINDOWS & DOORS - RETURN IF NOT SHOWN
401D	STUCCO LINE: TOOLED STUCCO SCORE LINE: 1/2" WIDTH, "V" GROVE
401E	STUCCO CORNER BOARD: 4" EACH SIDE, PROVIDE TOOLED STUCCO SCORE LINE 1/2" WIDTH, "V" GROVE.
402A	DECORATIVE SHUTTER: 16" WIDTH, HEIGHT TO MATCH WINDOW.
402C	DECORATIVE COLUMN
402D	DECORATIVE BRACKETS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
403	RAIL: SUBMIT SHOP DRAWINGS FOR APPROVAL, REFER TO DETAIL XXX ON SHEET XXX.
404	FASCIA: REFER TO WALL SECTIONS
406	FLASHING: PROVIDE BASE FLASHING AND COUNTER FLASHING WITH STUCCO STOP
407	WINDOW / DOOR: WHITE ALUMINUM FRAME WINDOW / DOOR. REFER TO SCHEDULES.
408	SIGN-AGE: BUILDING ADDRESS, ALUMINUM MOUNTED. SUBMIT TO OWNER FOR APPROVAL.
409	LIGHT FIXTURE: SUBMIT TO OWNER AND ARCHITECT FOR APPROVAL.

ENLARGED WINDOW DETAILS



COLOR LEGEND

COLOR LEGEND - MODEL A1

B1	BODY COLOR	EXTERIOR WALLS (LIGHT TEXTURED STUCCO)
T1	TRIM COLOR	TOP FASCIA
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

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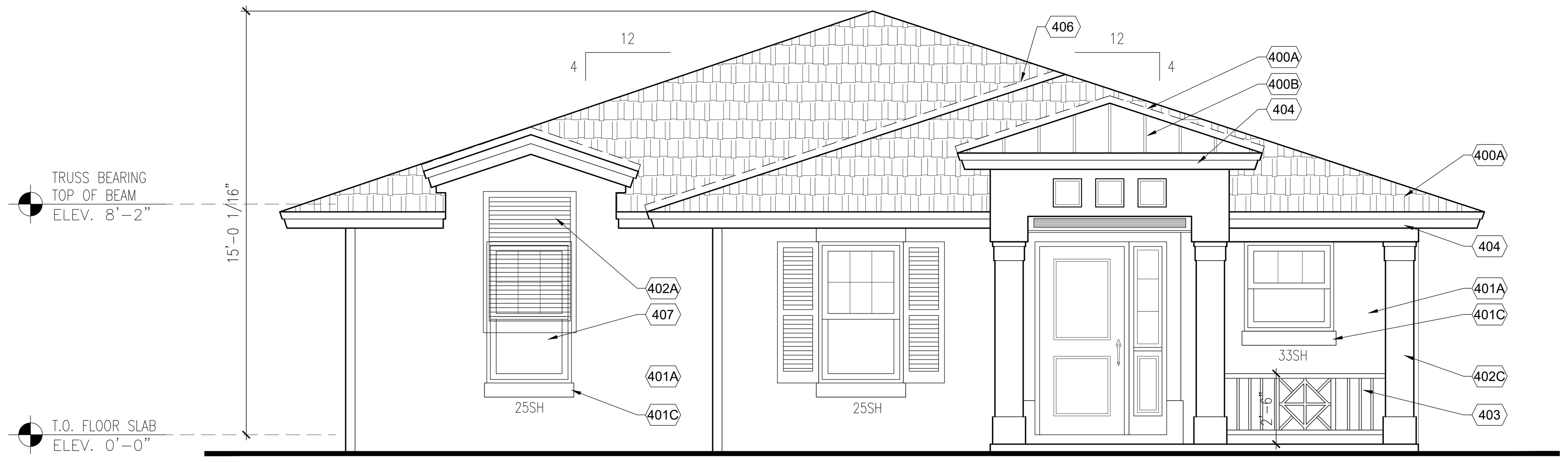
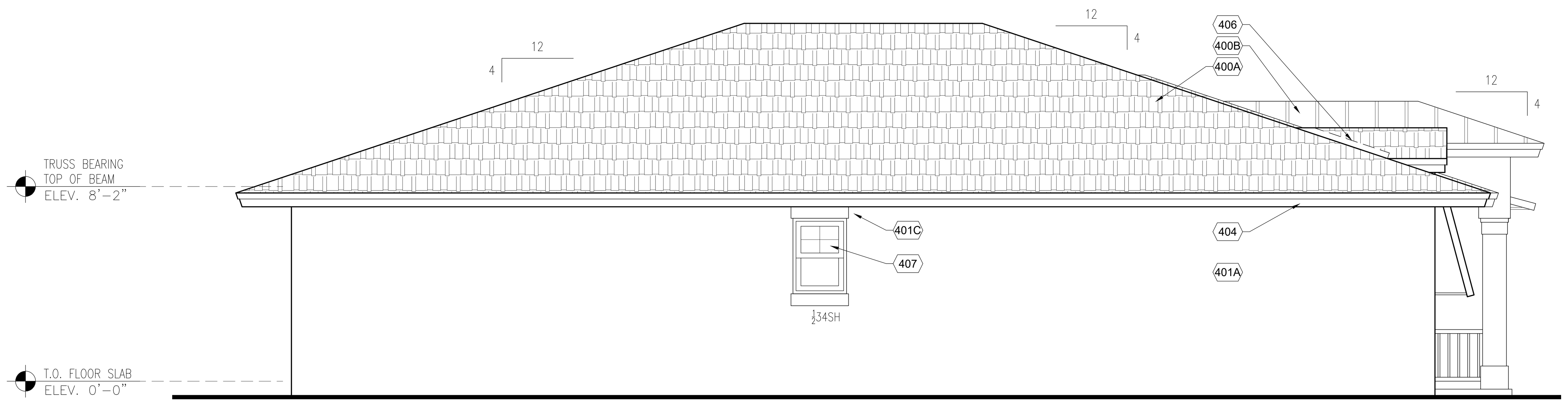
MODEL A

MODEL A2
ELEVATIONS

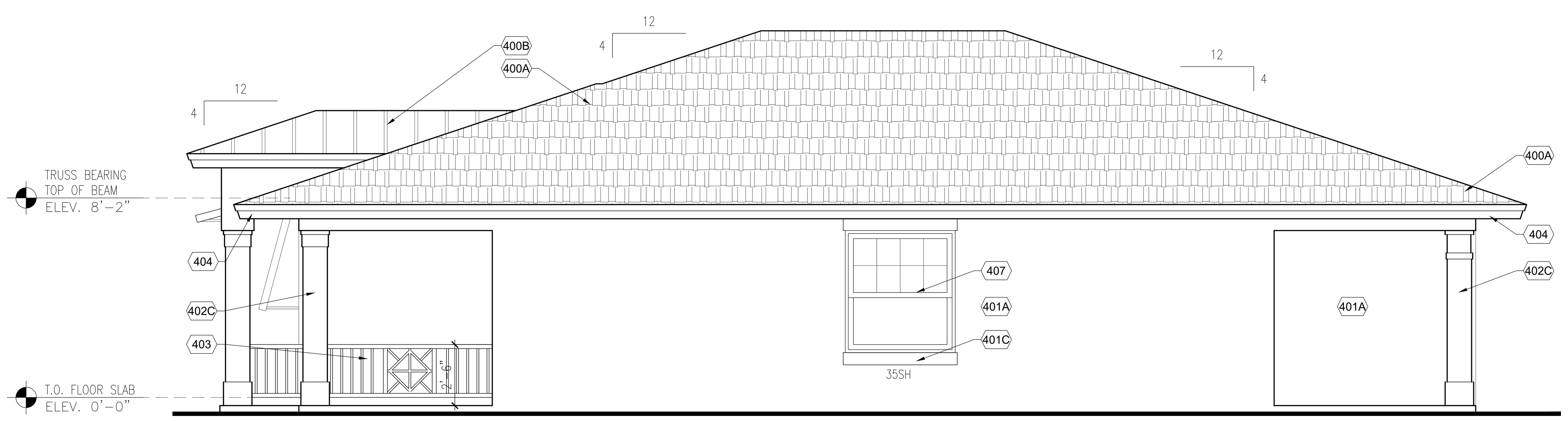
A-4.1
CONSTRUCTION DOCUMENTS



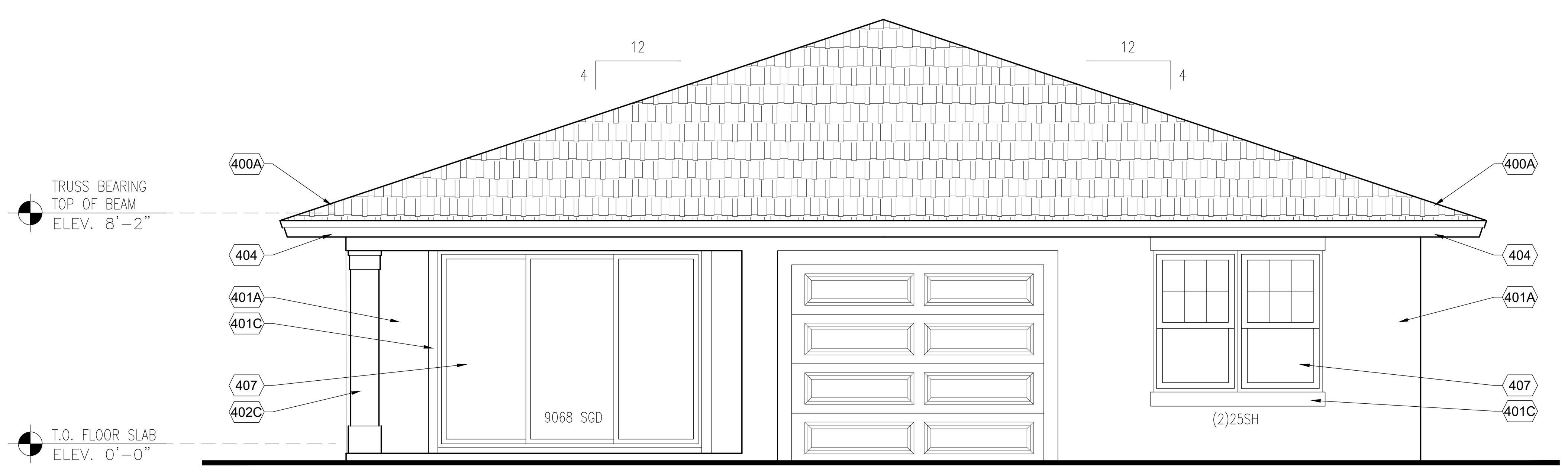
1 MODEL A3 - FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 MODEL A3 - LEFT ELEVATION
SCALE 1/4" = 1'-0"



3 MODEL A3 - RIGHT ELEVATION
SCALE 1/4" = 1'-0"



4 MODEL A3 - REAR ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR ELEV. KEYNOTES

- 400A ROOFING: FIBERGLASS / ASPHALT SHINGLE - REFER TO WALL SECTIONS
- 401A STUCCO FINISH: LIGHT TEXTURED STUCCO FINISH. PROVIDE SAMPLE ON WALL FOR APPROVAL BY OWNER AND ARCHITECT.
- 401B STUCCO FINISH: SMOOTH STUCCO FINISH
- 401C STUCCO BANDING: SMOOTH STUCCO FINISH TRIM AROUND WINDOWS & DOORS - RETURN IF NOT SHOWN
- 401D STUCCO LINE: TOOLED STUCCO SCORE LINE: 1/2" WIDTH, "V" GROVE
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- 404 FASCIA: REFER TO WALL SECTIONS
- 406 FLASHING: PROVIDE BASE FLASHING AND COUNTER FLASHING WITH STUCCO STOP
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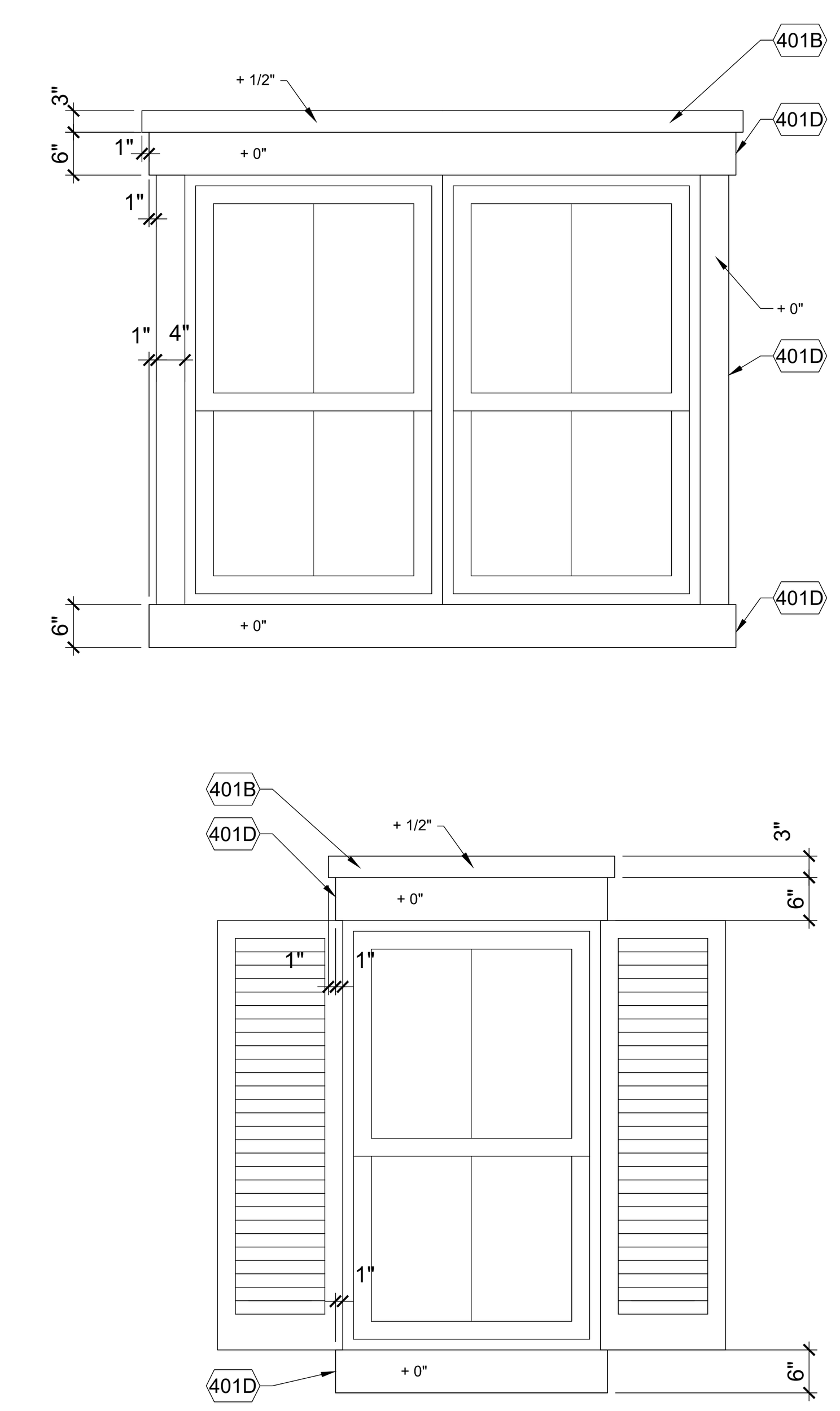
ENLARGED WINDOW DETAILS



COLOR LEGEND

COLOR LEGEND - MODEL A1

B1	BODY COLOR	EXTERIOR WALLS (LIGHT TEXTURED STUCCO)
T1	TRIM COLOR	TOP FASCIA
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

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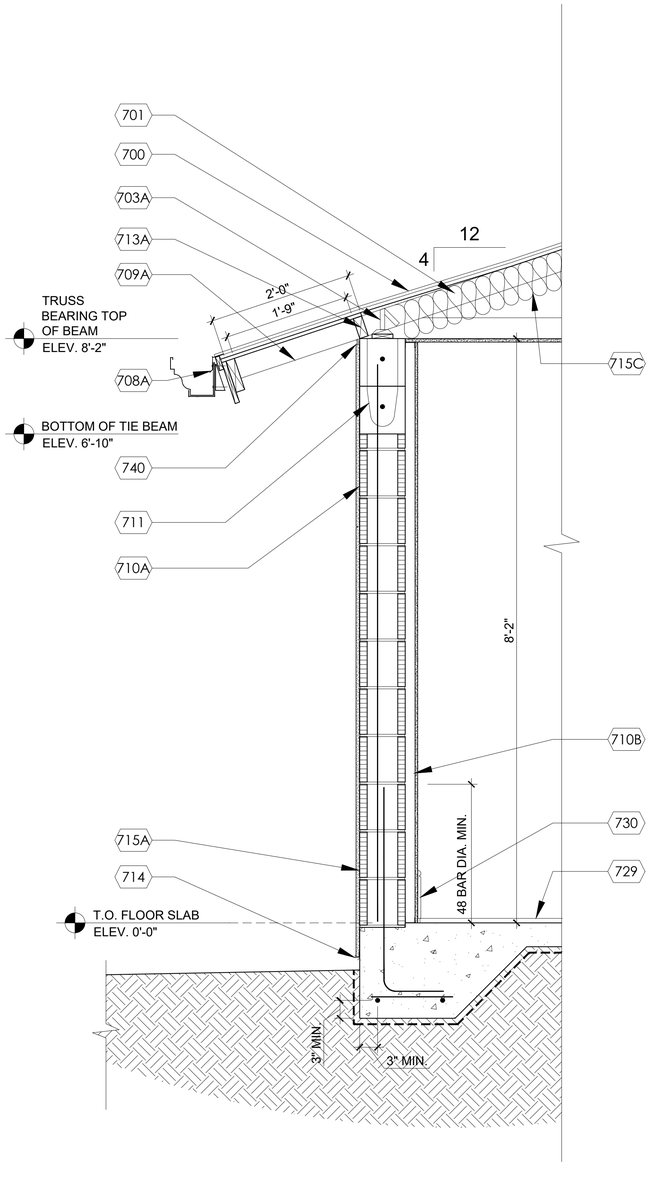
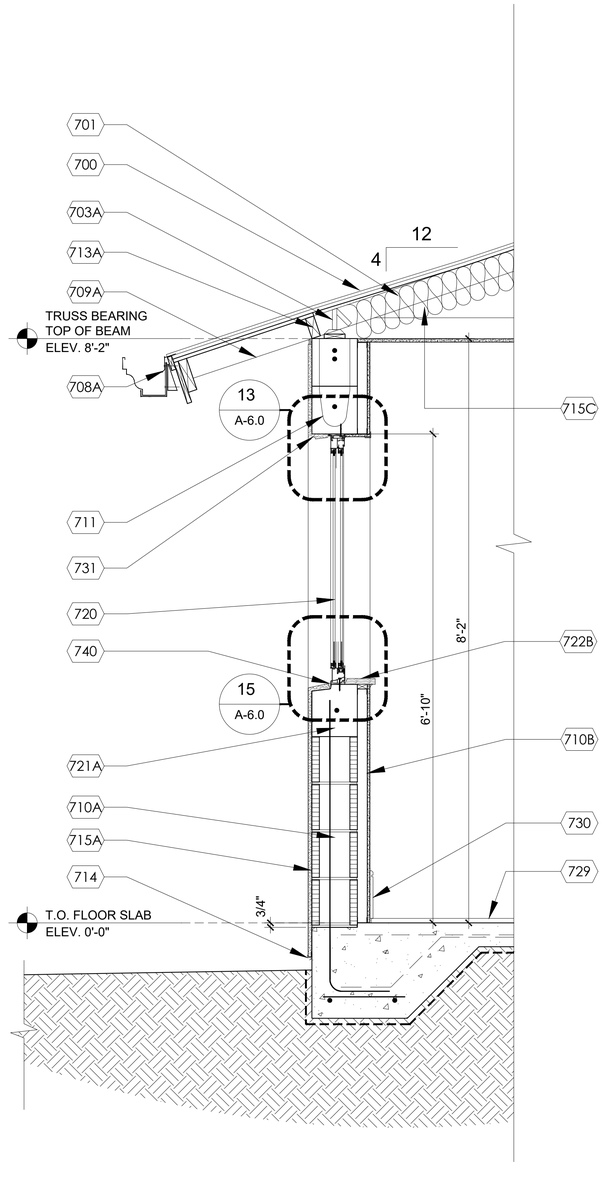
MODEL A

MODEL A3
ELEVATIONS

A-4.2
CONSTRUCTION DOCUMENTS



A TYP. WALL SECTION
SCALE 3/4 = 1'-0"



B TYP. WALL SECTION
SCALE 3/4 = 1'-0"

SECTION KEYNOTES

700 COMPOSITION SHINGLES: INSTALL PER MANUFACTURERS SPECIFICATIONS. OVER "ZIP SHEATHING SYSTEM. A.P.A. RATED 40/20, 19/32" . COMPOSITE SHINGLE SHALL MEET U.L. MODIFIED 3161 IN ACCORDANCE WITH ASCE 7, ASTM D-3462 AND ASTM D-3018. REFER TO F.B.C. FOR CONSTRUCTION REQUIREMENTS. SEE SPECIFICATIONS.

700A METAL ROOF:

701 ROOF CONSTRUCTION: PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. TRUSSES SHALL BE LATERALLY BRACED. REFER TO ROOF PLAN AND ROOF TRUSS DRAWING FROM TRUSS MANUFACTURER FOR CONSTRUCTION REQUIREMENTS.

702 FLOOR ASSEMBLY: 3/4" T & G INTERIOR GRADE PLYWOOD GLUED AND SECURED PER F.B.C. SEC. 2902.16. 1'-3 1/4" DEEP, PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. WITH 2 X 4 RIBON (BOX HEADER) AS SHOWN. PROVIDE 5/8" GYP. BOARD CEILING. PROVIDE R-19 INSULATION IF OVER NON-A/C SPACE.

703A ANCHOR STRAP: "BASCH RAFTER/TRUSS TIE" - SECURE TO TOP PLATE WITH MINIMUM (3) 16d NAILS. SECURE TO TRUSS BY BENDING OVER TOP CHORD WITH (2) 16d NAILS ON ONE SIDE (1) 16d NAIL ON SIDE BENT OVER.
NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY UP-LIFT LOAD ON TRUSS ENGINEERING AND INSTALL THE PROPER NUMBER OF STRAPS PER TRUSS. REFER TO F.B.C. SECTION2908 FOR CONSTRUCTION REQUIREMENTS.

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708A DRIP EDGE: ALUMINUM, WHITE, INTEGRATED WITH GUTTER.

709A SOFFIT: EXPOSED TRUSS TAILS WITH BLOCKING AS SHOWN. PROVIDE 3/8" BEAD BOARD 24" WIDTH WITH BEAD PARALLEL TO STRUCTURE .

709B SOFFIT: 3/4" STUCCO, MEDIUM LIGHT TEXTURE. OVER HIGH RIB METAL LATH WITH SOFFIT VENT PER SCHEDULE ON ROOF PLANS. PROVIDE MAXIMUM SCREENING OF 1/8" IN ACCORDANCE WITH SECTION 2326.3.2.3.

710A WALL: 8" X 16" MASONRY CONCRETE BLOCK WALL WITH 5/8" STUCCO. REFER TO ELEVATIONS FOR FINISH.

710B WALL: 1/2" GYPSUM WALLBOARD ON 1-5/8" GALVANIZED METAL FRAMING AT 24" O.C. WITH INSULATION.

710C WALL: 2 X 6 WOOD STUDS @ 16" O.C. WITH MID BLOCKING WITH 15/32" "ZIP" SHEATHING. PROVIDE PAPER BACK METAL LATH AND 5/8" STUCCO FINISH- INSULATE WITH R-13 PERMEABLE

711 CONCRETE BEAM: REFER TO STRUCTURAL DRAWINGS.

711A CONCRETE SLAB AND FOUNDATION WITH VAPOR BARRIER. REFER TO FOUNDATION PLAN

712 COLUMN: SEE ELEVATIONS AND STRUCTURAL DRAWINGS.

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721 DOOR: REFER TO DOOR SCHEDULE.

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751 SIMPSON HETAL20 AT EACH FLOOR TRUSS TO MASONRY

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DRAWN PKA
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CITY OF DELRAY CRA
CARVER ISLE

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PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

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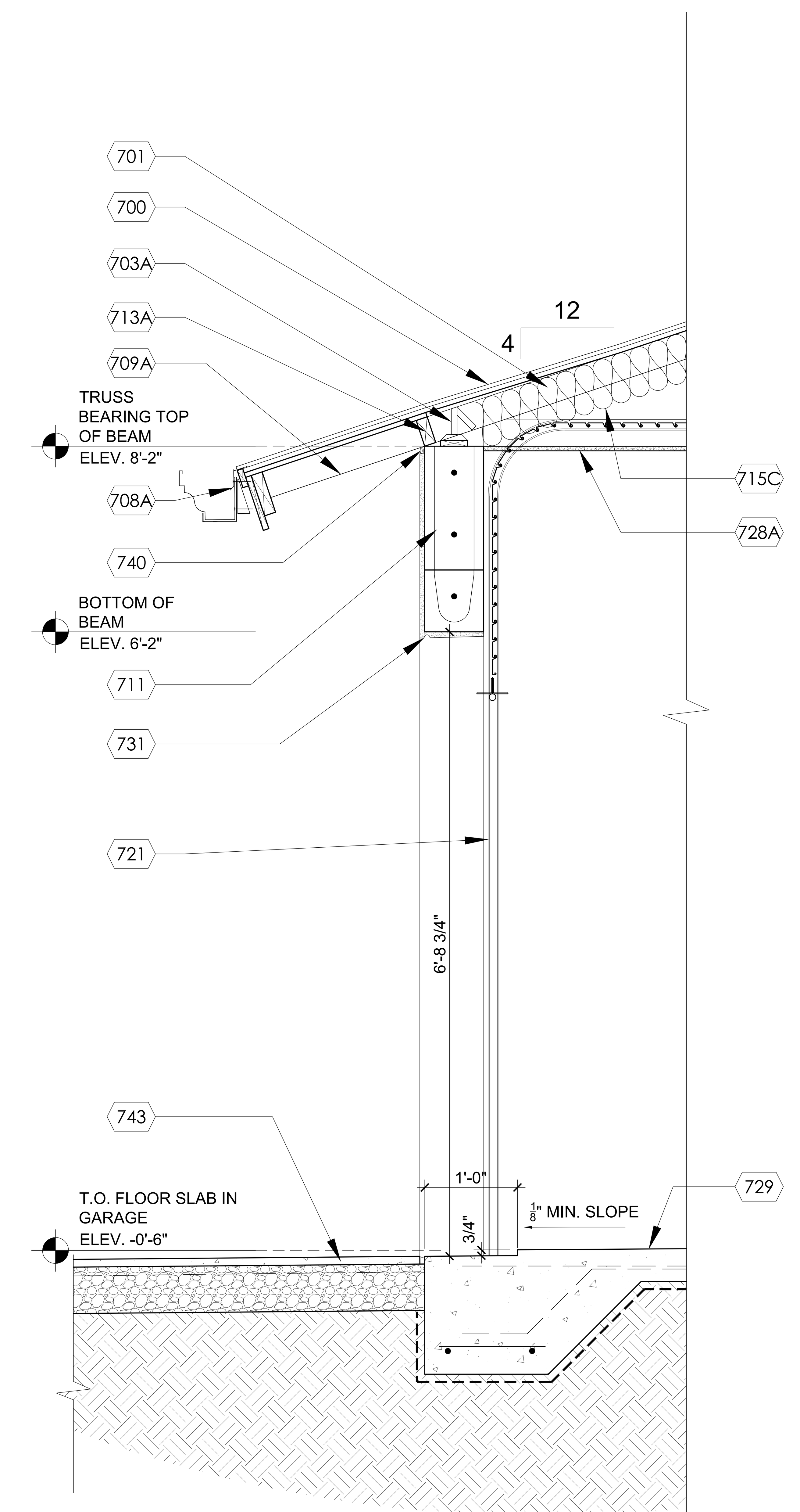
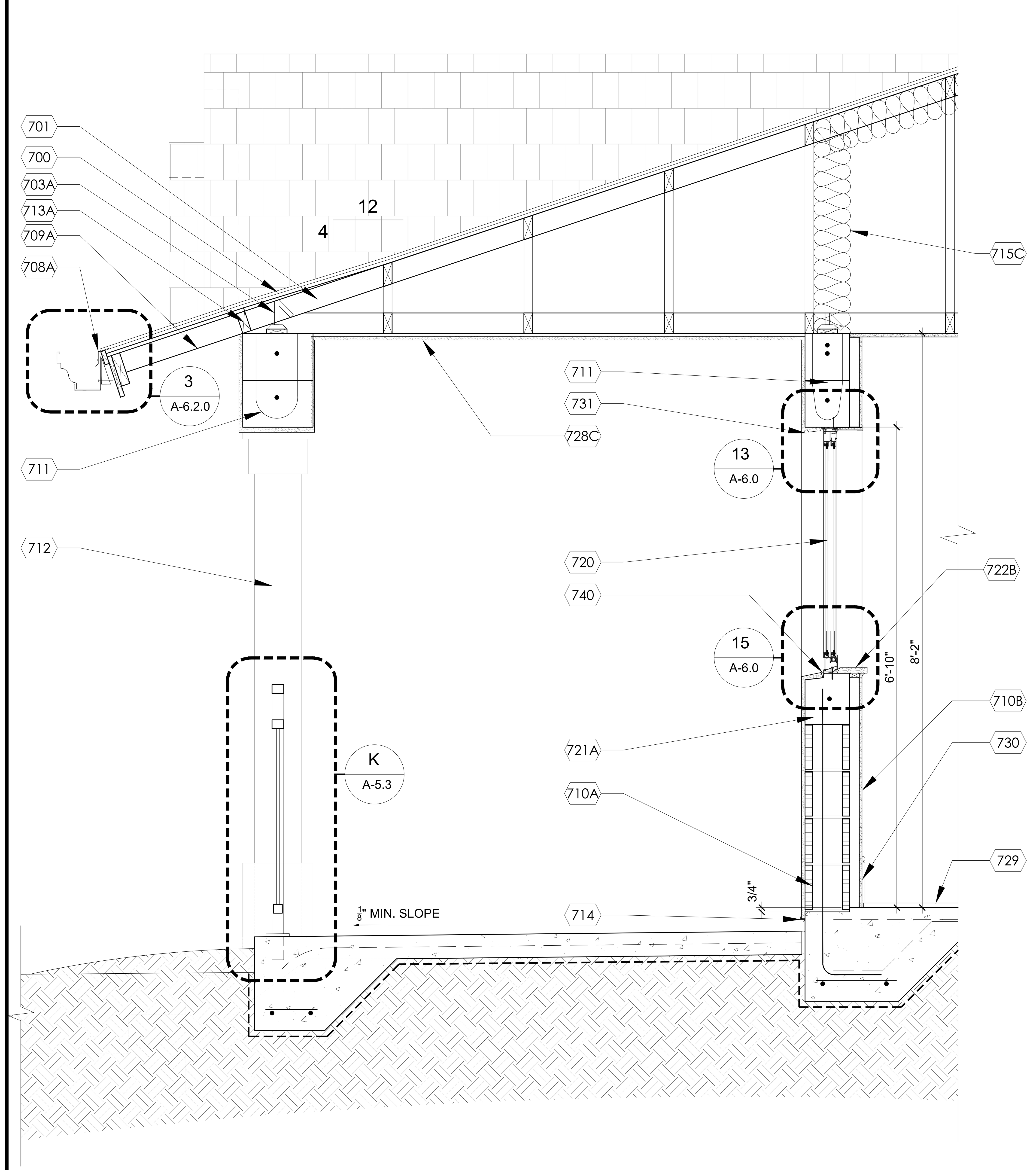
MODEL A

MODEL A
SECTIONS

A-5.1
CONSTRUCTION DOCUMENTS



C TYP. WALL SECTION
SCALE 3/4 = 1'-0"



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R E V I S I O N S

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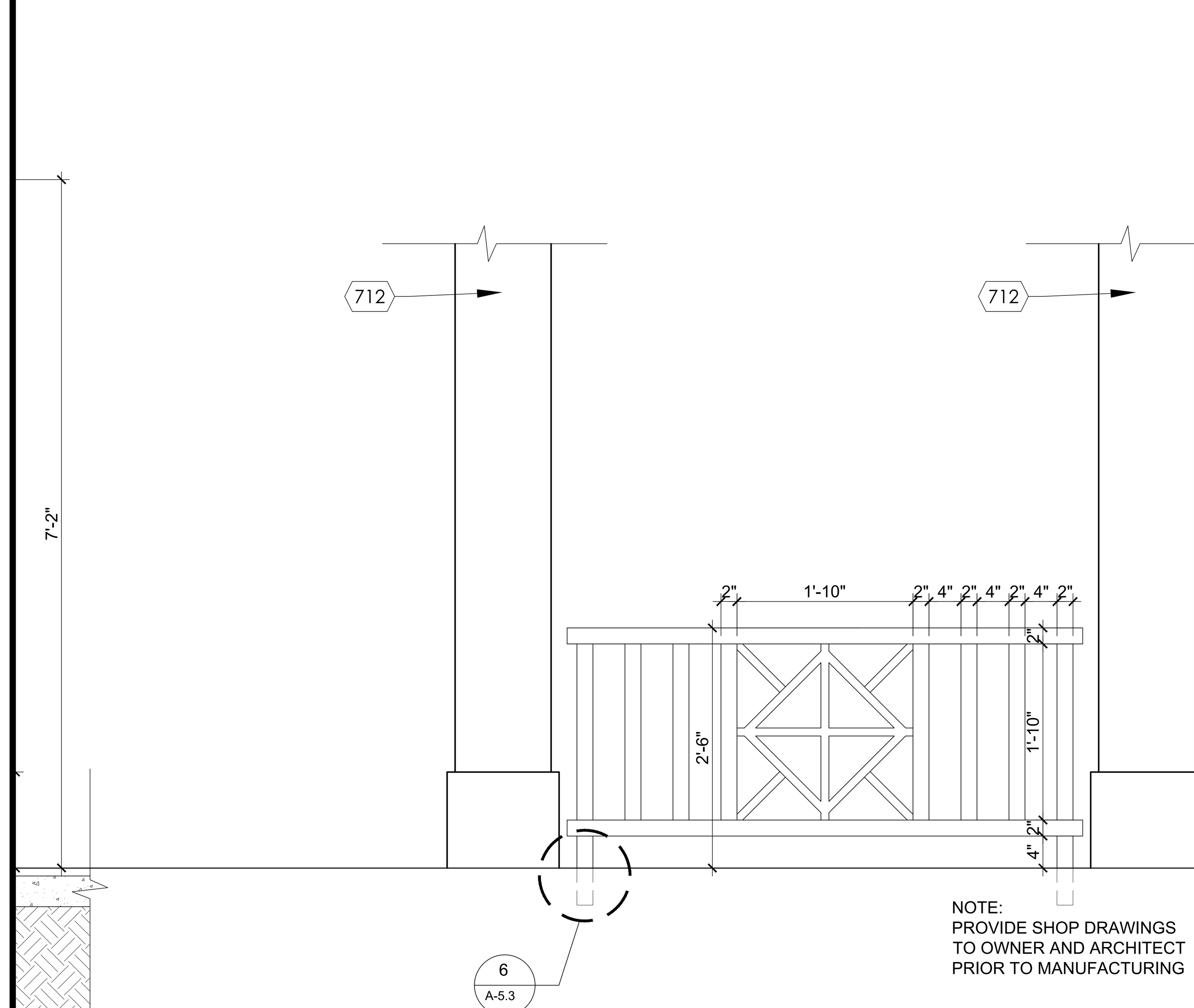
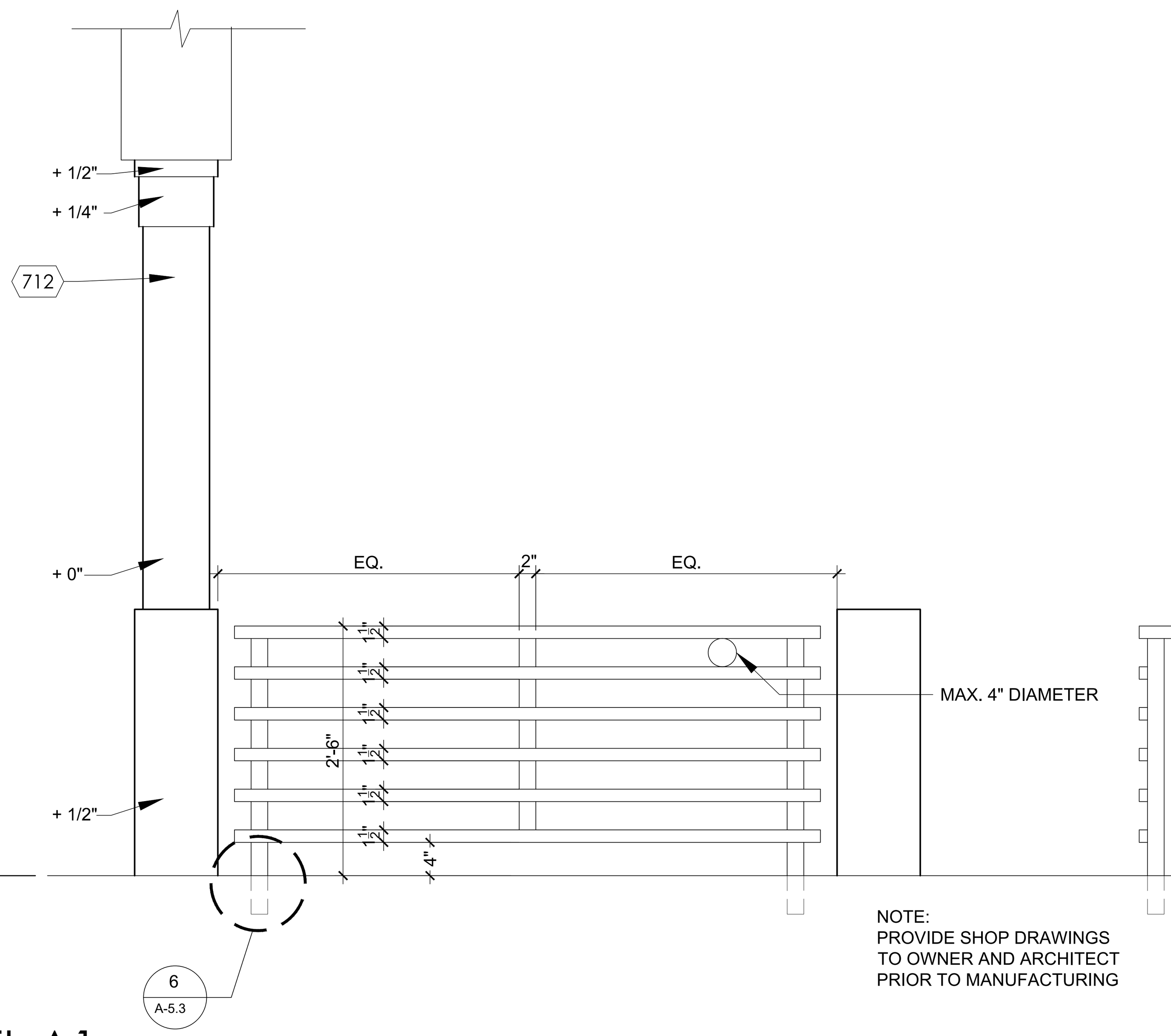
MODEL A

MODEL A SECTIONS

A-5.2
CONSTRUCTION DOCUMENTS



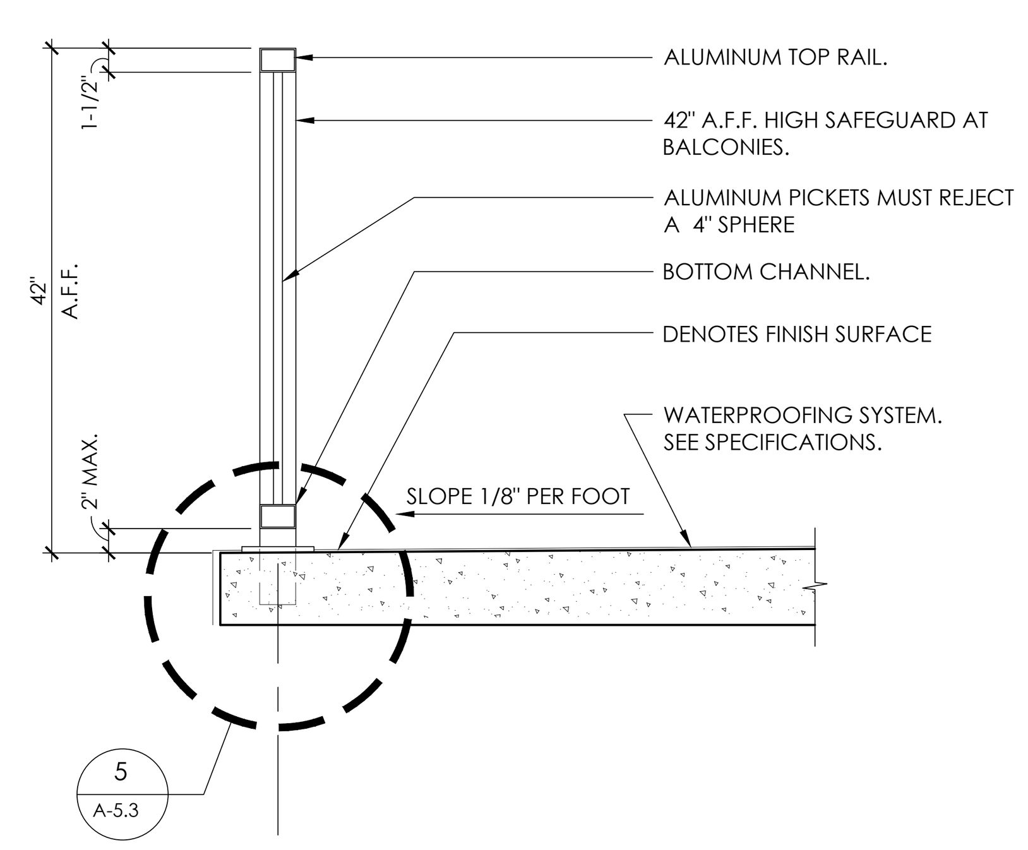
10 MODEL A3 RAILING DETAIL
SCALE 3/4" = 1'-0"



9 MODEL A1 RAILING DETAIL
SCALE 3/4" = 1'-0"

8 NOT USED
SCALE: NOT TO SCALE

7 NOT USED
SCALE: NOT TO SCALE



6 RAILING SECTION DETAIL
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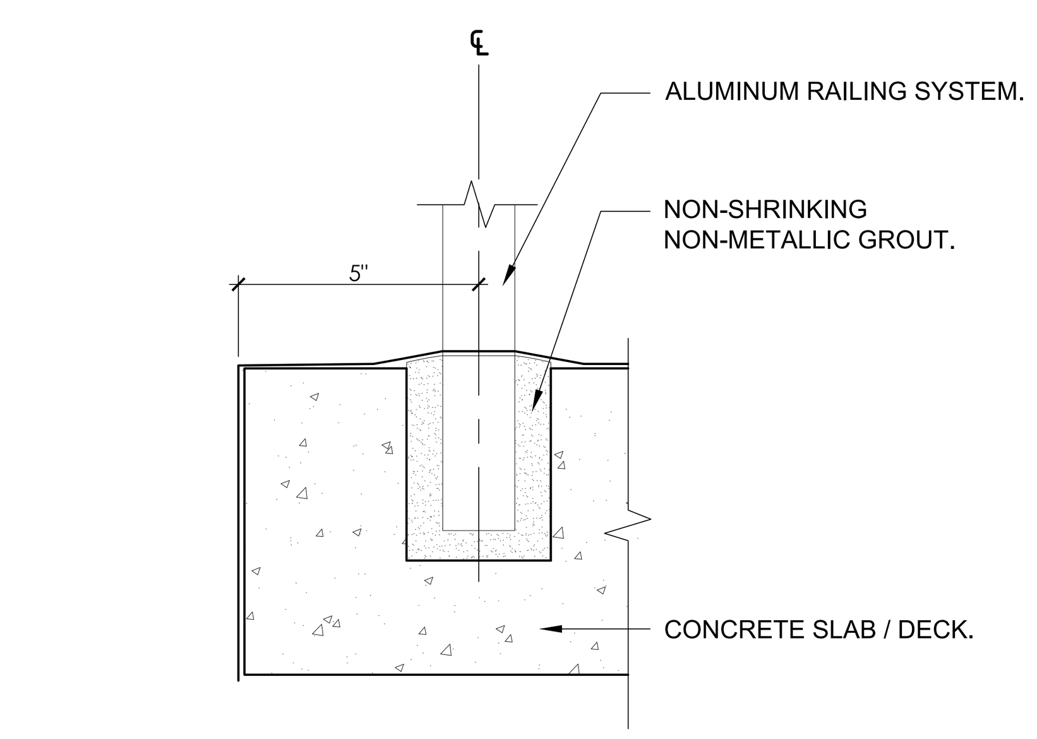
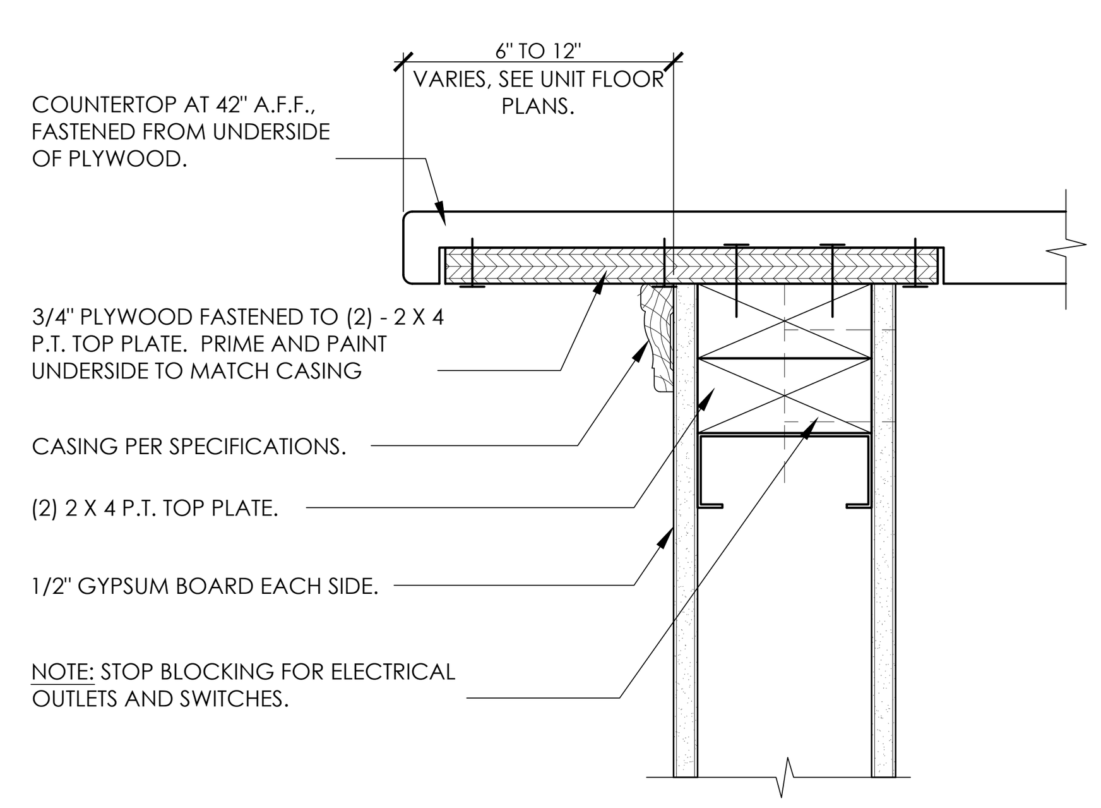


5 RAILING DETAIL
SCALE: 3" = 1'-0"

4 NOT USED
SCALE: NOT TO SCALE



3 KITCHEN ISLAND DETAIL
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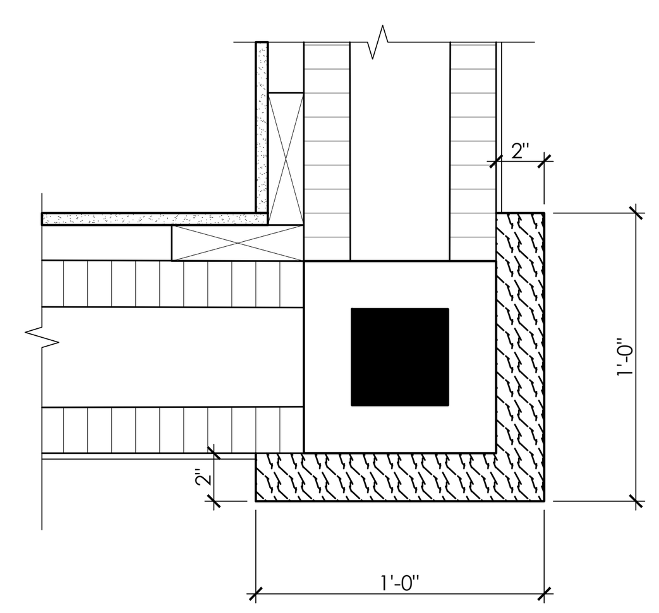

2 DETAIL
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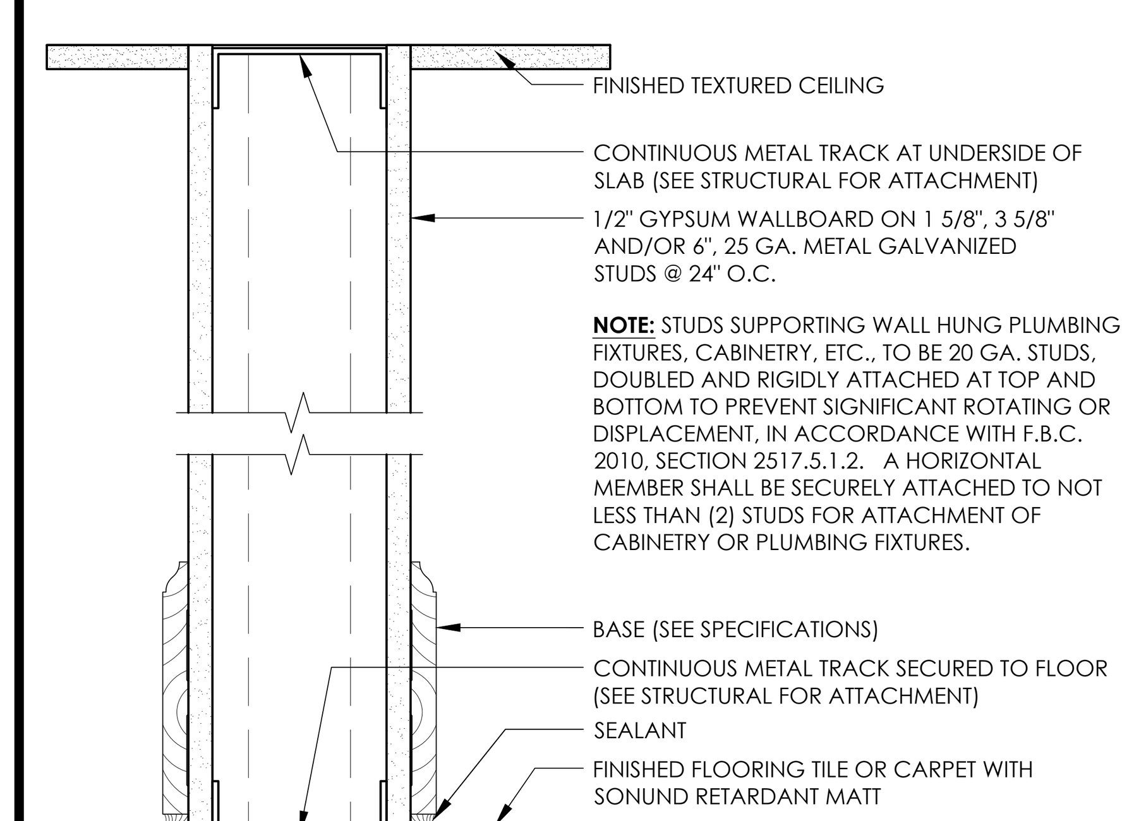

1 NON FIRE RATED PARTITION
SCALE: 3" = 1'-0"

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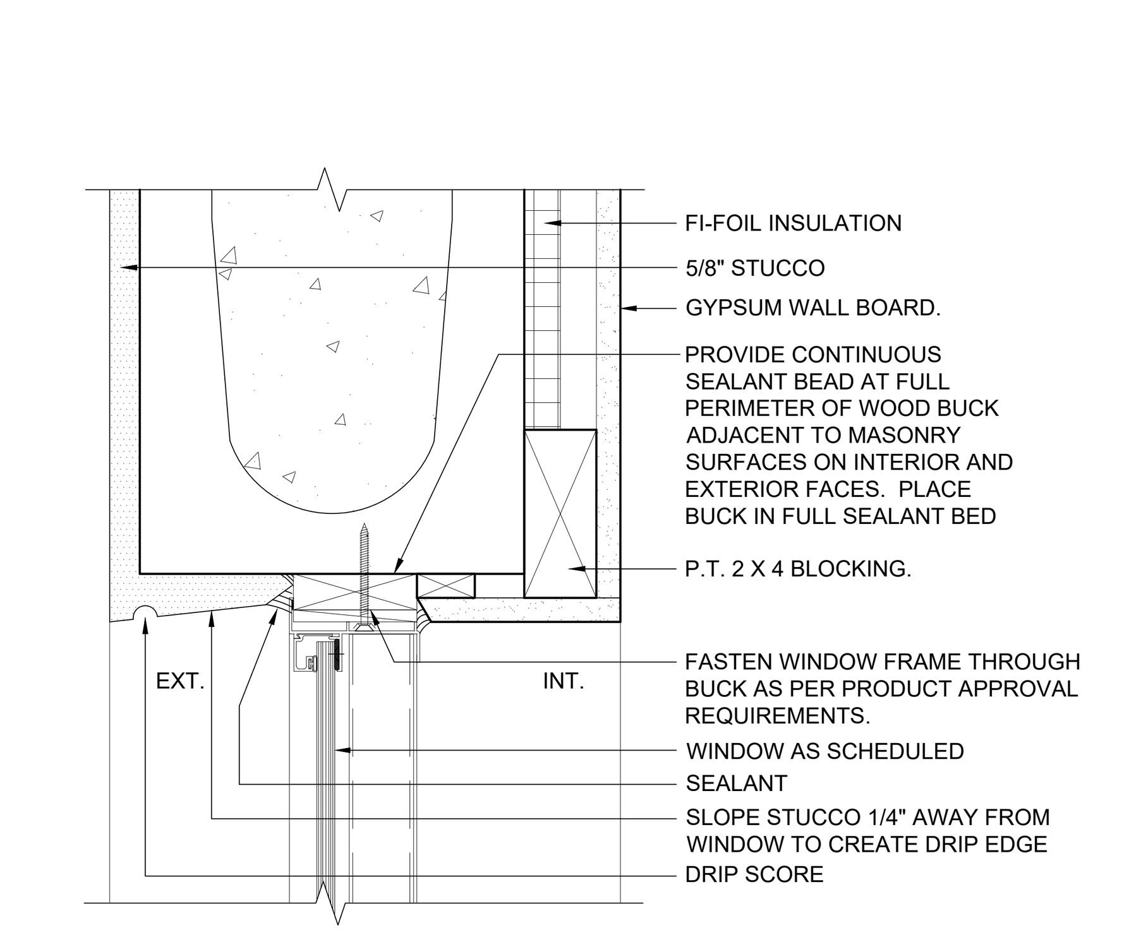
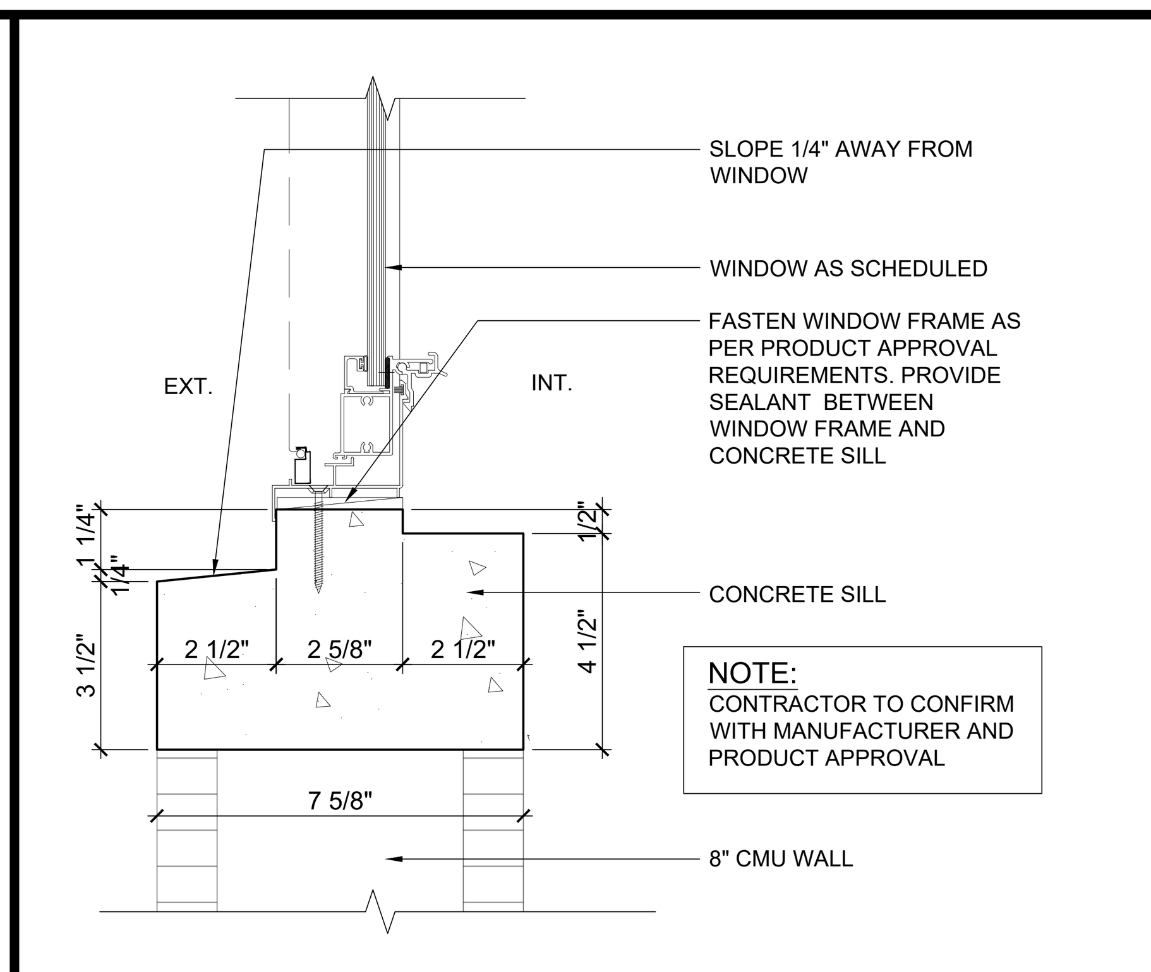
MODEL A

MODEL A
DETAILS & SECTIONS

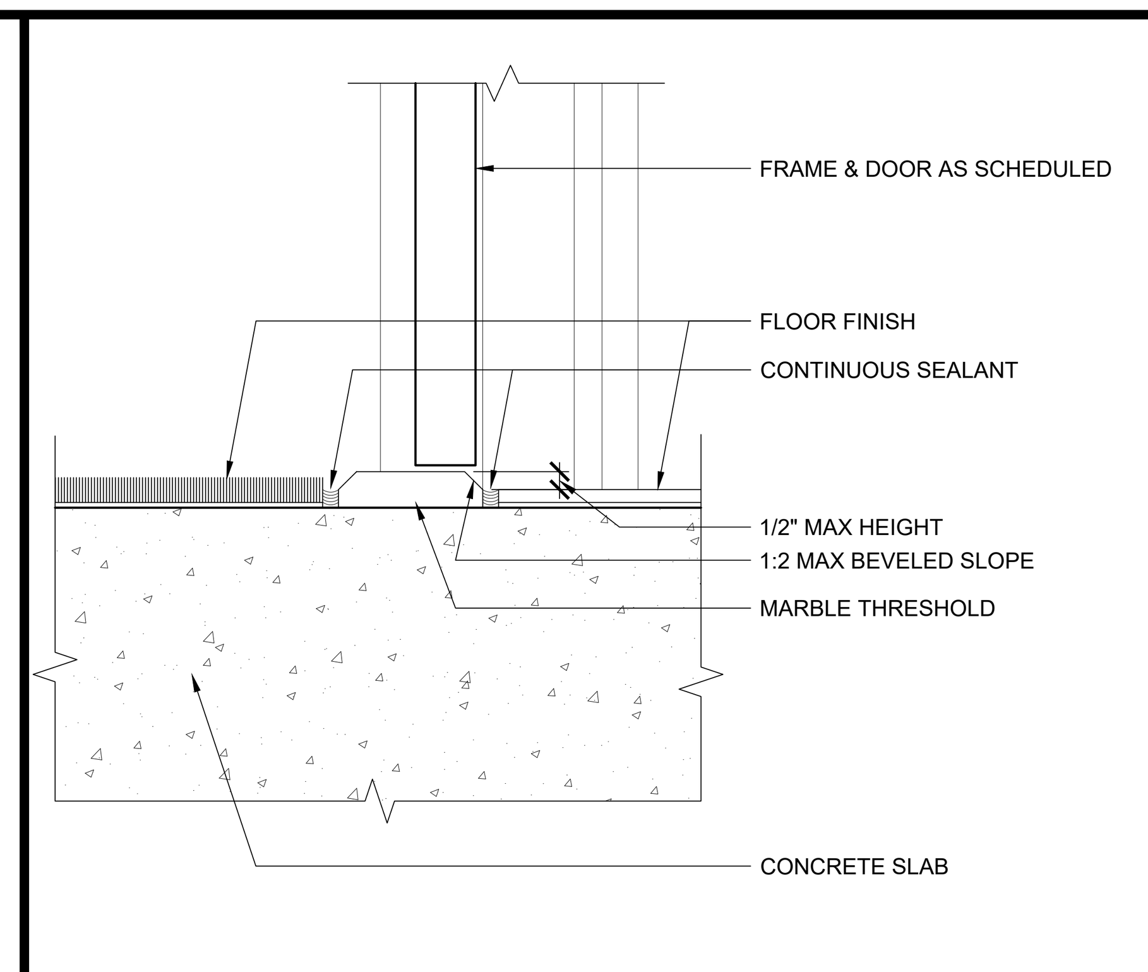
A-5.3
CONSTRUCTION DOCUMENTS



13 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



9 WINDOW CONCRETE SILL DETAIL
SCALE: 3" = 1'-0"



5 DOOR SILL DETAIL
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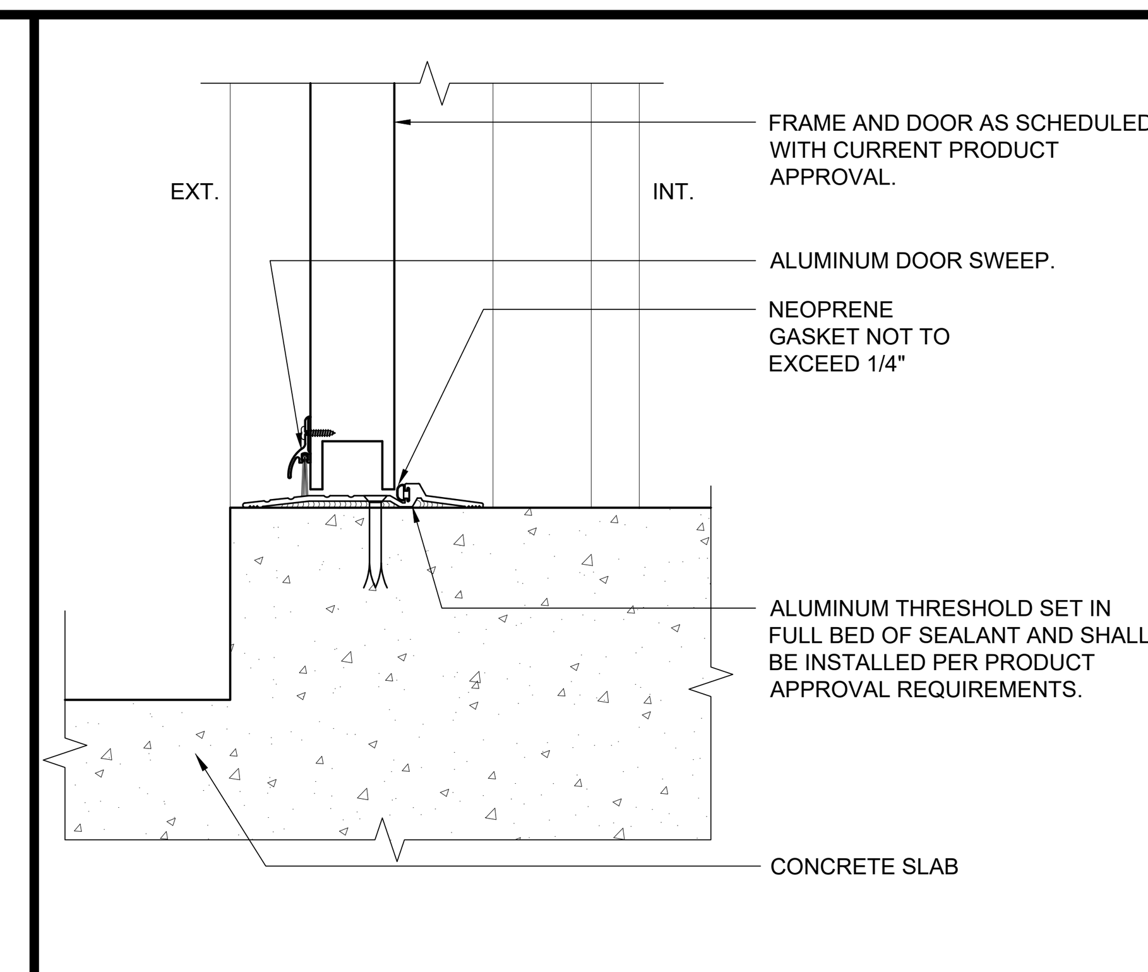
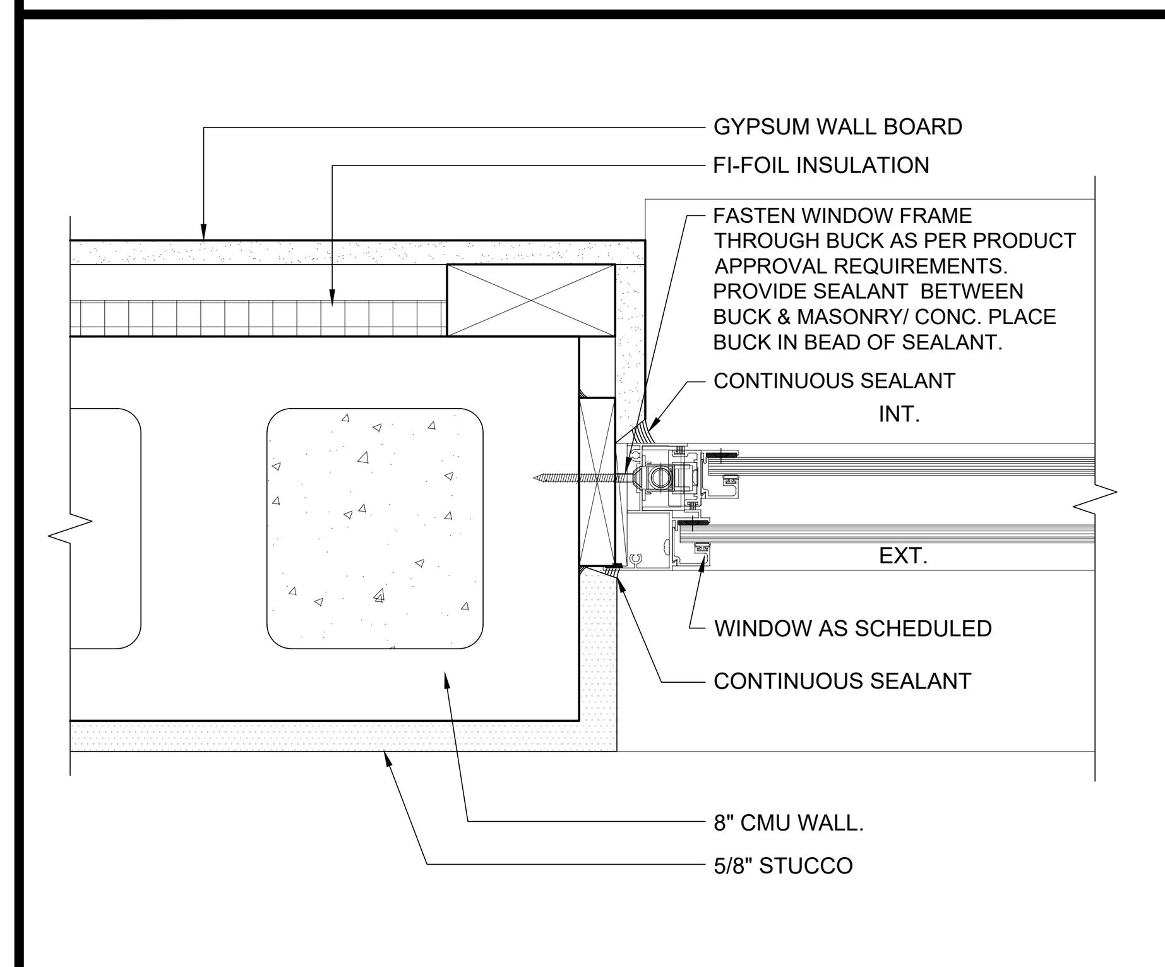


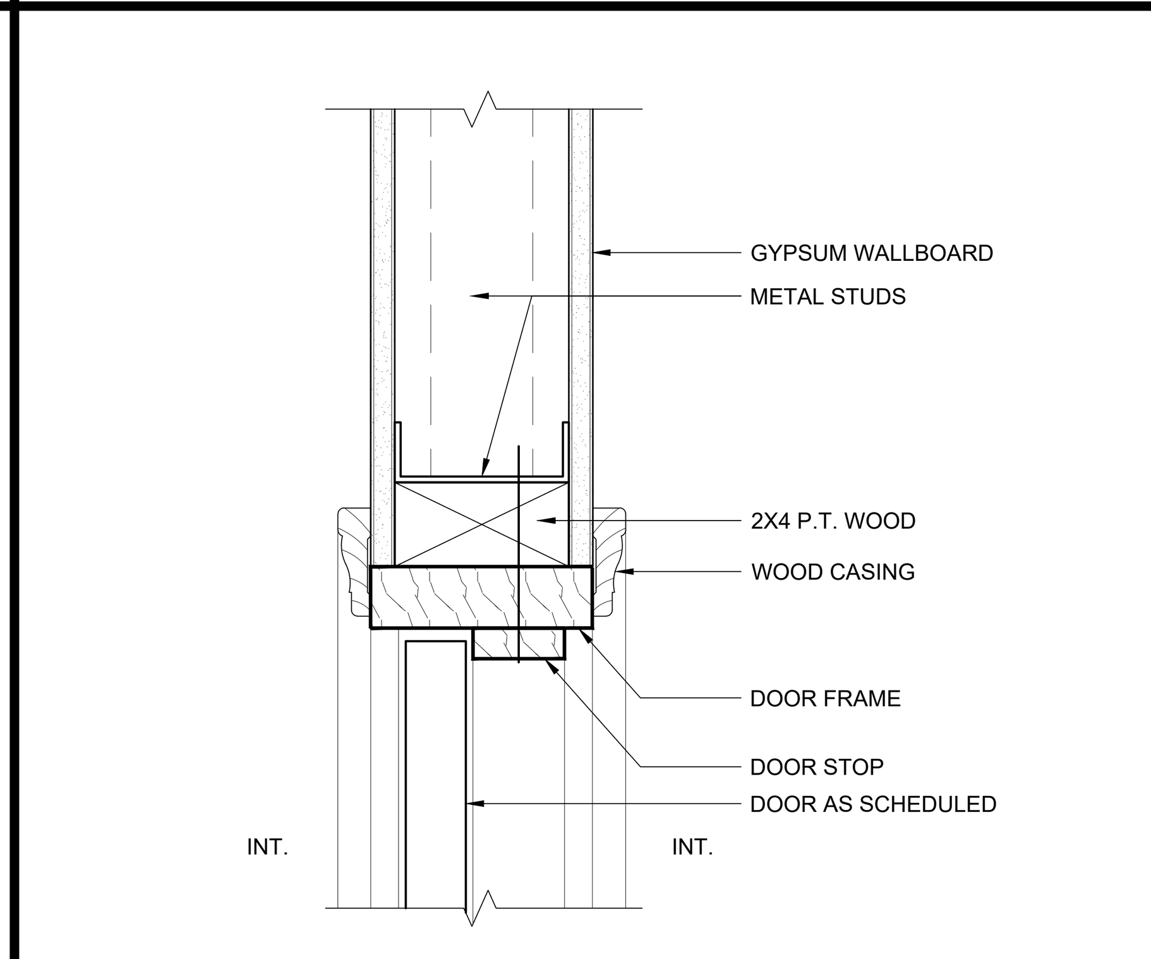
1 DOOR SILL DETAIL
SCALE: 3" = 1'-0"

WINDOW NOTES

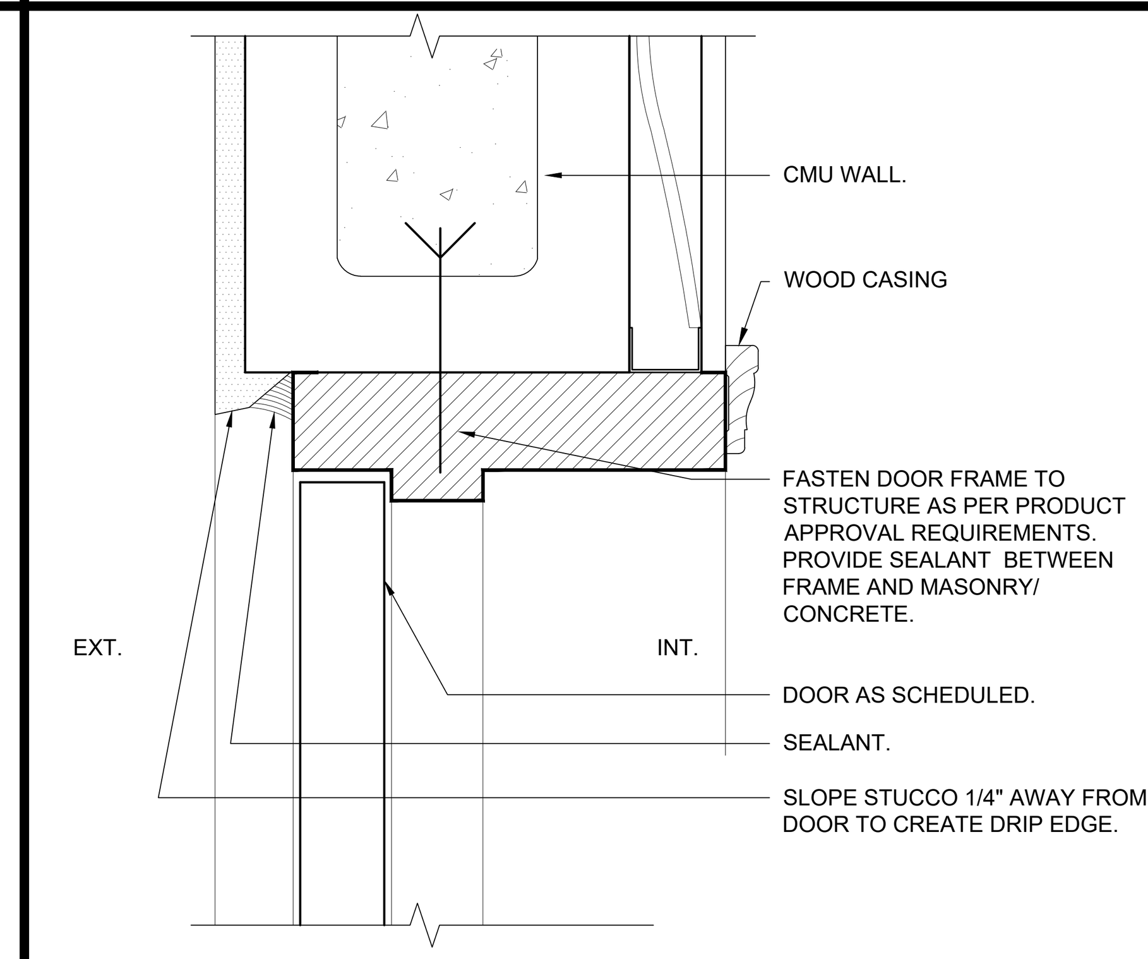
1. WINDOWS TO BE BY "ES WINDOWS" (UNLESS NOTED OTHERWISE). SEE WINDOW TYPES ON THIS SHEET FOR MORE INFORMATION.
2. REFER TO ELEVATIONS AND WALL SECTIONS FOR WINDOW HEAD HEIGHTS.
3. EXTERIOR WINDOWS TO BE WHITE ALUMINUM WITH TINTED GLASS WITH A 0.38 SHADING COEFFICIENT AND 0.29 U VALUE. SEE ENERGY CALCULATIONS FOR MORE INFORMATION.
4. REFER TO STRUCTURAL DRAWINGS FOR WIND PRESSURES.
5. MASONRY OPENING SIZES TO BE PROVIDED BY MANUFACTURER FOR REVIEW BY ARCHITECT. ALL ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER'S PRODUCT INFORMATION AND INSTALLATION REQUIREMENT.
6. PROVIDE FIBER MESH SCREENS AT ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS.
7. ALL RESIDENTIAL UNITS TO BE PROVIDED WITH COVERINGS AND/OR SHADES AT ALL WINDOW AND GLAZED DOORS. CONTRACTOR TO COORDINATE WITH OWNER AND SUBMIT SAMPLES TO OWNER/ARCHITECT FOR REVIEW. PROVIDE PROPER BACKING IN WALLS.
8. FASTEN WINDOW FRAME THROUGH BUCK AS PER PRODUCT APPROVAL REQUIREMENTS. PROVIDE SEALANT BETWEEN BUCK AND MASONRY/CONC. P.T. BUCK TO BE SET IN A FULL BED OF SEALANT. 1 x BUCK IS A FILLER TO BE ANCHORED TO BLOCK WITH 'T' NAILS 4" FROM EACH END AND 8" O.C. STAGGERED.
9. REFER TO BUILDING PLANS FOR WINDOW LOCATION AND WALL CONSTRUCTION TYPE.
10. GLAZING LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLASS, MINIMUM PER THE F.B.C. 2010 SECTION 2411.4.2.
11. OPERABLE WINDOWS SHALL BE PROVIDED WITH A SAFEGUARD, MINIMUM 42" A.F.F. WHEN SILL LEG IS BELOW 36" A.F.F. IN ACCORDANCE WITH F.B.C. 2010, SECTION 1013.1.



14 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



10 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



6 DOOR HEAD DETAIL
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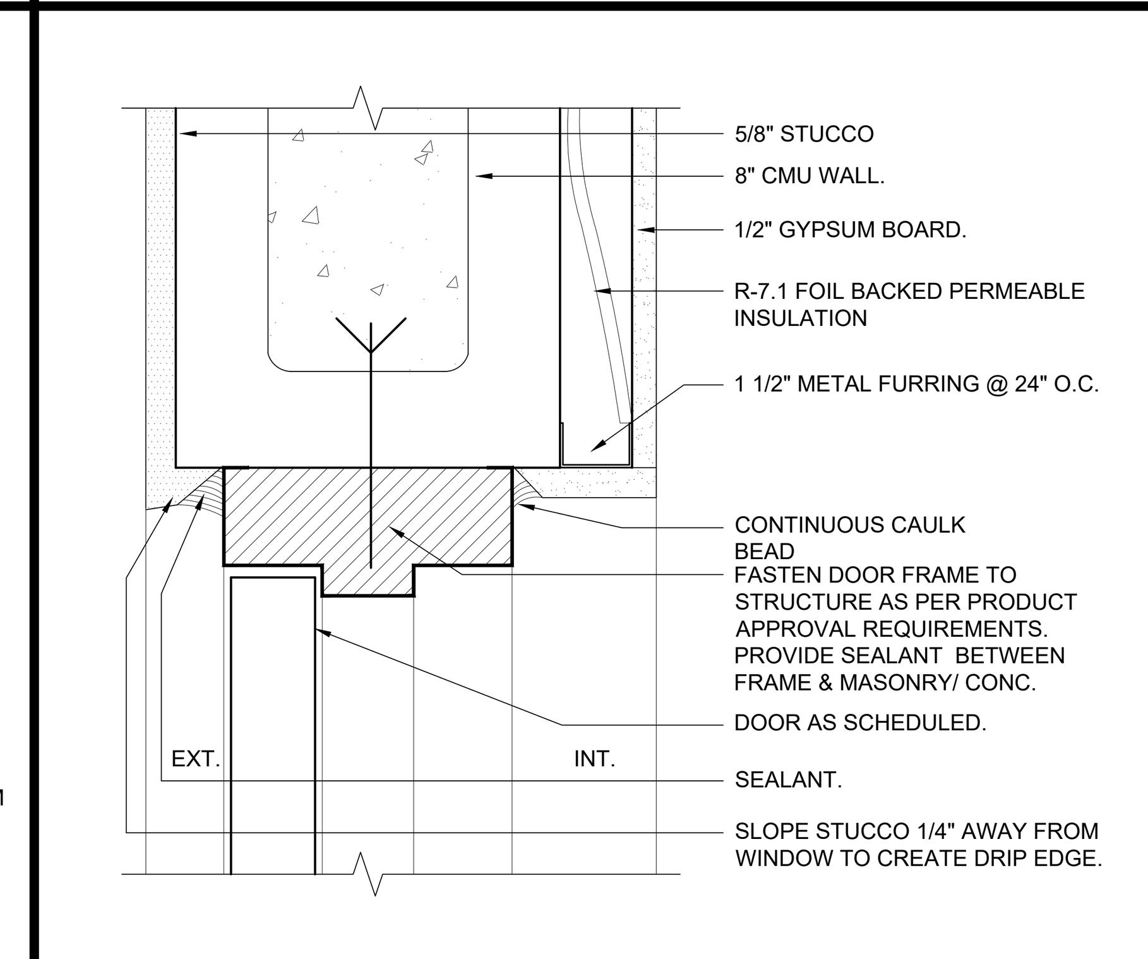


2 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

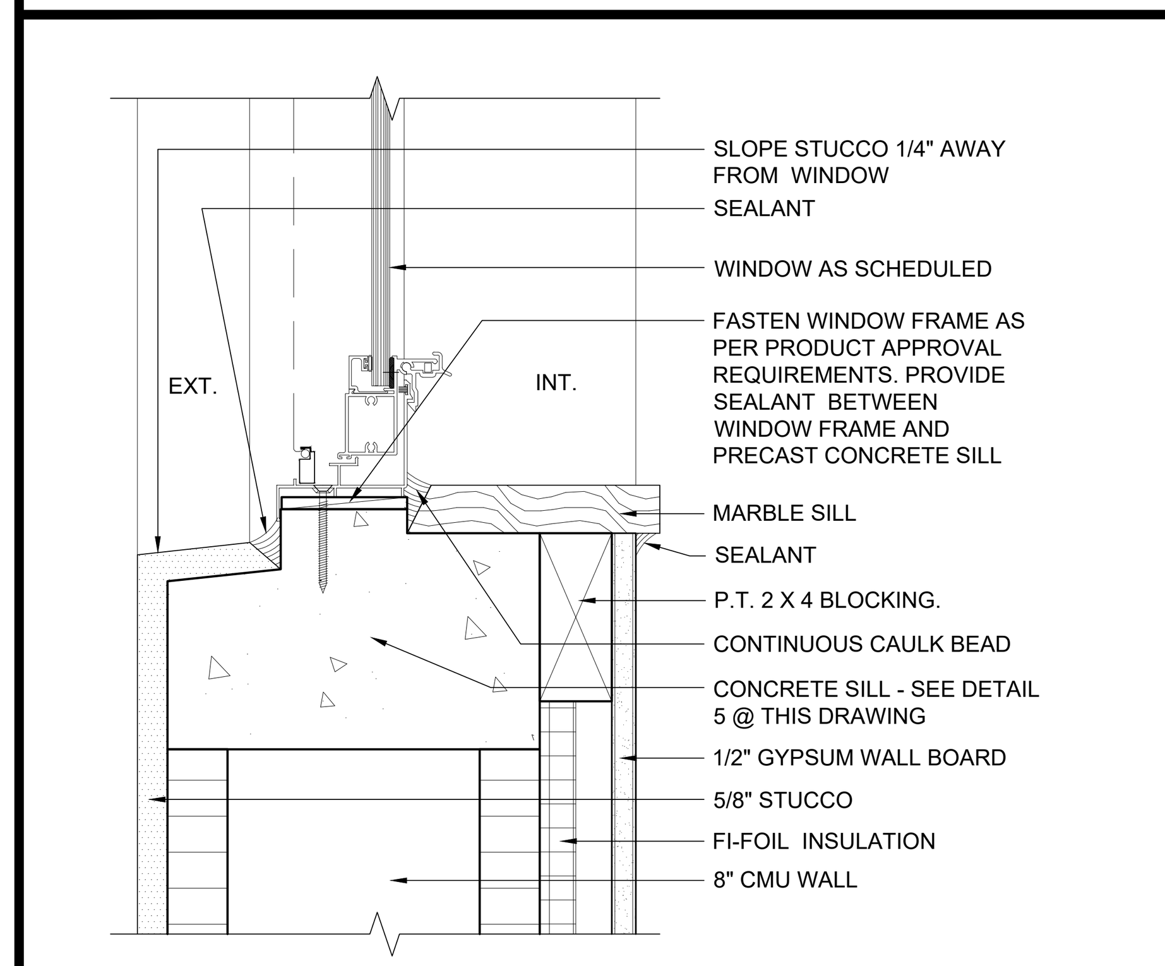
DOOR OPERATION REQUIREMENTS:
ALL DOORS TO COMPLY WITH THE FOLLOWING DOOR OPERATION REQUIREMENTS;

F.B.C. - CHAPTER 10 - 1008.1.9 DOOR OPERATIONS.
EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

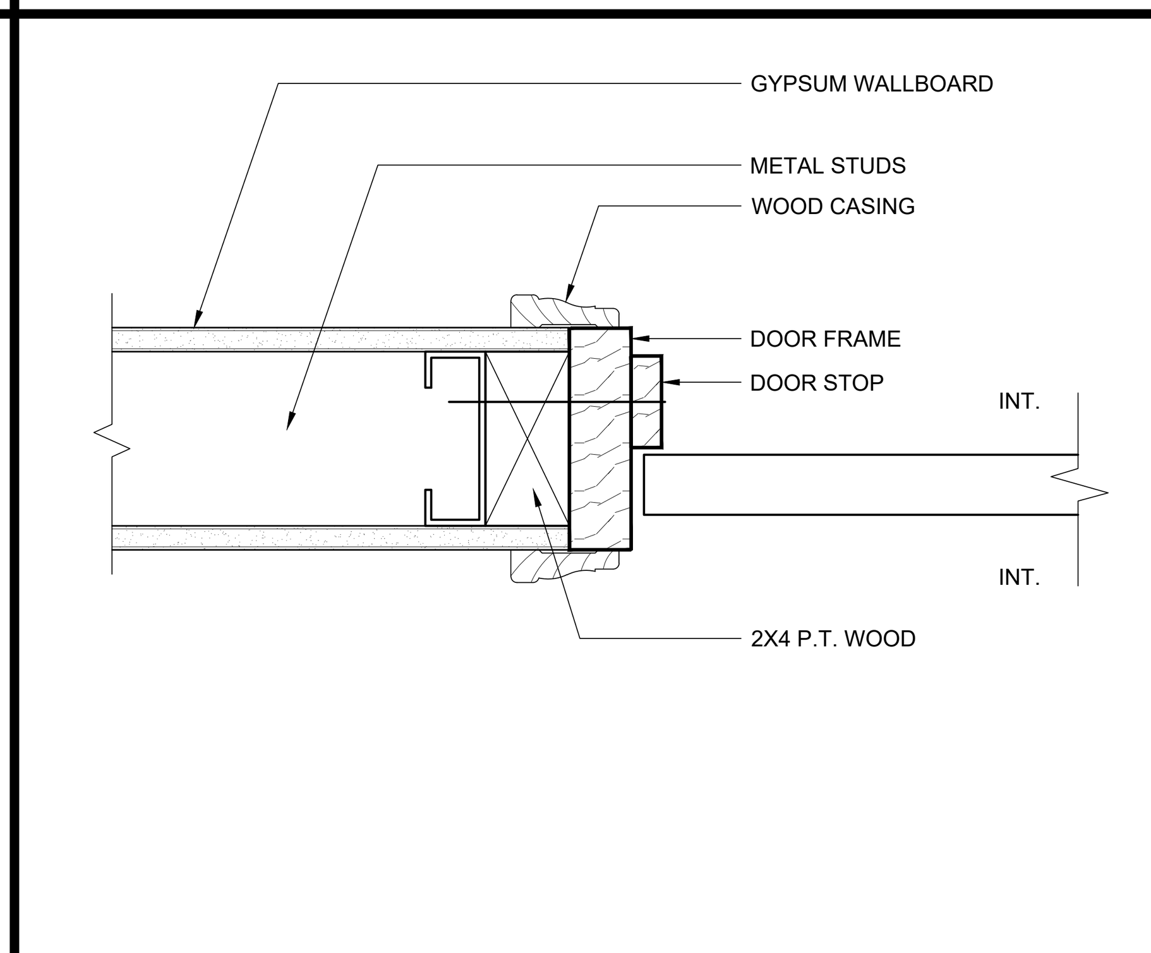
1008.1.9.1 HARDWARE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1008.1.9.2 HARDWARE HEIGHT. A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34 INCHES (864 MM) AND NOT MORE THAN 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. DOORS SHALL BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION.

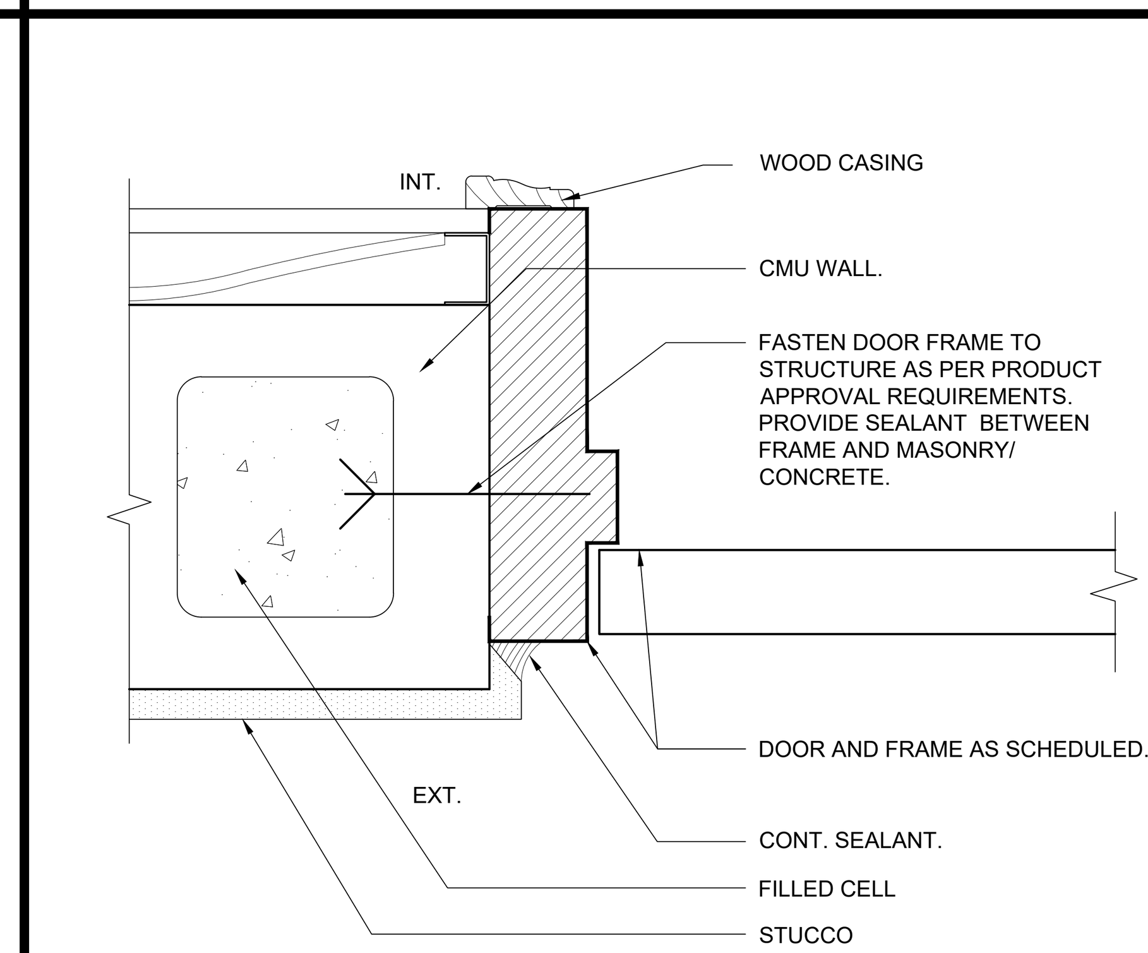
F.B.C. - CHAPTER 11, CHAPTER 4, SECTION 404.
404.2.7. DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



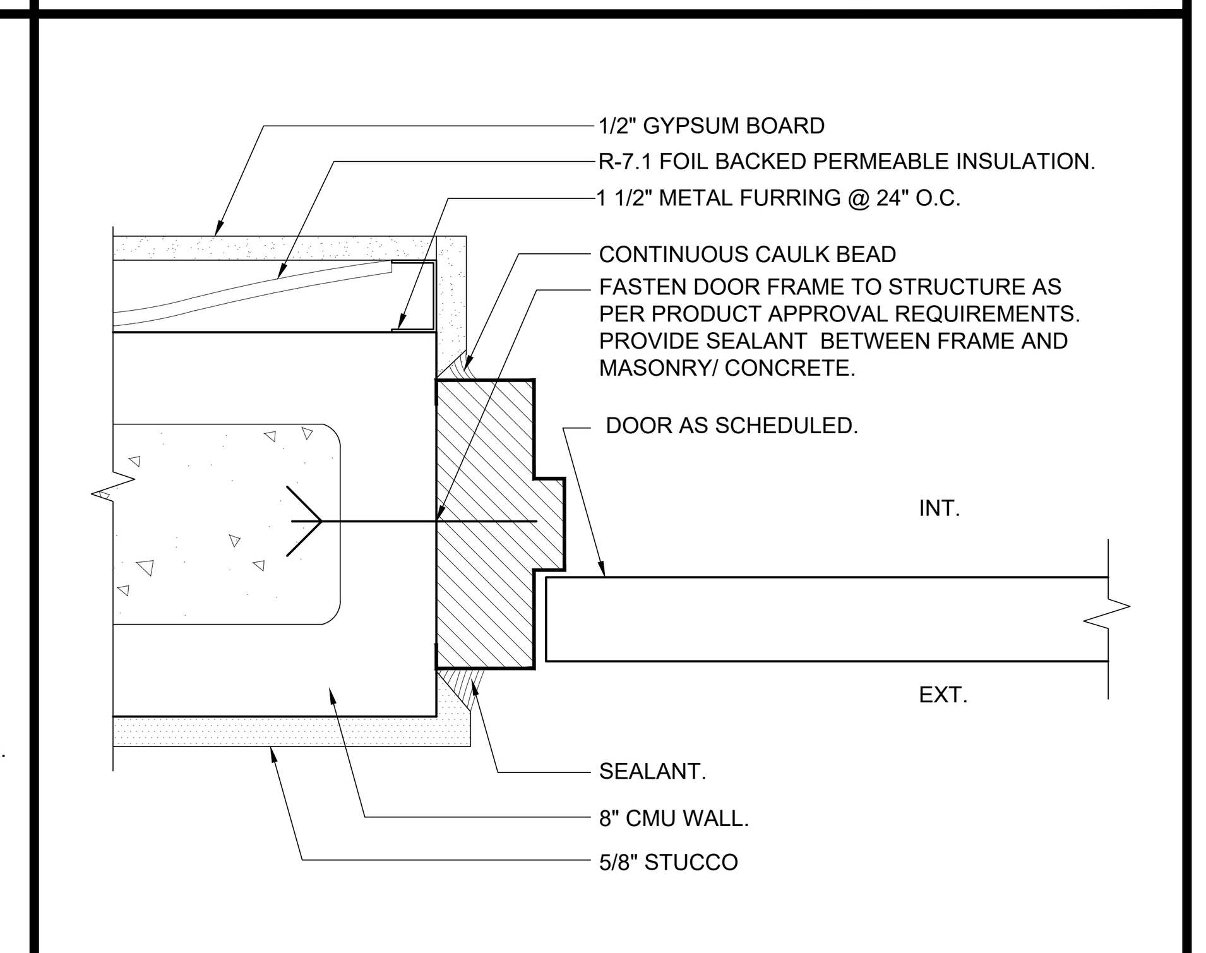
15 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



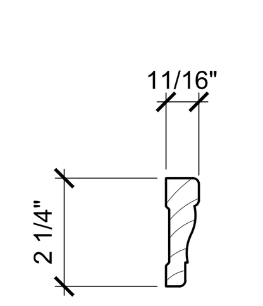
11 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



7 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

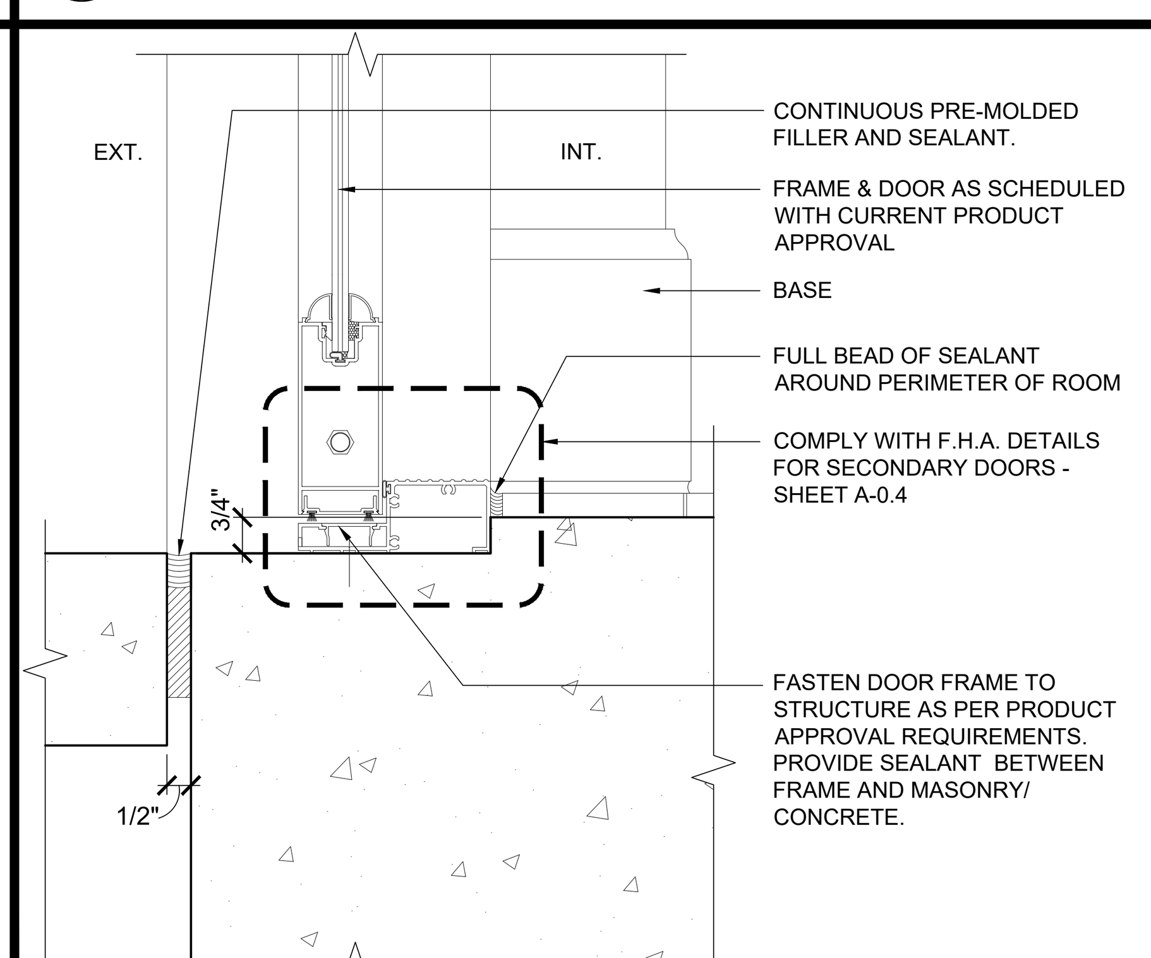


3 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

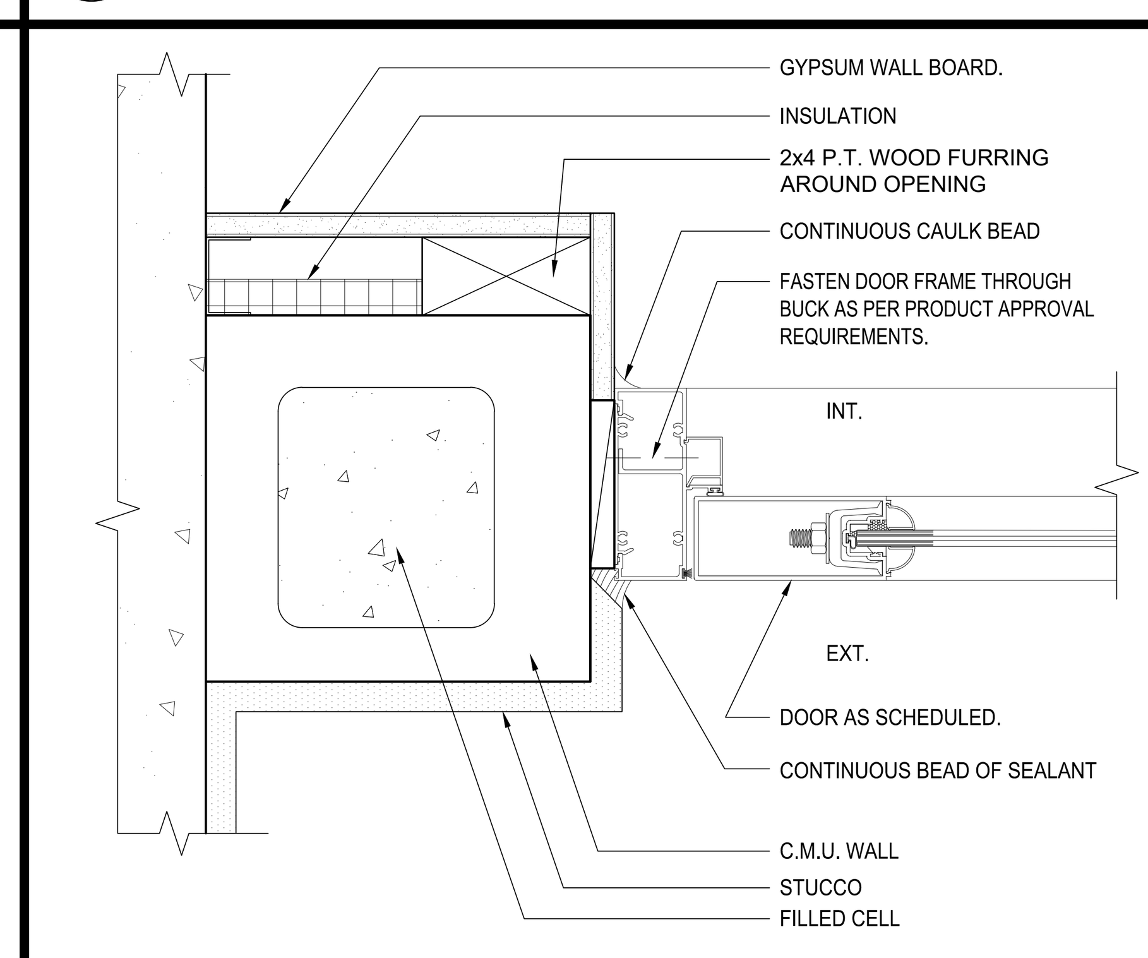


#356

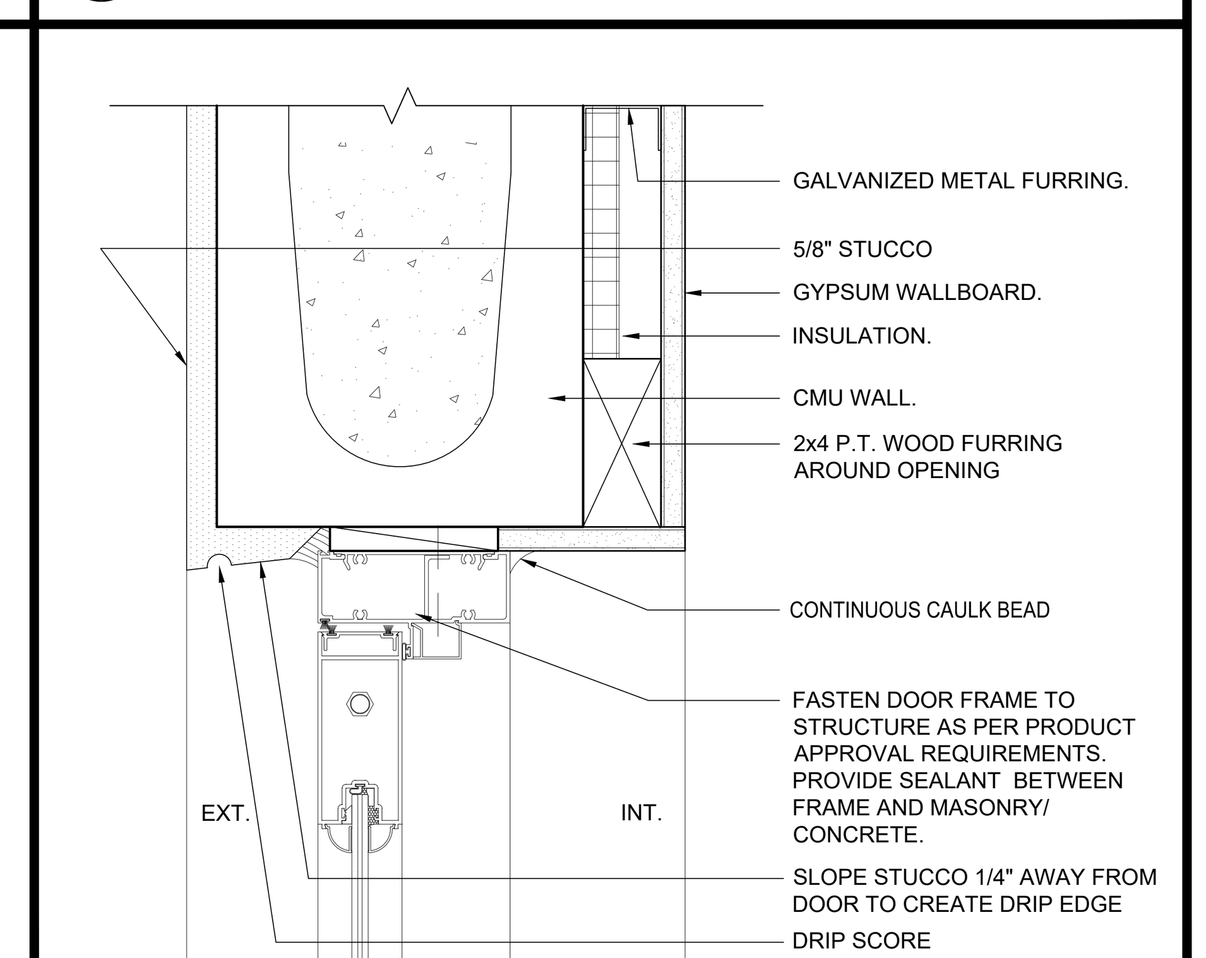
16 CASING DTL
SCALE: 3" = 1'-0"



12 DOOR SILL DETAIL
SCALE: 3" = 1'-0"



8 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



4 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

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PROJECT NO. 1807
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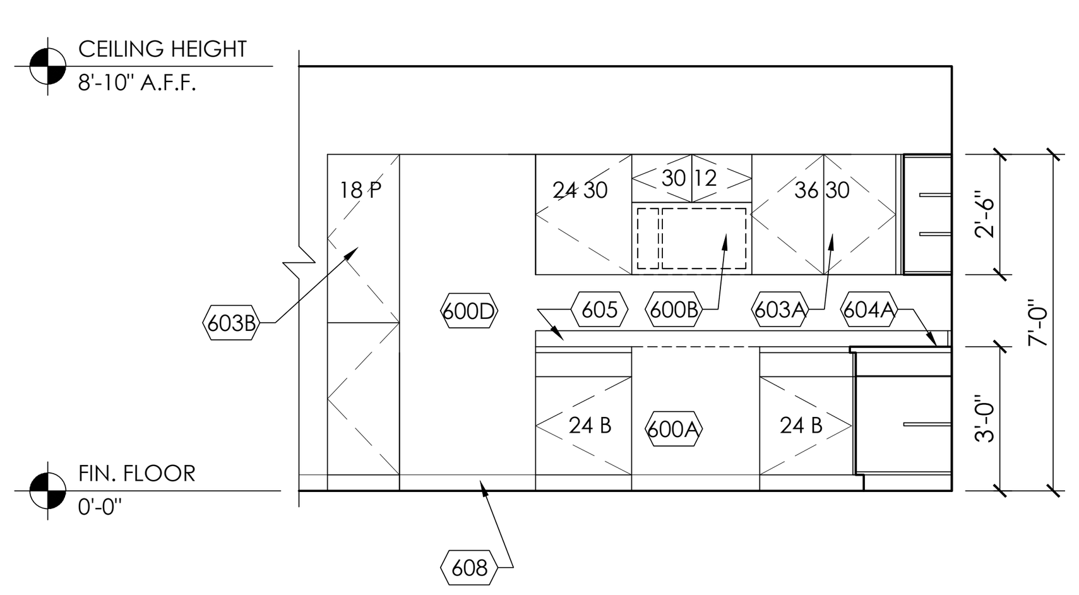
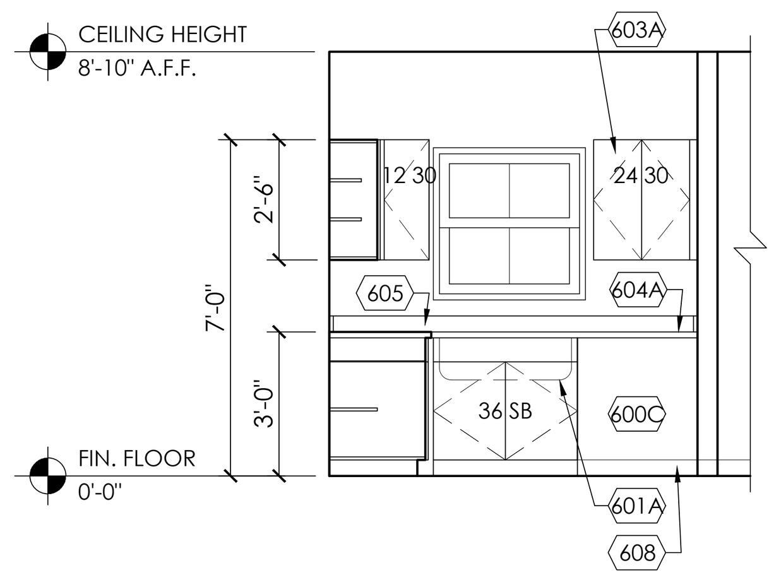
MODEL A

DOOR & WINDOW DETAILS

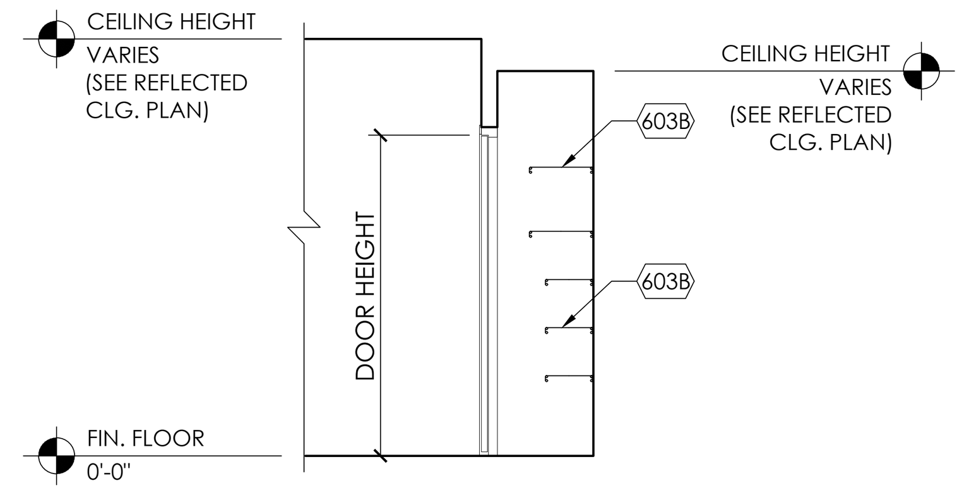
A-6.0
CONSTRUCTION DOCUMENTS



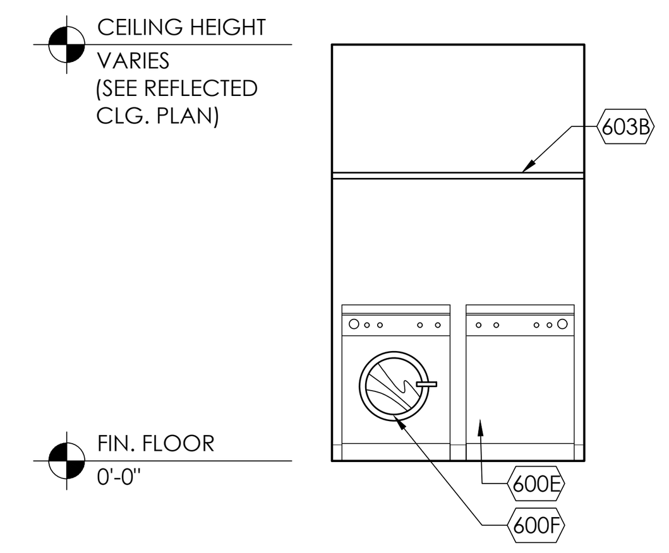
1 MODEL A - KITCHEN
SCALE: 1/4" = 1'-0"



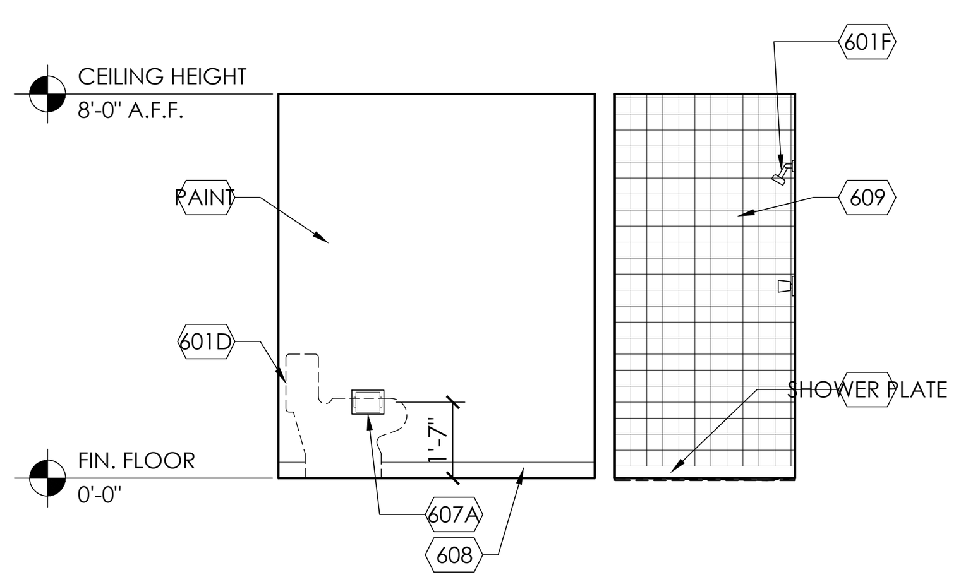
2 MODEL A - KITCHEN
SCALE: 1/4" = 1'-0"



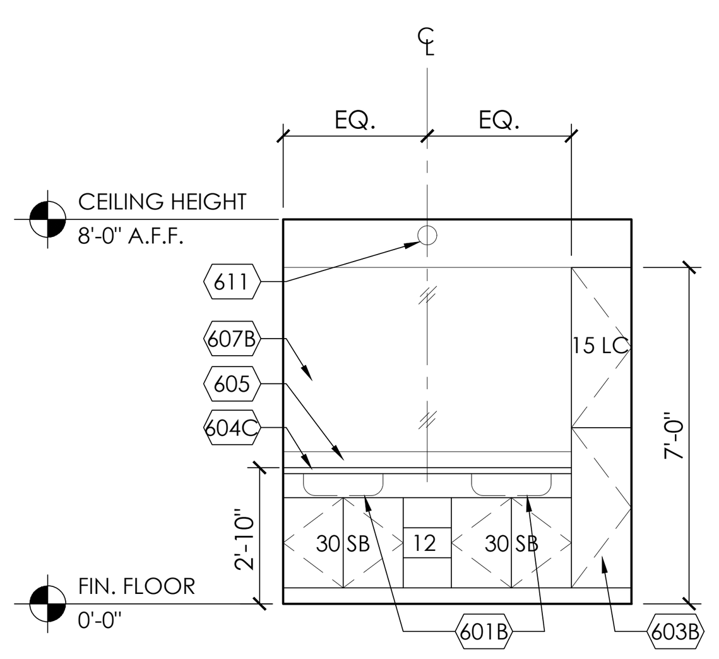
3 TYP. LINEN CLOSET SECTION
SCALE: 1/4" = 1'-0"



4 WASHER / DRYER ELEVATION
SCALE: 1/4" = 1'-0"



5 MODEL A - M. BATH #1
SCALE: 1/4" = 1'-0"



6 MODEL A - M. BATH #1
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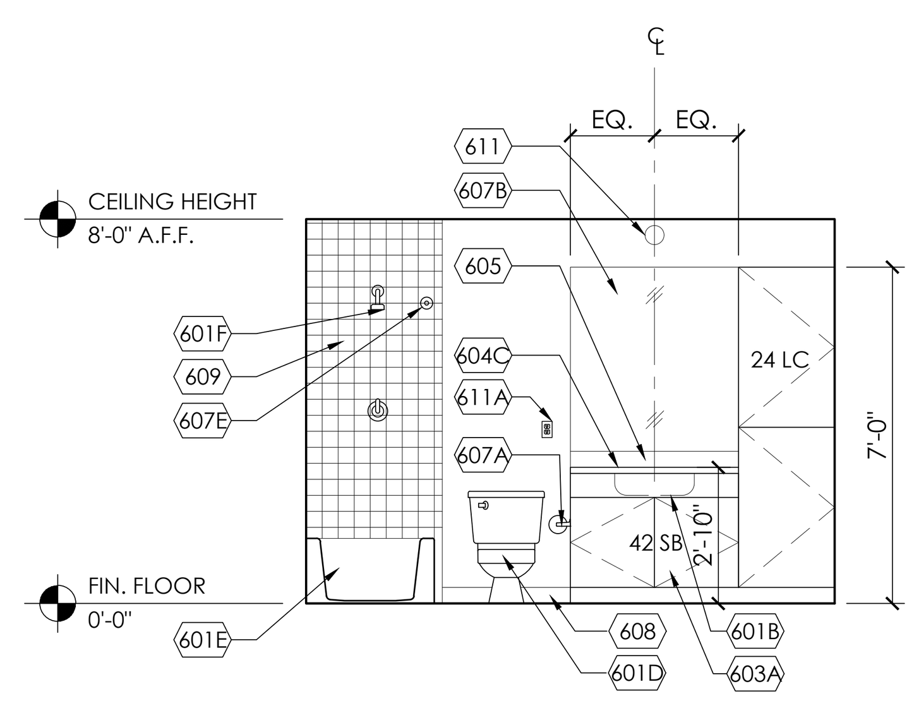
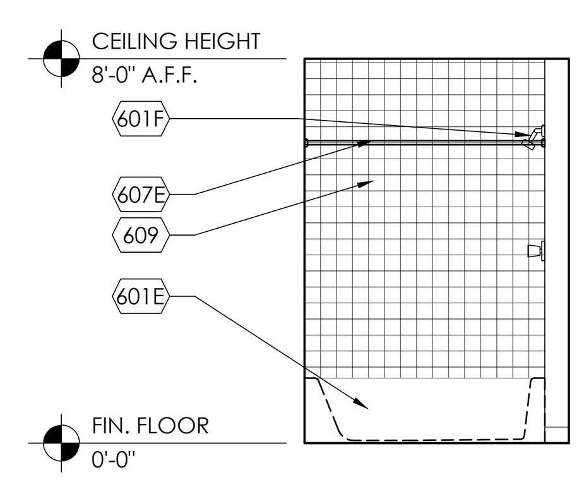


7 MODEL A - BATH #2
SCALE: 1/4" = 1'-0"



8 MODEL A - BATH #2
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION KEYNOTES

600A APPLIANCE: 30" RANGE. (WHIRLPOOL -WWEE750H0HZ WITH PRD821024)

600B APPLIANCE: MICROWAVE WITH VENTILATED HOOD.

600C APPLIANCE: DISHWASHER. (WHIRLPOOL- WWDT970SAHZ WITH PFXSD6C72ET)

600D APPLIANCE: REFRIGERATOR. COORDINATE DIMENSIONS WITH SELECTED REFRIGERATOR. PROVIDE WATER LINE WITH VALVE BOX. PROVIDE MINIMUM CLEARANCES REQUIRED PER MANUFACTURER. (WHIRLPOOL- WWRFA32SMHZ WITH PFX146205)

600E APPLIANCE: WASHER. (WHIRLPOOL - WWTW4955HW WITH PF146816)

600F APPLIANCE: DRYER. (WHIRLPOOL - WWED4950HW WITH PRD100406L AND DF0405MSX30)

601A PLUMBING FIXTURE: DOUBLE KITCHEN SINK WITH FAUCET AND DISPOSAL. (MIRABEELE - MIRDM2BZL1WITH IBADGER5WC, MB171CP, AND PLG529SAC) REFER TO PLUMBING DRAWINGS.

601B PLUMBING FIXTURE: BATHROOM SINK. MINIMUM 15" FROM FINISHED FACE OF ADJACENT WALL TO CENTERLINE OF SINK. (MIRABELLE - MIRU1713WH WITH PFWSC8860CP)

601C PLUMBING FIXTURE: BATHROOM PEDESTAL SINK. SUBMIT SHOP DRAWINGS.

601D PLUMBING FIXTURE: TOILET. (KOHLEN - K41990-0 WITH K4458-0, AND K4636-0) REFER TO PLUMBING DRAWINGS. MAINTAIN F.B.C. PLUMBING CLEARANCES.

601E PLUMBING FIXTURE: TUB, CONFIRM DRAIN SIZE. (STERLING - S711211120 WITH MB643CP, PF8830GCP, AND PF3001) REFER TO PLUMBING DRAWINGS.

601F PLUMBING FIXTURE: SHOWER, HEAD AND CONTROLS. REFER TO PLUMBING DRAWINGS.

601G PLUMBING FIXTURE: SHOWER PLATE. REFER TO PLUMBING DRAWINGS.

603A CABINETRY: KITCHEN AND BATH ROOM LOCATIONS. PROVIDE SHOP DRAWINGS FOR OWNER AND ARCHITECT REVIEW.

603B CABINETRY: PANTRY AND LINEN CABINET WITH ADJUSTABLE SHELVES.

604A COUNTERTOP: SOLID SURFACE - SEE SPECIFICATIONS. G.C. TO PROVIDE SAMPLES FOR OWNER AND ARCHITECT'S SELECTION.

604C COUNTERTOP: SOLID SURFACE WITH UNDER MOUNT SINK AND 4" BACK-SPLASH AT BATHROOMS. SEE SPECIFICATIONS.

605 BACK-SPLASH: AT ENDS TO MATCH SOLID SURFACE COUNTERTOP, 4" HEIGHT.

607A ACCESSORY: TOILET PAPER HOLDER.

607B ACCESSORY: MIRROR. 42" HIGH WITH HIGH QUALITY GLASS, SILVERING AND BEVELED EDGE. INSTALL WITH MASTIC AND 'J' CHANNEL AT BASE WITH SEALANT.

607C ACCESSORY: MIRROR.

607D ACCESSORY: TOWEL BAR OPPOSITE TOILET (NOT SHOWN). (2) - 30" IN MASTER BATHROOMS AT 36" AND 64" A.F.F. AND (1) - 36" IN SECONDARY BATHROOMS AT 54" A.F.F.

607E ACCESSORY: CURVED SHOWER CURTAIN ROD AT TUB LOCATIONS.

608 BASE: CERAMIC TILE BULL NOSE EDGE, 4" HEIGHT AROUND PERIMETER.

609 WALL FINISH: CERAMIC TILE. 3 SIDES TO UNDERSIDE OF CEILING.

611 LIGHTING: COORDINATE LOCATION WITH SELECTED FIXTURE.

611A ELECTRICAL: ELECTRICAL OUTLET. REFER TO ELECTRICAL PLANS FOR LOCATIONS.

APPLIANCE SCHEDULE

DESCRIPTION	MFGR.	MODEL	ACCESSORIES
30" RANGE	WHIRLPOOL	WWEE750H0HZ	PRD821024
MICROWAVE			
DISHWASHER	WHIRLPOOL	WWDT970SAHZ	PFXSD6C72ET
WASHER	WHIRLPOOL	WWTW4955HW	PF146816
DRYER	WHIRLPOOL	WWED4950HW	PRD100406L
			DF0405MSX30
REFRIGERATOR	WHIRLPOOL	WWRFA32SMHZ	PFX146205
KITCHEN SINK	MIRABELLE	MIRDM2BZL1	IBADGER5WC
			MB171CP
			PG529SAC
BATHROOM SINK	MIRABELLE	MIRU1713WH	PFWSC8860CP
TOILET	KOHLEN	K4199-0	K4458-0
			K4636-0
TUB	STERLING	S711211120	MB643CP
			PF8830GCP
			PF3001
SHOWER PAN	MIRABELLE	MIRB4836WH	
WATER HEATER			

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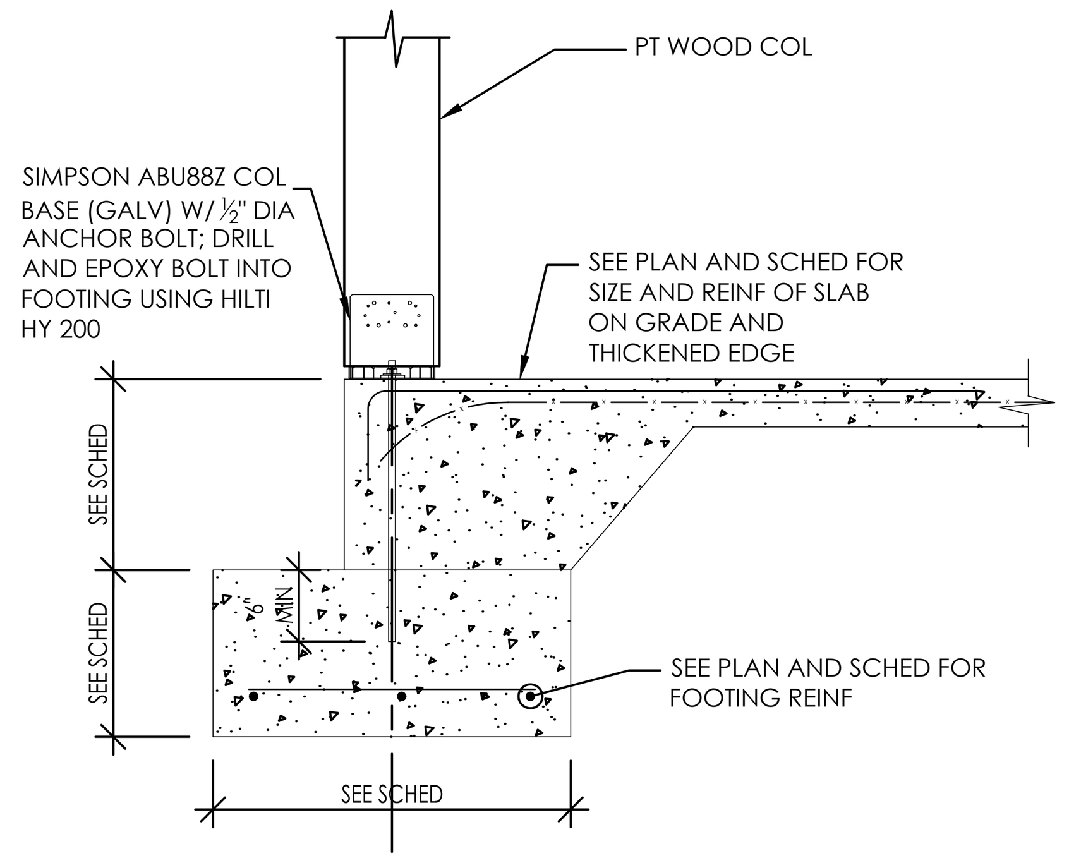
MODEL A

MODEL A
BATHROOM & KITCHEN
INTERIOR ELEVATIONS

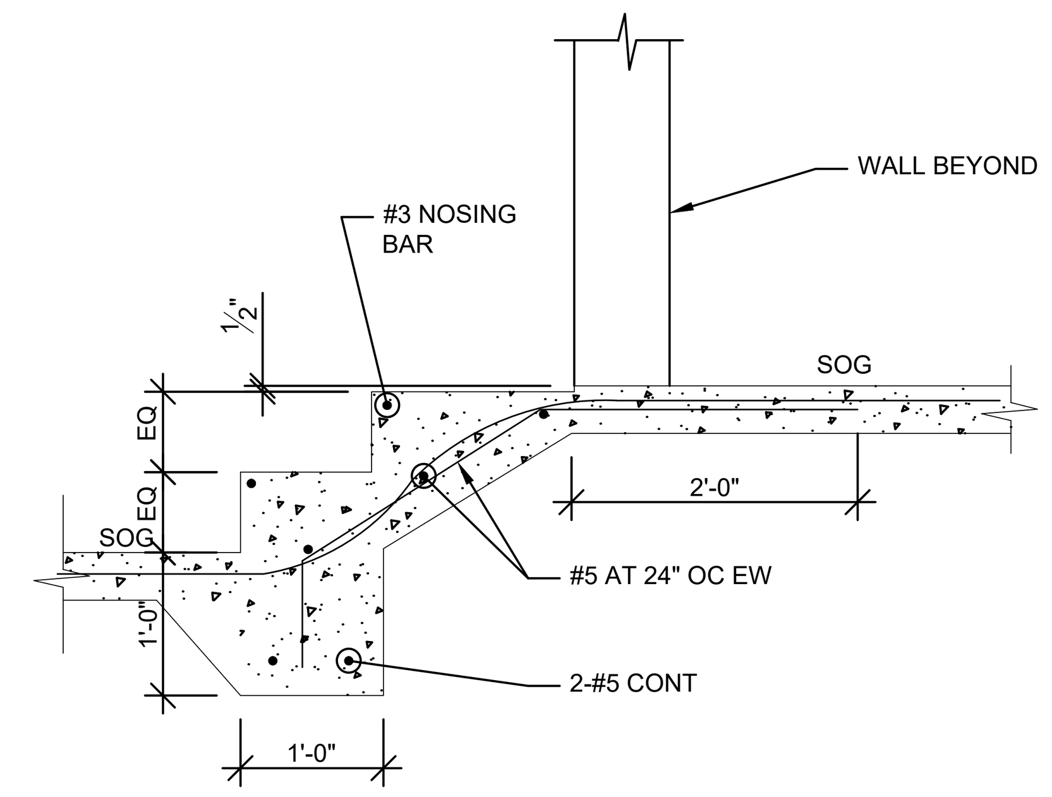
A-7.0
CONSTRUCTION DOCUMENTS

20 NOT USED
SCALE: N.T.S.



CONNECTION AT WOOD COLUMN

16 DETAIL
SCALE: N.T.S.



12 DETAIL
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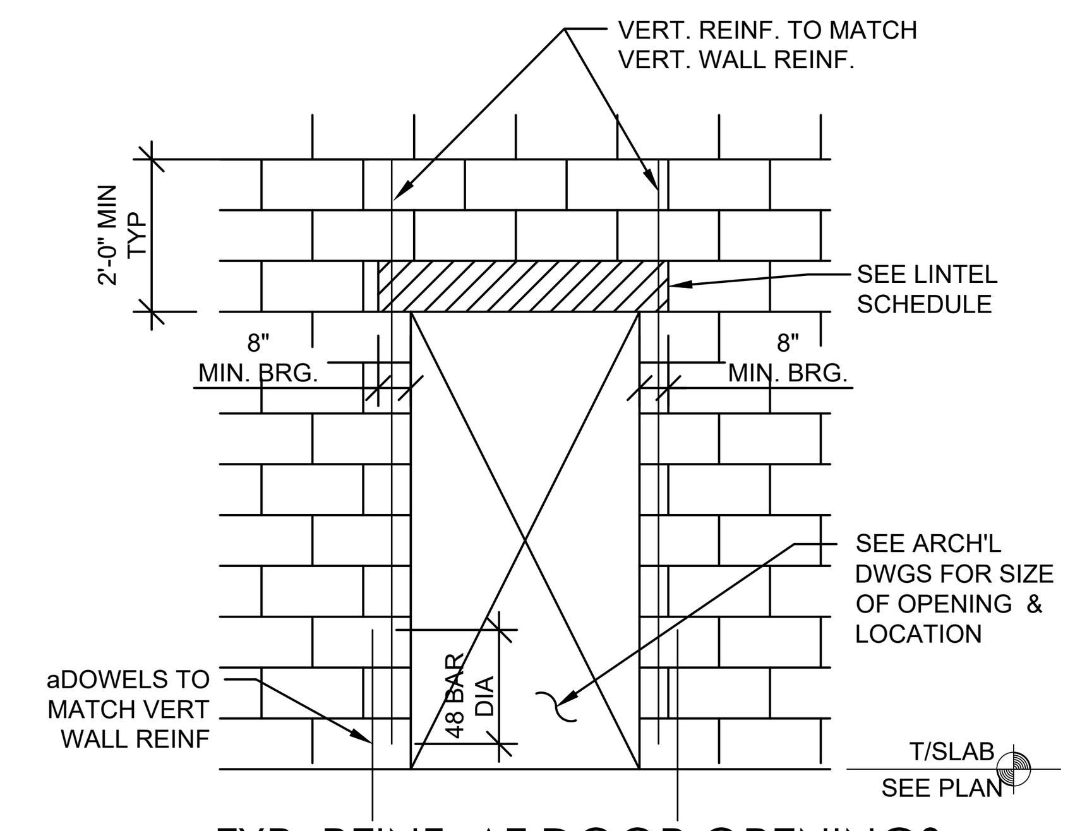

TYP. REINF. AT DOOR OPENINGS

8 DETAIL
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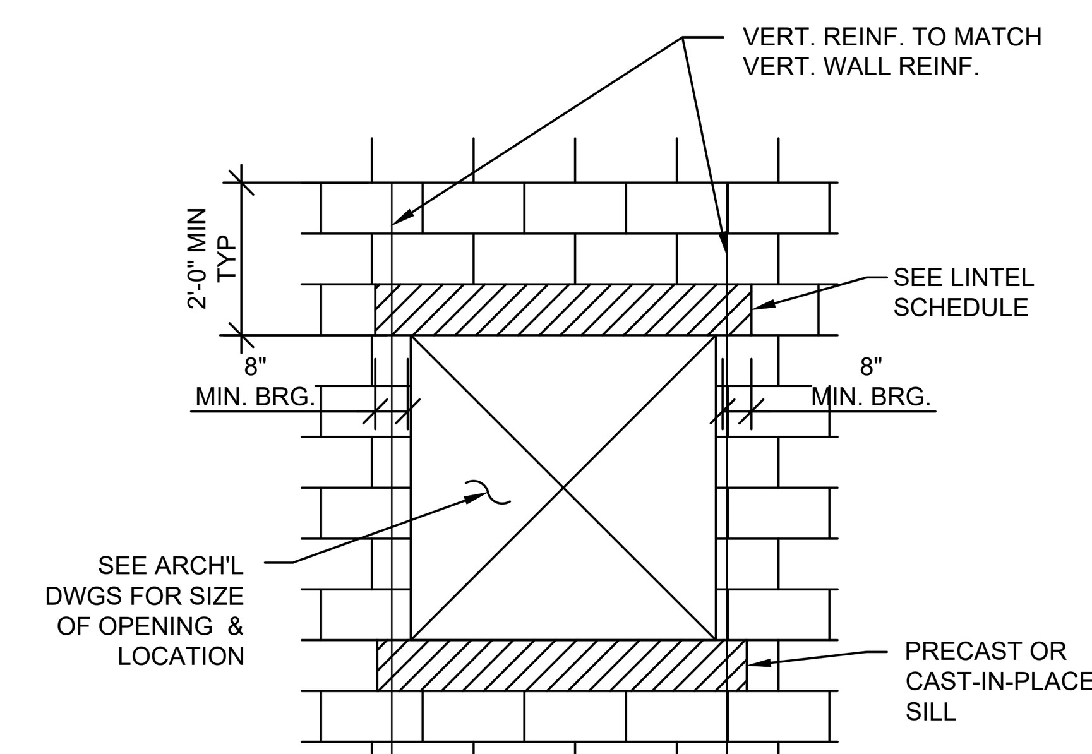
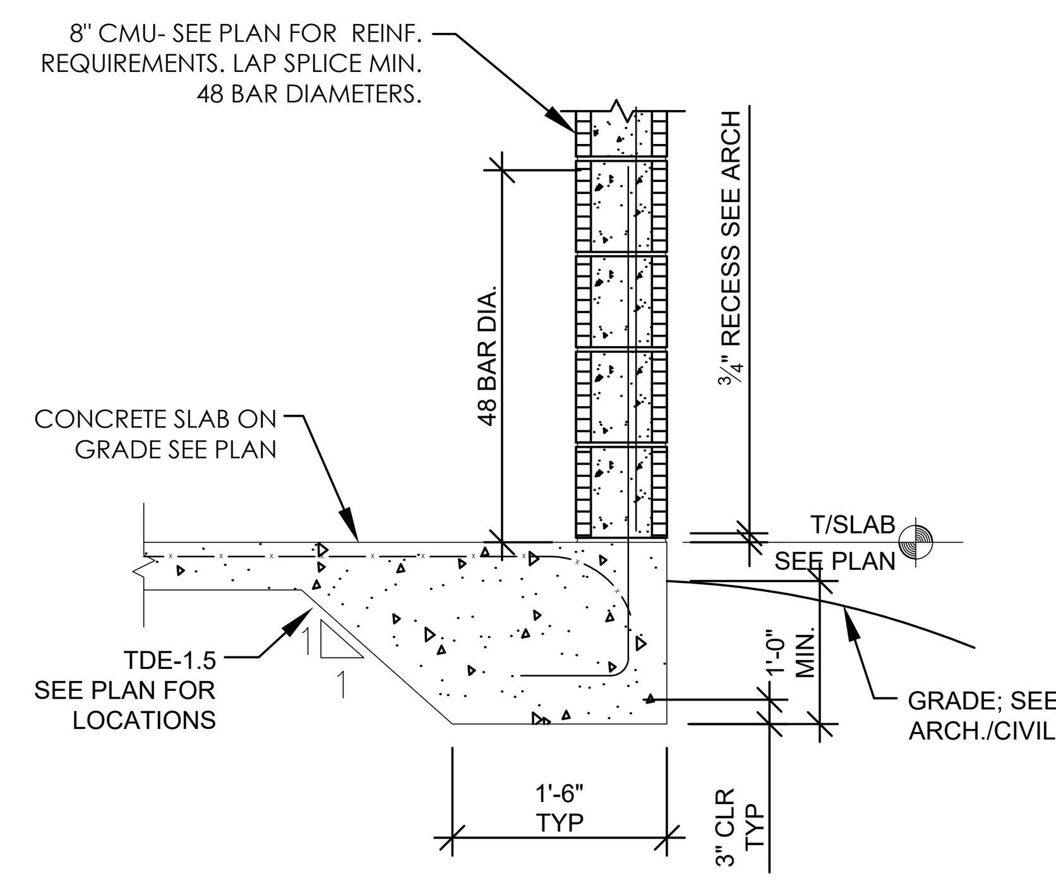


TYP. REINF. AT WINDOW OPENINGS

4 DETAIL
SCALE: N.T.S.

19 NOT USED
SCALE: N.T.S.

15 NOT USED
SCALE: N.T.S.



11 DETAIL
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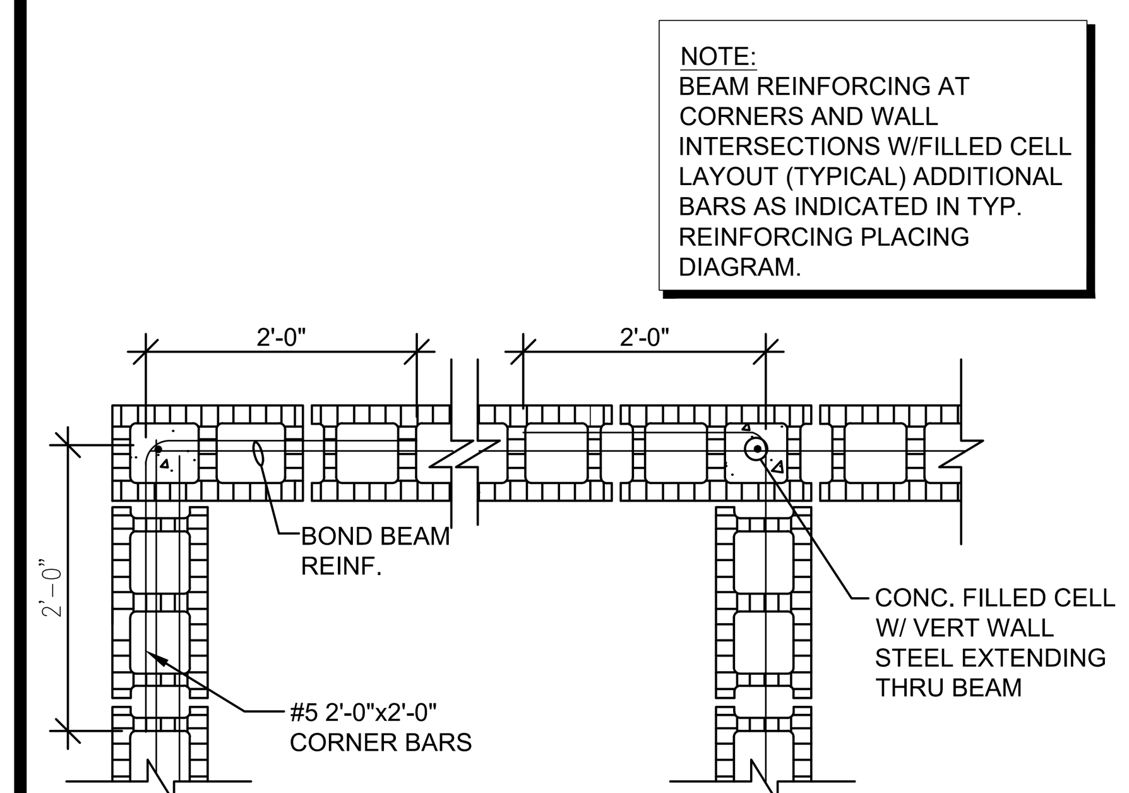
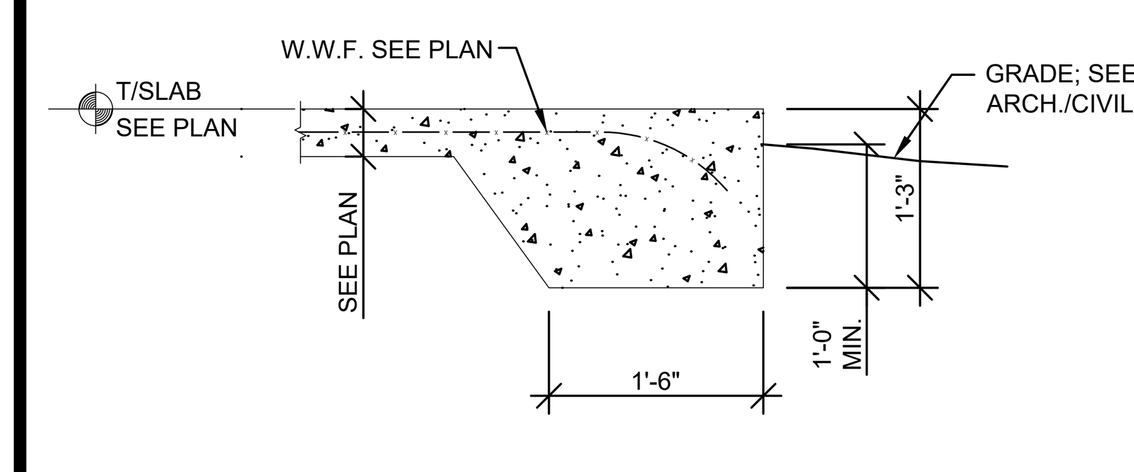


TYP CORNER REINFORCING AT CMU BOND BEAM DETAIL

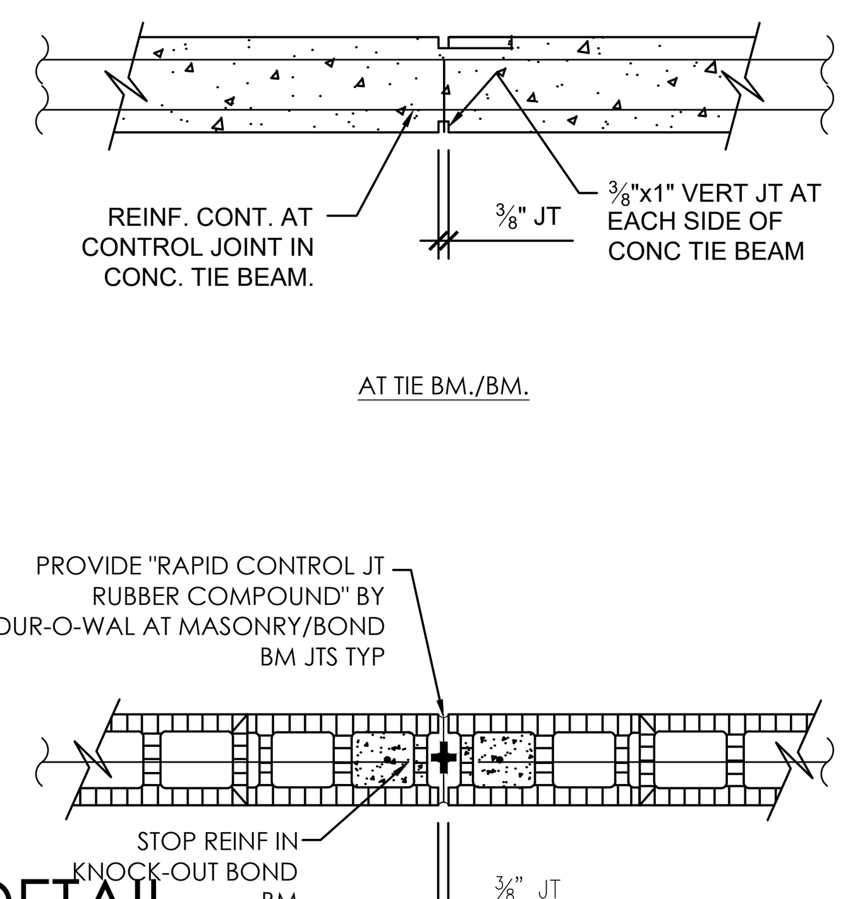
7 DETAIL
SCALE: N.T.S.



TURNED DOWN SLAB

3 DETAIL
SCALE: N.T.S.

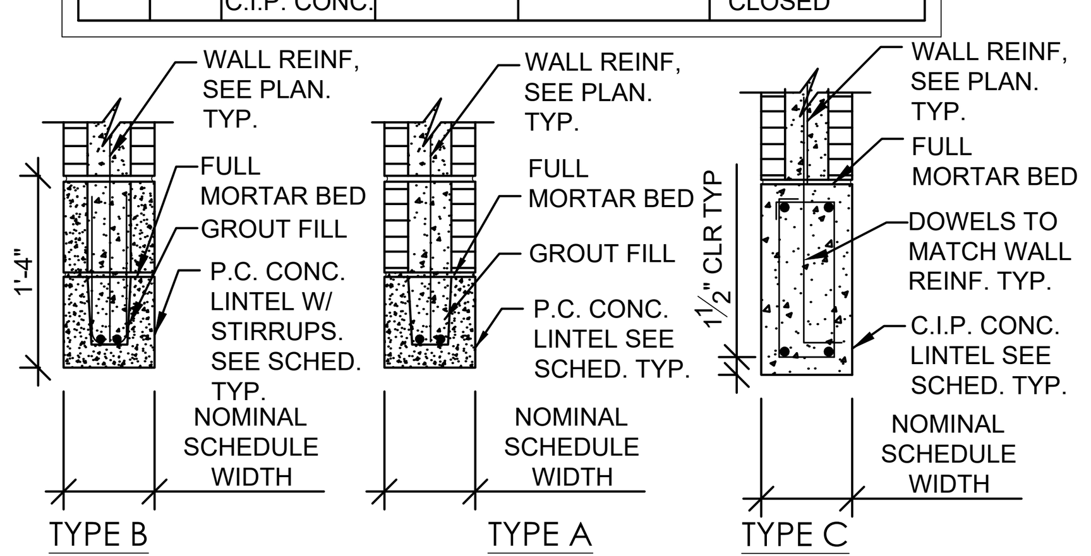
18 NOT USED
SCALE: N.T.S.



14 DETAIL
SCALE: N.T.S.

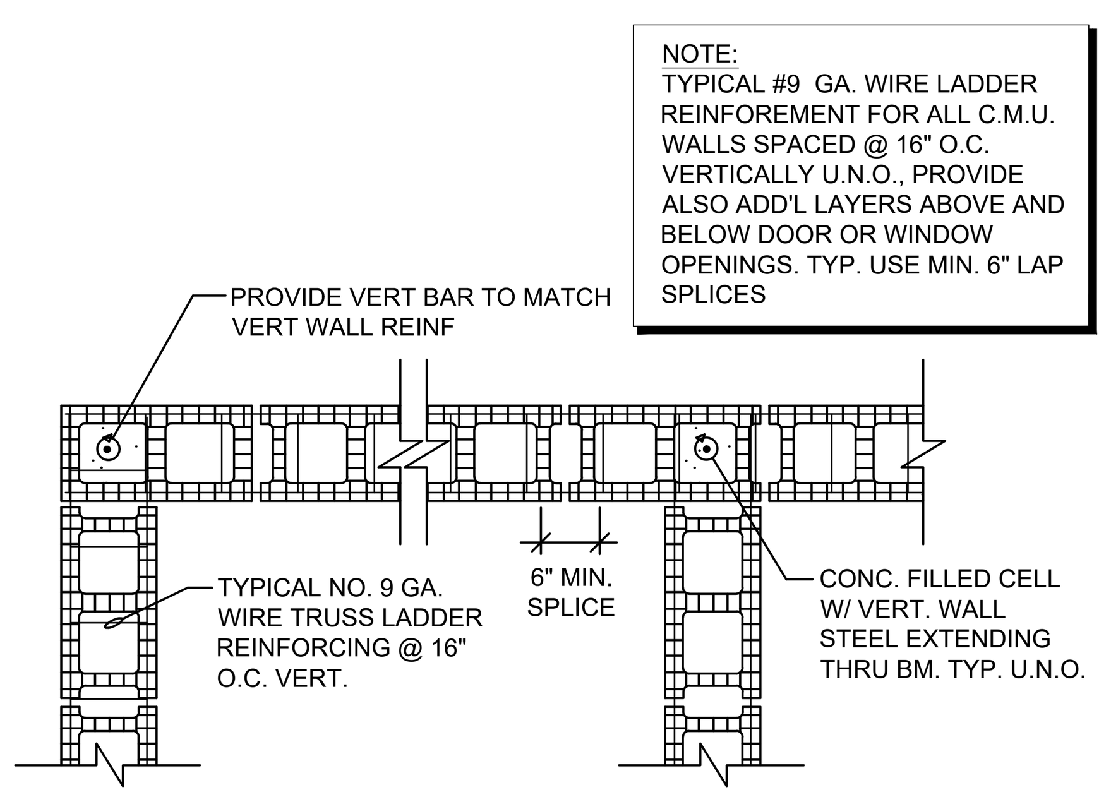
LINTEL SCHEDULE

WALL SIZE	TYPE	LINTEL SIZE	MAXIMUM SPAN	REINFORCING	STIRRUPS
8"	A	8"x8"	6'-0"	(2) #5	
8"	B	8"x16"	9'-4"	(2) #6	#3 @ 16" O.C.
8"	C	8"x16" C.I.P. CONC.	16'-0"	(2) #5 T&B	#3 @ 6" O.C. CLOSED
8"	C	8"x24" C.I.P. CONC.	20'-0"	(2) #6 T&B	#3 @ 6" O.C. CLOSED



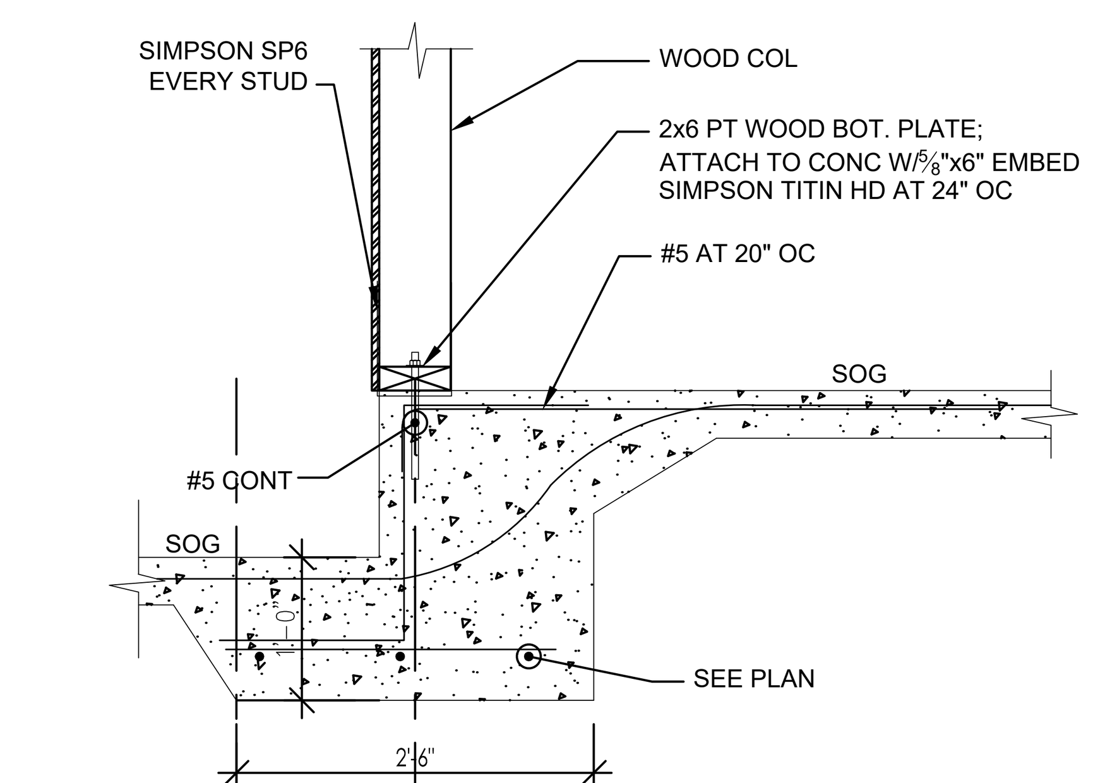
LINTEL SCHEDULE

10 DETAIL
SCALE: N.T.S.



HORIZONTAL CMU REINF. DETAIL

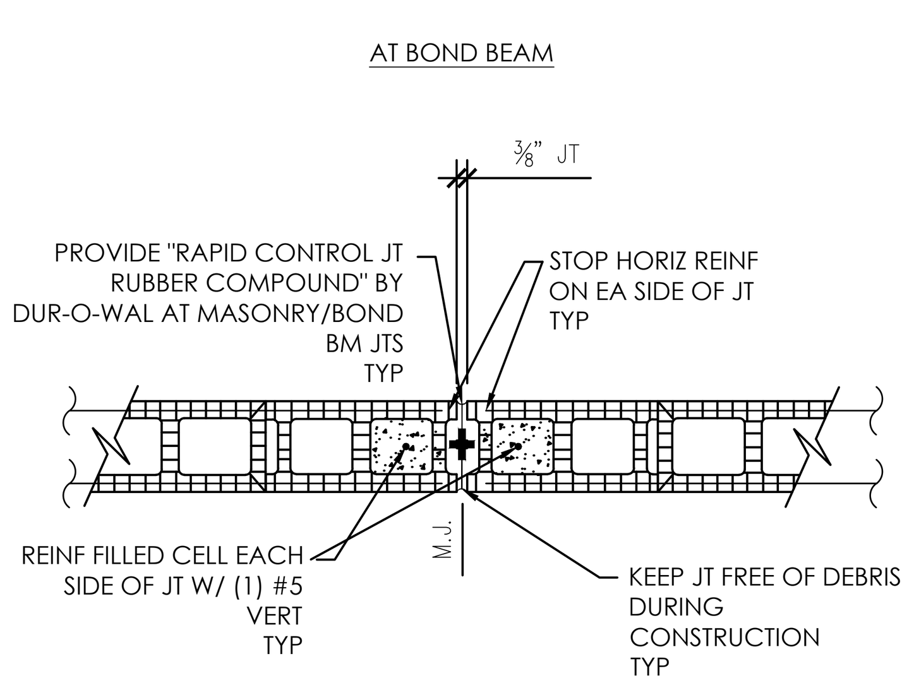
6 DETAIL
SCALE: N.T.S.



CONNECTION AT WOOD COLUMN

2 DETAIL
SCALE: N.T.S.

17 NOT USED
SCALE: N.T.S.



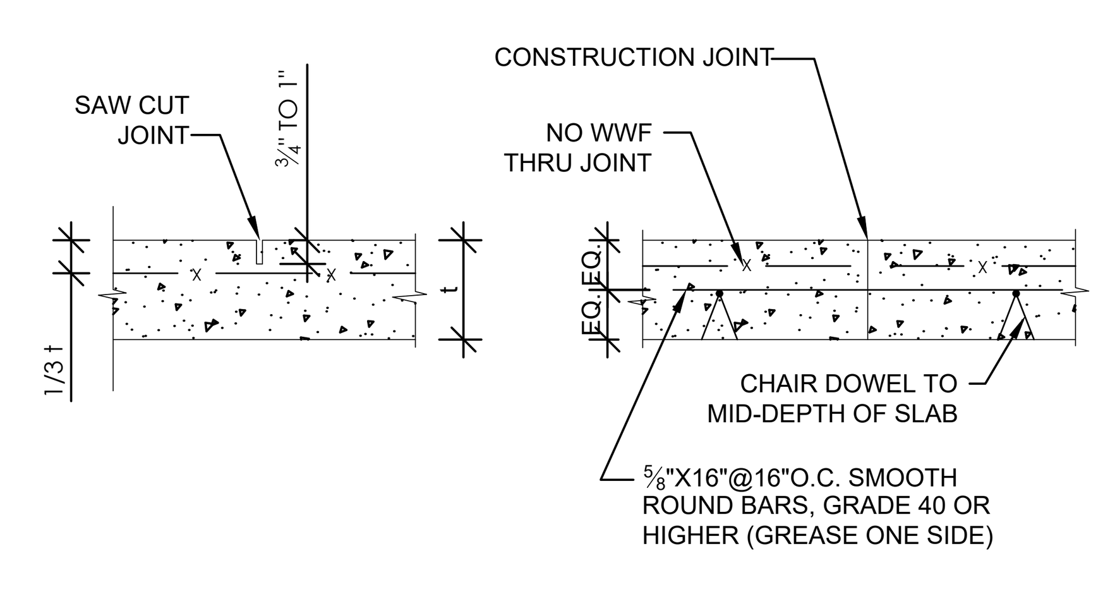
SPACING FOR CONTROL JOINT: NOT TO EXCEED 25'-0"

MASONRY JOINTS

13 DETAIL
SCALE: N.T.S.

9 NOT USED
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.



SLAB ON GRADE DETAILS (SEE PLAN FOR LOCATION)

1 DETAIL
SCALE: N.T.S.

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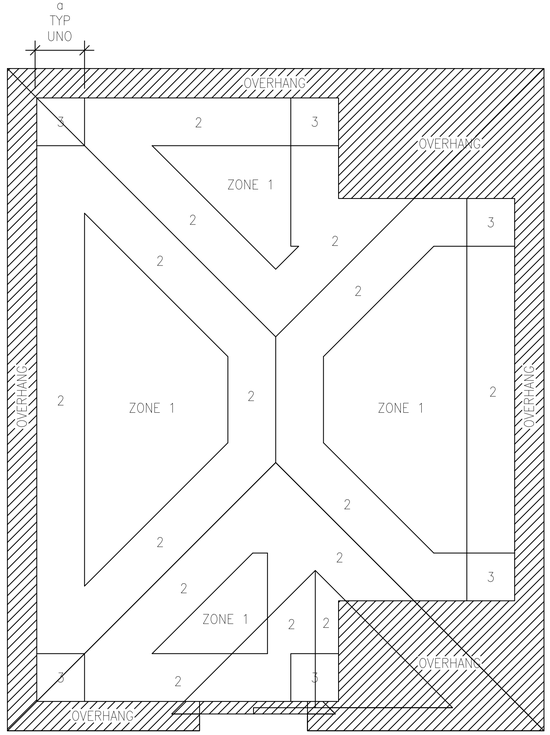
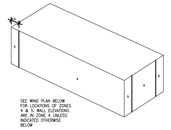
MODEL A

MODEL A
STRUCTURAL DETAILS

S-1
CONSTRUCTION DOCUMENTS





GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENING, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
2. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.
3. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER.
4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
5. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE PLANS CAN BE DETERMINED BY THE TITLE OF DETAIL OR BY CONTACTING THE ENGINEER IN WRITING WITH A REQUEST FOR INFORMATION. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER.
6. THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS, PLACING OF ANY CONCRETE, OR LAYING UP ANY MASONRY.
7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY.
8. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF PASQUALE KURITZKY ARCHITECTURE IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST READILY APPARENT DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE:
    - A. STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 2017 EDITION (FBC 2017).
    - B. CONCRETE:
        - i. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: (ACI 318) CURRENT EDITION.
        - ii. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS: (ACI 301) CURRENT EDITION.
    - C. STRUCTURAL STEEL:
        - i. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, LOAD AND RESISTANCE FACTOR DESIGN"
        - ii. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN"
        - iii. "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AISC"
    - D. MASONRY STRUCTURES:
        - i. ASCE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES: (ACI 530) CURRENT EDITION
        - ii. ASCE SPECIFICATIONS FOR MASONRY STRUCTURES: (ACI 530.1) CURRENT EDITION

DESIGN LOADS:

1. THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE LOADS PROVIDED IN THE FLORIDA BUILDING CODE, 2017 EDITION.
2. THE FOLLOWING SUPERIMPOSED LIVE LOADINGS HAVE BEEN UTILIZED:

a. ROOF	
i. ALL ROOFS	30psf
ii. WIND UPLIFT	SEE WIND TABLES
b. FLOOR LOADS:	
i. CORRIDORS:	100 PSF

3. LIVE LOAD REDUCTIONS ARE ALLOWED FOR STRUCTURAL MEMBERS PER FLORIDA BUILDING CODE 2017 AND ASCE 7-10. EXCEPTION: ROOF LIVE LOAD SHALL NOT BE REDUCED OR BE CONSIDERED IN DESIGN OF UPLIFT IN COMBINATION OF WIND.
4. WIND DESIGN CRITERIA: (PER FBC 2017 AND ASCE 7-10)
    - i. BASIC WIND SPEED = 170 MPH
    - ii. BUILDING CLASSIFICATION = II
    - iii. WIND EXPOSURE = C
    - iv. ENCLOSURE CLASSIFICATION = FULLY ENCLOSED BUILDINGS

   SEE WIND DIAGRAM AND TABLES ON SHEET S-0.2 FOR COMPONENTS AND CLADDING DESIGN PRESSURES.

2300 FOUNDATIONS - W/O SOIL REPORTS:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,500 psf ON COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

4810 MASONRY WALLS:

1. MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (fem = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270.
2. GROUT SHALL BE 2000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476 AND HAVE A SLUMP BETWEEN 8" AND 10".
3. PROVIDE HOOKED DOWELS IN FOOTINGS FOR VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.
4. BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 4 FEET WIDE, AND AS SHOWN ON THE PLANS.
5. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
6. USE METAL LATH, MORTAR OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA AS REQUIRED.
7. MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.
8. PROVIDE #9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, UNO ON PLANS.
9. IF REQUIRED, CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.
10. SUBMIT PROPOSED GROUT MIX DESIGNS FOR REVIEW PRIOR TO USE. MIX NUMBER OR OTHER POSITIVE IDENTIFICATION SHALL UNIQUELY IDENTIFY MIX. GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES.
11. USE OF SUPERPLASTICIZER IS PROHIBITED.
12. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.
13. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED IN EACH POUR IN EXCESS OF 5 FEET IN HEIGHT. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.
14. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
15. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS.
16. CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT.
17. GROUT SHALL BE POURED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. GROUT SHALL BE CONSOLIDATED AT TIME OF PLACING BY VIBRATING AND RECONSOLIDATED LATER BY VIBRATING BEFORE PLASTICITY IS LOST.
18. WHEN TOTAL GROUT POUR EXCEEDS 5 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN 4-FOOT LIFTS. MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (3" X 3" FOR COARSE GROUT, 12 FT. MAXIMUM POUR HEIGHT).
19. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPSING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
20. MASONRY SHALL HAVE "SPECIAL INSPECTION"

REINFORCING STEEL:

1. SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
2. REINFORCING STEEL TO BE WELDED: COMPLY WITH ASTM A706
3. WELDED WIRE FABRIC: ASTM A185 (FLAT SHEETS), MINIMUM YIELD STRENGTH OF 70,000 PSI.
4. DEFORMED BAR ANCHORS: ASTM A496, MINIMUM YIELD STRENGTH 70,000 PSI.
5. REINFORCING STEEL CONVER SHALL BE AS FOLLOWS, U.N.O:

a. BOTTOM OF FOOTINGS	3"
b. SIDES OF FOOTINGS	2"
c. COLUMN REINFORCEMENT (INCLUDING TIES)	1-1/2"
d. BEAM REINFORCEMENT	1-1/2"
e. INTERIOR SLAB REINFORCEMENT	3/4"
f. EXTERIOR SLAB REINFORCEMENT	1 1/2"
g. WALLS - INTERIOR SIDE	3/4 "
h. WALLS - EXTERIOR AND SOIL SIDES	2"

6. ALL COVER SPECIFIED ABOVE IS TO BE PROVIDED FROM THE INSIDE OF ANY ARCHITECTURAL REVEALS (IF ANY)
7. WHERE SPLICE LENGTHS ARE NOT SPECIFIED, USE TENSION SPLICE CLASS-B.
8. REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL SPLICES ARE NOT PERMITTED.
9. LAP ALL WELDED WIRE FABRIC A MINIMUM DISTANCE OF ONE CROSS WIRE SPACING PLUS 2 INCHES.
10. APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION IS REQUIRED.
11. PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS.
12. WHERE REINFORCING IS SHOWN CONTINUOUS, SPLICE BOTTOM BARS OVER SUPPORTS AND TOP BARS AT CENTER OF SPAN.

CONCRETE:

1. CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS PROVIDED BELOW, WITH A PLASTIC AND WORKABLE MIX.

USAGE:	PSI	MAX SIZE AGGREGATE
FTG'S	2500	1"
SLAB ON GRADE	2500	3/4"
C.I.P. COLUMNS (TYP.)	4000	3/4"
BEAMS	4000	3/4"
FRAMED SLABS	4000	3/4"

2. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.
3. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE.
4. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.
5. CONCRETE SHALL BE PROPORTIONED FOR A MAXIMUM ALLOWABLE UNIT SHRINKAGE OF 0.05% AT 28 DAYS AS DETERMINED BY ASTM C157.
6. SLUMP RANGE AT POINT OF DISCHARGE: 3" TO 6".

MISCELLANEOUS:

1. EPOXY ANCHORS USED SHALL BE HILTI RE500 SD.

FABRICATED ENGINEERED WOOD TRUSSES:

1. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.
2. MANUFACTURER SHALL BE REGULARLY ENGAGED IN DESIGN AND FABRICATION OF WOOD TRUSS COMPONENTS.
3. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THESE SPECIFICATIONS AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFIED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LATEST EDITION OF *NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS)* AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND *DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1)*, TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.
4. THE TRUSS LAYOUT IS INDICATED AS A GUIDE. VARIATIONS FROM THE FRAMING SYSTEM IS ACCEPTABLE, HOWEVER THE TRUSS MANUFACTURE MUST COMPLY WITH THE REQUIREMENTS FOR SLOPE, LIVE LOADING, AND UPLIFT. NO WALLS, BEAMS OR OTHER SUPPORTING STRUCTURAL ELEMENTS SHALL BE USED OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS.
5. THE TRUSS MANUFACTURE SHALL PROVIDE TO THE ENGINEER OF RECORD ALL HORIZONTAL FORCES GENERATED BY SHEAR TRANSFER ALONG WITH THE CONNECTIONS TO THE STRUCTURE.
6. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A CIVIL OR STRUCTURAL ENGINEER LICENSED IN STATE WHERE TRUSSES ARE TO BE INSTALLED. DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.
7. TRUSS DESIGN DRAWINGS SHALL INCLUDE AS MINIMUM INFORMATION:
   SPAN, DEPTH OR SLOPE AND SPACING OF TRUSSES; REQUIRED BEARING WIDTH;
   DESIGN LOADS, AS APPLICABLE:
    - A. TOP CHORD LIVE LOAD = 30 PSF
    - B. TOP CHORD DEAD LOAD = 15 PSF
    - C. BOTTOM CHORD LIVE LOAD = 0 PSF
    - D. BOTTOM CHORD DEAD LOAD = 10 PSF
    - E. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
    - F. WIND CRITERIA = SEE SHEET S-0.2
    - G. ADJUSTMENT TO LUMBER AND PLATE DESIGN LOADS FOR CONDITION OF USE
    - H. REACTIVE FORCES, THEIR POINTS OF OCCURRENCE AND DIRECTION
    - I. ALPINE/LUMBER MATE/CLARY/TRUSSWAL OR ACCEPTABLE PLATE TYPE, GAGE, SIZE AND LOCATIONOF PLATE AT EACH JOINT
    - J. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
    - K. LOCATION OF ANY REQUIRED CONTINUOUS LATER BRACING
    - L. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
    - M. MAXIMUM AXIAL COMPRESSIVE FORCES IN TRUSS MEMBERS;LOCATION OF JOINTS

   CONNECTION REQUIREMENTS FOR:
    - A. TRUSS TO TRUSS GIRDERS;
    - B. TRUSS PLY TO PLY; AND
    - C. FIELD SPLICES. – SEE PLANS
8. LUMBER MATERIALS:

   LUMBER USED FOR TRUSS MEMBERS SHALL BE IN ACCORDANCE WITH PUBLISHED VALUES OF LUMBER RULES WRITING AGENCIES APPROVED BY BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE. LUMBER SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THAT BOARD, AND SHALL BE AS SHOWN ON DESIGN DRAWINGS.

   MOISTURE CONTENT OF LUMBER SHALL BE NO LESS THAN 7 PERCENT NOR GREATER THAN 19 PERCENT AT TIME OF FABRICATION.
9. ADJUSTMENT OF VALUES FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH *NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS)*. AND THE STANDARD BUILDING CODE.
10. FIRE RETARDANT TREATED LUMBER, IF APPLICABLE, SHALL MEET SPECIFICATIONS OF TRUSS DESIGN AND ANSI/TPI 1-1995, PAR 9.1.5 AND SHALL BE REDRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA STANDARD C20. ALLOWABLE VALUES MUST BE ADJUSTED IN ACCORDANCE WITH NDS PAR 2.3.6. LUMBER TREATER SHALL SUPPLY CERTIFICATE OF COMPLIANCE.
11. METAL CONNECTOR PLATES:

    METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY ALPINE /LUMBERMATE /CLARY /TRUSSWAL AND SHALL BE NOT LESS THAN .036 INCHES IN THICKNESS (20 GAGE) AND SHALL MEET OR EXCEED ASTM A653-94 GRADE 37, AND SHALL BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A653-94, COATING DESIGNATION G60. WORKING STRESSES IN STEEL ARE TO BE APPLIED TO EFFECTIVE RATIOS FOR PLATES AS DETERMINED BY TEST IN ACCORDANCE WITH APPENDIX E AND F OF ANSI/TPI 1-LATEST EDITION.

    IN HIGHLY CORROSIVE ENVIRONMENTS, SPECIAL APPLIED COATINGS OR STAINLESS STEEL MAY BE REQUIRED.
12. FABRICATION:
    - A. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT MEETING REQUIREMENTS OF ANSI/TPI 1-1995, SECTION 4. TRUSS MEMBERS SHALL BE ACCURATELY CUT TO LENGTH ANGLE AND TRUE TO LINE TO ASSURE PROPER FITTING JOINTS WITHIN TOLERANCES SET FORTH IN ANSI/TPI 1-1995, SECTION 4, AND PROPER FIT WITH OTHER WORK.
13. HANDLING, INSTALLATION AND BRACING:
    - A. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.
    - B. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. PREVENT TOPPLING WHEN BANDING IS REMOVED.
    - C. HANDLE DURING INSTALLATION IN ACCORDANCE WITH *HANDLING, INSTALLING AND BRACING WOOD TRUSSES (HIB-91)*, TPI, AND ANSI/TPI 1-1995. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE RESPONSIBILITY OF TRUSS INSTALLER.
    - D. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.
    - E. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. TRUSSES SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT BRACING IS INSTALLED.
    - F. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.
    - G. CONCENTRATED LOADS SHALL NOT BE PLACED ATOP TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF DECKING OR OTHER HEAVY MATERIALS ONTO UNSHEATHED TRUSSES.
    - H. ERECTION BRACING IS ALWAYS REQUIRED. PROFESSIONAL ADVICE SHOULD ALWAYS BE SOUGHT TO PREVENT TOPPLING OR DOMINOING OF TRUSSES DURING INSTALLATION.
    - I. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FURNISHING THE MATERIALS USED FOR INSTALLATION AND PERMANENT BRACING.
14. CODE ACCEPTED:

    RESEARCH REPORTS ON ALPINE CONNECTOR PRODUCTS, TENSION WEBS AND FIRE-RATED SYSTEMS HAVE BEEN ISSUED BY ALL MAJOR MODEL CODES AND REQUIRED AGENCIES INCLUDING THE FOLLOWING: INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO), BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL (BOCA), COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO), SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL (SBCCI), FEDERAL HOUSING ADMINISTRATION AND THE VETERANS ADMINISTRATION. ALPINE PERSONNEL ARE ACTIVE MEMBERS OF THE TRUSS PLATE INSTITUTE, AMERICAN SOCIETY FOR TESTING & MATERIALS, AMERICAN SOCIETY OF CIVIL ENGINEERS, BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, NATIONAL ASSOCIATION OF HOME BUILDERS, SOUTHERN FOREST PRODUCTS ASSOCIATION, FOREST PRODUCTS SOCIETY, NATIONAL FRAME BUILDERS ASSOCIATION, AND NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS.

SHOP DRAWING REVIEW:

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
2. SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND MARKED "APPROVED" PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. NON-CONFORMING DRAWINGS SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER EITHER BY FORMAL LETTER OR ON THE SHOP DRAWINGS AS PART OF THE APPROVAL PROCESS.
4. CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL.

SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

1. THE FOLLOWING SYSTEMS AND COMPONENTS, AS A MINIMUM, REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER:
2. PREFABRICATED WOOD TRUSSES.
3. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
4. SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.
5. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER LICENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE/SHE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED PRINT FOR RECORD.
6. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
7. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

SUBMITTALS

1. ALL SUBMITTALS MUST BE REVIEWED AND STAMPED APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
2. THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
    - a. REINFORCING STEEL
    - b. LIGHT GAGE METAL FRAMING (*)
    - c. CONCRETE MIX DESIGNS
    - d. PRE ENGINEERED ROOF TRUSSES (*)

   ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ITEMS MARKED (#) SHALL BE SUBMITTED FOR ENGINEERS RECORD ONLY.
3. DESIGN CALCULATIONS: THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW TWO SETS OF DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED, FOR THE FOLLOWING ITEMS.
    - a. LIGHT GAGE METAL FRAMING AND ASSOCIATED CONNECTIONS
    - b. PRE-ENGINEERED ROOF TRUSSES
4. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
    - a. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
    - b. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
    - c. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).
    - d. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).
5. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.

GROSS WIND PRESSURES FOR COMPONENTS AND CLADDING (ENCLOSED)								
a (ft)	V (mph)	A (SF)	ZONE 1 (psf)	ZONE 2 (psf)	ZONE 3 (psf)	ZONE 4 (psf)	ZONE 5 (psf)	OVERHANG (psf)
3.8	170	<10	21.82 −34.63	21.82 −60.37	21.82 −89.23	37.90 −41.09	37.90 −50.71	16.00 −118.77
3.8	170	20	19.89 −33.72	19.89 −55.50	19.89 −83.42	36.19 −39.39	36.19 −47.30	16.00 −107.16
3.8	170	50	17.35 −32.42	17.35 −49.11	17.35 −75.76	33.90 −37.10	33.90 −42.76	16.00 −91.84
3.8	170	100	15.39 −31.44	15.39 −44.32	15.39 −69.99	32.23 −35.43	32.23 −39.39	16.00 −80.26
3.8	170	200	15.39 −31.44	15.39 −44.32	15.39 −69.99	31.24 −34.43	31.24 −37.40	16.00 −80.26
3.8	170	>500	15.39 −31.44	15.39 −44.32	15.39 −69.99	28.24 −31.44	28.24 −31.44	16.00 −80.26

NOTE: THIS STRUCTURE IS LOCATED IN A HURRICANE PRONE REGION USING AN INTERNAL PRESSURE COEFFICIENT OF (+/−) 0.18, V = 170 MPH, RISK CATEGORY = II, AND EXPOSURE CATEGORY C, AND HAS BEEN CALCULATED IN ACCORDANCE WITH THE FBC 2017 AND ASCE 7−10.

WIND DIAGRAM NOTES (COMPONENTS AND CLADDING ONLY):

1. WIND PRESSURES SHOWN ARE ALLOWABLE STRESS DESIGN (SERVICE) VALUES AS PER FBC 2017 AND ASCE 7−10
2. a INDICATES END ZONE WIDTH IN FEET.
   V INDICATES BASIC WIND SPEED IN MILES PER HOUR
   A INDICATES THE TRIBUTARY AREA IN SQUARE FEET.
3. GROSS PRESSURES ARE FOR WINDOWS, DOORS, VENEER, LIGHT GAGE METAL FRAMING, ROOFING AND ACCESSORIES, AND OTHER BUILDING COMPONENTS AND CLADDING.
4. GROSS PRESSURES SHALL BE LINEARLY INTERPOLATED FOR (A) NOT SHOWN IN TABLES.
5. POSITIVE PRESSURES INDICATE PRESSURES ACTING TOWARDS A PROJECTED SURFACE. NEGATIVE PRESSURES INDICATE PRESSURES ACTING AWAY FROM A PROJECTED SURFACE.
6. ROOF ZONES ARE 1 − 3, WALL ZONES ARE 4 & 5.
7. NET DESIGN ROOF PRESSURES SHALL BE CALCULATED USING THE SELF−WEIGHT OF THE MATERIAL (MAX DEAD LOAD FOR OFFICE BUILDING = 15PSF) WITH THE GROSS WIND UPLIFT PRESSURES.
8. CANOPIES AND COVERED COMMON AREAS ARE TO BE DESIGN PER FBC 2010 WIND PRESSURES AND REQUIREMENTS. SEE TABLE FOR DESIGN PRESSURES.

WIND DIAGRAM AND TABLE

SEE WIND PLAN BELOW FOR LOCATIONS OF ZONES 4 & 5. WALL ELEVATIONS ARE IN ZONE 4 UNLESS INDICATED OTHERWISE BELOW

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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

05-08-19 ISSUED FOR BIDDING

MODEL A

MODEL A
STRUCTURAL NOTES

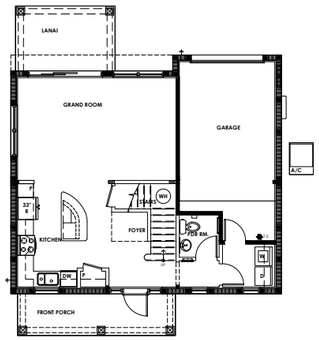
S-2

CONSTRUCTION DOCUMENTS

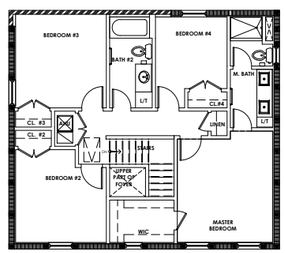
CARVER ISLE

DELRAY BEACH, FL

MODEL B1, B2 & B3



MODEL B - FIRST FLOOR PLAN



MODEL B - SECOND FLOOR PLAN

MODEL B - ELEVATION 1

MODEL B - ELEVATION 2

MODEL B - ELEVATION 3

DRAWING INDEX

APPLICABLE CODES

APPLICABLE CODES: 2017 FLORIDA BUILDING CODE
FLORIDA FIRE PREVENTION CODE 6TH ED., NFPA 101 LIFE SAFETY CODE,
FLORIDA ACCESSIBILITY CODE.

DESCRIPTION OF PROJECT

PROJECT DESCRIPTION: NEW (2) TWO STORY HOME CONSTRUCTED OF REINFORCED MASONRY BEARING WALLS, PRE-ENGINEERED ROOF TRUSSES AND CONCRETE FLOOR SLAB -

BUILDING HEIGHT 23'-9" +/-.
TWO STORY ABOVE GRADE:

FIRST FLOOR	UNDER A/C	= 697 S.F.
	GARAGE	= 282 S.F.
	FRONT PORCH	= 104 S.F.
	LANAI	= 102 S.F.
SECOND FLOOR	UNDER A/C	= 1,090S.F.
	STAIRS	= 58 S.F.
UNDER ROOF TOTAL		= 2,333 S.F.

PROFESSIONALS

OWNER:
CITY OF DELRAY BEACH CRA
20 NORTH SWINTON AVENUE
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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

05-08-19 ISSUED FOR BIDDING

MODEL B

COVER

A-0

CONSTRUCTION DOCUMENTS

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

1- THE GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE - CURRENT EDITION - WITH ALL APPLICABLE REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

2- THE GENERAL CONTRACTOR AS MENTIONED HEREIN DEFINED AS THE ENTITY TO WHICH HAS THE CONTRACTUAL AGREEMENT WITH THE OWNER FOR THE FULL CONSTRUCTION OF THE PROJECT AND WHICH INCLUDES ANY AND ALL OTHER PARTIES CONTRACTUALLY OBLIGATED TO THE GENERAL CONTRACTOR TO COMPLETE THIS PROJECT.

3- BEFORE COMMENCEMENT OF ANY WORK IN THE SITE, THE GENERAL CONTRACTOR SHALL BE FAMILIAR WITH ALL THE CONDITIONS OF THIS PROJECT, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THE PORTION OF THE WORK, AS WELL AS ANY INFORMATION FURNISHED BY THE OWNER. THE GENERAL CONTRACTOR SHALL TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND SHALL OBSERVE ANY CONDITION AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND ARE NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, AND INCONSISTENCIES IN THE CONTRACT DOCUMENT, HOWEVER ANY ERRORS, INCONSISTENCIES OR OMISSIONS FOUND BY THE GENERAL CONTRACTOR SHALL BE REPORTED PROMPTLY TO THE ARCHITECT. THEREFORE, FAILURE BY THE CONTRACTOR TO REPORT SUCH ERRORS, INCONSISTENCIES OR OMISSIONS, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR SUCH ITEMS.

4- STANDARDS CITED HERE IN THE CODES, SPECIFICATIONS AND OTHER STANDARDS NOTED AND CITED IN THESE CONTRACT DOCUMENT AS PRODUCED BY PASQUALE KURITZKY ARCHITECTURE, INC. ARE HEREIN INCORPORATED AS IF FULLY SET FORTH IN DOCUMENT. THESE NOTES PROVIDE SUPPLEMENTAL INFORMATION NECESSARY FOR THE APPLICATION OF THESE CODES, SPECIFICATIONS AND OTHER STANDARDS BY THE GENERAL CONTRACTOR AND EMPHASIZE CERTAIN REQUIREMENTS OF THESE CODES, SPECIFICATIONS AND STANDARDS. THESE NOTES SHALL NOT BE CONSTRUED BY ANYONE TO BE ALL-INCLUSIVE OF, OR TO REPLACE OR ALLEVIATE, IN WHOLE OR PART, ANY OF THE CODES, SPECIFICATIONS AND STANDARDS CITED HEREIN. THE GENERAL CONTRACTOR SHALL BE KNOWLEDGEABLE OF, AND SHALL AVAIL HIMSELF TO THESE CODES SPECIFICATIONS AND OTHER STANDARDS AND APPLY THEM TO THE WORK.

5- THE GENERAL CONTRACTOR SHALL COORDINATE WORK REQUIRED BY THESE DOCUMENTS WITH ALL TRADES INCLUDING AND NOT LIMITED TO STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE, LANDSCAPE AND CIVIL DISCIPLINES.

6- THE GENERAL CONTRACTOR SHALL CONSTRUCT AND BE RESPONSIBLE FOR THE BUILDING THE HEREIN, THE CONTRACT DOCUMENTS, DESIGNED BY PASQUALE KURITZKY ARCHITECTURE, INC., IN ACCORDANCE TO GOVERNING CODES, REGULATIONS, CITIES, MUNICIPALITIES AND BUILDING OFFICIALS HAVING JURISDICTION ON THIS SITE. THE CONTRACTOR SHALL COORDINATE WORK WITH EACH APPROPRIATE TRADE DISCIPLINE TO ASSURE NO CONFLICT OR DIVISION OF ANY REQUIRED OR SPECIFIED COMPONENT FOR A COMPLETE FUNCTIONAL PROJECT.

7- PRIOR TO COMMENCEMENT OF ANY WORK THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD WITH SUBCONTRACTOR AND NOTIFY ARCHITECT OF RECORD OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD DIMENSIONS, SHOP DRAWINGS AND THE CONTRACT DOCUMENTS. WHERE THE CONTRACTOR ELECTS NOT TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK OR NOTIFY THE ARCHITECT OR THE OWNER OF ANY DISCREPANCIES, THE GENERAL CONTRACTOR WILL ASSUME ANY AND ALL LIABILITIES FOR ANY AND ALL CORRECTIONS, REPLACEMENTS AND LABOR TO MAKE-WORK IN ACCORDANCE TO CONTRACT DOCUMENTS.

8- THE GENERAL CONTRACTOR SHALL ACQUIRE ALL NECESSARY PRODUCT APPROVALS USED AND INSTALLED ON THIS PROJECT AS WELL AS ANY ADDITIONAL COUNTY AND LOCAL JURISDICTION REQUIRING ADDITIONAL DATA, CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER TO CERTIFY APPLICATION OF SAID PRODUCT IN ACCORDANCE TO THE CODE HAVING JURISDICTION.

9- THE GENERAL CONTRACTOR SHALL PREPARE AND MAINTAIN THROUGHOUT THE LENGTH OF TIME CONSTRUCTION A FULL AND CURRENT SET OF ACCURATE "AS-BUILT" DRAWINGS. UPON COMPLETION OF THE PROJECT, SUCH DRAWINGS WILL BE PRESENTED TO THE OWNER FOR HIS PERMANENT RECORDS.

10- THE GENERAL CONTRACTOR, UPON COMPLETION OF THE PROJECT, SHALL PROVIDE AN OWNER'S MANUAL THAT INCLUDES ALL MANUFACTURER'S WARRANTIES, EQUIPMENT AND PRODUCT INFORMATION, SUBCONTRACTOR CONTACT DATA, AND A BUILDING MAINTENANCE AND PROCEDURE SCHEDULE. MAINTENANCE PROCEDURES SHOULD INCLUDE REGULAR INSPECTIONS OF ALL EXTERIOR OPENINGS (DOORS, WINDOWS AND VENTS), ROOFING, FLASHING, PENETRATIONS, SEALANTS, JOINTS, THRESHOLDS, SPECIALTY ITEMS, ETC. FOR WATER PROTECTION. TIMING OF REQUIRED SCHEDULED MAINTENANCE INSPECTIONS SHALL BE INDICATED. THE ARCHITECT RECOMMENDS EVERY 6 MONTHS.

11- THE OWNER SHALL PROVIDE PROPER LONG TERM MAINTENANCE OF STRUCTURES AS INDICATED IN THE GENERAL CONTRACTOR'S MAINTENANCE PROCEDURES AND SCHEDULE DESCRIBED ABOVE.

12. THE GENERAL CONTRACTOR SHALL PROVIDE A FIELD SUPERVISOR THAT HAS THE PROPER SKILLS TO BE USED EFFICIENTLY THROUGHOUT THE DURATION OF THE PROJECT (PER THE FLORIDA CONTRACTORS MANUAL, LATEST EDITION, CHAPTER 10 PROJECT MANAGEMENT). THEY MUST KNOW AND UNDERSTAND THE COMPLETE TECHNICAL CONSTRUCTION PROCESS, THEY MUST POSSES GOOD HUMAN RELATIONS AND COMMUNICATION SKILLS AND THEY MUST BE ABLE TO UNDERSTAND THE CONCEPTUAL INTENT OF THE PROJECT IN ORDER TO PROPERLY INTERPRET THE CONSTRUCTION DOCUMENTS. CONTRACT DOCUMENTS ARE INCLUSIVE OF ALL LOCAL AND FEDERAL LAWS, CODES, ORDINANCES, ETC. THAT APPLY TO THE PROJECT, IN ADDITION TO THE OWNER'S REQUIREMENTS, PERMIT DRAWINGS, SHOP DRAWINGS AND SPECIFICATIONS.

13. THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL MAINTAIN THE APPROVED PERMIT SET OF DRAWINGS, SHOP DRAWINGS, PRODUCT SUBMITTALS, REQUEST FOR INFORMATION RESPONSES, PROJECT LOG FOR DAILY ACTIVITY AND WEATHER CONDITIONS.

14. THE GENERAL CONTRACTOR'S FIELD OFFICE SHALL HAVE AND MAINTAIN A RECENT SET OF BUILDING CODE BOOKS PERTAINING TO THE PROJECT. ALL FIELD PERSONNEL SHALL BE FAMILIAR WITH ALL CODES IN ORDER TO ADDRESS AN INSPECTION VIOLATIONS AT THE TIME OF INSPECTIONS.

DIVISION 2 - SITE WORK

1- CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO PERMITTING AND SHALL SUBMIT REPORT TO ARCHITECT AND OWNER. CONTRACTOR SHALL PROVIDE COMPACTION FOR WALKWAYS, FLATWORK AND DRIVEWAYS AS REQUIRED.

2- THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL BE HELD TO HAVE VISITED THE SITE OF THE WORK AND TO HAVE EXAMINED THE EXISTING CONDITIONS OF THE SAME AND THE SITUATIONS UNDER WHICH THEY ARE TO WORK AND TO HAVE ACCOUNTED FOR SAME IN THEIR BIDS.

3- ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT FROM THE OWNER SUCH "EXISTING" INFORMATION SHALL BE CONSIDERED AS SHOWN SCHEMATICALLY ONLY, AND SHALL BE FIELD VERIFIED BY ALL CONTRACTORS TO SIZE, LOCATION AND MATERIAL.

4- ALL AREAS ADJACENT TO WORK WHICH HAVE BEEN ALTERED AND/OR DAMAGED SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.

5- ANY AND OR ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANTING MATERIALS, ETC., SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.

DIVISION 3 - CONCRETE

1- CONCRETE FINISH SHALL BE LEVEL AND/OR PITCHED PROPERLY. FINISH OF ALL EXTERIOR SURFACE CONCRETE SHALL BE BROOM FINISH.

2- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FLOOR AND ROOF SYSTEM TO THE ARCHITECT AND ENGINEER PRIOR TO START OF CONSTRUCTION FOR THEIR REVIEW AND COORDINATION. IF SUCH SHOP DRAWINGS ARE NOT SUBMITTED TO THE ARCHITECT AND ENGINEER PRIOR TO THE START OF CONSTRUCTION, THE RESPONSIBILITY OF THE COORDINATION AND/OR ANY CORRECTIONS WHICH MAY OCCUR ARE THE RESPONSIBILITY OF THE CONTRACTOR.

3- THE ARCHITECT AND ENGINEER ACCEPT NO RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF THE APPROVED TRUSS DRAWINGS, AND THE TRUSS ENGINEERING SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, HAS BEEN COMPLETED PRIOR TO THE START OF CONSTRUCTION.

DIVISION 6 - WOOD AND PLASTICS

1- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, INCLUDING TRUSS PROFILES, FRAMING PLAN AND CERTIFICATION BY A FLORIDA REGISTERED ENGINEER, TO THE ARCHITECT AND OWNER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL REVIEW OF SUCH SHOP DRAWINGS BY THE ARCHITECT AND OWNER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.

2- THE TRUSS LAYOUT SHOWN IS SCHEMATIC IN NATURE HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL COMPLY WITH THE FINAL TRUSS DESIGNERS LAYOUT.

3- THE FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND AUTHORIZE STRUCTURAL REVISIONS ACCORDINGLY.

4- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE TREATMENT NOT HAVING CCA (CHOMATED COPPER ARSENATE). PROVIDE ALTERNATE TREATMENT AS APPROVED BY THE EPA (ENVIRONMENTAL PROTECTION AGENCY) FOR THIS PURPOSE.

DIVISION 8 - DOORS AND WINDOWS

1- ALL EXTERIOR WINDOWS, DOORS, AND SLIDING GLASS DOORS WILL BE APPROVED HURRICANE WINDOWS AND DOORS.

2- EVERY BATHROOM DOOR LOCK SHALL BE IN COMPLIANCE WITH NFPA 101-24-2.4.5 AND CLOSET DOOR LATCH PER NFPA 101-24-2.4.4.

3- NO DOUBLE TWO SIDED LOCKS ON ENTRANCE DOORS.

4- WINDOW AND DOOR BUCKS ARE CONSIDERED AS FILLERS AND THE WINDOW AND/OR DOOR SHALL BE SECURED TO THE STRUCTURE THROUGH THE BUCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS.

5- GLASS IN DOORS AND/OR ADJACENT TO DOORS SHALL BE TEMPERED.

6- CONTRACTOR SHALL PROVIDE FOR PERMIT ALL CODE REQUIRED PRODUCT APPROVALS FOR ALL EXTERIOR WINDOWS AND DOORS.

7- FRONT DOOR AND GARAGE DOOR SHALL MEET WIND PRESSURES, IMPACT TEST, WIND CYCLE TESTS, ETC. AS REQUIRED BY GOVERNING BUILDING CODE. THE FRONT DOOR SHALL BE DESIGNATED EMERGENCY EXIT.

8- ALL EXTERIOR DOORS AND DOOR INTO GARAGE SHALL HAVE WEATHER STRIPPING AND A METAL THRESHOLD.

9- THE SECOND MEANS OF EGRESS SHALL COMPLY WITH NFPA 101-24-2.2.3 AND SHALL HAVE A CLEAR MINIMUM OPENING OF NOT LESS THAN 5.7 S.F. (MIN. 20" W. AND 24" H.). THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. IF WINDOW SILL AT UPPER FLOORS IS LESS THAN 36" ABOVE ADJACENT FLOOR, PROVIDE SAFE GUARD AT 42" A.F.F. AS SPECIFIED IN F.B.C. 1015.8.3

DIVISION 9 - FINISHES

1- FINISHES SHALL BE MINIMUM CLASS C.

2- FLOOR AND BASE IN BATHROOMS SHALL BE OF IMPERVIOUS MATERIALS.

3- ALL STEEL COLUMNS, PLATES AND STEEL ANGLES SHALL BE FACTORY PRIMED. ALL EXPOSED STEEL SHALL BE PAINTED PRIOR TO COVERING UP.

4- PROVIDE SEALANT/CAULK BETWEEN DISSIMILAR MATERIALS, SUCH AS BUT NOT LIMITED TO WOOD FASCIA AND STUCCO OVERHANGS, ETC.

5- PROVIDE A 3-COAT (PRIME AND 2 FINISH), SEVEN YEAR WARRANTY, PAINT BY QUALITY PAINT MANUFACTURER. CONTRACTOR AND OWNER TO MAINTAIN INTEGRITY OF PAINT SYSTEM TO PROTECT THE EXTERIOR AS A VAPOR BARRIER.

DIVISION 12 - FURNISHINGS

1- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR OWNERS REVIEW FOR ALL OR ANY CABINETRY, BUILT-INS, TRIM, DOORS, WINDOWS, MATERIALS, CUSTOM FEATURES, ETC. THAT ARE SHOWN ON DRAWINGS. ALL INTERIOR WINDOWS, DOORS AND OPENINGS SHALL BE CASED WITH TRIM.

2- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SAFETY GLAZING THAT ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

DIVISION 15 - MECHANICAL

1- PLUMBING AND HVAC CONTRACTOR SHALL VERIFY ALL LOCATIONS/SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

2- HVAC CONTRACTOR SHALL PROVIDE ALL NECESSARY DOCUMENTATION AND PRODUCT SPECIFICATIONS TO OBTAIN A BUILDING PERMIT AND COMPLETE SUCH WORK AS REQUIRED BY MECHANICAL - CURRENT EDITION - F.B.C. AND THE DRAWING SPECIFICATIONS.

3- PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF ALL FIXTURES THAT HAVE BEEN SPECIFIED BY OWNER AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME, MAINTAIN MINIMUM PLUMBING - CURRENT EDITION - F.B.C. PLUMBING CLEARANCES BETWEEN TOILET FIXTURES AND ADJACENT WALL, CABINETRY AND/OR PLUMBING FIXTURE.

4- PLUMBING CONTRACTOR SHALL COORDINATE ALL VERTICAL STACKS TO BE DIVERTED TO THE REAR OF ROOF RIDGE. SUCH VERTICAL STACKS SHALL BE PAINTED TO MATCH ROOFING COLOR.

5- PROVIDE SHUT-OFF VALVES AT ALL BATHROOMS AS REQUIRED BY F.B.C. PLUMBING SECTION 604.10.2.

6- PROVIDE AIR CHAMBERS AT ALL FIXTURE BRANCHES.

7- WATER CONSUMPTION IN PLUMBING FIXTURES SHALL COMPLY WITH TABLES 604.4 AND 604.5 OF THE F.B.C. PLUMBING.

8- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROTECTED WITH ANTI-SCALD CONTROL VALVE.

DIVISION 16 - ELECTRICAL

1- ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS/SIZES OR THEIR OUTLETS, SUPPLIES AND CHASE AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.

2- ALL WIRE SIZES BASED ON COPPER.

3- ALL BATHROOMS, GARAGE, UTILITY ROOM, KITCHEN COUNTER AND EXTERIOR W.P. RECEPTACLES SHALL HAVE G.F.I. CIRCUITS.

4- ALL SERVICE AND FEEDER WIRING SHALL BE COPPER.

5- PROVIDE W.P. DISCONNECTS AT ALL A/C COMPRESSORS, SPRINKLER PUMPS, POOL PUMPS AND ALL EXTERIOR EQUIPMENT.

6- WIRE AND BREAKER SIZING FOR ALL APPLIANCES AND EQUIPMENT SHALL BE AS MANUFACTURERS NAME PLATE REQUIREMENTS AND THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY SUCH INFORMATION PRIOR TO INSTALLATION OF ELECTRICAL ROUGH. IF SUCH REQUIREMENTS DIFFER FROM THE PROPOSED ELECTRICAL SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF THE DISCREPANCY PRIOR TO ELECTRICAL ROUGH.

7- ALL LIGHTING ABOVE TUB AND SHOWER SHALL BE WATERPROOF AND VAPOR PROOF. PROVIDE G.F.C.I. IF WITHIN 6' RADIUS OF TOP OF TUB.

8- CLOSET LIGHTS SHALL COMPLY WITH N.E.C. ARTICLE 410-8.

9- MINIMUM 22,000 ACI RATING FOR ALL SERVICE EQUIPMENT.

10- CIRCUIT FOR SMOKE DETECTOR SHALL BE ON THE LIGHTING CIRCUIT OF KITCHEN OR BATH.

NOTE: APPLICATION SUCH STUCCO FINISH SHALL BE INSTALLED PER THE FLORIDA BUILDING CODE 2017 REQUIREMENTS, SECTION 703.

CODE INFORMATION

PROJECT DESCRIPTION: TWO STORY FAMILY HOUSE CONSTRUCTED OF MONOLITHIC FOUNDATION, FLOOR SLAB AND PRE ENGINEERED ROOF TRUSS. METAL ROOF TRUSSES AT ARCHITECTURAL FEATURES.

APPLICABLE CODES: 2014 FLORIDA BUILDING CODE RESIDENTIAL, FLORIDA FIRE PREVENTION CODE 6TH ED.

OCCUPANCY CLASSIFICATION (F.B.C. CHAPTER 3): GROUP R-2 (RESIDENTIAL)
BUSINESS (LEASING OFFICE)

TYPE OF CONSTRUCTION (F.B.C. CHAPTER 6): TYPE IIIB (FULLY SPRINKLERED - NFPA 13R SYSTEM))

602.3 TYPE III. TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.
FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS.

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

	REQUIRED	PROPOSED
- PRIMARY STRUCTURAL FRAME:	0	0
- BEARING WALLS		
EXTERIOR:	2	2
INTERIOR:	0	1
- NONBEARING WALLS AND PARTITIONS		
EXTERIOR:	0	0
INTERIOR:	0	0
- FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	0	1
- ROOF CONSTRUCTION AND SECONDARY MEMBERS:	0	1
- TENANT SEPARATION WALLS	1	1 (SECTION 709)

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (F.B.C. CHAPTER 4):

CHAPTER 3 BUIDLDING PLANNING :

SECTION 301 DESIGN CRITERIA

TABLE R301.2(4) - ULTIMATE DESIGN WIND SPEEDS OF 170 MPH

FIGURE R310.2(7) - COMPONENTS AND CLADDING PRESSURE ZONES. TABLE R301.2(4) GARAGE DOOR WIND LOADS. 16' X 7' DOOR, 170 MPH, +26.6, -29.4

R301.2.1.2 PROTECTION OF OPENINGS.- EXTERIOR GLAZED OPENINGS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996 AND ASTM E1886 AS MODIFIED IN SECTION 301.2.1.2.1, TAS 201, 202 AND 203, OR AAMA 506, AS APPLICABLE. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.

1. OPENING IN SUNROOMS, BALCONIES OR ENCLOSED PORCHES CONSTRUCTED UNDER EXISTING ROOFS OR DECKS ARE NOT REQUIRED TO BE PROTECTED PROVIDED THE SPACES ARE SEPARATED FROM THE BUILDING INTERIOR BY A WALL AND ALL OPENINGS IN THE SEPARATING WALL ARE PROTECTED IN ACCORDANCE WITH THIS SECTION. SUCH SPACE SHALL BE PERMITTED TO BE DESIGNED AS EITHER PARTIALLY ENCLOSED OR ENCLOSED STRUCTURES.
2. STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF 720 SQUARE FEET (67 M2) OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WIND-BORNE DEBRIS IMPACT STANDARD OF THIS CODE.

SECTION 302 FIRE RESISTANT CONSTRUCTION:

TABLE R302.1 EXTERIOR WALLS

EXTERIOR WALL ELEMENTS		MIN. FIRE–RESISTANCE RATING	MIN. FIRE SEPARATION RATING	PROVIDED
WALLS	NON FIRE–RESISTANCE RATE	0 HRS	3 FT.	5'–0"
PROJECTIONS	NON FIRE–RESISTANCE RATE	0 HRS	3 FT.	3'–0"
OPENING IN WALLS	UNLIMITED	0 HRS	3 FT.	5'–0"
PENETRATIONS	ALL	NONE REQUIRED	3 FT.	5'–0"

R302.11 FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.

SECTION R303 LIGHT VENTILATION AND HEATING

R303.1 HABITABLE ROOMS - HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. THE OPEN-ABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

	SPACE S.F.	S.F. OF LIGHT	REQUIRED AGGREGATED GLAZING AREA	PROVIDED % AGGREGATED GLAZING AREA
LIVING/KITCHEN	486.9	157.8	MIN 8%	32.4
MASTER BEDROOM	161.3	30	MIN 8%	18.6
BEDROOM #2	124.4	15	MIN 8%	12.1
BEDROOM #3	134.1	15	MIN 8%	11.2
BEDROOM #4	92.9	15	MIN 8%	16.1
TOTAL	999.6	232.8		23.3

R303.3 BATHROOMS - BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET (0.3 M2), ONE-HALF OF WHICH MUST BE OPEN-ABLE.

	MINIMUM SQUARE FEET OF WINDOW	PROVIDED SQUARE FEET OF WINDOW
BATHROOM	3 SQ. FT.	7.125 SQ.FT.

R303.7 INTERIOR STAIRWAY ILLUMINATION - INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 SPACE REQUIRED - FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SECTION R309 GARAGE AND CARPORTS

R309.1 FLOOR SURFACE - GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.
THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. PROVIDE 1/8" FT. SLOPE.

R309.4 AUTOMATIC GARAGE DOOR OPENERS - AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENING

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENING - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1- MINIMUM OPENING AREA - EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

R310.2.2 - WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR

SECTION R311 MEANS OF EGRESS

R311.1 MEANS OF EGRESS - DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R311.2 EGRESS DOOR - NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

FIRE PROTECTION SYSTEMS (F.B.C. CHAPTER 9):

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

[F] 903.2.8 GROUP R. AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

(AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN PROVIDED - SEE FIRE SPRINKLER PLANS)

GRAPHIC SYMBOLS

ABBREVIATIONS

A.B.	ANCHOR BOLTS
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
A.D.A.	AMERICAN DISABILITY ACT
ADJ.	ADJACENT
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
ANOD.	ANODIZED
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
ALUM.	ALUMINUM
B.C.H.A.	BROWARD COUNTY HOUSING AUTHORITY
BOT.	BOTTOM
BM.	BEAM
BTWN.	BETWEEN
BLKG.	BLOCKING
BLK.	BLOCK
B.U.R.	BUILT-UP ROOF
C.B.S.	CONCRETE BLOCK STRUCTURE
CEM.	CEMENT
C.M.U.	CONCRETE MASONRY UNIT
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
C.T.	CERAMIC TILE
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
DEMO.	DEMOLITION
DET.	DETAIL
DR.	DOOR
DN.	DOWN
D.S.	DOWNSPOUT
D.W.	DISH WASHER
DWG.	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRIC
ELEV.	ELEVATOR
E.P.	ELECTRIC PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXP.	EXPANSION
EXIST.	EXISTING
EXT.	EXTERIOR
E.S.P.	ELECTROSTATIC PAINT
F.B.C.	FLORIDA BUILDING CODE, LATEST EDITION
F.F.	FINISHED FLOOR
F.H.A.	FAIR HOUSING ACT
FIN.	FINISH FIX. FIXTURE
FLR.	FLOOR
FLUOR	FLUORESCENT
FP&L	FLORIDA POWER AND LIGHT
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS
GYP.BD.	GYPSUM BOARD
H.C.	HANDICAPPED
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
H.R.	HORIZONTAL ROLLER
HR.	HOUR
H.S.	HORIZONTAL SLIDER
INSUL.	INSULATION
INSTAL.	INSTALLATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LVR.	LOUVER
L.P.	LOW POINT
LUM.	LUMINOUS
L.W.I.C.	LIGHTWEIGHT INSULATING CONCRETE
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MFGR.	MANUFACTURER
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED
MTL.	METAL
M.T.	METAL THRESHOLD
N.F.P.A.	NATIONAL FIRE PROTECTION AGENCY
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
O.H.	OVERHEAD
PART.	PARTITION
P.K.A.	PASQUALE KURITZKY ARCHITECTURE INC.
PL.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
P & P	PRIMED AND PAINTED
PROV.	PROVIDE
P.T.	PRESSURE TREATED
RAD.	RADIUS
R.	RISER
REQ.	REQUIRED
REV.	REVISION
R.O.W.	RIGHT OF WAY
R.C.	RAIN CONDUIT
REFL.	REFLECTED
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCH.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STL.	STEEL
STN.	STAIN(ED)
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.	TREAD
T.B.	TOWEL BAR
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK
T.O.	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VENT.	VENTILATION
VERT.	VERTICAL
W/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
W.W.F.	WELDED WIRE FABRIC

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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

05-08-19 ISSUED FOR BIDDING

MODEL B

CODE
REQUIREMENTS

A-0.1

CONSTRUCTION DOCUMENTS

OVERALL SITE PLAN

SCALE 1" = 20'-0"

OVERALL SITE ELEVATIONS

SCALE 1" = 20'-0"

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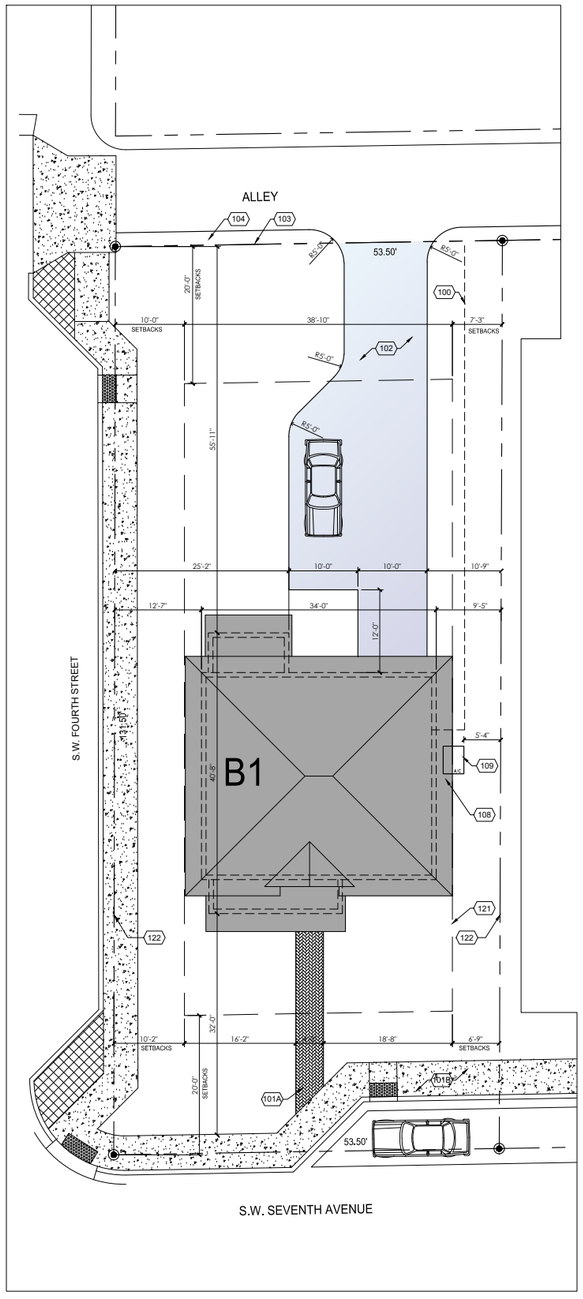
OVERALL
SITE PLAN

A-1.0
CONSTRUCTION DOCUMENTS



SITE PLAN
SCALE 1" = 10'-0"

CONSTRUCTION NOTES

1 CONTRACTORS AND SUB-CONTRACTORES SHALL CONSTRUCT THE BUILDING IN ACCORDANCE WITH ALL CODES, REGULATION AND RESTRICTION, HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR THE SAME.

2 ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO ANY CONSTRUCTION BY THE CONTRACTOR AND/OR -CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND PROJECT MANAGER OR ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. IF CONTRACTOR AND/OR SUB-CONTRACTOR ELECTS NOT TO NOTIFY THE ARCHITECT OR PROJECT MANAGER, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.

3 TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, WHICH SHALL INCLUDE TRUSS PROFILES, FRAMING PLAN AND CERTIFICATION BY A FLORIDA REGISTERED ENGINEER TO THE ARCHITECT AND PROJECT MANAGER. TRUSS MANUFACTURER SHALL NOT START FABRICATION UNTIL APPROVAL OF SUCH SHOP DRAWINGS BY THE ARCHITECT AND PROJECT MANAGER IS ISSUED. TRUSS MANUFACTURER IS RESPONSIBLE FOR SUPPLYING THE TRUSS ENGINEERING INDICATING GRAVITY LOADS AND UP-LIFT LOADS AND ENGINEERED TRUSS HARDWARE AND ANCHORAGE REQUIREMENTS FOR TRUSS TO TRUSS CONNECTIONS.

4 CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTION AND SHALL SUBMIT REPORT TO ARCHITECT AND PROJECT MANAGER. FOUNDATION IS DESIGNED FOR SOIL BEARING OF 2400 P.S.F.

5 ALL WOOD BEAMS, HEADERS AND JOISTS SHALL HAVE A MINIMUM ALLOWABLE Fb OF 1250 PSI. ALL STUDS IN BEARING WALL SHALL BE NO. 2 DEN. KD15.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.

6 PROVIDE A MINIMUM OF (2) 2" x 4" WOOD STUDS UNDER ALL BEAMS, HEADERS AND TRUSS GIRDERS. REFER TO FRAMING PLAN AND/OR TRUSS PLACEMENT PLAN FOR SPECIFIC LOCATIONS. ALL MULTIPLE WOOD STUD POSTS SUPPORTING BEAMS OR GIRDERS SHALL BE STRAPPED TOGETHER AT TOP, MIDDLE AND BOTTOM.

7 PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF FIXTURES WITH FIXTURES THAT HAVE BEEN SPECIFIED AND SHALL BE RESPONSIBLE FOR THE SAME.

8 CONCRETE SHALL OBTAIN THE FOLLOWING STRENGTHS IN 28 DAYS:
MONO FOUNDATIONS 2,500 P.S.I.
BEAMS 3,000 P.S.I.

FOR BOND BEAMS AND REINFORCED COLUMNS, REFER TO NOTE 9.

9 DESIGN OF MASONRY IS BASED ON THE ENGINEERED MASONRY CRITERIA OF THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ISSUED BY AMERICAN CONCRETE INSTITUTE, ACI 530.
DESIGN COMPRESSIVE STRENGTH f' = 1500 P.S.I
GROUT: ASTM C476 3000 P.S.I. 28 DAY COMPRESSIVE STRENGTH CONTAINING PEA AGGREGATE. GROUT MIX SHALL BE PROPORTIONED WITH 8 SACKS OF CEMENT PER CY. AND PROVIDE 8" - 9" SLUMP.
MORTAR MIX: ASTM C270, TYPE S AND M
fm = 1800 P.S.I. ONE STORY DWELLINGS
fm = 2500 P.S.I. TOW STORY DWELLINGS
CONCRETE MASONRY LIMITS: ASTM C90, TYPE I, NORMAL WEIGHT 2000 P.S.I. COMPRESSIVE STRENGTH FOR U-BEAM AND BOND BEAM UNITS
STEEL REINFORCEMENTS: ASTM 615, GRADE 60 K.S.I.

10 PROVIDE LEAN-OUT / INSPECTION BLOCKOUTS AT BASE OF ALL VERTICAL FILLED CELLS. VERTICAL REINFORCEMENT SHALL BE SECURED TO FOUNDATION DOWELS AND BOND BEAMS TO PREVENT DISPLACEMENT DURING HIGH-LIFT GROUTING OPERATIONS.

11 MINIMUM LENGTH OF LAP SPICES SHALL BE 48 BAR DIAMETERS IN INCHES. SPLICES OF HORIZONTAL REINFORCEMENT SHALL OCCUR ONLY AT REINFORCEMENT MASONRY COLUMNS. CORNER BARS SHALL BE PROVIDED AT THE CORNERS OF ALL BOND BEAMS.

12 DESIGN LOADING IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
DESIGN LOADING:
DESIGN WIND VELOCITY: 120 MPH
ROOF LIVE LOAD : 20 P.S.F.
NET ROOF UPLIFT : 12 P.S.F. ONE STORY DWELLING
: 14 P.S.F. TWO STORY DWELLING
FLOOR LIVE LOAD: 40 P.S.F.
SOIL BEARING PRESSURE: 2500 P.S.F.

13 ALL BOND BEAMS WITH BOTTOM STEEL, EXTEND 6" BEYOND OPENING AT EACH END.

14 FILL CELLS AT ALL MASONRY OPENING FULL HEIGHT.

15 PROVIDE STANDARD HOOK 12 BAR DIAMETERS INTO BOND BEAM FOR ALL VERTICAL REINFORCEMENT

SITE PLAN KEYNOTES

100 OVERHEAD SERVICE ENTRANCE: VERIFY CONNECTION LOCATION WITH LOCAL AGENCY.
TELEPHONE
ELECTRICAL
SECURITY
CABLE

101A WALKWAY: 4" CONCRETE SLAB OVER COMPACTED CLEAN FILL WITH CONTROL JOINTS AT 8' O.C., EXPANSION JOINTS AT 20' O.C., LIGHT BROOM FINISH OR PAVERS ON CLEAN COMPACTED FILL.

101B SIDEWALK: SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITY SPECIFICATIONS. PROVIDE 1" PRE-MOLDED FILLER BETWEEN DRIVEWAY AND SIDEWALK..

102 DRIVEWAY: 1" ASPHALT OVER 6" COMPACTED ROCK BASE.

103 EDGE OF ROAD: PAVEMENT (VARIES). CONTRACTOR SHALL VERIFY LIMITS. REFER TO LOCAL CODES FOR DRIVEWAY TO ROAD DETAILS.

104 CONCRETE GUTTER OR CURB: VALLEY GUTTER, REFER TO CIVIL DRAWINGS

108 CONTRACTOR SHALL VERIFY PLACEMENT OF NEW RESIDENCE TO ASSURE THAT IT IS WITHIN THE REQUIRED SET BACK PRIOR TO CONSTRUCTION OF THE FOUNDATION.

109 SITE EQUIPMENT: A/C AND OR POOL EQUIPMENT TO BE INSTALLED WITH MIN. CLEARANCE FROM EACH OTHER AND FROM BUILDING EDGE AS WELL AS MAINTAINING MIN. CLEARANCE FROM PROPERTY SET BACK

117 MAILBOX: REFER TO ENLARGED PLAN FOR SPECIFICATIONS.

120 SITE EASEMENT: REFER TO SURVEY

121 SETBACK: VERIFY WITH LOCAL REQUIREMENTS

122 SITE PROPERTY LINE: REFER TO SURVEY

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MODEL B

SITE PLAN

A-1.1
CONSTRUCTION DOCUMENTS

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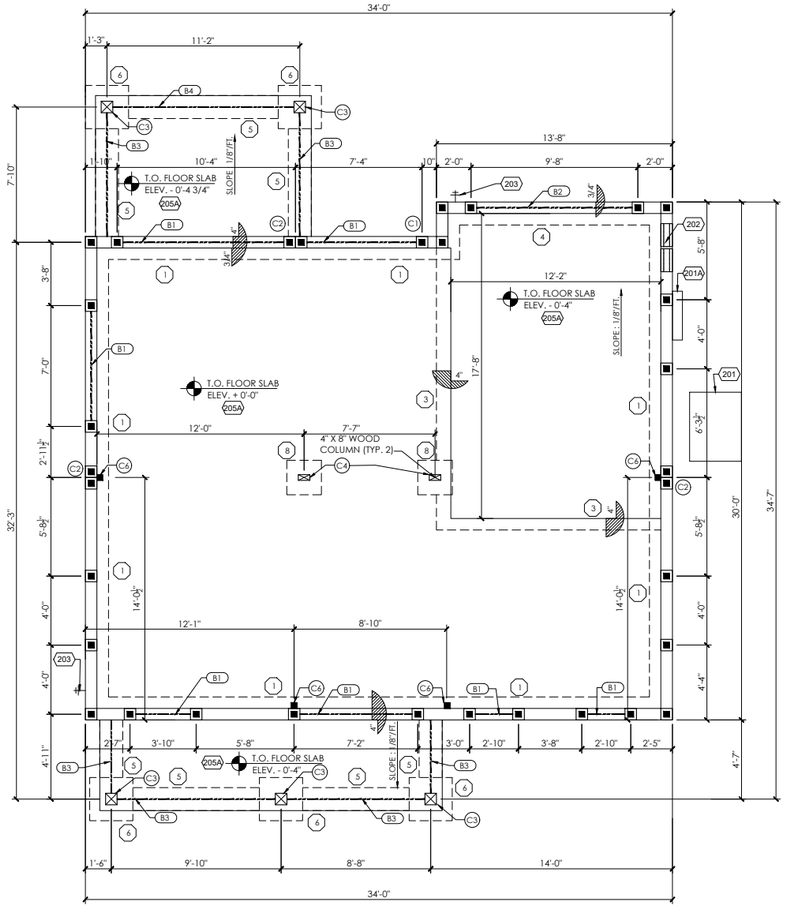
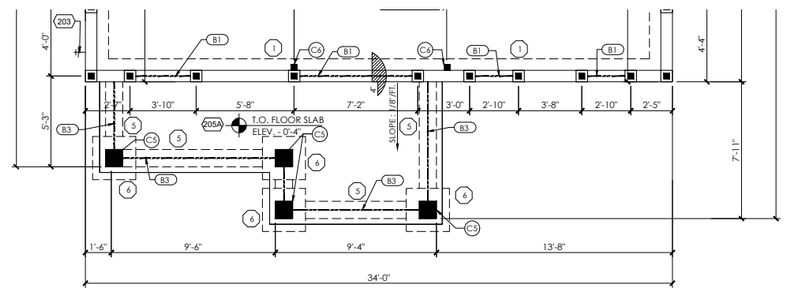


MODEL B1
FOUNDATION, COLUMN & BEAM PLAN
SCALE 1/4" = 1'-0"



MODEL B2 & B3
FOUNDATION, COLUMN & BEAM PLAN
SCALE 1/4" = 1'-0"

FOUNDATION KEYNOTES

201 A/C COMPRESSOR ON 4" CONCRETE SLAB TO BE AT OR ABOVE FINISH FLOOR OF STRUCTURE. REFER TO A/C PLANS FOR SIZE.

201A EQUIPMENT: ELECTRIC METER. REFER TO ELECTRICAL PLANS.

202 MASONRY VENT BLOCK. TWO MINIMUM, 16" X 16" VENT BLOCKS WITH SCREENING, INSTALL CLOSE TO FLOOR, FLUSH WITH ADJACENT GARAGE FLOOR.

203 HOSE BIB. 1/2" WITH VACUUM BREAKER. REFER TO PLUMBING DRAWINGS.

205A CONCRETE SLAB: PORCH, LANAI, AND OR PATIO BROOM FINISH, ON 6 MIL. VAPOR BARRIER,OVER COMPACTED, CLEAN, TERMITE TREATED FILL.

FOUNDATION / SLAB NOTES

1. SEE GENERAL NOTES ON SHEETS S-0.1 AND S-0.2
2. PROVIDE CORNER BARS WHERE ALL FOOTINGS CHANGE DIRECTION AND AT FOOTING INTERSECTIONS. SEE SECTION AND DETAILS FOR FURTHER INFORMATION.
3. SEE ARCH'L. DRAWINGS FOR LOCATION / LIMITS AND CONSTRUCTION INFORMATION FOR INTERIOR NON-BEARING PARTITION WALLS NOT SHOWN ON PLAN.
4. FOR EXTERIOR CONCRETE WALKWAY SLABS (NOT SHOWN) SEE ARCH'L. AND / OR CIVIL DRAWINGS FOR LIMITS THERE OF.
5. ASSUMED TOP OF SLAB ELEVATION SHALL BE 0'-0", U.N.O. SEE ARCH./CIVIL DRAWINGS FOR ACTUAL ELEVATION
6. FLOOR CONSTRUCTION: 4" (TOTAL) CONCRETE SLAB REINFORCED WITH 6x6-W1.4xW1.4 OVER 6-MIL MINIMUM VAPOR BARRIER ON WELL-TAMPED SAND FILL (VIBRO-COMPACTED) (SEE ARCH'L. DRAWINGS AND GEOTECH REPORT).
7. IIIIIIII INDICATES 8", MASONRY WALLS REINFORCED WITH (1)-#4 (VERTICAL) WITH MATCHING DOWELS AT ALL CORNERS, INTERSECTIONS, ENDS OF WALLS AND ADJACENT ALL MASONRY OPENINGS (COORD. SIZES, LOCATIONS AND ELEVATIONS W/ARCH'L. DRWGS.) AND BETWEEN AT 48"O.C. EXTEND VERTICAL REINFORCING BARS TO UPPER MOST CONC. BOND BEAM (GROUT SOLID TOP COURSE W/#5 CONT.) AND TERMINATE WITH STANDARD 90 DEGREE HOOK - 6" CLEAR (MIN.) FROM TOP OF CONC. TIE BEAM.
8. PROVIDE (1)-#4x2'-0"LG. ADDITIONAL REINFORCING AT ALL RE-ENTRANT CORNERS. REINFORCING BAR TO BE CENTERED WITH CONCRETE SLAB THICKESS.
9. REBARS INDICATED IN PLANS SHALL BE EQUALLY SPACED WITHIN AREA INDICATED BETWEEN ARROWS

BEAM SCHEDULE

MK	TYPE	DESCRIPTION
B1		8 X 16 BOND BEAM WITH 1 # 5 REBARS - STANDARD 8 X 8 PERIMETER BEAM TOP 8 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B2		8 X 24 BOND BEAM WITH 2 # 5 REBARS - 8 X 12 PERIMETER BEAM TOP 8 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B3		12 X 16 BOND BEAM WITH 1 # 5 REBAR - 12 X 8 PERIMETER BEAM TOP 12 X 8 PRE-STRESSED LINTEL BOTTOM WITH 1 #5.
B4		12 X 16 BOND BEAM WITH 2 # 5 REBAR - 12 X 8 PERIMETER BEAM TOP 12 X 8 PRE-STRESSED LINTEL BOTTOM WITH 2 #5.

COLUMN SCHEDULE

MK	TYPE	DESCRIPTION
C1		REINFORCED MASONRY COLUMN WITH (1) #5 RB CONCRETE FILLED
C2		8" X 16" REINFORCED MASONRY COLUMN WITH (2) #5 RB CONCRETE FILLED
C3		8" X 8" CONCRETE COLUMN WITH (4) # 5 VERTICAL, # 3 CLOSED STIRRUPS AT 8" OC.
C4		4" X 8" WOOD COLUMN
C5		12" X 12" REINFORCED MASONRY COLUMN WITH 4 # 4 VERTICAL, # 2 STIRRUPS AT 12" OC
C6		4" X 4" WOOD POST; ATTACH TO ADJACENT CMU WALL WITH 1/2" WEDGE ANCHOR @ 48" O.C. (MIN. 3 PER POST); TYP. @ (4) LOCATIONS

NOTE: FILL MASONRY CELL WITH CONCRETE EACH SIDE OF EVERY OPENING.
PERIMETER BEAM: 8 X 8 BOND BEAM BLOCK WITH 1 #5 RB. FILLED WITH 3000 P.S.I. CONCRETE
PRE-CAST / PRE-STRESS CONCRETE LINTELS BY "CAST-CRETE" FECP CORP. LINTELS ARE 8 X 8 "U" SHAPE.
BOND BEAMS NOTED ARE CONCRETE FILLED.

FOOTING SCHEDULE

CALCULATIONS ARE BASED ON 3000 P.S.F. BEARING

MK	TYPE	DESCRIPTION
1		16" X 16" MONOLITHIC CONCRETE FOOTING WITH (2) #5 RB CONTINUOUS WITH DOUBLE MESH 30" LAP
3		4" X 16" STEPPED CONCRETE SLAB WITH (2) #5 RB CONTINUOUS - TYP, AT STEP IN GARAGE SLAB
4		16"" X 16" MONOLITHIC CONCRETE FOOTING WITH (2) 5 RB CONTINUOUS- TYP AT GARAGE/DRIVEWAY- PROVIDE ½" PREMOLDED FILLER
5		16" X 12" MONOLITHIC CONCRETE FOOTING WITH (1) #4 RB CONTINUOUS
6		30" X 30" X 14" CONCRETE FOOTING WITH (3)#5 REBAR EACH WAY BOTTOM
7		12" x 18" CONCRETE FOOTING WITH (2)#5 REBAR AT BEARING WALL ONLY
8		24" X 24" X 12" CONCRETE FOOTING WITH (2)#5 REBAR EACH WAY BOTTOM

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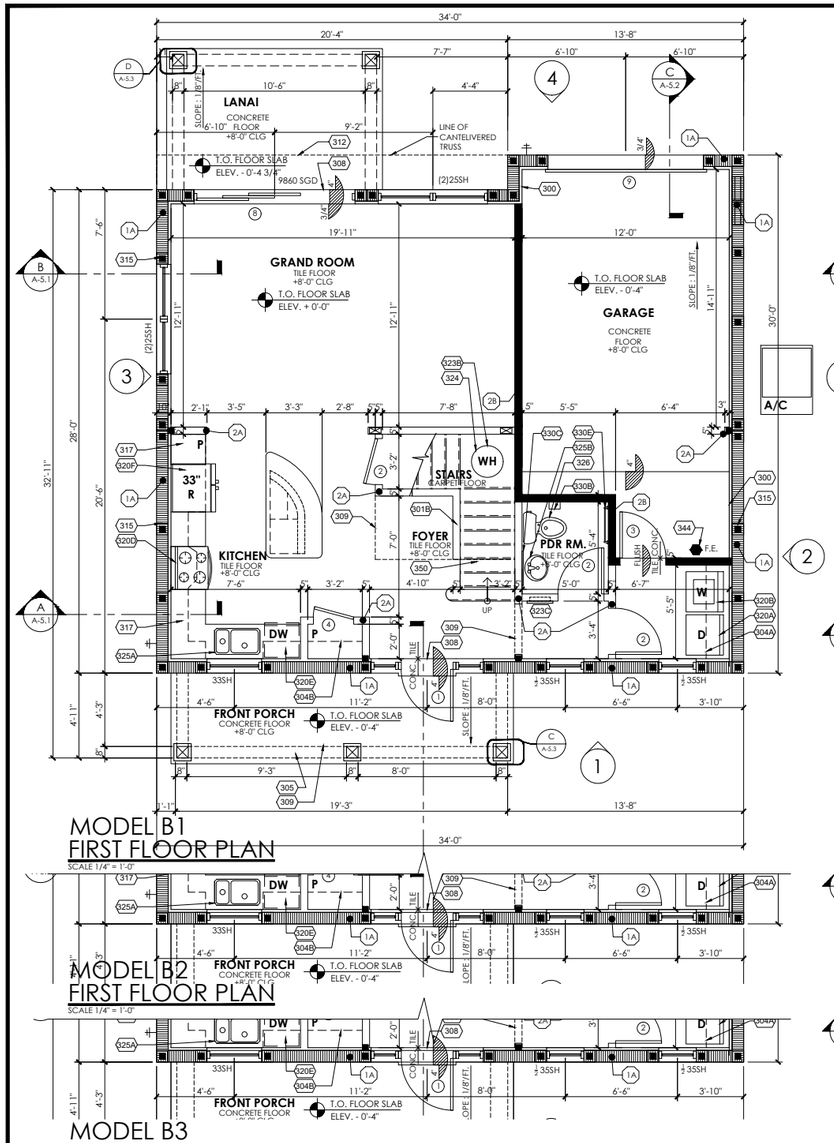
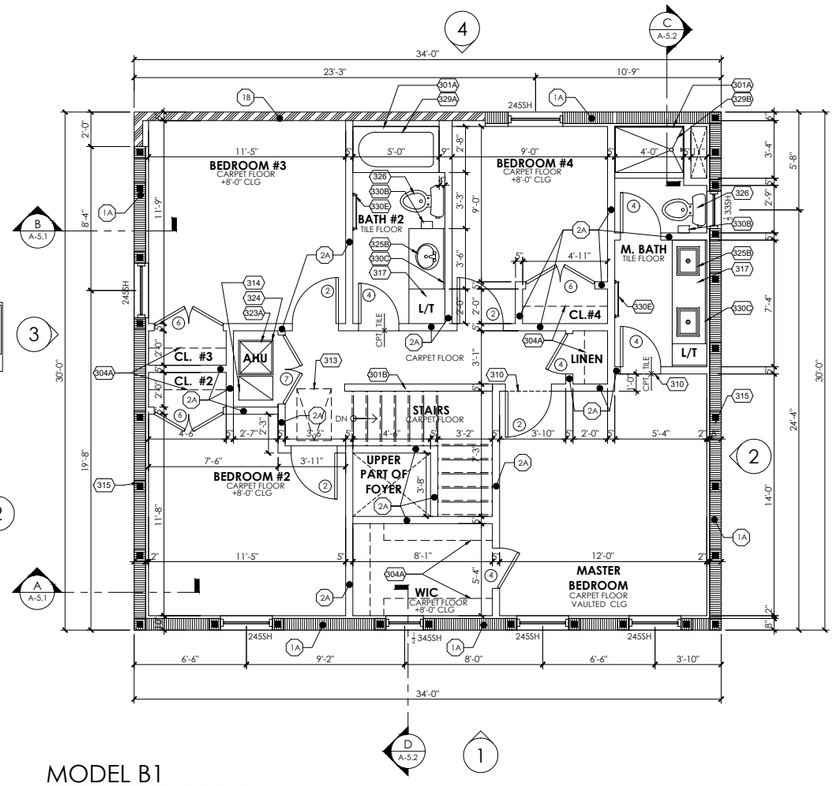
MODEL B

FOUNDATION, COLUMNS & BEAMS

A-2.0
CONSTRUCTION DOCUMENTS

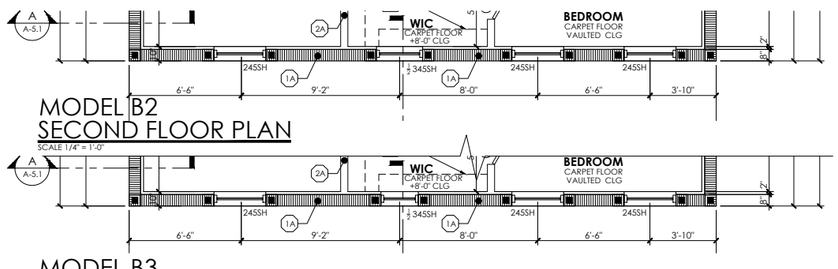


MODEL B1
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



MODEL B1
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

MODEL B2
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



MODEL B2
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

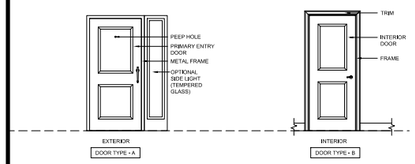
MODEL B3
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

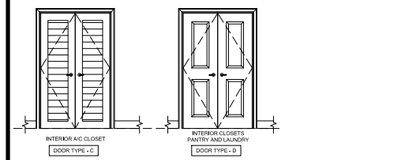
MODEL B3
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

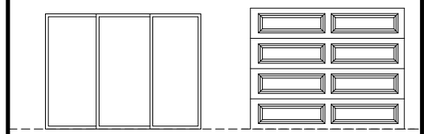
NOTE:
FOR WINDOW AND DOOR
DETAILS, SEE SHEET A-6.0

DOOR SCHEDULE

MARK	SIZE (WIDTH X HEIGHT)	TYPE	FIRE RATE	APPROVED PRESSURE POS./NEG.	REQUIRED PRESSURE POS./NEG.	FRAME	REMARKS
1	3'-0" X 6'-8"	A				MTL	TEMPERED GLASS , WEATHER STRIPPING, AND SIDE LITE
2	2'-8" X 6'-8"	B				WD	
3	2'-8" X 6'-8"	B	45 MIN			WD	SOLID CORE DOOR SOLID WOOD FRAME
4	2'-4" X 6'-8"	B				WD	
5	(2) 2'-6" X 6'-8"	D				WD	
6	(2) 2'-0" X 6'-8"	D				WD	
7	(2) 2'-0" X 6'-8"	C				WD	

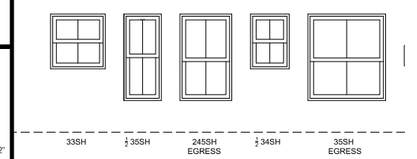


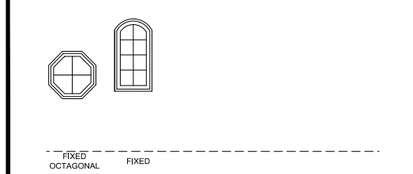




WINDOW SCHEDULE

MARK	CODE SIZE	SIZE	TYPE	REQUIRED PRESSURE POS./NEG.	APPROVED PRESSURE POS./NEG.	PRODUCT APPROVAL NUMBER	GLASS TYPE
		33SH	SH				
		½ 35 SH	SH				
		25SH	SH				
		½ 34SH	SH				
		35SH	SH				
		OCTAGONAL	FIXED				
		-	FIXED				





FLOOR PLAN KEYNOTES

300 WALL FINISH: GYPSUM WALL BOARD WITH FURRING ON MASONRY WALL.

301A WALL, TUB AND SHOWER SURROUND: PROVIDE "DUROROCK" TILE BACKER BOARD, 1/2" THICK, TO CEILING HEIGHT, SECURE WITH 11/4" RUST-RESISTANCE SCREWS AT 8" O.C. AND/OR INSTALL PER MANUFACTURES SPECIFICATIONS.

301B WALL: 42" HIGH WALL WITH CAP. SEE DETAIL 12/A-5.4

302 CEILING: GYPSUM WALL BOARD; 5/8" . PROVIDE MOISTURE RESISTANT IN ALL BATHROOMS, LAUNDRY ROOM AND MECHANICAL CLOSET. FINISH WITH LIGHT ORANGE PEEL.

304A SHELF: ROD AND SHELF. ADJUSTABLE ROD AND SHELF IN BEDROOM CLOSETS. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF LAYOUT FOR OWNERS AND ARCHITECT REVIEW

304B SHELF: 5 SPACED EQUALLY, 20" DEPTH IN LINEN CLOSETS.

305 RAIL: DECORATIVE AT FRONT PORCH. REFER TO DETAILS ON A/5.3 OR A-5.4.

308 THRESHOLD: METAL WITH WEATHER-STRIP AND SWEEP.

309 HEADER: ABOVE

310 CEILING HEIGHT CHANGE

313 ATTIC ACCESS: PULL DOWN STAIR. CONTRACTOR TO PROVIDE PRODUCT FOR REVIEW BY OWNER AND ARCHITECT.

315 COLUMN: REINFORCED MASONRY AND OR CONCRETE

317 MILLWORK: REFER TO ARCHITECTURAL CABINETRY INTERIOR ELEVATIONS. SEE SHEET A-7.0. CONTRACTOR TO PROVIDE SHOP DRAWING AND SAMPLE FOR OWNERS AND ARCHITECT REVIEW.

320A APPLIANCE: DRYER (VENT TO EXTERIOR). SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION EXHAUST CONNECTIONS. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.

320B APPLIANCE: WASHER. SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION FOR WATER AND WASTE CONNECTIONS. REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

320D RANGE WITH MICRO-WAVE OVER: PROVIDE MICRO-WAVE WITH VENTED TO THE EXTERIOR EXHAUST.

320E DISHWASHER - SUPPLIED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE SIZE AND LOCATION FOR WATER AND WASTE CONNECTIONS. REFER TO PLUMBING AND ELECTRICAL DRAWINGS.

320F REFRIGERATOR: COORDINATE DIMENSIONS WITH SELECTED REFRIGERATOR. PROVIDE WATER LINE WITH VALVE BOX. PROVIDE MINIMUM CLEARANCES REQUIRED PER MANUFACTURER.

323A EQUIPMENT: AIR HANDLER UNIT. REFER TO MECHANICAL PLANS FOR SPECIFICATIONS

323B EQUIPMENT: FLOOR MOUNTED ELECTRIC WATER HEATER SUPPLIED AND INSTALLED BY CONTRACTOR. REFER TO PLUMBING SCHEDULE, ELECTRICAL PLUMBING DRAWINGS. CONTRACTOR TO VERIFY SIZE OF DOOR AND CLOSET WITH UNIT PURCHASED PRIOR TO FRAMING.

323C EQUIPMENT: LOCATION OF ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS

323D EQUIPMENT: LOCATION OF ELECTRICAL SERVICE. REFER TO ELECTRICAL. CONTRACT OR IS RESPONSIBLE FOR PROVIDE COORDINATION WITH FPL.

324 DRIP PAN: UNDERNEATH WATER HEATER AND/ OR MECHANICAL EQUIPMENT.

325A SINK KITCHEN: REFER TO PLUMBING SCHEDULE

325B SINK BATHROOM: REFER TO PLUMBING SCHEDULE

326 TOILET: REFER TO PLUMBING SCHEDULE

329A BATHTUB: WITH SHOWERHEAD. REFER TO PLUMBING SCHEDULE

329B SHOWER: PRE-FABRICATED BASE, TILED WALLS TO CEILING. REFER TO PLUMBING SCHEDULE

330B BATHROOM ACCESSORY: TOILET PAPER HOLDER

330C BATHROOM ACCESSORY: MIRROR WITH HIGH QUALITY GLASS AND SILVERING. INSTALL WITH MASTIC AND 'J' CHANNEL AT BASE. PROVIDE SEALANT AT PERIMETER BASE.

330E BATHROOM ACCESSORY: TOWEL BAR

344 FIRE EXTINGUISHER: WALL MOUNTED, PROVIDE EXTINGUISHER IN ACCORDANCE WITH NFPA.

350 PRE-FABRICATED STAIRS: TRADITIONAL RAIL & SPINDLE. FIRST TREAD TO BE STAINED OAK. REMAINDER OF STAIRS TO BE COVERED WITH CARPET TO MATCH UPPER FLOOR. SUBMIT SHOP DWGS FOR APPROVAL.

WALL LEGEND

WALL DESIGNATION	DESCRIPTION
1A	EXTERIOR CONCRETE MASONRY WALL: 2 HOUR RATED, UL# 905. 8" AND/OR 12" C.M.U. WALL WITH 5/8" STUCCO FINISH EXTERIOR AND 1/2" GYPSUM WALL BOARD ON GALVANIZED METAL FURRING AT 24" O.C. INSIDE, WITH MINIMUM R-7.0 (PERMEABLE) INSULATION (FI-FOIL).
1B	EXTERIOR WALL PARTITION: (FOR MODEL B ONLY) 2" X 6" WOOD STUD AT 16" O.C. WITH MID BLOCKING
2A	INTERIOR PARTITION: TYPICAL NON-BEARING INTERIOR PARTITION. SIZE MAY VARY. REFER TO FLOOR PLAN AND DETAIL 2/A-6.2.0 FOR VARIOUS WALL TYPES. PROVIDE SOUND ATTENUATION BLANKETS AROUND ALL ROOF DRAINAGE PIPING WITHIN WALL.
2B	INTERIOR PARTITION: ONE HOUR FIRE RATED PARTITION NON-BEARING: 3 5/8" AND OR 6" METAL STUDS AT 24" O.C. WITH 5/8" TYPE 'X' GYPSUM WALL BOARD ON BOTH SIDES WITH R-11 BATT INSULATION. REFER TO F.B.C. TABLE 37-B#72 FOR CONSTRUCTION REQUIREMENTS.

NOTE:
WALL GRAPHIC ON DRAWING SHOWS A 5" TOTAL WALL

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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

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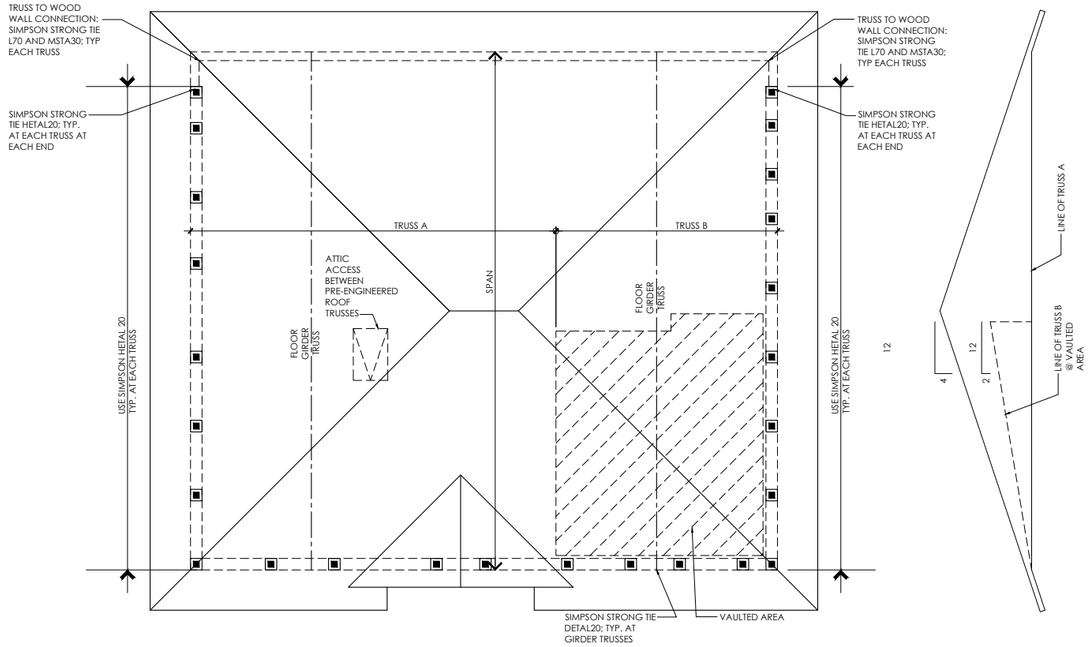
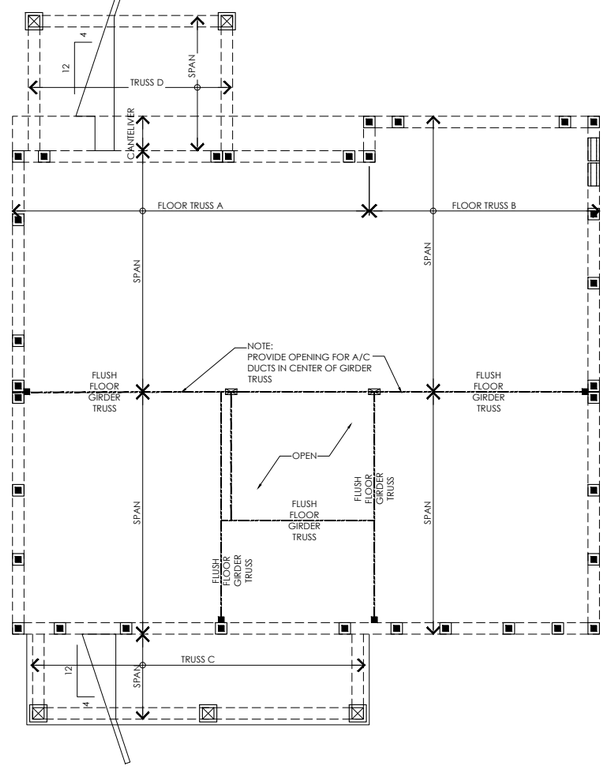
MODEL B

FLOOR PLANS

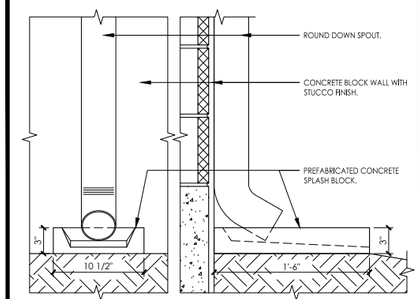
A-2.1
CONSTRUCTION DOCUMENTS



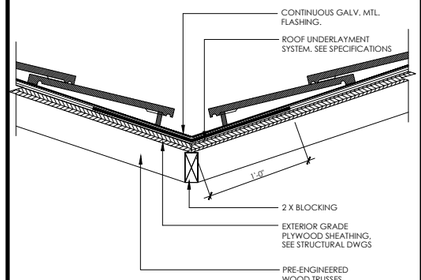
ROOF PLAN
SCALE 1/4" = 1'-0"



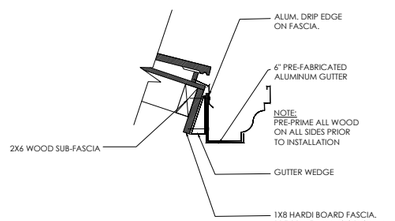
FRAMING & ROOF PLAN
SCALE 1/4" = 1'-0"



1 DOWNSPOUT SPLASH BLOCK
SCALE: 3"= 1'-0" (AT SQUARE TUBE)



2 VALLEY DETAIL
SCALE: 3"= 1'-0"



3 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0"

4 NOT USED
SCALE: NOT TO SCALE

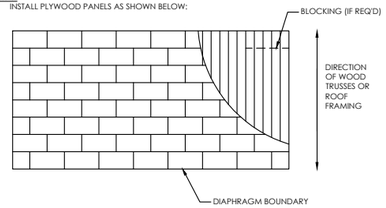
ROOF FRAMING PLAN NOTES

1. TRUSS BEARING = 9'-0" U.N.O.
2. FOR GENERAL STRUCTURAL NOTES SEE SHEETS-S-0.1 AND S-0.2
3. TRUSS SPACING SHALL NOT EXCEED 2'-0" O.C. U.N.O.
4. DO NOT SCALE DRAWINGS. SEE ARCH'L. DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN. VERIFY ALL DIMENSIONS WITH ARCH'L. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
5. PROVIDE LINTELS OVER ALL OPENINGS IN MASONRY WALLS PER DETAIL 10/S-2.1 (COORD. EXACT SIZE, LOCATIONS AND ELEVATIONS THERE OF WITH ARCH'L. DRAWINGS). PROVIDE TEMPORARY SHORING DURING CONSTRUCTION / INSTALLATION IF SPAN IS GREATER THAN 6 (SIX) FEET.
6. SEE FRAMING PLAN FOR TRUSS TIE DOWN CONNECTION (CALL OUT INCLUDE ALL TRUSSES BETWEEN THE ARROWS).
7. TRUSS LAYOUT MAY BE REVISED BY TRUSS MFG. IN CONFORMANCE WITH MFG. STANDARDS. SUBMIT FRAMING PLAN TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION, PLAN SHALL INCLUDE ALL POSITIVE AND NEGATIVE REACTIONS
8. ALL NAILS SHALL BE GALVANIZED OR OTHERWISE RUST RESISTANT (TYPICAL)

PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE

PANEL GRADE	FRAMING / TRUSS SPACING	MINIMUM PANEL THICKNESS	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ OTHER PANEL EDGES	NAIL SIZE	REMARKS
APA RATED SHEATHING EXP 1 OR EQUAL	2'-0" MAX	15/32" NOM	3" @ ZONES 7	6" @ ZONES 6 3" @ ZONES 7	10d RING SHANK	UNBLOCKED DIAPHRAGM ZONE 6 BLOCKED DIAPHRAGM ZONE 7 VALUES SHOWN IN TABLE ARE MINIMUM VALUES PER FBC 2010, REFER TO SECTIONS FOR MORE INFO

NOTES:
1. INSTALL PLYWOOD PANELS AS SHOWN BELOW:



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DRAWN PKA
CHECKED JP

JOSEPH JOHN PASQUALE, JR. AR 0009261
HARLAN L. KURITZKY AR 0009686

CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
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REVISIONS
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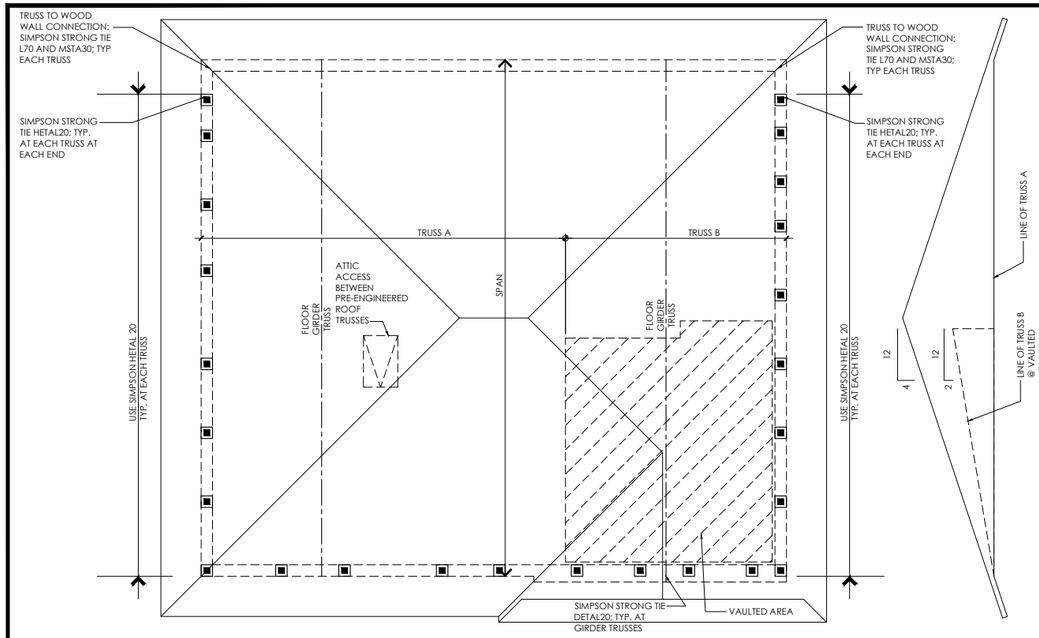
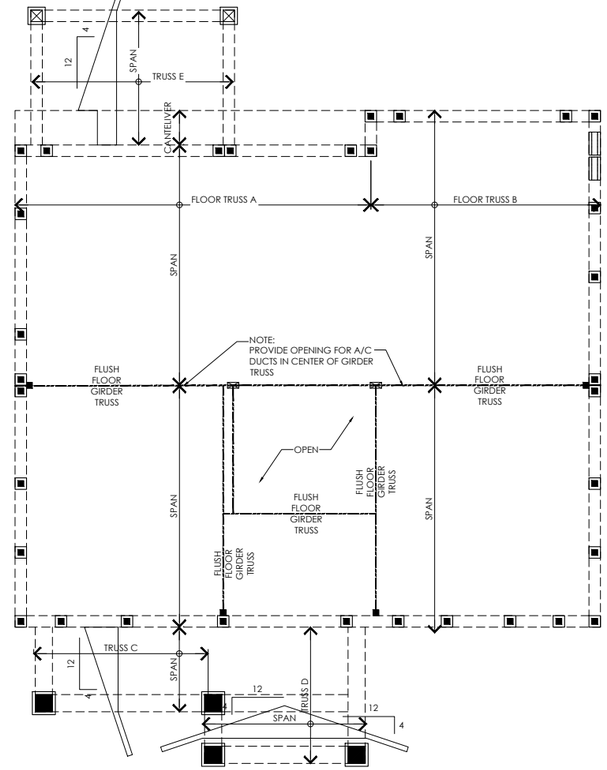
MODEL B

ROOF PLAN

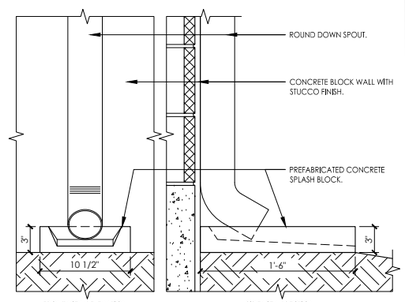
A-3.0
CONSTRUCTION DOCUMENTS



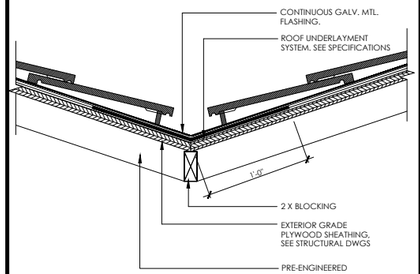
ROOF PLAN
SCALE 1/4" = 1'-0"



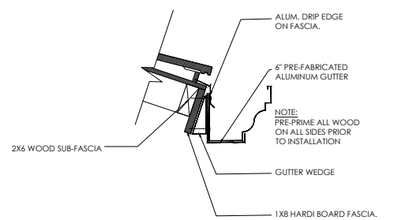
FRAMING & ROOF PLAN
SCALE 1/4" = 1'-0"



1 DOWNSPOUT SPLASH BLOCK
SCALE: 3"= 1'-0" (AT SQUARE TUBE)



2 VALLEY DETAIL
SCALE: 3"= 1'-0"



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SCALE: NOT TO SCALE

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8. ALL NAILS SHALL BE GALVANIZED OR OTHERWISE RUST RESISTANT (TYPICAL)

PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE

PANEL GRADE	FRAMING / TRUSS SPACING	MINIMUM PANEL THICKNESS	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ OTHER PANEL EDGES	NAIL SIZE	REMARKS
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NOTES:
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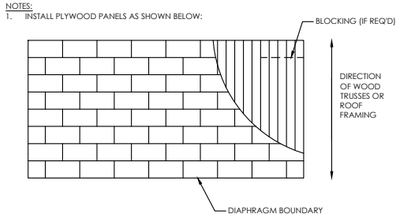

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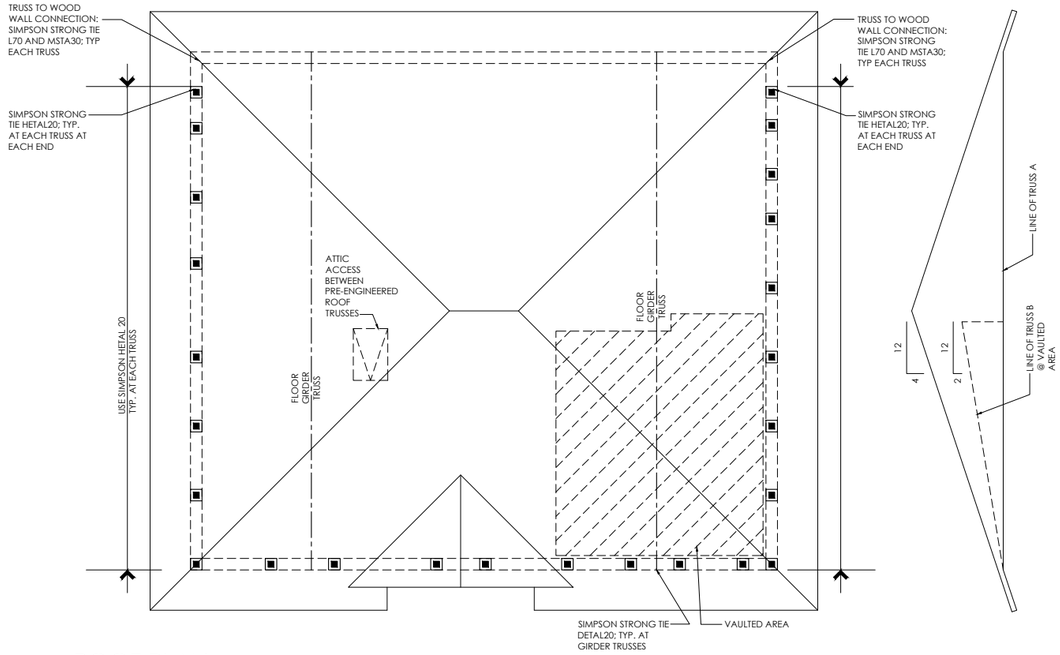
MODEL B

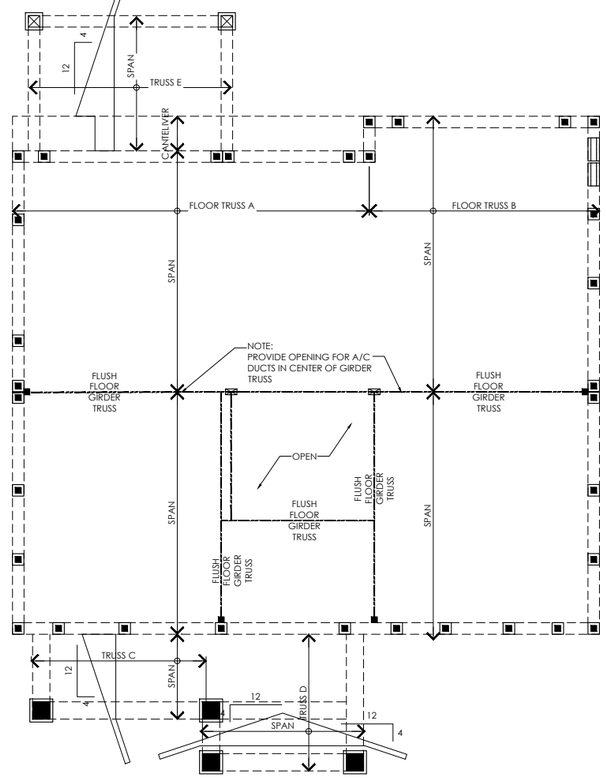
MODEL B2
ROOF PLAN

A-3.1
CONSTRUCTION DOCUMENTS



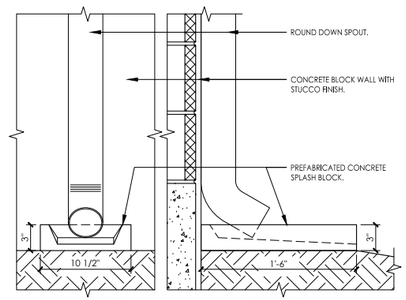
ROOF PLAN

SCALE 1/4" = 1'-0"



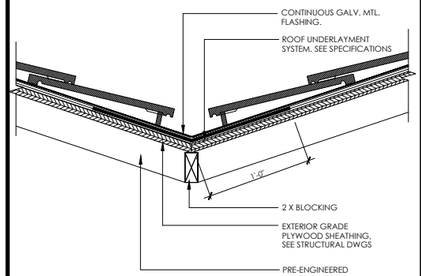
FRAMING & ROOF PLAN

SCALE 1/4" = 1'-0"



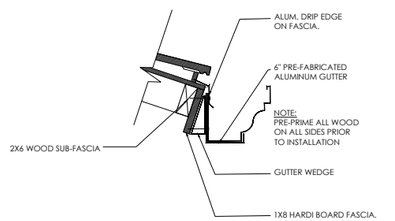
1 DOWNSPOUT SPLASH BLOCK

SCALE: 3"= 1'-0" (AT SQUARE TUBE)



2 VALLEY DETAIL

SCALE: 3"= 1'-0"



3 SOFFIT DETAIL

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SCALE: NOT TO SCALE

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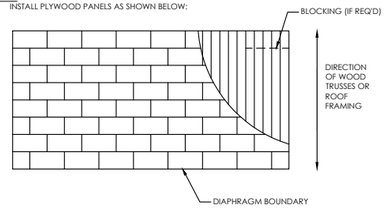
PLYWOOD ROOF SHEAR DIAPHRAGM SCHEDULE

PANEL GRADE	FRAMING / TRUSS SPACING	MINIMUM PANEL THICKNESS	NAIL SPACING @ DIAPHRAGM BOUNDARIES	NAIL SPACING @ OTHER PANEL EDGES	NAIL SIZE	REMARKS
APA RATED SHEATHING EXP 1 OR EQUAL	2'-0" MAX	15/32" NOM	3" @ ZONES 7	6" @ ZONES 6 3" @ ZONES 7	10d RING SHANK	UNBLOCKED DIAPHRAGM ZONE 6 BLOCKED DIAPHRAGM ZONE 7 VALUES SHOWN IN TABLE ARE MINIMUM VALUES PER FBC 2010, REFER TO SECTIONS FOR MORE INFO

NOTES:
1. INSTALL PLYWOOD PANELS AS SHOWN BELOW:



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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

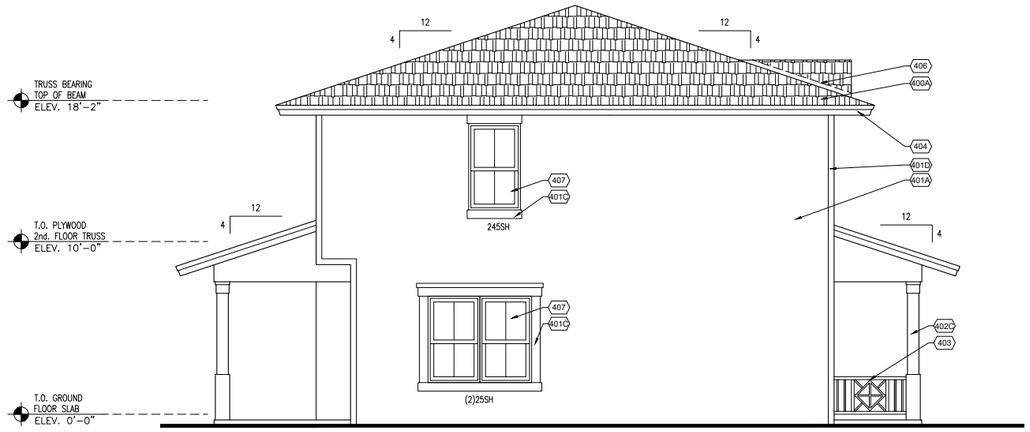
05-08-19 ISSUED FOR BIDDING

MODEL B

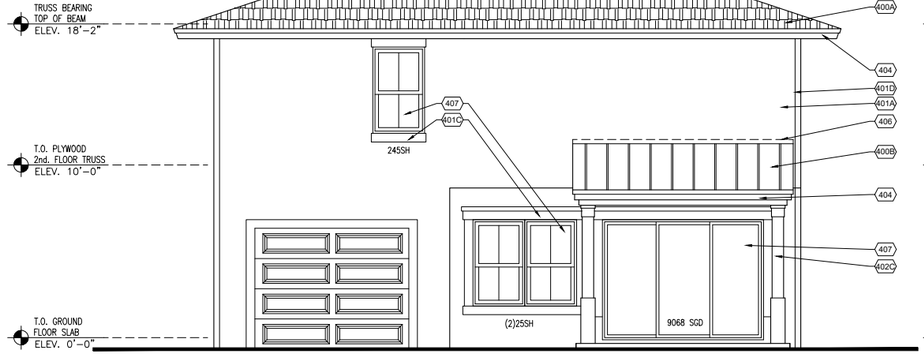
MODEL B3
ROOF PLAN

A-3.2
CONSTRUCTION DOCUMENTS

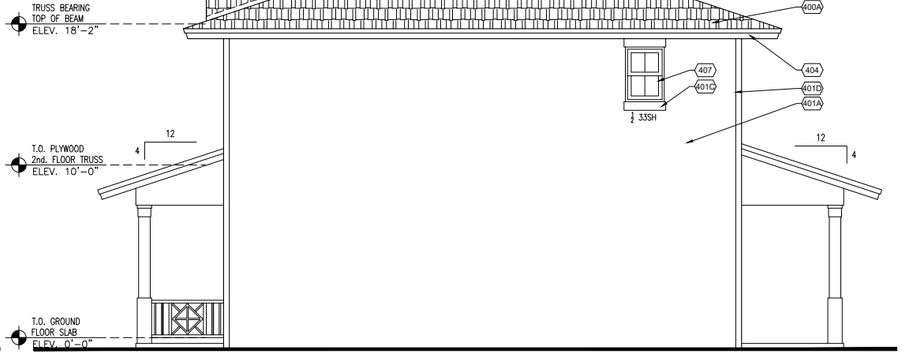
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



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

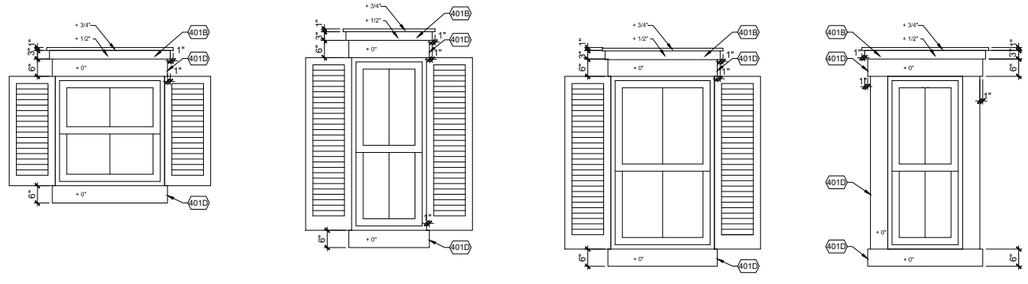
COLOR LEGEND

COLOR LEGEND - MODEL B1

B1	BODY COLOR	EXTERIOR WALLS (LIGHT TEXTURED STUCCO)
T1	TRIM COLOR	TOP FASCIA
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

ENLARGED WINDOW DETAILS



EXTERIOR ELEV. KEYNOTES

400A	ROOFING: FIBERGLASS / ASPHALT SHINGLE - REFER TO WALL SECTIONS
401A	STUCCO FINISH: LIGHT TEXTURED STUCCO FINISH, PROVIDE SAMPLE ON WALL FOR APPROVAL BY OWNER AND ARCHITECT.
401B	STUCCO FINISH: SMOOTH STUCCO FINISH
401C	STUCCO BANDING: SMOOTH STUCCO FINISH TRIM AROUND WINDOWS & DOORS - RETURN IF NOT SHOWN
401D	STUCCO LINE: TOOLED STUCCO SCORE LINE: 1/2" WIDTH, "V" GROVE
401E	STUCCO CORNER BOARD: 4" EACH SIDE, PROVIDE TOOLED STUCCO SCORE LINE 1/2" WIDTH, "V" GROVE.
402A	DECORATIVE SHUTTER: 16" WIDTH, HEIGHT TO MATCH WINDOW.
402C	DECORATIVE COLUMN
402D	DECORATIVE BRACKETS: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS.
403	RAIL: SUBMIT SHOP DRAWINGS FOR APPROVAL, REFER TO DETAIL XXX ON SHEET XXX.
404	FASCIA: REFER TO WALL SECTIONS
406	FLASHING: PROVIDE BASE FLASHING AND COUNTER FLASHING WITH STUCCO STOP
407	WINDOW / DOOR: WHITE ALUMINUM FRAME WINDOW / DOOR. REFER TO SCHEDULES.
408	SIGN-AGE: BUILDING ADDRESS, ALUMINUM MOUNTED, SUBMIT TO OWNER FOR APPROVAL.
409	LIGHT FIXTURE: SUBMIT TO OWNER AND ARCHITECT FOR APPROVAL.

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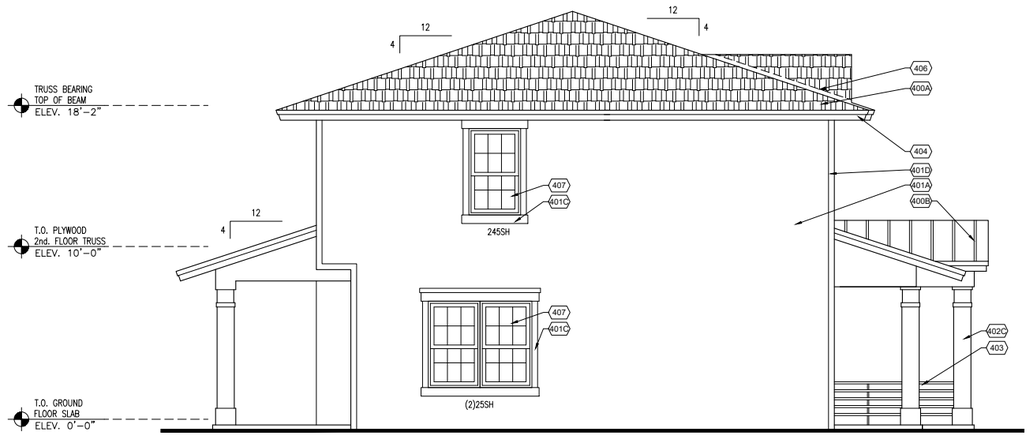
MODEL B

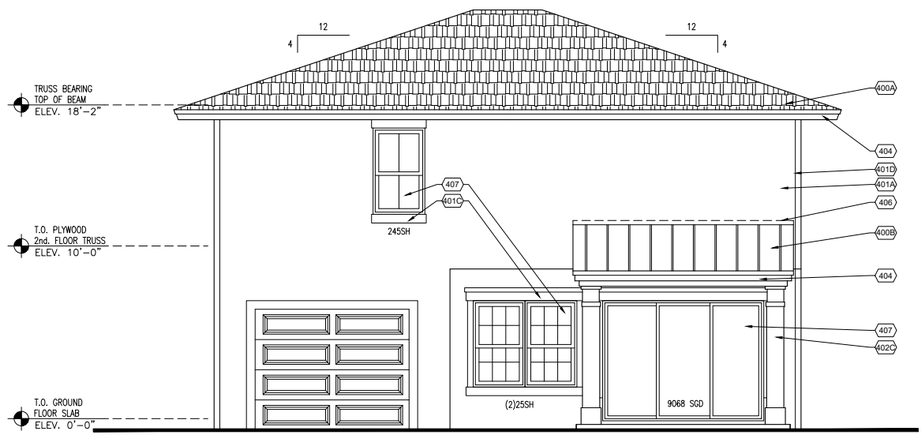
MODEL B1
ELEVATIONS

A-4.0
CONSTRUCTION DOCUMENTS

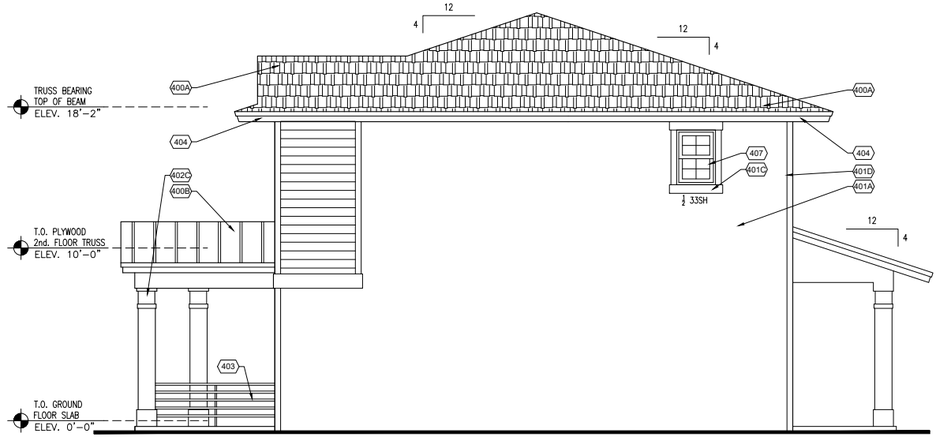
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



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

COLOR LEGEND

COLOR LEGEND - MODEL B1

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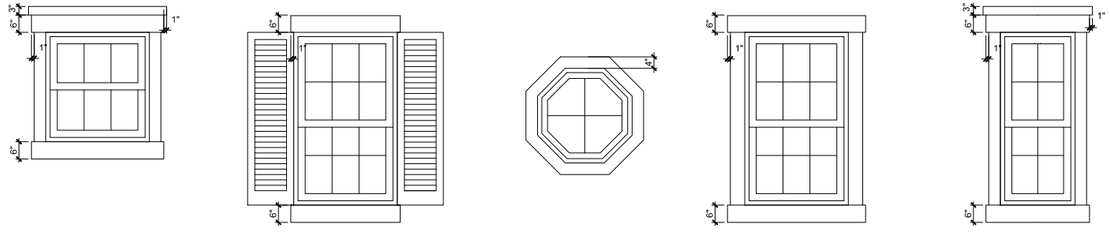
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

ENLARGED WINDOW DETAILS



EXTERIOR ELEV. KEYNOTES

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401B	STUCCO FINISH: SMOOTH STUCCO FINISH
401C	STUCCO BANDING: SMOOTH STUCCO FINISH TRIM AROUND WINDOWS & DOORS - RETURN IF NOT SHOWN
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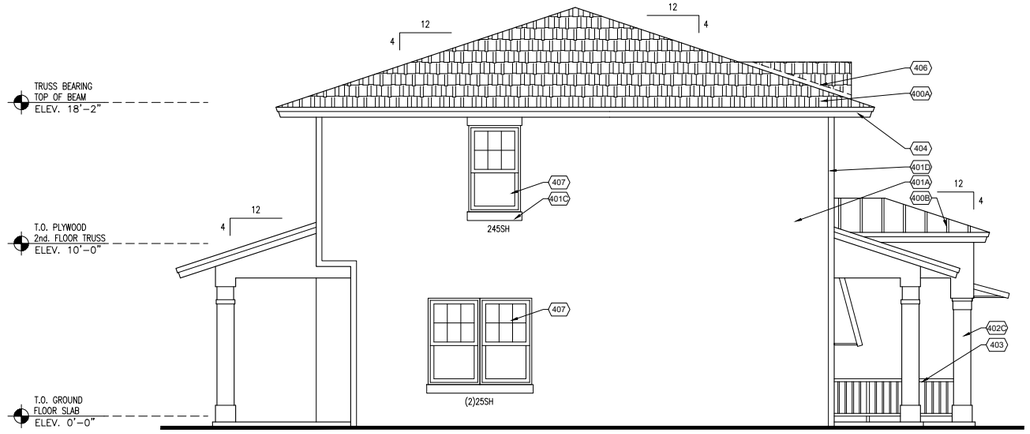
MODEL B

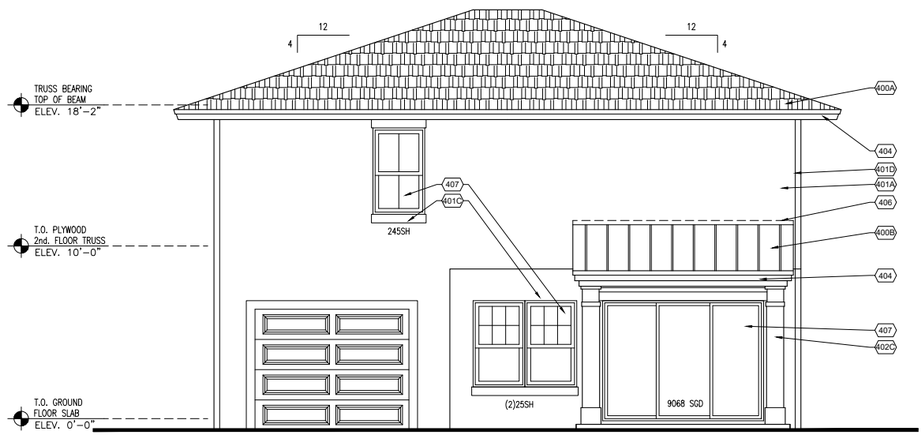
MODEL B2
ELEVATIONS

A-4.1
CONSTRUCTION DOCUMENTS

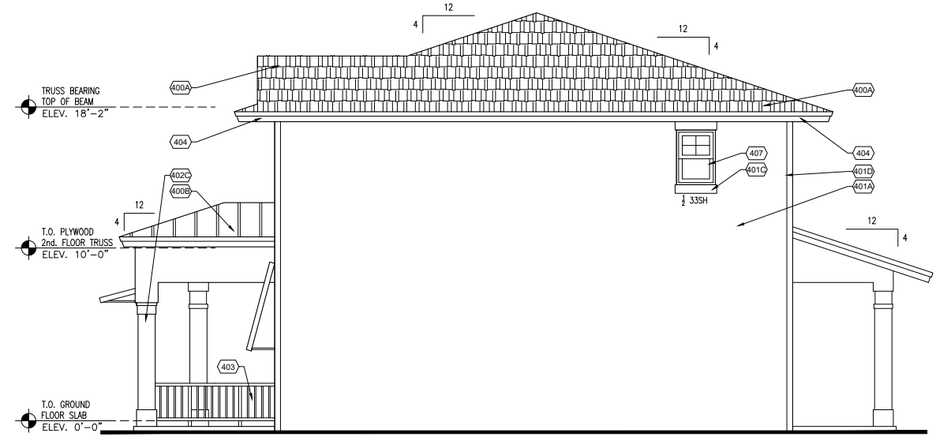
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



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

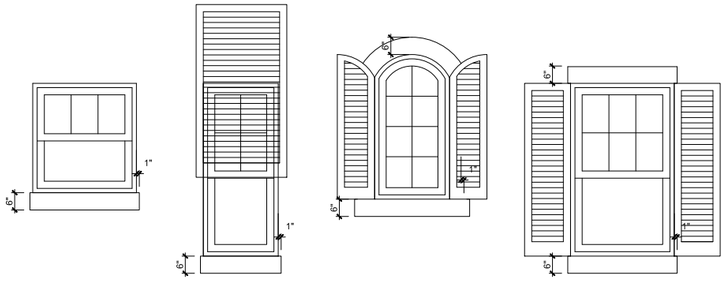
COLOR LEGEND

COLOR LEGEND - MODEL B1

B1	BODY COLOR	EXTERIOR WALLS (LIGHT TEXTURED STUCCO)
T1	TRIM COLOR	TOP FASCIA
A1	ACCENT COLOR	DECORATIVE SHUTTERS
A2	ACCENT COLOR	STUCCO TRIM AROUND WINDOWS AND DOORS
A3	ACCENT COLOR	RAILING

NOTE: BEHR COLORS

ENLARGED WINDOW DETAILS



EXTERIOR ELEV. KEYNOTES

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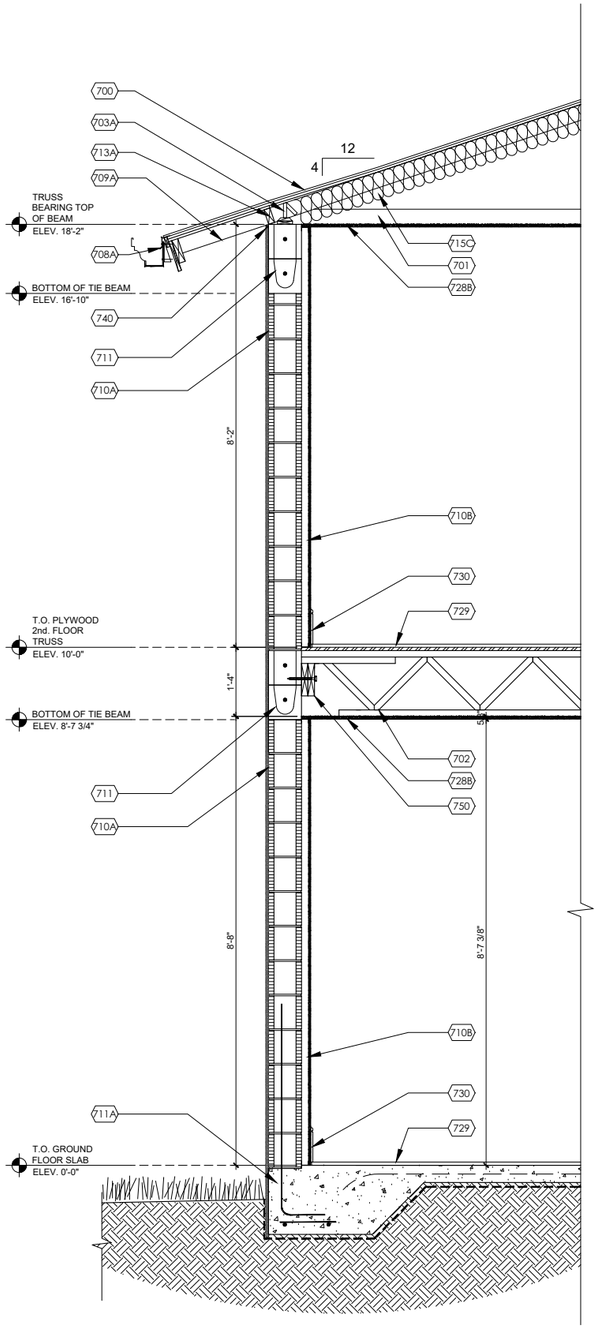
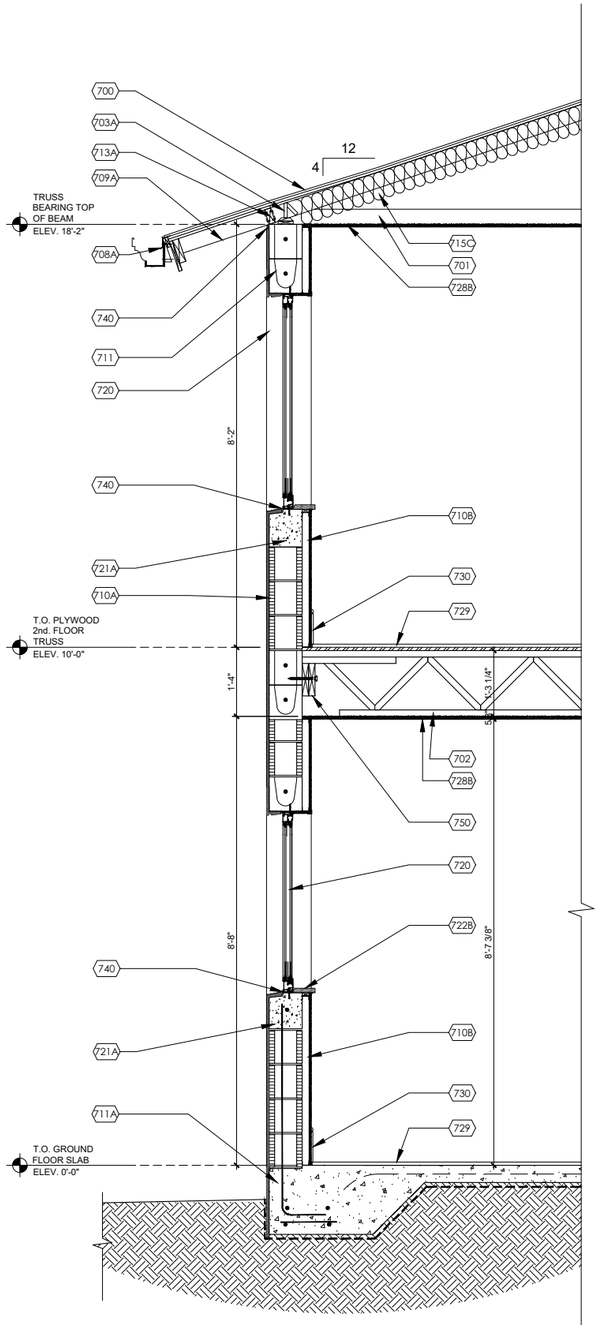
MODEL B

MODEL B3
ELEVATIONS

A-4.2
CONSTRUCTION DOCUMENTS



A TYP. WALL SECTION
SCALE 3/4" = 1'-0"



B TYP. WALL SECTION
SCALE 3/4" = 1'-0"

SECTION KEYNOTES

700 COMPOSITION SHINGLES: INSTALL PER MANUFACTURERS SPECIFICATIONS. OVER "ZIP SHEATHING SYSTEM, A.P.A. RATED 40/20, 19/32" . COMPOSITE SHINGLE SHALL MEET U.L. MODIFIED 3161 IN ACCORDANCE WITH ASCE 7, ASTM D-3462 AND ASTM D-3018. REFER TO F.B.C. FOR CONSTRUCTION REQUIREMENTS. SEE SPECIFICATIONS.

700A METAL ROOF:

701 ROOF CONSTRUCTION: PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. TRUSSES SHALL BE LATERALLY BRACED. REFER TO ROOF PLAN AND ROOF TRUSS DRAWING FROM TRUSS MANUFACTURER FOR CONSTRUCTION REQUIREMENTS.

702 FLOOR ASSEMBLY: 3/4" T & G INTERIOR GRADE PLYWOOD GLUED AND SECURED PER F.B.C. SEC. 2902.16. 1'-3 1/4" DEEP. PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. WITH 2 X 4 RIBON (BOX HEADER) AS SHOWN. PROVIDE 5/8" GYP. BOARD CEILING. PROVIDE R-19 INSULATION IF OVER NON-A/C SPACE.

703A ANCHOR STRAP: "BASCH RAFTER/TRUSS TIE" - SECURE TO TOP PLATE WITH MINIMUM (3) 16d NAILS, SECURE TO TRUSS BY BENDING OVER TOP CHORD WITH (2) 16d NAILS ON ONE SIDE (1) 16d NAIL ON SIDE BENT OVER.
NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY UP-LIFT LOAD ON TRUSS ENGINEERING AND INSTALL THE PROPER NUMBER OF STRAPS PER TRUSS. REFER TO F.B.C. SECTION2908 FOR CONSTRUCTION REQUIREMENTS.

707 FASCIA: 5/4 " X 8" HARDI TRIM PRE-PRIMED , OVER 2x6 WOOD STRUCTURAL SUB-FASCIA .

708A DRIP EDGE: ALUMINUM, WHITE, INTEGRATED WITH GUTTER.

709A SOFFIT: EXPOSED TRUSS TAILS WITH BLOCKING AS SHOWN. PROVIDE 3/8" BEAD BOARD 24" WIDTH WITH BEAD PARALLEL TO STRUCTURE .

709B SOFFIT: 3/4" STUCCO, MEDIUM LIGHT TEXTURE, OVER HIGH RIB METAL LATH WITH SOFFIT VENT PER SCHEDULE ON ROOF PLANS. PROVIDE MAXIMUM SCREENING OF 1/8 " IN ACCORDANCE WITH SECTION 2326.3.2.3.

710A WALL: 8" X 16" MASONRY CONCRETE BLOCK WALL WITH 5/8" STUCCO. REFER TO ELEVATIONS FOR FINISH.

710B WALL: 1/2" GYPSUM WALLBOARD ON 1-5/8" GALVANIZED METAL FRAMING AT 24" O.C. WITH INSULATION.

710C WALL: 2 X 6 WOOD STUDS @ 16" O.C. WITH MID BLOCKING WITH 15/32" "ZIP" SHEATHING. PROVIDE PAPER BACK METAL LATH AND 5/8" STUCCO FINISH- INSULATE WITH R-13 PERMEABLE

711 CONCRETE BEAM: REFER TO STRUCTURAL DRAWINGS.

711A CONCRETE SLAB AND FOUNDATION WITH VAPOR BARRIER. REFER TO FOUNDATION PLAN

712 COLUMN: SEE ELEVATIONS AND STRUCTURAL DRAWINGS.

713A FIRE BLOCKING: PROVIDED SOLID BLOCKING (WOOD, GYPSUM WITH SEALED PERIMETER) IN ALL CONCEALED SPACES, BETWEEN WALLS AND SOFFITS AND OR FRAMED DOWN CEILINGS IN ACCORDANCE WITH FBC 2010, SECTION 717.2.1, AND 717.2.2.

714 FLASHING: COMBINATION FLASHING AND STUCCO STOP

715A INSULATION: 7.0 PERMEABLE FOIL. (AT EXTERIOR WALLS)

715B INSULATION: R-13 PERMEABLE BATT. (AT METAL STUD GARAGE SEPARATION WALLS.)

715C INSULATION: R-38 PERMEABLE ISO-FOAM.

715D INSULATION: R-19 BETWEEN GARAGE AND SECOND FLOOR

720 WINDOW: EXTRUDED ALUMINUM ALLOY, FINISH SHALL BE WHITE, REFER TO PLAN AND ELEVATIONS FOR SIZE AND MUTTON PATTERNS. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

721 DOOR: REFER TO DOOR SCHEDULE.

721A SILL: POURED IN PLACE CONCRETE. CONTRACTOR TO COORDINATE SILL SHAPE AND DIMENSIONS WITH WINDOW PRODUCT APPROVALS (N.O.A.)

722B SILL: MARBLE. WHITE CARERA. PROVIDE SEALANT AROUND PERIMETER.

723 STUCCO: CONTROL JOINT. REFER TO ELEVATIONS FOR LOCATIONS. PROVIDE A 1/4" "V" GROVE.

728A CEILING: GARAGE CEILING: WITH 5/8" TYPE "X" GYPSUM WALLBOARD

728B CEILING: 1/2" GYPSUM WALLBOARD. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN WET AREAS.

728C CEILING: 3/4" STUCCO MEDIUM LIGHT TEXTURE - PAINT PER TRIM COLOR

729 FLOORING: REFER TO FLOOR PLANS FOR TYPES AND LOCATIONS.

730 BASE: WOOD OR TILE BASE WITH BULL-NOSE, SELECTED BY OWNER.

731 STUCCO SCORE: 1/2" RAIN DRIP AT EVERY OPENING AND SOFFITS.

732 MOLDING: DECORATIVE FOAM MOLDING.

740 SEALANT: FULL BEAD, CONTINUOUS.

741 WEATHER STRIPPING: CONTINUOUS AT HEAD AND JAMBS.

743 DRIVEWAY: 1" ASPHALT OVER 6" CRUSHED ROCK BASE.

750 (2) 2 X 8 LEDGER BEAM WITH $\frac{5}{8}$" DIA. X 4 $\frac{1}{2}$" EMBED INTO CMU. EPOXY ANCHORS @ 12" O.C.; DRILL AND EPOXY USING SIMPSON SET EPOXY TIE ADHESIVE

751 SIMPSON HETAL20 AT EACH FLOOR TRUSS TO MASONRY

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MODEL B

MODEL B
SECTIONS

A-5.1
CONSTRUCTION DOCUMENTS

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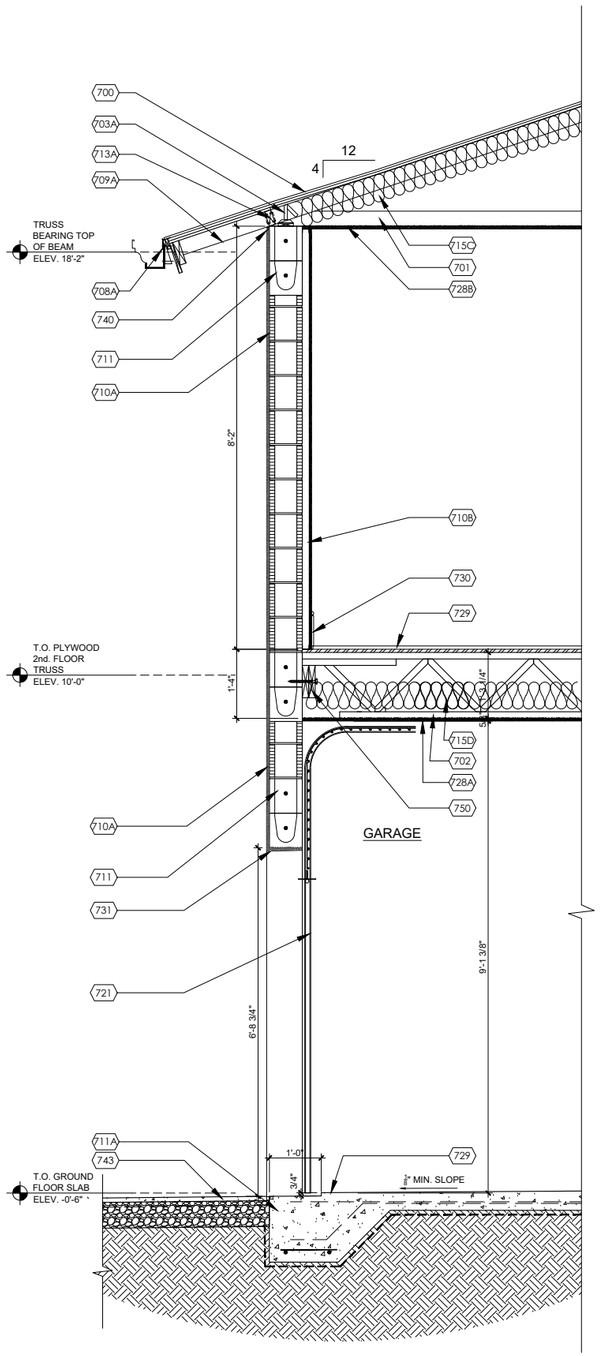
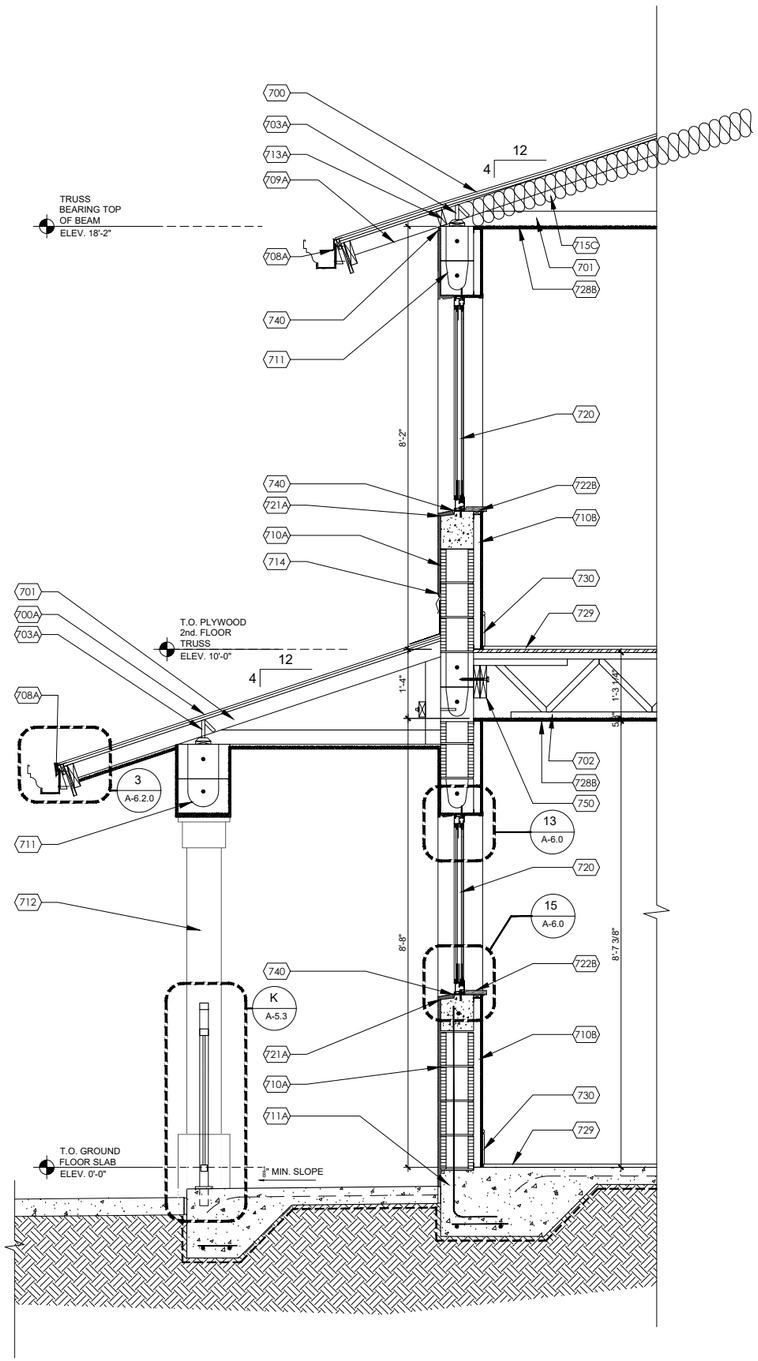


C TYP. WALL SECTION
SCALE 3/4" = 1'-0"



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SECTION KEYNOTES

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700A METAL ROOF:

701 ROOF CONSTRUCTION: PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. TRUSSES SHALL BE LATERALLY BRACED. REFER TO ROOF PLAN AND ROOF TRUSS DRAWING FROM TRUSS MANUFACTURER FOR CONSTRUCTION REQUIREMENTS.

702 FLOOR ASSEMBLY: 3/4" T & G INTERIOR GRADE PLYWOOD GLUED AND SECURED PER F.B.C. SEC. 2902.16. 1'-3 1/4" DEEP. PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. WITH 2 X 4 RIBON (BOX HEADER) AS SHOWN. PROVIDE 5/8" GYP. BOARD CEILING. PROVIDE R-19 INSULATION IF OVER NON-A/C SPACE.

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NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY UP-LIFT LOAD ON TRUSS ENGINEERING AND INSTALL THE PROPER NUMBER OF STRAPS PER TRUSS. REFER TO F.B.C. SECTION2908 FOR CONSTRUCTION REQUIREMENTS.

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710A WALL: 8" X 16" MASONRY CONCRETE BLOCK WALL WITH 5/8" STUCCO. REFER TO ELEVATIONS FOR FINISH.

710B WALL: 1/2" GYPSUM WALLBOARD ON 1-5/8" GALVANIZED METAL FRAMING AT 24" O.C. WITH INSULATION.

710C WALL: 2 X 6 WOOD STUDS @ 16" O.C. WITH MID BLOCKING WITH 15/32" "ZIP" SHEATHING. PROVIDE PAPER BACK METAL LATH AND 5/8" STUCCO FINISH- INSULATE WITH R-13 PERMEABLE

711 CONCRETE BEAM: REFER TO STRUCTURAL DRAWINGS.

711A CONCRETE SLAB AND FOUNDATION WITH VAPOR BARRIER. REFER TO FOUNDATION PLAN

712 COLUMN: SEE ELEVATIONS AND STRUCTURAL DRAWINGS.

713A FIRE BLOCKING: PROVIDED SOLID BLOCKING (WOOD, GYPSUM WITH SEALED PERIMETER) IN ALL CONCEALED SPACES, BETWEEN WALLS AND SOFFITS AND OR FRAMED DOWN CEILINGS IN ACCORDANCE WITH FBC 2010, SECTION 717.2.1, AND 717.2.2.

714 FLASHING: COMBINATION FLASHING AND STUCCO STOP

715A INSULATION: 7.0 PERMEABLE FOIL. (AT EXTERIOR WALLS)

715B INSULATION: R-13 PERMEABLE BATT. (AT METAL STUD GARAGE SEPARATION WALLS.)

715C INSULATION: R-38 PERMEABLE ISO-FOAM.

715D INSULATION: R-19 BETWEEN GARAGE AND SECOND FLOOR

720 WINDOW: EXTRUDED ALUMINUM ALLOY, FINISH SHALL BE WHITE, REFER TO PLAN AND ELEVATIONS FOR SIZE AND MUTTON PATTERNS. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

721 DOOR: REFER TO DOOR SCHEDULE.

721A SILL: POURED IN PLACE CONCRETE. CONTRACTOR TO COORDINATE SILL SHAPE AND DIMENSIONS WITH WINDOW PRODUCT APPROVALS (N.O.A.)

722B SILL: MARBLE. WHITE CARERA. PROVIDE SEALANT AROUND PERIMETER.

723 STUCCO: CONTROL JOINT. REFER TO ELEVATIONS FOR LOCATIONS. PROVIDE A 1/4" "V" GROVE.

728A CEILING: GARAGE CEILING: WITH 5/8" TYPE "X" GYPSUM WALLBOARD

728B CEILING: 1/2" GYPSUM WALLBOARD. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN WET AREAS.

728C CEILING: 3/4" STUCCO MEDIUM LIGHT TEXTURE - PAINT PER TRIM COLOR

729 FLOORING: REFER TO FLOOR PLANS FOR TYPES AND LOCATIONS.

730 BASE: WOOD OR TILE BASE WITH BULL-NOSE, SELECTED BY OWNER.

731 STUCCO SCORE: 1/2" RAIN DRIP AT EVERY OPENING AND SOFFITS.

732 MOLDING: DECORATIVE FOAM MOLDING.

740 SEALANT: FULL BEAD, CONTINUOUS.

741 WEATHER STRIPPING: CONTINUOUS AT HEAD AND JAMBS.

743 DRIVEWAY: 1" ASPHALT OVER 6" CRUSHED ROCK BASE.

750 (2) 2 X 8 LEDGER BEAM WITH $\frac{5}{8}$" DIA. X 4 $\frac{1}{2}$" EMBED INTO CMU. EPOXY ANCHORS @ 12" O.C.; DRILL AND EPOXY USING SIMPSON SET EPOXY TIE ADHESIVE

751 SIMPSON HETAL20 AT EACH FLOOR TRUSS TO MASONRY

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MODEL B

MODEL B
SECTIONS

A-5.2
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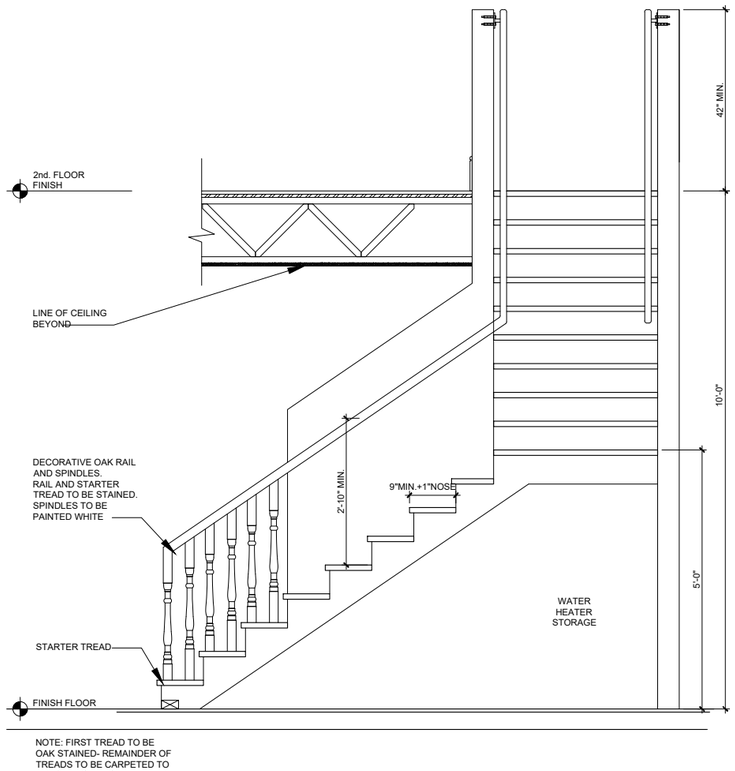
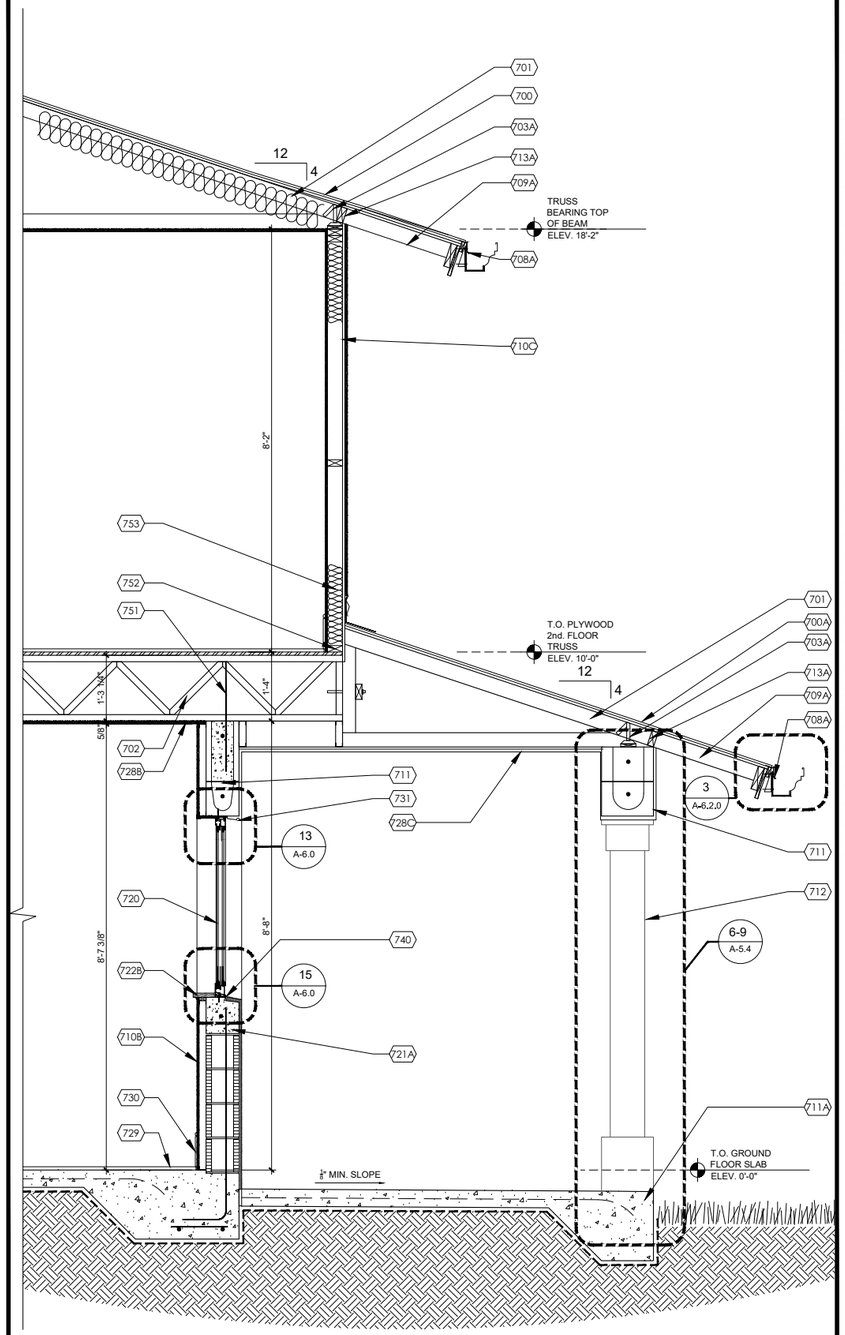


E TYP. WALL SECTION
SCALE 3/4" = 1'-0"



F TYP. WALL SECTION
SCALE 3/4" = 1'-0"

SECTION KEYNOTES

700 COMPOSITION SHINGLES: INSTALL PER MANUFACTURERS SPECIFICATIONS. OVER "ZIP SHEATHING SYSTEM, A.P.A. RATED 40/20, 19/32" . COMPOSITE SHINGLE SHALL MEET U.L. MODIFIED 3161 IN ACCORDANCE WITH ASCE 7, ASTM D-3462 AND ASTM D-3018. REFER TO F.B.C. FOR CONSTRUCTION REQUIREMENTS. SEE SPECIFICATIONS.

700A METAL ROOF:

701 ROOF CONSTRUCTION: PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" O.C. TRUSSES SHALL BE LATERALLY BRACED. REFER TO ROOF PLAN AND ROOF TRUSS DRAWING FROM TRUSS MANUFACTURER FOR CONSTRUCTION REQUIREMENTS.

702 FLOOR ASSEMBLY: 3/4" T & G INTERIOR GRADE PLYWOOD GLUED AND SECURED PER F.B.C. SEC. 2902.16. 1'-3 1/4" DEEP. PRE-ENGINEERED FLOOR TRUSSES @ 24" O.C. WITH 2 X 4 RIBON (BOX HEADER) AS SHOWN. PROVIDE 5/8" GYP. BOARD CEILING. PROVIDE R-19 INSULATION IF OVER NON-A/C SPACE.

703A ANCHOR STRAP: "BASCH RAFTER/TRUSS TIE" - SECURE TO TOP PLATE WITH MINIMUM (3) 16d NAILS, SECURE TO TRUSS BY BENDING OVER TOP CHORD WITH (2) 16d NAILS ON ONE SIDE (1) 16d NAIL ON SIDE BENT OVER.
NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY UP-LIFT LOAD ON TRUSS ENGINEERING AND INSTALL THE PROPER NUMBER OF STRAPS PER TRUSS. REFER TO F.B.C. SECTION2908 FOR CONSTRUCTION REQUIREMENTS.

707 FASCIA: 5/4 " X 8" HARDI TRIM PRE-PRIMED , OVER 2x6 WOOD STRUCTURAL SUB-FASCIA .

708A DRIP EDGE: ALUMINUM, WHITE, INTEGRATED WITH GUTTER.

709A SOFFIT: EXPOSED TRUSS TAILS WITH BLOCKING AS SHOWN. PROVIDE 3/8" BEAD BOARD 24" WIDTH WITH BEAD PARALLEL TO STRUCTURE .

709B SOFFIT: 3/4" STUCCO, MEDIUM LIGHT TEXTURE, OVER HIGH RIB METAL LATH WITH SOFFIT VENT PER SCHEDULE ON ROOF PLANS. PROVIDE MAXIMUM SCREENING OF 1/8 " IN ACCORDANCE WITH SECTION 2326.3.2.3.

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R E V I S I O N S

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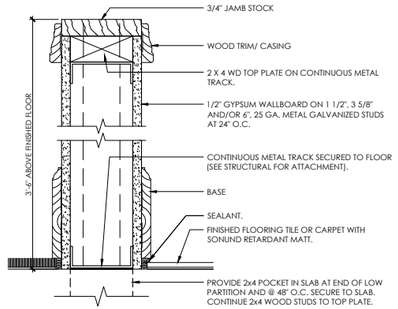
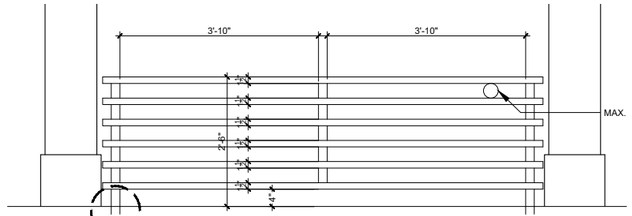
MODEL B

MODEL B
SECTIONS

A-5.3
CONSTRUCTION DOCUMENTS

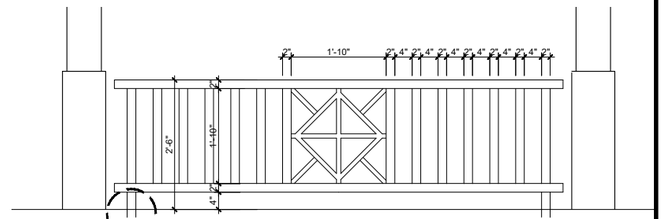


12 LOW WALL DETAIL
SCALE: 3" = 1'-0"



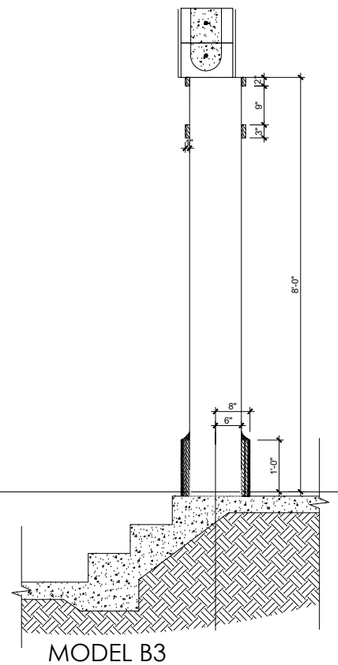
NOTE:
PROVIDE SHOP DRAWINGS TO OWNER AND ARCHITECT PRIOR TO MANUFACTURING

MODEL B2
MODEL B3 (SIM.)
RAILING DETAIL
11 SCALE 3/4" = 1'-0"

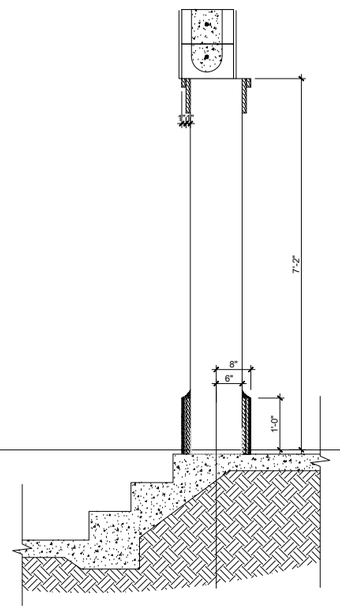


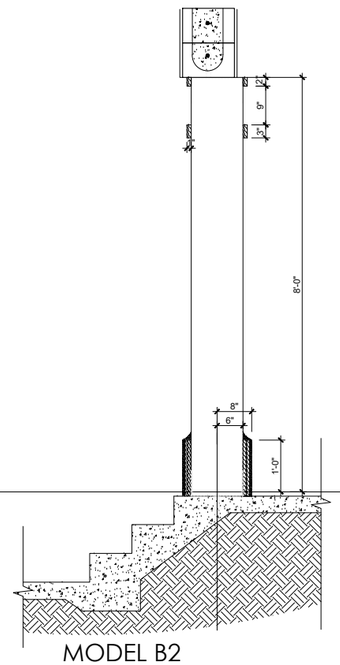
NOTE:
PROVIDE SHOP DRAWINGS TO OWNER AND ARCHITECT PRIOR TO MANUFACTURING

MODEL B3
RAILING DETAIL
10 SCALE 3/4" = 1'-0"

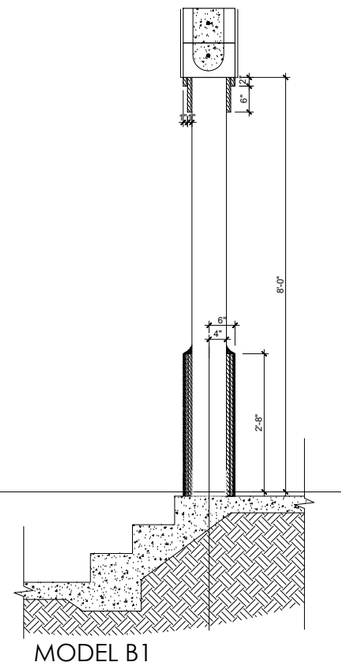


MODEL B3
COLUMN DETAIL
9 SCALE 3/4" = 1'-0"

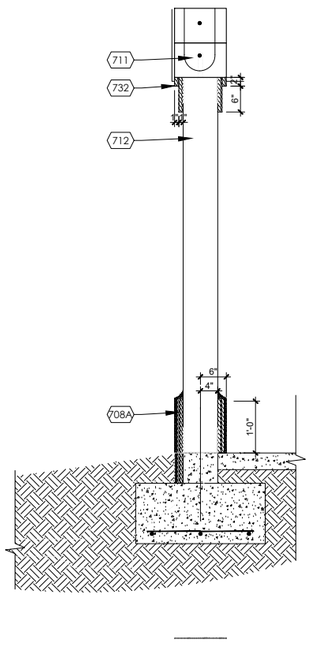




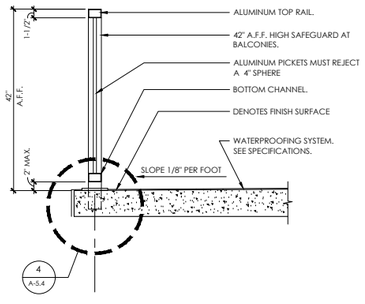
MODEL B2
COLUMN DETAIL
8 SCALE 3/4" = 1'-0"



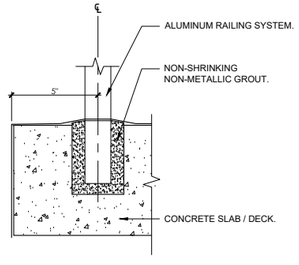
MODEL B1
COLUMN DETAIL
7 SCALE 3/4" = 1'-0"



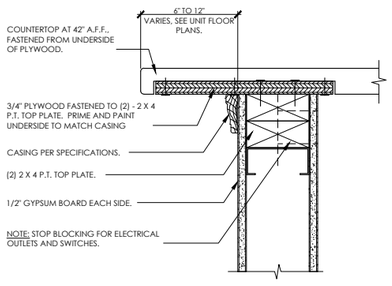
COLUMN DETAIL
6 SCALE 3/4" = 1'-0"



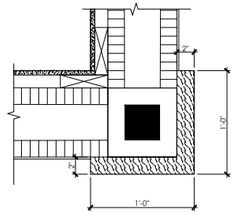
RAILING SECTION DETAIL
5 SCALE: 3/4" = 1'-0"



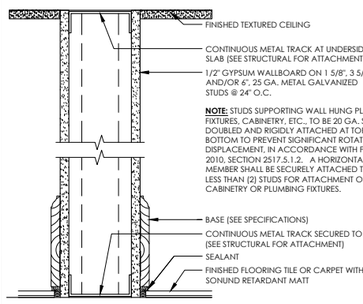
RAILING DETAIL
4 SCALE: 3" = 1'-0"



KITCHEN ISLAND DETAIL
3 SCALE: 3" = 1'-0"



DETAIL
2 SCALE: NOT TO SCALE



NON FIRE RATED PARTITION
1 SCALE: 3" = 1'-0"

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A-5.4
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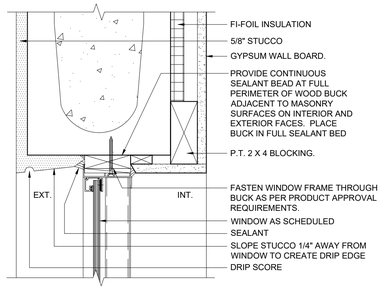
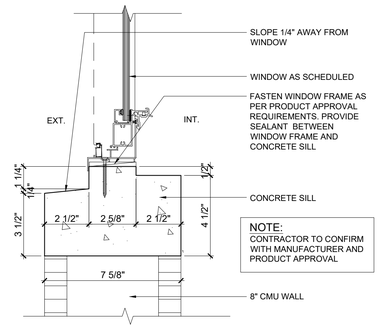
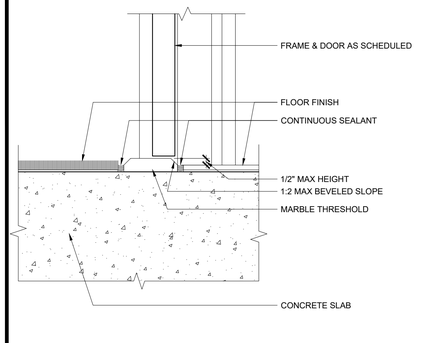


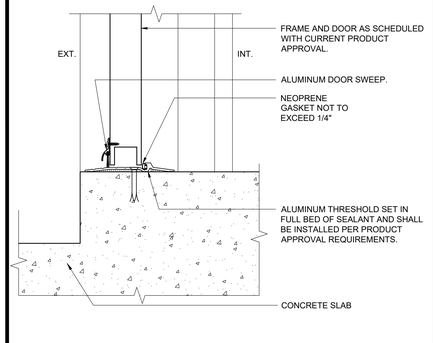
13 WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



9 WINDOW CONCRETE SILL DETAIL
SCALE: 3" = 1'-0"



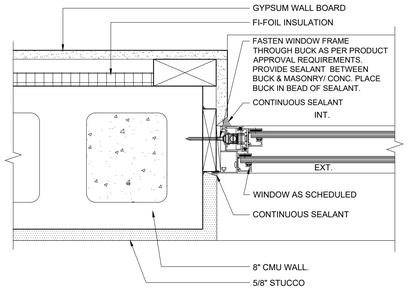
5 DOOR SILL DETAIL
SCALE: 3" = 1'-0"



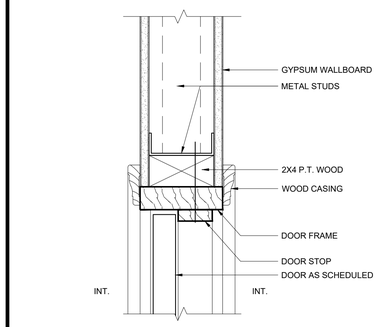
1 DOOR SILL DETAIL
SCALE: 3" = 1'-0"

WINDOW NOTES

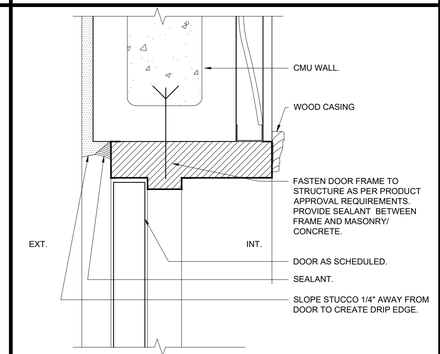
1. WINDOWS TO BE BY "ES WINDOWS" (UNLESS NOTED OTHERWISE). SEE WINDOW TYPES ON THIS SHEET FOR MORE INFORMATION.
2. REFER TO ELEVATIONS AND WALL SECTIONS FOR WINDOW HEAD HEIGHTS.
3. EXTERIOR WINDOWS TO BE WHITE ALUMINUM WITH TINTED GLASS WITH A 0.38 SHADING COEFFICIENT AND 0.29 U VALUE. SEE ENERGY CALCULATIONS FOR MORE INFORMATION.
4. REFER TO STRUCTURAL DRAWINGS FOR WIND PRESSURES.
5. MASONRY OPENING SIZES TO BE PROVIDED BY MANUFACTURER FOR REVIEW BY ARCHITECT. ALL ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR WITH MANUFACTURER'S PRODUCT INFORMATION AND INSTALLATION REQUIREMENT.
6. PROVIDE FIBER MESH SCREENS AT ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS.
7. ALL RESIDENTIAL UNITS TO BE PROVIDED WITH COVERINGS AND/OR SHADES AT ALL WINDOW AND GLAZED DOORS. CONTRACTOR TO COORDINATE WITH OWNER AND SUBMIT SAMPLES TO OWNER/ARCHITECT FOR REVIEW. PROVIDE PROPER BACKING IN WALLS.
8. FASTEN WINDOW FRAME THROUGH BUCK AS PER PRODUCT APPROVAL REQUIREMENTS. PROVIDE SEALANT BETWEEN BUCK AND MASONRY/CONC. P.T. BUCK TO BE SET IN A FULL BED OF SEALANT. 1 x BUCK IS A FILLER TO BE ANCHORED TO BLOCK WITH "I" NAILS 4" FROM EACH END AND 8" O.C. STAGGERED.
9. REFER TO BUILDING PLANS FOR WINDOW LOCATION AND WALL CONSTRUCTION TYPE.
10. GLAZING LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLASS, MINIMUM PER THE F.B.C. 2010 SECTION 2411.4.2.
11. OPERABLE WINDOWS SHALL BE PROVIDED WITH A SAFEGUARD, MINIMUM 42" A.F.F. WHEN SILL LEG IS BELOW 36" A.F.F. IN ACCORDANCE WITH F.B.C. 2010, SECTION 1013.1.



14 WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



10 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



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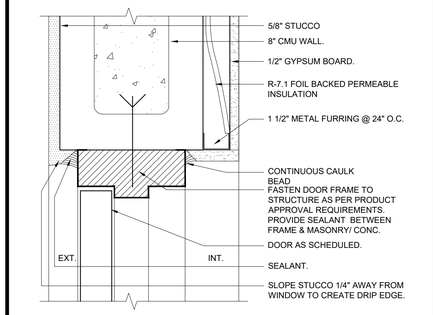
SCALE: 3" = 1'-0"



2 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

DOOR OPERATION REQUIREMENTS:

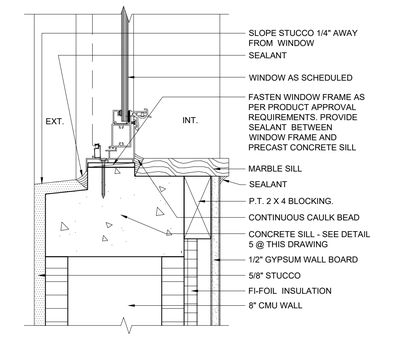
ALL DOORS TO COMPLY WITH THE FOLLOWING DOOR OPERATION REQUIREMENTS;

F.B.C. - CHAPTER 10 - 1008.1.9 DOOR OPERATIONS.
EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

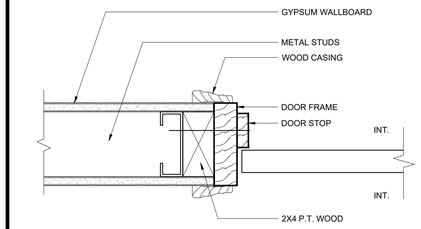
1008.1.9.1 HARDWARE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1008.1.9.2 HARDWARE HEIGHT. A LATCH OR OTHER FASTENING DEVICE ON A DOOR SHALL BE PROVIDED WITH A RELEASING DEVICE HAVING AN OBVIOUS METHOD OF OPERATION UNDER ALL LIGHTING CONDITIONS. THE RELEASING MECHANISM FOR ANY LATCH SHALL BE LOCATED AT LEAST 34 INCHES (864 MM) AND NOT MORE THAN 48 INCHES (1219 MM) ABOVE THE FINISHED FLOOR. DOORS SHALL BE OPERABLE WITH NOT MORE THAN ONE RELEASING OPERATION.

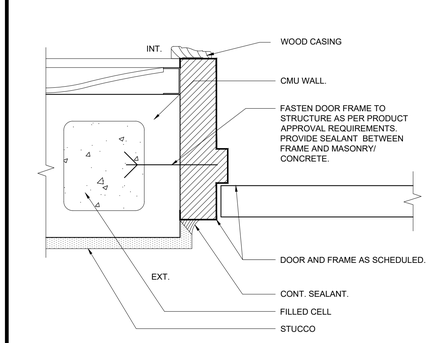
F.B.C. - CHAPTER 11, CHAPTER 4, SECTION 404.
404.2.7. DOOR AND GATE HARDWARE. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES COMPLY WITH 309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 MM) MINIMUM AND 48 INCHES (1220 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.



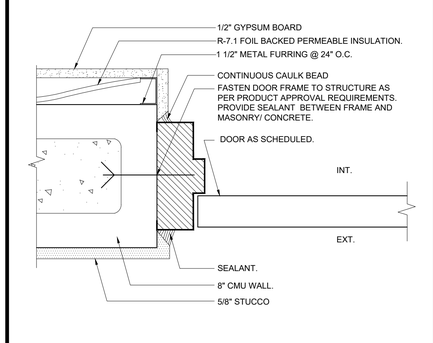
15 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



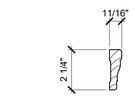
11 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



7 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

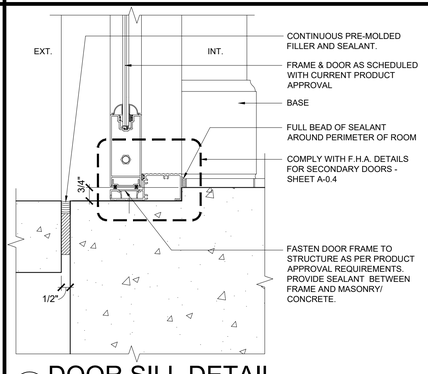


3 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

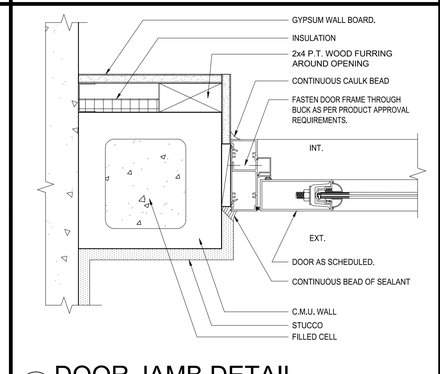


#356

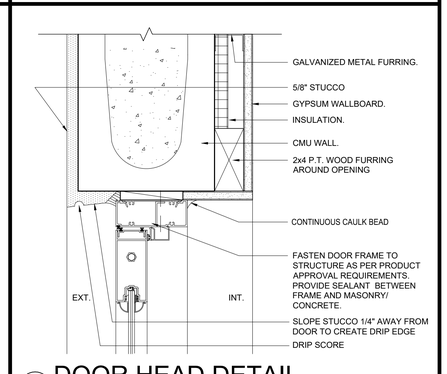
16 CASING DTL
SCALE: 3" = 1'-0"



12 DOOR SILL DETAIL
SCALE: 3" = 1'-0"



8 DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



4 DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

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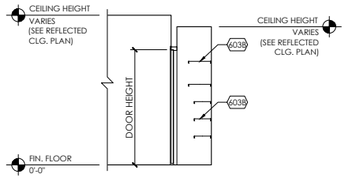
REVISIONS

05-08-19 ISSUED FOR BIDDING

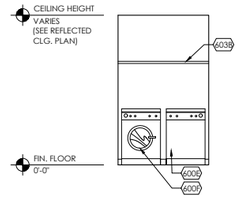
MODEL B

DOOR & WINDOW DETAILS

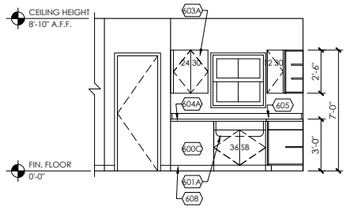
A-6.0
CONSTRUCTION DOCUMENTS



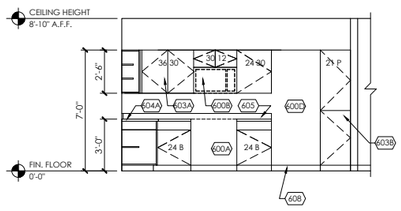
3 TYP. LINEN CLOSET SECTION
SCALE: 1/4" = 1'-0"



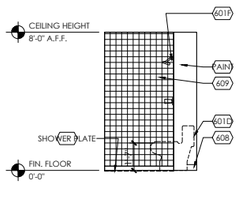
4 WASHER / DRYER ELEVATION
SCALE: 1/4" = 1'-0"



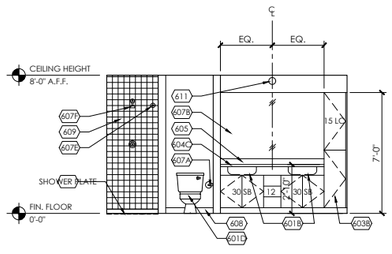
9 MODEL B - KITCHEN
SCALE: 1/4" = 1'-0"



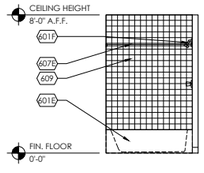
10 MODEL B - KITCHEN
SCALE: 1/4" = 1'-0"



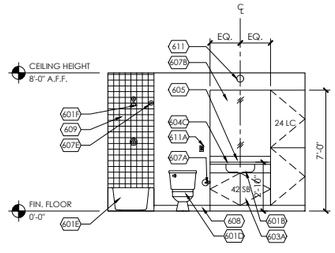
11 MODEL B - M. BATH #1
SCALE: 1/4" = 1'-0"



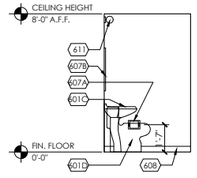
12 MODEL B - M. BATH #1
SCALE: 1/4" = 1'-0"



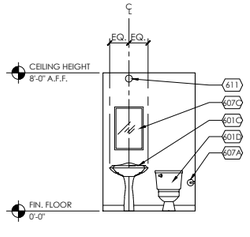
13 MODEL B - BATH #2
SCALE: 1/4" = 1'-0"



14 MODEL B - BATH #2
SCALE: 1/4" = 1'-0"



15 MODEL B - POWDER ROOM
SCALE: 1/4" = 1'-0"



16 MODEL B - POWDER ROOM
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION KEYNOTES

600A APPLIANCE: 30" RANGE. (WHIRLPOOL -WWEE750H0HZ WITH PRD821024)

600B APPLIANCE: MICROWAVE WITH VENTILATED HOOD.

600C APPLIANCE: DISHWASHER. (WHIRLPOOL- WWD1970SAHZ WITH PFXSD6C72ET)

600D APPLIANCE: REFRIGERATOR. COORDINATE DIMENSIONS WITH SELECTED REFRIGERATOR. PROVIDE WATER LINE WITH VALVE BOX. PROVIDE MINIMUM CLEARANCES REQUIRED PER MANUFACTURER. (WHIRLPOOL- WWRFA32SMHZ WITH PFX146205)

600E APPLIANCE: WASHER. (WHIRLPOOL - WWTW4955HW WITH PF146816)

600F APPLIANCE: DRYER. (WHIRLPOOL - WWED4950HW WITH PRD100406L AND DF0405MSX30)

601A PLUMBING FIXTURE: DOUBLE KITCHEN SINK WITH FAUCET AND DISPOSAL. (MIRABEELE - MIRDM2BZL1 WITH IBADGER5WC, MB171CP, AND PLGS295AC) REFER TO PLUMBING DRAWINGS.

601B PLUMBING FIXTURE: BATHROOM SINK. MINIMUM 15" FROM FINISHED FACE OF ADJACENT WALL TO CENTERLINE OF SINK. (MIRABELLE - MIRU1713WH WITH PFWSC8860CP)

601C PLUMBING FIXTURE: BATHROOM PEDESTAL SINK. SUBMIT SHOP DRAWINGS.

601D PLUMBING FIXTURE: TOILET. (KOHLEN - K41990-0 WITH K4458-0, AND K4636-0) REFER TO PLUMBING DRAWINGS. MAINTAIN F.B.C. PLUMBING CLEARANCES.

601E PLUMBING FIXTURE: TUB, CONFIRM DRAIN SIZE. (STERLING - S711211120 WITH MB643CP, PF8830GCP, AND PF3001) REFER TO PLUMBING DRAWINGS.

601F PLUMBING FIXTURE: SHOWER, HEAD AND CONTROLS. REFER TO PLUMBING DRAWINGS.

601G PLUMBING FIXTURE: SHOWER PLATE. REFER TO PLUMBING DRAWINGS.

603A CABINETRY: KITCHEN AND BATH ROOM LOCATIONS. PROVIDE SHOP DRAWINGS FOR OWNER AND ARCHITECT REVIEW.

603B CABINETRY: PANTRY AND LINEN CABINET WITH ADJUSTABLE SHELVES.

604A COUNTERTOP: SOLID SURFACE - SEE SPECIFICATIONS. G.C. TO PROVIDE SAMPLES FOR OWNER AND ARCHITECT'S SELECTION.

604C COUNTERTOP: SOLID SURFACE WITH UNDER MOUNT SINK AND 4" BACK-SPLASH AT BATHROOMS. SEE SPECIFICATIONS.

605 BACK-SPLASH: AT ENDS TO MATCH SOLID SURFACE COUNTERTOP, 4" HEIGHT.

607A ACCESSORY: TOILET PAPER HOLDER.

607B ACCESSORY: MIRROR. 42" HIGH WITH HIGH QUALITY GLASS, SILVERING AND BEVELED EDGE. INSTALL WITH MASTIC AND 'J' CHANNEL AT BASE WITH SEALANT.

607C ACCESSORY: MIRROR.

607D ACCESSORY: TOWEL BAR OPPOSITE TOILET (NOT SHOWN). (2) - 30" IN MASTER BATHROOMS AT 36" AND 64" A.F.F. AND (1) - 36" IN SECONDARY BATHROOMS AT 54" A.F.F.

607E ACCESSORY: CURVED SHOWER CURTAIN ROD AT TUB LOCATIONS.

608 BASE: CERAMIC TILE BULL NOSE EDGE, 4" HEIGHT AROUND PERIMETER.

609 WALL FINISH: CERAMIC TILE. 3 SIDES TO UNDERSIDE OF CEILING.

611 LIGHTING: COORDINATE LOCATION WITH SELECTED FIXTURE.

611A ELECTRICAL: ELECTRICAL OUTLET. REFER TO ELECTRICAL PLANS FOR LOCATIONS.

APPLIANCE SCHEDULE

DESCRIPTION	MFGR.	MODEL	ACCESSORIES
30" RANGE	WHIRLPOOL	WWEE750H0HZ	PRD821024
MICROWAVE			
DISHWASHER	WHIRLPOOL	WWD1970SAHZ	PFXSD6C72ET
WASHER	WHIRLPOOL	WWTW4955HW	PF146816
DRYER	WHIRLPOOL	WWED4950HW	PRD100406L
			DF0405MSX30
REFRIGERATOR	WHIRLPOOL	WWRFA32SMHZ	PFX146205
KITCHEN SINK	MIRABELLE	MIRDM2BZL1	IBADGER5WC
			MB171CP
			PG5295AC
BATHROOM SINK	MIRABELLE	MIRU1713WH	PFWSC8860CP
TOILET	KOHLEN	K4199-0	K4458-0
			K4636-0
TUB	STERLING	S711211120	MB643CP
			PF8830GCP
			PF3001
SHOWER			
WATER HEATER			

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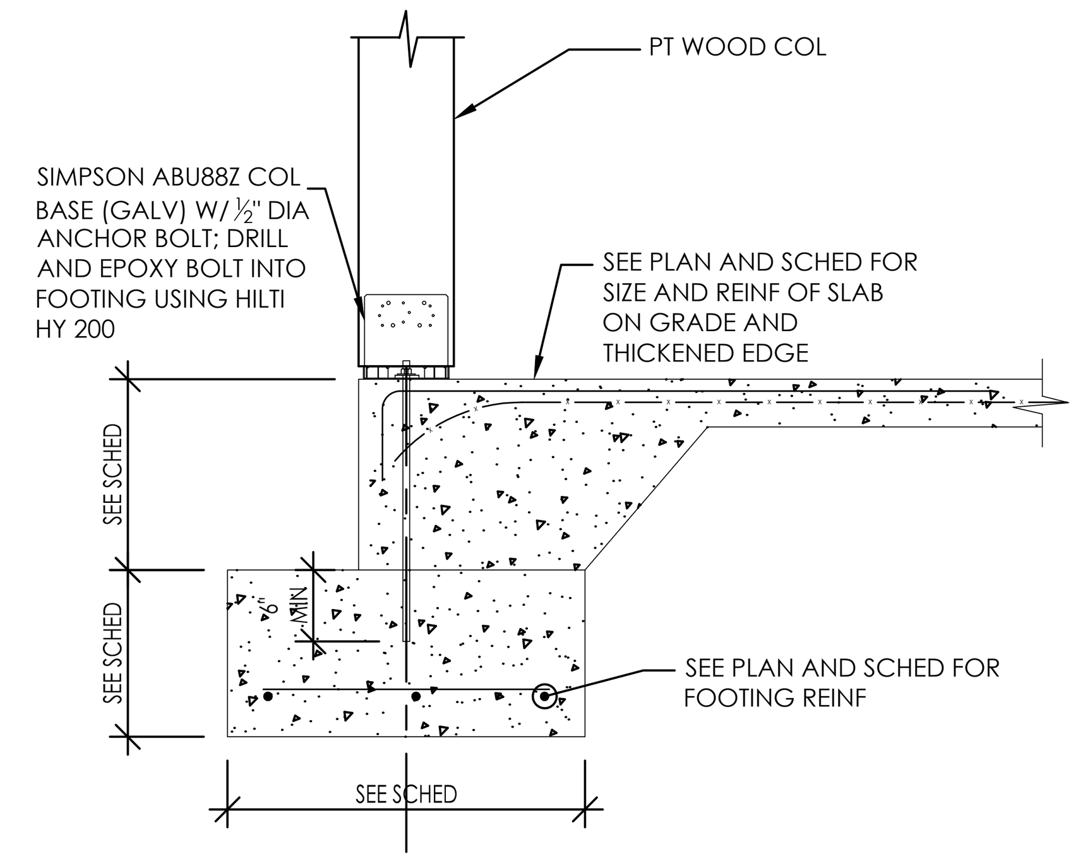
MODEL B

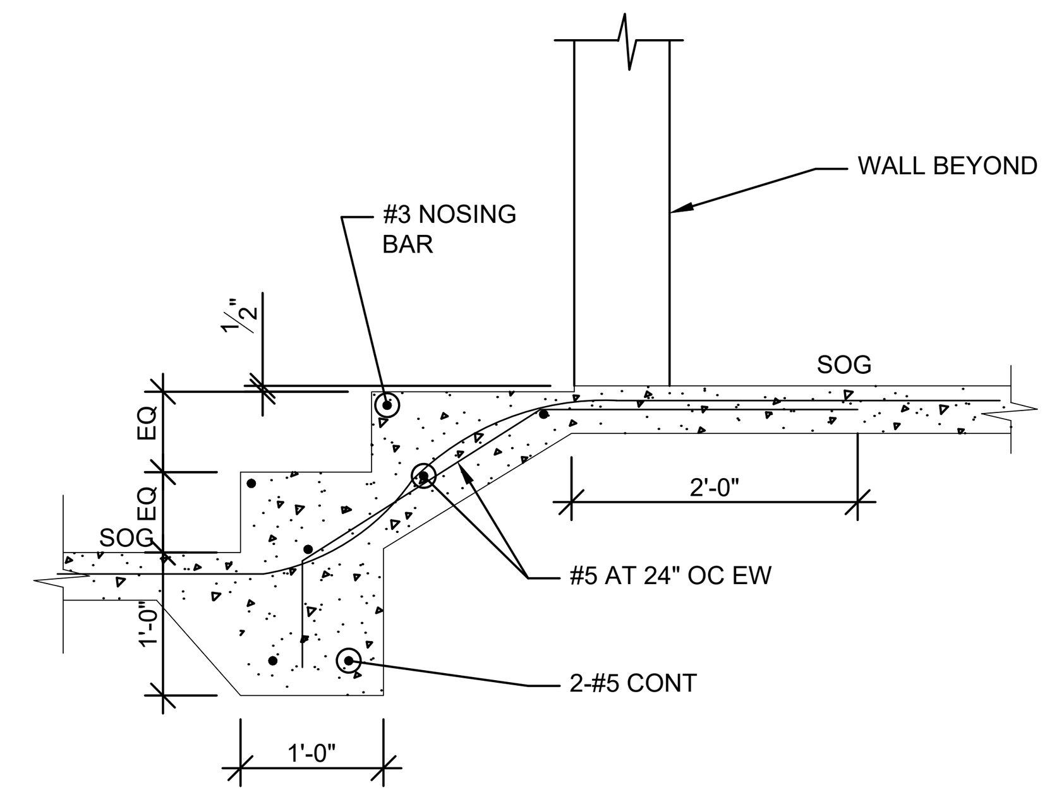
MODEL B
BATHROOM & KITCHEN
INTERIOR ELEVATIONS

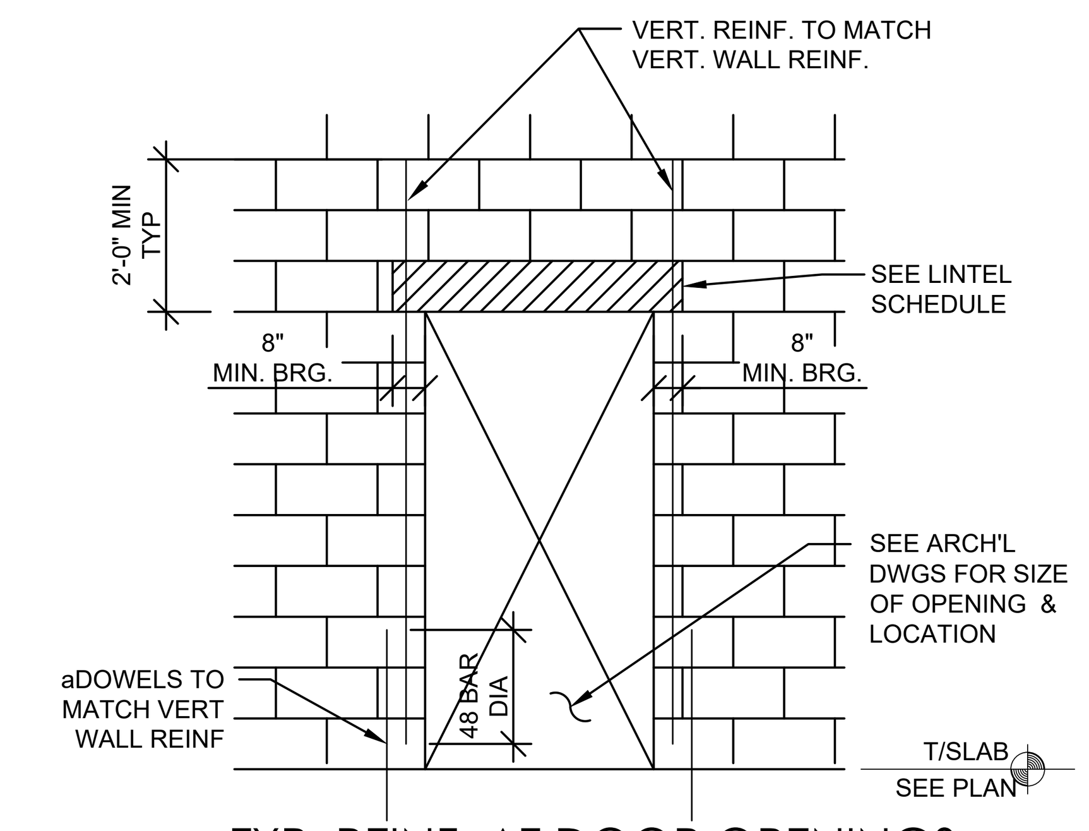
A-7.0
CONSTRUCTION DOCUMENTS

U:\2018\1807\CD\02 1807 CD COMBINED B - A-7.0 Interior Elevations.dwg, 5/8/2019 4:43:39 PM

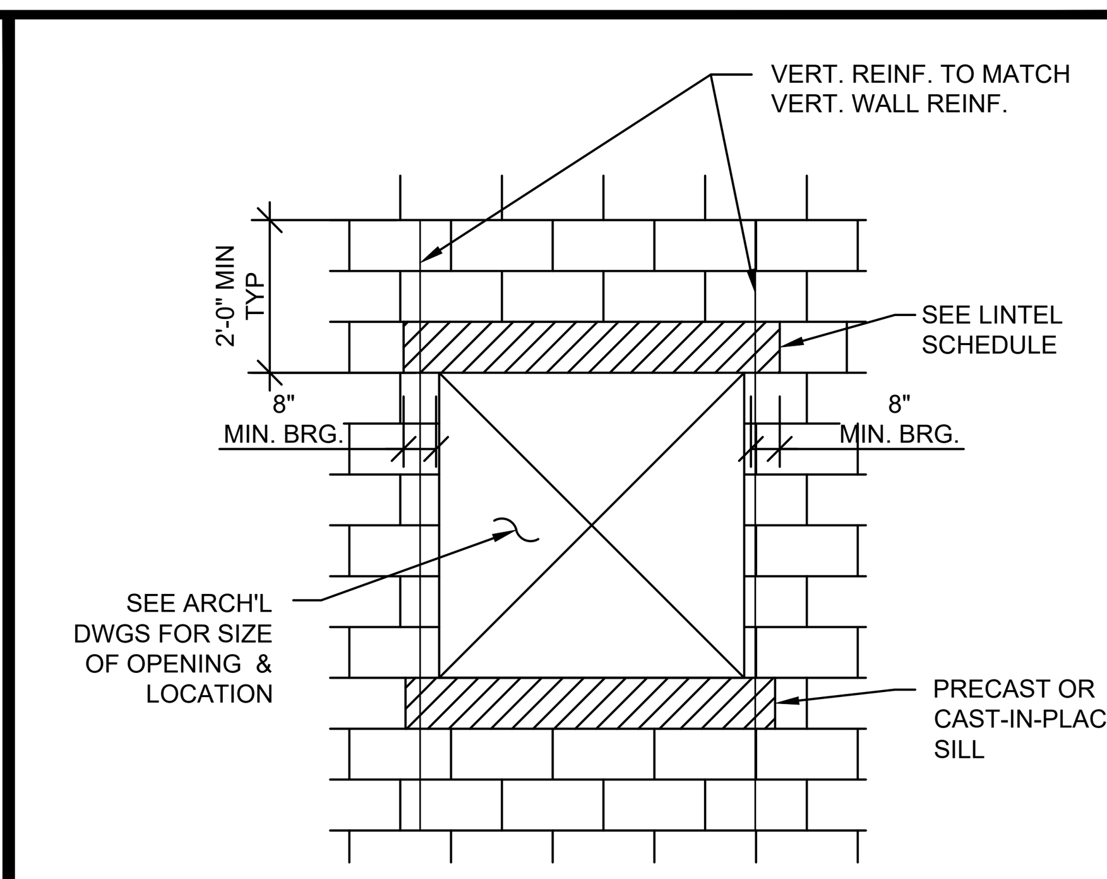


CONNECTION AT WOOD COLUMN





TYP. REINF. AT DOOR OPENINGS



TYP. REINF. AT WINDOW OPENINGS

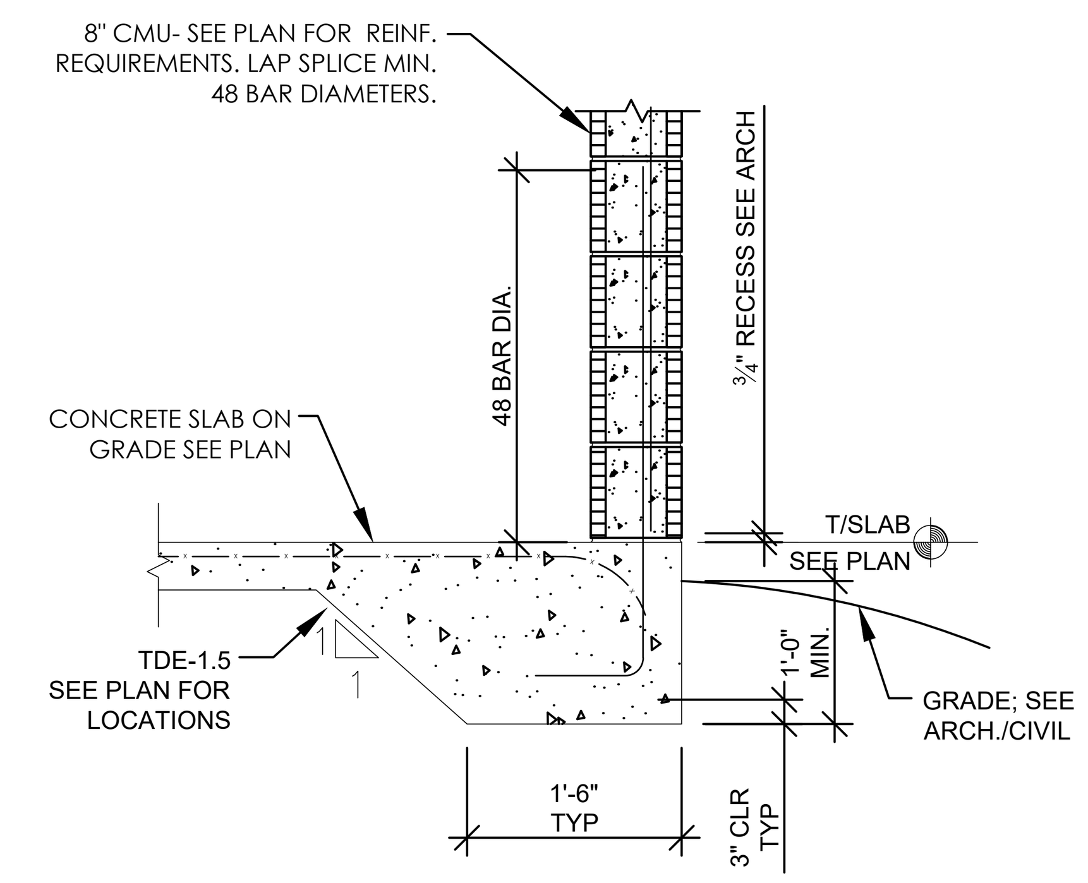
20 NOT USED
SCALE: N.T.S.

16 DETAIL
SCALE: N.T.S.

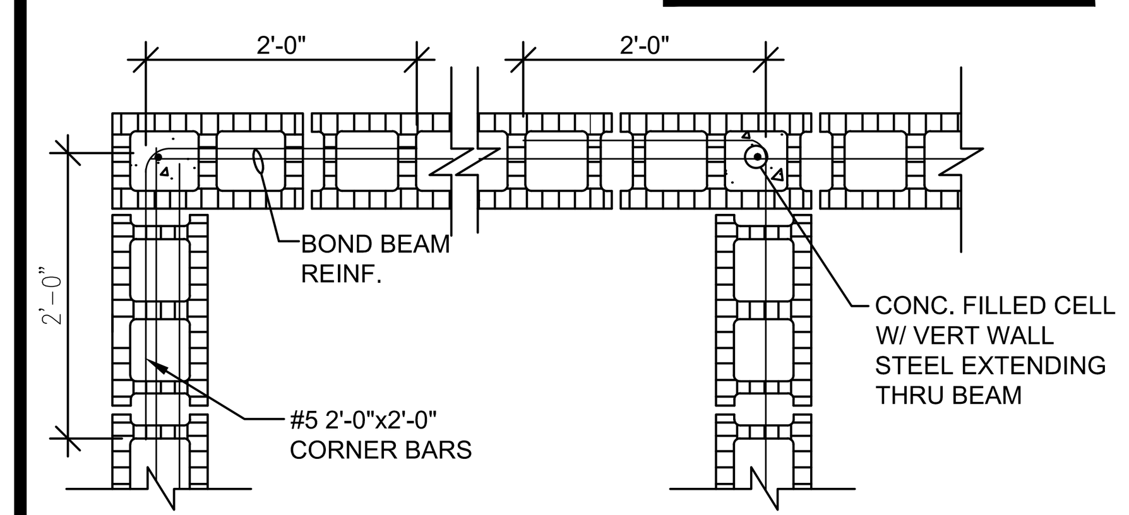
12 DETAIL
SCALE: N.T.S.

8 DETAIL
SCALE: N.T.S.

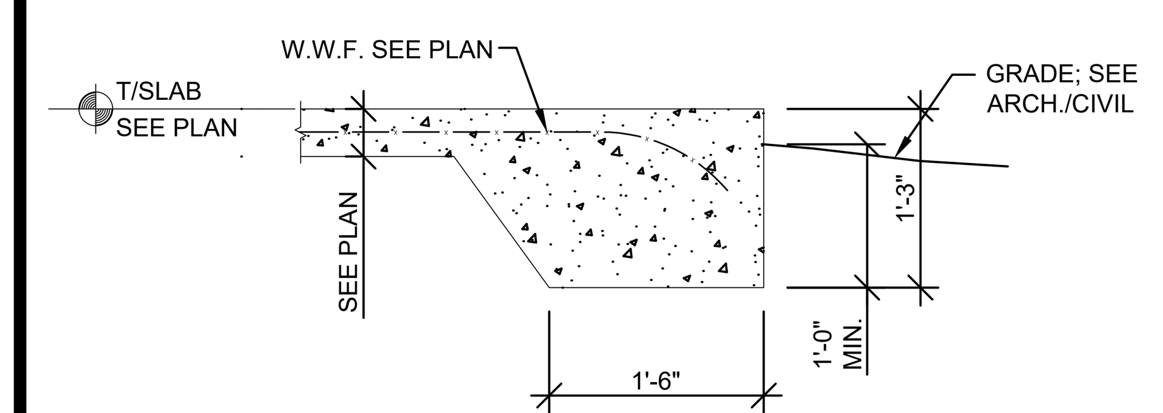
4 DETAIL
SCALE: N.T.S.



NOTE:
BEAM REINFORCING AT CORNERS AND WALL INTERSECTIONS W/FILLED CELL LAYOUT (TYPICAL) ADDITIONAL BARS AS INDICATED IN TYP. REINFORCING PLACING DIAGRAM.



TYP CORNER REINFORCING AT CMU BOND BEAM DETAIL



TURNED DOWN SLAB

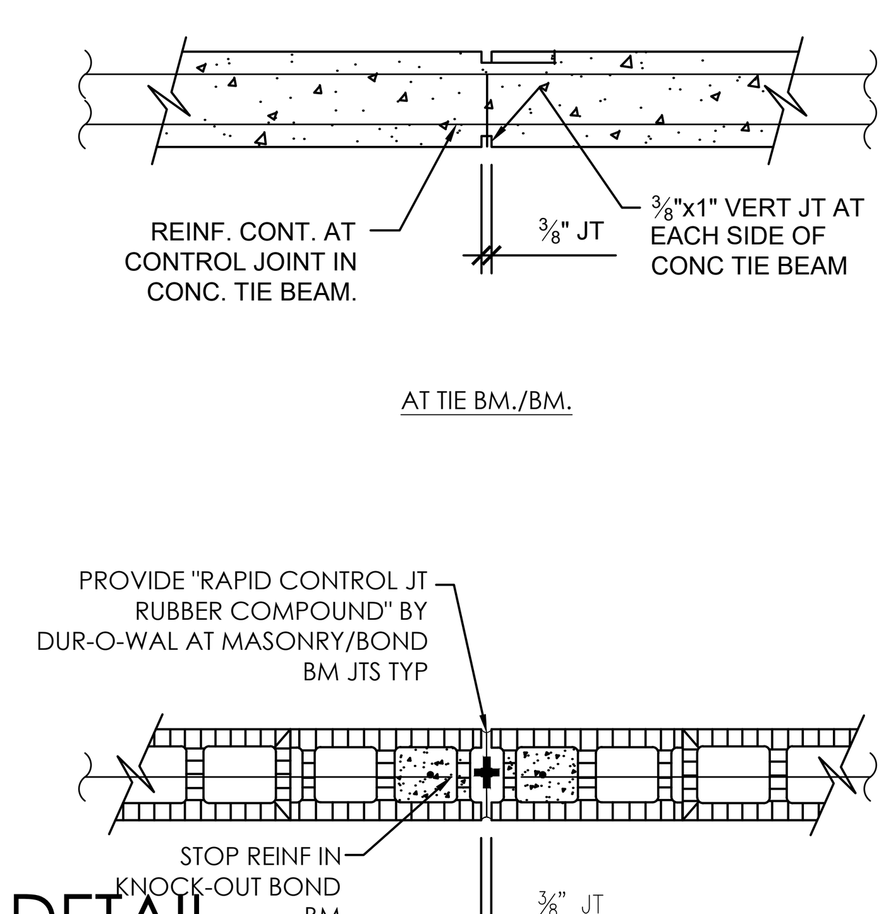
19 NOT USED
SCALE: N.T.S.

15 NOT USED
SCALE: N.T.S.

11 DETAIL
SCALE: N.T.S.

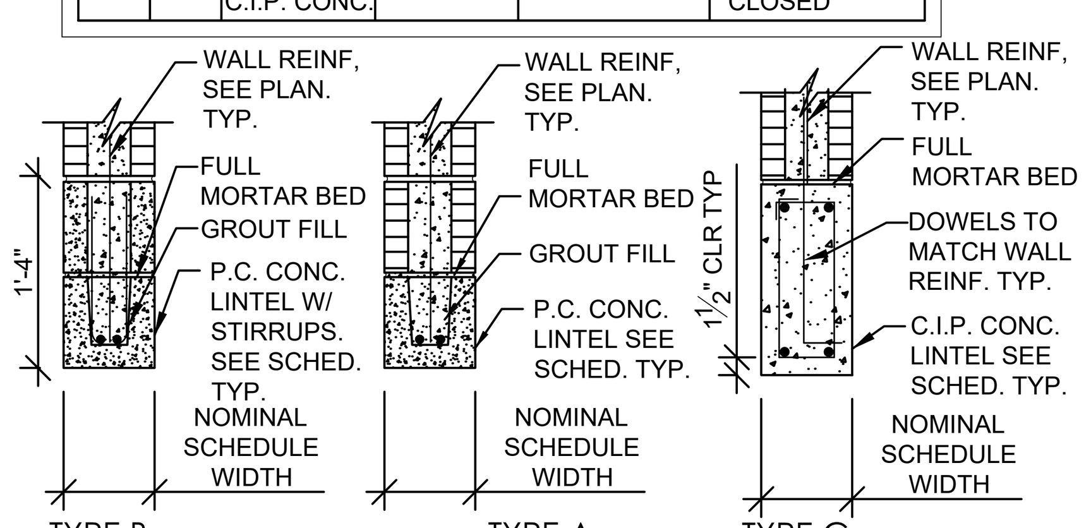
7 DETAIL
SCALE: N.T.S.

3 DETAIL
SCALE: N.T.S.



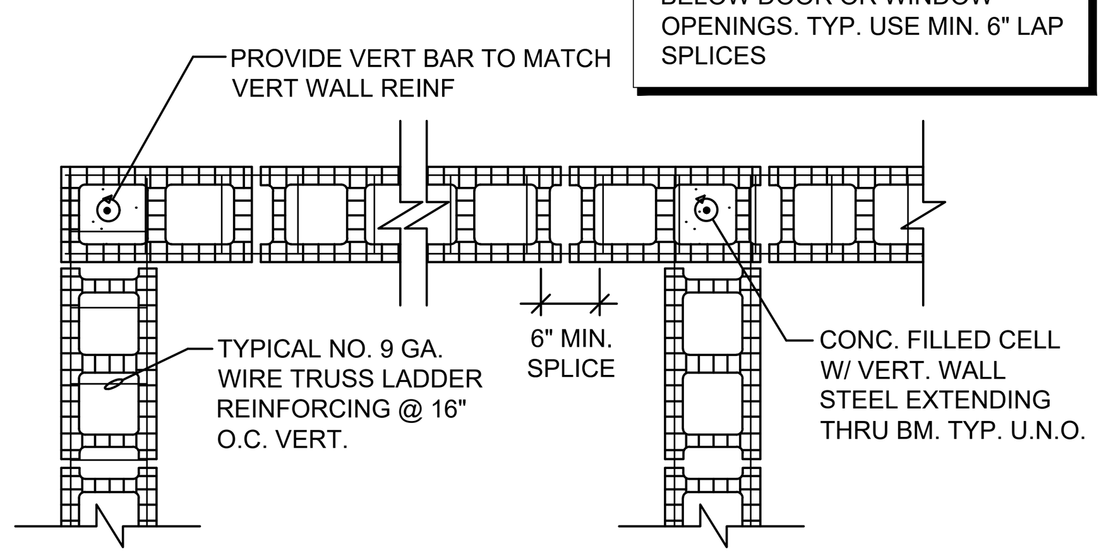
LINTEL SCHEDULE

WALL SIZE	TYPE	LINTEL SIZE	MAXIMUM SPAN	REINFORCING	STIRRUPS
8"	A	8"x8"	6'-0"	(2) #5	
8"	B	8"x16"	9'-4"	(2) #6	#3 @ 16" O.C.
8"	C	8"x16" C.I.P. CONC.	16'-0"	(2) #5 T&B	#3 @ 6" O.C. CLOSED
8"	C	8"x24" C.I.P. CONC.	20'-0"	(2) #6 T&B	#3 @ 6" O.C. CLOSED

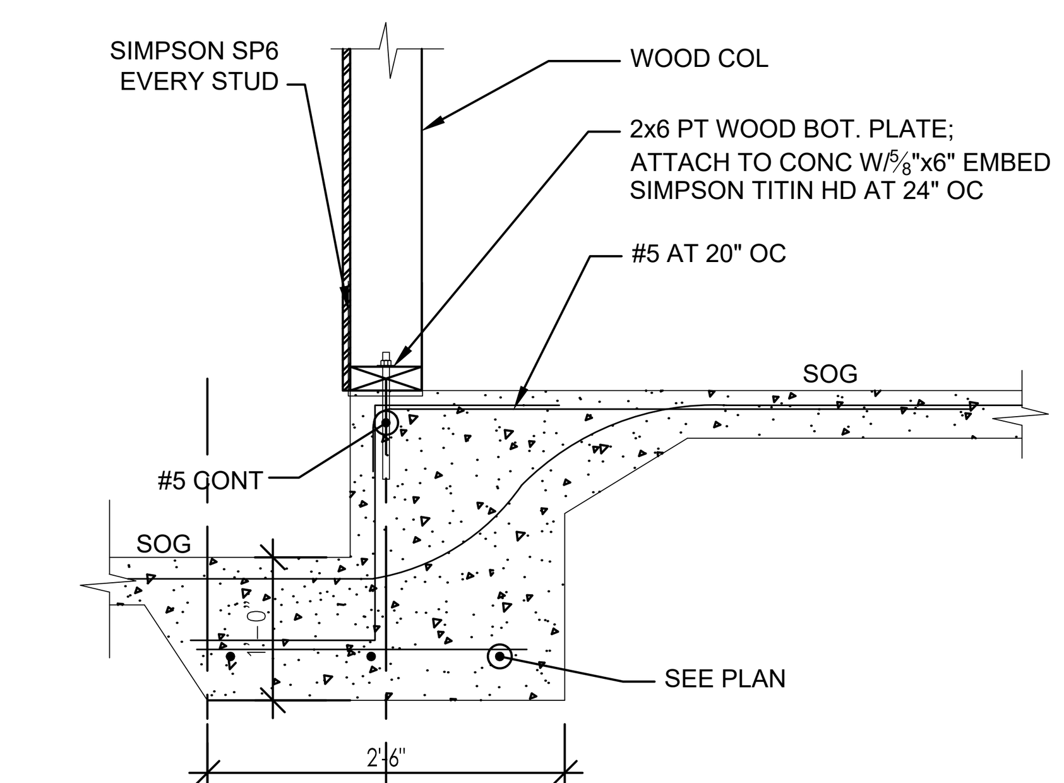


LINTEL SCHEDULE

NOTE:
TYPICAL #9 GA. WIRE LADDER REINFOREMENT FOR ALL C.M.U. WALLS SPACED @ 16" O.C. VERTICALLY U.N.O., PROVIDE ALSO ADD'L LAYERS ABOVE AND BELOW DOOR OR WINDOW OPENINGS. TYP. USE MIN. 6" LAP SPLICES



HORIZONTAL CMU REINF. DETAIL



CONNECTION AT WOOD COLUMN

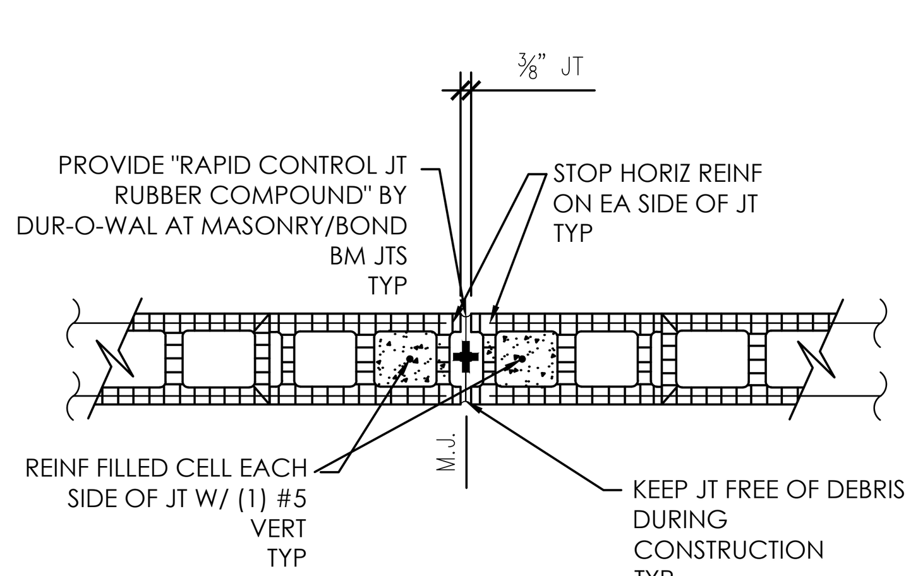
18 NOT USED
SCALE: N.T.S.

14 DETAIL
SCALE: N.T.S.

10 DETAIL
SCALE: N.T.S.

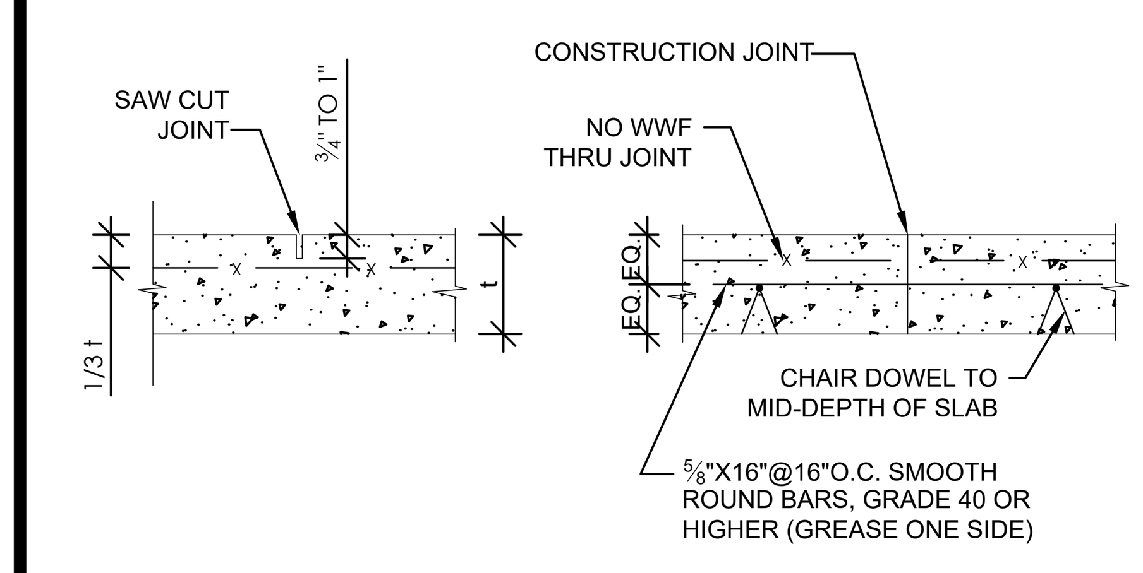
6 DETAIL
SCALE: N.T.S.

2 DETAIL
SCALE: N.T.S.



SPACING FOR CONTROL JOINT: NOT TO EXCEED 25'-0"

MASONRY JOINTS



SLAB ON GRADE DETAILS (SEE PLAN FOR LOCATION)

17 NOT USED
SCALE: N.T.S.

13 DETAIL
SCALE: N.T.S.

9 NOT USED
SCALE: N.T.S.

5 NOT USED
SCALE: N.T.S.

1 DETAIL
SCALE: N.T.S.

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PROJECT NO. 1807
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R E V I S I O N S
05-08-19 ISSUED FOR BIDDING

MODEL B

MODEL B
STRUCTURAL DETAILS

S-1
CONSTRUCTION DOCUMENTS

GENERAL NOTES:

1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH PROJECT SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR OPENING, DEPRESSIONS, EQUIPMENT WEIGHTS AND LOCATIONS, EMBEDDED ITEMS AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

2. DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. DO NOT SCALE DRAWINGS.

3. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, OR OTHERWISE ALTERED UNLESS APPROVED IN WRITING BY THE ENGINEER.

4. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

5. DETAILS LABELED "TYPICAL DETAILS" ON THE DRAWINGS SHALL APPLY TO ALL SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE PLANS CAN BE DETERMINED BY THE TITLE OF DETAIL OR BY CONTACTING THE ENGINEER IN WRITING WITH A REQUEST FOR INFORMATION. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER.

6. THE GENERAL CONTRACTOR SHALL COMPARE THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND REPORT ANY DISCREPANCIES BETWEEN EACH SET OF DRAWINGS AND WITHIN EACH SET OF DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBERS, PLACING OF ANY CONCRETE, OR LAYING UP ANY MASONRY.

7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE AND SAFETY.

8. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF PASQUALE KURITZKY ARCHITECTURE IS SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHALL NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST READILY APPARENT DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

CODES AND SPECIFICATIONS:

1. GENERAL BUILDING CODE:
    - A. STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE, 2017 EDITION (FBC 2017).
    - B. CONCRETE:
        - i. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE: (ACI 318) CURRENT EDITION.
        - ii. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS: (ACI 301) CURRENT EDITION.
    - C. STRUCTURAL STEEL:
        - i. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, LOAD AND RESISTANCE FACTOR DESIGN"
        - ii. "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, ALLOWABLE STRESS DESIGN"
        - iii. "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AISC"
    - D. MASONRY STRUCTURES:
        - i. ASCE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES: (ACI 530) CURRENT EDITION
        - ii. ASCE SPECIFICATIONS FOR MASONRY STRUCTURES: (ACI 530.1) CURRENT EDITION

DESIGN LOADS:

1. THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE LOADS PROVIDED IN THE FLORIDA BUILDING CODE, 2017 EDITION.

2. THE FOLLOWING SUPERIMPOSED LIVE LOADINGS HAVE BEEN UTILIZED:

a. ROOF	
i. ALL ROOFS	30psf
ii. WIND UPLIFT	SEE WIND TABLES
b. FLOOR LOADS:	
i. CORRIDORS:	100 PSF

3. LIVE LOAD REDUCTIONS ARE ALLOWED FOR STRUCTURAL MEMBERS PER FLORIDA BUILDING CODE 2017 AND ASCE 7-10. EXCEPTION: ROOF LIVE LOAD SHALL NOT BE REDUCED OR BE CONSIDERED IN DESIGN OF UPLIFT IN COMBINATION OF WIND.

4. WIND DESIGN CRITERIA: (PER FBC 2017 AND ASCE 7-10)
    - i. BASIC WIND SPEED = 170 MPH
    - ii. BUILDING CLASSIFICATION = II
    - iii. WIND EXPOSURE = C
    - iv. ENCLOSURE CLASSIFICATION = FULLY ENCLOSED BUILDINGS

    SEE WIND DIAGRAM AND TABLES ON SHEET S-0.2 FOR COMPONENTS AND CLADDING DESIGN PRESSURES.

2300 FOUNDATIONS - W/O SOIL REPORTS:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,500 psf ON COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

4810 MASONRY WALLS:

1. MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 psi ON THE NET AREA (fem = 1500 psi). MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270.
2. GROUT SHALL BE 2000 psi MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-476 AND HAVE A SLUMP BETWEEN 8" AND 10".
3. PROVIDE HOOKED DOWELS IN FOOTINGS FOR VERTICAL REINFORCING ABOVE. LAP SPLICES 48 BAR DIAMETERS.
4. BLOCK CELLS SHALL BE GROUT FILLED WITH VERTICAL REINFORCING BARS AT CORNERS, INTERSECTIONS, EACH SIDE OF OPENINGS OVER 4 FEET WIDE, AND AS SHOWN ON THE PLANS.
5. DOWELS SHALL BE USED TO PROVIDE CONTINUITY INTO THE STRUCTURE ABOVE AND/OR BELOW, UNLESS NOTED OTHERWISE.
6. USE METAL LATH, MORTAR OR SPECIAL UNITS TO CONFINE CONCRETE AND GROUT TO AREA AS REQUIRED.
7. MASONRY SHALL BE LAID IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE.
8. PROVIDE #9 GAGE GALVANIZED HORIZONTAL JOINT REINFORCING (DUR-O-WALL OR ENGINEER APPROVED SUBSTITUTION) AT ALTERNATE BLOCK COURSES, UNO ON PLANS.
9. IF REQUIRED, CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.
10. SUBMIT PROPOSED GROUT MIX DESIGNS FOR REVIEW PRIOR TO USE. MIX NUMBER OR OTHER POSITIVE IDENTIFICATION SHALL UNIQUELY IDENTIFY MIX. GROUT SLUMP SHALL BE BETWEEN 8 AND 11 INCHES.
11. USE OF SUPERPLASTICIZER IS PROHIBITED.
12. CELLS TO BE GROUT FILLED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED, CONTINUOUS VERTICAL GROUT SPACE.
13. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF CELLS TO BE GROUT FILLED IN EACH POUR IN EXCESS OF 5 FEET IN HEIGHT. THE CLEANOUTS SHALL BE SEALED BEFORE GROUTING, AFTER INSPECTION.
14. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM THE INSIDES OF SUCH CELL WALLS.
15. VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 192 BAR DIAMETERS.
16. CELLS CONTAINING REINFORCEMENT SHALL BE FILLED SOLIDLY WITH GROUT.
17. GROUT SHALL BE POURED IN LIFTS OF 4 FEET MAXIMUM HEIGHT. GROUT SHALL BE CONSOLIDATED AT TIME OF PLACING BY VIBRATING AND RECONSOLIDATED LATER BY VIBRATING BEFORE PLASTICITY IS LOST.
18. WHEN TOTAL GROUT POUR EXCEEDS 5 FEET IN HEIGHT, THE GROUT SHALL BE PLACED IN 4-FOOT LIFTS. MINIMUM CELL DIMENSION SHALL BE IN ACCORDANCE WITH TABLE 5 OF ACI 530.1 (3" X 3" FOR COARSE GROUT, 12 FT. MAXIMUM POUR HEIGHT).
19. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE MADE BY STOPPSING THE POUR OF GROUT NOT LESS THAN 1-1/2 INCH BELOW THE TOP OF THE UPPERMOST UNIT GROUTED.
20. MASONRY SHALL HAVE "SPECIAL INSPECTION"

REINFORCING STEEL:

1. SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.
2. REINFORCING STEEL TO BE WELDED: COMPLY WITH ASTM A706
3. WELDED WIRE FABRIC: ASTM A185 (FLAT SHEETS), MINIMUM YIELD STRENGTH OF 70,000 PSI.
4. DEFORMED BAR ANCHORS: ASTM A496, MINIMUM YIELD STRENGTH 70,000 PSI.
5. REINFORCING STEEL CONVER SHALL BE AS FOLLOWS, U.N.O:

a. BOTTOM OF FOOTINGS	3"
b. SIDES OF FOOTINGS	2"
c. COLUMN REINFORCEMENT (INCLUDING TIES)	1-1/2"
d. BEAM REINFORCEMENT	1-1/2"
e. INTERIOR SLAB REINFORCEMENT	3/4"
f. EXTERIOR SLAB REINFORCEMENT	1 1/2"
g. WALLS - INTERIOR SIDE	3/4 "
h. WALLS - EXTERIOR AND SOIL SIDES	2"

6. ALL COVER SPECIFIED ABOVE IS TO BE PROVIDED FROM THE INSIDE OF ANY ARCHITECTURAL REVEALS (IF ANY)
7. WHERE SPLICE LENGTHS ARE NOT SPECIFIED, USE TENSION SPLICE CLASS-B.
8. REINFORCING STEEL SHALL NOT BE TACK WELDED FOR ANY REASON. WELDED REINFORCING STEEL SPLICES ARE NOT PERMITTED.
9. LAP ALL WELDED WIRE FABRIC A MINIMUM DISTANCE OF ONE CROSS WIRE SPACING PLUS 2 INCHES.
10. APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION IS REQUIRED.
11. PROVIDE STANDARD HOOKS AT DISCONTINUOUS ENDS OF ALL TOP BARS.
12. WHERE REINFORCING IS SHOWN CONTINUOUS, SPLICE BOTTOM BARS OVER SUPPORTS AND TOP BARS AT CENTER OF SPAN.

CONCRETE:

1. CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS PROVIDED BELOW, WITH A PLASTIC AND WORKABLE MIX.

USAGE:	PSI	MAX SIZE AGGREGATE
FTG'S	2500	1"
SLAB ON GRADE	2500	3/4"
C.I.P. COLUMNS (TYP.)	4000	3/4"
BEAMS	4000	3/4"
FRAMED SLABS	4000	3/4"

2. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS.
3. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE.
4. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.
5. CONCRETE SHALL BE PROPORTIONED FOR A MAXIMUM ALLOWABLE UNIT SHRINKAGE OF 0.05% AT 28 DAYS AS DETERMINED BY ASTM C157.
6. SLUMP RANGE AT POINT OF DISCHARGE: 3" TO 6".

MISCELLANEOUS:

1. EPOXY ANCHORS USED SHALL BE HILTI RE500 SD.

FABRICATED ENGINEERED WOOD TRUSSES:

1. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.
2. MANUFACTURER SHALL BE REGULARLY ENGAGED IN DESIGN AND FABRICATION OF WOOD TRUSS COMPONENTS.
3. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THESE SPECIFICATIONS AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFIED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LATEST EDITION OF *NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS)* AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND *DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1)*, TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.
4. THE TRUSS LAYOUT IS INDICATED AS A GUIDE. VARIATIONS FROM THE FRAMING SYSTEM IS ACCEPTABLE, HOWEVER THE TRUSS MANUFACTURE MUST COMPLY WITH THE REQUIREMENTS FOR SLOPE, LIVE LOADING, AND UPLIFT. NO WALLS, BEAMS OR OTHER SUPPORTING STRUCTURAL ELEMENTS SHALL BE USED OTHER THAN THOSE INDICATED ON THE STRUCTURAL DRAWINGS.
5. THE TRUSS MANUFACTURE SHALL PROVIDE TO THE ENGINEER OF RECORD ALL HORIZONTAL FORCES GENERATED BY SHEAR TRANSFER ALONG WITH THE CONNECTIONS TO THE STRUCTURE.
6. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A CIVIL OR STRUCTURAL ENGINEER LICENSED IN STATE WHERE TRUSSES ARE TO BE INSTALLED. DRAWINGS SHALL BE APPROVED BY ARCHITECT PRIOR TO FABRICATION.
7. TRUSS DESIGN DRAWINGS SHALL INCLUDE AS MINIMUM INFORMATION:
   SPAN, DEPTH OR SLOPE AND SPACING OF TRUSSES; REQUIRED BEARING WIDTH;
   DESIGN LOADS, AS APPLICABLE:
    - A. TOP CHORD LIVE LOAD = 30 PSF
    - B. TOP CHORD DEAD LOAD = 15 PSF
    - C. BOTTOM CHORD LIVE LOAD = 0 PSF
    - D. BOTTOM CHORD DEAD LOAD = 10 PSF
    - E. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
    - F. WIND CRITERIA = SEE SHEET S-0.2
    - G. ADJUSTMENT TO LUMBER AND PLATE DESIGN LOADS FOR CONDITION OF USE
    - H. REACTIVE FORCES, THEIR POINTS OF OCCURRENCE AND DIRECTION
    - I. ALPINE/LUMBER MATE/CLARY/TRUSSWAL OR ACCEPTABLE PLATE TYPE, GAGE, SIZE AND LOCATIONOF PLATE AT EACH JOINT
    - J. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
    - K. LOCATION OF ANY REQUIRED CONTINUOUS LATER BRACING
    - L. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
    - M. MAXIMUM AXIAL COMPRESSIVE FORCES IN TRUSS MEMBERS;LOCATION OF JOINTS

   CONNECTION REQUIREMENTS FOR:
    - A. TRUSS TO TRUSS GIRDERS;
    - B. TRUSS PLY TO PLY; AND
    - C. FIELD SPLICES. – SEE PLANS
8. LUMBER MATERIALS:

   LUMBER USED FOR TRUSS MEMBERS SHALL BE IN ACCORDANCE WITH PUBLISHED VALUES OF LUMBER RULES WRITING AGENCIES APPROVED BY BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE. LUMBER SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THAT BOARD, AND SHALL BE AS SHOWN ON DESIGN DRAWINGS.

   MOISTURE CONTENT OF LUMBER SHALL BE NO LESS THAN 7 PERCENT NOR GREATER THAN 19 PERCENT AT TIME OF FABRICATION.
9. ADJUSTMENT OF VALUES FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH *NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS)*. AND THE STANDARD BUILDING CODE.
10. FIRE RETARDANT TREATED LUMBER, IF APPLICABLE, SHALL MEET SPECIFICATIONS OF TRUSS DESIGN AND ANSI/TPI 1-1995, PAR 9.1.5 AND SHALL BE REDRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA STANDARD C20. ALLOWABLE VALUES MUST BE ADJUSTED IN ACCORDANCE WITH NDS PAR 2.3.6. LUMBER TREATER SHALL SUPPLY CERTIFICATE OF COMPLIANCE.
11. METAL CONNECTOR PLATES:

    METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY ALPINE /LUMBERMATE /CLARY /TRUSSWAL AND SHALL BE NOT LESS THAN .036 INCHES IN THICKNESS (20 GAGE) AND SHALL MEET OR EXCEED ASTM A653-94 GRADE 37, AND SHALL BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A653-94, COATING DESIGNATION G60. WORKING STRESSES IN STEEL ARE TO BE APPLIED TO EFFECTIVE RATIOS FOR PLATES AS DETERMINED BY TEST IN ACCORDANCE WITH APPENDIX E AND F OF ANSI/TPI 1-LATEST EDITION.

    IN HIGHLY CORROSIVE ENVIRONMENTS, SPECIAL APPLIED COATINGS OR STAINLESS STEEL MAY BE REQUIRED.
12. FABRICATION:
    - A. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT MEETING REQUIREMENTS OF ANSI/TPI 1-1995, SECTION 4. TRUSS MEMBERS SHALL BE ACCURATELY CUT TO LENGTH ANGLE AND TRUE TO LINE TO ASSURE PROPER FITTING JOINTS WITHIN TOLERANCES SET FORTH IN ANSI/TPI 1-1995, SECTION 4, AND PROPER FIT WITH OTHER WORK.
13. HANDLING, INSTALLATION AND BRACING:
    - A. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.
    - B. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. PREVENT TOPPLING WHEN BANDING IS REMOVED.
    - C. HANDLE DURING INSTALLATION IN ACCORDANCE WITH *HANDLING, INSTALLING AND BRACING WOOD TRUSSES (HIB-91)*, TPI, AND ANSI/TPI 1-1995. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE RESPONSIBILITY OF TRUSS INSTALLER.
    - D. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.
    - E. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. TRUSSES SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT BRACING IS INSTALLED.
    - F. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.
    - G. CONCENTRATED LOADS SHALL NOT BE PLACED ATOP TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF DECKING OR OTHER HEAVY MATERIALS ONTO UNSHEATHED TRUSSES.
    - H. ERECTION BRACING IS ALWAYS REQUIRED. PROFESSIONAL ADVICE SHOULD ALWAYS BE SOUGHT TO PREVENT TOPPLING OR DOMINOING OF TRUSSES DURING INSTALLATION.
    - I. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FURNISHING THE MATERIALS USED FOR INSTALLATION AND PERMANENT BRACING.
14. CODE ACCEPTED:

    RESEARCH REPORTS ON ALPINE CONNECTOR PRODUCTS, TENSION WEBS AND FIRE-RATED SYSTEMS HAVE BEEN ISSUED BY ALL MAJOR MODEL CODES AND REQUIRED AGENCIES INCLUDING THE FOLLOWING: INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO), BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL (BOCA), COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO), SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL (SBCCI), FEDERAL HOUSING ADMINISTRATION AND THE VETERANS ADMINISTRATION. ALPINE PERSONNEL ARE ACTIVE MEMBERS OF THE TRUSS PLATE INSTITUTE, AMERICAN SOCIETY FOR TESTING & MATERIALS, AMERICAN SOCIETY OF CIVIL ENGINEERS, BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, NATIONAL ASSOCIATION OF HOME BUILDERS, SOUTHERN FOREST PRODUCTS ASSOCIATION, FOREST PRODUCTS SOCIETY, NATIONAL FRAME BUILDERS ASSOCIATION, AND NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS.

SHOP DRAWING REVIEW:

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.
2. SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND MARKED "APPROVED" PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. NON-CONFORMING DRAWINGS SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER EITHER BY FORMAL LETTER OR ON THE SHOP DRAWINGS AS PART OF THE APPROVAL PROCESS.
4. CHANGES AND ADDITIONS MADE ON RE-SUBMITTALS SHALL BE CLEARLY FLAGGED AND NOTED. THE PURPOSE OF THE RE-SUBMITTALS SHALL BE CLEARLY NOTED ON THE LETTER OF TRANSMITTAL.

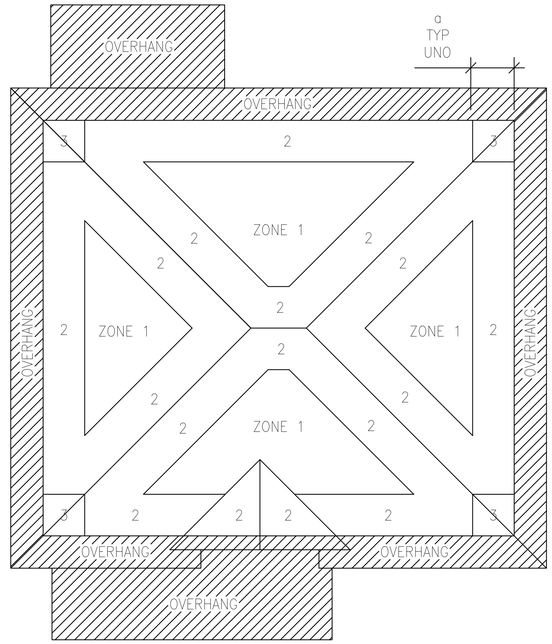
SHOP DRAWINGS FOR SPECIALTY ENGINEERED PRODUCTS:

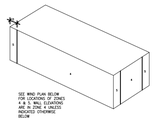
1. THE FOLLOWING SYSTEMS AND COMPONENTS, AS A MINIMUM, REQUIRE FABRICATION AND ERECTION DRAWINGS PREPARED BY A DELEGATED ENGINEER:
2. PREFABRICATED WOOD TRUSSES.
3. SUBMITTALS SHALL CLEARLY IDENTIFY THE SPECIFIC PROJECT AND APPLICABLE CODES, LIST THE DESIGN CRITERIA, AND SHOW ALL DETAILS AND PLANS NECESSARY FOR PROPER FABRICATION AND INSTALLATION. CALCULATIONS AND SHOP DRAWINGS SHALL IDENTIFY SPECIFIC PRODUCT UTILIZED. GENERIC PRODUCTS WILL NOT BE ACCEPTED.
4. SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE DELEGATED ENGINEER.
5. SHOP DRAWINGS AND CALCULATIONS REQUIRE THE IMPRESSED SEAL, DATE AND SIGNATURE OF THE DELEGATED ENGINEER LICENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED. COMPUTER PRINTOUTS ARE AN ACCEPTABLE SUBSTITUTE FOR MANUAL COMPUTATIONS PROVIDED THEY ARE ACCOMPANIED BY SUFFICIENT DESCRIPTIVE INFORMATION TO PERMIT THEIR PROPER EVALUATION. SUCH DESCRIPTIVE INFORMATION SHALL BEAR THE IMPRESSED SEAL AND SIGNATURE OF THE DELEGATED ENGINEER AS AN INDICATION THAT HE/SHE HAS ACCEPTED RESPONSIBILITY FOR THE RESULTS. SEPIAS DO NOT REQUIRE SIGNATURE AND SEAL. THE STRUCTURAL ENGINEER WILL RETAIN ONE SIGNED AND SEALED PRINT FOR RECORD.
6. DRAWINGS PREPARED SOLELY TO SERVE AS A GUIDE FOR FABRICATION AND INSTALLATION (SUCH AS REINFORCING STEEL SHOP DRAWINGS OR STRUCTURAL STEEL ERECTION DRAWINGS) AND REQUIRING NO ENGINEERING DO NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.
7. CATALOG INFORMATION ON STANDARD PRODUCTS DOES NOT REQUIRE THE SEAL OF A DELEGATED ENGINEER.

SUBMITTALS

1. ALL SUBMITTALS MUST BE REVIEWED AND STAMPED APPROVED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
2. THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW SHOP DRAWINGS FOR THE FOLLOWING ITEMS:
    - a. REINFORCING STEEL
    - b. LIGHT GAGE METAL FRAMING (*)
    - c. CONCRETE MIX DESIGNS
    - d. PRE ENGINEERED ROOF TRUSSES (*)

    ITEMS MARKED (*) SHALL HAVE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ITEMS MARKED (#) SHALL BE SUBMITTED FOR ENGINEERS RECORD ONLY.
3. DESIGN CALCULATIONS: THE GENERAL CONTRACTOR SHALL SUBMIT FOR ENGINEER REVIEW TWO SETS OF DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED, FOR THE FOLLOWING ITEMS.
    - a. LIGHT GAGE METAL FRAMING AND ASSOCIATED CONNECTIONS
    - b. PRE-ENGINEERED ROOF TRUSSES
4. REVIEW BY THE STRUCTURAL ENGINEER OF RECORD OF SUBMITTALS IS LIMITED TO VERIFYING THE FOLLOWING:
    - a. THAT THE SPECIFIED STRUCTURAL SUBMITTALS HAVE BEEN FURNISHED.
    - b. THAT THE STRUCTURAL SUBMITTALS HAVE BEEN SIGNED AND SEALED BY THE DELEGATED ENGINEER.
    - c. THAT THE DELEGATED ENGINEER HAS UNDERSTOOD THE DESIGN INTENT AND HAS USED THE SPECIFIED STRUCTURAL CRITERIA. (NO DETAILED CHECK OF CALCULATIONS WILL BE MADE).
    - d. THAT THE CONFIGURATION SET FORTH IN THE STRUCTURAL SUBMITTALS IS CONSISTENT WITH THE CONTRACT DOCUMENTS. (NO DETAILED CHECK OF DIMENSIONS OR QUANTITIES WILL BE MADE).
5. SUBMITTALS NOT MEETING THE ABOVE CRITERIA WILL NOT BE REVIEWED.





GROSS WIND PRESSURES FOR COMPONENTS AND CLADDING (ENCLOSED)								
a (ft)	V (mph)	A (SF)	ZONE 1 (psf)	ZONE 2 (psf)	ZONE 3 (psf)	ZONE 4 (psf)	ZONE 5 (psf)	OVERHANG (psf)
3.0	170	<10	36.30 −57.65	36.30 −100.36	36.30 −100.36	62.99 −68.33	62.99 −84.35	16.00 −207.13
3.0	170	20	33.09 −56.05	33.09 −92.33	33.09 −92.33	60.15 −65.49	60.15 −78.67	16.00 −187.84
3.0	170	50	28.84 −53.92	28.84 −81.70	28.84 −81.70	56.40 −61.74	56.40 −71.17	16.00 −162.35
3.0	170	100	25.62 −52.32	25.62 −73.67	25.62 −73.67	53.57 −58.90	53.57 −65.49	16.00 −143.07
3.0	170	200	25.62 −52.32	25.62 −73.67	25.62 −73.67	50.73 −56.07	50.73 −59.82	16.00 −143.07
3.0	170	>500	25.62 −52.32	25.62 −73.67	25.62 −73.67	46.98 −52.32	46.98 −52.32	16.00 −143.07

NOTE: THIS STRUCTURE IS LOCATED IN A HURRICANE PRONE REGION USING AN INTERNAL PRESSURE COEFFICIENT OF (+/−) 0.18, V = 170 MPH, RISK CATEGORY = II, AND EXPOSURE CATEGORY C, AND HAS BEEN CALCULATED IN ACCORDANCE WITH THE FBC 2017 AND ASCE 7−10.

WIND DIAGRAM NOTES (COMPONENTS AND CLADDING ONLY):

1. WIND PRESSURES SHOWN ARE ULTIMATE DESIGN (NOT MULTIPLIED BY 0.6) VALUES AS PER FBC 2017 AND ASCE 7−10
2. a INDICATES END ZONE WIDTH IN FEET.
   V INDICATES BASIC WIND SPEED IN MILES PER HOUR
   A INDICATES THE TRIBUTARY AREA IN SQUARE FEET.
3. GROSS PRESSURES ARE FOR WINDOWS, DOORS, VENEER, LIGHT GAGE METAL FRAMING, ROOFING AND ACCESSORIES, AND OTHER BUILDING COMPONENTS AND CLADDING.
4. GROSS PRESSURES SHALL BE LINEARLY INTERPOLATED FOR (A) NOT SHOWN IN TABLES.
5. POSITIVE PRESSURES INDICATE PRESSURES ACTING TOWARDS A PROJECTED SURFACE. NEGATIVE PRESSURES INDICATE PRESSURES ACTING AWAY FROM A PROJECTED SURFACE.
6. ROOF ZONES ARE 1 − 3, WALL ZONES ARE 4 & 5.
7. NET DESIGN ROOF PRESSURES SHALL BE CALCULATED USING THE SELF−WEIGHT OF THE MATERIAL (MAX DEAD LOAD FOR OFFICE BUILDING = 15PSF) WITH THE GROSS WIND UPLIFT PRESSURES.
8. CANOPIES AND COVERED COMMON AREAS ARE TO BE DESIGN PER FBC 2010 WIND PRESSURES AND REQUIREMENTS. SEE TABLE FOR DESIGN PRESSURES.

WIND DIAGRAM AND TABLE

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CITY OF DELRAY CRA
CARVER ISLE

DELRAY BEACH, FLORIDA

PROJECT NO. 1807
DATE: 04-15-19

REVISIONS

05-08-19 ISSUED FOR BIDDING

MODEL B

MODEL B
STRUCTURAL NOTES

S-2
CONSTRUCTION DOCUMENTS

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 3
TO
REQUEST FOR PROPOSALS NO. CRA 2019-03
PURCHASE, DEVELOPMENT & DISPOSITION OF CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING

May 20, 2019

TO ALL PROPOSERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published a Request for Proposals dated April 22, 2019, with respect to its intent to receive and consider Requests for Proposal (RFP) by qualified Not-for-Profit parties specializing in affordable / work force housing for the development and disposition of ten (10) residential properties owned by the CRA, within the Southwest Neighborhood of the CRA District of the City of Delray Beach. The intent of this Addendum is to address questions, errors, and clarify other aspects of the RFP. Proposers submitting proposals for the above-referenced project shall take note of the following changes, additions, deletions clarifications, etc., to the RFP which shall become a part of and have precedence over anything shown or described otherwise.

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1. **Correction to Addendum #2, Item 11 below:**

11. On the two story plan we do not see any A/C returns in the bedrooms. These will be needed per code so please confirm if it was an oversight?

~~A/C returns are not required for all bedrooms.~~

A/C returns are required for all bedrooms and shall be located above the doors.