

314 NE. 3RD AVENUE

Project Number:
23075

314 NE 3rd Avenue
Delray Beach, Florida



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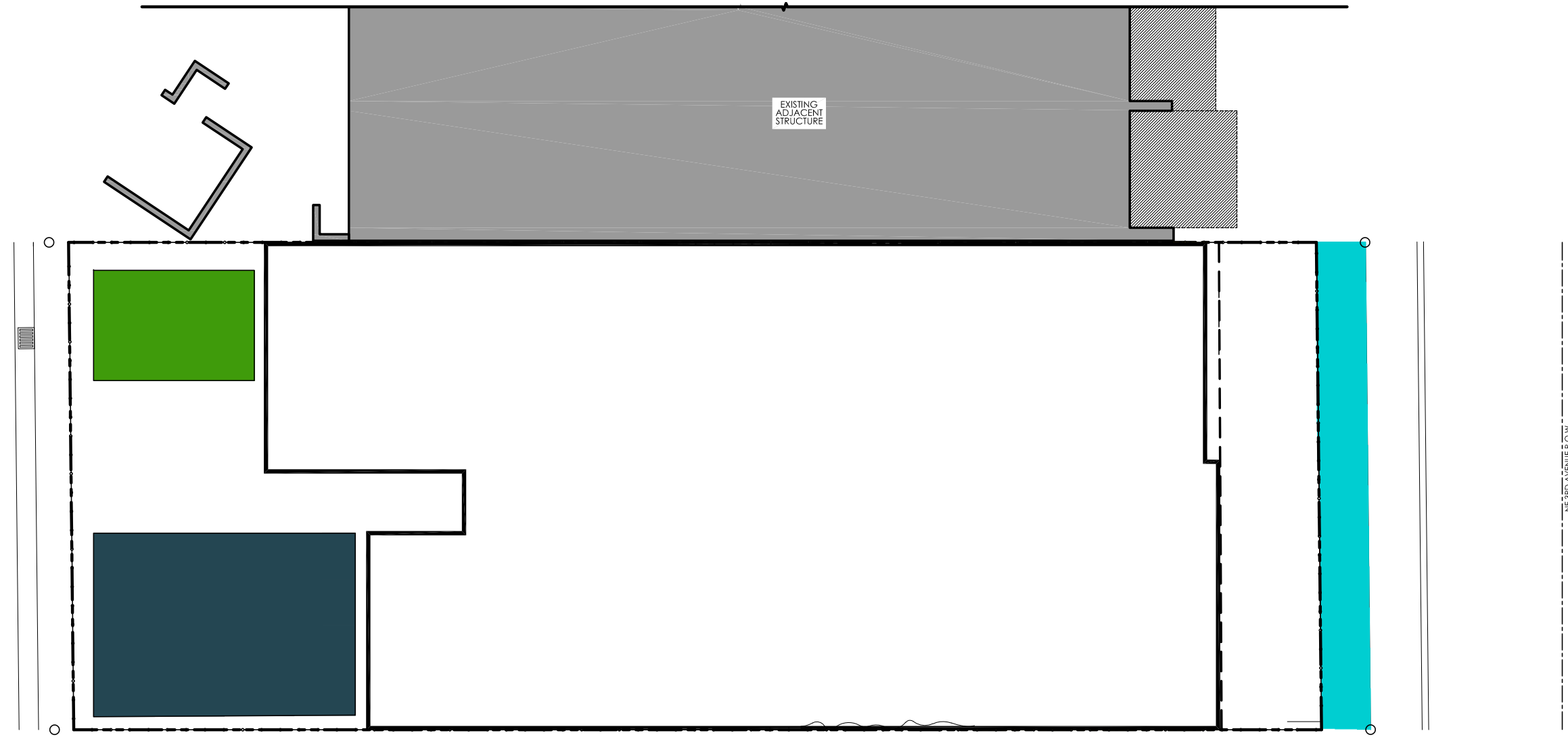
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GENERAL NOTES		ABBREVIATIONS		STRUCTURAL ENGINEER		SHEET INDEX																																																																																																																																																																																																																																																																																													
<p>GENERAL CONSTRUCTION NOTES: CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE: RESIDENTIAL 8TH EDITION (2023) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVACJ.</p> <p>1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.</p> <p>2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.</p> <p>3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY IF THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS, DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.</p> <p>4. SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.</p> <p>5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.</p> <p>6. THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39)</p> <p>7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.</p> <p>8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.</p> <p>9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.</p> <p>10. ALL WINDOW AND DOORS SHALL BE CALKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 302.4.</p> <p>11. ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD.</p> <p>12. TRUSS MANUFACTURER SHALL SUBMIT THREE COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR FLOOR/ROOF TRUSS DESIGN FOR REVIEW.</p> <p>13. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHUS AND MISCELLANEOUS EQUIPMENT. BUILDER SHALL COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.</p> <p>14. PROVIDE GROUDED CELL AT BEARING POINT OF EACH GIRDER TRUSS.</p> <p>15. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAIL.</p> <p>16. CONCRETE SHALL CONFORM TO ASTM C29. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/531. MORTAR SHALL MEET THE FOLLOWING STANDARDS: TYPE S MORTAR: FM = 2000 PSI 17. FILLED CELLS - 3000 PSI COARSE GROUT W/ #10 @ 10" SLUMP. 18. REINFORCED CONCRETE COLUMNS, BEAMS, SLABS, & BALCONY SLABS - 3000 PSI. UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS OR SCHEDULES. 19. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER: 3/4" / BEAMS AND COLUMNS: 1 1/2" (FORMED) / CONCRETE BELOW GRADE: 2" (UNFORMED) / CONCRETE BELOW GRADE: 3" 20. REINFORCED STEEL: GRADE 60 (FY=60,000), ASTM A615 S1. 21. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A C.I.'S MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES: (A.C.I. 315). 22. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION: AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED. 23. ADEQUATE VERTICAL AND HORIZONTAL BRACING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION. 24. CONCRETE BEAM SIZES MAY BE INCREASED IF REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSINGS. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (28" MAX.) AND ADD 2 #5 BOTTOM IF DROP EXCEEDS 8". 25. DOWEL COLUMNS AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE. 26. VERTICAL CELLS FOR MASONRY TO BE GROUDED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSERVED CONTINUOUS CELL. 27. CLEAN-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUDED CELLS AT EACH LIFT OVER 4" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION AND BEFORE GROUTING. 28. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN. 29. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL," AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. 30. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESURE TREATED OR PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTATION MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE. 31. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME. 32. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. 33. ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3 X 12 (3 FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED. 34. DIMENSION LUMBER FOR HEADERS, COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1100 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY. 35. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS-A 325 / TUBULAR STEEL-A 500 GRADE B (46 KSI) 36. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". 37. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A W.S. A51. E70XX. 38. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS. 39. TOPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK UNLESS NOTED OTHERWISE.</p>		<p>39. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC., SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR OWNER TO THE ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.</p> <p>40. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.</p> <p>FOUNDATION NOTES: (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)</p> <p>1. FLOOR SLAB SHALL BE MIN. 4" THICK FOURSIDE CONCRETE SLAB WITH 6x6, 1.4x4 W/W, ON 6 ML V/SQUEEN VAPOR BARRIER, ON WELL-TAMPED SAND FILL (U.O.C.). (SEE FOUNDATION PLAN)</p> <p>2. FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS. MAXIMUM SLUMP: 5".</p> <p>3. ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING DEPT.</p> <p>4. REINFORCING STEEL SHALL BE ASTM A15. GRADE 60</p> <p>5. FILL SHALL BE CLEAN SAND, FREE FROM DELETERIOUS MATERIAL AND WELL GRADED AND COMPACTED MIN. 95% PER CODE (SEE GEOTECHNICAL REPORT)</p> <p>6. VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.</p> <p>7. FOOTINGS HAVE BEEN DESIGNED FOR 2,500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT, PRIOR TO DOING ANY WORK.</p> <p>8. TREATMENT SOIL AS PER CODE.</p> <p>9. SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.</p> <p>10. DOUBLE MESH AT PERIMETER OF HORIZONTAL FOOTINGS SHALL BE 30" MIN. BEYOND EDGE OF FOOTINGS. DOUBLE MESH AT INTERIOR EDGE OF FOOTINGS SHALL EXTEND 30" EACH SIDE OF FOOTING EDGE. (SEE FOUNDATION PLAN IF NECESSARY)</p> <p>11. SEE FOUNDATION PLAN FOR DEPTH/LOCATIONS OF PAD TYPE FOOTINGS.</p> <p>12. TOP OF FINISHED SLAB SHALL BE 0'-0" (REFERENCE FINISH SLAB) (SEE STRUCTURAL PLANS)</p> <p>13. COLUMN AND FOOTING CENTERLINES SHALL COINCIDE UNLESS DIMENSIONED OTHERWISE.</p> <p>14. REFERENCE ELEVATION +0'-0". (SEE SURVEY PLOT FOR N.A.V.D.)</p> <p>15. PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE.</p> <p>16. COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.</p> <p>17. SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.</p> <p>18. ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION.</p> <p>19. SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.</p> <p>20. REBAR SHALL BE PLACED AS SHOWN IN THE PLANS. SEE COLUMN SCHEDULE FOR MORE INFORMATION.</p> <p>21. SPICES IN REINFORCING BARS SHALL NOT BE LESS THAN 48 BAR DIAMETERS (H=30", #7=42"), AND REINFORCING SHALL BE CONTINUOUS.</p> <p>22. REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG, FOR EACH BAR IN FOUNDATION.</p> <p>23. PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.</p> <p>ROOF FRAMING NOTES: (SEE ROOF PLANS FOR ADDITIONAL NOTES)</p> <p>1. THE TRUSS LAYOUT SHOWN ON THIS SET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING STRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T., BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD FOR THE CONTRACTOR OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OVERLAPPING RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGHOUT THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.</p> <p>2. THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IF IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.</p> <p>3. ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.</p> <p>4. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.</p> <p>FIRE BLOCKING AND DRAFTSTOPPING:</p> <p>1. DRAFTSTOPPING IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 9000 S.F.</p> <p>2. INSTALL FIREBLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SLOTTED, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.</p> <p>ELECTRICAL NOTES: ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES).</p>		<table border="1"> <thead> <tr> <th>ACCOUS.</th> <th>ACCONSTIT.</th> <th>HTD.</th> <th>MOUNTED</th> </tr> </thead> <tbody> <tr> <td>ADJ.</td> <td>ADJUSTABLE</td> <td>MUL.</td> <td>MULLION</td> </tr> <tr> <td>AL.</td> <td>ALUMINUM</td> <td>N.J.C.</td> <td>NOT IN CONTRACT</td> </tr> <tr> <td>B.L.D.G.</td> <td>BUILDING</td> <td>NO.</td> <td>NUMBER</td> </tr> <tr> <td>B.K.</td> <td>BLOCK</td> <td>N.T.S.</td> <td>NOT TO SCALE</td> </tr> <tr> <td>B.O.T.</td> <td>BOTTOM</td> <td>O.A.</td> <td>OVERALL</td> </tr> <tr> <td>CAB.</td> <td>CABINET</td> <td>OBS.</td> <td>OBSOLETE</td> </tr> <tr> <td>CL.R.</td> <td>CLEAR</td> <td>O.C.</td> <td>ON CENTER</td> </tr> <tr> <td>C.O.L.</td> <td>COLUMN</td> <td>O.D.</td> <td>OUTSIDE DIAMETER</td> </tr> <tr> <td>CONC.</td> <td>CONCRETE</td> <td>OPNG.</td> <td>OPENING</td> </tr> <tr> <td>CONN.</td> <td>CONNECTION</td> <td>OPP.</td> <td>OPPOSITE</td> </tr> <tr> <td>CONT.</td> <td>CONTINUOUS</td> <td>PL.</td> <td>PLATE</td> </tr> <tr> <td>C.T.S.K.</td> <td>COUNTERSINK</td> <td>PLAS.</td> <td>PLASTER</td> </tr> <tr> <td>DEC.</td> <td>DECORATIVE</td> <td>FR.</td> <td>PAIR</td> </tr> <tr> <td>DET.</td> <td>DETAIL</td> <td>PRCST.</td> <td>PRECAST</td> </tr> <tr> <td>D.F.</td> <td>DOUGLAS FIR</td> <td>P.T.D.F.</td> <td>PRESSURE TREATED</td> </tr> <tr> <td>DIA.</td> <td>DIAMETER</td> <td>PNL.</td> <td>PARTITION</td> </tr> <tr> <td>D.N.</td> <td>DOWN</td> <td>Q.T.</td> <td>QUARRY TILE</td> </tr> <tr> <td>D.S.</td> <td>DOWN SPOUT</td> <td>RAD.</td> <td>RADIUS</td> </tr> <tr> <td>DWG.</td> <td>DRAWING</td> <td>R.M.</td> <td>ROOM</td> </tr> <tr> <td>EA.</td> <td>EACH</td> <td>R.O.</td> <td>ROUGH OPENING</td> </tr> <tr> <td>E.L.</td> <td>ELEVATION</td> <td>RWD.</td> <td>REDWOOD</td> </tr> <tr> <td>ELEC.</td> <td>ELECTRICAL</td> <td>R.W.L.</td> <td>RAIN WATER LEADER</td> </tr> <tr> <td>E.Q.</td> <td>EQUAL</td> <td>S.C.</td> <td>SOLID CORE</td> </tr> <tr> <td>EXH.</td> <td>EXHAUST</td> <td>SCHED.</td> <td>SCHEDULE</td> </tr> <tr> <td>EXP.</td> <td>EXPANSION</td> <td>SHT.</td> <td>SHEET</td> </tr> <tr> <td>EXT.</td> <td>EXTERIOR</td> <td>SIM.</td> <td>SIMILAR</td> </tr> <tr> <td>EXST.</td> <td>EXISTING</td> <td>SQ.</td> <td>SQUARE</td> </tr> <tr> <td>F.F.</td> <td>FINISH FLOOR</td> <td>SST.</td> <td>STAINLESS STEEL</td> </tr> <tr> <td>FLS.</td> <td>FLASHING</td> <td>STD.</td> <td>STANDARD</td> </tr> <tr> <td>FLOOR.</td> <td>FLOOR/CEILING</td> <td>STL.</td> <td>STEEL</td> </tr> <tr> <td>FT.</td> <td>FOOT/FEET</td> <td>STOR.</td> <td>STORAGE</td> </tr> <tr> <td>F.G.</td> <td>FOOTING</td> <td>STRUC.</td> <td>STRUCTURAL</td> </tr> <tr> <td>GA.</td> <td>GAUGE</td> <td>SUSP.</td> <td>SUSPENDED</td> </tr> <tr> <td>GALV.</td> <td>GALVANIZED</td> <td>T.C.</td> <td>TOP OF CURB</td> </tr> <tr> <td>GL.</td> <td>GLASS</td> <td>T.L.</td> <td>TELEPHONE</td> </tr> <tr> <td>GR.</td> <td>GRADE</td> <td>T&G</td> <td>TONGUE AND GROOVE</td> </tr> <tr> <td>GYP.</td> <td>GYPSSUM</td> <td>THK.</td> <td>THICK</td> </tr> <tr> <td>H.B.</td> <td>HOSE BIBB</td> <td>T.O.C.</td> <td>TOP OF CHIMNEY</td> </tr> <tr> <td>H.C.</td> <td>HOLLOW CORE</td> <td>T.O.F.R.</td> <td>TOP OF FRAMING</td> </tr> <tr> <td>HDWD.</td> <td>HARDWOOD</td> <td>T.O.L.</td> <td>TOP OF LEDGER</td> </tr> <tr> <td>HDWE.</td> <td>HARDWARE</td> <td>T.O.PL.</td> <td>TOP OF PLATE</td> </tr> <tr> <td>H.T.</td> <td>HEIGHT</td> <td>TY.P.</td> <td>TYPICAL</td> </tr> <tr> <td>HOR.</td> <td>HORIZONTAL</td> <td>U.N.O.</td> <td>UNLESS NOTED OTHERWISE</td> </tr> <tr> <td>I.D.</td> <td>INSIDE DIAMETER</td> <td>U.O.N.</td> <td>UNLESS OTHERWISE NOTED</td> </tr> <tr> <td>INCL.</td> <td>INCANDESCENT</td> <td>VEST.</td> <td>VESTIBULE</td> </tr> <tr> <td>INSUL.</td> <td>INSULATION</td> <td>W/.</td> <td>WITH</td> </tr> <tr> <td>INT.</td> <td>INTERIOR</td> <td>W/O</td> <td>WITHOUT</td> </tr> <tr> <td>LAM.</td> <td>LAMINATE</td> <td>W.C.</td> <td>WATER CLOSET</td> </tr> <tr> <td>LAV.</td> <td>LAVATORY</td> <td>W.D.</td> <td>WOOD</td> </tr> <tr> <td>LOC.</td> <td>LOCATION</td> <td>W.H.</td> <td>WATER HEATER</td> </tr> <tr> <td>MAX.</td> <td>MAXIMUM</td> <td>WT.</td> <td>WEIGHT</td> </tr> <tr> <td>MCH.</td> <td>MECHANICAL</td> <td>&</td> <td>AND</td> </tr> <tr> <td>MET.</td> <td>METAL</td> <td>^</td> <td>ANGLE</td> </tr> <tr> <td>MFR.</td> <td>MANUFACTURER</td> <td>@</td> <td>AT</td> </tr> <tr> <td>MNL.</td> <td>MINIMUM</td> <td>CL.</td> <td>CENTER LINE</td> </tr> <tr> <td>MISC.</td> <td>MISCELLANEOUS</td> <td>#</td> <td>POUND OR NUMBER</td> </tr> <tr> <td>M.O.</td> <td>MASONRY OPENING</td> <td></td> <td></td> </tr> </tbody> </table>		ACCOUS.	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MASONRY OPENING			<p>STRUCTURAL ENGINEER</p> <p>PROJECT CLASSIC STRUCTURAL ENGINEERING 3958 NW 77th TER., PARKLAND, FL 33067 (954) 667-7803</p> <p>MEP</p> <p>THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS LLC. 10000 WINDYBUSH BLVD., SUITE 1000 BOCA RATON, FLORIDA 33434 (561) 724-0000</p> <p>BUILDER</p> <p>RWB CONSTRUCTION 4075 PARK RIDGE BLVD., STE 110 BOYNTON BEACH, FLORIDA 33436 (561) 770-1888</p> <p>LANDSCAPE ARCHITECT</p> <p>CARTER & ASSOCIATES LANDSCAPE ARCHITECTURE INC. 7416 5TH AVE. DELRAY BEACH, FLORIDA 33483</p> <p>CIVIL ENGINEER</p> <p>ENVIRODESIGN ASSOCIATES INC. 298 NE 2ND AVE. 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A0.0	COVER SHEET AND GENERAL NOTES																																																																																																																																																																																																																																																																																																		
A1.0	SITE PLAN, PROJECT DATA & PRELIMINARY STAGING PLAN																																																																																																																																																																																																																																																																																																		
A3.0	PROPOSED FLOOR PLANS																																																																																																																																																																																																																																																																																																		
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L3	GROUND FLOOR LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																		
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ES-1.1	PHOTOMETRIC SITE PLAN																																																																																																																																																																																																																																																																																																		
<p>Revisions</p> <p>1. T.A.C. COMMENTS 05-01-2024</p> <p>2. T.A.C. COMMENTS 06-14-2024</p>		<p>DATE PLAN APPROVAL</p> <p>Date 04/09/2024 Drawn Checked KG JG Date Approval - Date Permit - Date Construction -</p>																																																																																																																																																																																																																																																																																																	
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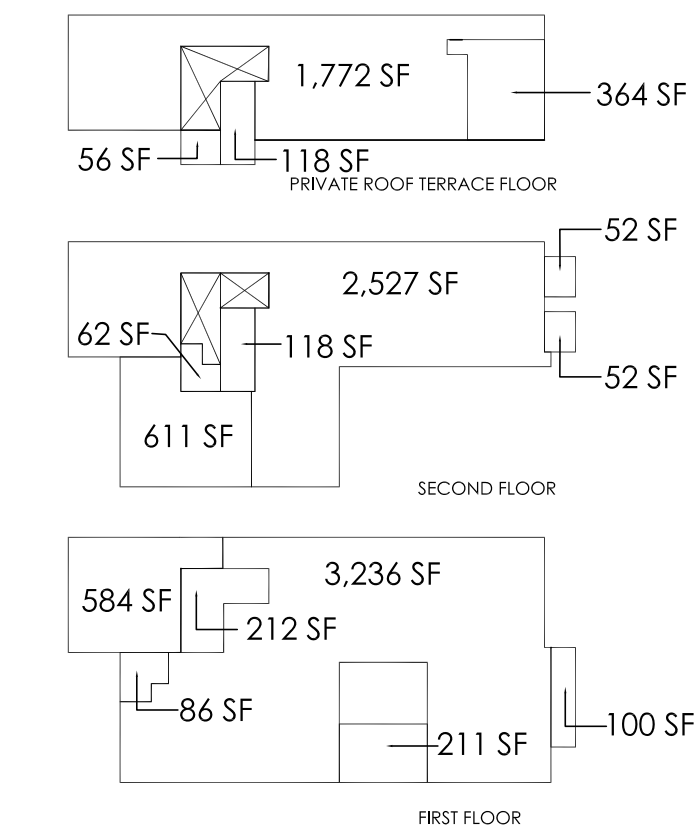
LEGEND

- CONSTRUCTION FENCE
- CONSTRUCTION DUMPSTER
- PUBLIC IMPROVEMENTS-SIDEWALK, CURB ZONE
ADDITIONAL DETAILS AND NOT TO BE PROVIDED
WITH BUILDING PERMIT SUBMITTAL
- TEMPORARY CONSTRUCTION PARKING

- TEMPORARY CONSTRUCTION PARKING CRA PARKING LOT (362 NE 3RD AVE) AND CITY PARKING LOT (362 NE 3RD AVE) JUST NORTH OF THE PROPERTY.
- CONSTRUCTION MATERIALS TO BE DELIVERED AS NEEDED AND STORED ON SITE.
- NO ROADWAY CLOSURES NE 3RD AVE OR ALLEY.



PRELIMINARY STAGING PLAN
N.T.S.



DIMENSIONAL REQUIREMENTS FOR STOREFRONT 4.4.13(I)

		MIN	MAX	PROVIDED
A	BUILDING SETBACK	10'	15'	10'
B	STORE WIDTH	N/A	75' ON REAR RETAIL STREET	49'-8"
C	STOREFRONT BASE	9'	3'	2'
D	GLAZING HEIGHT PLUS STOREFRONT BASE	8'	-	12'
E	REQUIRED OPENINGS	80%	-	361%
MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS				
F	AWNING/EYEBROW PROJECTION	5'	-	4'
G	PROJECTING SIGN	N/A	3'	N/A

DEVELOPMENT STANDARDS PER LDR TABLE 4.4.13

ZONE	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (SF)	MIN. LOT DEPTH (SF)	MIN. LOT COVER (%)	MIN. PERIMETER BUFFER (FT)	MIN. OPEN SPACE (IN)	MIN. FRONT SETBACK (FT)	MIN. SIDE STREET (FT)	MIN. SOUTH (FT)	MIN. WEST (FT)	MIN. REAR SETBACK (FT)	MAX. BUILDING HEIGHT (FT)
REQUIRED	2,000	20'	N/A	N/A	N/A	N/A	10'-0"	0'-0"	0'-0"	0'-0"	0'-0"	54'-0"
PROVIDED	6,405	50'	125'-10"	69%	0'	N/A	10'-0" PROPOSED	N/A	0'-0" EXISTING	10'-0" PROPOSED	33'-6"	

PROJECT DATA
ARCHITECTURAL STYLE

THIS BUILDING IS IN THE MASONRY MODERN STYLE EXEMPLIFIED BY LOAD BEARING CONSTRUCTION, PLUNCHED OPENINGS, STUCCO WITH STONE ACCENTS, A LOGGIA AT THE TOP, AND LOUVERED SHADING DEVICES.

PROJECT DESCRIPTION
THIS PROJECT IS A PREVIOUSLY KNOCKED DOWN STRUCTURE TO CREATE A FIRST FLOOR BUSINESS SPACE WITH DEDICATED RESIDENTIAL PARKING GARAGE FOR A 3 BEDROOM PLUS LOFT, 4 BATH SECOND FLOOR APARTMENT INCLUDING A ROOF TERRACE.

PROJECT INFORMATION
PROJECT OWNER: OCEAN PARKER DELRAY LLC
PROJECT ADDRESS: 314 NE 3RD AVENUE, DELRAY BEACH, FLORIDA
FOLIO NUMBERS: 12-43-46-16-01-08-0170
LEGAL DESCRIPTION: TOWN OF DELRAY BEACH, LOT 17, (LESS E. 5 FT. NE 3RD & W. 2 FT. ALLEY R/W/S) BLOCK 81 DELRAY BEACH, FL. AS RECORDED IN PLAT BOOK 11, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL. SAID LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY.

ZONING AND CODE INFORMATION
ZONING CLASSIFICATION: CBD- CENTRAL BUSINESS DISTRICT / RAILROAD CORRIDOR SUB-DISTRICT
OCCUPANCY MIXED USE BUSINESS / RESIDENTIAL R-3
CONSTRUCTION TYPE: VB
CURRENT USE: VACANT
PROPOSED USE: BUSINESS / RESIDENCE
INTERIOR FINISH CLASS: A
FINISH FLOOR ELEVATION: 15.33' N.A.V.D.
FLOOD ZONE: D
BASE FLOOD ELEVATION: 15.12' N.A.V.D.
PROPOSED BUILDING HEIGHT: 33'-6"
LOT SIZE: 6,405 SQ. FT.
SQUARE FOOTAGE: 10,161 SQ. FT.

FLORIDA BUILDING CODE
FBC- 2023 BUILDING CODE
FBC-FC- FLORIDA BUILDING CODE ENERGY CONSERVATION 2023
NEC- NFPA 70 2023 EDITION, NATIONAL ELECTRICAL CODE
FIS- FLORIDA STATUTES
FLORIDA FIRE PREVENTION CODE
NFPA 101 - LIFE SAFETY CODE 2023
ACCESSIBILITY CODE: 2023 FLORIDA ACCESSIBILITY CODE

BUILDING DATA

FIRST FLOOR A/C (BUSINESS)	3,236 SQ. FT.
SECOND FLOOR A/C (RESIDENTIAL)	2,645 SQ. FT.
PRIVATE ROOF TERRACE A/C	118 SQ. FT.
TOTAL A/C	5,999 SQ. FT.
FIRST FLOOR STAIRS AND ELEVATOR	212 SQ. FT.
SECOND FLOOR STAIR LANDING	62 SQ. FT.
PRIVATE ROOF TERR. STAIR LANDING	56 SQ. FT.
GARAGE / MECH.	584 SQ. FT.
COVERED FRONT ENTRY	100 SQ. FT.
COVERED REAR ENTRY	86 SQ. FT.
TRELLIS COURTYARD	211 SQ. FT.
SECOND FLOOR BALCONIES	715 SQ. FT.
PRIVATE ROOF TERR. DECK / MECH.	2136 SQ. FT.
TOTAL NON A/C	4,162 SQ. FT.
GROSS SQUARE FEET	10,161 SQ. FT.

SITE / LAND DATA

	6,405 SQFT (0.147 ACRE)
TOTAL GROSS SITE AREA	6,405 SQFT (0.147 ACRE)
FAR CALC	3.0 MAX
MAX. NO. OF STORIES	2
MAX. SITE COVERAGE (BLDG)	N/A
MAX. SITE COVERAGE (W/ BLDG)	69.1% (4,429 SF)
HARDSCAPE (IMPERMEABLE W/ BLDG)	N/A
GREEN SPACE (PERMEABLE)	100% (6,405 SF) 29.2% (1,867 SF)

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT (EAST)	10'-0" MIN	10'-0"	10'-0"
REAR (WEST)	10'-0" MIN	10'-0"	10'-0"
SIDE (NORTH)	0'-0"	0'-0"	0'-0"
SIDE (SOUTH)	0'-0"	0'-0"	0'-0"
MAX. BUILDING HEIGHT	54'-0"	N/A	33'-6"

PARKING DATA
DEVELOPMENT STANDARDS PER LDR 4.4.13 (I) (G)

	HC REQUIRED	STAND REQUIRED	HC PROVIDED	STAND PROVIDED
BUSINESS	3236 SF	0 SPACES	1 SPACE	0 SPACES
FIRST FLOOR	(1 SPACE)	0 SPACES	1 SPACE	0 SPACES
RESIDENTIAL	0 SPACES	2645 SF (2 SPACES)	0 SPACES	2 SPACES
SECOND FLOOR	0 SPACES	0 SPACES	0 SPACES	3 SPACES
TOTAL SPACES REQUIRED				

BICYCLE PARKING DATA

	REQUIRED	EXISTING	PROPOSED
1 SP/5,000 SF		0	2

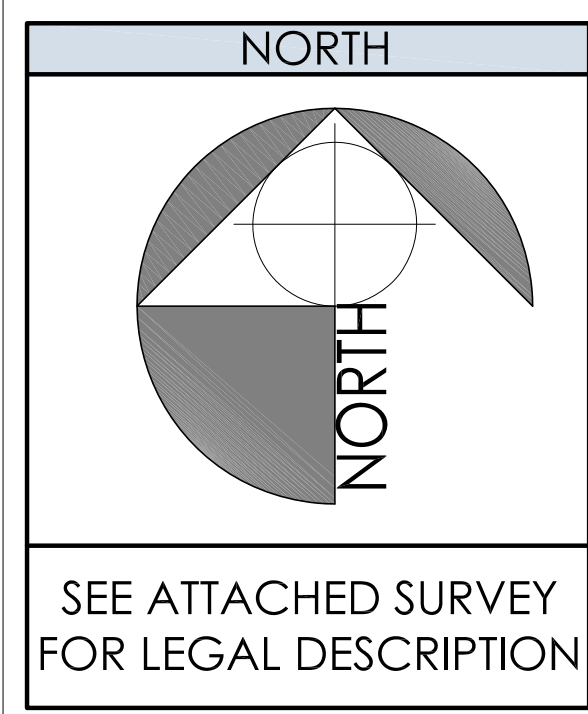
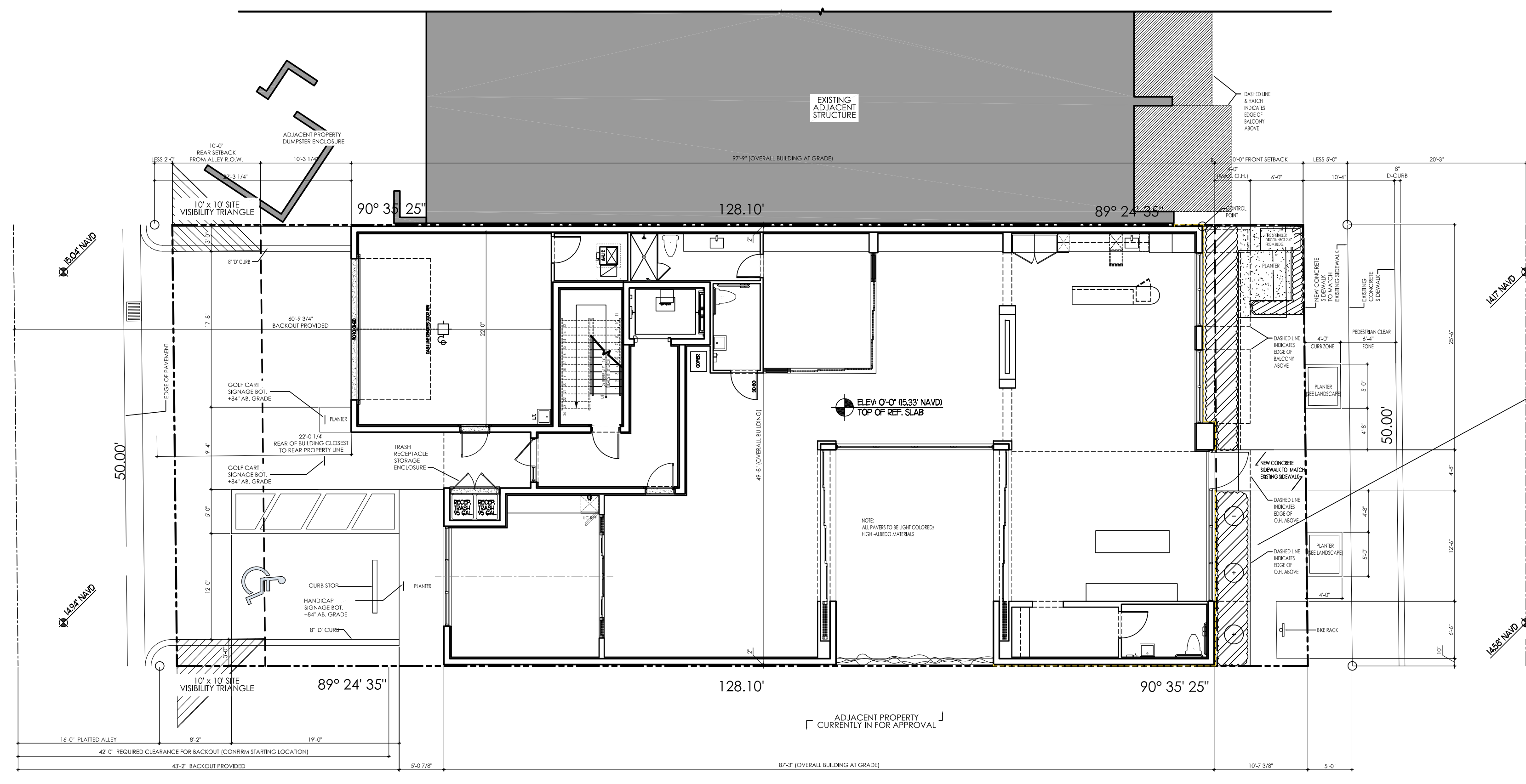
DIMENSIONAL REQUIREMENTS FOR LOBBY ENTRY TABLE 4.4.13(K)

	MIN	MAX	PROVIDED	
A	BUILDING SETBACK	10'	15'	10'
B	LOBBY ENTRY WIDTH	N/A	N/A	17'
MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS				
C	OVERHANG/AWNING PROJECTION	N/A	10'	4'
D	COLUMNS, PILASTER, POSTS	N/A	5'	4'

SETBACK WAIVER HAS BEEN APPLIED FOR

LOBBY FRONTAGE ENTRANCE
(SEE LOBBY ENT. TABLE THIS SH.T.)

BUILDING FACADE TRANSPARENCY PER LDR 4.4.13(I)(G)
GLAZING AREA: 592 SQFT (9.4%)
GLASS TRANSPARENCY: NOT TO EXCEED 20%



SITE PLAN
1" = 10'-0"

Revisions

T.A.C. COMMENTS	05.01.24
T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date: 01/15/2024
Drawn | Checked: JZ | JG
Date | Approval: -
Date | Permit: -
Date | Construction: -

Seal:
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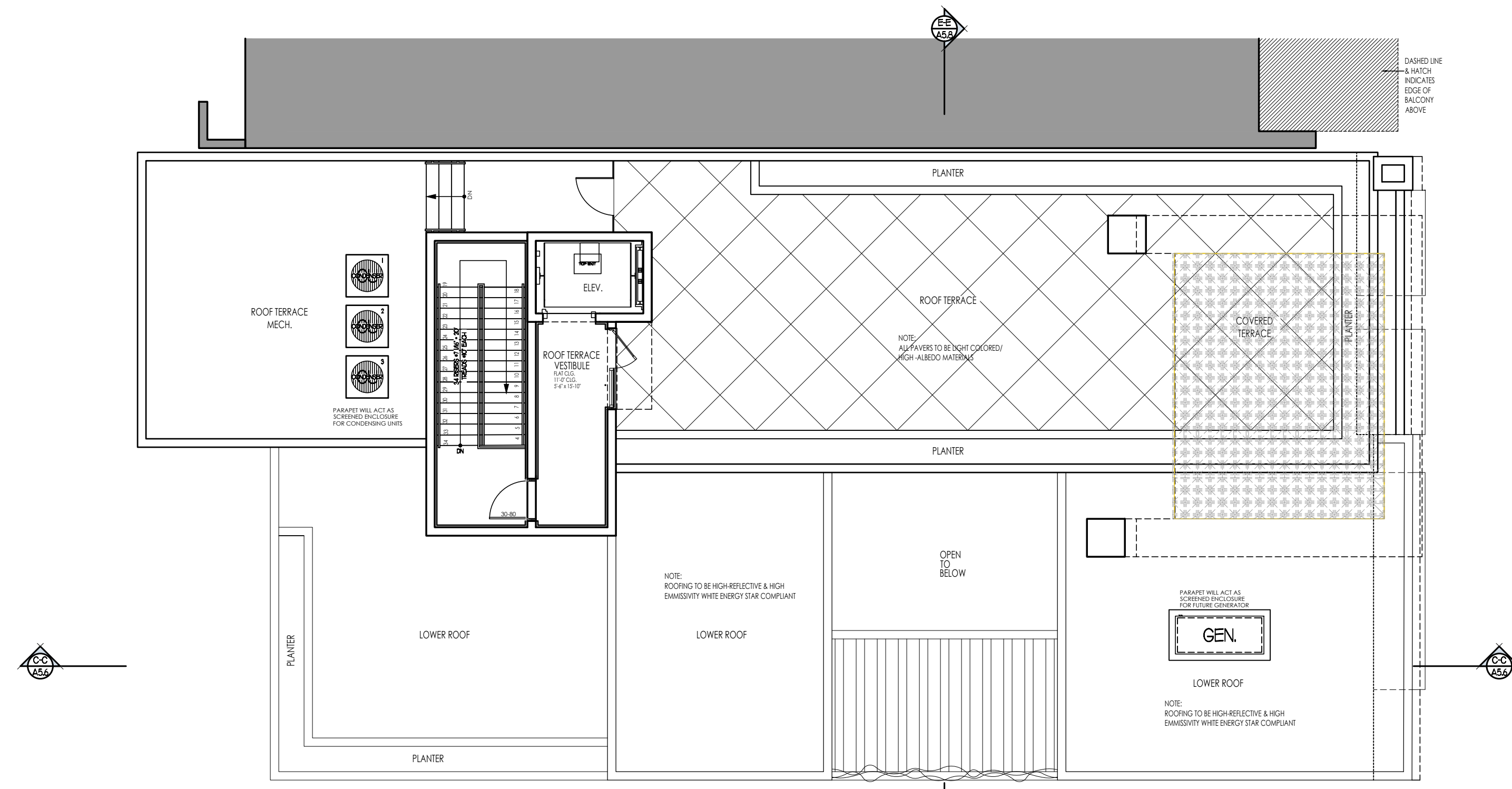
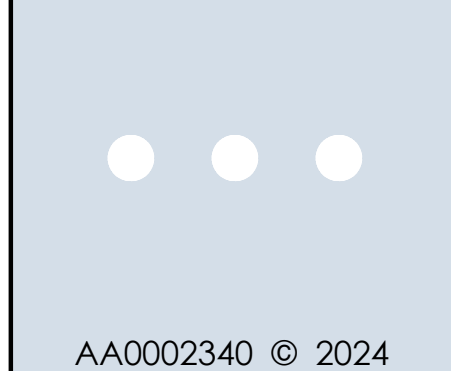
Revisions

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▲ T.A.C. COMMENTS	06.14.24

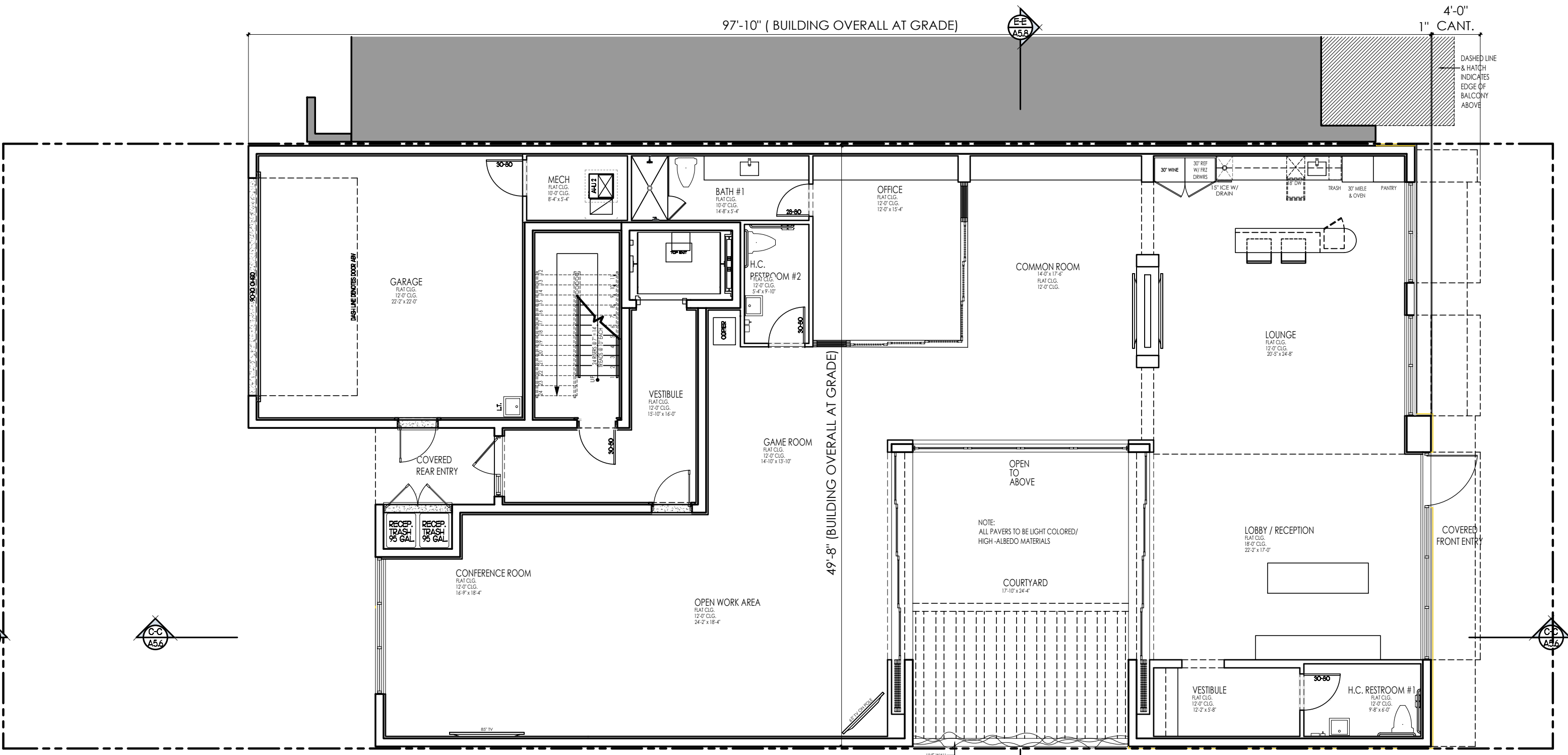
SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	JZ JG
Date Approval	-
Date Permit	-
Date Construction	-

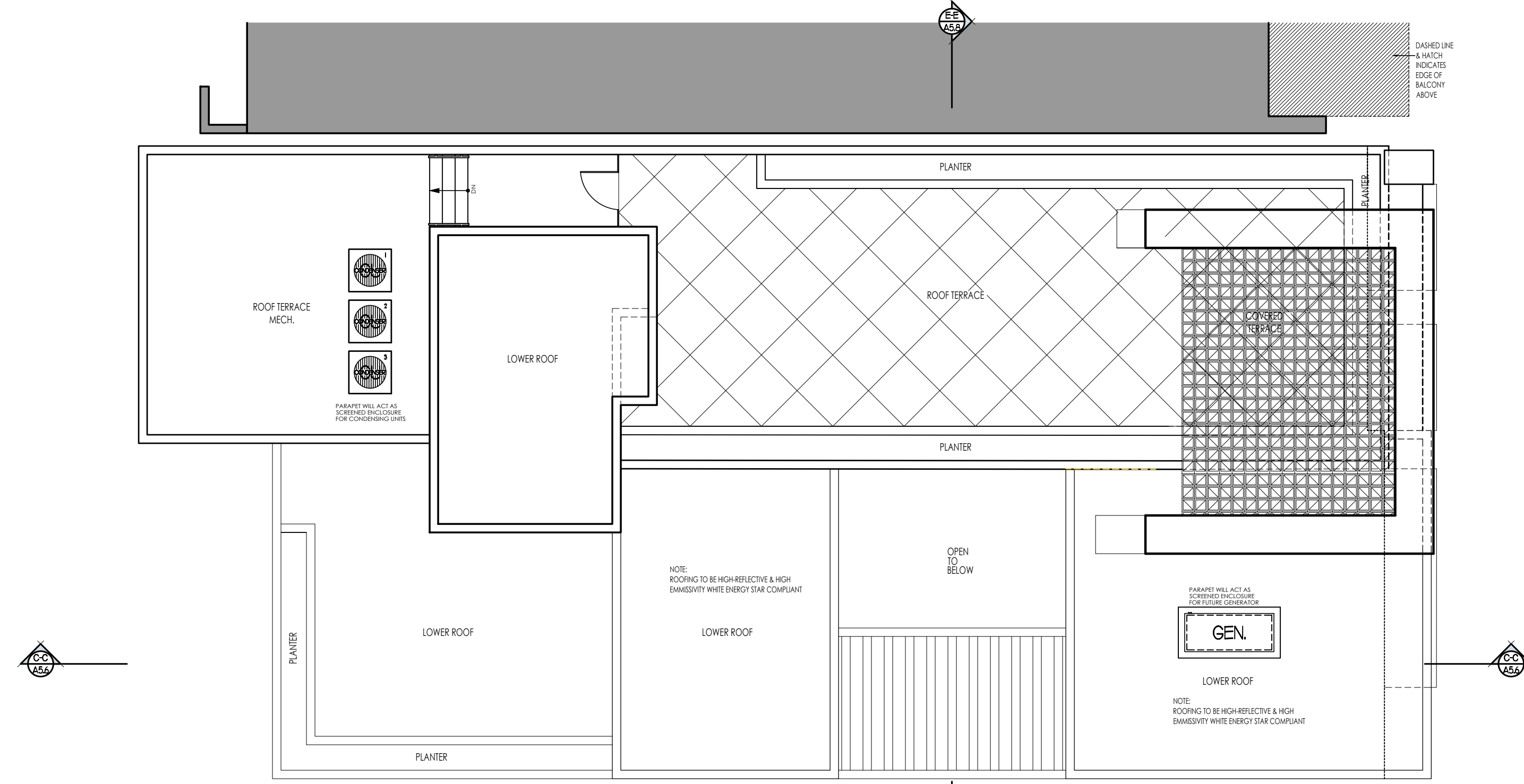
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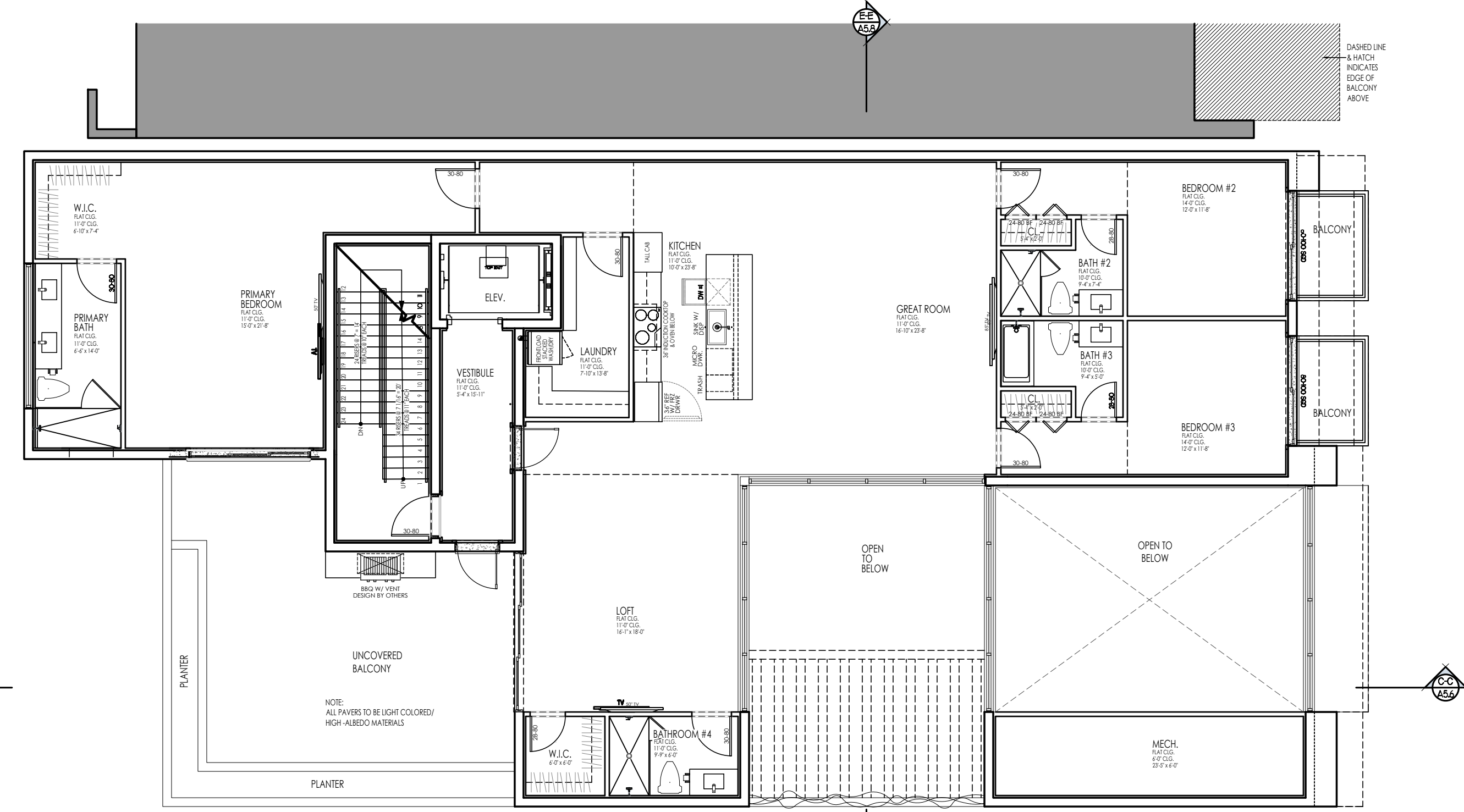
PROPOSED PRIVATE ROOF TERRACE PLAN
SCALE 1/8" = 1'-0"



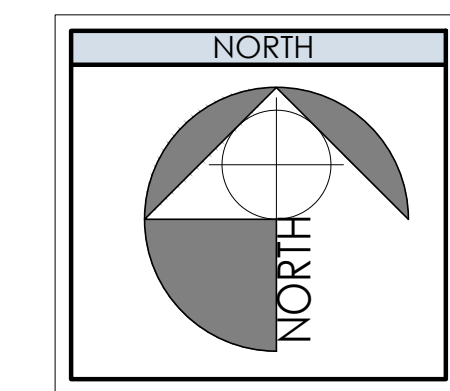
PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



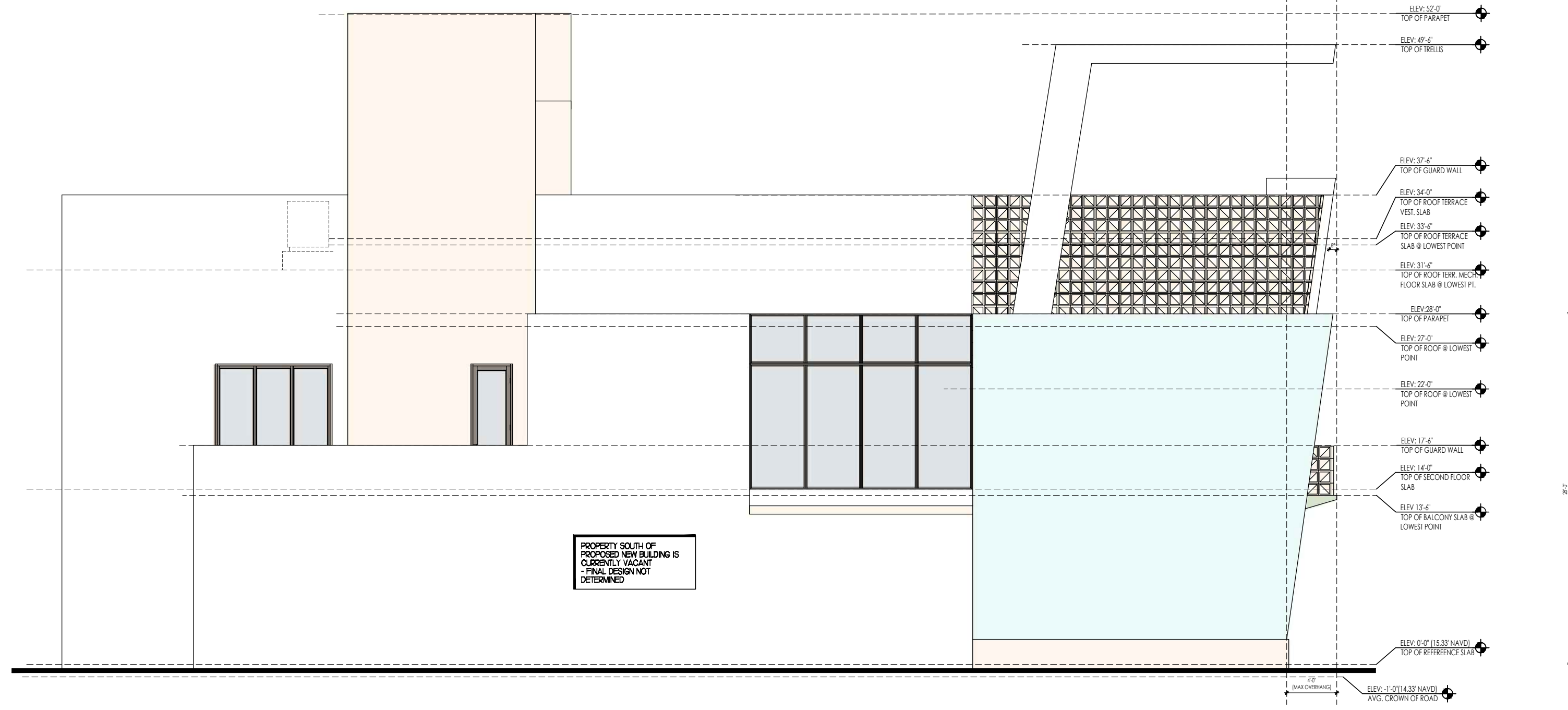
PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"



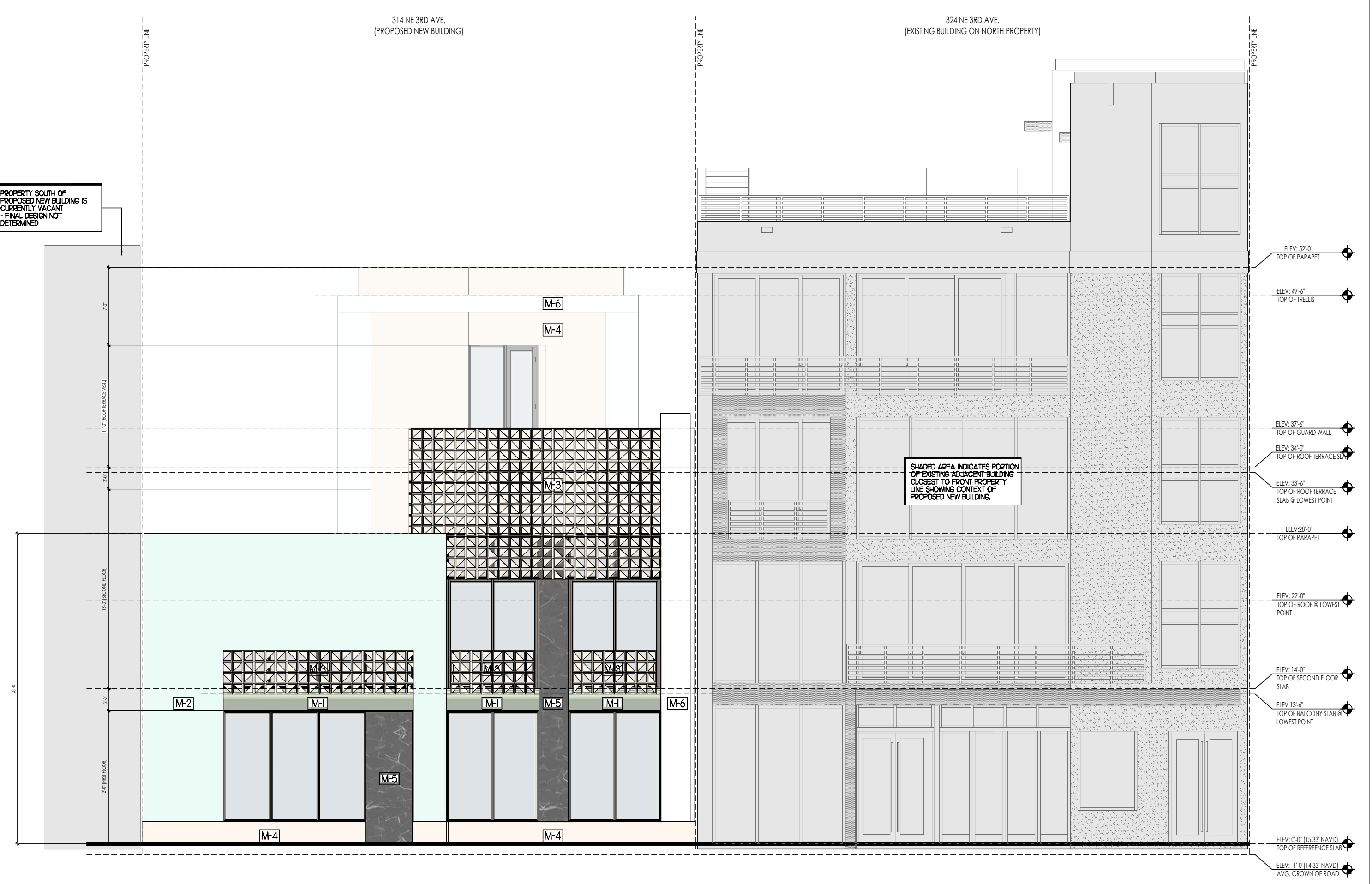
PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FINISH SCHEDULE	
 (M-1)	PAINT SHERWIN-WILLIAMS COLOR SW 6730 ROMAINE 150-C2
 (M-2)	PAINT SHERWIN-WILLIAMS COLOR SW 6225 SLEEPY BLUE CUSTOM DESIGNED MTL LOUVER / PREFAB. RAILING SHERWIN-WILLIAMS COLOR SW 9101 TRES NATURALE 203-C1 PAINTED SMOOTH CEMENTITIOUS FINISH BELOW SHERWIN-WILLIAMS COLOR SW 7757 HIGH REFLECTIVE WHITE 256-C1
 (M-3)	PAINT SHERWIN-WILLIAMS COLOR SW 6357 CHOICE CREAM 265-C5
 (M-4)	CLADDING DARK MARBLE PATTERN
 (M-5)	PAINTED SMOOTH CEMENTITIOUS FINISH SHERWIN-WILLIAMS COLOR SW 7757 HIGH REFLECTIVE WHITE 256-C1



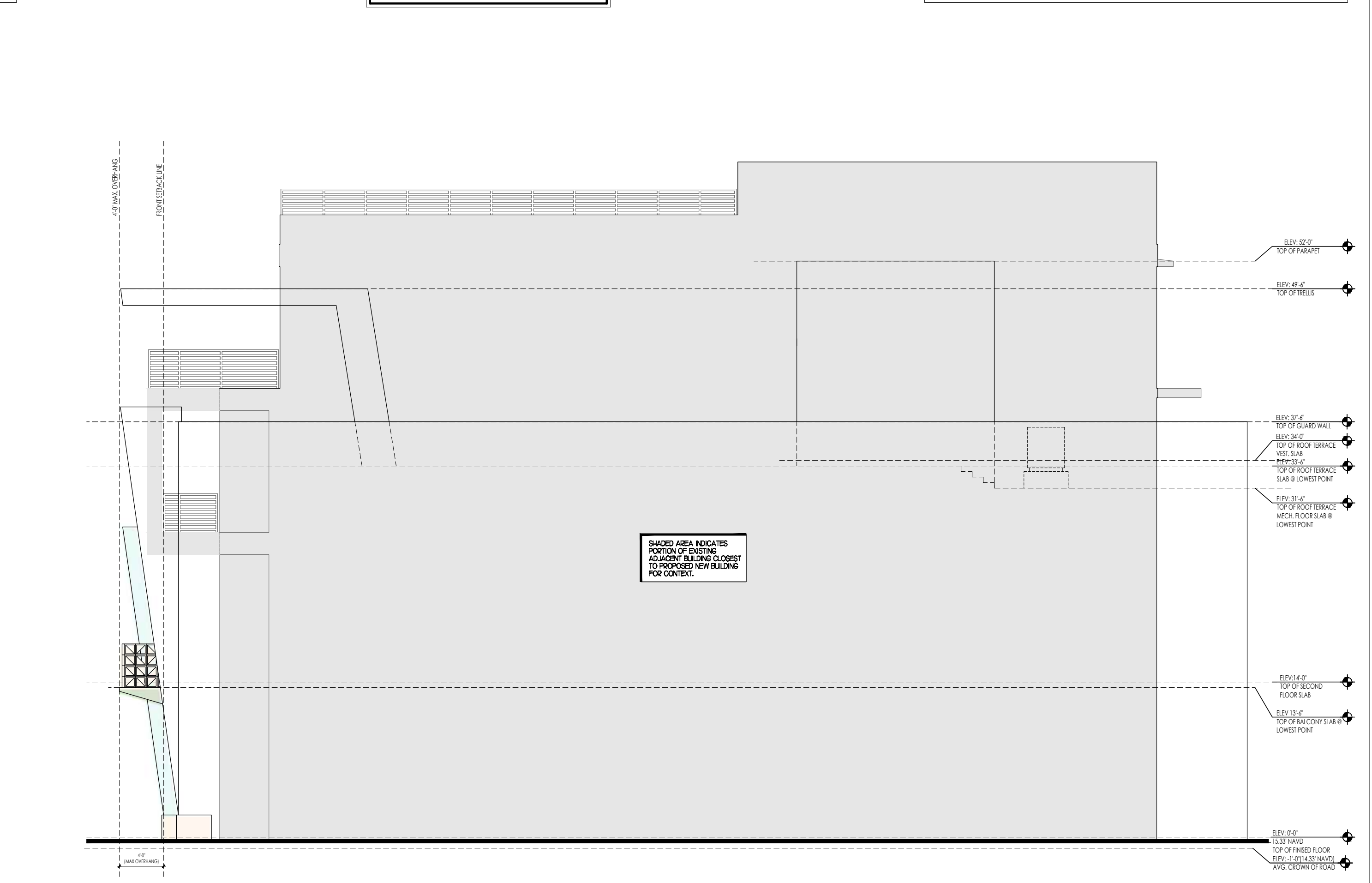
LEFT SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



FRONT ELEVATION (EAST)
1/8" = 1'-0"



REAR ELEVATION (WEST)
1/8" = 1'-0"



RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"

Revisions

⚠	T.A.C. COMMENTS	05.01.24
⚠	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date | 04/09/2024
 Drawn | Checked | KG | J.G.
 Date | Approval | -
 Date | Permit | -
 Date | Construction | -

Seal:

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A5.0



Revisions		
△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL	
Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:
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KEY MAP
SCALE N.T.S.



PERSPECTIVE VIEW C
SCALE N.T.S.



PERSPECTIVE VIEW B
SCALE N.T.S.



PERSPECTIVE VIEW A
SCALE N.T.S.

Revisions		
1	T.A.C. COMMENTS	05.01.24
2	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:





KEY MAP
SCALE N.T.S.



PERSPECTIVE VIEW D
SCALE N.T.S.



PERSPECTIVE VIEW C
SCALE N.T.S.



PERSPECTIVE VIEW B
SCALE N.T.S.



PERSPECTIVE VIEW A
SCALE N.T.S.

Revisions

△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

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KEY MAP
SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW D
SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW C
SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW B
SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW A
SCALE N.T.S.

Revisions

△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

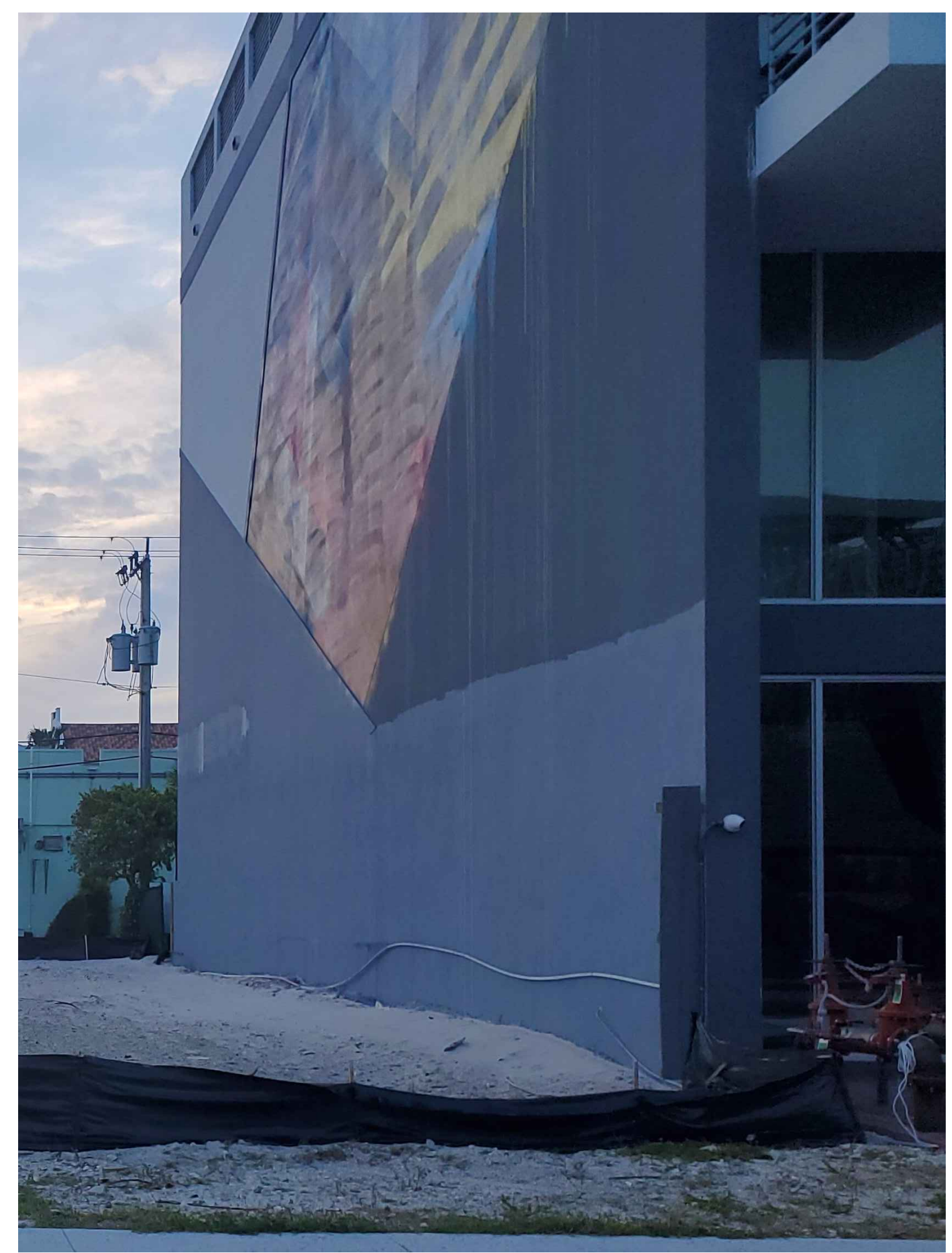
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Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

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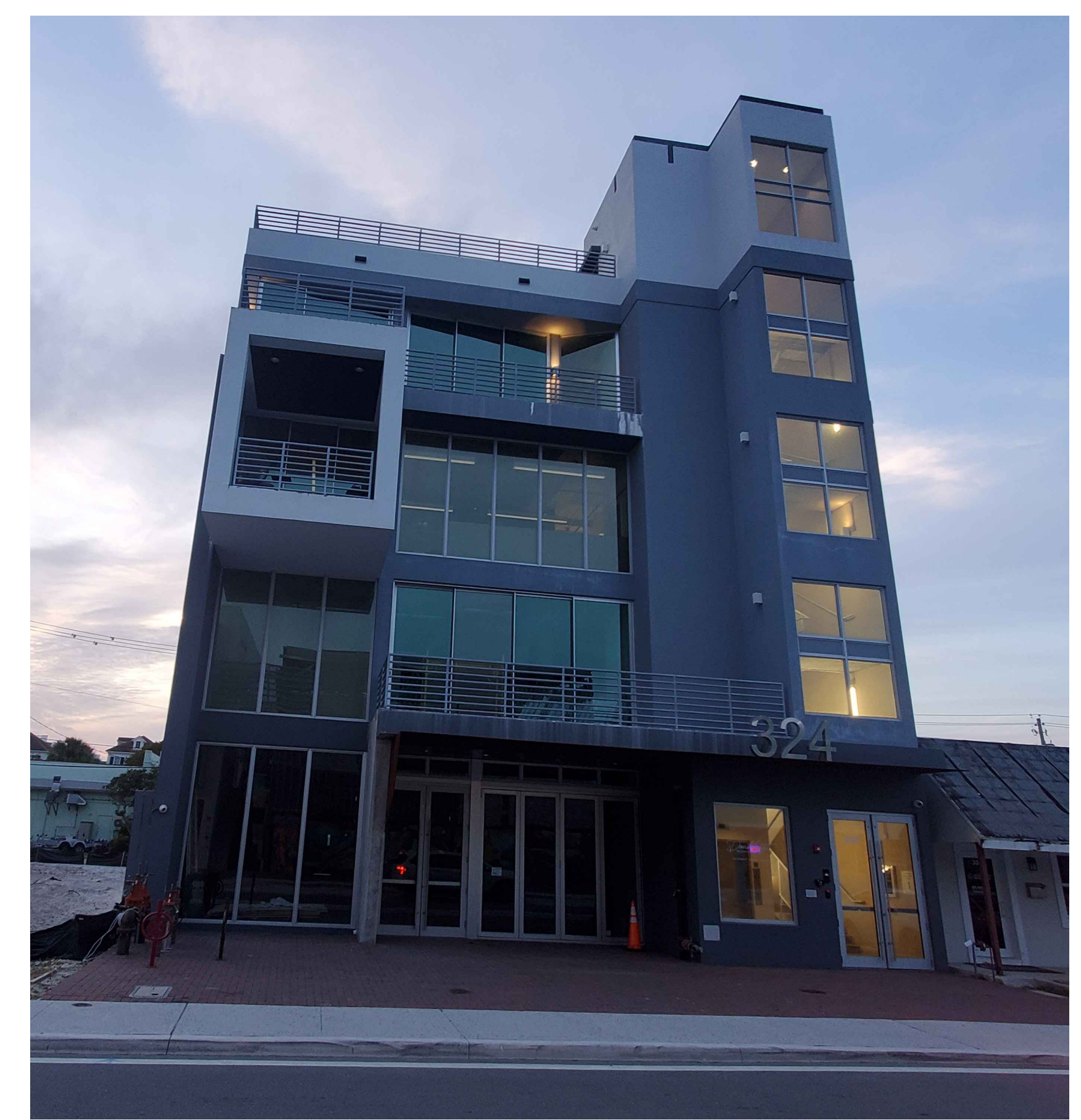
EXIST. BLDG. PHOTOGRAPH C
SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH B
SCALE N.T.S.



KEY MAP
SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH A
SCALE N.T.S.

Revisions

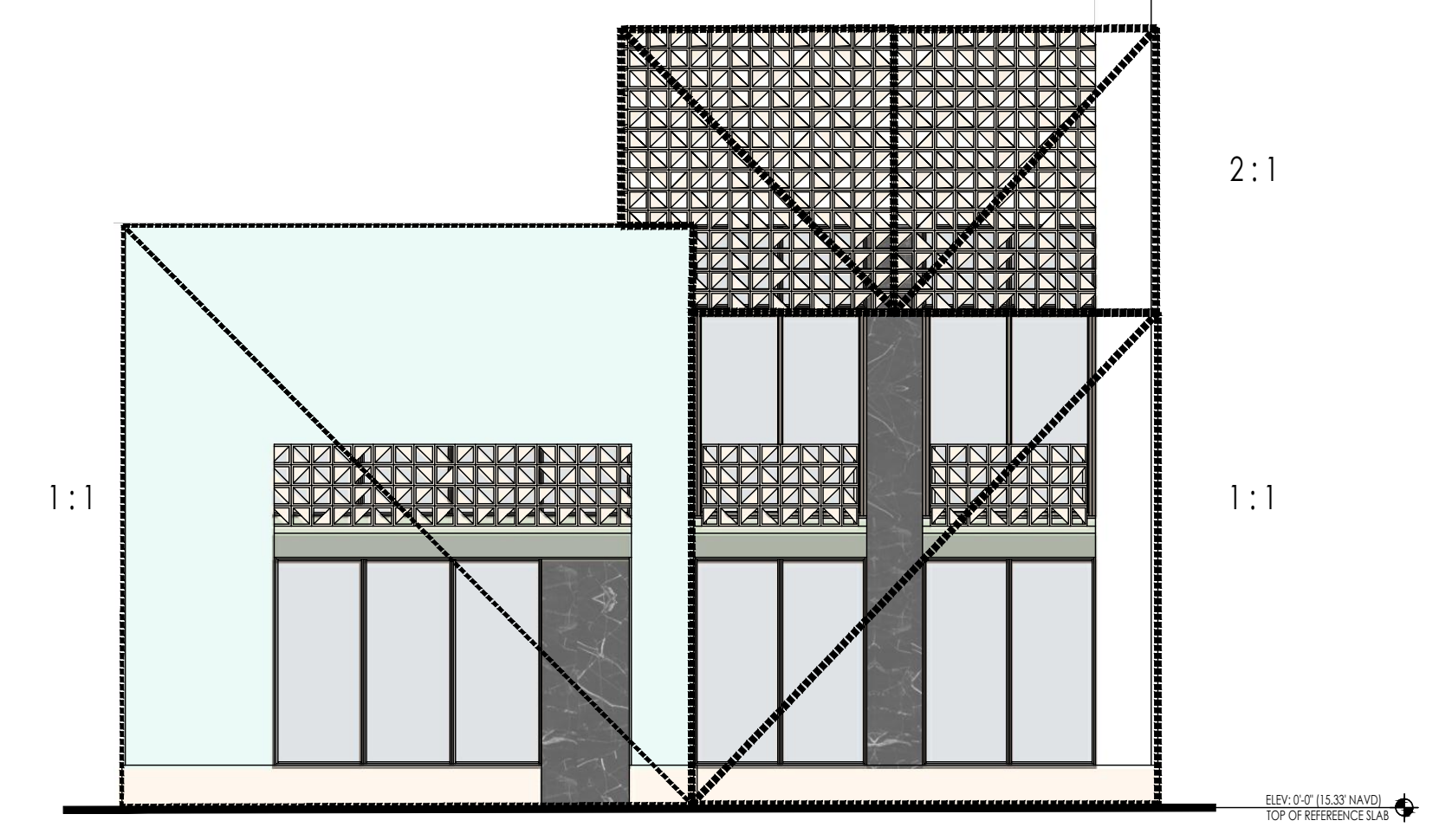
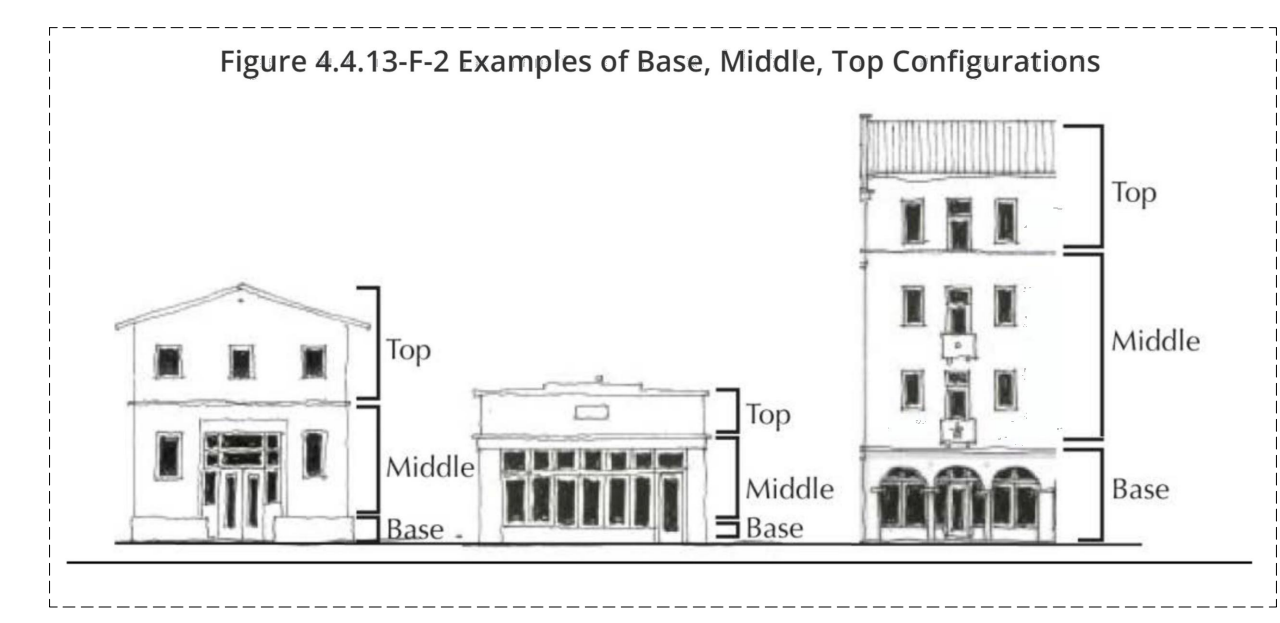
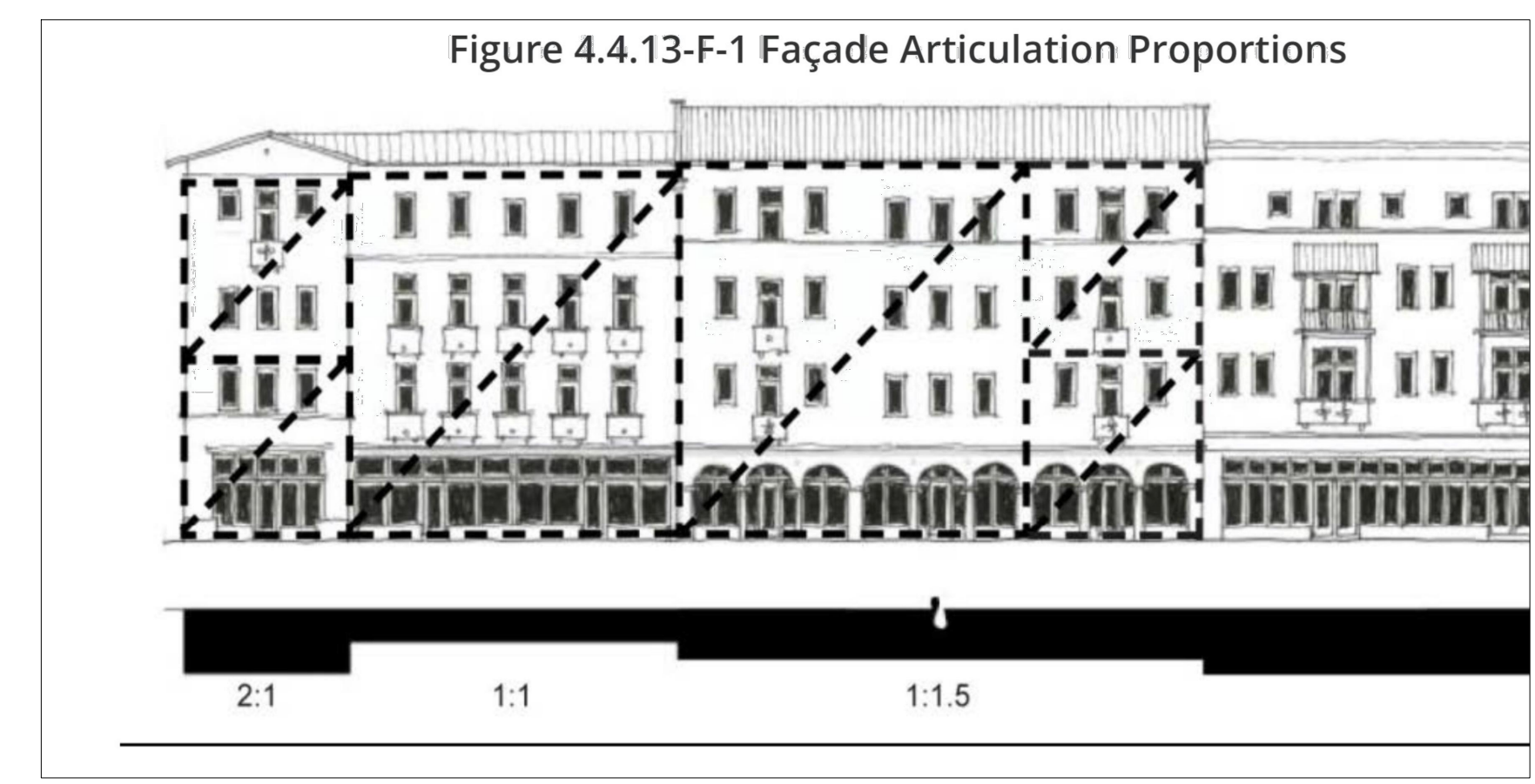
△ T.A.C. COMMENTS	05.01.24
△ T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

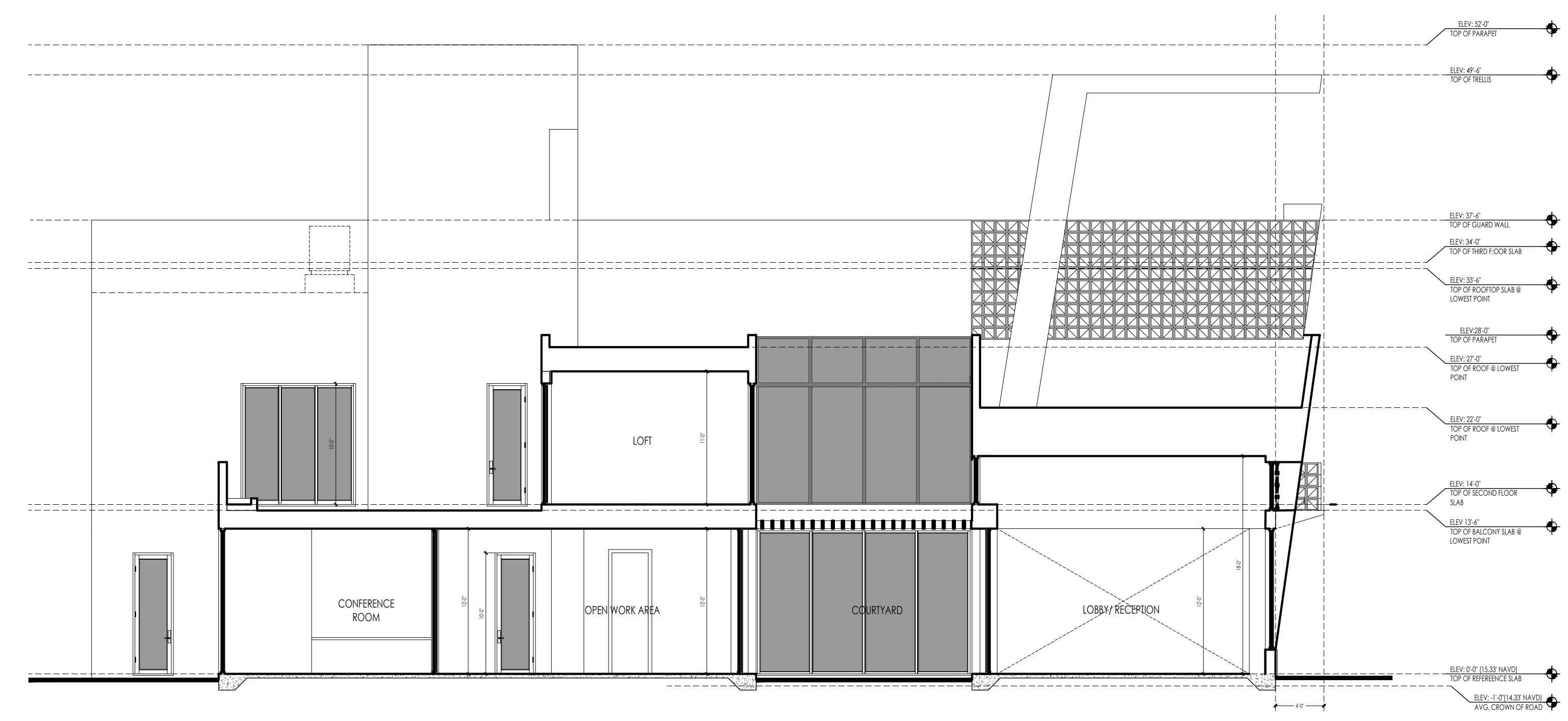
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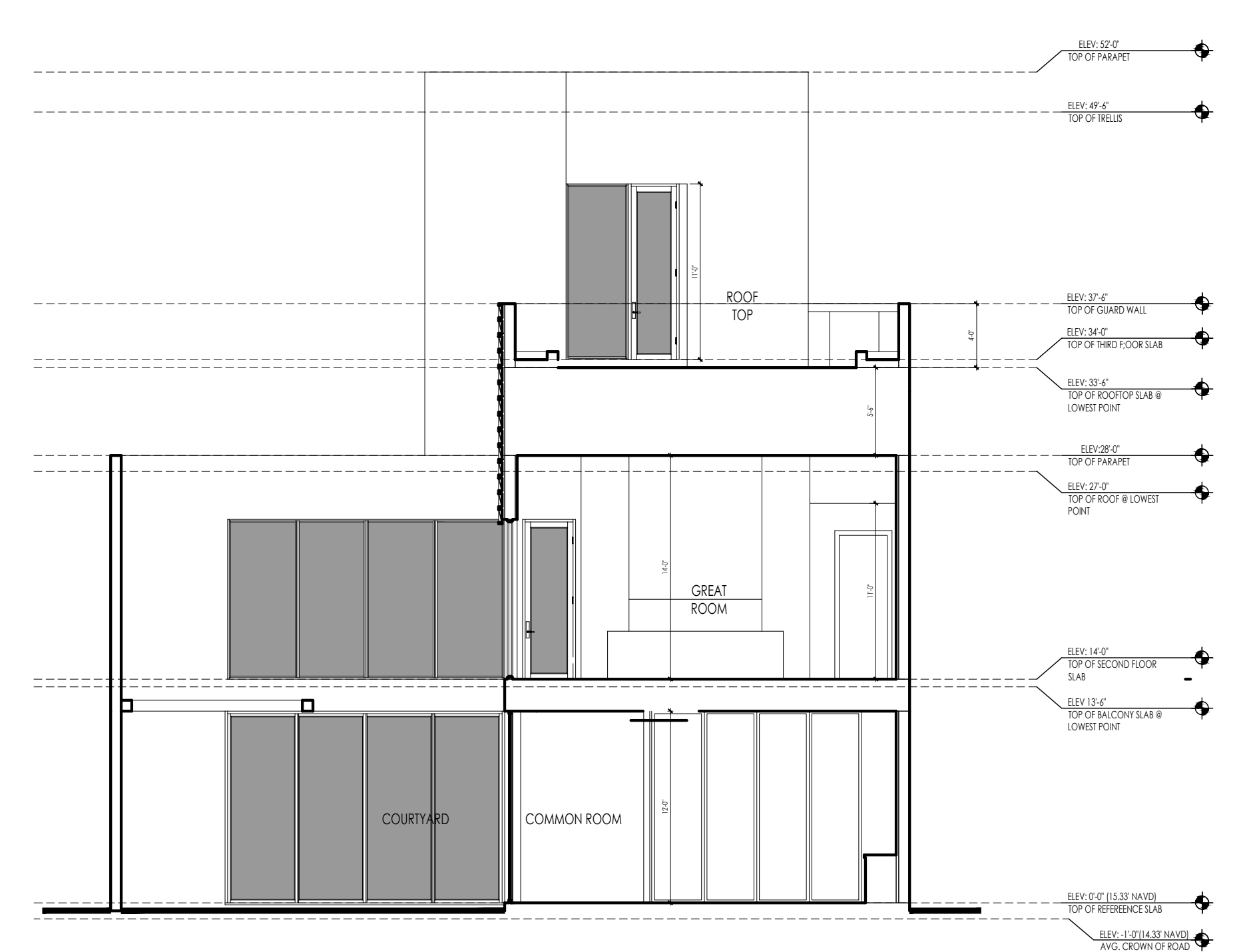
FACADE ARTICULATION PROPORTION PLAN
1/8" = 1'-0"



BASE / MIDDLE / TOP CONFIGURATION
1/8" = 1'-0"



BUILDING SECTION C-C
1/8" = 1'-0"



BUILDING SECTION E-E
1/8" = 1'-0"

Revisions

△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
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Seal:

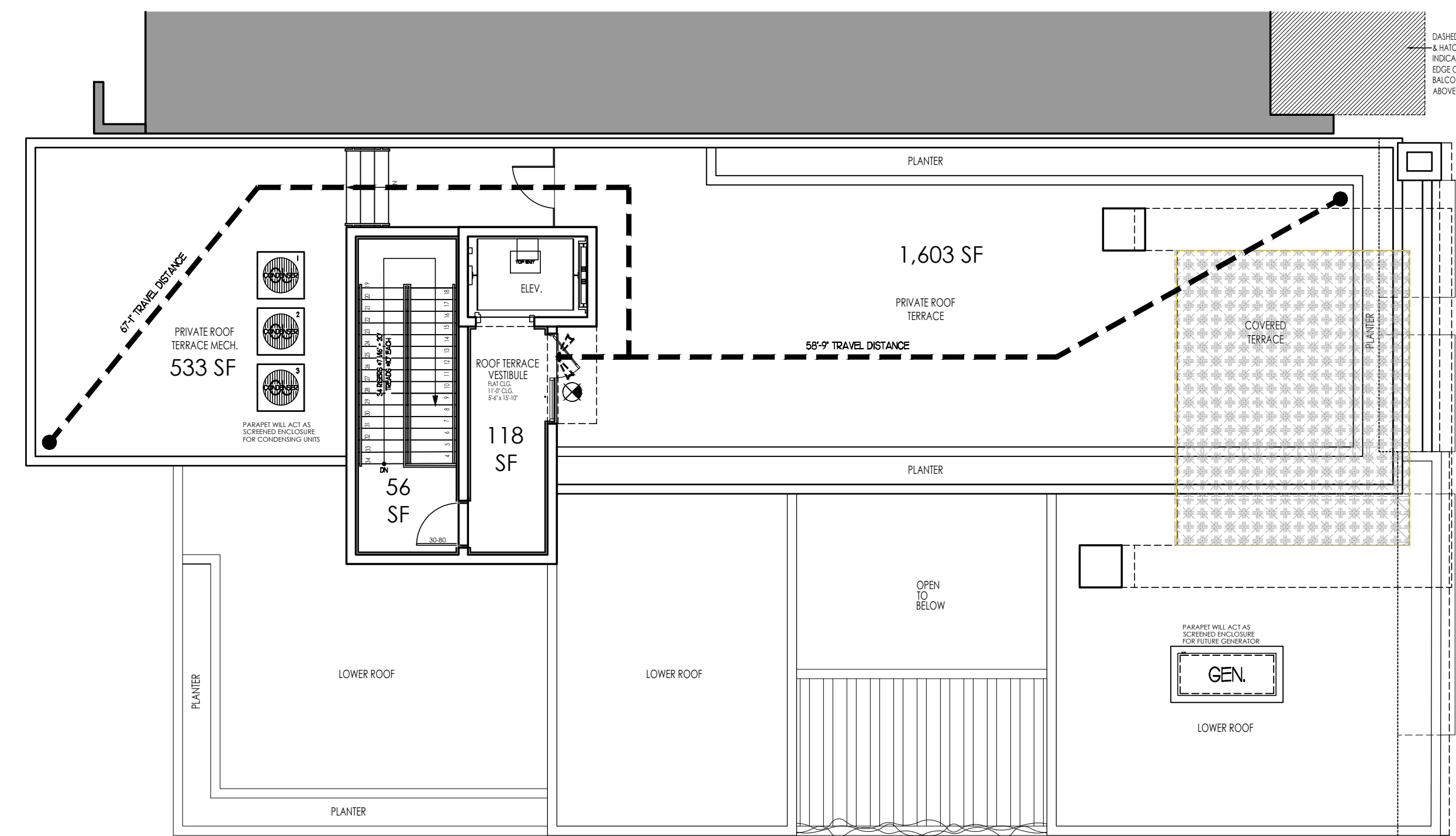
Revisions

1	T.A.C. COMMENTS	05.01.24
2	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

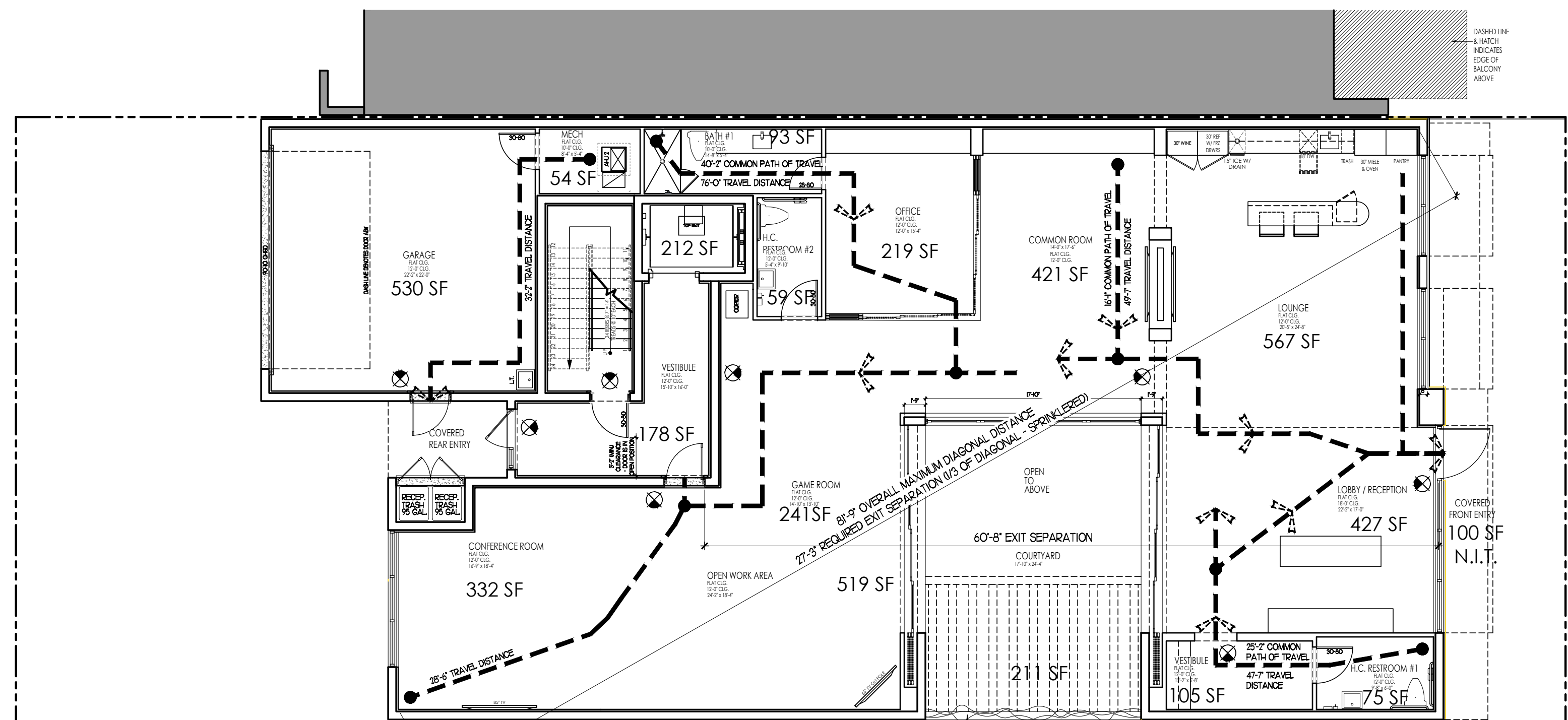
Date	04/09/2024
Drawn Checked	JZ JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:



PROPOSED PRIVATE ROOF TERRACE LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

CONSTRUCTION REQUIREMENTS

GROUP	BAR-3
TYPE	VS/SPRINKLERED

BUILDING CAPACITIES OFFICE BUILDING

USE	AREA	SQ. FT. PER OCCUPANT	NO. OF OCCUPANTS
1ST FLR. VESTIBULE	390 SF	150	3
COMMON ROOM	421 SF	150	3
CONFERENCE ROOM	332 SF	150	3
LOBBY/RECEPTION	427 SF	150	3
LOUNGE	567 SF	150	4
OPEN WORK AREA	519 SF	150	4
OFFICE	219 SF	150	2
GAME ROOM	241 SF	150	2
TOTAL	3,461 SF		24

TOILET ROOMS

BATH #1	93 SF	1
H.C. RESTROOM #1 / VEST.	150 SF	1
H.C. RESTROOM #2	93 SF	1
TOTAL	332 SF	3

STORAGE

MECH. STORAGE ROOM	54 SF	150	1
TOTAL	54 SF		1

RESIDENTIAL

2ND FLR. VESTIBULE	150 SF	200	1
GREAT ROOM	494 SF	200	3
KITCHEN/REST.	162 SF	200	1
LAUNDRY	172 SF	200	1
PRIMARY BEDRM/CL.	493 SF	200	3
PRIMARY BATH	16 SF	200	1
BD RM/CL.	231 SF	200	2
BATH #1	58 SF	200	1
BD RM/CL.	231 SF	200	2
BATH #2	58 SF	200	1
LOFT / W.C.	432 SF	200	3
BATH #3	76 SF	200	1
PRIVATE ROOF TERR. VESTIBULE	118 SF	200	1
DED. RESIDENT GAR.	530 SF	200	3
TOTAL	3,481 SF		24

TOTALS

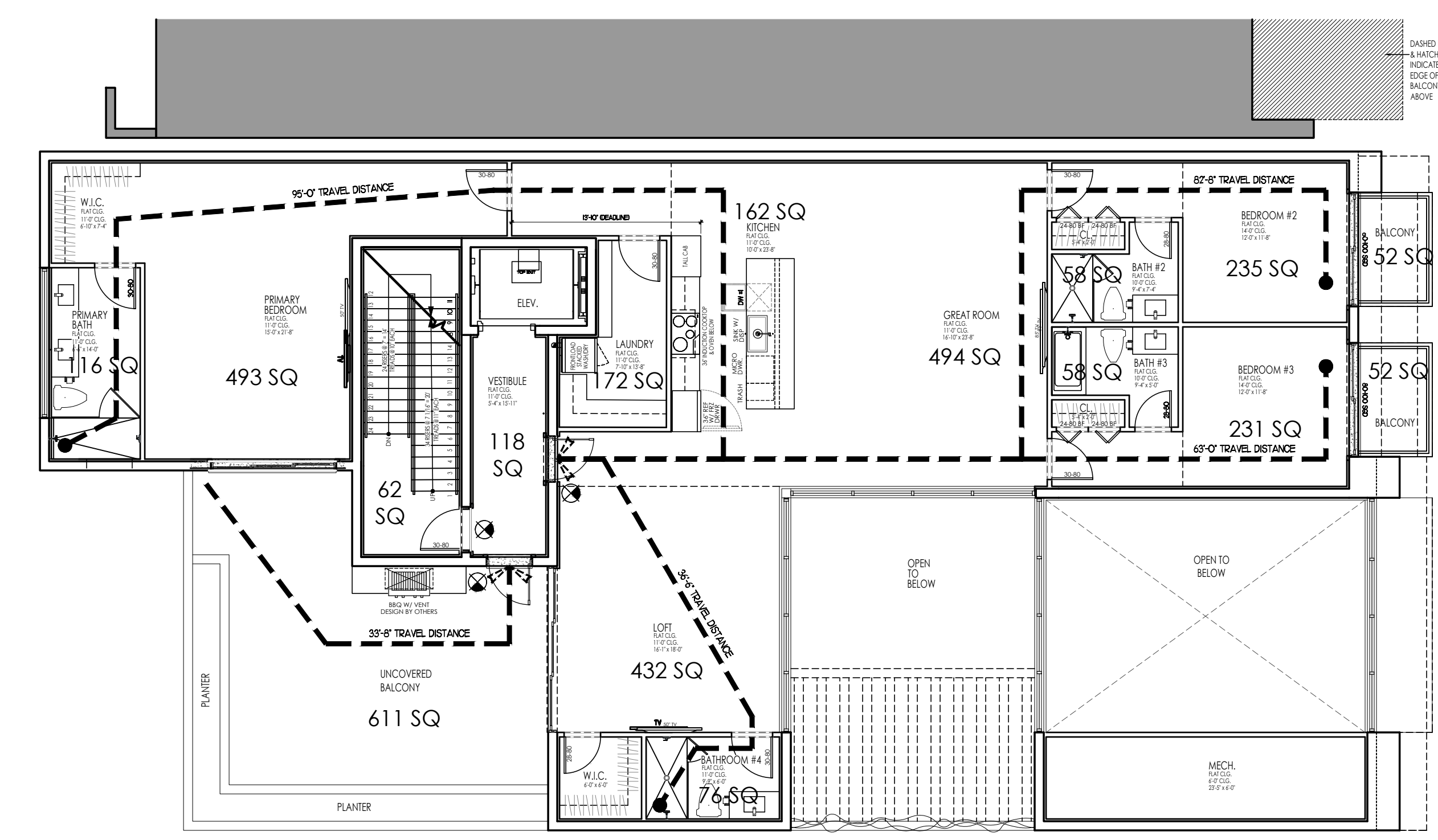
BUILDING A/C TOTALS	5,999 SF
ALL NON-A/C STAIRLAND	330 SF
COV. ENTRIES	184 SF
COV. COURTYARD	21 SF
DED. RESIDENT GAR. / MECH.	584 SF
2ND FLR. BALCONIES	76 SF
PRIVATE ROOF TERRACE	1,603 SF
PRIVATE ROOF TERR. MECH.	533 SF
GRAND TOTAL	10,401 SF

LIFE SAFETY LEGEND

(X)	UNDESIGNED BY OCCUPANT/FIRE RESISTANCE
(---)	MAXIMUM TRAVEL DISTANCE
(---)	1 HR. FIRE RATED GLASS ASSEMBLY - SEE DETAIL A-11.3
(---)	1 HR. FIRE RATED WALL ASSEMBLY - SEE DETAIL B-11.3

LEGEND 1

- CEILING MOUNTED EMERGENCY EXIT SIGN (SEE ELECTRICAL PLANS FOR ALL LOCATIONS)
- ALL FIRE EXTINGUISHERS TO BE SLB ABC TYPE IN CABINETS PLACED NO MORE THAN 75'-0" APART • EA. FLOOR.



PROPOSED SECOND FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

