

GENERAL NOTES

THE ARCHITECT AND HIS AUTHORIZED REPRESENTATIVES AND AGENTS SHALL HAVE ACCESS TO AND BE PERMITTED TO INSPECT ALL WORK MATERIALS AND OTHER RELEVANT DATA AND RECORDS WHEREVER THEY ARE IN PREPARATION AND PROGRESS. WHEN REQUESTED, THE CONTRACTOR SHALL FURNISH DUPLICATE COPIES OF THE AFOREMENTIONED DATA.

THE GENERAL CONTRACTOR WILL MAKE EVERY EFFORT TO EXPEDITIOUSLY COORDINATE ALL PHASES OF THE WORK TO OBTAIN THE END RESULT WITHIN THE FULL PURPOSE AND INTENT OF THE DRAWINGS FOR THE PROJECT.

ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENT DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ARCHITECT'S / CONTRACTOR'S ATTENTION PRIOR TO COMMENCEMENT OF WORK OR CONSTRUCTION, SO THAT CORRECTIVE MEASURES MAY BE TAKEN.

ANY UNFORESEEN CONDITIONS IN FIELD AFFECTING THE DESIGN CONCEPT OF THE BUILDING, OR THAT ARE IN CONFLICT WITH THE DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL RULES, REGULATIONS AND ORDINANCES.

ALL WORK DONE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR IS TO BE DONE IN A NEAT AND WORKMANLIKE MANNER.

THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD, AND SHALL COORDINATE WORK OR CONSTRUCTION BETWEEN TRADES.

THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE ARCHITECT SIX (6) PRINTS OF DETAIL SHOP DRAWINGS OF ALL APPLICABLE CONSTRUCTION SUCH DRAWINGS SHALL SHOW THE DESIGN, DIMENSIONS, CONNECTIONS AND OTHER DETAILS NECESSARY TO INSURE THAT THEY ACCURATELY INTERPRET THE DRAWINGS. THE CONTRACTOR WILL RETAIN RESPONSIBILITY FOR FURNISHING THE MATERIALS, APPARATUS, DEVICES, ETC. OF PROPER DIMENSION, SIZE, QUANTITY, AND QUALITY AS SHOWN ON THE DRAWINGS, AND THE RESPONSIBILITY FOR ANY ERRORS OF THE SHOP DRAWINGS. ALLOW TWO WEEKS FOR REVIEW TIME.

PROVIDE 3-1/2" BATT SOUND INSULATION AT INTERIOR WALLS - BATHROOMS, BEDROOMS, LAUNDRY ROOMS ETC.

THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH ALL ITEMS FOR A COMPLETE ELECTRICAL, MECHANICAL, PLUMBING AND TELEPHONE SYSTEM AND MEET ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER IN CONFORMANCE WITH LOCAL STANDARDS AND APPLICABLE CODES HAVING JURISDICTION.

DIMENSIONS INDICATED ON THE PLANS ARE FROM FACE OF FINISH WALL. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. USE FIGURES DIM. ONLY. DO NOT SCALE DRAWINGS. DO NOT DEViate FROM THE WRITTEN DIM. MORE THAN 1" WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DEVIATION IS NOT PERMITTED WHERE "CLEAR" OR "HOLD" DIMENSIONS ARE INDICATED. NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES IN THE PLANS OR SPECS.

THE INTERPRETATION OF DRAWINGS, SPECIFICATIONS, OR OTHER BIDDING DOCUMENTS SHALL NOT BE MADE VERBALLY TO THE BIDDER. IF THE BIDDER IS IN DOUBT AS TO THE MEANING OF ANY DISCREPANCIES OR CONFLICT HERE IN, THE BIDDER SHALL TELEPHONE OR SUBMIT IN WRITING TO THE ARCHITECT A REQUEST FOR INTERPRETATION. IN THE EVENT THAT THE BIDDER IS DEMANDED TO HAVE ESTIMATED, THEN THE MOST EXPENSIVE WAY OF PERFORMING THE WORK SHALL TAKE PRECEDENCE.

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES.

THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF ALL SYSTEMS SO THAT THEY ARE COMPLETE AND FULLY FUNCTIONING (EXCEPT AS NOTED HEREIN).

DO NOT SCALE THE DRAWINGS.

ALL AREA CALCULATIONS ARE APPROXIMATE.

FIELD VERIFY ALL DIMENSIONS.

ALL INTERIOR FINISHES TO BE SUPPLIED BY CONTRACTOR AND APPROVED BY OWNER UNO.

THE CONTRACTOR SHALL PROVIDE THE OWNER/ARCHITECT WITH A WORK SCHEDULE AND ANY ANTICIPATED CHANGES THAT MAY OCCUR IN IT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER/ARCHITECT FOR THE ACTS AND OMISSIONS OF ITS COMPLETION OF THE WORK.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

DETAILS MARKED AS TYPICAL APPLY TO SIMILAR CONDITIONS INCLUDING CONDITIONS NOT MARKED AS SIMILAR, UNO. TYPICAL DETAILS NOT SHOWN BUT NECESSARY FOR CONFORMANCE WITH APPLICATION.

PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE. WATERPROOF ALL WEATHER-EXPOSED SURFACES AND INSTALL ALL THERMAL BARRIERS AS TO FORM A COMPLETE INSULATING BLANKET AROUND THE HEATED AREAS OF THE BUILDING. INSULATE ALL HEAT-BEARING PIPES, DUCTS, OR OTHER FIXTURES THAT PENETRATE THE INSULATED BLANKET. INSTALL ALL OTHER WATER PIPES IN A MANNER TO PREVENT FREEZING. (NOTE: ALL PIPES TO BE ANCHORED TO UNDERSIDE OF STRUCTURAL SLAB & HAVE CONT. SLEEVING / PROTECTION THROUGHOUT UNDERGROUND).

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

ALL METAL FASTENERS, NAILS, AND BOLTS TO BE HOT DIPPED GALVANIZED.

FLASHING, CRICKETS, DRIPS, ETC. TO BE 16 OZ. COPPER OR SIMILAR MATERIAL TO ROOFING SYSTEM.

PROVIDE FIRE STOPPING AT ROOF, WALLS, AND CEILING AS REQUIRED.

ELEVATIONS ARE TAKEN FROM AN ASSUMED DATUM OF 0'-0" TOP OF CONCRETE SLAB. (425' N.A.V.D. FOR GROUND LEVEL - NOTE: FLOOD ZONE 'AE' - 6.0' SEE SURVEY).

THESE PLANS AS DRAWN AND NOTED COMPLY WITH THE BUILDING ENVELOPE ENERGY CODE REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF 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. - NOTE ALL CEILING PENETRATIONS - LIGHTS, VENTS, ETC. TO BE SEALED @ EDGES AS PER FLORIDA BUILDING CODE 2023 EDITION.

ALL WOOD STUD, (METAL STUDS) WALLS TO RECEIVE R-11 BATT, R-19 FOR 6" AND 8" WALLS INSULATION (NOTED SYSTEM) USING BLOWN IN R-30 'CYTENE' INSULATION BY 'GALE INSULATION' OR EQUAL TO THE UNDERSIDE OF ROOF DECK (TYP.). NOTE: ALL 'CYTENE FOAM' TO BE PROTECTED WITH DC-315 COATING AS PER MANUFACTURER'S SPECIFICATIONS & THE FLORIDA BUILDING CODE 2023, CHAPTER 26, SECTION 2602.4 THERMAL BARRIER.

INSTALL PVC PLASTER STOPS AROUND PERIMETER OF ALL AREAS WHERE PLASTER ADJUTS OTHER MATERIAL. STOPS SHALL BE CAREFULLY MITERED AT CORNERS. ALL EXTERIOR CORNERS AND WINDOW AND DOOR OPENING TO RECEIVE PVC CORNER BEADS.

ALL GYPSUM WALLBOARD TO BE SCREW APPLIED AS PER THE GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION.

HEPTACHLOR, TECHNICAL CHLORDANE, OR OTHER APPROVED CHEMICALS SHALL BE USED IN CONCENTRATIONS AS PER MANUFACTURER'S PUBLISHED INSTRUCTIONS IN COMPLIANCE WITH E.P.A. REGULATIONS. (ALL PRODUCTS TO BE NON-VOC).

ALL TRUSSES, & GIRDERS SHALL BE ANCHORED TO BEARING PARTITIONS, WALLS, AND/OR TIE BEAMS WITH APPROVED ANCHORS.

- SEE STRUCTURAL DWGS.



APPLICABLE CODES

2023 FLORIDA BUILDING CODE
2023 FLORIDA PLUMBING CODE
2023 FLORIDA ELECTRICAL CODE
2023 FLORIDA MECHANICAL CODE

SCOPE OF WORK

EXTEND EXISTING GROUND FLOOR FRONT PATIO +/-24" AND BUILD A NEW ALUMINUM TRELLIS ENTRANCE AND CARPORT. AT THE REAR OF THE HOUSE, ADD A SHED ROOF OVER EXISTING FRENCH DOORS. REPLACE THIRD LEVEL SUNDECK TRELLIS WITH NEW COVERED ROOF AND ENCLOSED STAIRWAY.

DEFERRED SUBMITTALS

1. TRUSS PACKAGE (DRAWINGS, CALCULATION, ENGINEERING APPROVED BY ARCHITECT / ENGINEER)
2. SHOP DRAWINGS FOR HANDRAILS, GATES, FENCES AND TRELLIS STRUCTURES

SINGLE FAMILY RESIDENCE
"HISTORIC MARINA DISTRICT"
160 MARINE WAY
DELRAY BEACH, FL
PALM BEACH COUNTY, FL
ADDITION/RENOVATION

OCCUPANCY CLASSIFICATION

GROUP R3 - SINGLE FAMILY

TYPE OF CONSTRUCTION

TYPE VB UNPROTECTED / UNSPRINKLERED

LEVEL II - ALTERATION

ZONING

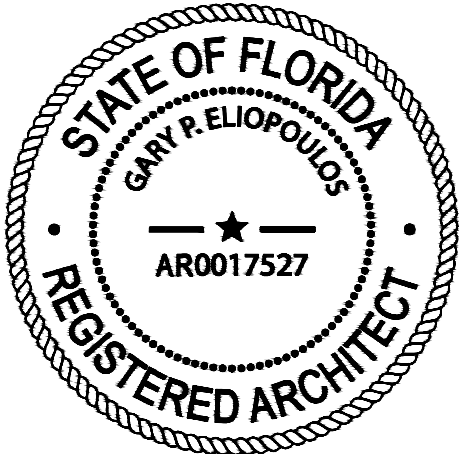
R-1-A (RM)

FLOOD ZONE

AE = 6.0' N.A.V.D.

CONST. PARKING

PROJECT WILL COMPLY WITH ORDINANCE 20-19, SECTION 1.1.8(A) CONSTRUCTION PARKING. SEE SITE PLAN FOR CONSTRUCTION PARKING TO OCCUR ALONG THE FRONT OF THE PROPERTY.



SHEET SCHEDULE

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE	A3.02	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"
	SURVEY	A2.00	EXISTING AND PROPOSED GROUND FLOOR PLANS	A3.03	EXISTING PROPOSED EXTERIOR ELEVATIONS	SCALE: 1/4"=1'-0"
	ARCHITECTURAL	A2.01	EXISTING AND PROPOSED SECOND FLOOR PLANS	A3.04	STREETSCAPE ELEVATIONS	SCALE: 3/16"=1'-0"
A1.00A	PROPOSED DEMOLITION PLAN	A2.02	EXISTING AND PROPOSED THIRD FLOOR PLANS		CIVIL ENGINEERING	
A1.00AC	PROPOSED GROUND FLOOR DEMOLITION PLAN (COORDINATION)	A2.03	EXISTING AND PROPOSED ROOF PLANS	1 OF 4	PAVING & DRAINAGE PLANS	SCALE: 1"=10'-0"
A1.00B	UPPER FLOOR DEMOLITION PLANS	A2.03C	EXISTING AND PROPOSED ROOF PLANS (COORDINATION)	2 OF 4	WATER & WASTEWATER PLAN	SCALE: 1"=10'-0"
A1.00BC	UPPER DEMOLITION PLANS (COORDINATION)	A2.04	COMPOSITE OVERLAY PLAN	3 OF 4	GENERAL NOTES	NOT TO SCALE
A1.01	EXISTING AND PROPOSED SITE PLANS	A3.00	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	4 OF 4	POLLUTION PREVENTION PLAN	SCALE: 1"=10'-0"
A1.01C	EXISTING AND PROPOSED SITE PLANS (COORDINATION)	A3.01	EXISTING AND PROPOSED EXTERIOR ELEVATIONS			

CONTRACTOR	SURVEYOR	CIVIL ENGINEER	ARCHITECTS
LOST CRAFT BUILDERS	PERIMETER 949A Clint Moore Road Boca Raton, FL. 33487	ENVIRODESIGN ASSOCIATES 1855 Dr. Andres Way, Unit 1 Delray Beach, Fl. 33445	ge architecture, inc. 1045 e. atlantic ave. delray beach, fl. 33483 fl. lic. AA-26002044
1225 VISTA DEL MAR DRIVE DELRAY BEACH, FL. 33483	PH. (561) 241-9988 FAX (561) 241-5182	PH. (561) 274-6500 FAX (561) 274-8558	PH. (561) 276-6011 FAX (561) 276-6129
PH.(561) 330-7711			



REVISED 02-04-26 AS PER HISTORIC REVIEW COMMENTS:
1. UPDATED INDEX

APPROVED VARIANCES

NOTE:
ON APRIL 12TH, 1993 THIS PROPERTY RECEIVED THE FOLLOWING VARIANCE (1993 - 88-30):
1. TO REDUCE NORTH SIDE SETBACK FROM 1'-6" TO 0'-0" FOR CARPORT.

ALL INTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (NOTE: ALL PRODUCTS TO BE NON-VOC).

NOTE: PRODUCTS BY ANY OF THESE MANUFACTURERS ARE ACCEPTABLE COATINGS: BENJAMIN MOORE, SHERWIN WILLIAMS, PITTSBURGH, DEVOE, DUPONT, & PORTER ARE CONSIDERED EQUAL. (ALL ARE TO BE NON-VOC).

CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL APPLICABLE GUARANTEES, WARRANTIES AND OPERATING MANUALS.

PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD 'MOLD TOUGH' IN ALL BATHROOMS, KITCHEN & LAUNDRY RMS.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS. VERIFY EXIST'G CONDITIONS COMPLY WITH CURRENT CODE REQUIREMENTS. NOTIFY ARCHITECT IN WRITING IF CHANGES ARE NECESSARY. NO EXTRAS WILL BE GIVEN. REPORT ANY DISCREPANCIES IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO SUBMITTING PROPOSAL. - NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY AND ALL ABANDEN UNDER GROUND UTILITIES, PIPES, WIRES TREE ROOTS SEPTIC TANK ETC - PRIOR TO COMPACTING SITE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND OBTAIN ACCESS TO THE SITE WITH OWNER.

THE CONTRACTOR SHALL OBTAIN AND BEAR THE COST OF ALL REQUIRED PERMITS, LICENSES AND APPROVALS NECESSARY FOR THE COMPLETION OF THE WORK.

ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION OF OWNER AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE WITH EACH OTHER TO PREVENT OVERSTEPPING EACH OTHER. THE CONTRACTOR SHALL PROVIDE LABOR & MATERIALS NECESSARY TO MAINTAIN CONSTRUCTION SCHEDULING. THE SUB CONTRACTOR SHALL BE RESPONSIBLE TO MEET THE SCHEDULE AS PROVIDED AND AGREED TO WITH THE CONTRACTOR PRIOR TO CONSTRUCTION.

ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE. ACCEPTANCE BY THE ENGINEER /ARCHITECT MUST BE A CONDITION OF THE CONTRACT BETWEEN THE GEN. CONTRACTOR AND OWNER.

THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING WORK:

- MAKE-WAY/HOOK UP SCHEDULING OF ALL TRADES AND WORK (INCLUDING WORK OF OTHERS WHERE NO CONTRACTUAL RELATIONSHIP EXIST).
- PROVIDING BARRICADES, TEMPORARY POWER, LIGHTING, TELEPHONE SERVICES, ETC. AS REQ'D. TO COMPLETE WORK.
- TEMPORARY UTILITIES, CONNECTIONS AND PAYMENT OF ALL UTILITY CHARGES DURING CONSTRUCTION.
- COORDINATION WITH OWNER OR AGENT OF DELIVERY AND REMOVAL IF MATERIALS, EQUIPMENT, AND OTHER ITEMS TO / FROM SITE.
- REMOVAL OF TRASH AND DEBRIS. PLACE IN DESIGNATED CONTAINERS AS DIRECTED BY OWNER /AGENT. REMOVE ALL TRASH FROM PREMISES.
- ISSUE ALL APPENDUMS, REVISIONS AND UPDATES TO SUBCONTRACTORS IN A TIMELY MANNER.
- ALL DRAWINGS, SPECIFICATIONS, AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE AND SHALL REMAIN THE ARCHITECT'S PROPERTY. THE CONTRACTOR SHALL MAINTAIN A FULL SET OF COMPLETE AND CURRENT DRAWINGS AVAILABLE FOR REVIEW AT THE JOBSITE AT ALL TIMES. ALL FIELD MODIFICATIONS TO THE ORIGINAL DESIGN DOCUMENTS SHALL BE NOTED AND MAINTAINED FOR THE OWNERS RECORD COPY.

ALL WORK SHALL BE LAID OUT TRUE, SQUARE AND PLUMB TO EXACT AND CORRECT DIMENSIONS. IF DISCREPANCIES ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER/ ARCHITECT IN WRITING PRIOR TO PROCEEDING. THE ARCHITECT WILL ISSUE A DIMENSIONAL OR LAYOUT CORRECTION NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT DIMENSIONAL ERRORS.

ALL MATERIALS USED IN THE PERMANENT CONSTRUCTION OF THE WORK MUST BE NEW AND UNUSED (UNO.) FIRST QUALITY, FREE FROM DEFECTS AND INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS FOR THE APPLICATION AT HAND. ALL WORKMANSHIP SHALL BE OF FIRST CLASS QUALITY.

CONTRACTOR SHALL PROVIDE CUT-SHEETS AND SPECIFICATIONS OF ALL ITEMS FOR SUBMISSION TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING.

PRODUCT MANUFACTURERS INDICATED IN SCHEDULES AND/OR ON PLANS WERE SELECTED BASED UPON QUALITY, STYLE, SIZE, COLOR, ETC. AND ARE NOT INTENDED TO RESTRICT THE COMPETITIVE BIDDING. PRODUCTS EQUAL TO OR INTENDED TO BE USED AS SUBSTITUTES ARE SUBJECT TO ARCHITECTS APPROVAL IN WRITING PRIOR TO PURCHASE OR INSTALLATION.

ALL DOOR FRAMES TO BE LOCATED 5' TO 6' FROM ADJACENT PARTITIONS, UNO.

ALL DRYWALL PARTITIONS WILL BE TAPED, SPARKLED, SANDED, PRIMED AND PAINTED W/ LEVEL V FINISH.

CONCEAL ALL FASTENERS AND ATTACHMENTS FROM VIEW.

ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS ('PGT' OR EQUAL).

ALL INTERIOR WALLS THAT RECEIVE TILE /MARBLE - TO BE BACKED W/ 5/8" 'DENS-SHIELD' OR EQUAL.

ALL WALKWAYS TO BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE. (MIN. 2% - SEE CIVIL DRAWINGS).

DRYWALL PRODUCTS BY GOLD BOND, USG, CELOTEX, GEORGIA PACIFIC, MILCOR PRODUCTS ARE ACCEPTABLE.

ALL EXTERIOR DEPICTED PAINT COLORS TO BE SELECTED BY ARCHITECT AND OWNER. COLORS ON PLANS FOR PRICING PURPOSES ONLY. (PAINTING SUBCONTRACTOR TO PROVIDE PAINT SAMPLES).

ALL WORK MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE CLOSING DATE.

TRAFFIC, CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND DAILY OPERATIONS.

DISPOSAL: CONTRACTOR IS RESPONSIBLE FOR REMOVAL FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ARCHITECT FOR SUBSTITUTIONS MADE IN SPECIFIED EQUIPMENT, MATERIALS AND COLORS.

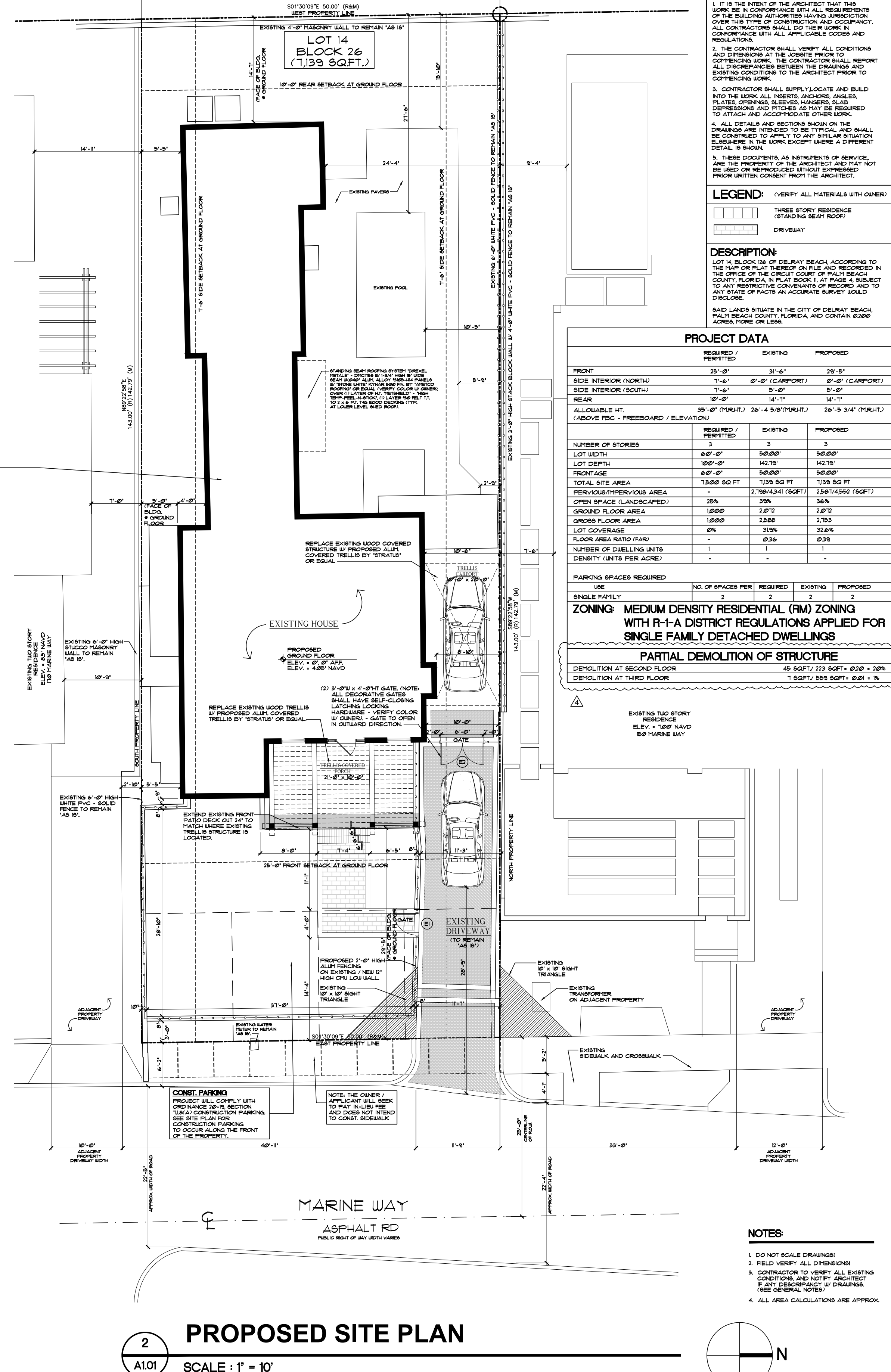
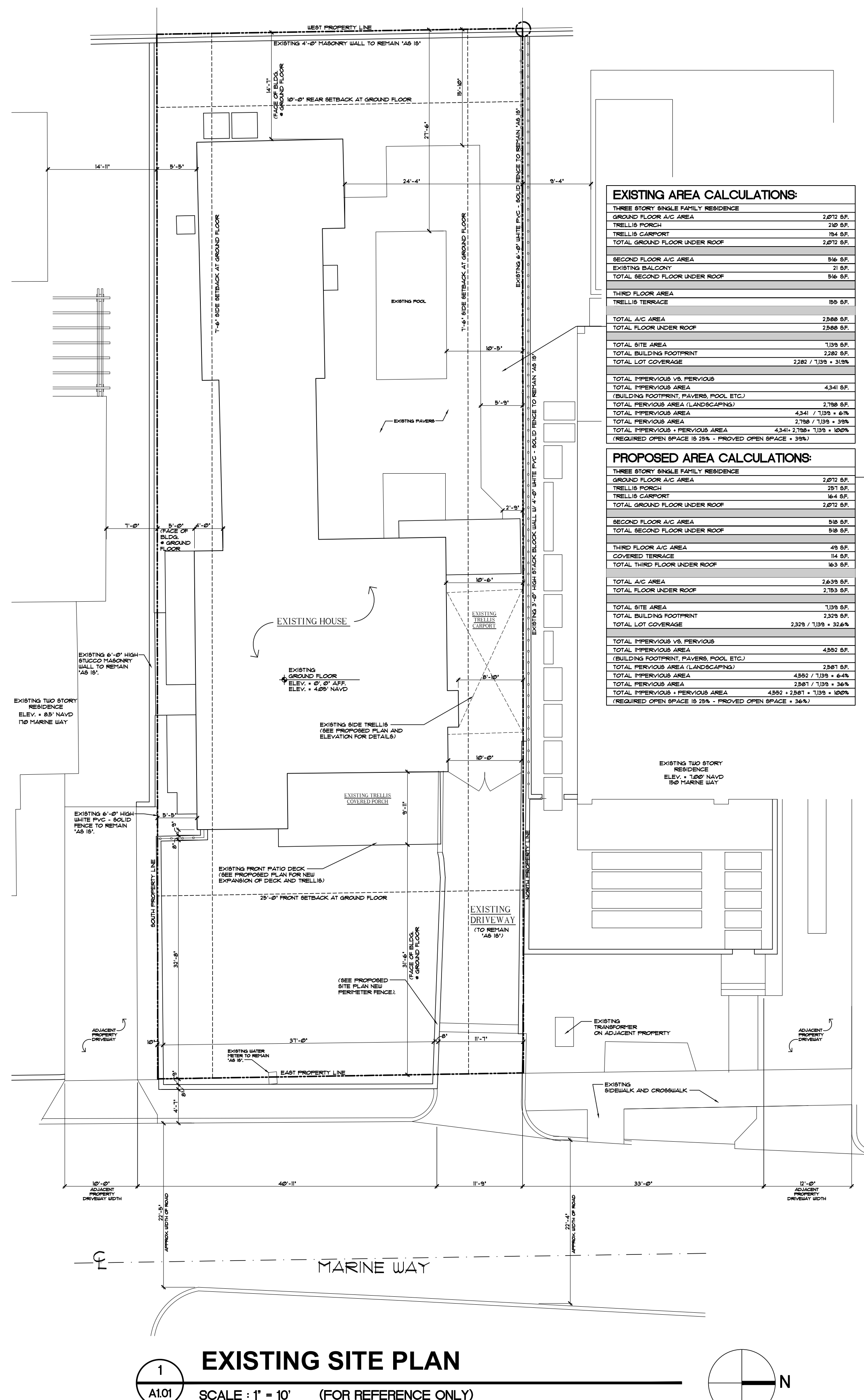
THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE FOR ALL WORK UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY OWNER.

CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PORTION OF THE WORK WHICH HAS BEEN DAMAGED. REPLACE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS AND DETAILS. CORRECT ANY DEFECTS DUE TO FAULTY MATERIALS AND WORKMANSHIP WHICH APPEAR WITHIN ONE YEAR OF OWNER ACCEPTANCE OF CONSTRUCTION.

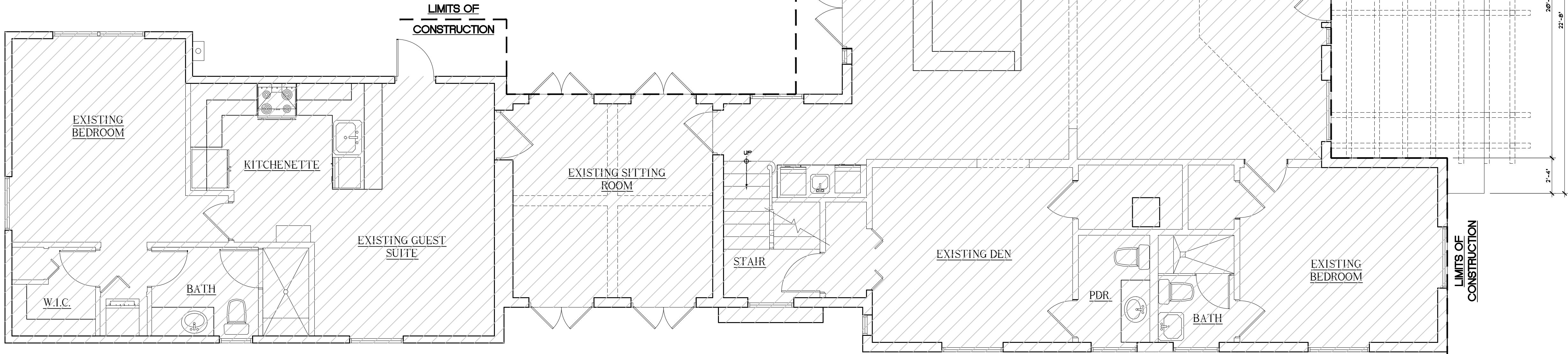
ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED 1/2" THICK FIBERGLASS PIPE INSULATION.

CONTRACTOR TO PROVIDE DRAWINGS TO TRUSS MANUFACTURER, MECHANICAL SUBCONTRACTOR TO COORDINATE ALL REQUIRED AC-DUCT WORK PENETRATIONS THROUGH THE ENTIRE STRUCTURE.

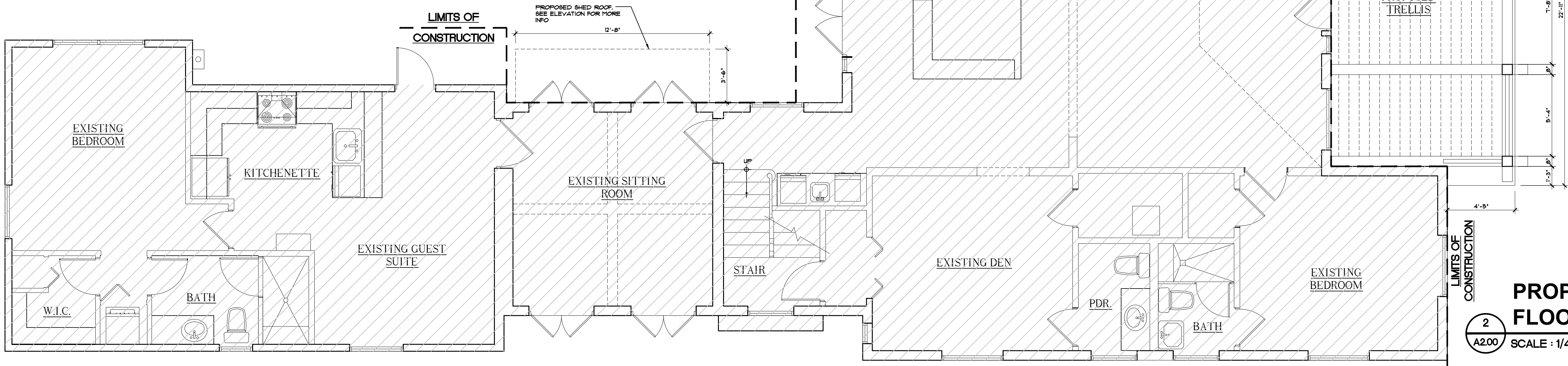
OWNER SHALL REVIEW THESE CONSTRUCTION DOCUMENTS AND VERIFY THAT THEY ARE CORRECT AND COMPLETE PRIOR TO BIDDING AND START OF CONSTRUCTION. OWNER SHALL APPROVE ALL MATERIAL AND FINISH SAMPLES ALONG WITH ALL EQUIPMENT SPECIFICATIONS PRIOR TO ORDERING AND INSTALLATION.



EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,872 SF.
TRELLIS PORCH	218 SF.
TRELLIS CARPORT	184 SF.
TOTAL GROUND FLOOR UNDER ROOF	2,872 SF.
SECOND FLOOR A/C AREA	516 SF.
EXISTING BALCONY	21 SF.
TOTAL SECOND FLOOR UNDER ROOF	516 SF.
THIRD FLOOR AREA	
TRELLIS TERRACE	189 SF.
TOTAL A/C AREA	2,888 SF.
TOTAL FLOOR UNDER ROOF	2,888 SF.
TOTAL SITE AREA	1,139 SF.
TOTAL BUILDING FOOTPRINT	2,282 SF.
TOTAL LOT COVERAGE	2,282 / 1,139 = 31.5%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 SF.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,798 SF.
TOTAL IMPERVIOUS AREA	4,341 / 1,139 = 61%
TOTAL PERVIOUS AREA	2,798 / 1,139 = 39%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341+ 2,798= 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVIDED OPEN SPACE = 39%)	



PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,872 SF.
TRELLIS PORCH	251 SF.
TRELLIS CARPORT	164 SF.
TOTAL GROUND FLOOR UNDER ROOF	2,872 SF.
SECOND FLOOR A/C AREA	518 SF.
TOTAL SECOND FLOOR UNDER ROOF	518 SF.
THIRD FLOOR A/C AREA	49 SF.
COVERED TERRACE	114 SF.
TOTAL THIRD FLOOR UNDER ROOF	163 SF.
TOTAL A/C AREA	2,639 SF.
TOTAL FLOOR UNDER ROOF	2,753 SF.
TOTAL SITE AREA	1,139 SF.
TOTAL BUILDING FOOTPRINT	2,329 SF.
TOTAL LOT COVERAGE	2,329 / 1,139 = 32.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,552 SF.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	
TOTAL PERVIOUS AREA (LANDSCAPING)	2,581 SF.
TOTAL IMPERVIOUS AREA	4,552 / 1,139 = 64%
TOTAL PERVIOUS AREA	2,581 / 1,139 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,552 + 2,581 = 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVIDED OPEN SPACE = 36%)	



GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION. OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSETS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

LEGEND: (VERIFY ALL MATERIALS WITH OWNER)

- THREE STORY RESIDENCE (STANDING BEAM ROOF)
- DRIVEWAY
- EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK

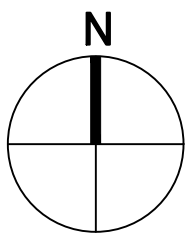
DESCRIPTION:

LOT 14, BLOCK 126 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 11 AT PAGE 4, SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

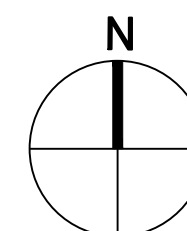
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.200 ACRES, MORE OR LESS.

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.

EXISTING GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0" (FOR REFERENCE ONLY)



PROPOSED GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"



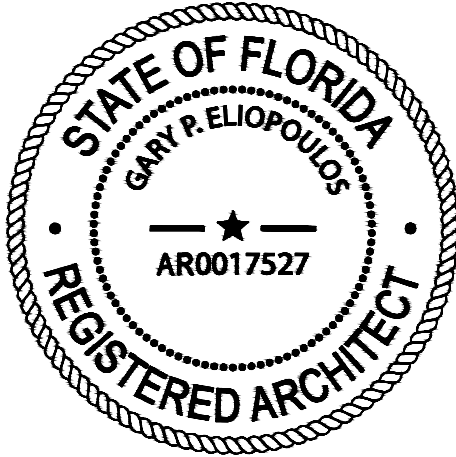
architect, planner and designer
1045 East Atlantic Ave. Suite 303
DeLay Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

SINGLE FAMILY RESIDENCE RENOVATION/ ADDITION

160 MARINE WAY DELRAY BEACH, FL

REVISIONS

REVISED 03-05-26 AS PER HISTORIC COMMENTS.
L ADDED SHEET TO SET

FILE NUMBER 112A200

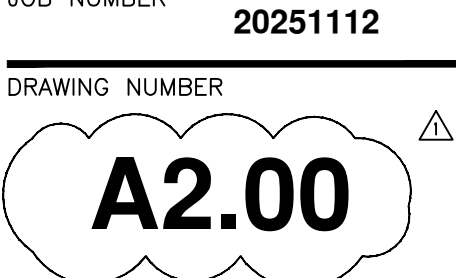
DRAWING TITLE

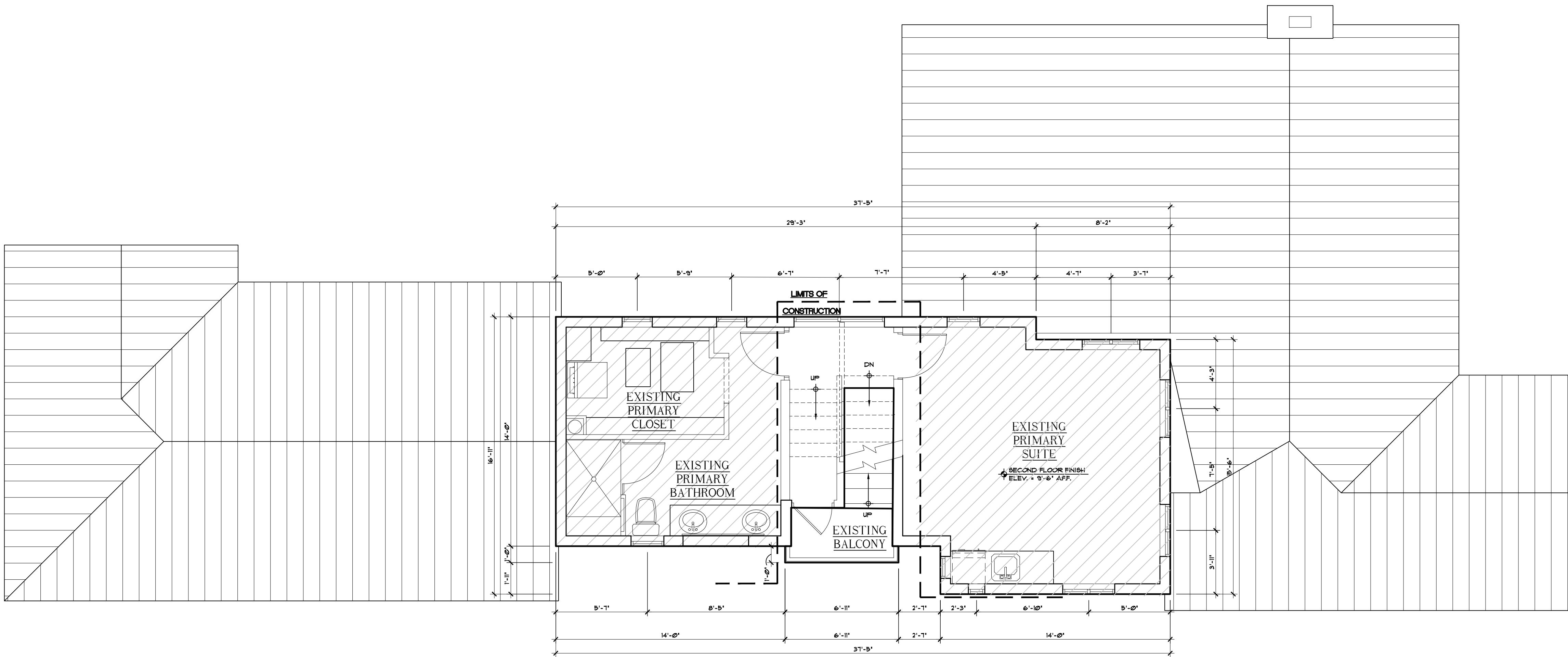
EXISTING/ PROPOSED GROUND FLOOR PLAN

DATE 02-04-26 DRAWN BY GE/JH

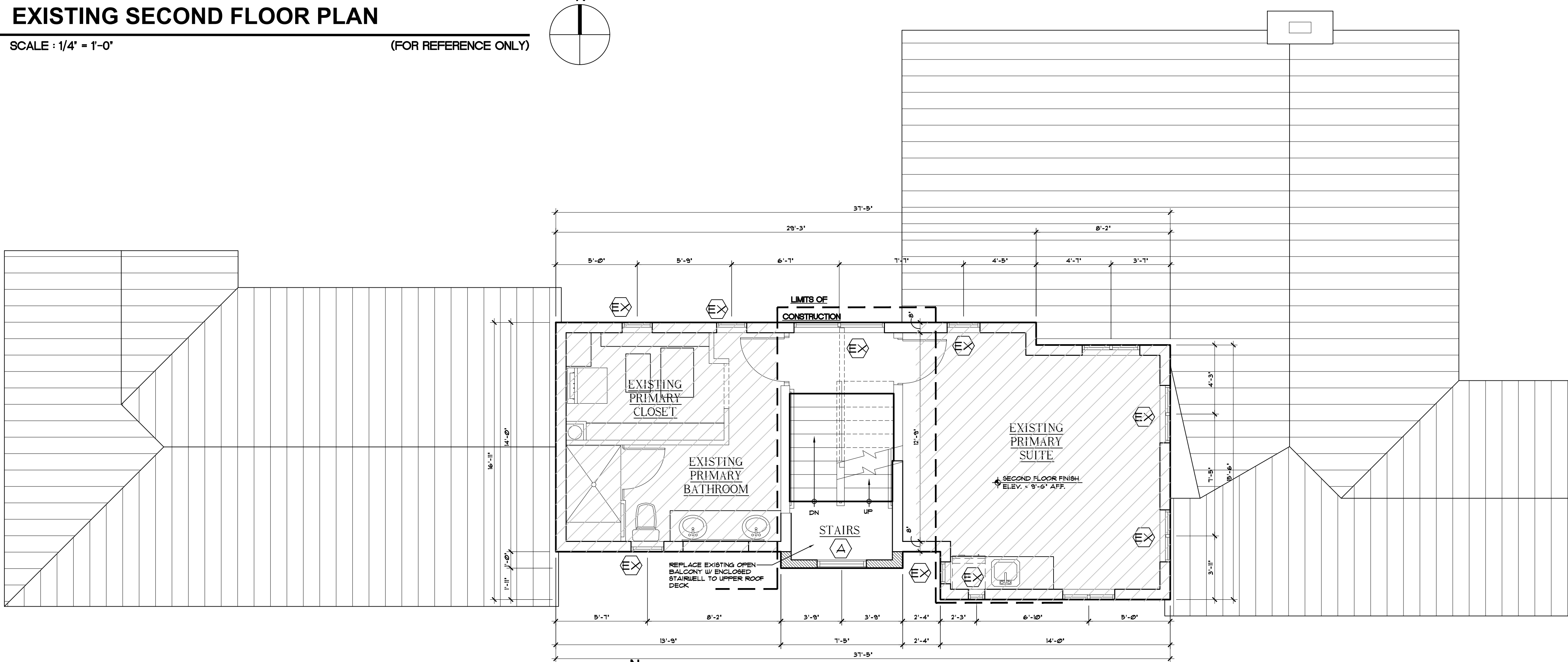
JOB NUMBER 20251112

DRAWING NUMBER





1
A2.01
EXISTING SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"
(FOR REFERENCE ONLY)



2
A2.01
PROPOSED SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"

EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,672 S.F.
TRELLIS PORCH	748 S.F.
TRELLIS CARPORT	124 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,672 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	21 S.F.
TOTAL SECOND FLOOR UNDER ROOF	916 S.F.
THIRD FLOOR AREA	
TRELLIS TERRACE	85 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,588 S.F.
TOTAL PERVIOUS AREA	
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,282 S.F.
TOTAL LOT COVERAGE	2,282 / 1,139 = 31.9%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	2,788 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	2,788 S.F.
TOTAL IMPERVIOUS AREA	4,341 / 1,139 = 6.4%
TOTAL PERVIOUS AREA	2,788 / 1,139 = 39%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341 + 2,788 + 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVED OPEN SPACE = 39%)	

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

LEGEND:

- (VERIFY ALL MATERIALS WITH OWNER)
- THREE STORY RESIDENCE (STANDING BEAM ROOF)
 - DRIVEWAY

DESCRIPTION:

LOT 14, BLOCK 106 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 1, AT PAGE 4. SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.260 ACRES, MORE OR LESS.

PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,672 S.F.
TRELLIS PORCH	257 S.F.
TRELLIS CARPORT	164 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,672 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	916 S.F.
TOTAL SECOND FLOOR UNDER ROOF	916 S.F.
THIRD FLOOR A/C AREA	
COVERED TERRACE	14 S.F.
TOTAL THIRD FLOOR UNDER ROOF	163 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,739 S.F.
TOTAL SITE AREA	
TOTAL BUILDING FOOTPRINT	2,325 S.F.
TOTAL LOT COVERAGE	2,325 / 1,139 = 33.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,552 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL, ETC.)	2,581 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	2,581 S.F.
TOTAL IMPERVIOUS AREA	4,552 / 1,139 = 6.4%
TOTAL PERVIOUS AREA	2,581 / 1,139 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,552 + 2,581 + 1,139 = 100%
(REQUIRED OPEN SPACE IS 25% - PROVED OPEN SPACE = 36%)	

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY IN DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

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architect, planner and designer

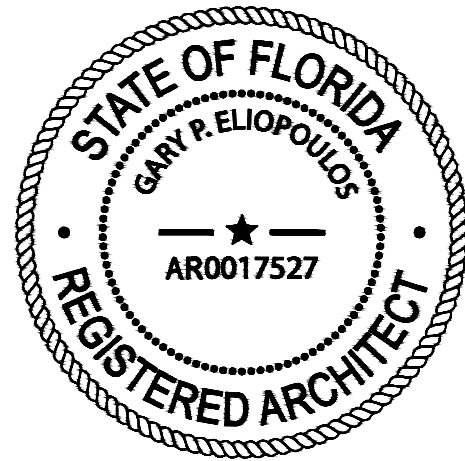
1045 East Atlantic Ave., Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

FILE NUMBER
112A201

DRAWING TITLE

**EXISTING/
PROPOSED
SECOND FLOOR
PLAN**

DATE
12-01-25

DRAWN BY
GE/JH

JOB NUMBER
20251112

DRAWING NUMBER

A2.01

6/15/2026 3:26:42 PM



architect, planner and
designer

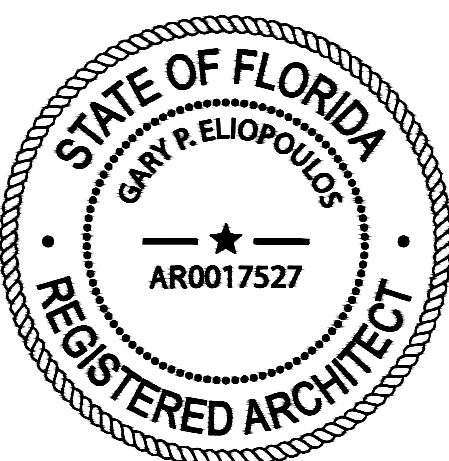
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Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

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CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

FILE NUMBER **112A202**

DRAWING TITLE

**EXISTING/
PROPOSED
THIRD FLOOR
PLAN**

DATE **12-01-25** DRAWN BY **GE/JH**

JOB NUMBER **20251112**

DRAWING NUMBER

A2.02

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EXISTING AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,072 S.F.
TRELLIS PORCH	210 S.F.
TRELLIS CARPORT	184 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,072 S.F.
SECOND FLOOR A/C AREA	
EXISTING BALCONY	21 S.F.
TOTAL SECOND FLOOR UNDER ROOF	516 S.F.
THIRD FLOOR AREA	
TRELLIS TERRACE	155 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,588 S.F.
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,282 S.F.
TOTAL LOT COVERAGE	2,282 / 1,139 = 31.5%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,341 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL ETC.)	2,758 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	4,341 / 1,139 = 61%
TOTAL PERVIOUS AREA	2,758 / 1,139 = 35%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,341 + 2,758 = 7,139 + 100%
(REQUIRED OPEN SPACE IS 25% + PROVIDED OPEN SPACE + 35%)	

GENERAL NOTES:

- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND FITTINGS AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSIDERED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
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LEGEND: (VERIFY ALL MATERIALS WITH OWNER)

- THREE STORY RESIDENCE (STANDING BEAM ROOF)
- DRIVEWAY

DESCRIPTION:

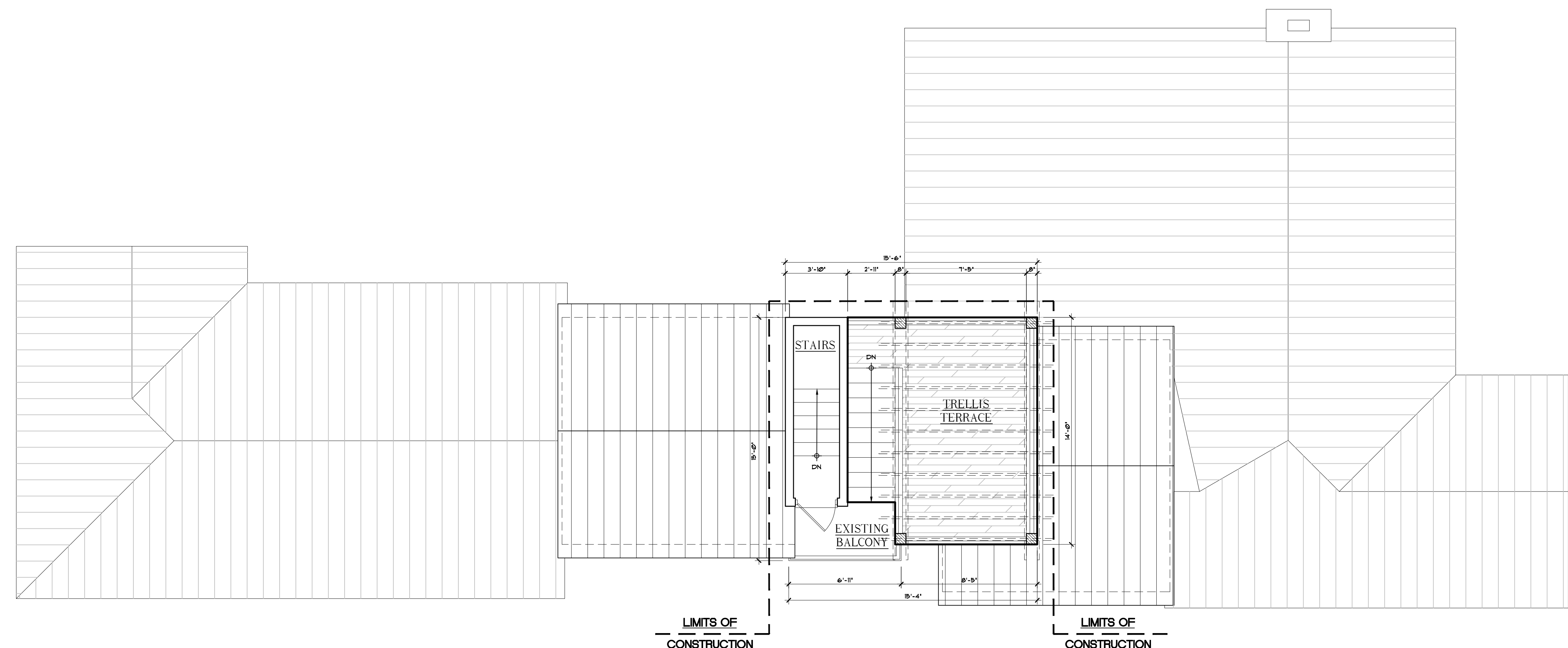
LOT 14, BLOCK 126 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA IN PLAT BOOK 11, AT PAGE 4. SUBJECT TO ANY RESTRICTIVE CONVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.280 ACRES, MORE OR LESS.

PROPOSED AREA CALCULATIONS:	
THREE STORY SINGLE FAMILY RESIDENCE	
GROUND FLOOR A/C AREA	2,072 S.F.
TRELLIS PORCH	251 S.F.
TRELLIS CARPORT	164 S.F.
TOTAL GROUND FLOOR UNDER ROOF	2,072 S.F.
SECOND FLOOR A/C AREA	
TOTAL SECOND FLOOR UNDER ROOF	518 S.F.
THIRD FLOOR A/C AREA	
COVERED TERRACE	14 S.F.
TOTAL THIRD FLOOR UNDER ROOF	163 S.F.
TOTAL A/C AREA	
TOTAL FLOOR UNDER ROOF	2,639 S.F.
TOTAL SITE AREA	1,139 S.F.
TOTAL BUILDING FOOTPRINT	2,329 S.F.
TOTAL LOT COVERAGE	2,329 / 1,139 = 32.6%
TOTAL IMPERVIOUS VS. PERVIOUS	
TOTAL IMPERVIOUS AREA	4,952 S.F.
(BUILDING FOOTPRINT, PAVERS, POOL ETC.)	2,581 S.F.
TOTAL PERVIOUS AREA (LANDSCAPING)	4,952 / 1,139 = 64%
TOTAL PERVIOUS AREA	2,581 / 1,139 = 36%
TOTAL IMPERVIOUS + PERVIOUS AREA	4,952 + 2,581 = 7,139 + 100%
(REQUIRED OPEN SPACE IS 25% + PROVIDED OPEN SPACE + 36%)	

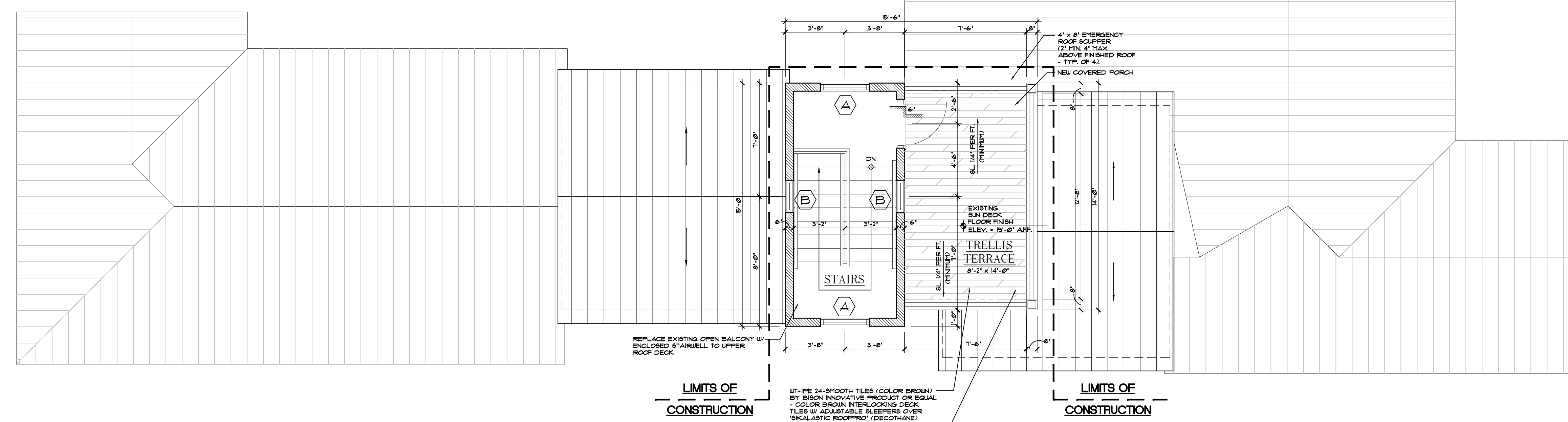
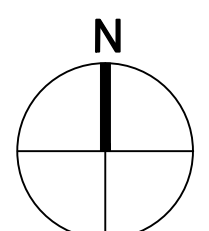
NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES).
- ALL AREA CALCULATIONS ARE APPROX.



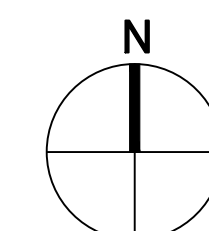
1 EXISTING THIRD FLOOR PLAN

SCALE : 1/4" = 1'-0" (FOR REFERENCE ONLY)



2 PROPOSED THIRD FLOOR PLAN

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





1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR HPB

BIDS

PERMIT 05.18.26

CONSTRUCTION



**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISÉ 02-05-26 AS PER HISTORIC COMMENTS.

LADED SHEET TO SET

2 REVISED 04-08-26 AS PER CITY COMMENTS:

1. PROVIDED 1:10 SCALE - DEMO. PLAN.

FILE NUMBER

112A100A

DRAWING TITLE

**PROPOSED
DEMOLITION
PLAN
(COORDINATION)**

DATE _____

02-03-26

DRAWN BY

GE/JH

JOB NUMBER

00051110

DRAWING NUMBER

A1.00AC

EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.

EXISTING 4' TO 6' INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'.

EXISTING WOOD FRAME EXTERIOR WALL TO REMAIN 'AS IS'.

NEW EXT. FRAMED WALLS W/ 1/2" MIN. IN. 3-COAT STUCCO FINISH (TO MATCH EXISTING) ON 25 BELL FURNACE-BACKED #11L LATH OVER TYVEK (20# POLYESTER STUCCO UNIFORM ON 10/20" A.P.A. EARTH RATED FIBERWEATH) ON 2 X 6 STUDS @ 16" O.C. W/ 1/2" BATT INSUL. BETWEEN STUDS W/ 5/8" TYPE 'X' GUS. INT. FINISH FOR GUB. # BATHS & KITCHEN/ INTER. DFTH. W/ PLANS - PAINTED.

5' INTERIOR PARTITION 3/4" 20 GA METAL STUDS @ 16" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V PLANTED INT. MATCH EXISTING (FOR DETAIL # BATHROOMS & KITCHEN. VARY BY DIMENSIONS - VARIOUS) (ACTUAL DIMENSION 4 7/8").

DOOR TAG

WINDOW TAG

STRUCTURAL WOOD COLUMN

CONCRETE COLUMN W/ SMOOTH STUCCO PAINTED FINISH.

EXTENDING CONCRETE SLAB, SEE STRUCTURAL PLANS.

EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK.

NOTE:
1. ALL INTERIOR WALLS & CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
2. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYPE).
3. ALL TILE, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE 5/8" "DURLOCK" BACKING OR EQUAL.
4. ALL INTERIOR WALLS TO HAVE LEVEL V-FINISH (MATCH EXISTING); PROVIDE V-OUTER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" 40# SOUND BARRIER "VORNAOTE" OR EQUAL.
5. CONTRACTOR TO COORDINATE WITH OWNER ON ALL LOCATIONS FOR "LEVITON 650" (OR EQUAL) GANG RECESSED DUPLEX LOCATIONS.

CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEPOSITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING PROPERTY.

2. THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEPOSITION, BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL SCHEDULED SHORING AND BRACING SYSTEMS ARE IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS TO THE OWNER FOR APPROVAL.

3. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELECTRICAL AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).

4. ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP JOB SITE CLEAN AND FREE OF HAZARDS.

5. ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHERE APPLICABLE. CONSULT W/ OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.

6. PRIOR TO COMMENCING WORK, INSPECT SITE FOR THE FOLLOWING:

- HAZARDOUS MATERIALS, IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APP CODES AND REG'S FOR REMOVAL, INCL. ASBESTOS.
- ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D - INFORM OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEPOSITION STARTS.

7. DEPOSITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELED AND DISPOSAL OF THE FOLLOWING:

8. SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION FOR REVIEW FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR ALL SHORING AND BRACING SYSTEMS, ALL UTILITIES, SERVICES.

9. TRAFFIC CONTROL DEPOSITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED WORK AREAS.

10. PROTECTION, ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEPOSITION. CONDUCT OPERATION TO PREVENT NUISANCE TO ADJACENT SECTIONS OF THE HOUSE.

11. DISPOSAL: REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEPOSITION OPERATIONS.

12. NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE WHETHER OR NOT SMALLER ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS REGARDING THE SCOPE OF THE JOB CONTRACT CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.

13. X - O - X - O - X - INDICATES TEMPORARY POOT & BEAM BRACING BY GENERAL. CONTRACTOR TO INSTALL PRIOR TO START OF WORK. IN USE OF TEMPORARY COMPONENT AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.

14. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.

15. CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF ALL EXISTING UTILITIES. CAP-OFF UTILITIES TO BE DISCONNECTED PRIOR TO USE OF UTILITY. CONTRACTOR SHALL NOT INTERFERE WITH UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.

16. "IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 316.6-6, IT IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL, AMBESION REGULATIONS, INCLUDING F.B. SECTION 285, AND CFR 611 - NEBAF - ENVIRONMENTAL REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WRITTEN NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT."

17. ACCORDINGS TO THE FLORIDA BUILDING CODE 2023 - "A SCHEDULE DURING CONSTRUCTION" SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT (IF A SCHEDULE DURING CONSTRUCTION WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS."

18. THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 527.3. B. PROVIDE GFCI PROTECTION FOR TEMP POWER. C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE SAFELY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

19. CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.

20. CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD + VISEGROU) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION PROJECT (IF A SCHEDULE DURING CONSTRUCTION).

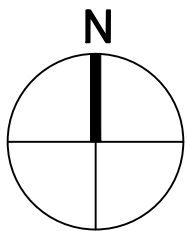
21. CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER (IF A SCHEDULE) AND PENETRATIONS OF THE BUILDING ENVELOPE.

22. THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND LANDSCAPING DRAWINGS, NO PORTION BY ITSELF PROVIDES ALL THE INFORMATION REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND ALL OF ITS SUBCONTRACTORS TO VERIFY AND MANAGE THEMSELVES WITH THE DESIGN TEAM. COORDINATE THE INFORMATION CONTAINED HEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEPOSITION PORTION OF THE PROJECT.

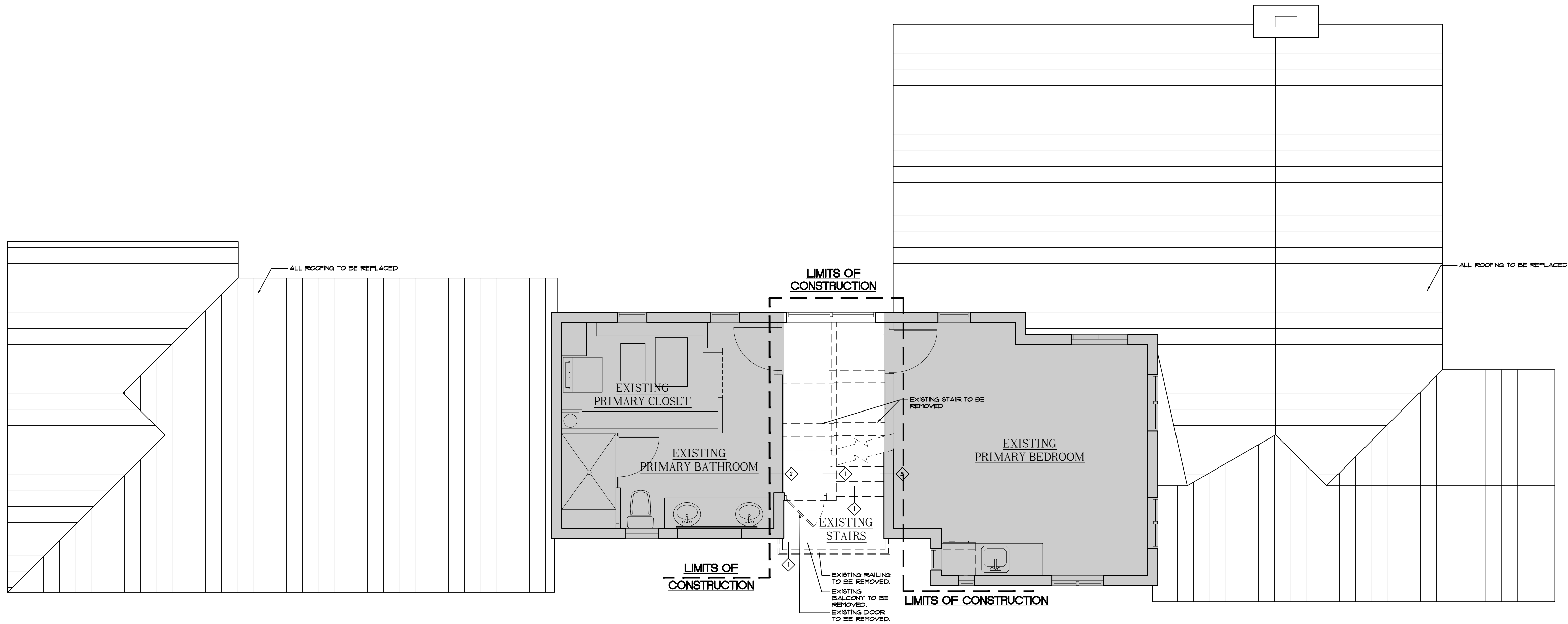
23. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHIPPING OR SAWING. THAT HOUR OF THE DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR & ALL OF ITS SUBCONTRACTORS TO VERIFY AND MANAGE THEMSELVES WITH THE DESIGN TEAM. COORDINATE THE INFORMATION CONTAINED HEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEPOSITION PORTION OF THE PROJECT.

24. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHIPPING OR SAWING. THAT HOUR OF THE DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR & ALL OF ITS SUBCONTRACTORS TO VERIFY AND MANAGE THEMSELVES WITH THE DESIGN TEAM. COORDINATE THE INFORMATION CONTAINED HEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEPOSITION PORTION OF THE PROJECT.

25. TO AVOID WEAKENING THE STRUCTURE, IT IS TO AVOID, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.



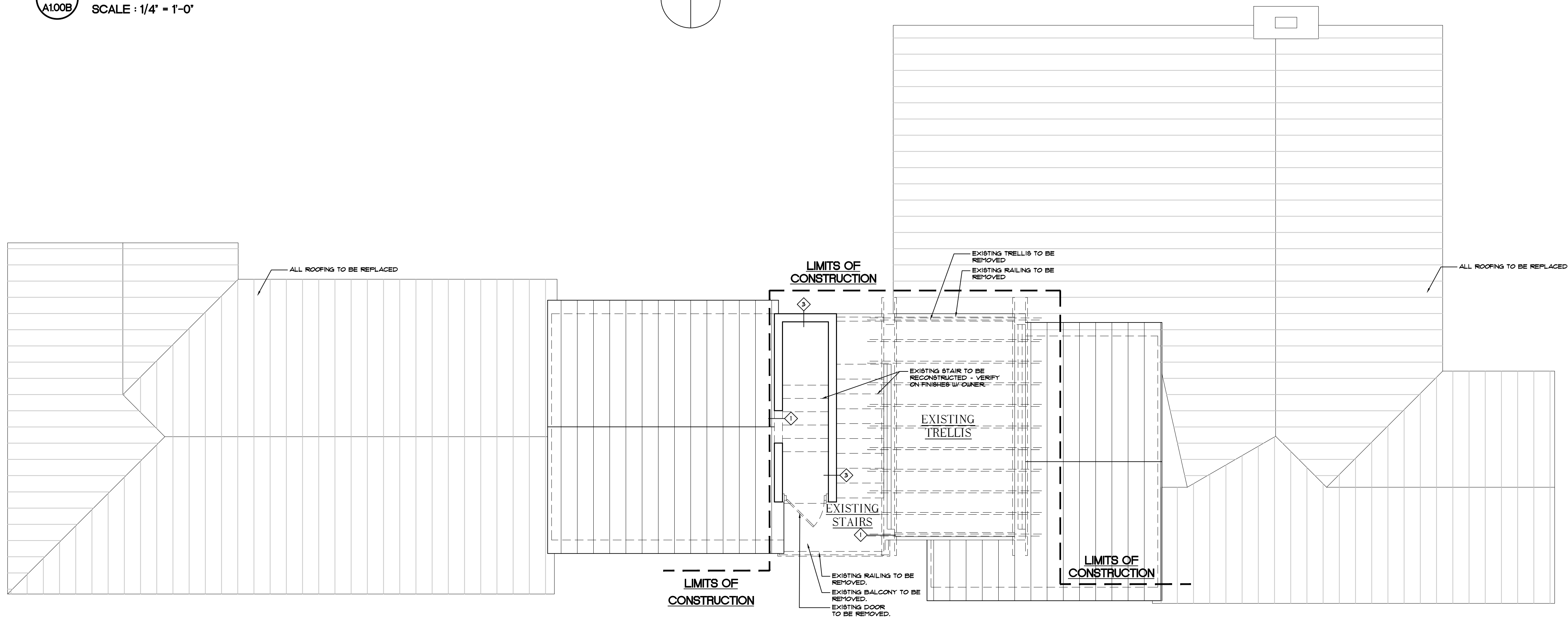
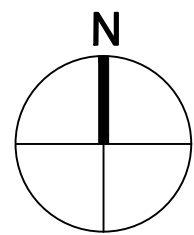
5/19/2026 4:09:56 AM



1
A1.00B

PROPOSED SECOND FLOOR DEMOLITION PLAN

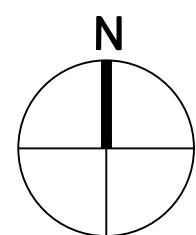
SCALE : 1/4" = 1'-0"



2
A1.00B

PROPOSED THIRD FLOOR DEMOLITION PLAN

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



WALL LEGEND	
	EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED.
	EXISTING 4' TO 6' INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'.
	EXISTING WOOD FRAME EXTERIOR WALL TO REMAIN 'AS IS'.
	NEW EXT. FRAMED WALLS W/ 1/8" MIN. IN. 3-COAT STUCCO FINISH (TO MATCH EXISTING) ON 25 SELF FURRING PAPER-BACKED MTL. LATH OVER 1/2" VENT (COMMERCIAL) STUCCO WRAP ON 10-20" ALFA EXT. RATED PLYD. SHEATHING ON 2 x 6 STUDS @ 16" O.C. W/ R-19 BATT INSUL. BETWEEN STUDS W/ 5/8" TYPE 'X' GUS. INT. FINISH MTR. GUS. # BATHS & KITCHEN VERIFY DIM'S. W/ PLANS - PAINTED.
	5' INTERIOR PARTITION 3/8" 20 GA METAL STUDS W/ 1/2" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES W/ LEVEL V PAINTED FIN. (MATCH EXISTING) (1/8" CRITICAL # BATHROOMS AND KITCHEN VERIFY W/ DIMENSIONS -VARIES) (ACTUALLY DIMENSION 4 3/8").
	DOOR TAG
	WINDOW TAG
	STRUCTURAL WOOD COLUMN
	CONCRETE COLUMNS W/ SMOOTH STUCCO PAINTED FINISH.
	EXTENDING CONCRETE SLABS. SEE STRUCTURAL PLANS
	EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK.

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
2. ALL BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
3. ALL TILED WALLS/DOOR BENCHES TO RECEIVE 5/8" "DURLOCK" BACKING OR EQUAL.
4. ALL INTERIOR CRITICAL WALL TO HAVE LEVEL V -FINISH (MATCH EXISTING).
5. VERIFY W/ OWNER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" 440 SOUND BARRIER -W/STAPLES OR EQUAL.
6. CONTRACTOR TO COORDINATE WITH OWNER ON ALL LOCATIONS FOR 'LEVITON #90' (OR EQUAL) GANG RECESSED DUPLEX LOCATIONS.

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEMOLITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING.
- THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION. BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL ADEQUATE SHORING AND/OR NEW STRUCTURES IS IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS PRIOR TO DEMOLITION.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELEC. AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).
- ALL SYSTEMS REQUIRING REROUTING OR TERMINATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND PRACTICES OR MANUFACTURER'S SPECIFICATIONS. REMOVE ALL DEBRIS ON A DAILY BASIS AND KEEP JOB SITE CLEAN AND FREE OF HAZARDOUS.
- ALL APPLIANCES, CABINETRY, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHERE APPLICABLE. CONSULT WITH OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.
- PRIOR TO COMMENCING WORK INSPECT SITE FOR THE FOLLOWING:
 - HAZARDOUS MATERIALS - IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APPL. CODES AND REG'S FOR REMOVAL INCL. ASBESTOS.
 - ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REQ'D & INFORM OWNER FOR PROTECTION AGAINST CLAIMS -ONCE DEMOLITION STARTS.
- DEMOLITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELED AND DISPOSAL OF DEMOLISHED MATERIALS.
- SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION TO OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF ALL UTILITY SERVICES.
- TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT INJURY TO ADJACENT SECTIONS OF THE HOUSE.
- DISPOSAL: REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
- NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL VISIT SITE TO DETERMINE WHETHER OR NOT SMALLER ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS SHALL BE DIRECTED TO THE GEN. CONTRACTOR CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.
- X - X - X - INDICATES TEMPORARY POST & BEAM SHORING BY GENERAL CONTRACTOR. INSTALL PRIOR TO REMOVING ANY LOADEARINGS. COMPONENT AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF OF ALL EXISTING UTILITIES. CAP-OFF ALL UTILITIES TO BE DISCONTINUED IN USE. CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.
- IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 376.60, THIS IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL ASBESTOS REGULATIONS, INCLUDING F.S. SECTION 285 AND CFR 61 - NESHAP REQUIREMENTS. REQUIREMENTS INCLUDE ASBESTOS SURVEYS AND SUBMISSION OF WRITTEN NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT.
- ACCORDING TO THE FLORIDA BUILDING CODE 2023 - "SAFEGUARDS DURING CONSTRUCTION" - THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRANSMITTED TO NEIGHBORING PROPERTIES OR STREETS.
- THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 517.3. B. PROVIDE GFI PROTECTION FOR TEMP POWER. C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE SAFELY CAPPED OR REMOVED.
- CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.
- CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD & VISQUEEN) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION OF THE ENTIRE PROJECT (IF APPLICABLE).
- CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ENVELOPE.
- THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND LANDSCAPING DRAWINGS. NO PORTION BY ITSELF PROVIDES ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT. THEREFORE IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND COORDINATE THE INFORMATION CONTAINED THEREIN TO PROPERLY AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.
- THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES & FINISHES DAMAGE TO ADJACENT WORK. CHECK FOR ALL CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHING: MAKE PATCHES BEAM AND JOINTS DURABLE & INCONSPICUOUS - REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.
- CONTRACTOR TO REVIEW MEP DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.
- CONTRACTOR TO VERIFY IF THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1978, AND IF SO, GENERAL CONTRACTOR MUST BE "LEAD-SAFE CERTIFIED" AND TEST AND COMPLY WITH THE REQUIRED REGULATIONS OF EPA - RENOVATION, REPAIR AND PAINTING WHEN RENOVATING OR DISTURB MORE THAN 30 SQUARE FEET OF PAINTED SURFACE.
- TO AVOID WEAKENING THE STRUCTURE THAT IS TO REMAIN, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.

NOTES:

- DO NOT SCALE DRAWINGS!
- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
- ALL AREA CALCULATIONS ARE APPROX.

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architect, planner and
designer

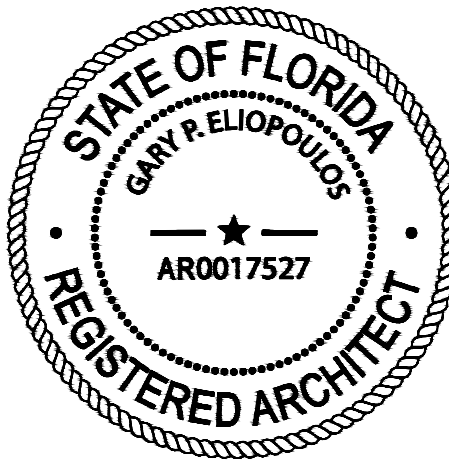
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Delray Beach, Florida 33483
TEL: 561-276-6011
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ISSUED FOR HPB

BIDS

PERMIT 05.826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
REVISED 02-09-26 AS PER HISTORIC COMMENTS
LOADED SHEET TO SET

FILE NUMBER 112A100B

DRAWING TITLE

**PROPOSED
UPPER FLOOR
DEMOLITION
PLANS**

DATE 02-03-26 DRAWN BY GE/JH

JOB NUMBER 20251112

DRAWING NUMBER

A1.00B

5/19/2026 4:06:59 AM



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ISSUED FOR HPB

BIDS

PERMIT 05.18.26

CONSTRUCTION



**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISÉ 02-05-26 AS PER HISTORIC COMMENTS.

1. ADDED SHEET TO SET

2 REVISED 04-03-26 AS PER CITY

1. PROVIDED 1:10 SCALE - DEMO PLAN.

1. PROVIDED 1:10 SCALE - DEMO PLAN.

FILE NUMBER **112A100B**

DRAWING TITLE

**PROPOSED
UPPER FLOOR
DEMO PLAN
(COORDINATION)**

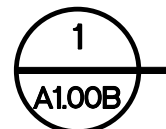
DATE _____ | DRAWN BY _____

02-03-26 | GE/JH

JOB NUMBER 20251112

DRAWING NUMBER

A1.00BC



PROPOSED SECOND FLOOR DEMOLITION PLAN

SCALE : 1" = 10'

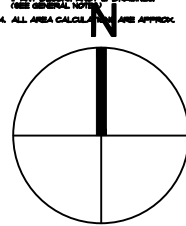
(COORDINATION)



PROPOSED THIRD FLOOR DEMOLITION PLAN

SCALE : 1" = 10'

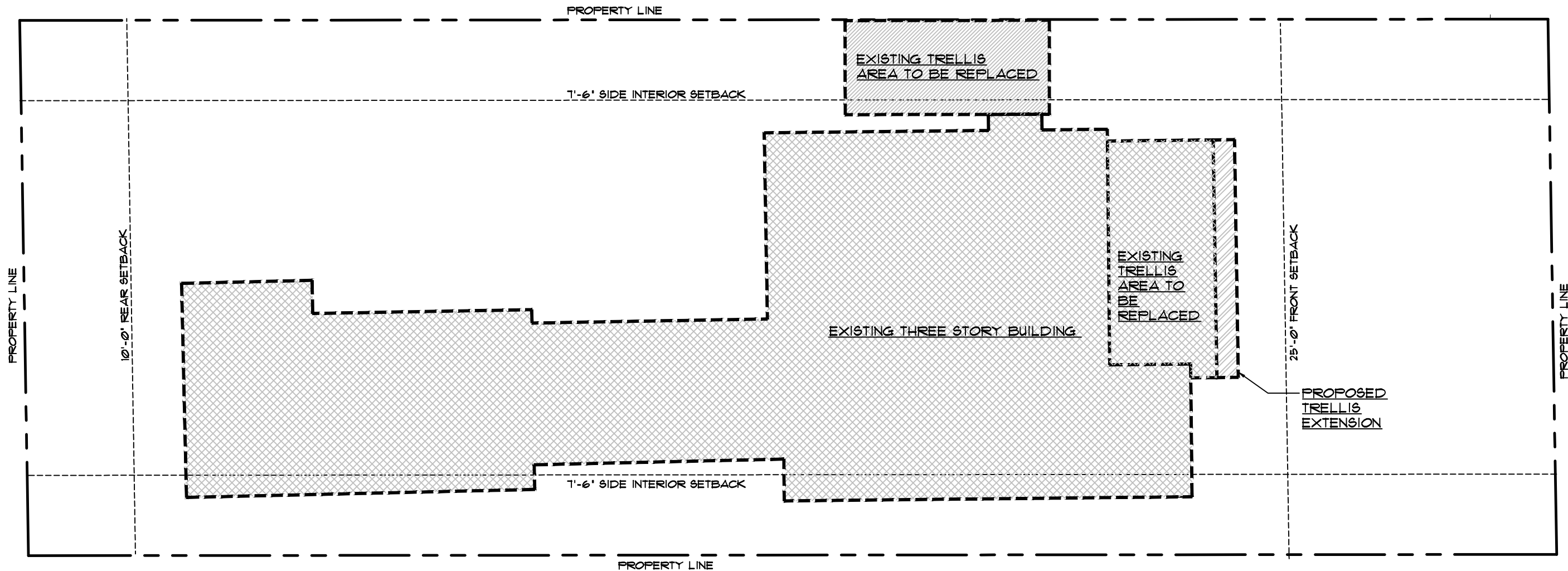
(COORDINATION)



- # WALL LEGEND
- | | | |
|---|--|---|
| 1 | --- | EXISTING WALLS, WINDOWS & DOORS TO BE REMOVED. |
| 2 | ===== | |
| 3 | -----X----- | EXISTING 4' TO 6' INTERIOR NON-BEARING PARTITION TO REMAIN 'AS IS'. |
| 4 | ===== | |
| NEW EXT. FRAMED WALLS W/ 1/8" MIN. V. 3-COAT STUCCO FINISH TO MATCH EXISTING. (2) 2x6 SELF FURRING PAPER-BACKED HTL. LATH COVERED. (CONCRETE) BATHROOM STUDS (18" ON 8") A.P.A. EXT. RATED PLT.D. BREATH-G. 2" X 6" STUDS @ 16" O.C. W/ R-18 BATT INSUL. BETWEEN STUDS @ 5/8" TYPE 'X' GUSB. INT. FINISH (MIR. GUB. # BATHS & KITCHENS) VERIFY DIM'S. W/ PLANS - PAINTED. | | |
| 5 | ===== | |
| 5" INTERIOR PARTITION 3/4" 20 GA. METAL STUDS W/ 1/2" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES @ LEVEL V. PAINTED FR. MATCH EXISTING (MIR. CHITALL # BATHROOMS & KITCHEN VERIFY W/ DIMENSIONS - VARIES) (ACTUALLY DESIGN 4 1/8"). | | |
| 1 | DOOR TAG | |
| A | WINDOW TAG | |
| ■ | STRUCTURAL WOOD COLUMN | |
| ■ | CONCRETE COLUMNS W/ SMOOTH STUCCO PAINTED FINISH. | |
| ■ | EXTENDING CONCRETE SLAB, SEE STRUCTURAL PLANS | |
| / / | EXISTING TO REMAIN 'AS IS' - NOT IN SCOPE OF WORK. | |
- NOTE:
- ALL INTERIOR WALLS W/ CABINETS TO BE PROVIDED W/ 1/2" PLYWOOD OR WOOD BLOCKING.
 - BEDROOM, BATHROOM, LAUNDRY & KITCHEN WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).
 - ALL TILED WALLS REQUIRE BENCHES TO RECEIVE 5/8" "DURLOCK" BACKING OR EQUAL.
 - ALL INTERIOR DOORS TO HAVE LEVEL V. FINISH (MATCH EXISTING).
 - VERIFY V. OWNER ON INTERIOR WALLS TO RECEIVE (1) ADDITIONAL LAYER OF 1/2" 44S SOUND BARRIER "VIBROSEAL" OR EQUAL.
 - CONTRACTOR TO COORDINATE WITH OWNER ON ALL LOCATIONS FOR "LEVITON 48P" (OR EQUAL) GAGE RECESSED DUPLEX LOCATIONS.

DEMOLITION NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL ASPECTS OF THE DEMOLITION PROCESS AND WILL TAKE PRECAUTIONS AGAINST DAMAGE TO SURROUNDING BUILDINGS AND UTILITIES SYSTEMS.
2. THE CONTRACTOR IS RESPONSIBLE FOR SHORING AND BRACING DURING DEMOLITION. BEARING WALLS AND COLUMNS TO BE DEMOLISHED WILL NOT BE REMOVED UNTIL AFTER SHORING AND/OR NEW STRUCTURE IS IN PLACE AND VERIFIED BY THE ARCHITECT/ENGINEER - CONTRACTOR TO SUBMIT SIGNED & SEALED SHOP DRAWINGS FOR APPROVAL TO DEMOLITION.
3. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING MECHANICAL, ELECTRICAL AND PLUMBING/GAS SYSTEMS (VERIFY W/ OWNER).
4. ALL SYSTEMS REQUIRING KEEPING OR TERMINATION SHALL BE IN ACCORDANCE WITH ALL CODES AND PRACTICES, OR MANUFACTURER'S SPECIFICATIONS. REPORT ALL DEBRIS ON A DAILY BASIS AND REMOVE JOB SITE CLEAN AND FREE OF HAZARDOUS.
5. ALL APPLIANCES, CABINETS, HARDWARE, PLUMBING AND LIGHTING FIXTURES SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE USE. REUSE DOORS AND HARDWARE WHEN AVAILABLE. CONSULT W/ OWNER FOR WHICH MATERIALS TO STORE/REUSE OR DISCARD.
6. PRIOR TO COMMENCING WORK, INSPECT SITE FOR THE FOLLOWING:
- HAZARDOUS MATERIALS, IF ENCOUNTERED - NOTIFY OWNER AND COMPLY WITH ALL APPL. CODES AND REG'S FOR REMOVAL, INCL. ASBESTOS.
 - ANY EXISTING DAMAGED MATERIALS AND SURFACES - DOCUMENT AS REG'D - INFORM OWNER FOR PROTECTION AGAINST CLAIMS - ONCE DEMOLITION STARTS
7. DEMOLITION INCLUDES COMPLETE REMOVAL OF AND ITEMS LABELED AND DISPOSAL OF DEMOLISHED MATERIALS.
8. SCHEDULE, SUBMIT PROPOSED METHODS AND OPERATIONS OF BUILDING DEMOLITION FOR OWNER FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR ALL DEMOLITION AND CONSTRUCTION ACTIVITIES.
9. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED AREAS.
10. PROTECTION: ENSURE SAFE PASSAGE OF PERSONS AROUND AREA OF DEMOLITION. CONDUCT OPERATION TO PREVENT NUISANCE TO ADJACENT SECTIONS OF THE HOUSE.
11. DISPOSAL: REMOVE FROM SITE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
12. NOTE: NO ATTEMPT IS MADE ON THESE DRAWINGS TO SHOW EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHETHER OR NOT SPECIALTY ITEMS NOT SHOWN ARE TO BE REMOVED. CONTRACTOR IS HEREBY NOTIFIED TO STUDY THE ARCHITECTURAL ELEVATIONS TO DETERMINE THE FINISH DESIGN CONTENT. ANY QUESTIONS ARE SUBJECT TO THE GENERAL CONTRACTOR CONCERNING ALL ITEMS TO BE REMOVED OR TO REMAIN.
13. X - CONTRACTOR - X - INDICATES TEMPORARY ROOF & BEAM SUPPORT BY GENERAL CONTRACTOR. INSTALL PERMANENT ROOFING AND BRACING TO BE CO-ORDINATED AND MAINTAIN IN PLACE UNTIL NEW WORK IS COMPLETED - COORDINATE WITH STRUCTURAL ENGINEER.
14. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS, ELEVATION, AND CONDITIONS PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO NOTIFY OWNER PRIOR TO SHUT-OFF OF ALL EXISTING UTILITIES. GAP-OFF UTILITIES TO BE DISCLOSED TO ALL ADJACENT AREAS. DISCLOSED UTILITIES EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION OF OWNER.
16. "IN ACCORDANCE WITH FLORIDA STATUTE, SECTION 316.66, IT IS TO ADVISE YOU OF THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE STATE AND FEDERAL ABSTENTION REGULATIONS, INCLUDING F.S. SECTION 296, AND CFR 61 - 9. NEARBY AREAS OF INTEREST TO THE RESIDENTS OF THE NEIGHBORHOODS OF THE PROJECT. WRITTEN NOTIFICATION TO PALM BEACH COUNTY HEALTH DEPARTMENT."
17. ACCORDING TO THE FLORIDA BUILDING CODE 2013 - "SAFEGUARDS DURING CONSTRUCTION" REQUIRE THAT EACH BUILDING SHALL BE PROTECTED AGAINST COLLAPSE AND FIRE. FIRE WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST THAT MAY BE AFFECTED BY THE VICINITY OF THE PROJECT. CONTRACTOR TO ENSURE THAT NO DUST IS TRANSPORTED TO NEIGHBORING PROPERTIES OR STREETS."
18. THE ELECTRICAL SUBCONTRACTOR MUST MAINTAIN THE FOLLOWING: A. TEMP POWER AND LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 913.1. B. PROVIDE GFI PROTECTION FOR TEMP POWER C. ALL REMOVAL OR DISCONNECTING OF POWER SHALL BE COMPLETED AND VERIFIED BY THE OWNER OR RECORD.
19. CONTRACTOR TO MAINTAIN A SAFE MEANS OF EGRESS AT ALL TIMES DURING DEMOLITION & CONSTRUCTION OF PROJECT.
20. CONTRACTOR TO COORDINATE W/ OWNER LOCATION OF TEMPORARY FRAMED UP WALL (PLYWOOD & VISEQUET) TO CONTROL LOOSE AIR-BORN-DEBRIS & DUST DURING DEMOLITION & CONSTRUCTION OF PROJECT. (SEE ATTACHED PHOTO IF APPLICABLE).
21. CONTRACTOR TO PROVIDE A WEATHER-RESISTIVE BARRIER AT ALL OPENINGS AND PENETRATIONS OF THE BUILDING ELEVATION.
22. THE CONTRACT DOCUMENTS INCLUDE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, AND LANDSCAPING DRAWINGS. NO PORTION BY THEM PROVIDES ALL THE INFORMATION NECESSARY TO CONSTRUCT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS TO THOROUGHLY FAMILIARIZE THEMSELVES WITH THE DRAWINGS AND COORDINATE THE DEMOLITION CONTAINED THEREIN TO PROPERLY, AND SUCCESSFULLY PERFORM THE DEMOLITION PORTION OF THE PROJECT.
23. THE CONTRACTOR SHALL TAKE PRECAUTION AGAINST DAMAGE TO EXISTING EQUIPMENT/STRUCTURE TO REMAIN. NOTE: CUTTING, USE CUTTING TOOLS, NOT CHIPPING OR CHIPPING THAT ALTERS THE SURFACE OF EXISTING EQUIPMENT/STRUCTURE. REMOVE ALL CONCEALED UTILITIES & STRUCTURE PRIOR TO CUTTING - PATCHING: MAKE PATCHES, BEAM PATCHES, AND PATCHES DURING DEMOLITION. REMOVE ALL ABANDONED UTILITIES WHERE POSSIBLE.
24. CONTRACTOR TO REVIEW MEP DRAWINGS AND SUBMIT SHOP DRAWINGS FOR APPROVAL. PRIOR TO DEMOLITION / REMOVAL OF EXISTING ELECTRICAL PANEL.
25. CONTRACTOR TO VERIFY IF THIS STRUCTURE WAS CONSTRUCTED PRIOR TO 1976, AND IF SO, GFI PROTECTION SHALL BE INSTALLED DURING CONSTRUCTION AS PER NEC 913.1 WITH THE RELEVANT REGULATIONS OF "EPA - RENOVATION, REPAIR AND PAINTING" WHEN RENOVATING OR PAINTING MORE THAN 2,000 SQUARE FEET OF PAINTED SURFACE.
26. TO AVOID LEAKING THE STRUCTURE THAT IS TO BE REMOVED, DO NOT INTRODUCE FORCES OF VIBRATIONS WHICH MAY DAMAGE IT.



1
A2.04

COMPOSITE OVERLAY PLAN
SCALE : 1" = 10'-0"

N



**architect, planner and
designer**

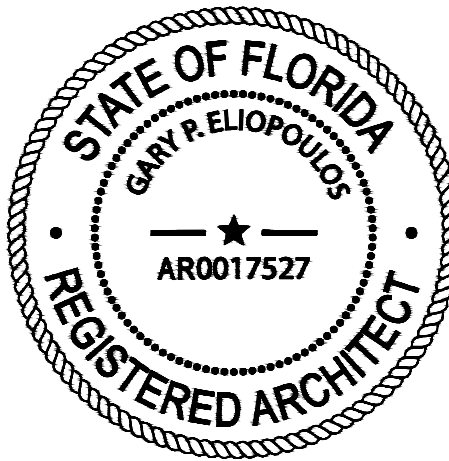
1045 East Atlantic Ave., Suite 303
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FAX: 561-276-6129

ISSUED FOR **HPB**

BIDS

PERMIT **05.826**

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION/
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

△ **REVISED 02-09-26 AS PER HISTORIC
COMMENTS.**

△ **ADDED SHEET TO SET**

FILE NUMBER **112A204**

DRAWING TITLE

**COMPOSITE
OVERLAY PLAN**

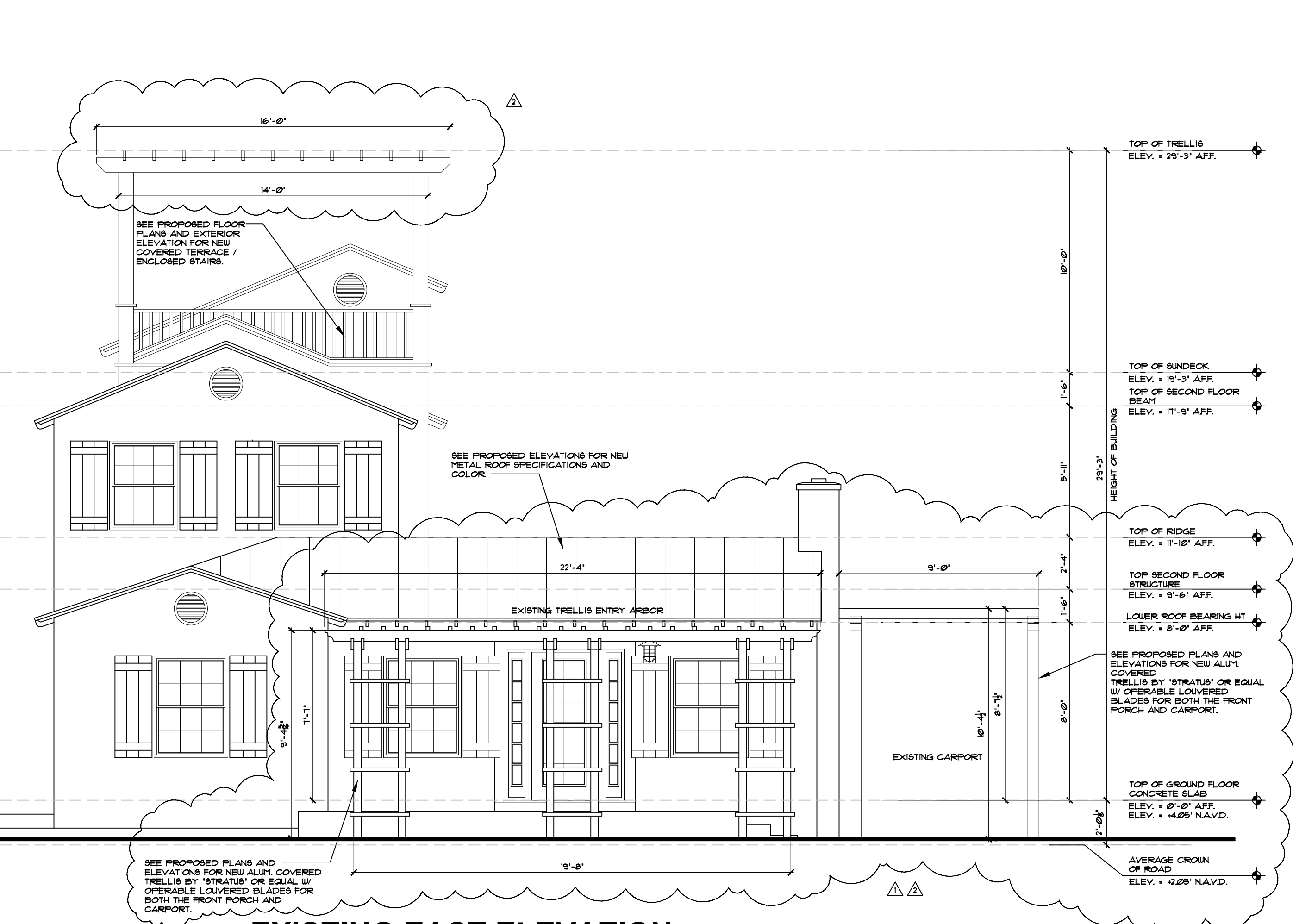
DATE **02-02-26** | DRAWN BY **GE/JH**

JOB NUMBER **20251112**

DRAWING NUMBER

A2.04

WINDOW + DOOR SCHEDULE							
NOTE: ALL WINDOWS AND DOOR / GLAZING PRODUCTS AND INSTALLATION TO BE IN ACCORDANCE WITH DADE COUNTY WIND LOADING & IMPACT CODES. ANY GLAZING BELOW 18" AFF. TO BE TEMPERED SAFETY GLASS. NOTE: ALL EXTERIOR ALUMINUM DOOR TO BE "PGT," OR EQUAL. NOTE: ALL HARDWARE FOR PRICING PURPOSES ONLY - TO BE APPROVED AND SELECTED BY OWNER.							
WINDOW	SIZE (WxH)	QTY.	SERIES	FRAME	SILL	GLASS COLOR FRAME COLOR	COMMENT
A	3'-0" x 5'-0"	3	FUT40A	ALUM./PTD	WD./PTD	CLEAR LOW E ^E WHITE	FIXED W/ 1B-LITE - (GLASS COLOR TO MATCH EXISTING).
B	2'-0" CIRCULAR	2	FUT40A	ALUM./PTD	WD./PTD	CLEAR LOW E ^E WHITE	FIXED W/ 4-LITE - (GLASS COLOR TO MATCH EXISTING). ⚠️
DOORS							
DOOR	LOCATION	TYPE	SIZE (W X H X D)	ACTION	LABEL	WIND LOAD PRESSURE	THTRES. COMMENTS/HARDWARE
I	STAIR WELL	ALUMINUM FRENCH	2'-8" x 6'-8" x 1-3/4"	RHR SWUNG	---	+3.0/-4.0	ALUM. 8-LITE "PGT" ALUM. FRENCH DOOR OR EQUAL - "EMTEK DUROFLO" LEVER w/ SQUARE ROSETTE". POLISHED CHROME DOOR HARDWARE - THUMB TURN DEAD BOLT.
EI	EXTERIOR GATE	ALUMINUM GATE	3'-0" x 3'-0" x 1 3/4"	SWING	---	---	ALUM. PASSAGE LATCH & SPRING ACTION CLOSURE ('CHILD PROOF')-PAINTED-ALUM. RAILING
E2	EXTERIOR GATE	ALUMINUM GATE	(P.R.) 3'-0" x 4'-0" x 1 3/4"	SWING	---	---	ALUM. PASSAGE LATCH & SPRING ACTION CLOSURE ('CHILD PROOF')-PAINTED-ALUM. RAILING
WINDOW + DOOR ELEVATIONS							
ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE WRAPPED W/ "SIKA TOP SEAL 107" OR EQ. THEN APPLY "SIKAPLEX 102 EVERLAST MEMBRANE" OR EQ. OVER ALL WOOD BUICKS W/ A MIN. 8" AT THE INTERIOR SIDE OF ALL OPENINGS AND 12" ON THE FACE OF ALL THE OPENINGS - INSTALLED AS PER MANUF. SPEC'S BY "SIKA" OR EQ.. NOTE: CONTRACTOR TO REQUEST "ADHESION TEST" BY SIKA AND/OR MANUP.							
The elevation drawings show: Type A: A fixed rectangular window measuring 3'0" wide by 5'0" high, divided into six panes. The sill height varies from 6'6" to 8'6". It has a circular vent at the top center. Type B: A small circular window with a diameter of 2'0", mounted on a wall 6'6" above the floor. Door I: An aluminum French door measuring 2'8" wide by 6'8" high, featuring eight glass panels arranged in two columns of four. It includes a handle and lock mechanism. Gate EI: A single-panel exterior gate measuring 3'0" wide by 3'0" high, constructed with diagonal bracing. Gate E2: A double-panel exterior gate measuring 6'0" wide (two 3'0" sections) by 4'0" high, also featuring diagonal bracing.							
FIN. FLOOR A FIXED - FUT40A (FGT) TYPICAL OF 3 B FIXED - FUT40A (PGT) TYPICAL OF 2 I ALUMINUM FRENCH DOOR - FD160A BY "PGT" OR EQUAL TYP. OF 1 EI ALUMINUM GATE BY U.C. ORNAMENTAL IRON WORK INC. OR EQUAL E2 PAIR OF ALUMINUM GATE BY U.C. ORNAMENTAL IRON WORK INC. OR EQUAL							
- DADE COUNTY IMPACT AND WIND LOADING CODES. (PGT OR EQUAL) INSTALLATION BY GENERAL GLASS OR EQUAL. - ALL GLAZING BELOW 18" AFF. TO BE TEMPERED SAFETY GLASS--CONTRACTOR TO PROVIDE DATED CURRENT APPROVAL DOCUMENTATION/CERTIFICATION. - VERIFY ALL WINDOWS WITH PROPOSED FLOOR PLAN FOR WINDOW TYPES. - ALL W/ WHITE E&P. PAINT FINISH (MATCH EXISTING) OR EQUAL - VERIFY W/ OWNERS. - NOTE: ALL PROPOSED WINDOWS TO MATCH EXISTING HURRICANE IMPACT WINDOWS. - INTERIOR WINDOWS FOR REFERENCE ONLY - VERIFY WITH OWNER. - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. - CONTRACTOR TO COORDINATE ALL ROUGH OPENINGS SIZES WITH SHELL CONTRACTOR AND WINDOW SUB-CO.NTRACTOR. - ALL NEW WINDOW AND DOOR GLASS TO BE CLEAR LOW E^E. (MATCH EXISTING).							



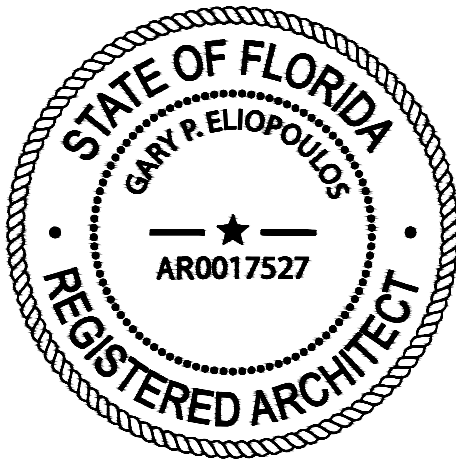
A3.00 SCALE : 1/4" = 1'-0" (FOR REFERENCE ONLY)



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FAX: 561-276-6129

BIDS

PERMIT 003020



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISD 05-06-26 AS PER ZONING COMMENTS:

1. ADDED BUILDING COLOR CHART.
2. CLEAR TINT GLASS TO MATCH EXISTING WINDOWS.
3. DIMENSIONS TO PROPOSED TRELLIS ARBOR.
4. ADDED AVERAGE CROWN OF ROAD.

2 REVISED 06-12-26 AS PER HISTORIC COMMENTS:
1. ADDED DIMENSIONS TO ALL TRELLIS STRUCTURES.

FILE NUMBER **112A300**

DRAWING TITLE

EXISTING/ PROPOSED EXTERIOR ELEVATIONS

DATE	DRAWN BY
10-21-07	CEM

JOB NUMBER 20251112

DRAWING NUMBER

A3.00

6/15/2026 2:54:31 PM
THIS DOCUMENT IS



architect, planner and
designer

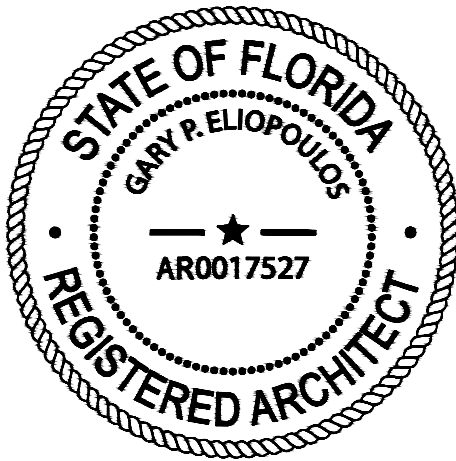
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FAX: 561-276-6129

ISSUED FOR HFB

BIDS

PERMIT 051826

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

REVISED 05-06-26 AS PER ZONING
COMMENTS:

1. ADDED BUILDING COLOR CHART.
2. CLEAR TINT GLASS TO MATCH EXISTING
WINDOWS.
3. DIMENSIONS TO PROPOSED TRELLIS
AND/OR.
4. ADDED AVERAGE CROWN OF ROAD.

REVISED 06-12-26 AS HISTORIC
COMMENTS:

1. ADDED ADDITIONAL DIMENSIONS TO
ALL TRELLIS STRUCTURES.

FILE NUMBER

112A301

DRAWING TITLE

**EXISTING/
PROPOSED
EXTERIOR
ELEVATIONS**

DATE

01-08-26

DRAWN BY

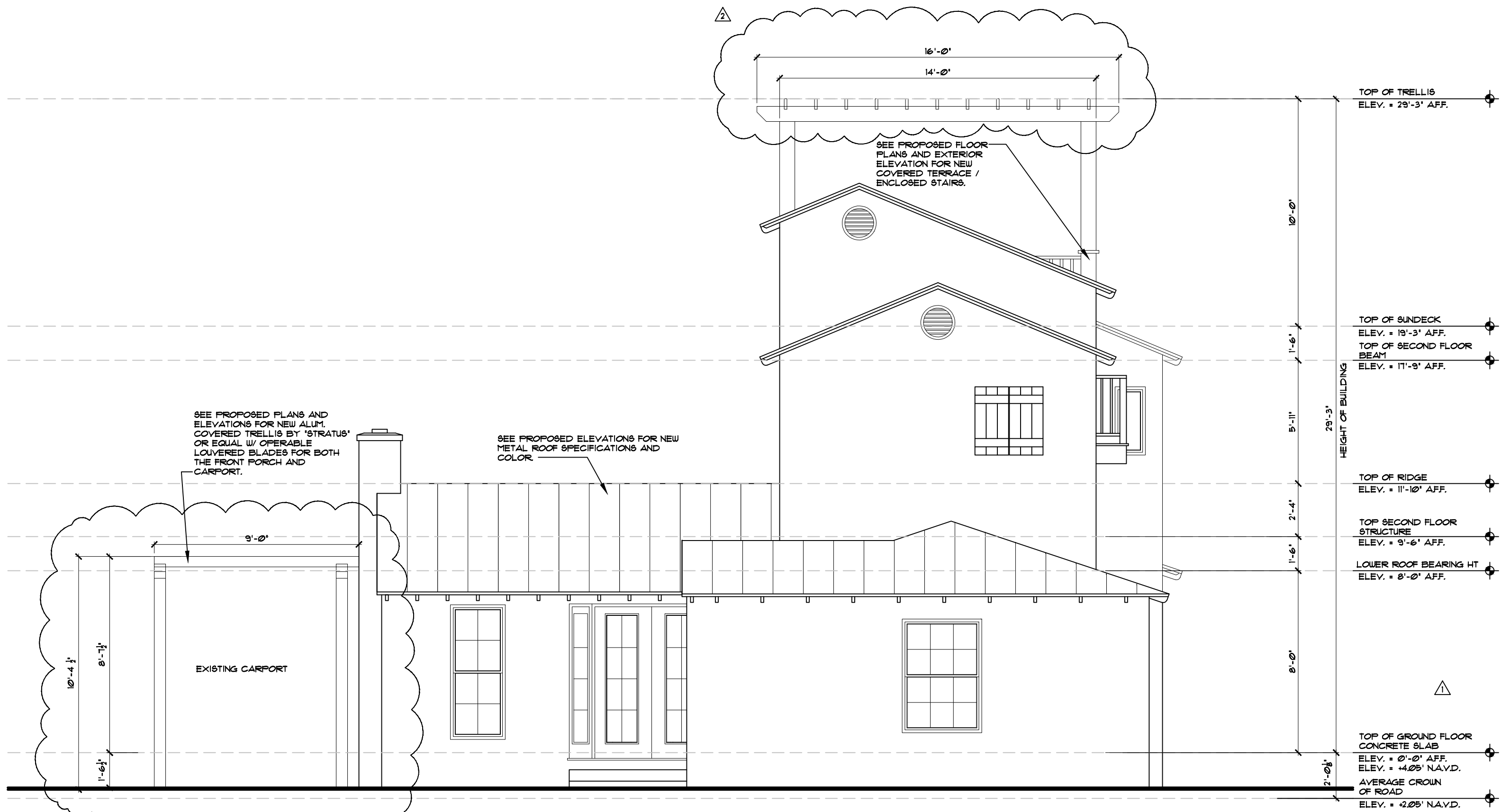
GE/JH

JOB NUMBER

20251112

DRAWING NUMBER

A3.01



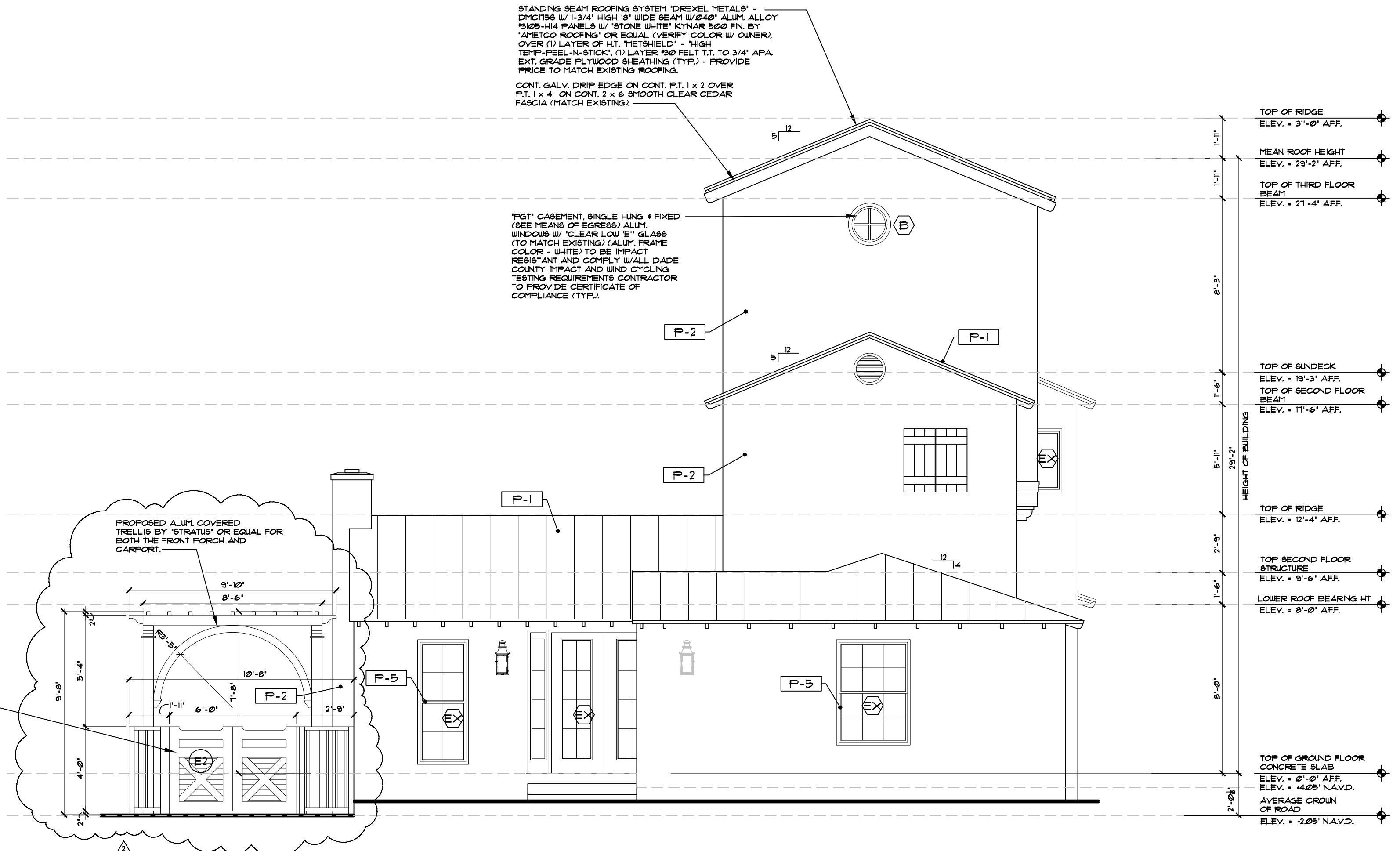
1 EXISTING WEST ELEVATION

A3.01 SCALE : 1/4" = 1'-0" (FOR REFERENCE ONLY)

STANDING BEAM ROOFING SYSTEM "DREXEL METALS" -
DITCHES W/ 1-3/4" HIGH 8" WIDE BEAM W/ 60" ALUM. ALLOY
9509-H14 PANELS W/ "STONE WHITE" KYNAR 500 FIN. BY
ARISTO ROOFING OR EQUAL (VERIFY COLOR W/ OWNER).
OVER (1) LAYER OF HT. "TETSHIELD" - HIGH
TEMP-PEEL-N-STICK; (1) LAYER 250 FELT T.T. TO 3/4" APA
EXT. GRADE PL. THICKOOD SHEATHING (TYP.) - PROVIDE
PRICE TO MATCH EXISTING ROOFING.

CONT. GALV. DRIP EDGE ON CONT. R.T. 1 x 2 OVER
R.T. 1 x 4. ON CONT. 2 x 8 SMOOTH CLEAR CEDAR
FASCIA (MATCH EXISTING).

"RG1" CASEMENT, SINGLE HUNG & FIXED
(SEE MEANS OF EGRESS) ALUM.
WINDOWS W/ "CLEAR LOW E" GLASS
(TO MATCH EXISTING) (ALUM. FRAME
COLOR - WHITE) TO BE IMPACT
RESISTANT AND COMPLY WALL DADE
COUNTY IMPACT AND WIND CYCLING
TESTING REQUIREMENTS CONTRACTOR
TO PROVIDE CERTIFICATE OF
COMPLIANCE (TYP.).



2 PROPOSED WEST ELEVATION

A3.01 SCALE : 1/4" = 1'-0"

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND NOTIFY ARCHITECT
IF ANY DISCREPANCY W/ DRAWINGS.
(SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.

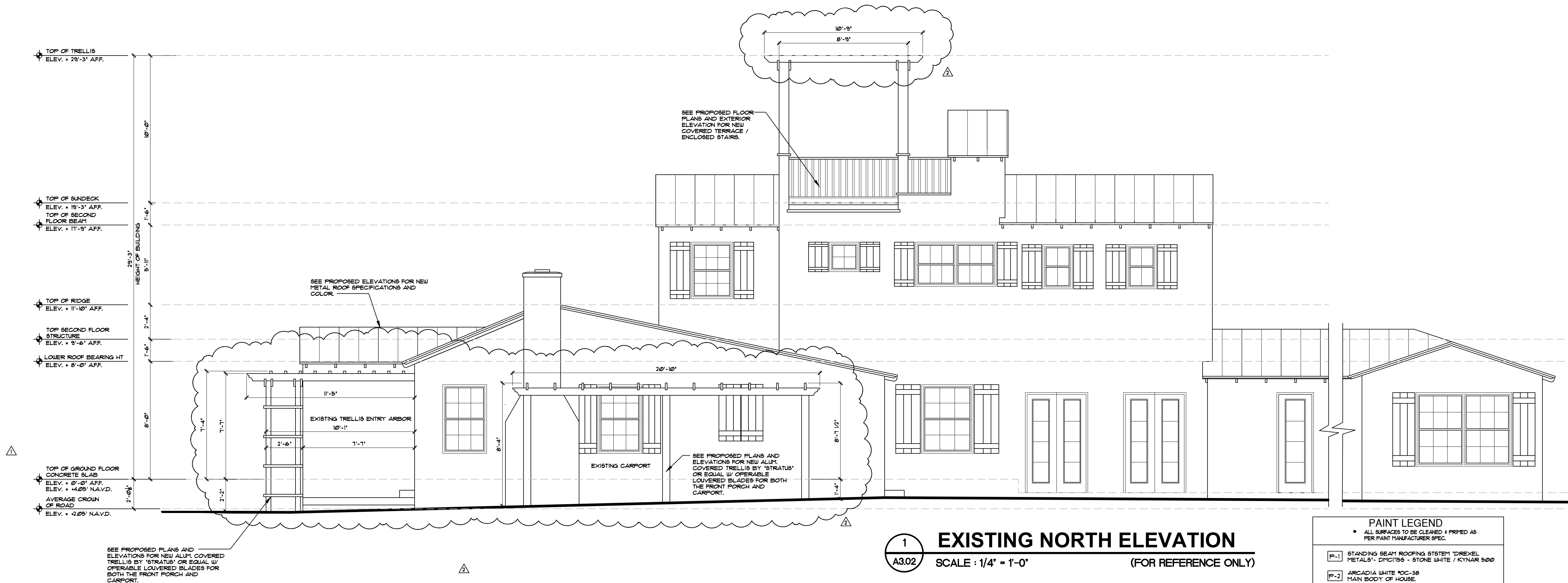
PAINT LEGEND	
• ALL SURFACES TO BE CLEANED & PRIMED AS PER PAINT MANUFACTURER SPEC.	
P-1	STANDING BEAM ROOFING SYSTEM "DREXEL METALS" - DITCHES - STONE WHITE / KYNAR 500
P-2	ARCADIA WHITE "OC-185 MAIN BODY OF HOUSE
P-3	BRIGHT WHITE "OC-180 TRIM, BANDING, FASCIA, DECORATIVE BRACKETS, OUTRIGGERS, RAILINGS, AND TRELLISES.
P-4	KITTERY POINT GREEN "IC-119 SHUTTERS, FENCES AND ALUMINUM GATES.
P-5	ALL EXTERIOR HURRICANE IMPACT DOORS AND WINDOWS TO BE WHITE.
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL - BENJAMIN MOORE OR EQUAL.	
EXTERIOR LIGHTING LEGEND*	
BEVOLO GAS LANTERN GOVERNOR ORIGINAL BRACKET 2 1/4" X 1 1/4" X 1 1/4" COFFER FINISH WALL MOUNTED OR EQUAL AT FRONT ENTRANCE.	
*ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	

EXTERIOR STUCCO:

METAL LATH APPLICATION:

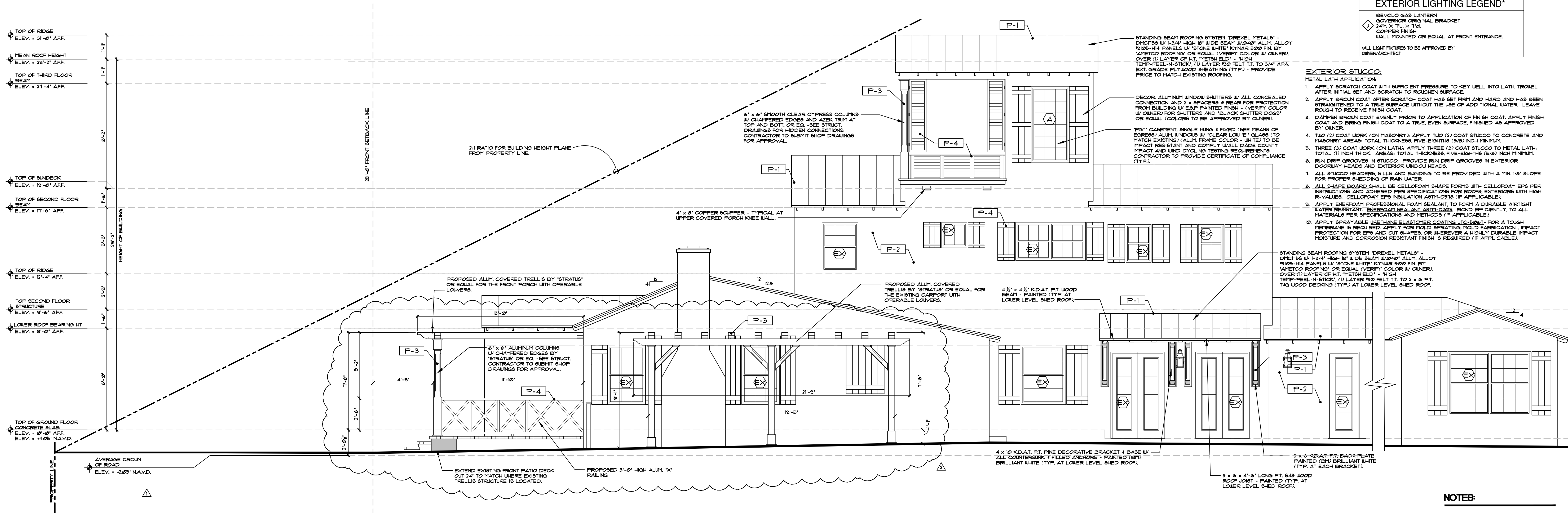
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROUPEL
AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN
STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE
ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT, APPLY FINISH
COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED
BY OWNER.
4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND
MASONRY AREAS: TOTAL THICKNESS: FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH.
TOTAL (1) INCH THICK. AREAS: TOTAL THICKNESS: FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR
DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE
FOR PROPER DRAINAGE OF RAIN WATER.
8. ALL SHAPE BOARD SHALL BE CELLOFOAM SHAPE FORMS WITH CELLOFOAM EPS PER
INSTRUCTIONS AND ADHERED PER SPECIFICATIONS FOR ROOFS, EXTERIORS WITH HIGH
R-VALUES. CELLOFOAM EPS INSULATION ASTM-C675 (IF APPLICABLE).
9. APPLY ENERGOFAM PROFESSIONAL FOAM SEALANT, TO FORM A DURABLE AIRTIGHT
WATER RESISTANT. ENERGOFAM SEALANT (ASTM-C626), BOND EFFICIENTLY, TO ALL
MATERIALS PER SPECIFICATIONS AND METHODS (IF APPLICABLE).
10. APPLY SPRAYABLE URETHANE ELASTOMER COATING (UTC-5063), FOR A TOUGH
MEMBRANE IS REQUIRED. APPLY FOR FOLD SPRAYING FOLD FABRICATION. IMPACT
PROTECTION FOR EPS AND CUT SHAPES, OR WHEREVER A HIGHLY DURABLE IMPACT
MOISTURE AND CORROSION RESISTANT FINISH IS REQUIRED (IF APPLICABLE).

PROPOSED (2) 3'-0" W/ 4'-0" HT
GATE. (NOTE: ALL DECORATIVE
GATES SHALL HAVE BELLS.
CLOSING LATCHING LOCKING
HARDWARE - VERIFY COLOR W/
OWNER) - GATE TO OPEN IN
OUTWARD DIRECTION.



1
A3.02
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"
(FOR REFERENCE ONLY)

PAINT LEGEND	
• ALL SURFACES TO BE CLEANED & PRIMED AS PER PAINT MANUFACTURER SPEC.	
P-1	STANDING BEAM ROOFING SYSTEM 'DREXEL METALS' - STONE WHITE / KYNAR 500 MAIN BODY OF HOUSE
P-2	ARCADIA WHITE KOC-38
P-3	BRILLIANT WHITE KOC-150 TRIM, BANDING, FASCIA, DECORATIVE BRACKETS, OUTGIGGERS, RAILINGS, AND TRELLISES
P-4	KITTERY POINT GREEN KAC-115 SHUTTERS, FENCES AND ALUMINUM GATES
P-5	ALL EXTERIOR HURRICANE IMPACT DOORS AND WINDOWS TO BE WHITE
NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL - BRILLIANT WHITE OR EQUAL	
EXTERIOR LIGHTING LEGEND*	
L-1	BEVOLO GAS LANTERN GOVERNOR ORIGINAL BRACKET 24" X 14" X 14" COPPER FINISH
*ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT	



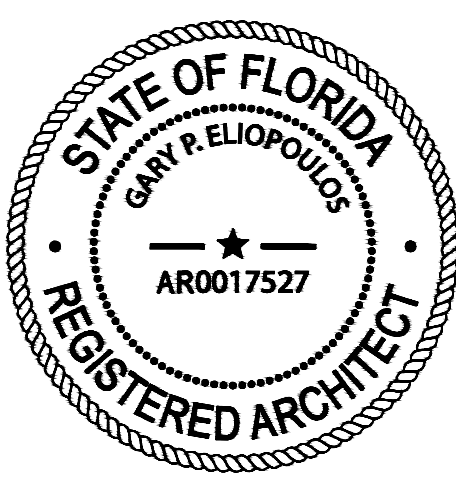
2
A3.02
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- NOTES:**
- DO NOT SCALE DRAWINGS!
 - FIELD VERIFY ALL DIMENSIONS!
 - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY IN DRAWINGS (SEE GENERAL NOTES)
 - ALL AREA CALCULATIONS ARE APPROX.



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PERMIT: 051826
CONSTRUCTION



PROJECT TITLE
SINGLE FAMILY RESIDENCE RENOVATION / ADDITION

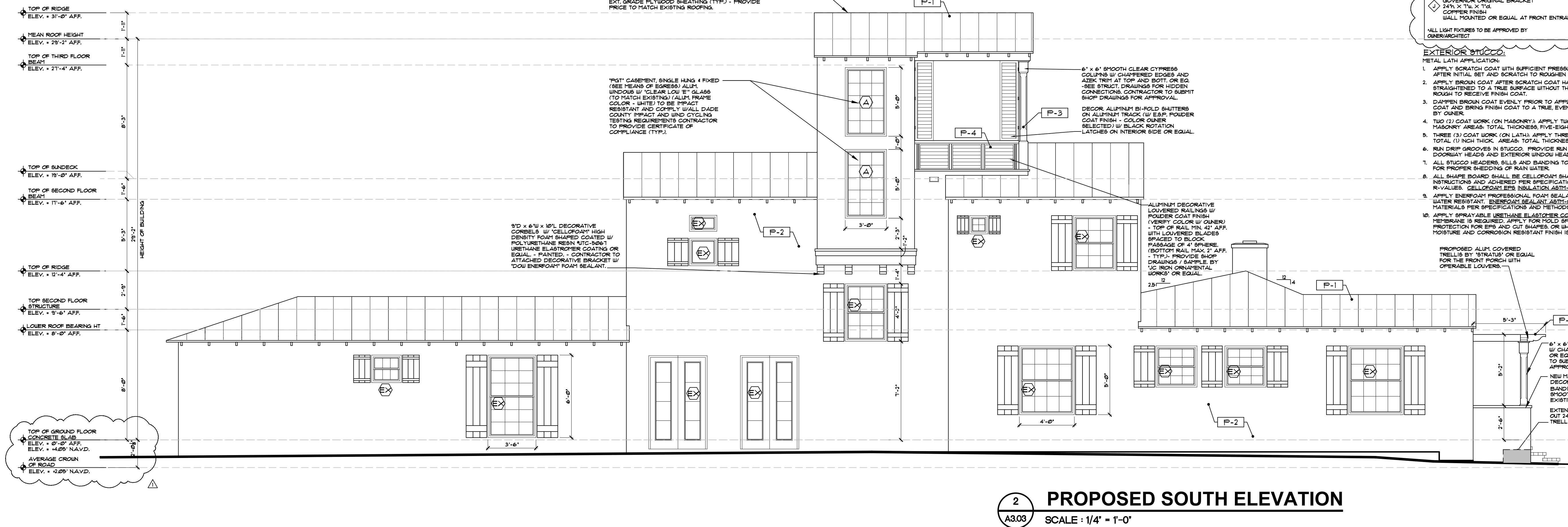
160 MARINE WAY DELRAY BEACH, FL

REVISIONS
1. REVISED 06-06-26 AS PER ZONING
2. LADDER BUILDING COLOR CHART
3. CLEAR TNT GLASS TO MATCH EXISTING WINDOW
4. DIMENSIONS TO PROPOSED TRELLIS ARBOR
5. ADDED AVERAGE CROWN OF ROAD
6. REVISED 06-12-26 AS PER HISTORIC COMMENTS
7. ADDED ADDITIONAL DIMENSIONS TO ALL TRELLIS STRUCTURES

FILE NUMBER: 112A302
DRAWING TITLE: EXISTING/ PROPOSED EXTERIOR ELEVATIONS
DATE: 01-08-26
JOB NUMBER: 20251112
DRAWN BY: GE/JH
DRAWING NUMBER

A3.02

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- FIELD VERIFY ALL DIMENSIONS!
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCY W/ DRAWINGS (SEE GENERAL NOTES)
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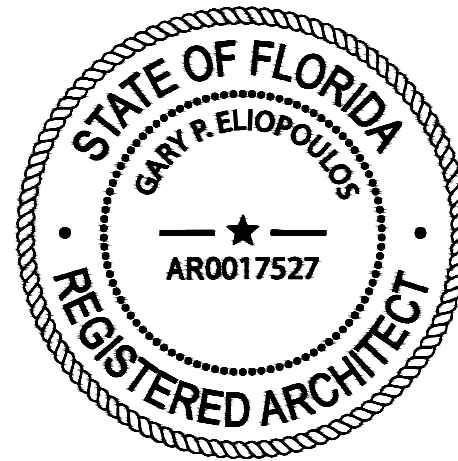
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CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS

1. REVISED 02-09-26 AS PER HISTORIC COMMENTS.

LADDED SHEET TO SET.
2. ADDED AVERAGE CROWN OF ROAD.

FILE NUMBER

112A303

DRAWING TITLE

**EXISTING/
PROPOSED
EXTERIOR
ELEVATIONS**

DATE

01-08-26

DRAWN BY

GE/JH

JOB NUMBER

20251112

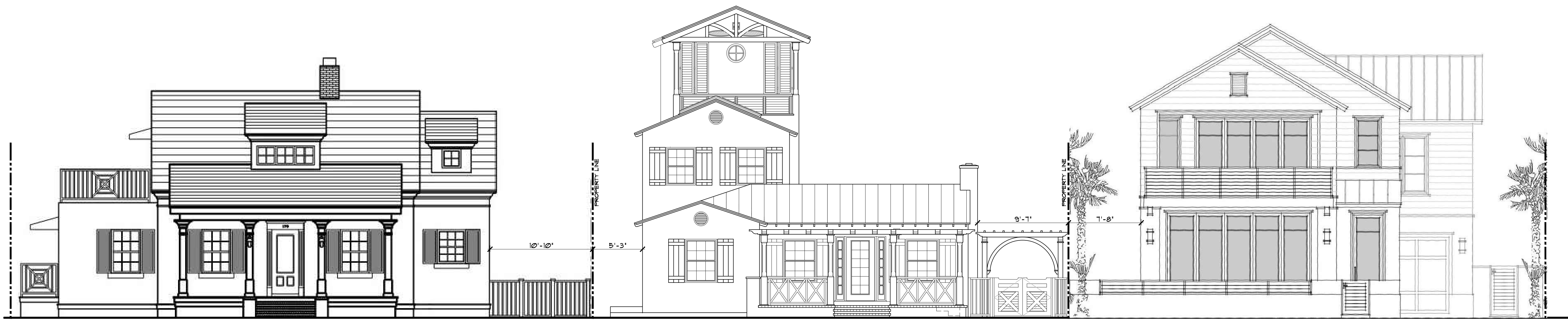
DRAWING NUMBER

A3.03

5/19/2026 4:00:55 AM



1
A3.04
EXISTING STREETSCAPE ELEVATION
SCALE : 3/16" = 1'-0"



2
A3.04
PROPOSED STREETSCAPE ELEVATION
SCALE : 3/16" = 1'-0"

170 MARINE WAY

150 MARINE WAY



EAST FACADE



WEST FACADE



NORTH FACADE



SOUTH FACADE

EXISTING PROPERTY PHOTOGRAPHS



architect, planner and designer

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BIDS

PERMIT **05-826**

CONSTRUCTION



PROJECT TITLE

**SINGLE FAMILY
RESIDENCE
RENOVATION /
ADDITION**

**160 MARINE WAY
DELRAY BEACH, FL**

REVISIONS
REVISOR: 02-03-26 AS PER HISTORIC
COMMENTS
LADDED SHEET TO SET

FILE NUMBER **112A304**

DRAWING TITLE
**STREETSCAPE
ELEVATIONS**

DATE **02-03-26** | DRAWN BY **GE/JH**

JOB NUMBER **20251112**

DRAWING NUMBER

A3.04

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East Elevation

WHALEY RESIDENCE

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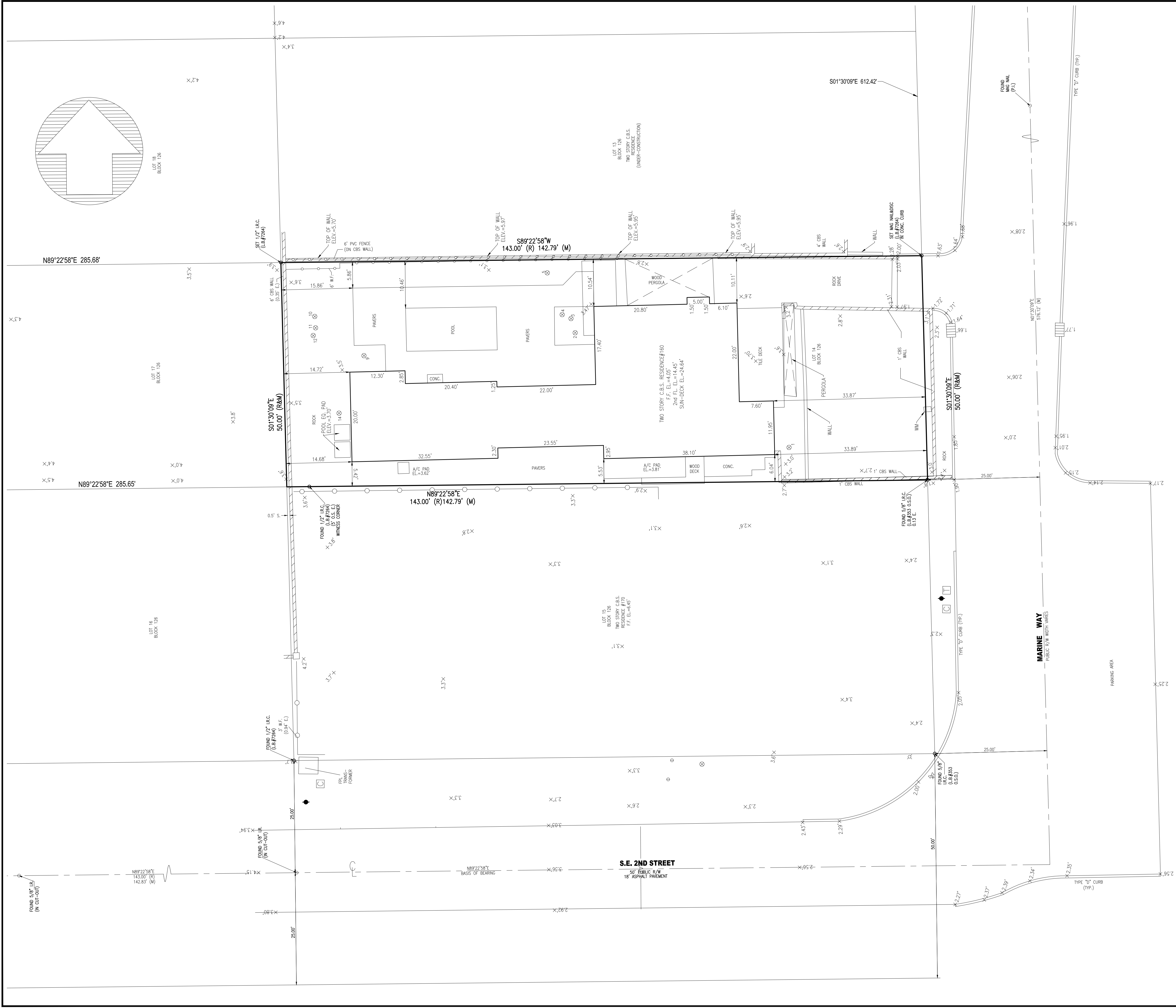
West Elevation

WHALEY RESIDENCE

Delray Beach, Florida

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LEGAL DESCRIPTION

LOT 14, BLOCK 126 OF DELRAY BEACH, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 11, AT PAGE 4, SUBJECT TO ANY RESTRICTIVE COVENANTS OF RECORD AND TO ANY STATE OF FACTS AN ACCURATE SURVEY WOULD DISCLOSE.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.200 ACRES, MORE OR LESS.

NOTES

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
- RELIANCE ON THE SURVEYOR'S FIELD NOTES AND RECORDS IS SOLELY ON THE SURVEYOR'S PART.
- THESE EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN, UNDERGROUND UTILITY PAINT MARK BY OTHERS.
- THE BEARING OF N89°22'58"W WAS REFERENCED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD) 83/90 ADU.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "14.33SR0".

FLOOD INFORMATION IS AS FOLLOWS:
PANEL NUMBER : 125102
DATE OF FIRM INDEX : 12099C0979G
DATE : 12-20-2024
BASE FLOOD ELEVATION : 8.0'

ABBREVIATIONS

- A/C AIR CONDITIONER
- CBS CONCRETE BLOCK & STUCCO
- CLF CHAIN LINK FENCE
- D.C. DRAINAGE
- D.E. DRAINAGE EASEMENT
- FF FINISHED FLOOR
- I.E. INNER ELEVATION
- IR IRON PIPE
- IRC IRON ROD & CAP
- M MEASURED
- MON MONUMENT
- N NAD
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.G. PAGE
- R/R RIGHT-OF-WAY
- TYP. TYPICAL
- U.E. UTILITY EASEMENT
- W.F. WOOD FENCE
- YD YARD DRAIN

LEGEND

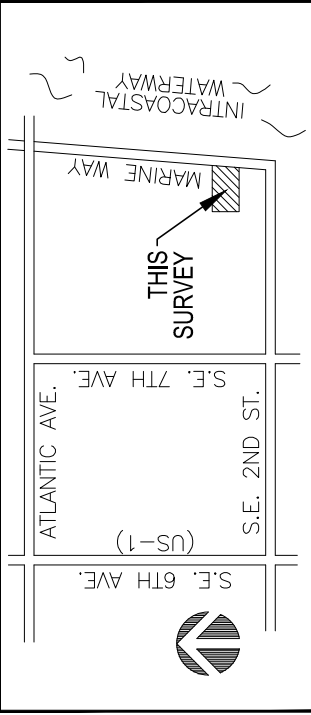
- WATER METER
- ELECTRIC SERVICE
- TELEPHONE BOX
- CABLE TV BOX
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- SIGN
- TREE
- GAS SERVICE
- FIRE HYDRANT
- CATCH BASIN
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- CLEAN OUT
- CENTERLINE
- EXISTING ELEVATION

TREE LIST

- 12" PALM
- 12" ROYAL PALM
- 12" ROYAL PALM
- 10" FOXTAIL PALM
- 10" AVOCADO
- 10" FOXTAIL PALM
- 10" FOXTAIL PALM
- 18" ARECA PALM
- 6" PALM
- 12" COCONUT PALM
- 12" COCONUT PALM
- 12" SABAL PALM
- 8" AVOCADO

LOCATION MAP

NOT TO SCALE



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON, COMPLIES WITH STANDARDS OF PRACTICE AND ACCURACY, AND THAT I AM A LICENSED SURVEYOR AND MAPPER, IN ACCORDANCE WITH THE FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
DATE OF LAST FIELD WORK: FEBRUARY 16, 2026

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY				22141			
160 MARINE WAY, DELRAY BEACH, FL. 33483				JOB NO.			
				1"=10'			
				DRAWN			
				CHECKED			
				JSH			
				SHEET			
				1 OF 1			
				SEAL			

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
Fax: (561) 241-5182