GENERAL NOTES

1. TYPE OF CONSTRUCTION: CLASS V, PROTECTED, GROUPS A3/R3 OCCUPANCY PREPARED USING THE FLORIDA BUILDING CODE 2023 EDITION.

2. CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE AS ADAPTED BY THE COUNTY AND ALL APPLICABLE AMENDMENTS.

3. BUILDER SHALL COORDINATE ALL THE WORK OF ALL TRADES.

4. BUILDER SHALL REVIEW DRAWINGS IN THEIR ENTIRETY BEFORE STARTING WORK. THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING TO THE ARCHITECT. BACKCHARGES WILL NOT BE ACCEPTED. DO NOT SCALE DRAWINGS.

5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.

6. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. 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.6. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.

9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWING TO BUILDER.

10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE F.B.C. ENERGY CONSERVATION CODE.

11. ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

SITE PLAN NOTES

1. THE ARCHITECTURAL SITE PLAN, IF PROVIDED IN THESE DOCUMENTS IS FOR GENERAL LOCATION OF THE HOUSE, POOL, DRIVEWAYS AND SITE FEATURES ONLY. THE G.C. OR OWNER SHALL PROVIDE A PRELIMINARY LOT FIT PERFORMED BY A LICENCED SURVEYOR AT 50 PECENT COMPLETION OF PROJECT. THE SURVEYOR IS RESPONSIBLE FOR VERIFYING BUILDING LOT FIT, LOT COVERAGE, EASEMENT LOCATIONS, SET BACKS, AND ALL SITE DIMENSIONS PRIOR TO PERMIT AND CONSTRUCTION. IF ANY CONFLICTS OCCUR BETWEEN THE ARCHITECTURAL SITE PLAN AND SURVEYORS LAYOUT THE GENERAL CONTRACTOR AND ARCHITECT SHALL BE NOTIFIED IN WRITING PRIOR TO PERMITTING AND CONSTRUCTION. NO WORK SHALL BE PERFORMED UNTIL THE GENERAL CONTRACTOR RESOLVES THESE CONFLICTS.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO ASTM C94/C 94M-17A, SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.65 AND SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS (UNLESS NOTED OTHERWISE) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-19 AND TMS 402-2016. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH TMS 403-2017.

2. 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"

3. REINFORCING STEEL: GRADE 60 (FY=60.000) ASTM A615/A 615M-15ae1.

4. DETAIL 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 NOTED OTHERWISE.

5. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.

6. DOWELS COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.

7. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIA. MIN. WHERE SPLICED AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIA. MIN.

8. PLACING DRAWINGS ON BAR LISTS SHALL CONFORM TO ACI'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE CONSTRUCTION AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

1. FLOOR SLAB TO BE 4" THICK POURED CONCRETE SLAB WITH 6" X 6" X W1.4XW1.4 W.W.M. ON 6 MIL VISQUEEN (OR EQUAL) ON CLEAN WELL COMPACTED FILL PRE TREATED FOR TERMITES. WWM SHALL BE LOCATED IN THE MIDDLE TO UPPER HALF OF THE SLAB DEPTH AND MUST BE SUPPORTED AT 3'-0" O/C EACH WAY WITH APPROVED MATERIALS.

2. ALL REINFORCING STEEL TO BE GRADE 60.

3. COLUMN AND WALL CENTERLINES SHALL COINCIDE WITH FOOTING CENTERLINES UNLESS OTHERWISE NOTED.

4. FOOTING DESIGN BASED ON ASSUMED SOIL BEARING CAPACITY OF 2500 P.S.F., CONTRACTOR TO SUBMIT SOIL BEARING TEST RESULTS OR SOIL BEARING CAPACITY REPORT BY A FLORIDA REGISTERED ENGINEER.

5. ALL SITE PREPARATIONS & DRAINAGE RECOMMENDATIONS MADE IN THE SITE SPECIFIC GEOTECHNICAL REPORT MUST BE STRICTLY ADHERED TO.

6. FILL PLACED WITHIN 5'-0" OF THE CONSTRUCTION PERIMETER SHALL CONSIST OF CLEAN WELL GRADED SAND IN 12" LIFTS(MAX.) AND VIBRATORY COMPACTED TO ACHIEVE A MINIMUM OF 95% MODIFIED PROCTOR ASTM D 1557-12E1.

7. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES TO THE EXISTING GROUND.

8. SLABS SHALL NOT BE LOADED UNTIL 12 HOURS HAS ELAPSED.

9. SPLICES SHALL BE 48 BAR DIAMETERS AND CONTINUOUS AROUND ALL CORNERS AND CHANGES IN DIRECTION. CORNER BARS SHALL BE 48 BAR DIAMETERS EACH. WAY.

10. ALL MONOLITHIC FOOTINGS HAVE BEEN CHECKED FOR THE USE OF TRANSFER REINFORCEMENT AT THE PERIMETER. RATIONAL ANALYSIS SHALL BE SUBMITTED, BUT ONLY IF REQUESTED BY THE BUILDING OFFICIAL.

11. CONCRETE FOR FOUNDATIONS AND FOOTINGS SHALL BE 2500 PSI MIN. MAXIMUM WATER/CEMENT RATIO MUST NOT EXCEED 0.65.

BEAM SCHEDULE NOTES

1. SCHEDULED HOOPS AND STIRRUPS SHALL BE PLACED AT EACH END (E.E.) OF BEAM OR THROUGHOUT (T.O.) BEAM AS INDICATED ON BEAM SCHEDULE. STIRRUPS SHALL BE TYPE S-6 AND HOOPS SHALL BE TYPE T-2 TYPICAL CRSI BAR BENDS UNLESS OTHERWISE NOTED.

2. ALL BEAM (MARK "B") TOP BARS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED

3. ALL TIE BEAMS (MARK "TB") REINFORCING SHALL BE CONTINUOUS THROUGH TIE- BEAMS ONLY. ALL SPLICES TO BE A MINIMUM OF 48 BAR DIAMETERS.

4. BUNDLE ALL STRUCTURAL BEAM TOP BARS IN PAIRS OVER SUPPORTS WITH TOP BARS FROM ADJACENT BEAMS. (UNO).

5. DROP BOTTOM OF TIE BEAMS AS REQUIRED AT WINDOW & DOOR HEADS (28" MAX.) ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".

6. TIE BEAM SCHEDULE DEPTHS ARE MINIMUM AND MAY BE INCREASED 8" TO FIT BLOCK WORK.

7. ALL ADDED LOGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MINIMUM INTO SUPPORT UNLESS OTHERWISE NOTED.

8. REFER TO CONCRETE NOTES FOR INFORMATION ON CONCRETE AND STEEL SPECIFICATIONS.

9. ONE-QUARTER OF MAXIMUM BOTTOM REINFORCING STEEL AREA OF EITHER ADJACENT BEAM SHALL EXTEND THRU SUPPORT AND LAP WITH A CLASS "A" TENSION LAP SPLICE ON EITHER SIDE OF SUPPORT.

10. MARK "C" IN REINFORCING COLUMN BETWEEN TWO BEAMS INDICATES THAT REINFORCING SHALL BE CONTINUOUS THRU THESE TWO BEAMS.

STEEL NOTES

1. STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" . MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: W SHAPES - A992/A 992M-22, OTHER SHAPES - A36/A 36M-14, PLATES A36/A 36M-14, BOLTS - A 307-21 TUBULAR - ASTM A500/A500M-21 GRADE B (46 KSI)

2. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.

MASONRY NOTES

1. CONCRETE UNITS TO BE ASTM C 90-16a. ASTM GRADES NI OR NII. PROVIDE PRECAST LINTELS AS NECESSARY. (f'm = 2000 PSI)

2. MORTAR TYPE M PER ASTM C 270-14a.

3. CONCRETE FILL

A. CELLS LINTELS AND BOND BEAMS WHERE SPECIFIED SHALL BE FILLED W/ 3000 PSI PEA GRAVEL CONCRETE.

B. THE MIX DESIGN SHALL BE APPROVED BY THE ENGINEER.

C. ALL CONCRETE SHALL BE OF A FLUID CONSISTENCY WITH A SLUMP OF 9"-11" MAX., WHICH MEANS THAT THE CONSISTENCY SHALL BE AS FLUID AS POSSIBLE FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENT PARTS.

D. THE USE OF ADMIXTURES SHALL NOT BE PERMITTED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

4. REINFORCING:

VERTICAL:

A. ASTM A615/A 615M-15ae1. PER REINFORCING SECTION (GRADE 60).

B. WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCING.

C. VERTICAL REINFORCING STEEL SHALL HAVE A MINIMUM CLEARANCE OF ONE-HALF INCH FROM THE MASONRY.

D. VERTICAL REINFORCING SHALL BE AS LOCATED ON THE PLAN AND AS INDICATED IN THE COLUMN SCHEDULE.

E. VERTICAL REINFORCING EACH SIDE OF ANY OPENING, IF REQUIRED, SHALL BE CONTINUOUS TO THE TIE BEAM. PRECAST LINTELS SHALL HAVE OPENINGS TO ALLOW REINFORCING BARS TO CONTINUE UNINTERRUPTED.

HORIZONTAL:

A. HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SCHEDULED IN THE BEAM SCHEDULE.

B. HORIZONTAL JOINT REINFORCEMENT SHALL CONSIST OF AT LEAST 9 GAGE LADDER TYPE REINFORCEMENT SPACED NOT MORE THEN 16" O/C VERT. REINFORCEMENT SHALL ALSO BE PROVIDED AT THE BOTTOM AND TOP OF ALL OPENINGS AND EXTEND NOT LESS THEN 24" BEYOND THE OPENING. PROVIDE 8" MIN EMBEDMENT INTO CONCRETE COLUMNS AND BEAMS AND FULL DEPTH LAPS AT ALL MASONRY "L" AND "T" INTERSECTIONS.

5. GENERAL:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH T.M.S. 402-16, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH T.M.S. 602-16, SPECIFICATIONS FOR MASONRY STRUCTURES AND THE COMMENTARY ON SPECIFICATIONS FOR MASONRY STRUCTURES.

C. IN HVHZ AREAS THE BUILDER SHALL EMPLOY A SPECIAL INSPECTOR APPROVED BY THE BUILDING OFFICAL TO ENSURE COMPLIANCE WITH THE APPROVED STRUCTURAL PLANS IN ACCORDANCE WITH SECTION 2122.2.4 F.B.C.

6. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONT. CELL.

7. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.

CODES USED:

- FLORIDA BUILDING CODE 8TH EDITION (2023)
- FLORIDA EXISTING BUILDING CODE, ALTERATION LEVEL II (2023)
- NEC 2020
- A.S.C.E.- 7-22

PLAN NOTES

1. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.

2. PROVIDE 3" STEEL POST OR BOLLARD OR TIRE BUMPER IN FRONT OF ALL EQUIPMENT (HVAC, EHW, WASHER/DRYER) LOCATED IN THE GARAGE AT FLOOR LEVEL PER F.B.C. MECHANICAL CODE.

3. PROVIDE 1x2 P.T. FIRESTOP VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0", AND ALL OTHER LOCATIONS PER F.B.C. SECTION R302.11.

4. ALL GLAZING WITHIN 24"(48" IN HVHZ) AND PARALLEL TO A DOOR SHALL BE TEMPERED. ALL WINDOWS OR GLASS ENCLOSURES AT OR WITHIN 36" OF TUBS AND SHOWERS WITH SILLS LESS THAN 60" ABOVE FLOOR SHALL BE TEMPERED. ALL GLASS IN SIDELIGHTS, SLIDING GLASS DOORS AND FRENCH DOORS SHALL BE TEMPERED.

5. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 36" A.F.F. OR PROVIDE AN APPROVED SAFEGUARD.

6. ALL BATHROOM FLOORS SHALL BE OF APPROVED IMPERVIOUS MATERIALS.

7. IN AREAS OTHER THAN HVHZ FIXED GLASS THICKNESS SHALL BE DETERMINED USING TABLE 2405.3 & .3A OF F.B.C. AS THE MINIMUM THICKNESS ALLOWED.

8. IN HVHZ AREAS PROVIDE HURRICANE SHUTTERS AS PER F.B.C. SECTION 24-13 UNLESS THE EXTERIOR WALL COMPONENTS OF THE ENCLOSED BUILDING HAS SPECIFIC PRODUCT APPROVAL TO PRESERVE THE ENCLOSED BUILDING ENVELOPE AGAINST IMPACT LOADS AS SET FORTH IN CHAPTER 16.

9. PICKETS AT STAIRS, LANDINGS & BALCONIES SHALL BE SPACED TO PREVENT PASSAGE OF A 4" DIAMETER SPHERE.

10. PROVIDE A MINIMUM OF 4" CLEAR ALL AROUND AIR HANDLER UNITS.

11. IN ZERO LOT LINE HOMES: DRYER VENTS, EXHAUST FANS & KITCHEN HOODS SHALL NOT VENT THROUGH THE SIDE WALL AND MUST MAINTAIN A 10'-0" SETBACK.

FRAMING NOTES

1. THE TRUSS AND FLOOR SYSTEM LAYOUT SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL FINAL TRUSS AND FLOOR SYSTEM DESIGNERS LAYOUT.

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

3. FINAL SIGNED AND SEALED ENGINEERED TRUSS AND FLOOR SYSTEM DESIGN MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW. TRUSS AND FLOOR SYSTEM DESIGNERS MUST PROVIDE ALL TRUSS CONNECTIONS AS PART OF THE DESIGN.

4. TRUSS AND FLOOR SYSTEM MANUFACTURER SHALL SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR DESIGN FOR REVIEW INCLUDING TWO (2) COPIES FOR ARCHITECT/ ENGINEERS REVIEW PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS IS A COURTESY BY THE ARCHITECT/ ENGINEER AND IN NO WAY RELIEVES THE MANUFACTURER OF HIS RESPONSIBILITY TO PROVIDE A LAYOUT THAT FULLY INTEGRATES WITH THE ARCHITECT/ ENGINEERS SUPERSTRUCTURE. IF THERE IS ANY CONFLICT OR ADDITIONAL STRUCTURE NEEDED, THE TRUSS AND FLOOR SYSTEM COMPANY SHALL NOTIFY THE ARCHITECT/ ENGINEER IN WRITING OF THE SPECIFIC AREAS OF CONCERN.

5. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU AND MISC. EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.THE BUILDER SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION BETWEEN THE TRUSS DESIGN AND AIR CONDITIONING DESIGN REQUIREMENTS.

6. ARCHITECT NOR ENGINEER ACCEPTS ANY RESPONSIBILITY FOR STRUCTURAL BEAMS, COLUMNS, AND FOOTINGS UNTIL REVIEW OF APPROVED TRUSS AND FLOOR SYSTEM DRAWINGS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER.

7. ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH CLIPS, TOP AND BOTTOM EACH STUD.

(CONT'D)

8. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

9. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITOUS MATERIALS AND THE WOOD AS PER CODE.

10. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF TRUSSES AND STRUCTURAL SLABS TO PREVENT COLLAPSE OR DAMAGE.

11. HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER. (UNLESS NOTED OTHERWISE)

12. ALL HEADERS OVER DOORS AND WINDOWS TO BE (2) OR (3) 2X12'S UNLESS OTHERWISE NOTED. (FOR WOOD FRAME CONSTRUCTION DEPENDING ON ALL WALL THICKNESS).

13. DIMENSIONAL LUMBER SHALL BE SOUTHERN PINE. NO. 2 OR BETTER AND SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR A SINGLE MEMBER USES. 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULES ELASTICITY OF 1600 KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.

14. NON-BEARING INTERIOR PARTITIONS MAY BE CONSTRUCTED OF 25 GAUGE CEE CHANNEL TYPE STUDS AT 24" O/C WITH MATCHING TRACKS TOP AND BOTTOM, WITH 1/2" GYPSUM DRYWALL EACH SIDE. ATTACH DRYWALL WITH 1" LONG BUGLE HEAD DRYWALL SCREWS AT 12" O/C MAX.

15. METAL LATH OVER SHEATHING SHALL BE 3/8" V-GROVE OR DIMPLED. CEILINGS AND SOFFITS SHALL BE HIGH RIB TYPE. FASTEN TO SUBSTRATE AT 4" O/C AS FOLLOWS; CONCRETE: 3/4" LONG STUB NAILS W/ 3/8" HEAD. HORIZONTAL AND VERTICAL WOOD FRAMING MEMBERS W/ NAILS OR STAPLES TO PROVIDE AT LEAST 1-3/4" PENETRATION INTO HORIZONTAL WOOD FRAMING MEMBERS, AND 3/4" PENETRATION INTO VERTICAL WOOD FRAMING MEMBERS. ON VERTICAL WOOD FRAMING MEMBERS, COMMON NAILS SHALL BE BENT OVER TO ENGAGE AT LEAST THREE STRANDS OF LATH, OR BE BENT OVER A RIB WHEN RIB LATH IS INSTALLED. SHEATHING: 14 GAUGE STAPLES 1" LEG, 7/16" CROWN METAL MTL. FRAMING: SELF TAPING SCREWS #12 x 1/2" WASHER HEAD STAPLES SHALL NOT BE USED FOR SOFFITS OR CEILINGS

16. WHERE CEMENT PLASTER IS APPLIED TO LATH OVER FRAME CONSTRUCTION, BONDING OF THE PLASTER TO THE WATER BARRIER SHALL BE PREVENTED BY PROVIDING A DBL. LAYER OF WATER BARRIER OR BY INSTALLING A HOUSE WRAP BENEATH THE WATER BARRIER.

17. PNEUMATIC FASTENERS SYSTEM TO BE HILTI-COIL NAIL PROGRAM. TYPE TO BE CRF 112G 1-1/2" LONG AND .120" DIAMETER U.N.O.

18. WHEN WOOD POSTS ARE NOT IN A FIRE-RATED WALL, FIRE RATE POST AS FOLLOWS: WRAP POST ON ALL SIDES FROM BASE OF POST TO UNDERSIDE OF BEARING WITH (1) LAYER OF 5/8" TYPE "X" GYPSUM WALL BOARD. THIS WILL PROVIDE A ONE HOUR RATING FOR THE POST.

19. TRUSS MANUFACTURER SHALL DESIGN TRUSSES TO COMPLY WITH ALL SUPERIMPOSED WIND LOADS PER F.B.C. 2023.

MECHANICAL NOTES

1. ALL HEATING, AIR CONDITIONING, REFRIGERATION AND VENTILATION EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE "FLORIDA BUILDING CODE MECHANICAL" AND FLORIDA BUILDING CODE ENERGY CONSERVATION .

2. A 4" CLEARANCE IS TO BE MAINTAINED AROUND ALL AIR HANDLING UNITS.

3. PROVIDE FIRE DAMPERS AT SUPPLY AND RETURNS WHICH PASS THROUGH RATED ASSEMBLIES IF ANY.

4. ALL DWELLING ROOMS MUST HAVE HVAC RETURNS. RETURNS MAY BE DUCTED, JUMPERS OR TRANSFER GRILLES.

5. A/C UNITS MAY HAVE CONC. PAD OR OTHER APPROVED MATERIAL EXTENDING ABV. ADJOINING GRADE OR SHALL BE SUSPENDED A MIN. OF 6" ABV. ADJOINING GRADE. PADS SHALL BE A MINIMUM 4'-0"x9'-0" PAD FOR DOUBLE UNIT.

LOAD SCHEDULE

ELECTRICAL NOTES

1. CONTRACTOR SHALL VERIFY WITH F.P.&L. THE LOCATION OF SERVICE AND SHALL LOCATE METER & PANELS AS REQUIRED.

2. ALL WIRE SHALL BE THHN COPPER. UNLESS NOTED OTHERWISE.

3. WHERE REQUIRED BY OTHER CODES, SERVICE AND FEEDER CONDUCTORS SHALL BE COPPER OF EQUAL AMPACITY.

4. ALL BRANCH CIRCUITS IN RACEWAY OR NON METALLIC SHEATHED CABLE.

5. COORDINATE RACEWAY INSTALLATIONS WITH OTHER TRADES PRIOR TO CONSTRUCTION.

6. VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER SPECIFICATIONS.

7. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND UNITS.

8. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIP. AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER PANEL AND AS PER MANUFACTURER. RECOMMENDATIONS.

9. PROVIDE GFCI PROTECTION FOR ALL BATHROOM, GARAGE, EXTERIOR, KITCHEN, LAUNDRY AND WET BAR OUTLETS PER NEC 210.8(A).

10. ELECTRICAL FIXTURES, TRIM AND APPLIANCES SHALL BE UL APPROVED AND AS SELECTED BY OWNER.

11. PROVIDE PRE-WIRED TELEPHONE OUTLETS AS SHOWN ON PLAN.

12. PROVIDE PRE- WIRED T.V. OUTLETS FOR CABLE AS SHOWN ON PLANS.

13. DEDICATED CIRCUITS SHALL HAVE NO MORE THEN 6 DUPLEX RECEPTACLES.

14. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC SEC. 410.8.

15. THE BRANCH CIRCUITS CONTAINING SMOKE DETECTORS SHALL HAVE ARC-FAULT PROTECTION PER NEC SEC. 210.12 SMOKE DETECTORS SHALL BE CONNECTED TO ARC-FAULT CIRCUITS AHEAD OF SWITCH AND HAVE SELF CONTAINED BATTER BACK-UP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.

16. PREWIRE FOR GARAGE DOOR OPENER SENSOR.

17. PROVIDE ARC-FAULT CIRCUIT INTERRUPTOR PROTECTION IN DWELLING UNIT LIVING, DINING, FAMILY ROOMS, DENS/ LIBRARIES, BEDOOOMS, SUNROOMS, CLOSETS, HALLWAYS OR SIM. ROOMS PER NEC 210-12 (B).

18. SMOKE DETECTORS REQUIRED ON ALL HVAC UNITS WITH 2001 CFM OR MORE.

19. CEILING AREA 110 V. SMOKE DETECTORS SHALL NOT BE CLOSER THAN 3 FT. FROM THE DOOR TO BATHROOMS, WASHER/DRYERS, A/C SUPPLY AND RETURNS & KITCHENS. SMOKE DETECTORS MAY BE WITHIN 20 FT. OF A COOKING APPLIANCE IF THEY ARE OF THE PHOTOELECTRIC TYPE.

20. CARBON MONOXIDE ALARM TO BE INSTALLED WITHIN 10' OF A ROOM USED FOR SLEEPING PURPOSES WHEN THE BUILDING HAS A FOSSIL BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE. PRIMARY POWER SHALL COME FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED BY THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACKUP.

21. IF USED, A COMBINATION SMOKE/ CARBON MONOXIDE ALARM SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

22. TAMPER RESISTANT RECEPTACLES ARE REQUIRED IN DWELLING UNITS IN ALL AREAS SPECIFIED IN NEC 210.52 FOR 125 VOLT, 15 & 20A RECEPTACLES PER NEC 406.11

23. INTERSYSTEM BONDING TERMINATION FOR CONNECTING INTERSYSTEM BONDING AND GROUNDING CONDUCTORS SHALL BE PROVIDED FOR TV, COMMUNICATIONS, RADIO, CATV, ETC. PER NEC 250.94.

PLUMBING NOTES

1. ALL PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 405, F.B.C.

2. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE 604.3, F.B.C.

3. DISPOSITION OF RAIN WATER SHALL COMPLY WITH F.B.C. PLUMBING CODE CHAPTER 11.

4. ALL PLUMBING PENETRATIONS MUST BE A MINIMUM 10'-0" FROM ROOF JACKS.

5. CONDENSATE DRAINS MUST BE A MINIMUM OF 12" OFF THE BUILDING.

6. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH , NONABSORBENT SURFACE TO A HEIGHT NOT LESS THEN 70 INCHES ABOVE THE DRAIN INLET.

DRAWING INDEX

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A-6.1	BUILDING RENDERING (WEST ELEVATION)
A-6.2	BUILDING 3D RENDERINGS
A-6.3	EXISTING PHOTOGRAPHS
S-4	ROOF FRAMING PLAN
E-1	GRD. FLR. ELECTRICAL/SECURITY PLAN
E-2	2ND FLOOR ELECTRICAL PLAN
E-3	3RD FLR./ ROOFTOP TERR. ELECT. PLAN
LS-1	GRD. FLR. LIFE SAFETY PLAN
LS-2	2ND FLR./ROOF TERR. LIFE SAFETY PLAN

ABBREVIATIONS

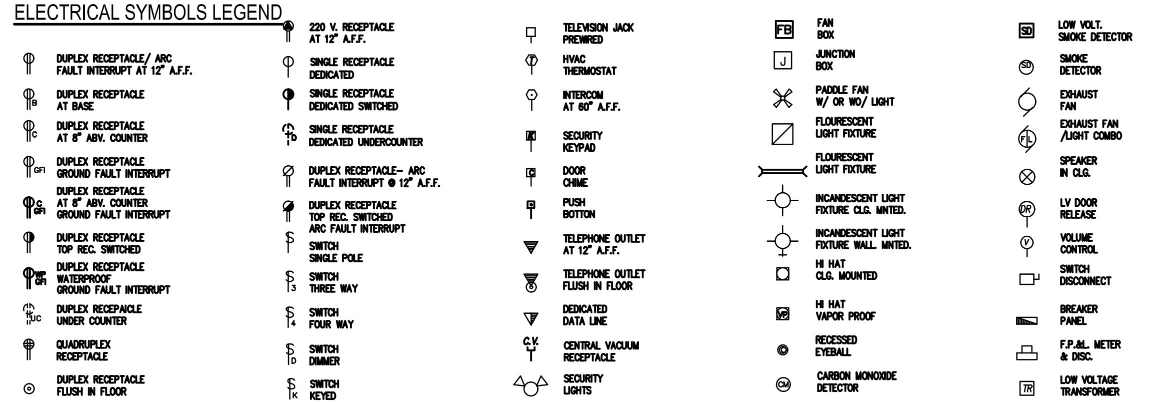
ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLER UNIT
B.F.	BI FOLD
B.P.	BI PASS
BLK.	BLOCK
BLW.	BELOW
BRG.	BEARING
BTM.	BOTTOM
CLG.	CEILING
CMU	CONCRETE MASONRY UNITS
COL.	COLUMN
CONC.	CONCRETE
CSMT.	CASEMENT
DBL.	DOUBLE
DIA.	DIAMETER
DISP.	DISPOSAL
DP	DESIGN PRESSURE
DR.	DOOR
DW	DISH WASHER
E.E.	EACH END
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.S.	EACH SIDE
EXT.	EXTERIOR
F.B.C.	FLORIDA BUILDING CODE
F.R.	FIRE RATED
FR	FRENCH DOOR
FIN.	FINISHED
FL.	FLOOR
G.T.	GIRDER TRUSS
GA.	GAUGE
GALV.	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GL.	GLASS
GWB	GYPSUM WALLBOARD
GYP. BD.	GYPSUM WALLBOARD
HGT.	HEIGHT
HPS.	HOOPS
HR	HOUR
HS	HORIZONTAL SLIDING
HVHZ	HIGH VELOCITY HURRICANE ZONE
INS.	INSULATION
INT.	INTERIOR
LG.	LONG
LIN.	LINEN
LT.	LIGHT
L.T.	LAUNDRY TUB
M.C.	MEDICINE CABINET
M.R.H.	MEAN ROOF HEIGHT
M.T.	METAL THRESHOLD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MICRO.	MICROWAVE
MIN.	MINIMUM
M.O.	MASONRY OPENING
MONO.	MONOLITHIC
MTL.	METAL
O.H.D.	OVER HEAD DOOR
O/C	ON CENTER
P.L.F.	POUNDS PER LINEAR FOOT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PART'N.	PARTITION
PKT.	POCKET
PLYWD.	PLYWOOD
R.O.	ROUGH OPENING
S.C.	SOLID CORE
S.G.D.	SLIDING GLASS DOOR
SF	SQUARE FOOT
SH	SINGLE HUNG
SMS	SHEET METAL SCREWS
ST.	STIRRUPS
STL.	STEEL
SW	SWITCH
S.W.O.T.	SHEARWALL OVERTURNING FORCE
TEMP.	TEMPERED
T.B.	THROUGH BOLT
T.O.	THROUGH OUT
T.O.B.B.	TOP OF MASONRY BOND BEAM
T.O.PL.	TOP OF WOOD PLATE
T.O.T.B.	TOP OF TIE BEAM
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UL	UNDERWRITERS LABORATORIES
V.I.F.	VERIFY IN FIELD
W.A.	WEDGE ANCHORS
W/	WITH
WC	WATER CLOSET
WD.	WOOD

PROPOSED COMMERCIAL TWO STORY ADDITION

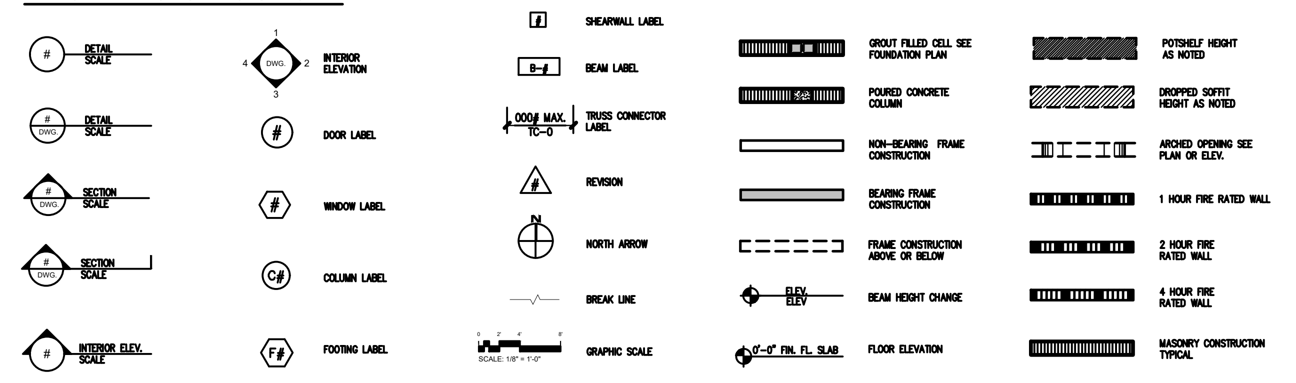
"UPTON PARK"
103 NW 5TH AVE
CITY OF DELRAY BEACH
FLORIDA

THESE PLANS WERE PREPARED USING THE 2023 FLORIDA BUILDING CODE, 8TH ED. - BUILDING AND ASCE 7-22.

ELECTRICAL SYMBOLS LEGEND



PLAN / ELEVATION SYMBOLS LEGEND



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-TAC COMMENTS (JAN 25)	03/04/2025
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designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL. LIC. 61850 - C.A. 26210

COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA
project

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drawing
COVER SHEET

sheet
C-1

of

SITE DATA: CITY OF DELRAY BEACH BLDG. DEPT.
ZONING: CENTRAL BUSINESS DISTRICT (CBD), WEST ATLANTIC OVERLAY

FRONT SETBACK: 10.0' (REQ. VARIANCE)
REAR SETBACK: 10.0' (REQ. VARIANCE)
STREET SIDE SETBACK: 10.0' (REQ. VARIANCE)
INTERIOR SIDE SETBACK: N/A (MATCH EX.)

ALLOWED LOT COVERAGE: N/A
– ACTUAL: LOT COVERAGE / LOT AREA
3,738 SF / 3,902 SF = 95.8%

FLR. AREA RATIO (FAR): FLR. AREA/ LOT AREA
9824 SF / 3,902 SF = 2.52

MAXIMUM HGHT.: 35 FEET

PLEASE NOTE:
IF APPLICABLE FOR SEWER/WATER SERVICES (PIPE SIZE UPGRADE, GALVANIZED PIPE REPLACEMENT, RELOCATION, OR NEW INSTALLATION) AND THE PROPOSED UTILITY WORK IS PERFORMED BY AN OPEN CUT LOCATED IN THE CITY'S ASPHALT ROADWAY. THE AREA OF PROPOSED CONSTRUCTION IS REQUIRED WITH PAVEMENT RESTORATION. IF THE ASPHALT IS IN BETTER THAN AVERAGE CONDITION A MILLING AND RESURFACING OF THE AFFECTED AREA WILL BE REQUIRED 50' IN BOTH DIRECTIONS FOR THE FULL WIDTH.

AREA CALCULATIONS:

LOT SIZE: 3,902 SF.

GROUND FLR.:

EXISTING BLDG.:	1,259 SF.
ADD'L. A/C SPACE:	309 SF.
RETAIL SPACE:	618 SF.
CIRCULATION AREA:	261 SF.
ARCADE W/ STOREFRONT	1,291 SF.
TOTAL GROUND FLR.:	3,738 SF.

UPPER RESID. LEVELS:

UNIT "A":	1,935 SF.
UNIT "B":	1,866 SF.
UNIT "C":	2,113 SF.
CIRCULATION:	172 SF.
TOTAL UPPER RESID.:	6,086 SF.
OVERALL TOTAL:	9,824 SF.

CITY OF DELRAY BEACH DEVELOPMENT SERVICES DEPARTMENT
SUPLEMENTAL FORMS

PROJECT DATA

The following information must be provided in the spaces below and must be shown on the Site Plan.

	REQUIRED/PERMITTED	EXISTING	PROPOSED
FRONT SETBACK	10 FT MIN./15 FT. MAX.	4'-10"	0'-3"/11'-4" (W/ VARIANCE FOR ARCADE)
SIDE INTERIOR SETBACK	0 FT OR 5FT MIN.	1'-5"	1'-1-1/2"
SIDE STREET SETBACK	10 FT MIN./15 FT. MAX.	12'-6"	9'-3"/14'-3" (W/ DEDIC. ROW (W/ VAR. FOR ARCADE)
REAR SETBACK	10 FT MIN.	31'-7"	5'-1" (W/ VARIANCE)
HEIGHT/FLOORS	3 STORIES / 35FT	1 STORY / 12 FT	2 STORIES W/ ROOFTOP / 35 FT
WIDTH OF SITE	20.0 FT (MIN.)	51.0 FT	51.0 FT
DEPTH OF SITE	N/A	76.5 FT	76.5 FT
FRONTAGE	75% MIN/100% MAX.	77.5 FT (60%)	91.16 FT (72%)
TOTAL SITE AREA	2,000 SF (MIN.)	3,902 SF	3,902 SF
PERVIOUS/IMPERVIOUS AREA	N/A	3,399 SF / 503 SF	3,328 SF / 574 SF INCL. RTOP 3,267 SF / 266 SF
OPEN SPACE (LANDSCAPED)	N/A	503 SF (12.9%)	574 SF (14.7%) INCL. RTOP 266 SF (6.9%)
WATER BODIES	N/A	N/A	N/A
GROUND FLOOR AREA	No Max., based upon bldg.	1,339 SF	3,738 SF
TOTAL FLOOR AREA	N/A	1,339 SF	9,824 SF
LOT COVERAGE	N/A	34%	95.8%
FLOOR AREA RATIO	N/A	0.34	2.52
NUMBER OF DWELLING UNITS	No Max., based upon bldg.	0	3
DENSITY (UNITS PER ACRE)	12 du/ac up to 30/du/ac	0 du/ac	11 du/ac (3 du total)

DWELLING UNITS

	NUMBER OF UNITS	A/C SQ. FT.	TOTAL SQ. FT.
EFFICIENCY			
1 BEDROOM	3	(A) 1,103 sf (B) 1,095 sf (C) 1,355 sf	(A) 1,935 sf (B) 1,866 sf (C) 2,113 sf
2 BEDROOM			
3 BEDROOM			
4 BEDROOM			

PARKING SPACES REQUIRED

USE	CALCULATED AT #SPACES PER	REQUIRED	EXISTING	PROPOSED
Mixed Use	N/A	N/A	N/A	N/A
Per LDR Sect. 4.4.13 (I) (2) (d)				
	REGULAR SPACES	-	-	-
	COMPACT SPACES (30% max. of required may be compact)	-	-	-
	HANDICAPPED SPACES	-	-	-
	TOTALS	-	-	-

Number of bike racks required: NONE — Number of bike racks proposed: ONE

Projects within the Central Business District (CBD) - LDR Section 4.4.13 ☐ Site not located in the CBD

Subdistrict: ☐ Central Core ☐ West Atlantic Neighborhood ☐ Railroad Corridor ☐ Beach

Street Designation: ☐ Primary Street ☐ Secondary Street ■ Both NE Corner of NW 5th Ave & NW 1st St.

Limited Height Area: ☐ Atlantic Avenue ■ West Atlantic Neighborhood ☐ N/A

Required Retail Frontage: ■ Yes ☐ No — Proposed Architectural Style: Art Moderne/Streamline Moderne

Building Frontage %: 96% — Proposed Frontage Type: Mixed Use (Commercial/Resid.)

Proposed Building Composition: Masonry Two Story — Green Building Practices Required: ☐ Yes ■ No

Civic Open Space Type: N/A — Civic Open Space Size: N/A

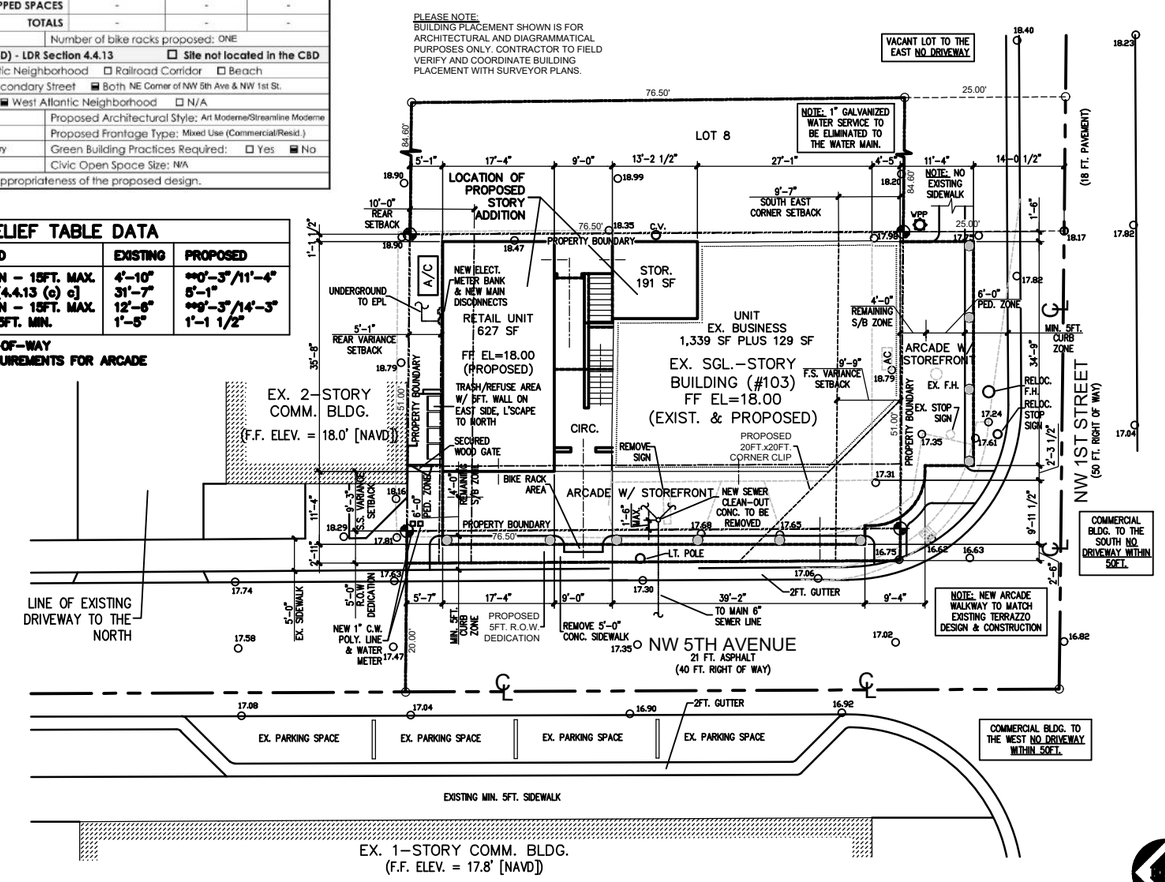
Provide a separate narrative addressing the appropriateness of the proposed design.

RELIEF TABLE DATA

SETBACK	REQUIRED	EXISTING	PROPOSED
FRONT (S)	10FT. MIN – 15FT. MAX.	4'–10"	**0'–3"/11'–4"
REAR (N)	10'–0" [4.4.13 (c) c]	31'–7"	5'–1"
*STR. SIDE (W)	10FT. MIN – 15FT. MAX.	12'–6"	**9'–3"/14'–3"
INT. SIDE (E)	0FT. – 5FT. MIN.	1'–5"	1'–1 1/2"

* W/ DEDICATED RIGHT–OF–WAY
** W/ DIMENSIONAL REQUIREMENTS FOR ARCADE

LOCATION MAP



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Shawn M. Stambaugh, PE
FL. LIC. #1800 – CA. 26210

COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

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Cost Segregation
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GREENACRES, FL 33463
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drawing
OVERALL SITE PLAN
1" = 10'-0"

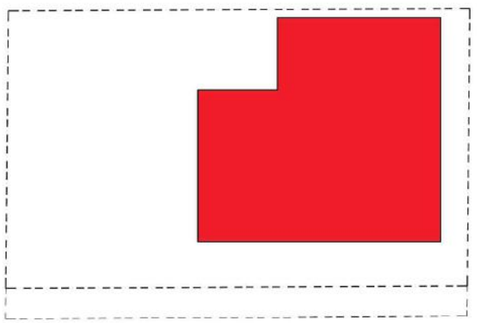
sheet
AS-1

of

COMPOSITE LEGEND

- EXISTING BLDG.
- DEMOLITION AREAS
- NEW PROPOSED GROUND FLR. A/C AREAS
- PROPOSED GENERAL CIRCULATION
- PROPOSED ARCADE W/ STOREFRONT
- PROPOSED UNIT A/C AREAS
- PROPOSED BALCONIES
- PROPOSED COV'D. ROOFTOP AREAS
- PROPOSED ROOFTOP DECK AREAS
- PROPOSED ROOFTOP PLANTERS

EXISTING PROPERTY LINE

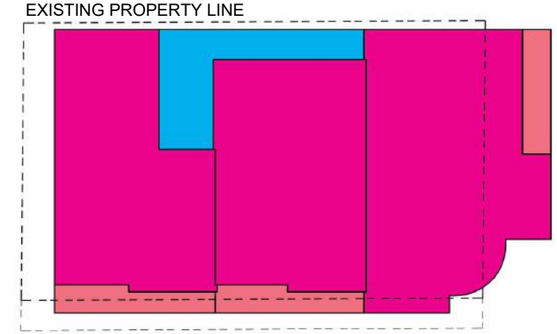


GROUND FLOOR

EXISTING PROPERTY LINE

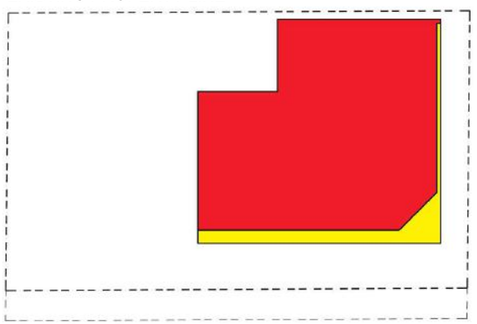
GROUND FLOOR

EXISTING PROPERTY LINE



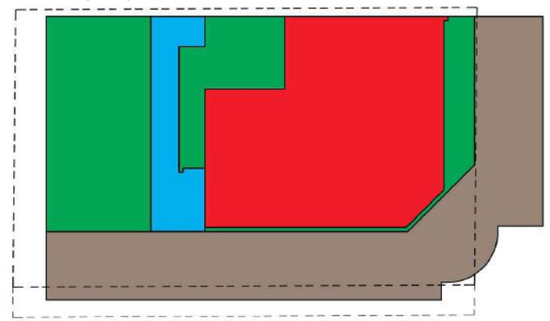
SECOND FLOOR

EXISTING PROPERTY LINE



GROUND FLOOR

EXISTING PROPERTY LINE



GROUND FLOOR

EXISTING PROPERTY LINE

ROOF TERRACE

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FL. LIC. #1650 – CA. 26210

COMMERCIAL PROJECT
2 STORY ADDITION

project

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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561.202.6994
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drawing

PROJECT COMPOSITE PLAN

sheet

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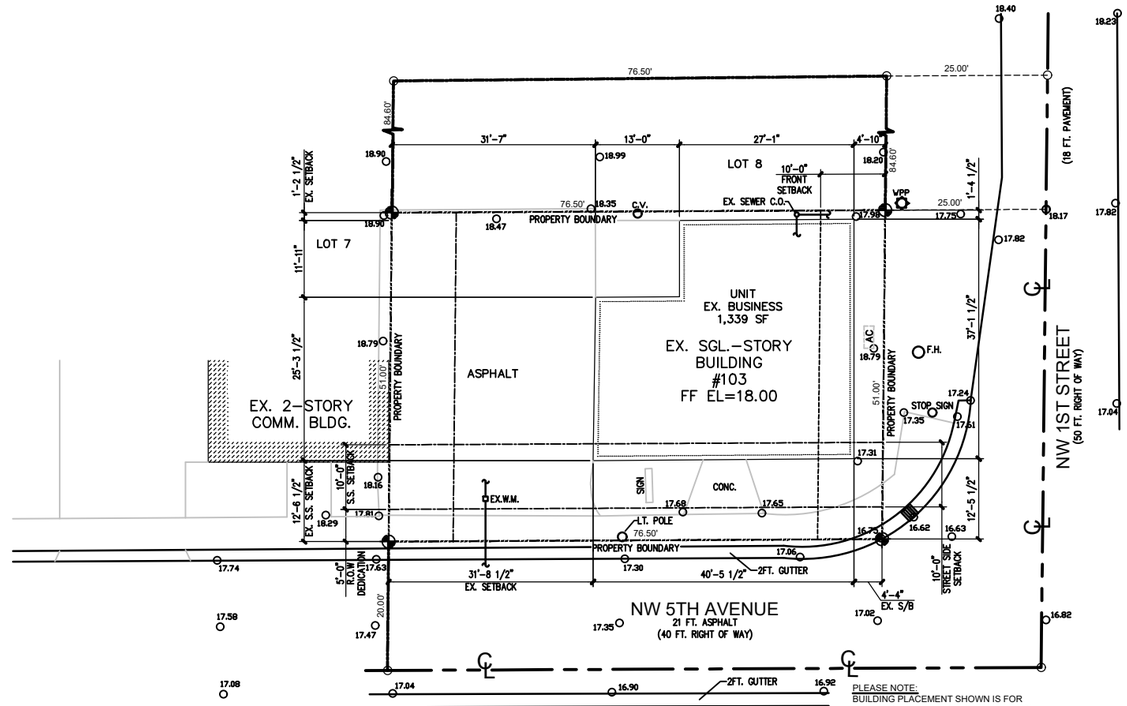

PLEASE NOTE:
BUILDING PLACEMENT SHOWN IS FOR ARCHITECTURAL AND DIAGRAMMATICAL PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY AND COORDINATE BUILDING PLACEMENT WITH SURVEYOR PLANS.

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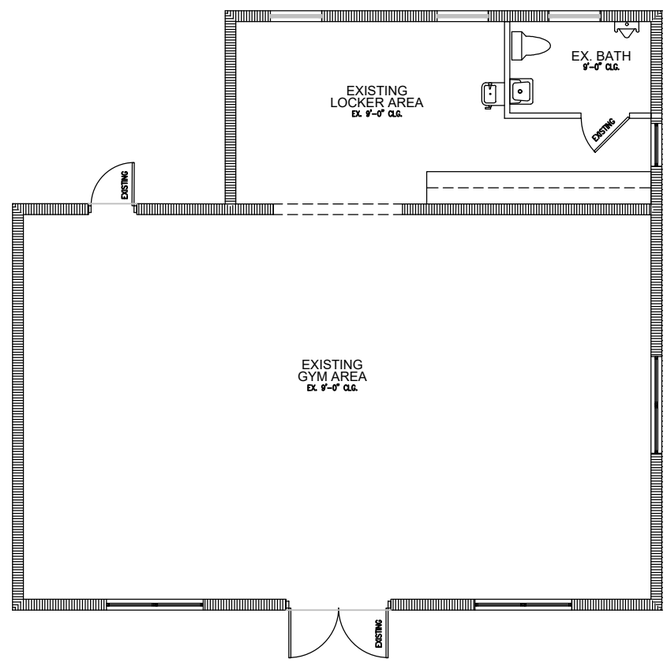
drawing
EXISTING
SITE PLAN
1" = 10'-0"

sheet
EX-1

of

EX. BLDG.	
EX. A/C FIRST FLOOR	1,339 S.F.
TOTAL A/C SQ. FEET	1,339 S.F.



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GROUND
FLOOR PLAN

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EX-1

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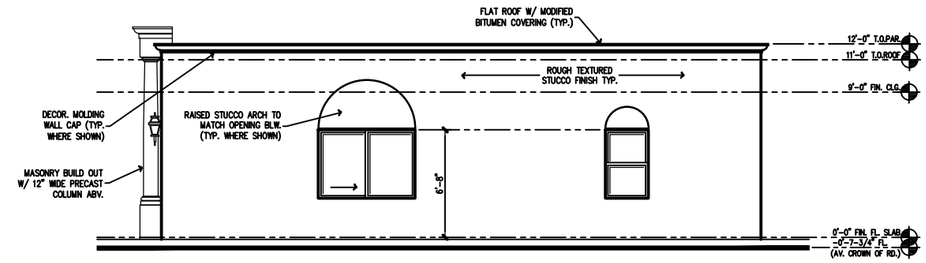
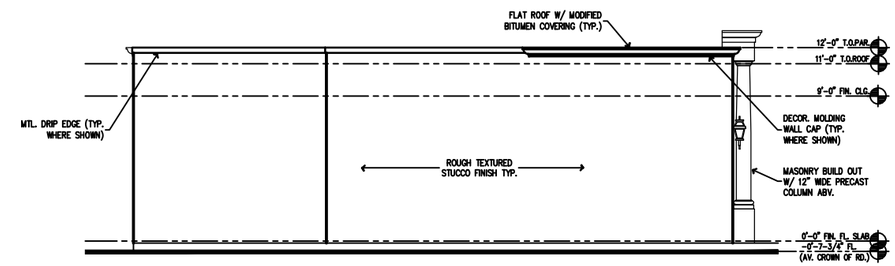
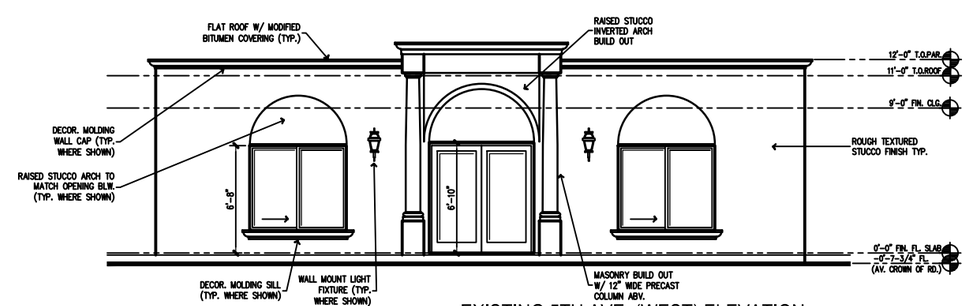


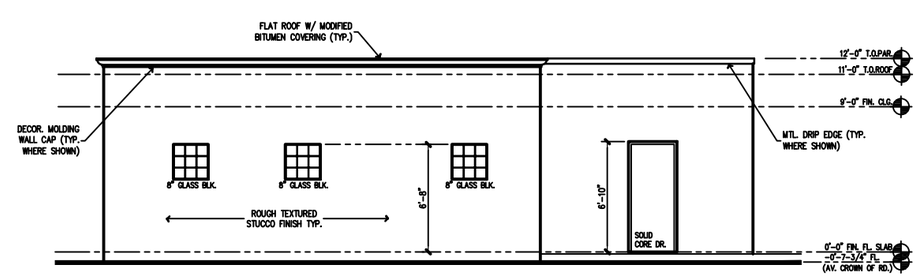
EXISTING 1ST. ST. (SOUTH) ELEVATION



EXISTING NORTH ELEVATION



EXISTING 5TH AVE. (WEST) ELEVATION



EXISTING EAST ELEVATION

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103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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Quantum Engineering Associates Inc.

Structural Engineering
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drawing
EXISTING ELEVATIONS

sheet
EX-2

of

IMPORTANT CONTRACTOR NOTE:
PROVIDE SHORING, BRACING AND SECURING FOR ALL STRUCTURAL ITEMS REQUIRED TO REMAIN BEFORE DEMOLITION.

OWNER/CONTRACTOR NOTE:
PER FBCB– 105.9 ASBESTOS.
THE ENFORCING AGENCY SHALL REQUIRE EACH BUILDING PERMIT FOR THE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE TO CONTAIN AN ASBESTOS NOTIFICATION STATEMENT WHICH INDICATES THE OWNER'S OR OPERATOR'S RESPONSIBILITY TO COMPLY WITH THE PROVISIONS OF SECTION 469.003, FLORIDA STATUTES, AND TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION OF HIS OR HER INTENTIONS TO REMOVE ASBESTOS, WHEN APPLICABLE, IN ACCORDANCE WITH STATE AND FEDERAL LAW.

DEMOLITION GENERAL NOTES

1. THE EXTENT OF THE DEMOLITION WORK IS SHOWN ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWING REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY LICENSED PROFESSIONAL.

2. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.

3. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.

4. ARRANGE WITH THE UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL OF FITTINGS & FIXTURES BEFORE STARTING DEMOLITION WORK.

5. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.

6. SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED, COORDINATE THOSE ITEMS WITH THE OWNER.

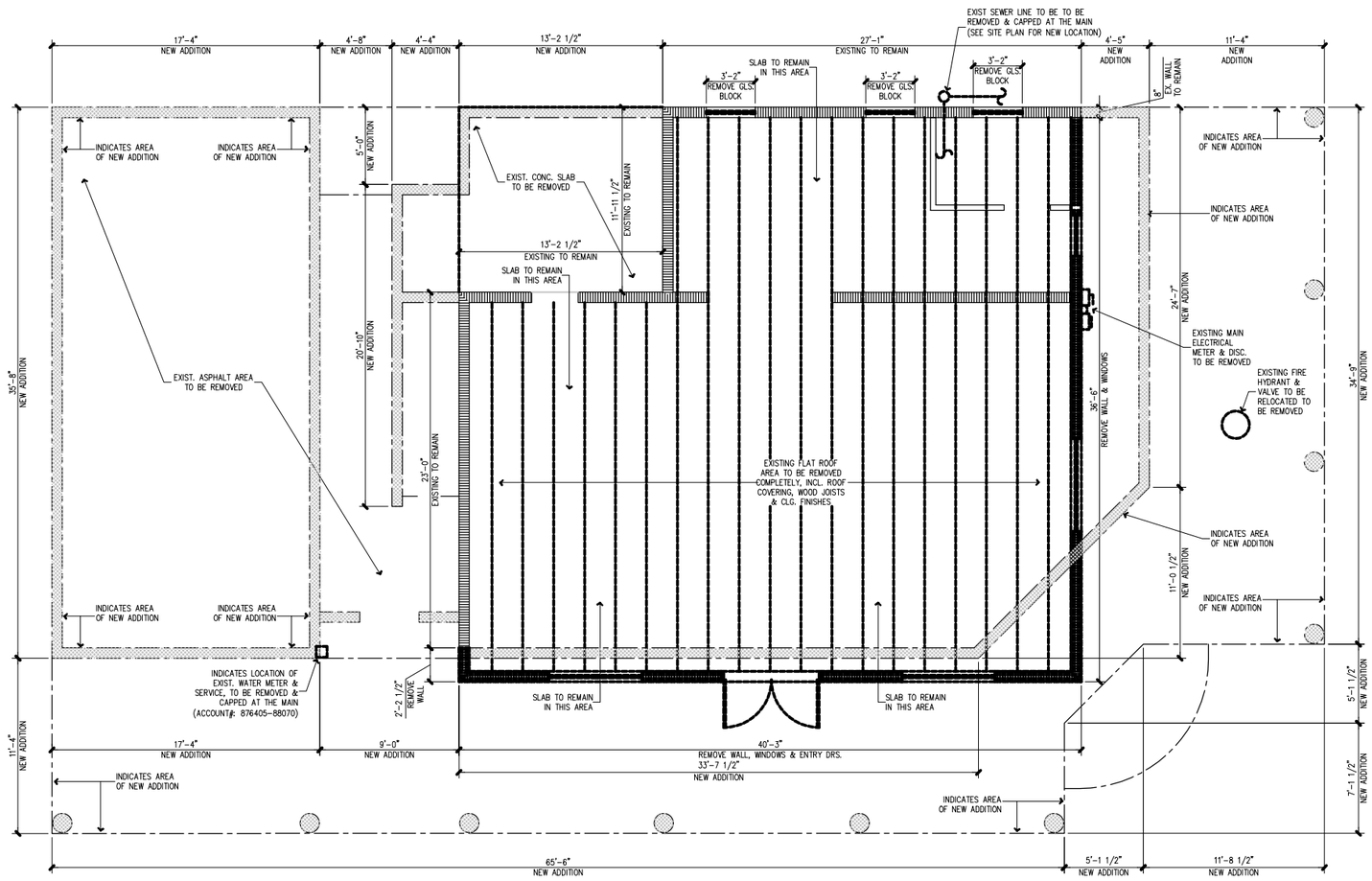
7. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.

8. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.

NOTE: REMOVE EXISTING MASONRY WALL AS SHOWN TO TOP OF FOOTING WHERE APPLICABLE. PAINT ALL EXPOSED REBARS W/ ZINC RICH PAINT.

BEAM NOTE:
EXIST. CONCRETE TIE–BEAM TO REMAIN (UNLESS INDICATED OTHERWISE). CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF DISCREPANCIES.

NOTE: ALL EXISTING PLUMBING (SUPPLY & SANITARY), HVAC & ELECTRICAL TO BE EITHER REMOVED COMPLETELY, UNDISTURBED IF REMAINING OR RESPONSIBLY ABANDONED IN AREAS THAT REMAIN.



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D-1

of

NOTE: ALL WINDOW AND DOOR GLAZING TO BE IMPACT RESISTANT, NON-REFLECTIVE, LOW-UV & NON-INSULATED. CLEAR, NO-TINT GLAZING ON GROUND FLOOR. LIGHT GREY TINT MAYBE BE UTILIZED ON UPPER FLOORS. ALL WINDOWS AND DOORS TO HAVE ALUMINUM FRAMES & TO BE OF WHITE COLOR.

DOOR SCHEDULE

MARK	STYLE	DOOR		R.O.		D.P.		NOTES	MATERIAL	FRAME COLOR	GLASS			TINT
		WD	HGT	W	H	+	-				COLOR	LIGHT TRANS. REDUCTION	VIS. LIGHT TRANSMIT.	
001	DOUBLE EXTERIOR	6'-8"	8'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane w/ transom abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
002	DOUBLE EXTERIOR	6'-8"	8'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane w/ transom abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
003	DOUBLE EXTERIOR	6'-8"	8'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane w/ transom abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
004	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Solid core	ALUMINUM	WHITE	CLEAR	20%	0.8	N/A
005	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Solid core	ALUMINUM	WHITE	CLEAR	20%	0.8	N/A
006	SINGLE	2'-10"	8'-0"	-	-	-	-		-	-	-	-	-	-
007	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Sgl. Lite - main egress	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
008	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Sgl. Lite - main egress	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
009	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Sgl. Lite - main egress	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
010	SLIDING DOUBLE EXTERIOR	6'-0"	8'-0"	74"	96"	XX.XX	XX.XX	2 Pnl.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
011	SLIDING DOUBLE EXTERIOR	6'-0"	8'-0"	74"	96"	XX.XX	XX.XX	2 Pnl.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
012	SINGLE EXTERIOR	3'-0"	8'-0"	40"	98"	XX.XX	XX.XX	Sgl. Lite	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
013	SLIDING DOUBLE EXTERIOR	6'-0"	8'-0"	74"	96"	XX.XX	XX.XX	2 Pnl.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
014	BIFOLD	2'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
015	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
016	POCKET	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
017	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
018	SLIDING DOUBLE	5'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
019	SLIDING DOUBLE	5'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
020	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
021	SLIDING DOUBLE	6'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
022	SLIDING DOUBLE	5'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
023	BIFOLD	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
024	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
025	SLIDING DOUBLE	6'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
026	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
027	SLIDING DOUBLE	5'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
028	POCKET	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
029	SINGLE	2'-8"	8'-0"	-	-	-	-		-	-	-	-	-	-
030	BIFOLD DOUBLE	4'-0"	8'-0"	-	-	-	-		-	-	-	-	-	-
031	BIFOLD	2'-4"	8'-0"	-	-	-	-		-	-	-	-	-	-
032	SINGLE EXTERIOR	3'-4"	6'-8"	44"	82"	XX.XX	XX.XX	Sgl. Lite	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
033	SINGLE EXTERIOR	3'-4"	6'-8"	44"	82"	XX.XX	XX.XX	Sgl. Lite	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
034	SINGLE EXTERIOR	3'-4"	6'-8"	44"	82"	XX.XX	XX.XX	Sgl. Lite	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED

WINDOW SCHEDULE

MARK	TYPE	STYLE	SIZE		R.O.		D.P.		NOTES	MATERIAL	FRAME COLOR	GLASS			TINT
			W	H	W	H	+	-				COLOR	LIGHT TRANS. REDUCTION	VIS. LIGHT TRANSMIT.	
001	FIXED	PICTURE	7'-4"	6'-2"	80"	100"	XX.XX	XX.XX	Dbl. Pane w/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
002	FIXED	TRANSOM	7'-4"	2'-0"	78"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
003	FIXED	TRANSOM	7'-0"	2'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
004	3860HR*	HORIZONTAL SLIDER	3'-8"	6'-2"	122"	100"	XX.XX	XX.XX	Modified w/ *f. Gls btwn. & Abv. W/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
005	FIXED	PICTURE	3'-8"	6'-2"	132"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
006	3860HR*	HORIZONTAL SLIDER	3'-8"	6'-2"	122"	100"	XX.XX	XX.XX	Modified w/ *f. Gls btwn. & Abv. W/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
007	FIXED	TRANSOM	11'-0"	2'-0"	132"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
008	FIXED	PICTURE	4'-0"	6'-2"	50"	100"	XX.XX	XX.XX	Sgl. Pane w/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
009	FIXED	TRANSOM	4'-0"	2'-0"	50"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
010	FIXED	TRANSOM	7'-0"	2'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
011	6060HR	HORIZONTAL SLIDER	6'-2"	6'-2"	74"	100"	XX.XX	XX.XX	W/ f. Gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
012	FIXED	TRANSOM	6'-2"	2'-0"	70"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
013	61060HR	HORIZONTAL SLIDER	6'-10"	6'-6"	86"	100"	XX.XX	XX.XX	W/ transom abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
014	FIXED	TRANSOM	6'-10"	2'-0"	86"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
015	61060HR	HORIZONTAL SLIDER	6'-10"	6'-6"	86"	100"	XX.XX	XX.XX	W/ transom abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
016	FIXED	TRANSOM	6'-10"	2'-0"	86"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
017	3060HR*	HORIZONTAL SLIDER	3'-2"	6'-2"	116"	100"	XX.XX	XX.XX	Modified w/ *f. Gls btwn. & Abv. W/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
018	FIXED	PICTURE	3'-4"	6'-2"	116"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
019	3060HR*	HORIZONTAL SLIDER	3'-2"	6'-2"	116"	100"	XX.XX	XX.XX	Modified w/ *f. Gls btwn. & Abv. W/ gls. Abv.	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
020	FIXED	TRANSOM	9'-8"	2'-0"	116"	100"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
021	FIXED	TRANSOM	7'-0"	2'-0"	84"	124"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	NO
022	FIXED	PICTURE	3'-2"	3'-2"	38"	38"	XX.XX	XX.XX	12" Gls. Block	ALUMINUM	WHITE	CLEAR	20%	0.8	N/A
023	FIXED	PICTURE	3'-2"	3'-2"	38"	38"	XX.XX	XX.XX	12" Gls. Block	ALUMINUM	WHITE	CLEAR	20%	0.8	N/A
024	FIXED	PICTURE	3'-2"	3'-2"	38"	38"	XX.XX	XX.XX	12" Gls. Block	ALUMINUM	WHITE	CLEAR	20%	0.8	N/A
025	2032	CASEMENT	2'-2"	3'-2"	28"	42"	XX.XX	XX.XX	Obscure temp.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
026	6050HR	HORIZONTAL SLIDER	6'-1"	5'-1"	75"	63"	XX.XX	XX.XX	Egress	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
027	FIXED	PICTURE	3'-2"	5'-0"	116"	62"	XX.XX	XX.XX	(3) Eq. Pnls.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
028	"	PICTURE	3'-2"	5'-0"	"	"	"	"	"	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
029	"	PICTURE	3'-2"	5'-0"	"	"	"	"	"	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
030	FIXED	PICTURE	3'-2"	5'-0"	116"	62"	XX.XX	XX.XX	(3) Eq. Pnls.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
031	"	PICTURE	3'-2"	5'-0"	"	"	"	"	"	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
032	"	PICTURE	3'-2"	5'-0"	"	"	"	"	"	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
033	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
034	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
035	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
036	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
037	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
038	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
039	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
040	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
041	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
042	FIXED	PICTURE	3'-2"	8'-0"	38"	98"	XX.XX	XX.XX	Sgl. Pane	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
043	2032	CASEMENT	2'-2"	3'-2"	28"	42"	XX.XX	XX.XX	Obscure temp.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
044	2032	CASEMENT	2'-2"	3'-2"	28"	42"	XX.XX	XX.XX	Obscure temp.	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
045	6050HR	HORIZONTAL SLIDER	6'-1"	5'-1"	75"	63"	XX.XX	XX.XX	Egress	ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
046	FIXED	TRANSOM	6'-0"	2'-0"	74"	26"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
047	FIXED	TRANSOM	5'-8"	3'-0"	70"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
048	FIXED	TRANSOM	3'-0"	3'-0"	38"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
049	FIXED	TRANSOM	5'-8"	3'-0"	70"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
050	FIXED	TRANSOM	3'-0"	3'-0"	38"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
051	FIXED	TRANSOM	5'-8"	3'-0"	70"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED
052	FIXED	TRANSOM	3'-0"	3'-0"	38"	38"	XX.XX	XX.XX		ALUMINUM	WHITE	CLEAR	20%	0.8	ALLOWED

PRODUCT APPROVAL

MANUFACTURER	DESCRIPTION	PRODUCT	FL/MDA No.	EXPIRES
LARSON INDUSTRIES, INC.	EXTERIOR WINDOWS	SERIES "DH-7700" ALUM. SINGLE HUNG WINDOW-LMI	23-1010.03	12/27/2026
LARSON INDUSTRIES, INC.	EXTERIOR WINDOWS	SERIES "2200" OUTSWING ALUM. CASEMENT WINDOW-LMI	24-0118.04	03/04/2029
LARSON INDUSTRIES, INC.	EXTERIOR WINDOWS	SERIES "4200/R200" ALUM. FIXED WINDOW-LMI	23-1010.02	08/22/2027
LARSON INDUSTRIES, INC.	SGL./DBL. EXTERIOR DOORS	SERIES "2200 LA PORTE" 6'-0" OUTSWING GLAZED ALUMINUM FRENCH DOORS - LMI	23-1012.03	08/08/2028
PGT INDUSTRIES, INC.	EXT. SLIDING GLASS DOORS	SERIES "300-770" ALUMINUM SLIDING GLASS DOOR W/ 90 DEG. & 135 DEG. CORNERS - LMI	24-1218.08	02/17/2030
SENES GLASS BLOCK, INC.	EXT. GLASS BLOCK	HIGH PERFORMANCE RESISTANT GLASS BLOCK PANELS	23-1013.14	10/16/2028
GAF	FLAT ROOF AREAS	GAF CONVENTIONAL BUILT-UP ROOF SYSTEMS FOR WOOD DECKS	24-0808.04	11/04/2025

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

designed GTD/SMS
drawn GTD
checked SMS
date 05/15/2024
scale 1/4" = 1'-0"
job no. 24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 - CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
QUANTUM ENGINEERING ASSOCIATES INC.
Structural Engineering
•
Cost Segregation
6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

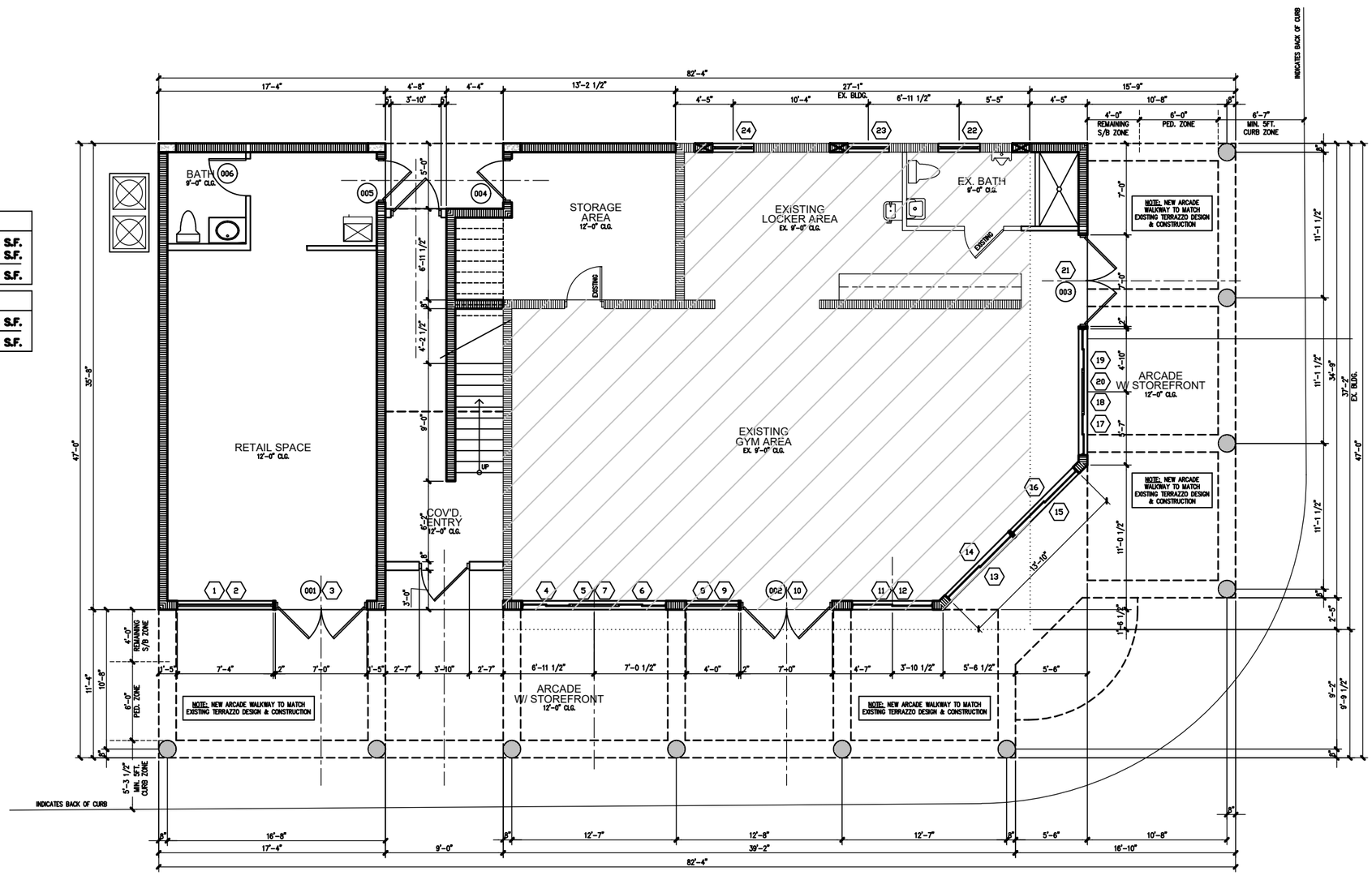
drawing
DOOR &
WINDOW
SCHEDULES

sheet
A-0

of

EX. BLDG.	
EX. A/C FIRST FLOOR	1,255 S.F.
ADD'L. A/C AREA	309 S.F.
TOTAL A/C SQ. FEET	1,564 S.F.

RETAIL UNIT AREA	
A/C FLR. AREA	618 S.F.
TOTAL A/C SQ. FEET	618 S.F.



RETAIL UNIT

UNITS ABV. ENTRY

EXIST COMMERCIAL BLDG.

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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designed	GTD/SMS
drawn	GTD
checked	SMS
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scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
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2 STORY ADDITION
103 NW 5TH AVENUE
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drawing

GROUND FLOOR PLAN

sheet

A-1

of

revisions	
no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

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drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1800 - CA. 26210

UNIT "A" AREA

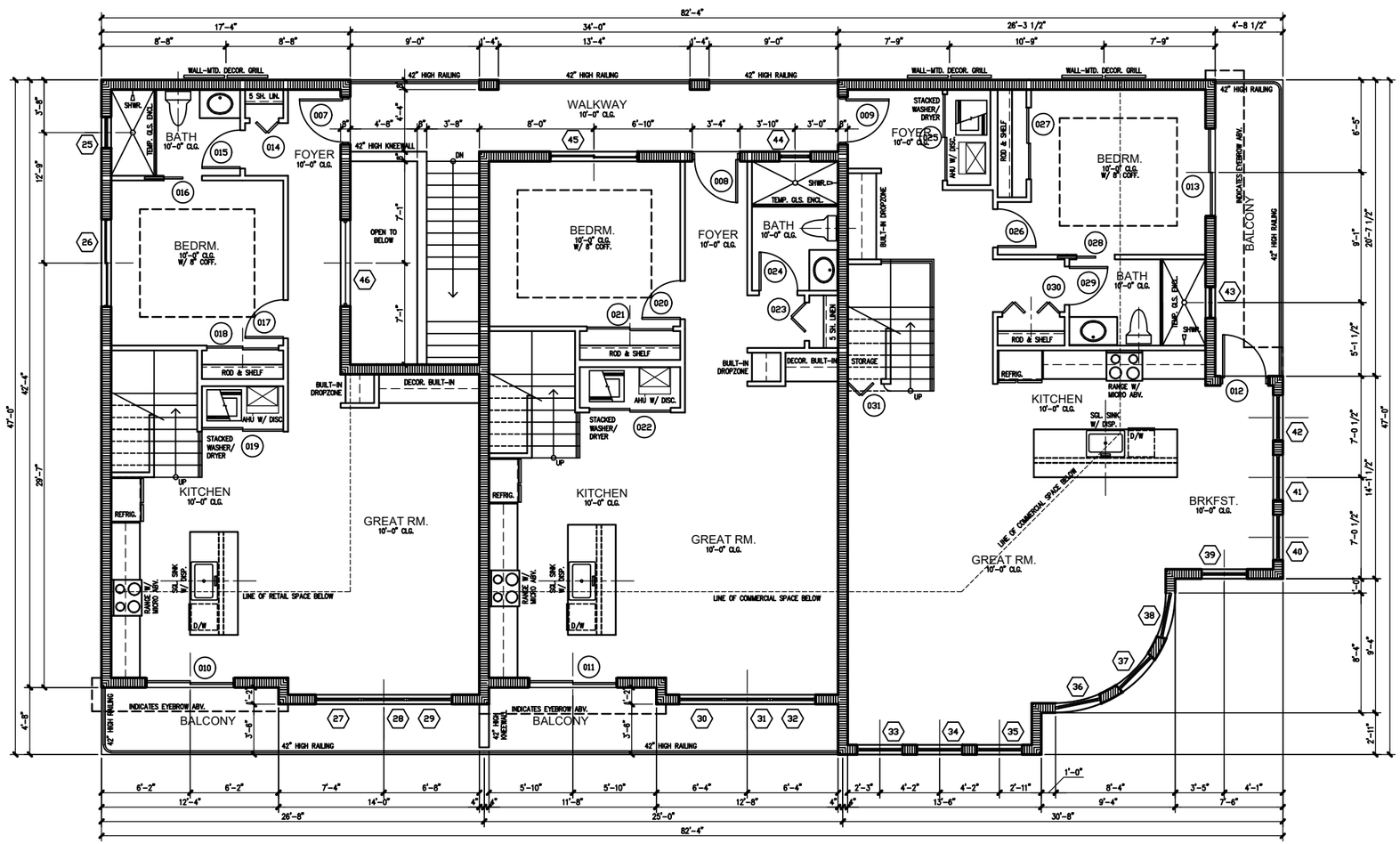
MAIN A/C FLOOR	961 S.F.
LANDING AREA	142 S.F.
TOTAL A/C SQ. FEET	1,103 S.F.
OPEN BALCONY	108 S.F.
COV'D. DECK	217 S.F.
OPEN USABLE DECK	507 S.F.
TOTAL SQUARE FEET	1,935 S.F.

UNIT "B" AREA

MAIN A/C FLOOR	953 S.F.
LANDING AREA	142 S.F.
TOTAL A/C SQ. FEET	1,095 S.F.
OPEN BALCONY	100 S.F.
COV'D. DECK	195 S.F.
OPEN USABLE DECK	476 S.F.
TOTAL SQUARE FEET	1,866 S.F.

UNIT "C" AREA

MAIN A/C FLOOR	1,213 S.F.
LANDING AREA	142 S.F.
TOTAL A/C SQ. FEET	1,355 S.F.
OPEN BALCONY	97 S.F.
COV'D. DECK	217 S.F.
OPEN USABLE DECK	444 S.F.
TOTAL SQUARE FEET	2,113 S.F.



project
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2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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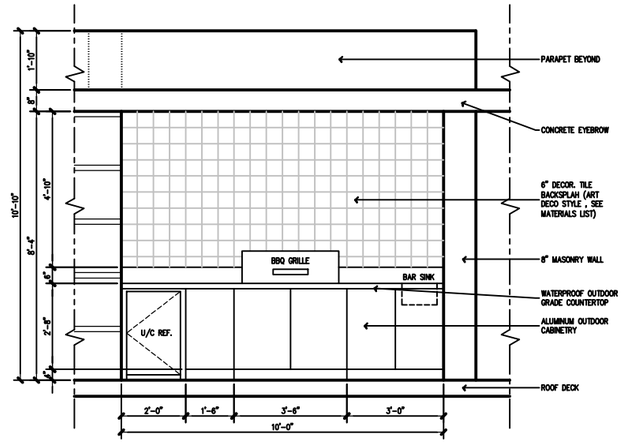
drawing
2ND FLOOR PLAN

sheet
A-2

of

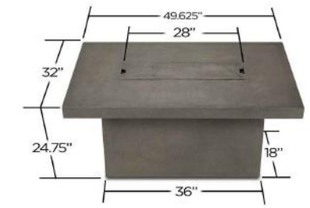


1 A-3 SUMMER KITCHEN ELEV.

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

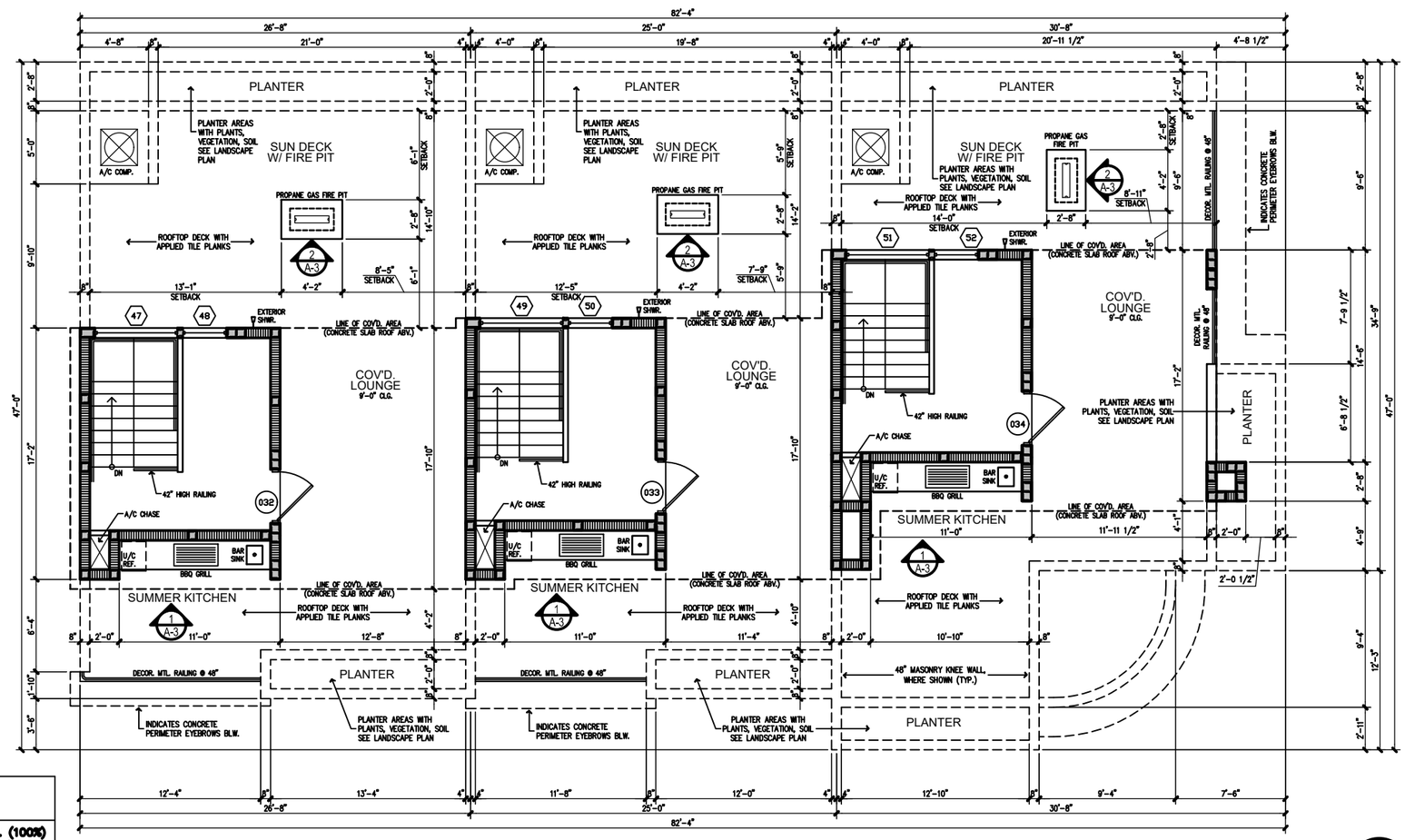
DECOR. WALL TILE SAMPLE

NOTE: SUPPLY MAY VARY AT TIME OF INSTALLATION, CONTRACTOR TO SUBMIT SIMILAR ALTERNATE FOR APPROVAL PRIOR TO INSTALL.



2 A-3 FIRE PIT DIMENSIONS

VENTURA RECTANGULAR FIRE TABLE (MODEL # 9640 LP) BY REALFLAME FIREPLACES



ROOFTOP LANDSCAPE CALC. (LDR Section 4.3.3(RR)(3))	
TOTAL ROOFTOP AREA	2,721 SF. (100%)
MIN. REQ'D. LANDSCAPE	272 SF. (10.0%)
PROVIDED PLANTER L'SCAPE	276 SF. (10.14%)

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-TAC COMMENTS (MAR 25)	04/01/2025

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drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 26210

COMMERCIAL PROJECT
2 STORY ADDITION

project
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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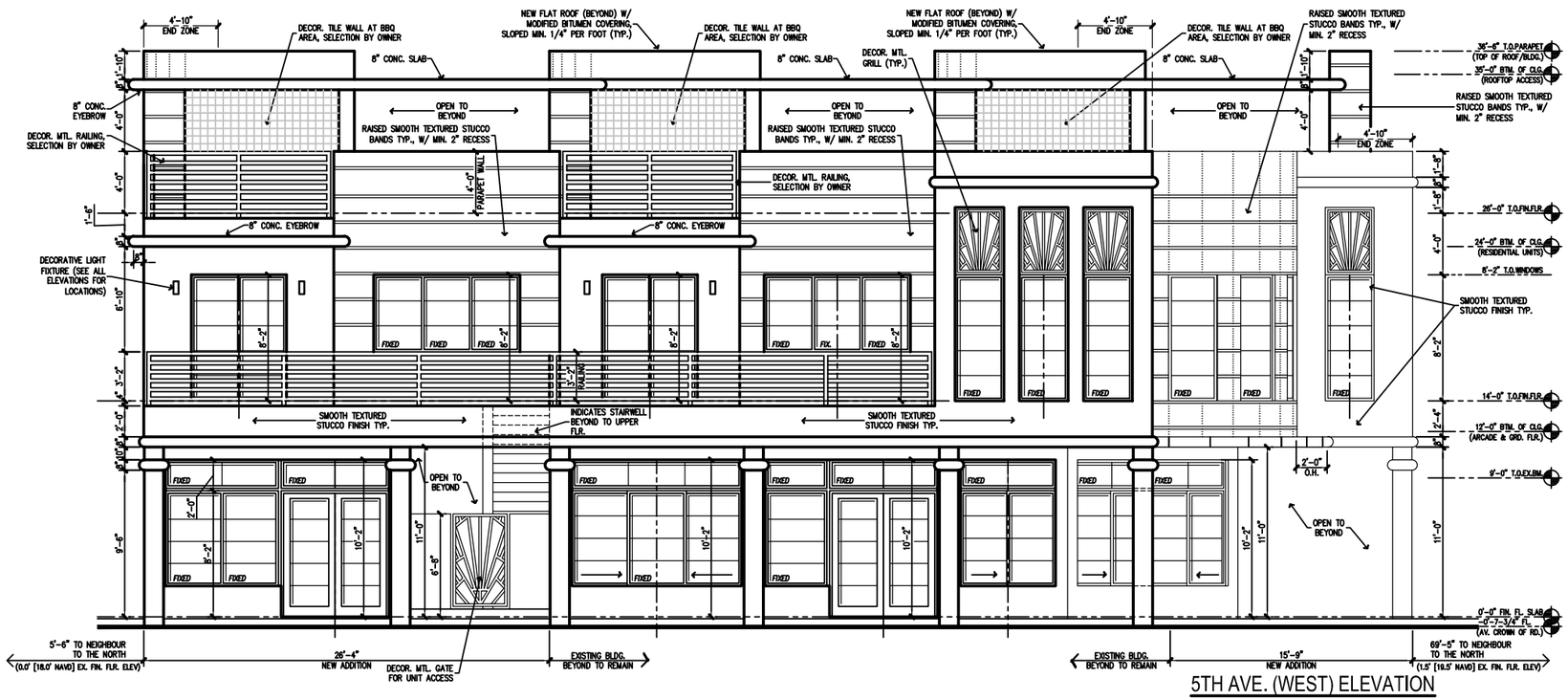
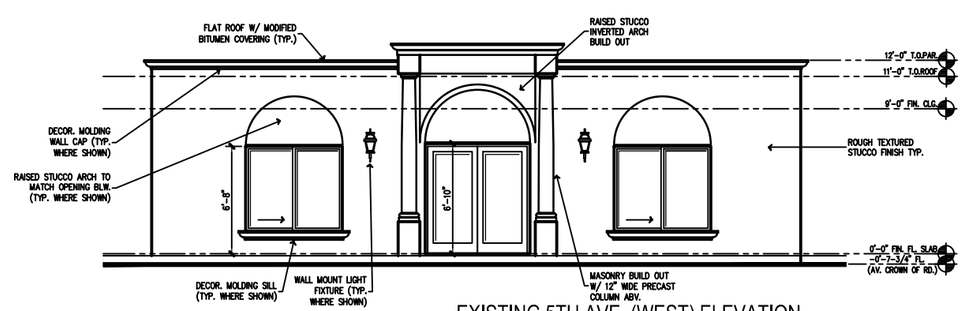
drawing
3RD FLOOR/
ROOFTOP
TERRACE
PLAN

sheet
A-3

of



5TH AVE. (WEST) ELEVATION



EXISTING 5TH AVE. (WEST) ELEVATION

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1800 – CA. 26210

project

COMMERCIAL PROJECT
2 STORY ADDITION

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
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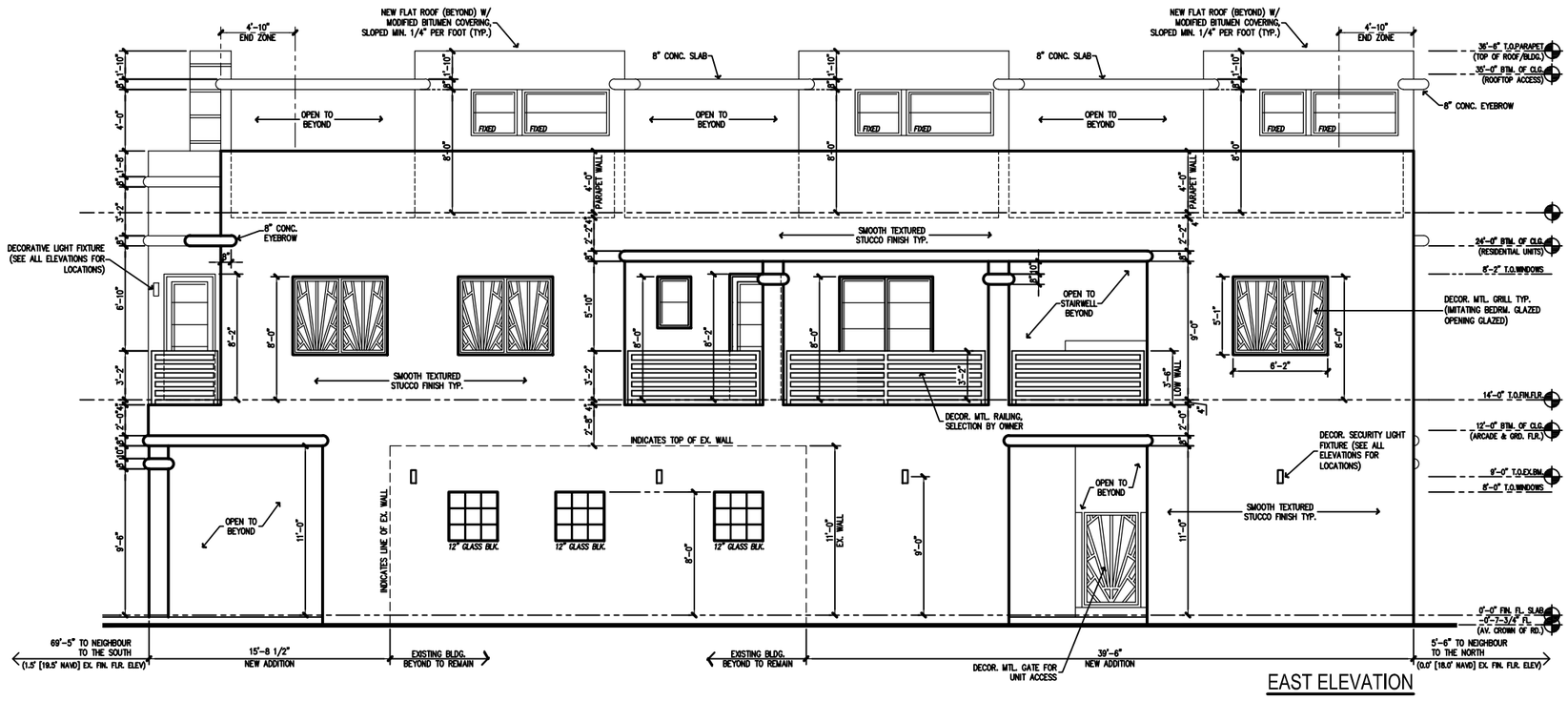
drawing

WEST ELEVATIONS

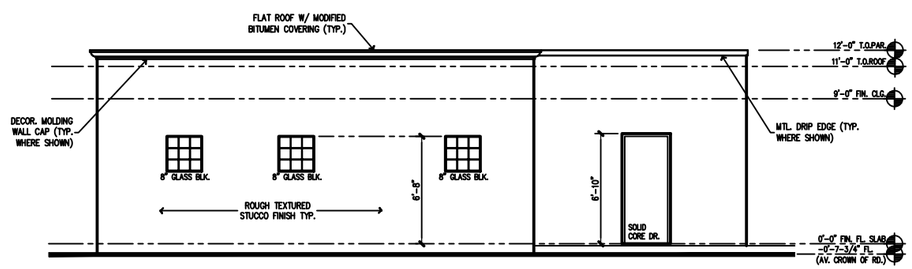
sheet

A-4.1

of



EAST ELEVATION



EXISTING EAST ELEVATION

revisions

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Shawn M. Stambaugh, PE
FL LIC. #1800 – CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
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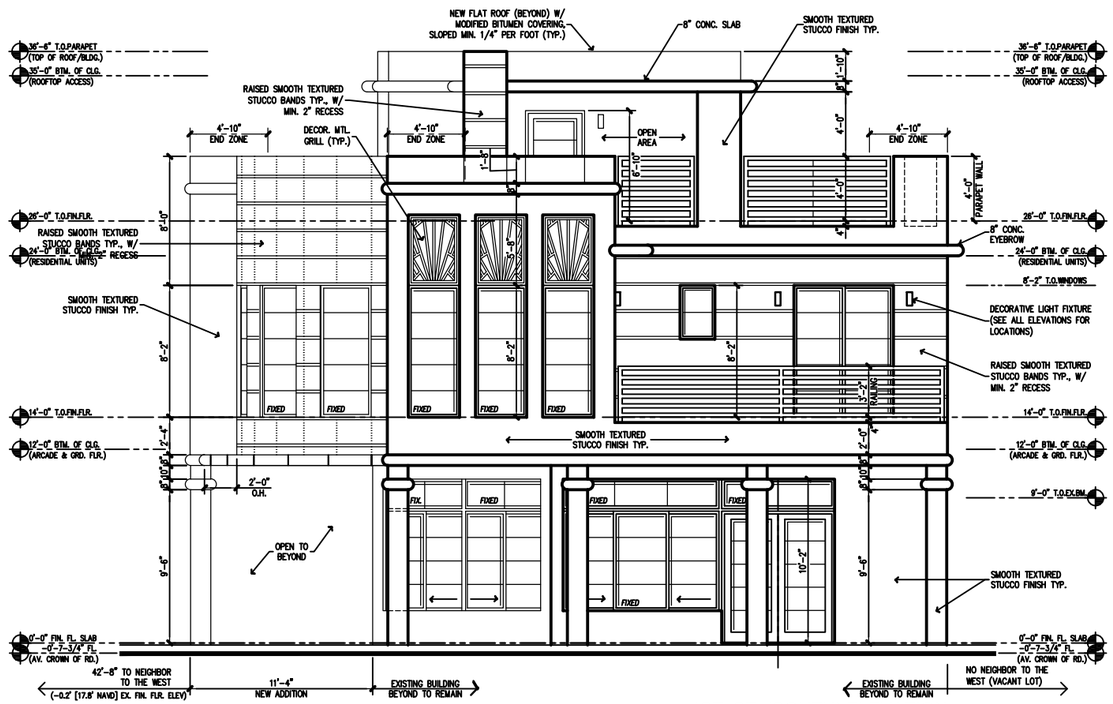
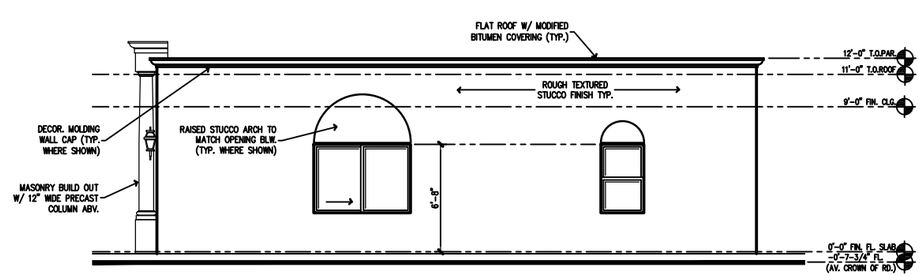
drawing
EAST ELEVATIONS

sheet
A-4.2

of



1ST. ST. (SOUTH) ELEVATION



EXISTING 1ST. ST. (SOUTH) ELEVATION

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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-TAC COMMENTS (MAR 25)	04/01/2025

designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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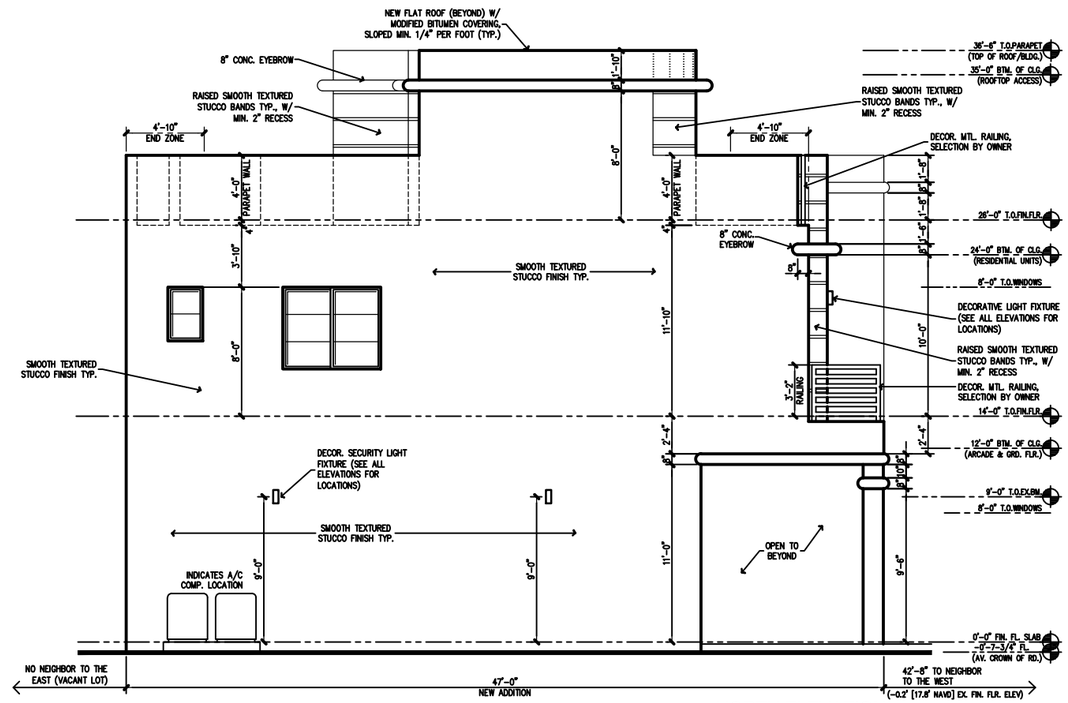
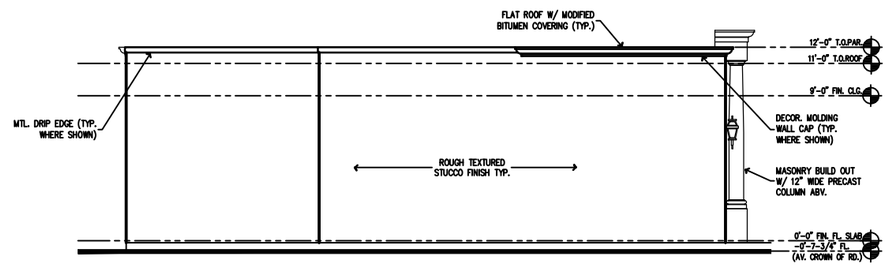
drawing
SOUTH
ELEVATIONS

sheet
A-4.3

of



NORTH ELEVATION



EXISTING NORTH ELEVATION

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

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checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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drawing
NORTH ELEVATIONS

sheet
A-4.4

of

1ST. ST. (SOUTH) ELEVATION

5TH AVE. (WEST) ELEVATION

revisions

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-TAC COMMENTS (JUNE 24)	12/19/2024
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job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1800 – CA. 26210

COMMERCIAL PROJECT
2 STORY ADDITION

project
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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drawing
FACADE
TRIPARTITE
COMPOSITION

sheet
A-4.5

of

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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-TAC COMMENTS (MAR 25)	04/01/2025

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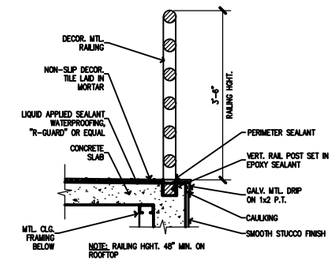

B A-5.1 BALCONY END DTL.
3/4" = 1'-0"

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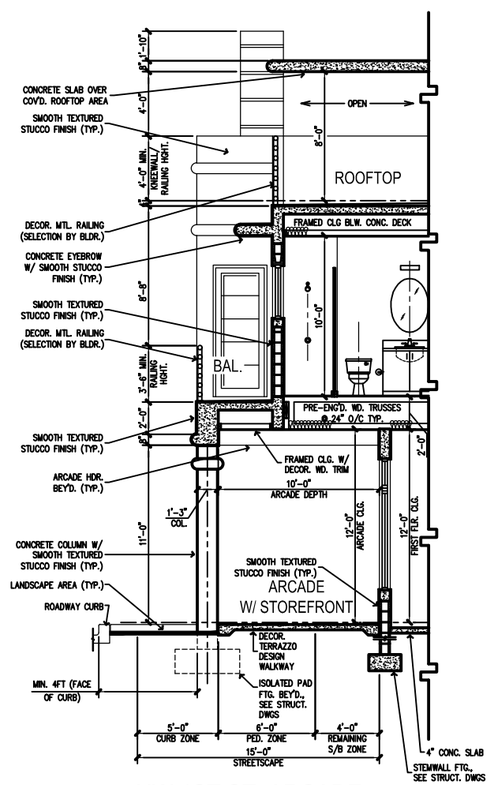
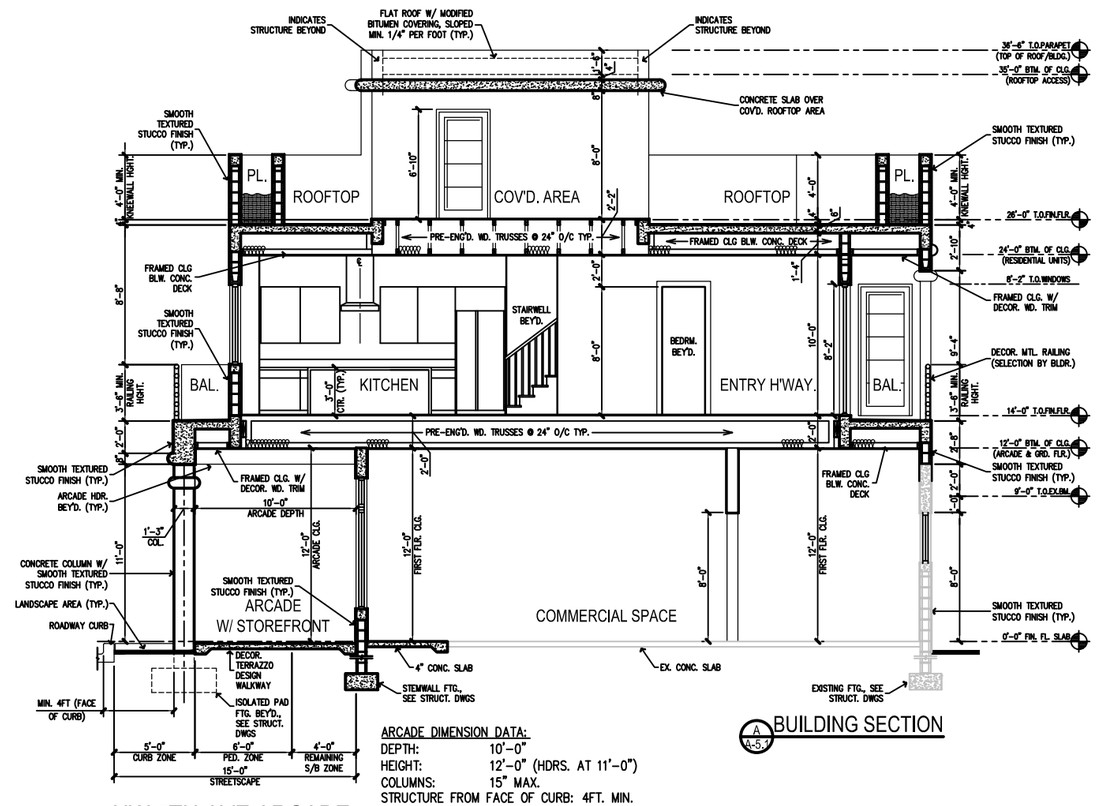
FL LIC. #1800 – CA. 26210



NW 1ST ST. ARCADE

B A-5.1 BUILDING SECTION



NW 5TH AVE ARCADE

ARCADE DIMENSION DATA:

DEPTH:	10'-0"
HEIGHT:	12'-0" (HDRS. AT 11'-0")
COLUMNS:	15" MAX.

STRUCTURE FROM FACE OF CURB: 4FT. MIN.
(NOTE: VARIES SLIGHTLY DUE TO ROADWAY TAPER)

A A-5.1 BUILDING SECTION

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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Structural Engineering
Cost Segregation
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GREENACRES, FL 33463
561.202.6994
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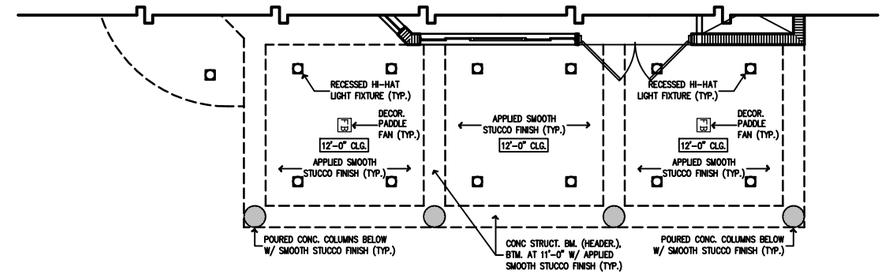
drawing
BUILDING SECTIONS

sheet
A-5.1

of

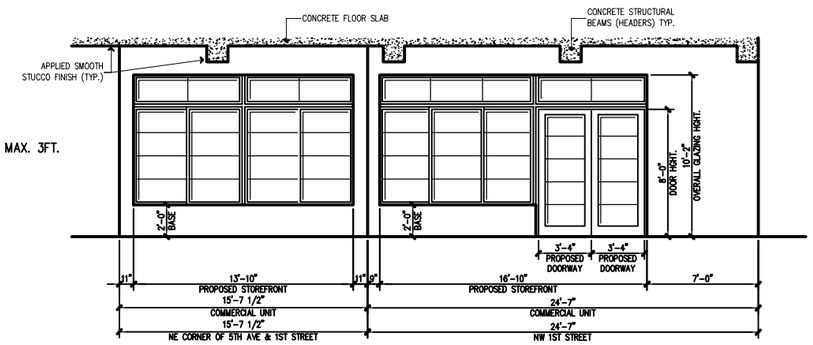


NW 1ST ST. ARCADE CLG.

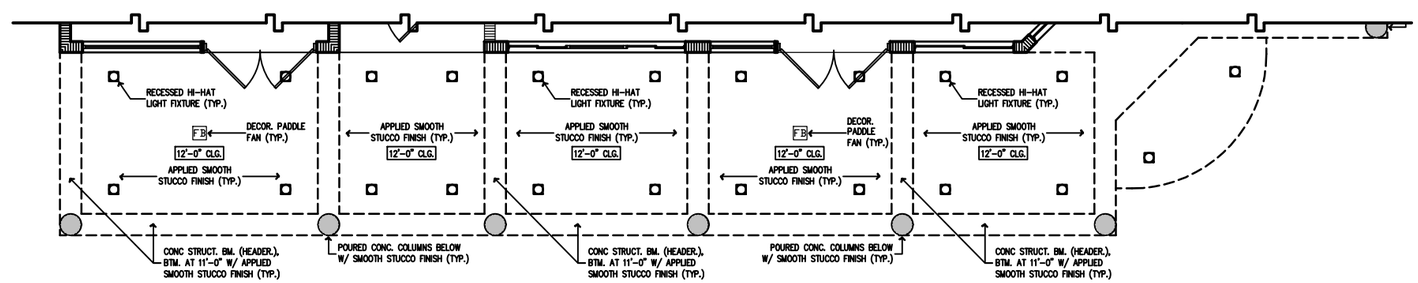
LOT FRONTAGE CALC. (LDR Section 4.3.13(E)(4)(E)(e)(1)	
TOTAL BLG. FRONTAGE	91.16 L.F. (100%)
MIN. REQUIRED OPENINGS	72.93 L.F. (80%)
PROPOSED STOREFRONT	73.50 L.F. (80.63%)

STOREFRONT GENERAL REQUIREMENTS

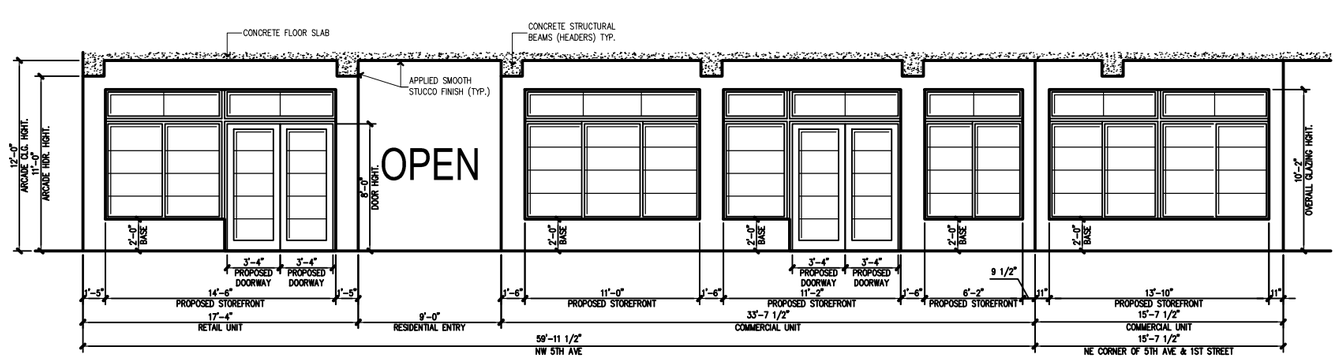
STOREFRONT BASE:	MIN. 9" – MAX. 3FT.
GLAZING HGHT. INCL. BASE:	MIN. 8 FT.
REQUIRED OPENINGS:	MIN. 80%



NW 1ST ST. STOREFRONT



NW 5TH AVE ARCADE CLG.



NW 5TH AVE STOREFRONT

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
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Structural Engineering
Cost Segregation
6415 LAKE WORTH ROAD SUITE 105
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drawing
ARCADE W/ STOREFRONT
SCALE: 1/4" = 1'-0"

sheet
A-5.2

of

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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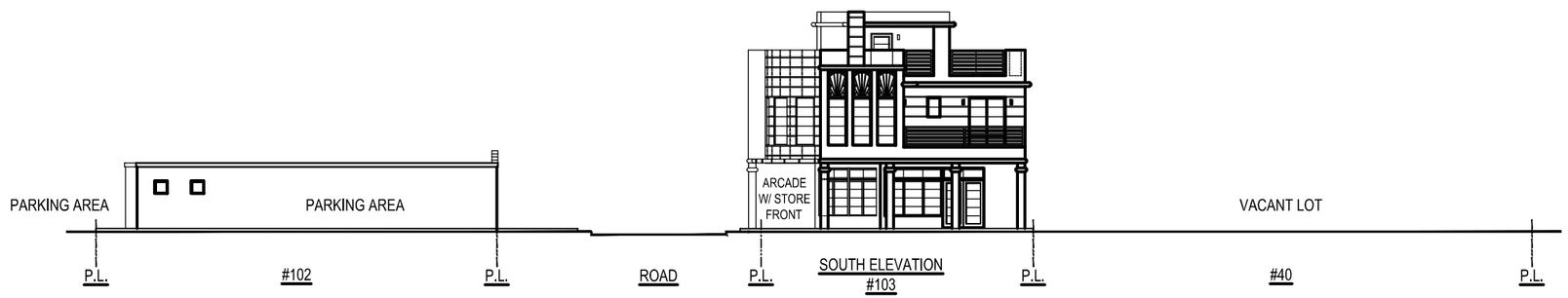
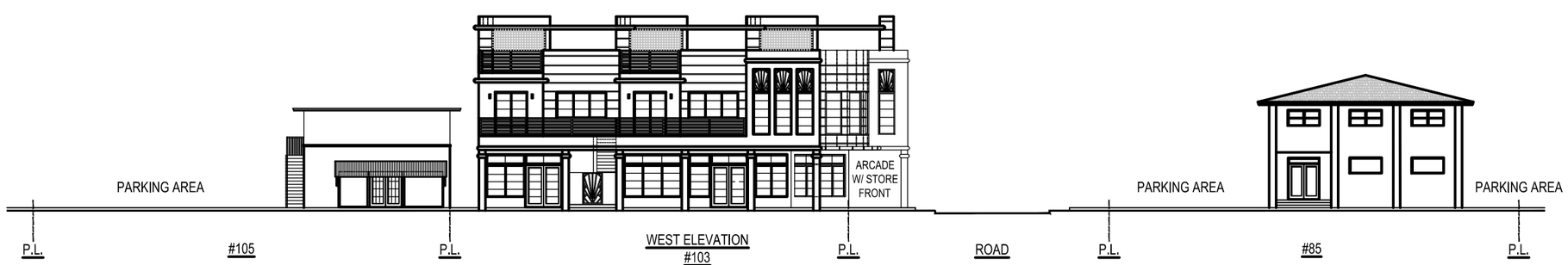
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 28210



NW 1ST STREET



NW 5TH AVE

COMMERCIAL PROJECT
2 STORY ADDITION

project

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
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drawing

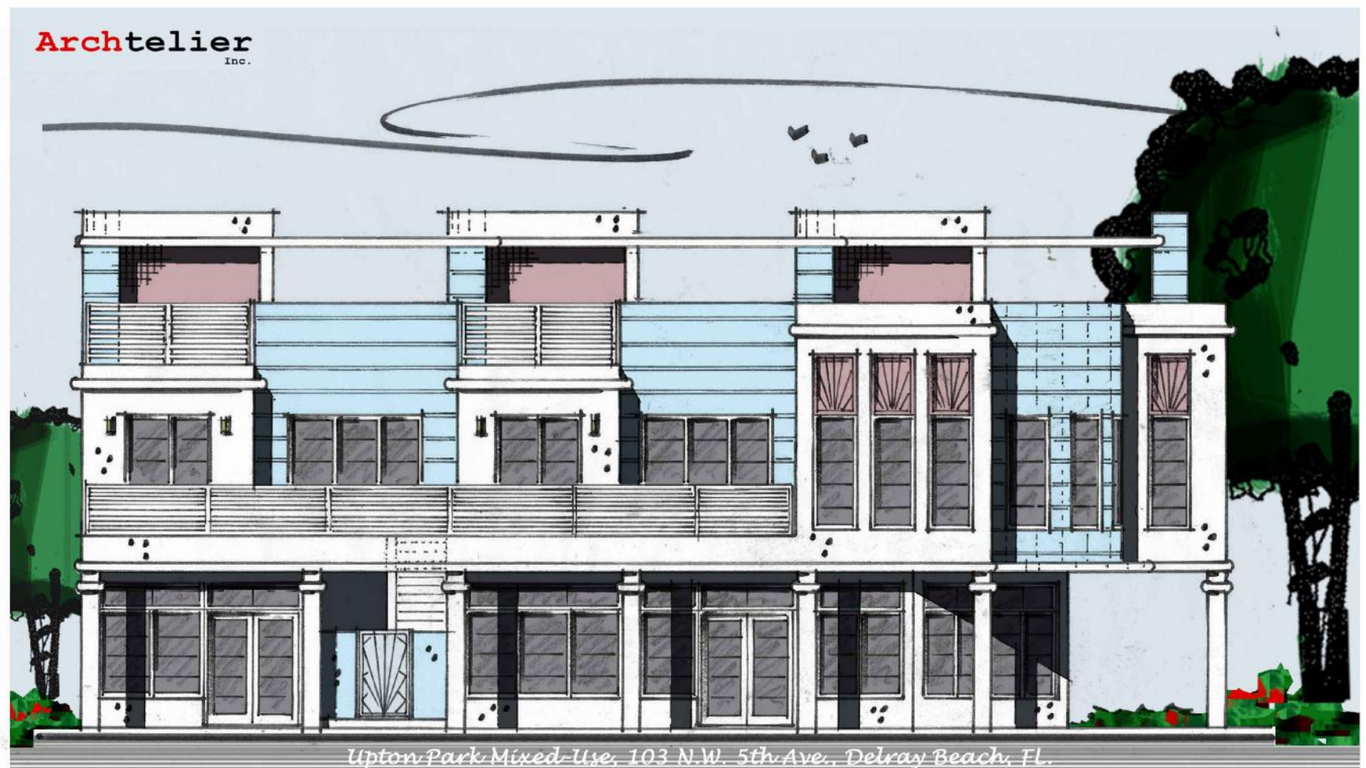
STREETSCAPE ELEVATIONS

SCALE: $\frac{3}{32}$" = 1'-0"

sheet

A-5.3

of



WITH SELECTED COLOR PALETTE

revisions

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Shawn M. Stambaugh, PE
FL LIC. #1650 - CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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QUANTUM ENGINEERING ASSOCIATES INC.
Structural Engineering
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Cost Segregation
6415 LAKE WORTH ROAD SUITE 105
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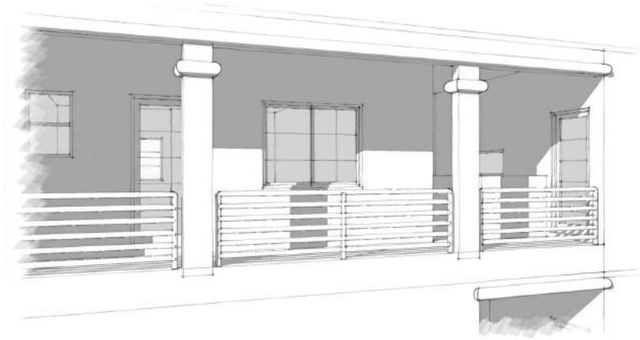
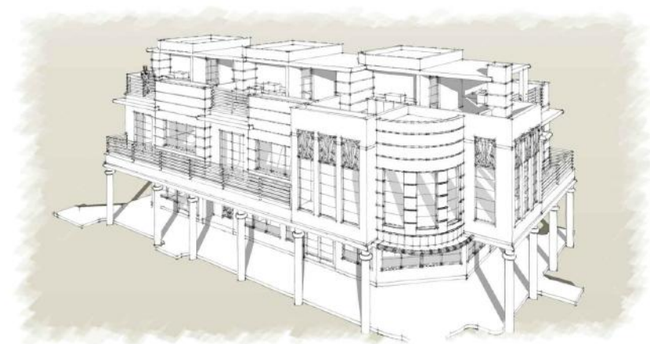
drawing
BUILDING RENDERING (WEST ELEVATION)

sheet
A-6.1

of





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Shawn M. Stambaugh, PE
FL LIC. #1850 – CA. 28210

project

COMMERCIAL PROJECT
2 STORY ADDITION

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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drawing

BUILDING
RENDERINGS

sheet

A-6.2

of

EXISTING PHOTOGRAPHS


LEFT SIDE VIEW (NORTH)


FRONT VIEW (WEST)


RIGHT SIDE VIEW (SOUTH)


REAR VIEW (EAST)

NW 5TH AVE
EAST VIEW


NORTH NEIGHBOR


EXISTING RESIDENCE


SOUTH NEIGHBOR

NW 5TH AVE
WEST VIEW


OPPOSITE SOUTH NEIGHBOR


OPPOSITE NEIGHBOR


OPPOSITE NORTH NEIGHBOR

NW 1ST STREET
NORTH VIEW


WEST NEIGHBOR


EXISTING RESIDENCE


EAST NEIGHBOR

NW 1ST STREET
NORTH VIEW


OPPOSITE EAST NEIGHBOR


OPPOSITE NEIGHBOR


OPPOSITE WEST NEIGHBOR

revisions

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Shawn M. Stambaugh, PE
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COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

QEA
Quantum Engineering Associates Inc.

Structural Engineering
•
Cost Segregation

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drawing
EXISTING
PHOTOGRAPHS

sheet
A-6.3

of

revisions

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-TAC COMMENTS (JUNE 24)	12/19/2024
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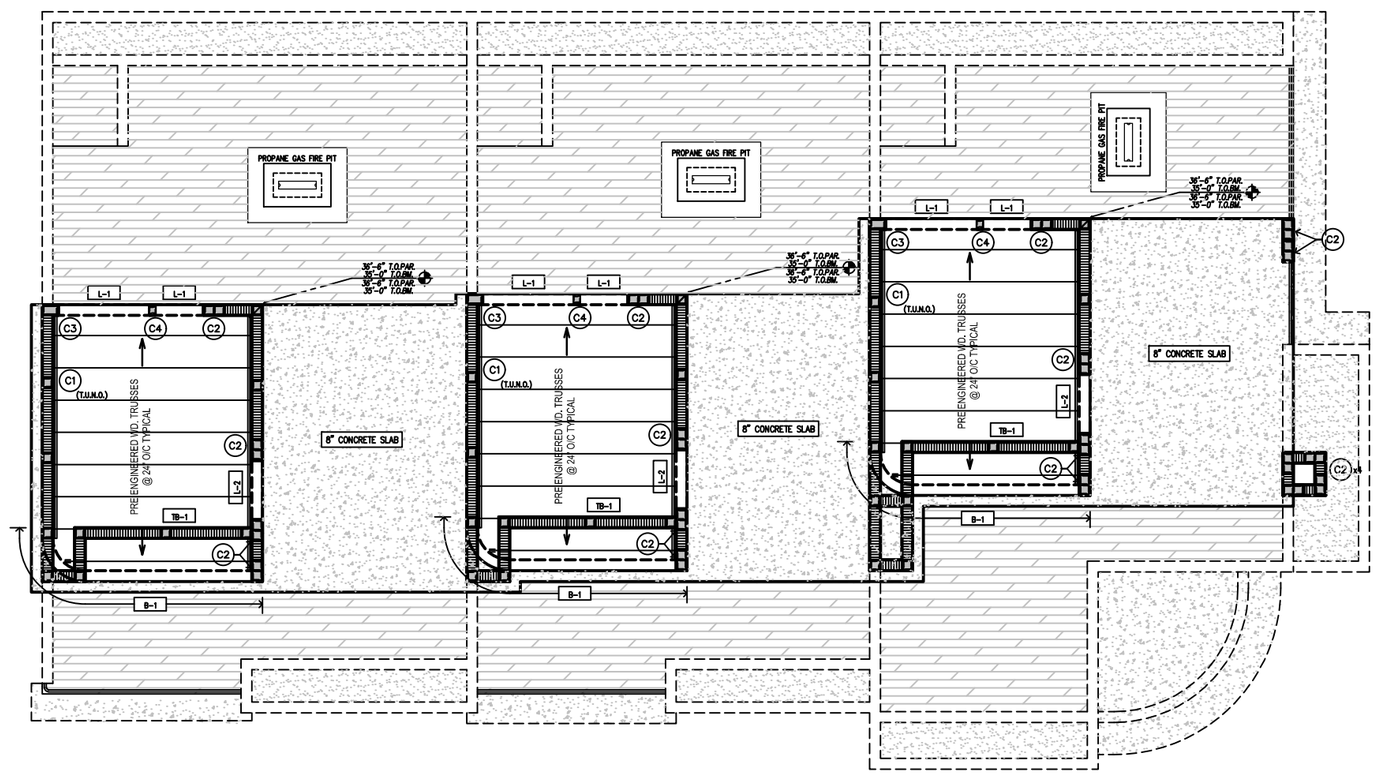
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

ROOF PLAN
MATERIAL LEGEND

- CONCRETE SLAB ROOF & PERIMETER EYEBROWS
- ROOFTOP DECK WITH APPLIED TILE PLANKS
- PLANTER AREAS WITH PLANTS, VEGETATION, SOIL



Shawn M. Stambaugh, PE
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COMMERCIAL PROJECT
2 STORY ADDITION

project
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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drawing
ROOF
FRAMING
PLAN

sheet
S-4

of

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
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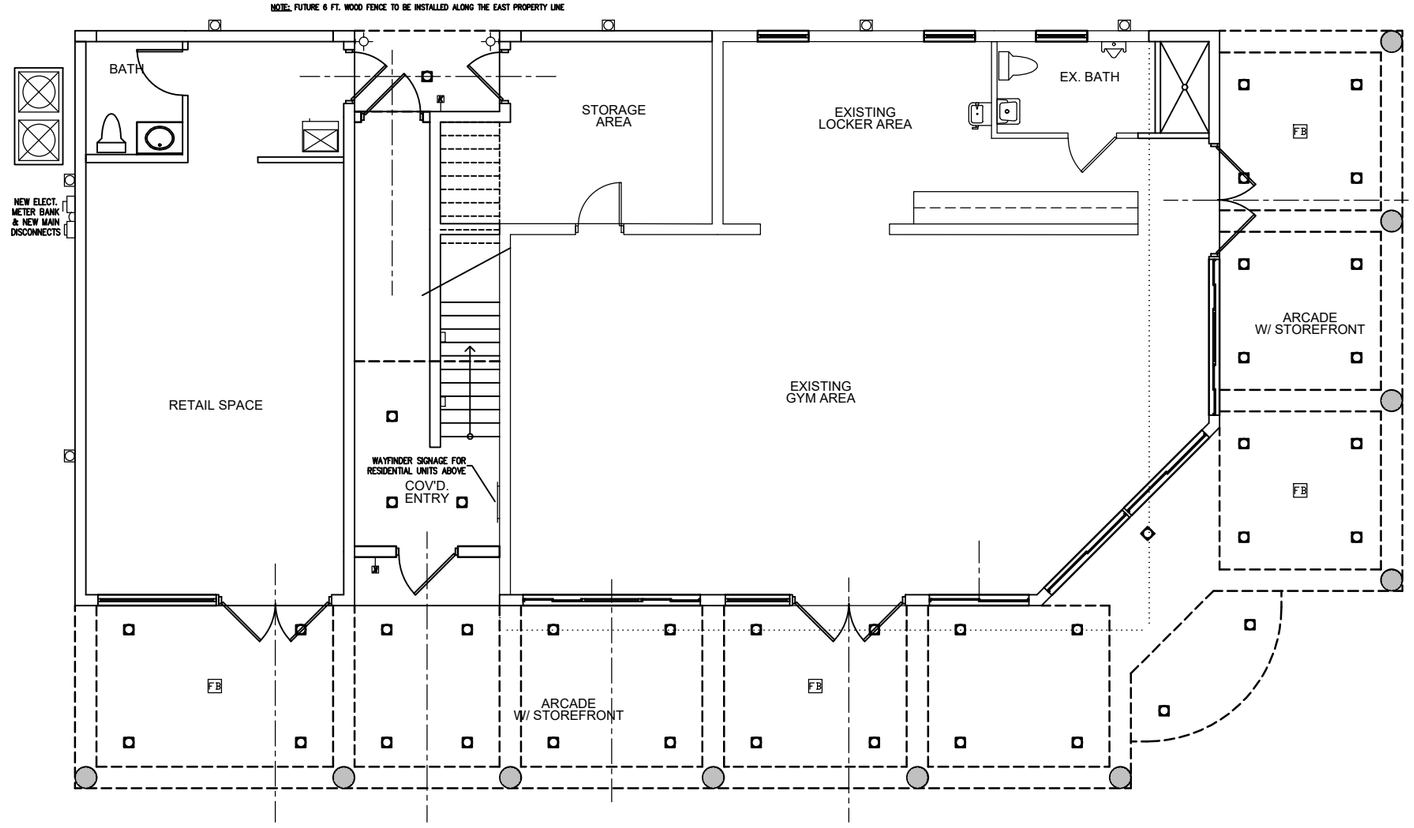
job no.	24-XXXX.ARC

LEGEND

- RECESSED WALL DOWN LIGHTS
- DECOR. WALL MOUNT FIXTURE
- RECESSED CLG. FIXTURE
- FB FAN BOX
- SECURITY WALL LIGHT ON TIME CLOCK
- KEYPAD FOR RESIDENTIAL UNIT ACCESS

NOTE: FUTURE 6 FT. WOOD FENCE TO BE INSTALLED ALONG THE EAST PROPERTY LINE



Shawn M. Stambaugh, PE
FL. LIC. #1650 – CA. 26210

COMMERCIAL PROJECT
2 STORY ADDITION

project
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

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drawing
ELECTRICAL PLAN/ SECURITY FEATURES

sheet
E-1

of

revisions

no.	date
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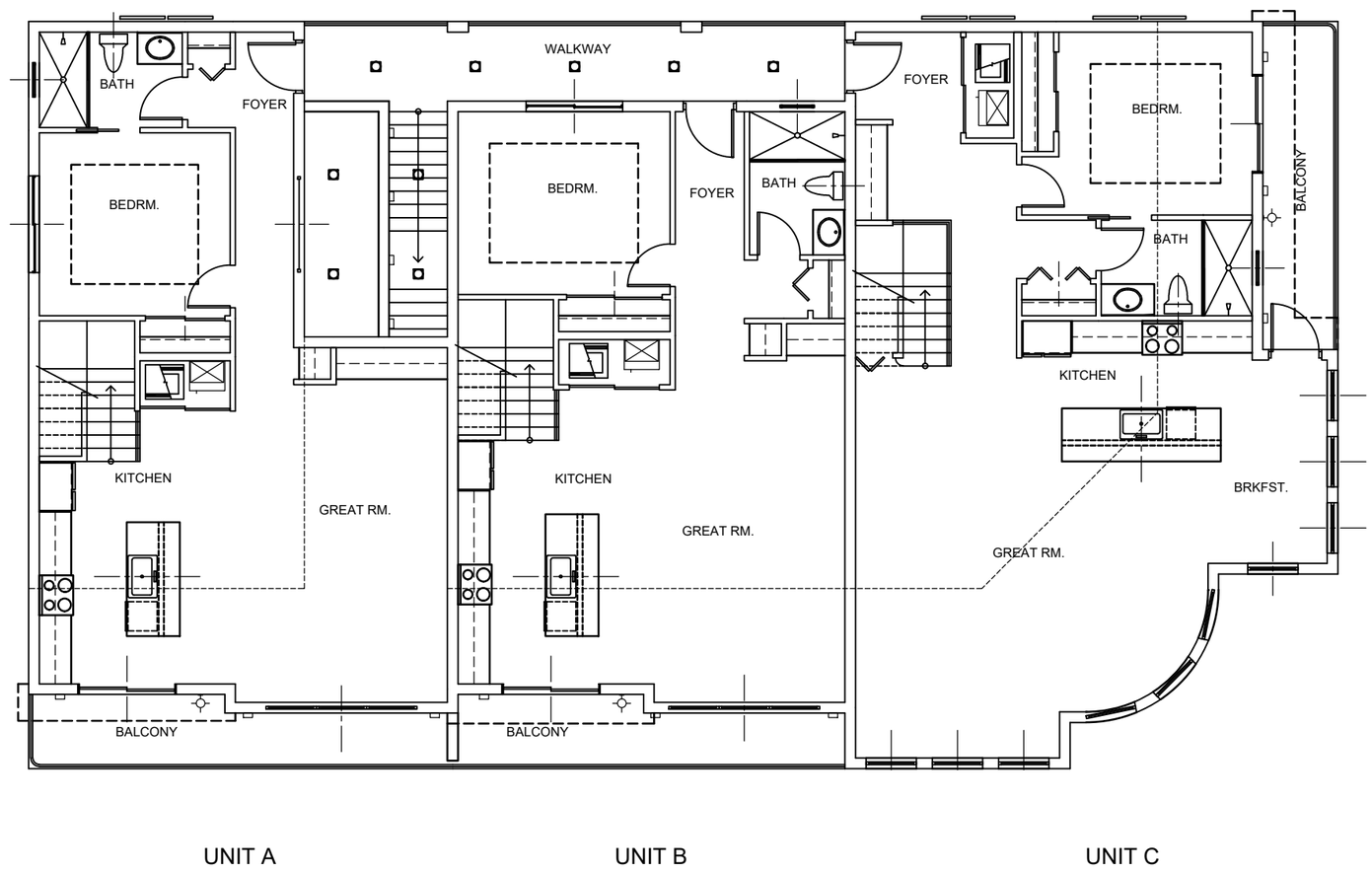

COMMERCIAL PROJECT
2 STORY ADDITION

project

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
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Structural Engineering
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Cost Segregation

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drawing

SECOND FLOOR ELECTRICAL PLAN

sheet

E-2

of

revisions

no.	date
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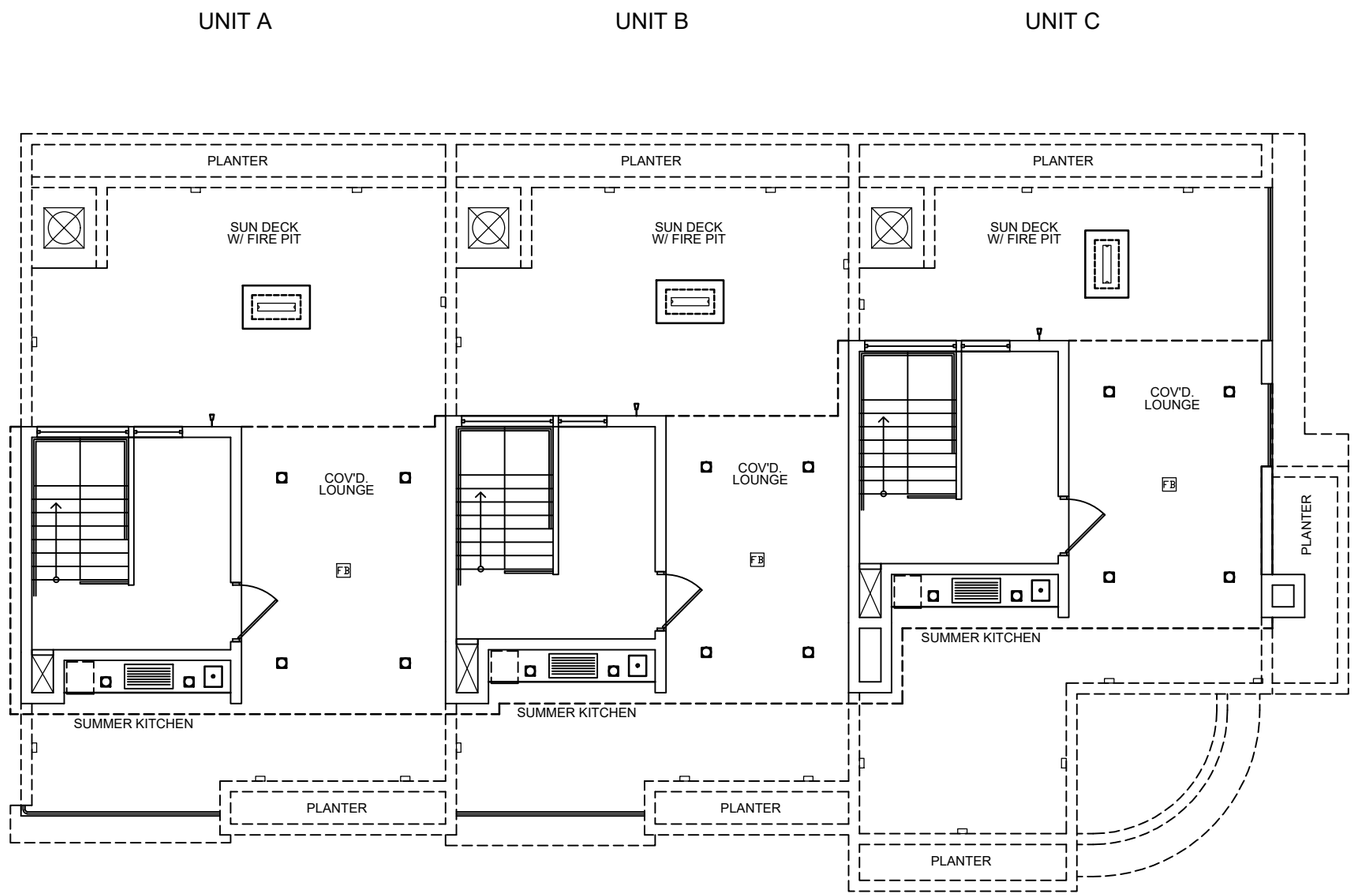
Shawn M. Stambaugh, PE
FL LIC. #16850 – CA. 26210



COMMERCIAL PROJECT
2 STORY ADDITION

project

103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
QUANTUM ENGINEERING ASSOCIATES INC.

Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

drawing

3RD FLOOR/
ROOFTOP
TERRACE
ELECT. PLAN

sheet

E-3

of

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

OCCUPANCY CALCULATIONS

GYMNASIUM AREA	937 SQ. FT./50 GROSS	19
LOCKER ROOM AREA	254 SQ. FT./50 GROSS	6
RESTROOM (GYM)	75 SQ. FT./300 GROSS	1
STORAGE AREA	169 SQ. FT./300 GROSS	1
RETAIL AREA	502 SQ. FT./60 GROSS	3
RESTROOM (RETAIL)	42 SQ. FT./300 GROSS	9
RESIDENTIAL (3 UNITS)	3,563 SQ. FT./200 GROSS	18
ROOFTOP AREA (3 UNITS)	(BY BUILDING OFFICIAL)	-
TOTAL:		57

NOTE: INTERIOR FINISH MATERIALS OTHER THAN THOSE APPLIED TO FLOORS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84.

OCCUPANCY	SPRINKLERED		
	EXITS / ACCESS		OTHER SPACES
A-3	B	B	C
R-2	C	C	C

TABLE 803.11 F.B.C.

1. CLASS A INTERIOR FINISH. FLAMESPREAD 0-25, SMOKE DEVELOPED 0-450. ANY ELEMENT THEREOF WHEN SO TESTED SHALL NOT CONTINUE TO PROPAGATE FIRE.

2. CLASS B INTERIOR FINISH. FLAMESPREAD 26-75, SMOKE DEVELOPED 0-450.

3. CLASS C INTERIOR FINISH. FLAMESPREAD 76-200, SMOKE DEVELOPED 0-450.

PLAN NOTES:

PER 2023 F.B.C. ACCESSIBILITY THIS CODE ESTABLISHES THE MINIMUM STANDARDS FOR THE ACCESSIBILITY OF BUILDINGS AND FACILITIES BUILT OR ALTERED WITHIN THE STATE.

NEW WINDOW GLAZING TO BE IMPACT RESISTANT.

ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 12.3.3

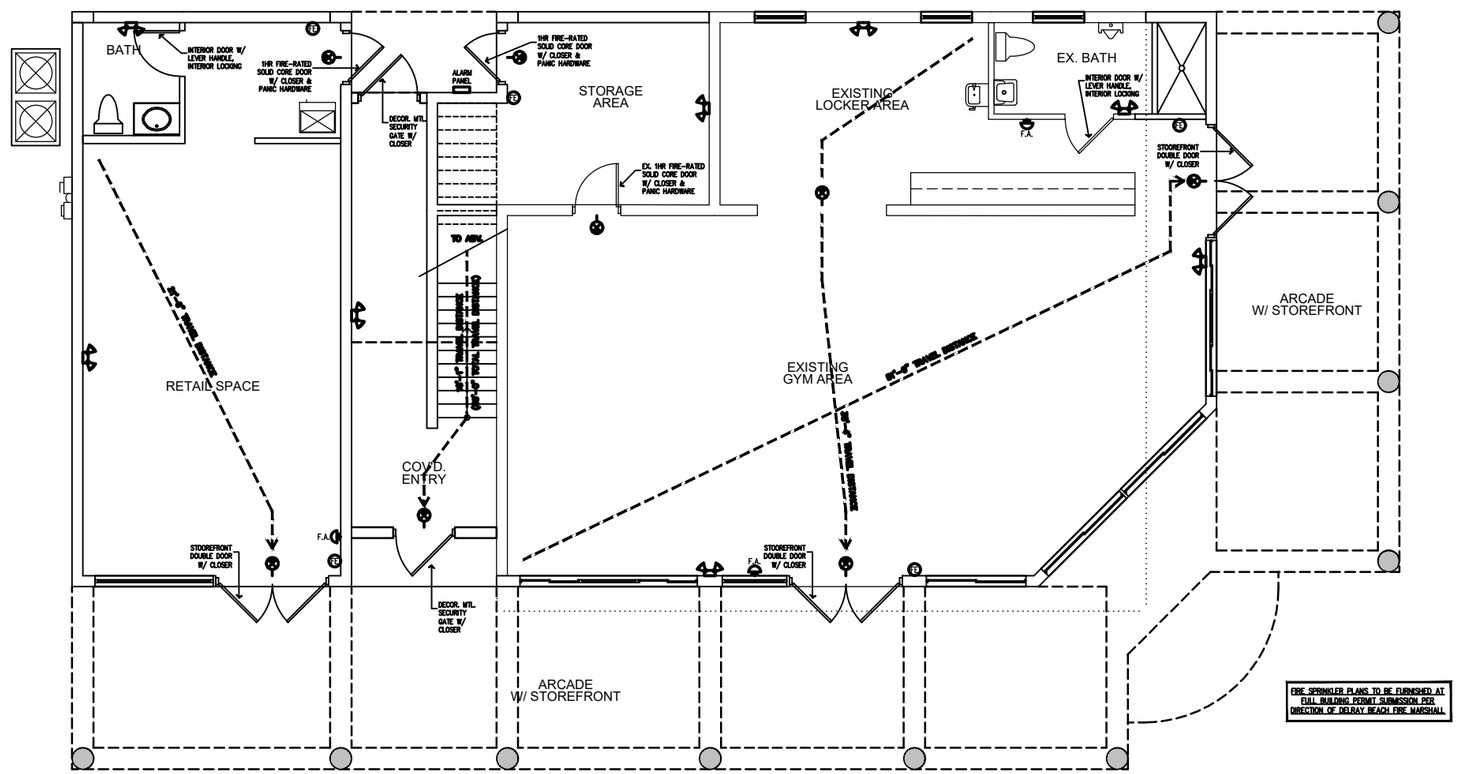
FIRE SAFTEY LEGEND

MARK	TYPE	REMARKS
	EMERGENCY LIGHT	W/ BATTERY PACK
	EXIT LIGHT	W/ BATTERY PACK, HATCH SHOWS ORIENTATION OF SIGNAGE
FE	FIRE EXTINGUISHER	10# ABC WALL MTD. DRY CHEMICAL
F.A.	FIRE ALARM	INTERCONNECTED FIRE ALARM

FIRE SAFETY NOTES:

1. PROVIDE IN-DUCT SMOKE DETECTOR FOR A/C UNITS OVER 2000 CFM.
2. FIRE EXTINGUISHER TO BE 10 LB. ABC DRY CHEMICAL AND MOUNTED 48" A..F.F.
3. EMERGENCY LIGHT, EXIT LIGHT AND SMOKE DETECTOR TO HAVE BATTERY BACKUP & SHALL BE WIRED AHEAD OF SWITCH.

Shawn M. Stambaugh, PE
FL. LIC. #1650 - CA. 26210



FIRE SPRINKLER PLANS TO BE FURNISHED AT FULL BUILDING PERMIT SUBMISSION PER DIRECTION OF DELRAY BEACH FIRE MARSHALL

COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

project

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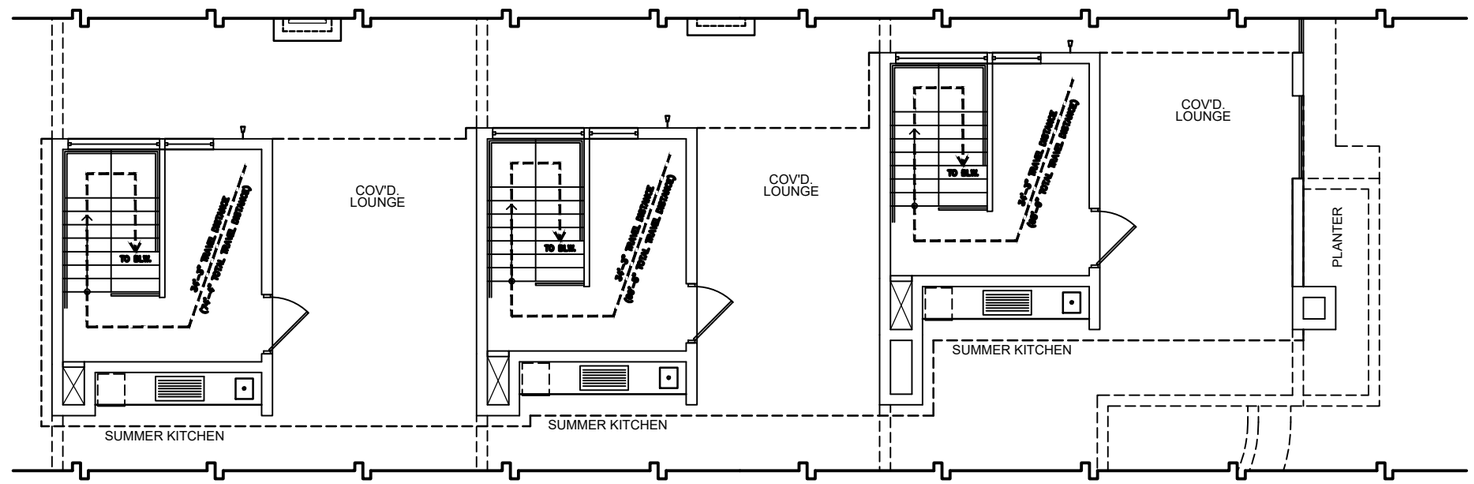
Structural Engineering
•
Cost Segregation

6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

drawing
GROUND FLOOR LIFE SAFETY PLAN

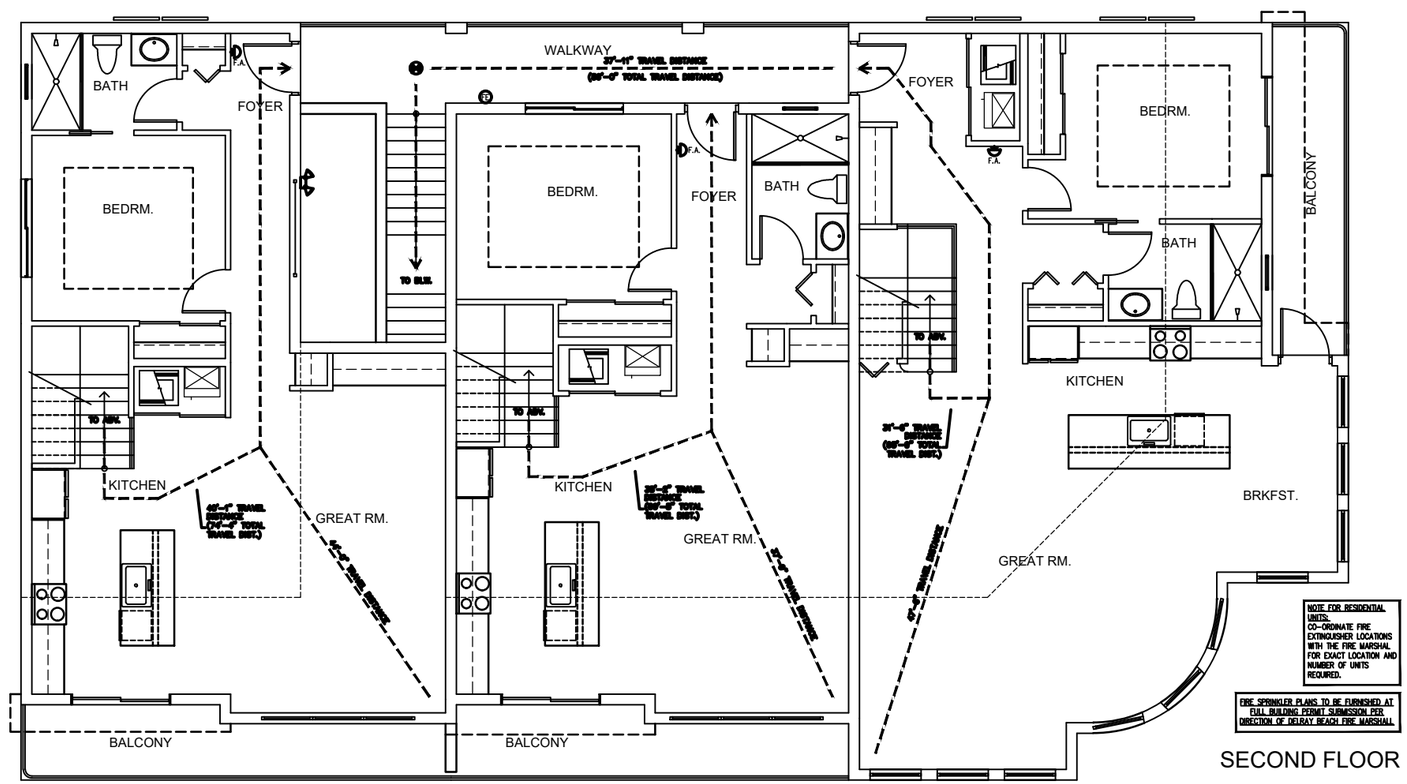
sheet
LS-1

of



PARTIAL 3RD FLOOR/ ROOFTOP TERRACE

UNIT A UNIT B UNIT C



SECOND FLOOR

- SEE SHEET LS-1 FOR LIFE SAFETY NOTES & LEGENDS

revisions

no.	date
-TAC COMMENTS (JUNE 24)	12/19/2024
-TAC COMMENTS (JAN 25)	03/04/2025
-TAC COMMENTS (MAR 25)	04/01/2025

designed	GTD/SMS
drawn	GTD
checked	SMS
date	05/15/2024
scale	1/4" = 1'-0"
job no.	24-XXXX.ARC

Shawn M. Stambaugh, PE
FL LIC. #1650 – CA. 26210

project
COMMERCIAL PROJECT
2 STORY ADDITION
103 NW 5TH AVENUE
CITY OF DELRAY BEACH
FLORIDA

QEA
Quantum Engineering Associates Inc.
Structural Engineering
Cost Segregation
6415 Lake Worth Road Suite 105
Greenacres, FL 33463
561.202.6994
www.qeassociates.com

drawing
SECOND FLOOR LIFE SAFETY PLAN

sheet
LS-2

of

M Series + DRD2

Project:	Type:
Product Code:	Date:

V 102023

4" Round Downlight

Modular System Flexibility during and after installation with interchangeable modules, optics and trims

Quick Install Integrated driver and plug-and-play connection require no wiring

High Performance Precise lighting control without sacrificing stellar efficiency

Enhanced Dimming Smooth, Flicker-free dimming options down to 0.1%

INSTALLATION

Ceiling Thickness
New Construction: ⅛" up to 1 ¼"
Remodel: ⅛" up to 1 ¼"

Ceiling Material
Drywall, Millwork

TRIMS

Aperture
4"

Shape
Round

Style
Beveled, Hyperbolic, Pinhole, Flangeless, Wall Wash, Decorative

Finish
White, Black, Bronze, Clear Diffused, Warm Diffused, Custom

LIGHT OUTPUT & DISTRIBUTION

Module
Fixed

Lumens (Power)
750 lm (9.5W), 1000 lm (12.5W), 1250 lm (14.3W), 1500 lm (16.5W)

Color Quality
93+ CRI, 2-step SDCM

Color Temperature
2700K, 3000K, 3500K, 4000K, Warm Dim (3000K–1800K), Tunable White (4000K–1800K), Tunable White (6500K–2700K)

Beam Spread
Narrow Spot (15°), Wide Flood (60°), Spot (25°), General (90°), Flood (40°), Linear Spread, Soft Focus

POWER & CONTROLS

Input Voltage
120/277V

Dimming
0–10V (1%), TRIAC/ELV (1%), EcoSystem (1%) DALI-2 (0.1%)

RATINGS & CERTIFICATIONS

Housing
IC (Insulation Contact) Rated
ASTM E283 Certified Air Tight
Code compliant for use in fire-rated assemblies up to a maximum of 2-hours
STC/IIC Sound Rated
Chicago Plenum
RoHS Compliant

Module and Trim
UL Listed for Wet Location [Flanged Trims Only]
NSF Listed [White and Black Finish Only]

Warranty
5 year limited warranty; 50,000 hours

DMF LIGHTING 1118 E. 223rd St. Carson, CA 90745 (310) 834-7779 info@dmflighting.com dmflighting.com

INSERT+ ZERO

Recessed wall step light series. Features consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and Marine Grade finish.
- Frosted, flat, tempered silk screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- Custom MCPCB utilized to maximize heat dissipation and promote a long LED life.
- IESNA Type II light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Mud Ring included for INSERT+ ZERO / ZERO CLIPS. Z-Box provided by others.
- Contact DMF for alternate mounting options, custom finishes (please specify RAL color), and non-catalogued CCT (Kelvin) options including static colors.
- Product meets Buy American Act requirements within AWRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

FINISHES
- AN-96 / Iron gray / Textured
- GB-94 / Aluminum metallic / Textured
- WH-87 / White / Textured
- BK-81 / Black / textured
- RB-92 / Iron rust / Textured

INSERT+ ZERO

INSERT+ ZERO CLIPS

Scan here for installation instructions

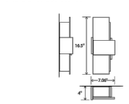
Lumen Output	27K	30K	35K	40K	50K	60K
Insert+Zero Screw 4W	134	140	146	153	159	165
Insert+Zero Screw 6W	184	188	192	196	200	204
Insert+Zero Clips 4W	154	162	170	178	186	194
Insert+Zero Clips 6W	213	217	221	225	229	233

Revision 11
01/24

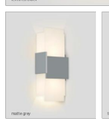
2

cerno

ACUO outdoor sconce



Dimensions: 16.5" x 3.06" x 4"
Product weight: 4 lb
Light source: Integrated LED
Light output: see options below
Light color options: 2700K, 3000K, 3500 K, or 4000 K
Color accuracy: 90+ CRI
Power usage: 13 W
Dimmable (see options below)
UL listed for wet locations, suitable for use indoor and outdoor
Specifications subject to change



MATERIAL & FINISH OPTIONS

Acuo outdoor sconce part # ED-241-

Shade Material	
textured black powder coat (CM-018)	K
matte white powder coat (CM-019)	C
matte gray powder coat (CM-107)	G
Lamping	
2700 K LED	27
3000K LED	30
3500 K LED	35
4000K LED	40
Light Distribution and Driver Options: Uplight & Downlight	
120-277 VAC input voltage: Standard output - 700 Lumens (source) 0-10V dimmable (1% - 100% dimming)	P1
240-277 V input only 0-10 V dimmable Reduced output - 340 Lumens (source) Non dimmable	P6

Includes: frosted polymer (CM-024)
J-box centered behind fixture

Cerno's Acuo Outdoor sconce is an enduring design that we modified to withstand the elements. The materials and components were meticulously designed and engineered to comply and pass UL's wet location requirements.

Mick Sheridan
Designer

⚠ **WARNING:** California Proposition 65 Warning for California Consumers. This product can expose you to chemicals including wood dust and lead which are known to the State of California to cause cancer or birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov

949.713.1534 | CERNOGROUP.COM

FC OUTDOOR LIGHTING

Date:	Approved:
Type:	
Fixture:	
Project:	

FCCSQ400 Four-Inch Round Cylinder – Pendant or Surface Mount Down Lighting

Standard Drivers without Battery Backup

Made in USA with domestic and imported materials

FEATURES
- Up to 3500 lumens (4000K)
- Multiple mounting options
- Clear anti-glare tempered glass lens (IK09)
- The Soft Field Lens option provides diffusion, reduces glare, and enhances visual comfort
- Multiple housing colors
- 0-10V 1% Dimming (Standard)
- 93 CRI with 2-SDCM

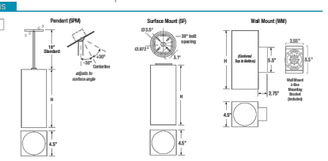
PERFORMANCE
Beam Spread: 19°, 29°, 50°, 72°, 90°
CCT Options: 2700K, 3000K, 3500K, 4000K
CRI: 93 CRI
Consistency: 2 SDCM (Luminaire to Luminaire)
Lumens: 100 - 3900 lumens (nominal)
Lumen Maintenance: L70 > 70,000 hours

PHYSICAL
Mounting: Mounts directly to standard recessed junction box with wall mount or twist-lock canopy. Additional holes allow unit to be attached directly to mounting surface. Not intended for open ceilings or surface mount conduit j-box applications. Recessed j-box must be flush with finished wall or ceiling surface.
Housing: Heavy-welded, extruded aluminum housing with high pressure die-cast lens ring and cap with stainless steel hardware.
Finish: Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 1.5 µm minimum, 5,000 hour salt spray test (ASTM B117) compliant with Florida / AAMA 2604 specification.
Warranty: 5-Year limited warranty
Lens: IK09 impact compliant, clear anti-glare tempered glass
Ingress Protection: Continuous silicone gasket to seal out contaminants. IP65 rated for dry, damp or wet locations. 58" option rated IP66 for cover ceiling application only.
Weight: 8-12 lbs (Depending on Length)
Operating Temperature: -22°F to 122°F (-30°C to 50°C)

ELECTRICAL
Voltage: Universal 120 - 277 VAC standard, 347 VAC optional
Power Supply: Integral Class II, electronic high-power factor > 90, THD < 20%, FCC Title 47 Part 15 Class A.
Power Consumption: Maximum 49W
Dimming: standard: 0-10V, 1% Dimming, optional: ELV, TRIAC, dim to off, DMX, DALI
Standards:
- cULus Listed, CE, NOM, and RoHS Compliant.
- Wet location listed for wall or ceiling mount IP65 Ingress protection.
- IK09 (IEC62262) Impact resistance rated.
- IESNA LM79 Photometric testing by NVLAP accredited test lab.
- IESNA LM80 LED testing by NVLAP accredited test lab.
- IESNA TM21 Luminaire lumen depreciation projection to > 70,000 hours.

PHYSICAL DIMENSIONS

Luminaire	Length (L)
FCC400-10	10.95" Height
FCC400-12	12.95" Height
FCC400-14	14.95" Height
FCC400-16	16.95" Height
FCC400-18	18.95" Height
FCC400-20	20.95" Height



Due to continuous product improvement, specifications are subject to change without notice.
Product use and fitting agreement to PC Lighting, Inc. terms and conditions.

3609 Swenson Ave • St. Charles, IL • 60174 | fclighting.com | 800.900.1730

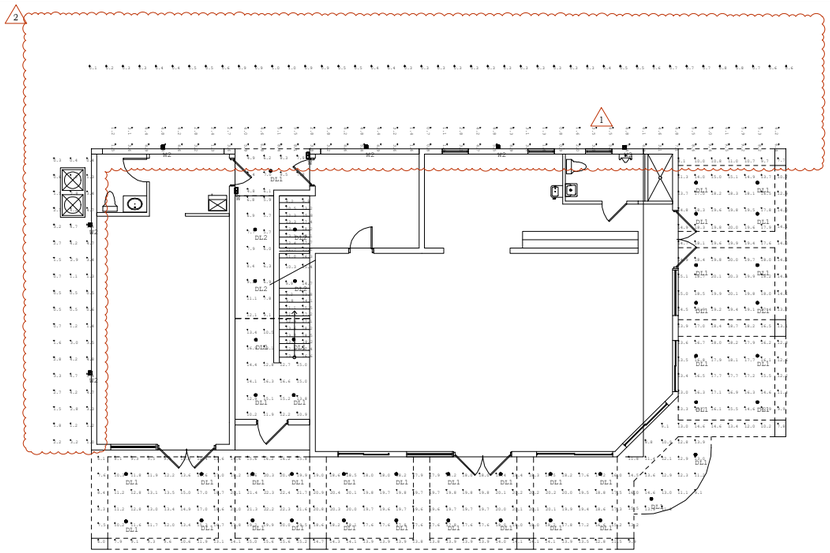
US Commercial Lighting Manufacturer Since 1982

QM-CMA-061024

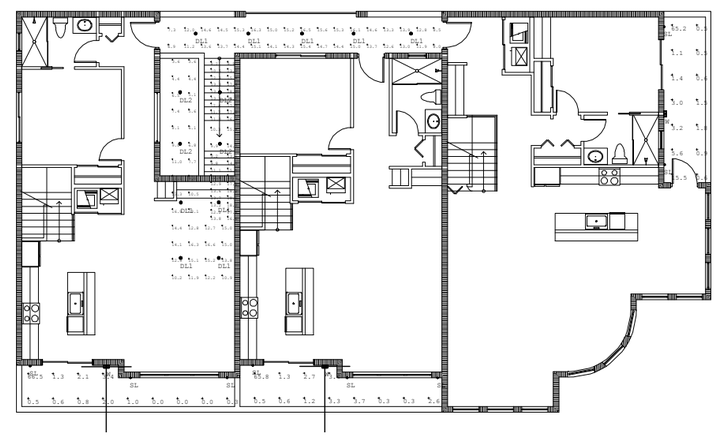
1

2

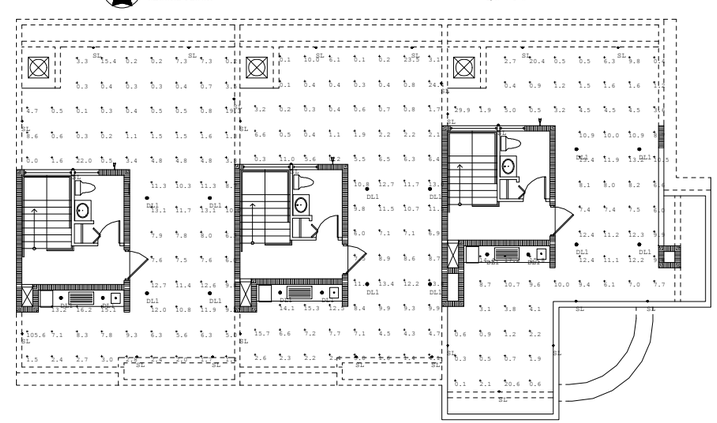
ELECTRICAL PHOTOMETRIC PLAN
FIRST FLOOR 1/8" = 1'-0"



ELECTRICAL PHOTOMETRIC PLAN
SECOND FLOOR 1/8" = 1'-0"



ELECTRICAL PHOTOMETRIC PLAN
THIRD FLOOR 1/8" = 1'-0"



1ST FLOOR Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcTb	PtSpcLr	Grid Z
Arcade Walkway	Illuminance	Fc	15.86	22.4	6.0	2.64	3.73	2	2	0
Rear Entrance Floor	Illuminance	Fc	6.69	8.5	4.8	1.39	1.77	2	2	0
Stairway Floor	Illuminance	Fc	11.01	16.9	5.7	1.93	2.96	2	2	0
Stairway Top Total	Illuminance	Fc	13.96	18.5	8.2	1.70	2.26	0	0	N.A.
10 ft from Back of Bldg	Illuminance	Fc	0.51	1.0	0.1	5.10	10.00	N.A.	2	N.A.
Back of Bldg	Illuminance	Fc	4.23	9.5	0.7	6.04	13.57	2	2	0
North Side	Illuminance	Fc	2.38	5.4	0.3	7.93	18.00	2	2	0
2ND FLOOR Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcTb	PtSpcLr	Grid Z
Back Corridor 1 Floor	Illuminance	Fc	13.49	16.5	6.9	1.96	2.39	2	2	13.131
Balcony 1	Illuminance	Fc	6.04	66.5	0.0	N.A.	N.A.	3	3	0
Balcony 2	Illuminance	Fc	7.14	65.8	0.3	23.80	219.33	3	3	0
Balcony 3	Illuminance	Fc	7.24	65.2	0.5	14.48	130.40	3	3	0
Stairway Floor	Illuminance	Fc	10.65	16.9	3.6	2.96	4.69	2	2	0
Stairway Top Total	Illuminance	Fc	13.96	18.5	8.2	1.70	2.26	0	0	N.A.
3RD FLOOR Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcTb	PtSpcLr	Grid Z
Unit A	Illuminance	Fc	6.90	105.6	0.0	N.A.	N.A.	3	3	0
Unit B	Illuminance	Fc	6.16	24.4	0.1	61.60	244.00	3	3	0
Unit C	Illuminance	Fc	6.93	29.9	0.1	69.30	299.00	3	3	0

Luminaire Schedule							
Symbol	Label	Tag	Description	Arrangement	Lum. Watts	Lum. Lumens	LLF
	DL1	DMF	M4-NC-R-S-DRD2M10935WFT-M4TRSWH	Single	12.5	975	1.000
	DL2	DMF	M4-NC-R-S-DRD2M15935WFT-M4TRSWH MH:20'	Single	16.5	1288	0.900
	SL	PIL	SC-6-(STD FINISH)-3K-UNV-NA MH: 1'	Single	6	188	1.000
	R	Cerno	(SHADE FINISH)-40-PL MH: BOTTOM OF FIXTURE-6.5' AFF	Single	15.1264	846	1.000
	W2	FC Ltg	FCCSQ400-10-WM-UNV-940-05L-(STD FINISH)-90S-LD MH: 8'	Single	6.3	469	1.000

ddc engineering inc
4083 South U.S. Highway 1, Ste. 101
Rockledge, Florida 32955
Phone 321.633.4522 Fax 321.633.4528
www.ddc-engineers.com
dasilva.david@ddc-engineers.com
C.O.A.: 25988
DDC PROJECT NO.: 24024

CONSULTANTS:

DATE
MARCH 8, 2024

REVIEW SET	☐
PERMIT SET	☒
BID SET	☐
CONSTRUCTION SET	☐
AS BUILT	☐

REVISIONS

NO.	DATE	DESCRIPTION
1	5/10/24	ARCHITECTURAL REVIEW CHANGES
2	10/21/24	POLICE DEPARTMENT COMMENTS

2 STORY ADDITION
103 NW 5TH AVE.
DELRAY BEACH, FL 33444

ELECTRICAL PHOTOMETRIC PLAN

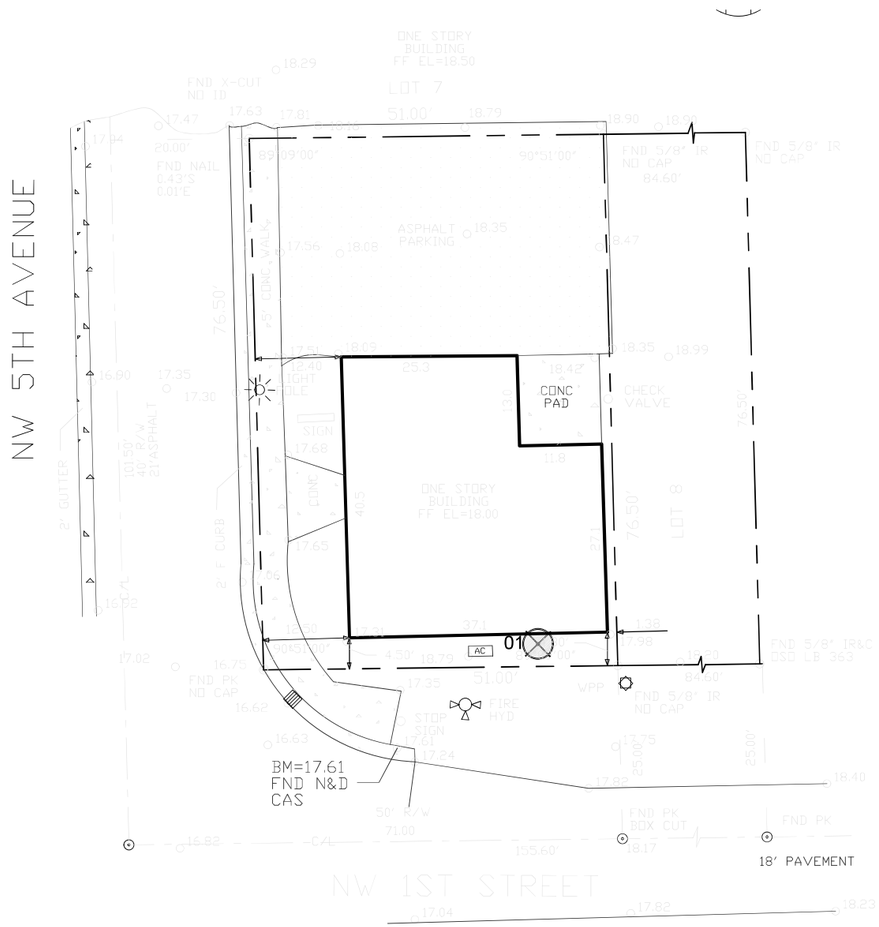
NOTE:
DRAWINGS HAVE BEEN PRINTED TO 11x17 AND ARE NOT TO SCALE.

SHEET NO.:
E-1

DRAWN: JMF
CHECKED: JMF
APPROVED: DAD

David A. DaSilva
54739

This item has been electronically signed and sealed by David A. DaSilva, PE #54739. On December 13, 2024, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and all SHA-1 authentication code and signature must be verified on any electronic copies.

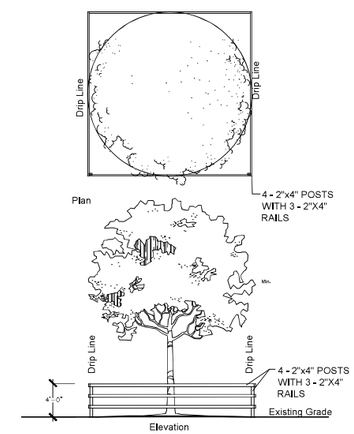


Existing Tree Survey							
KEY	BOTANTICAL NAME	COMMON NAME	CALIPER	HEIGHT	CONDITION	DISPOSITION	COMMENTS
			(INCHES)	(FEET)	%		
1	*Wodyetia bifurcata*	Foxtail Palm	9	16	50%	Remove	

MITIGATION		
1 PALM WITH A CONDITION EQUAL OR GREATER THAN 50% ARE BEING REMOVED THE BREAKDOWN OF REPLACEMENT PER THE PROPOSED		
PALMS WITH 50% OR BETTER CONDITION		
	VARIETIES OF PALMS	
1	SOLITAIRE PALMS	25' OA. SINGLES
SEE LANDSCAPE PLAN FOR PROPOSED PALMS		

LEGEND

- EXISTING TREE /PALM TO REMAIN
- EXISTING TREE/ PALM TO BE REMOVED
- EXISTING TREE / PALM TO BE RELOCATED



Existing Tree(s) Protection Detail

N.T.S

SCALE: 1" = 10'

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

It's fast, it's free, it's the law.

Call 811 two business days before digging

MLA
MAYOR LANDSCAPE ARCHITECTURAL SERVICES
Address: 4846 Sand Dollar Drive Westlake Florida 33470
Phone: 561-6650810

James B. Euell
Digitally signed by James B. Euell
Date: 2025.03.05 15:08:03:53 -05'00'

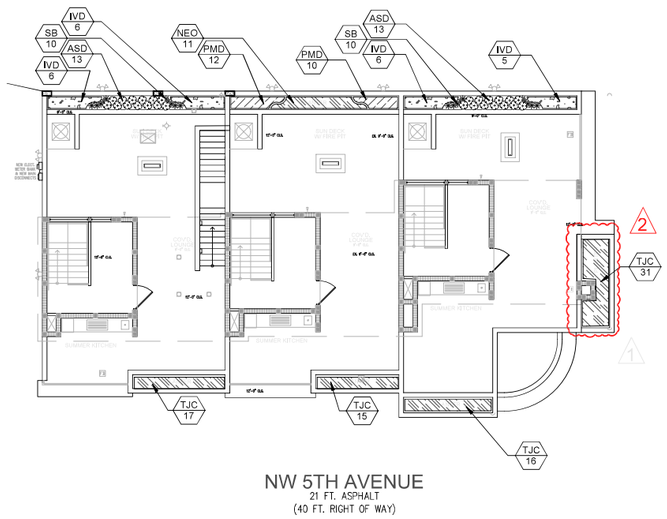
PROJECT NAME & LOCATION:

COMMERCIAL PROJECT
TWO STORY ADDITION
103 NW 5TH AVENUE
DELRAY BEACH FLORIDA

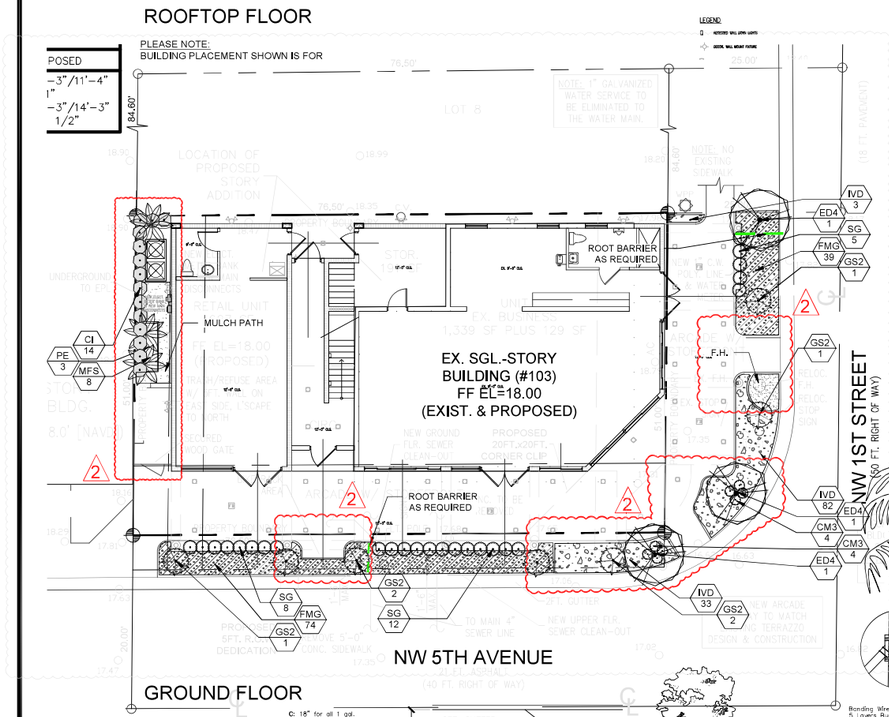
DISTRIBUTION:	DATE:

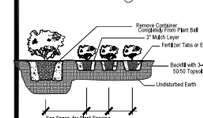
DRAWING NAME:
TREE DISPOSITION PLAN

DRAWING NUMBER:
L-200



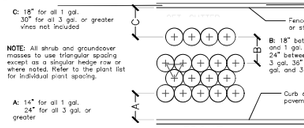
ROOFTOP FLOOR





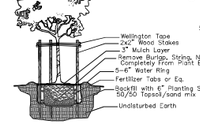
Shrub & Ground Cover Planting Detail

NTS



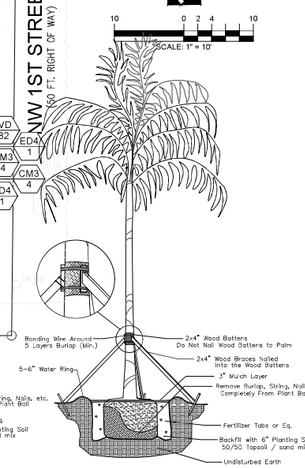
Typical Plant Spacing

NTS



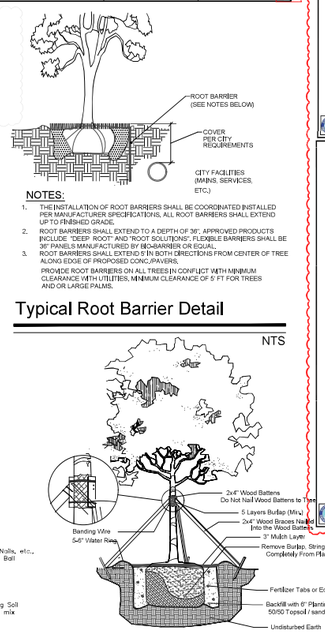
Small Tree Planting Detail

NTS



Palm Planting Detail

NTS



NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED INSTALLED PER MANUFACTURER SPECIFICATIONS. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL EXTEND TO A DEPTH OF 36". APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIO-BARRIER OR EQUAL.
3. ROOT BARRIERS SHALL EXTEND 5' IN BOTH DIRECTIONS FROM CENTER OF TREE ALONG EDGE OF PROPOSED CONC./PAVERS.

PROVIDE ROOT BARRIERS ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES, MINIMUM CLEARANCE OF 5' FT FOR TREES AND OR LARGE PALMS.

Typical Root Barrier Detail

NTS

Large Tree Planting Detail

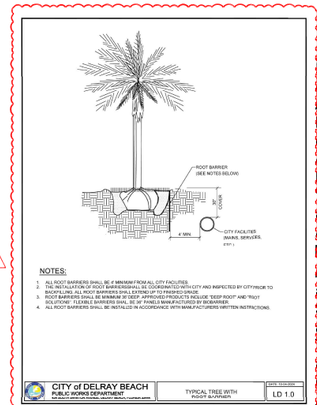
NTS

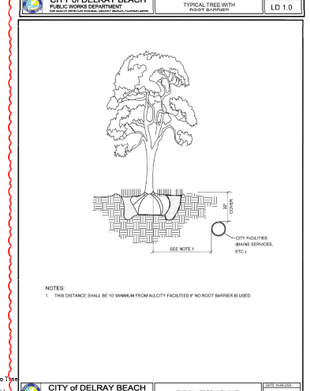
PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	DBH	SIZE	NATIVE	DROUGHT TOLERANCE		REMARKS
TREES									
ED4	3	Elaeocarpus decipiens / Japanese Blueberry Tree	FG/B&B	4" CAL.	14' HT. X 7' SPR. X 6' CT.	No	High		
PALM TREES									
PE	3	Ptychosperma elegans / Solitaire Palm	FG/B&B		25' O.A. SINGLE	No	High		
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE		REMARKS
SHRUBS									
ASD	26	Asparagus densiflorus `Myers` / Myers Asparagus	-		18"x18"	No	High		
CI	14	Chrysobalanus icaco / Coco Plum	-		30" HT. X 24" SPD	Yes	HIGH		
CM3	8	Codiaeum variegatum `Mammy` / Mammy Croton	-		18" H. X 18" SPR.	No	High		
GS2	7	Garcinia spicata / Garcinia	-		6` OA. FULL TO BASE. CONE	No	High		
SB	20	Sansevieria trifasciata `Black Gold` / Black Gold Sansevieria	-		12"x12" OA.	No	Medium		
SG	25	Schefflera arboricola `Gold Capella` / Gold Capella Schefflera	-		24" HT. X 20" SPR.	NO	HIGH		
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NAITVE	DROUGHT TOLERANCE	SPACING	REMARKS
SHRUB AREAS									
FMG	112	Ficus microcarpa `Green Island` / Green Island Ficus	-		14" HT x 16" SPR	No	High	20" o.c.	
IVD	110	Ilex vomitoria `Stokes dwarf` / Dwarf Yaupon Holly	-		14" HT x 16" SPR	Yes	High	18" o.c.	
NEO	11	Neomarica gracilis / Walking Iris	---		14" HT x 16" SPR	No	Medium	16" o.c.	
PMD	22	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	-		16" HT x 16" SPR	No	High	12" o.c.	
TJC	79	Trachelospermum jasminoides `Confederate` / Confederate Jasmine	-		14" HT. X 14" SPR.	No	High	14" o.c.	
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	REMARKS
GROUND COVERS									
AGR	48	Arachis glabrata / Perennial Peanut	-		6"HT x 12"SPR @	No	High	8" o.c.	
MFS	8	Microsorum scolopendrum / Wart Fern	-		4"HT x 12"SPR @	No	Medium	18" o.c.	

LANDSCAPE CALCULATIONS ZONING: CENTRAL BUSINESS DISTRICT LAND USE: SINGLE FAMILY		
TOTAL SITE AREA	3,902 S.F.	0.08 ACRES
SECTION 4.4.13-	**REQUIRED**	**PROVIDED**
3 ROOFTOP ON BUILDING		
LANDSCAPE OVER MIN. TEN PERCENT OF ROOF TERRACE AREA		
PLANTERS WITH SHRUBS AND GROUND COVERS	**YES**	**YES**
6. STREET TREES		
1 TREE PER EACH 40 LINEAR FEET	**N/A**	**0**
NE 5TH AVENUE	**ARCADE**	**5 TREES**
NW 1ST STREET	**ARCADE**	**5 TREES**
50% OF REQUIRED TREES TO BE NATIVE		
25% OF SHRUBS AND GROUNDCOVERS TO BE NATIVE	490X25%=123	124 SHRUBS
(PALMS COUNTED 3:1, (EXCEPT ROYAL PALMS AND DATE PALMS)		
35% OF REQUIRED TREES MAY BE PALMS		

Note:
1.any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.0 & LD 2.0.





GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material (except SOD) as included herein shall be warranted by the landscape contractor for a minimum period of 12 months,

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

The plan takes precedence over the plant list.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG.
It's fast, it's free, it's the law.
Call 811 two business days before digging

MLA
MAYOR LANDSCAPE ARCHITECTURAL SERVICES
Address: 4846 Sand Dollar Drive Westlake Florida 33470
Phone: 561-6650810

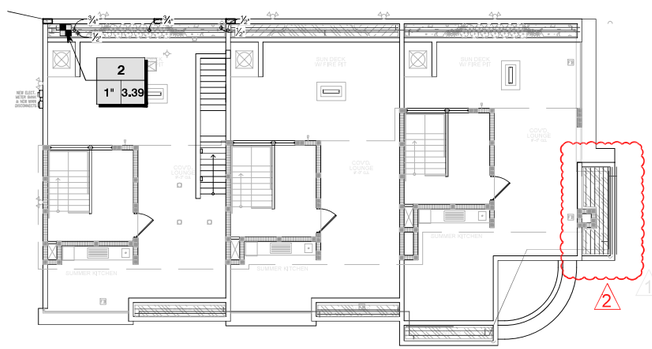
James B. Euell
Digitally signed by James B. Euell
Date: 2025.03.05 08:05:20 -05'00'

PROJECT NAME & LOCATION:
COMMERCIAL PROJECT
TWO STORY ADDITION
103 NW 5TH AVENUE
DELRAY BEACH FLORIDA

DISTRIBUTION:	DATE:
1 TAC COMMENTS	12-04-24
2 TAC COMMENTS	03-01-25

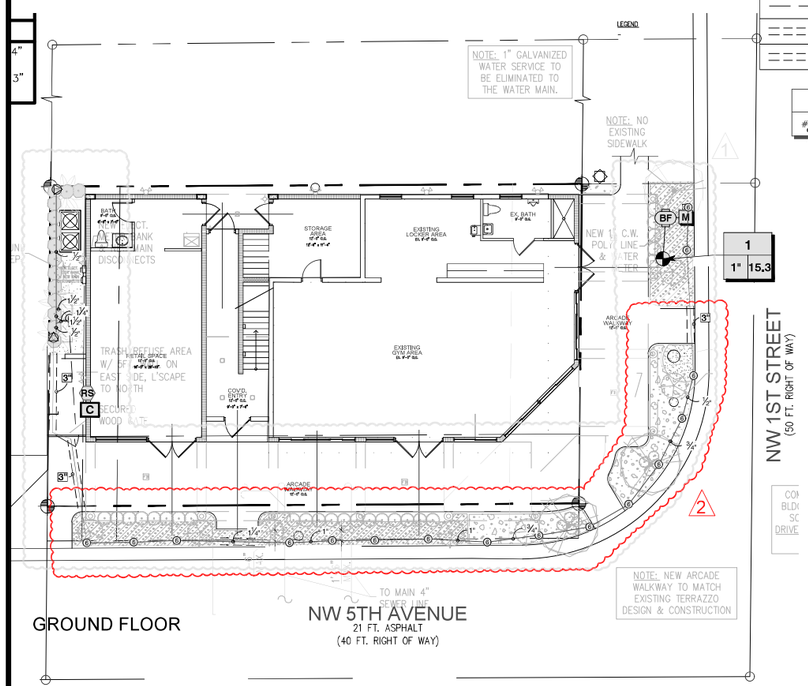
DRAWING NAME:
LANDSCAPE PLAN AND DETAILS

DRAWING NUMBER:
L-210



ROOF TOP FLOOR

NW 5TH AVENUE
21 FT. ASPHALT
(40 FT. RIGHT OF WAY)



GROUND FLOOR

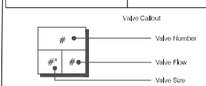
NW 5TH AVENUE
21 FT. ASPHALT
(40 FT. RIGHT OF WAY)

SCALE: 1" = 10'

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

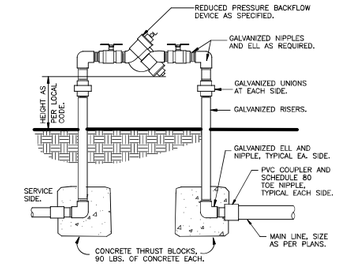
IRRIGATION SCHEDULE IRRIGATION

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
EST LCS RCS CST SST	Rain Bird 1800-PA-8S-PRS 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	2	30	
4V 6V 18V	Rain Bird 1800-PA-8S-PRS ADJ Shrub Spray on fixed riser with the PA-8S-PRS Pressure Regulating Shrub Adapter. Use with 1/2" MPT threaded risers.	17	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Rain Bird XACZ-100-PRF 1" Medium Flow Drip Control Kit, 1in. Anti-Siphon Valve Filter, 1in. RBY Filter, and 40psi pressure regulator, for above grade installation. 3 GPM-15 GPM.	1		
	Area to Receive Dripline Rain Bird XFS-CV-PS-9-12 XFS-CV 0.9 GPH Landscape Dripline w/ Purple Stripe.	246.5 lf		2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Rain Bird PEB-PRS-D 1" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	1		
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1		
C	Rain Bird RZX6 6 Station Controller, Outdoor.	1		
RS	Rain Bird RSD-BEx (2) Rain Sensor, with metal latching bracket, extension wire.	1		
M	Water Meter 1" 1" METER	1		
	Point of Connection 1" POINT OF CONNECTION	1		
	Irrigation Lateral Line: PVC Schedule 40	32,1 lf		
	Irrigation Lateral Line: PVC Schedule 40 1/2"	228,8 lf		
	Irrigation Lateral Line: PVC Schedule 40 3/4"	58,9 lf		
	Irrigation Lateral Line: PVC Schedule 40 1"	28,6 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	31,7 lf		
	Irrigation Lateral Line: PVC Schedule 40 1 1/2"	89,7 lf		
	Irrigation Mainline: PVC Schedule 40-NP	10,8 lf		
	Irrigation Mainline: PVC Schedule 40-NP 1"	15,5 lf		
	Pipe Sleeve: PVC Schedule 40	4,9 lf		
	Pipe Sleeve: PVC Schedule 40 3"	26,2 lf		

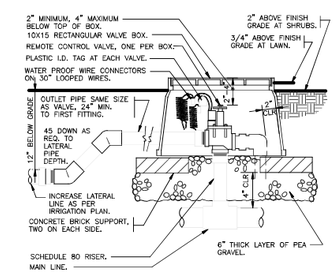


CRITICAL ANALYSIS

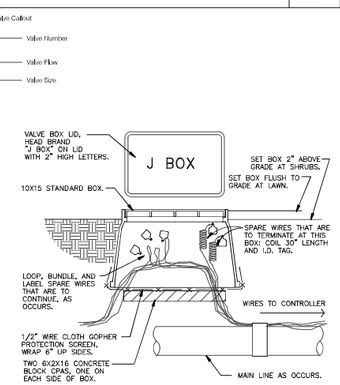
Generated:	2024-02-28 06:37
P.O.C. NUMBER: 01	
Water Source Information:	1" METER
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	19.62 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	20 ft
Pressure Available:	56 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.96 GPM
Flow Available at POC:	19.62 GPM
Residual Flow Available:	10.65 GPM
Critical Station:	1
Design Pressure:	30 PSI
Friction Loss:	2.39 PSI
Fittings Loss:	0.24 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.38 PSI
Pressure Req. at Critical Station:	34.1 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.63 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	3.52 PSI
Loss for Water Meter:	0.6 PSI
Critical Station Pressure at POC:	38.9 PSI
Pressure Available:	56 PSI
Residual Pressure Available:	17.1 PSI



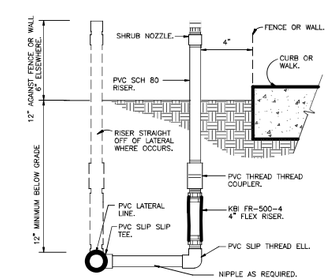
8 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0" FX4R-FX-CONT-09



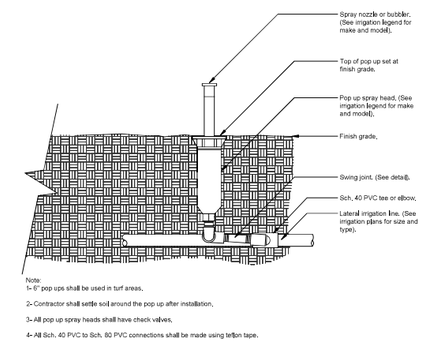
6 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0" 32 8406.13-01



10 WIRE BUNDLE JUNCTION BOX
1 1/2" = 1'-0" 32 8409.79-01

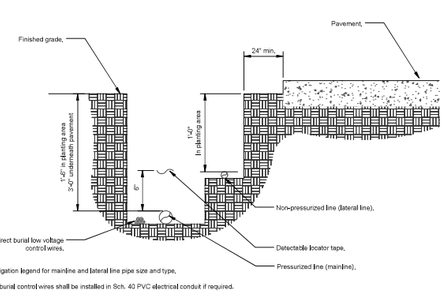


3 SHRUB SPRAY KBI FIXED RISER
3" = 1'-0" 32 8403.23-01



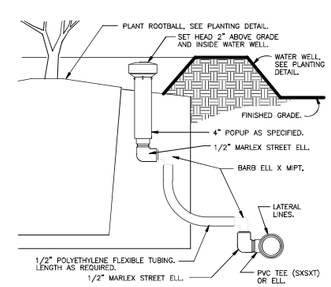
Note:
1- 6" pop ups shall be used in turf areas.
2- Contractor shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

1 POP UP-SPRAY HEAD
1 1/2" = 1'-0"

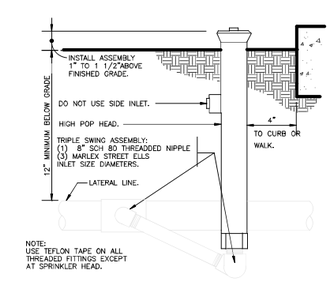


NOTES:
1- See irrigation legend for mainline and lateral line pipe size and type.
2- Direct burial control wires shall be installed in Sch. 40 PVC electrical conduit if required.
3- 2-wire irrigation wire shall be installed in Sch. 40 PVC electrical conduit.
4- Detectable locator tape shall be located six inches (6") above the entire mainline run.

11 IRRIGATION TRENCHING
1 1/2" = 1'-0" 32 8409.13-01



4 POPUP BUBBLER AT PLANT PIT
3" = 1'-0" 32 8403.53-04



NOTE:
USE TEFLON TAPE ON ALL THREADED FITTINGS EXCEPT AT SPRINKLER HEAD.

2 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0" 32 8403.29-10

MLA MAYOR LANDSCAPE ARCHITECTURAL SERVICES
Address: 4846 Sand Dollar Drive Westlake Florida 33470
Phone: 561-6650810

James B. Euell
Digitally signed by James B. Euell
Date: 2025.03.05 08:04:59 -05'00'

PROJECT NAME & LOCATION:
COMMERCIAL PROJECT
TWO STORY ADDITION
103 NW 5TH AVENUE
DELRAY BEACH FLORIDA

DISTRIBUTION:	DATE:
1 TAC COMMENTS	12-04-24
2 TAC COMMENTS	03-01-25

DRAWING NAME:
IRRIGATION PLAND AND DETAILS

DRAWING NUMBER:
L-300

WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a ¾" piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:
- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires
Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x⅝" copper grounding plates, ⅝"x10' copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller/pump location, and test results. Each controller/pump shall be so grounded an tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on ¾" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 2" above maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be installed with PVC triple joints unless otherwise detailed.

All sprinkler equipment, not otherwise detailed or specified on these plans, shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Wld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then urn the pipe a ¼ turn and hold for 10 seconds. make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.
Pipes must curwe a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hous prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:
- 24" minimum for ¾" - 2½" PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:
- 18" minimum for ¾" - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational Testing - Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner, or his/her representative, that proper coverage is obtained and the system works automatically from the controller. This demonstration requires each zone to be turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Upon completion of the operational test, run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review. in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:
As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts; one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

1. Pre-construction meeting - Designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill and installation method.
3. Mainline pressure test - All mainline shall be pressure tested according to this design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
5. Coverage and operational test
6. Final inspection
7. Punch list inspection

FINAL ACCEPTANCE

Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.

1. All above inspections are completed, documented, approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED
IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

A. Turn on each zone from the controller to verify automatic operation.

B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.

C. Check remote control valve to ensure proper setting, if present.

D. Check setting on pressure regulator it verify proper setting, if present.

E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.

F. Check for leaks - mainline, lateral lines, valves, heads, etc.

G. Check all heads as follows:
1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
3. Check wiper seal for leaks - if leaking , clean head and re-inpect.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
6. Check for proper alignment - perfectly vertical; coverage area is correct;p minimize over spray onto hardscapes
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations fpr proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates, follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit

2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.

3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.

MLA
MAYOR LANDSCAPE ARCHITECTURAL SERVICES
Address: 4846 Sand Dollar Drive Westlake Florida 33470
Phone: 561-6650810

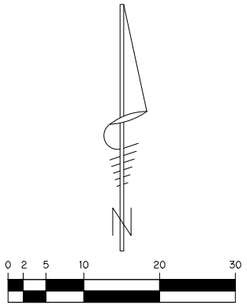
James B. Euell
Digitally signed by James B. Euell
Date: 2025.03.05 08:04:39 -05'00'

PROJECT NAME & LOCATION:
COMMERCIAL PROJECT
TWO STORY ADDITION
103 NW 5TH AVENUE
DELRAY BEACH FLORIDA

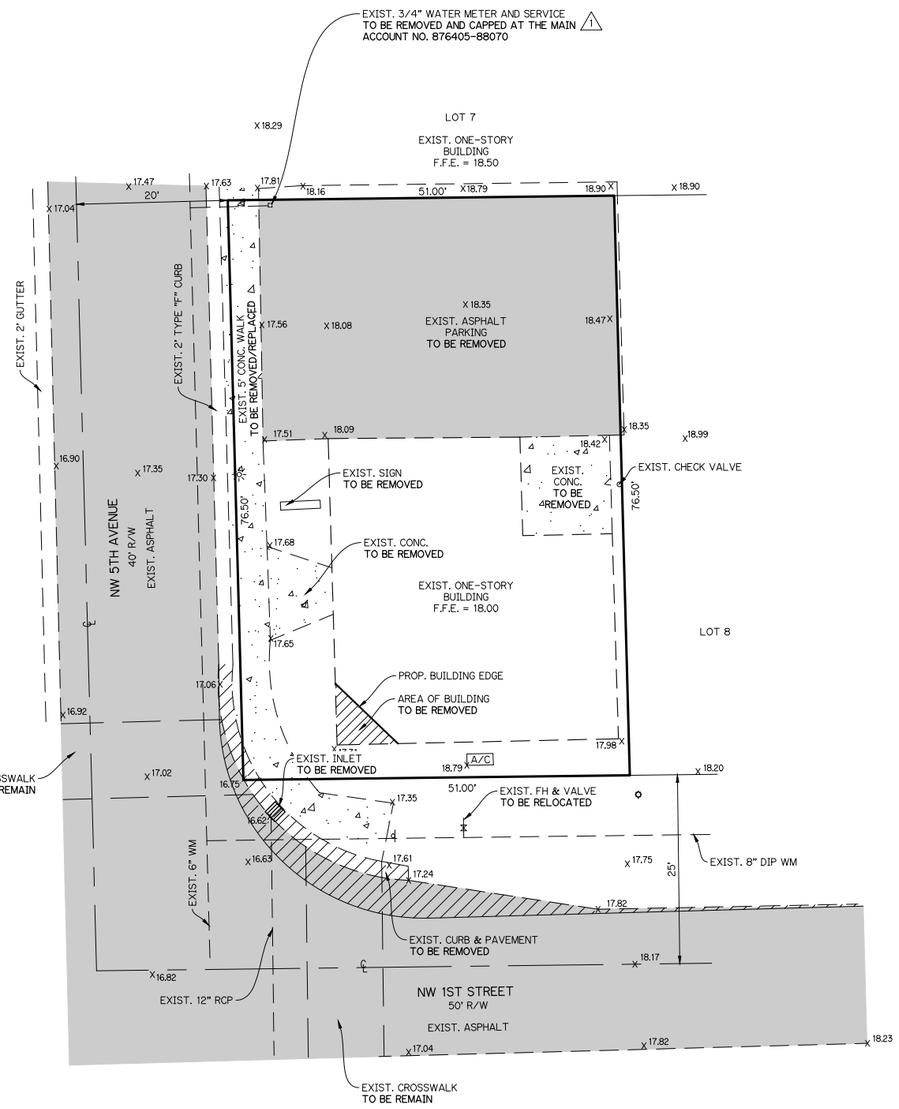
DISTRIBUTION:	DATE:

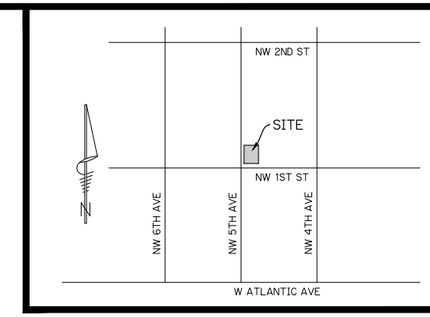
DRAWING NAME:
IRRIGATION NOTES

DRAWING NUMBER:
L-301



SCALE: 1" = 10'





LOCATION MAP

NOT TO SCALE

LEGEND:

DIRECTION OF FLOW	
EXISTING ELEVATION	x 0.00
EXISTING LIGHT POLE	
EXISTING POWER POLE	
FINISH FLOOR ELEVATION	F.F.E.
HIGH POINT	H.P.
PROPOSED CONTOUR LINE	13.5
PROPOSED ELEVATION	0.00

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY UNIVERSAL SURVEYING SYSTEMS, INC., PROJECT NUMBER 21-08-008 TLL8827, DATED 08-11-21.
2. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. WATER, SEWER, AND DRAINAGE INFORMATION OBTAINED FROM THE CITY OF DELRAY BEACH. CONTRACTOR TO VERITY SIZE, MATERIAL, AND LOCATIONS.

DEMOLITION PLAN FOR 103 NW 5TH AVENUE DELRAY BEACH, FL

REVISIONS

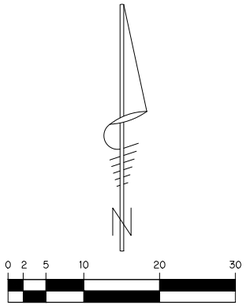
		DATE	BY	CK
1	REV. PER TAC COMMENTS	2/28/25	SAS	RWL

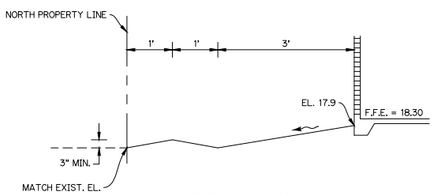
EB 9889
LDi Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: 1"=10'
DATE: JAN 2024
DESIGNED BY: SAS
CHECKED BY: RWL
DRAWING FILE: 23-109 SI

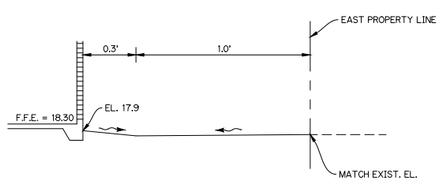
3/4/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

23-109 | SI

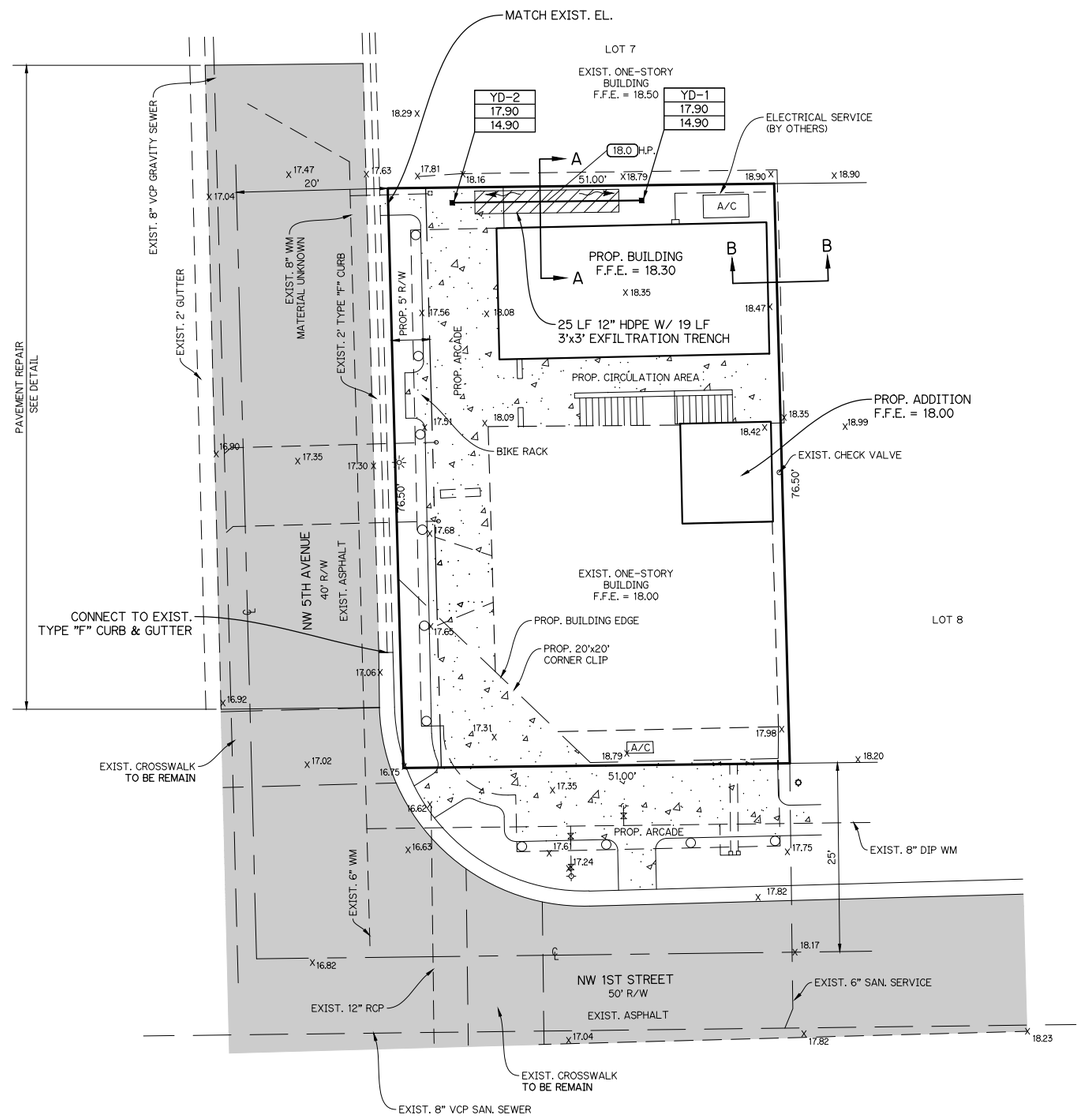




SECTION "A-A"
NOT TO SCALE



2 SECTION "B-B"
NOT TO SCALE



LEGEND:

DIRECTION OF FLOW	
EXISTING ELEVATION	x 0.00
EXISTING LIGHT POLE	
EXISTING POWER POLE	
FINISH FLOOR ELEVATION	F.F.E.
HIGH POINT	H.P.
PROPOSED CONTOUR LINE	13.5
PROPOSED ELEVATION	0.00

WATER MANAGEMENT CALCULATIONS:

TOTAL LOT AREA = 3,902 SF
LESS 5' PROPOSED R/W = 3,520 SF

EXIST. PERVIOUS AREA = 503 SF (13%)
EXIST. IMPERVIOUS AREA = 3,399 SF (87%)

PROP. PERVIOUS AREA = 290 SF (7%)
PROP. IMPERVIOUS AREA = 3,612 SF (93%)

2 RETENTION REQUIRED:

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$$

$P = 11$ IN
$S_{PRE} = 1.06$ IN
$S_{POST} = 0.68$ IN
$Q_{PRE} = 3{,}193$ CF
$Q_{POST} = 3{,}324$ CF
V = (3,324 CF − 3,193 CF) = 131 CF REQUIRED

2 RETENTION PROVIDED:

$$V_{EXFILT.} = \frac{L * (K * (H_2W + 2H_2D_U - D_U^2 + 2H_2D_S) + ((1.39X10^{-4}) * W * D_U))}{FS}$$

$L = 19$ LF
$K = 1 \times 10^{-4}$
$H_2 = 3.0'$
$W = 3.0'$
$D_U = 3.0'$
$D_S = 0.0'$
FS = 2

$V_{EXFILT.}$= 136 CF PROVIDED

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY PREPARED BY UNIVERSAL SURVEYING SYSTEMS, INC., PROJECT NUMBER 21-08-008 TLL8B27, DATED 08-11-21.
2. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. WATER, SEWER, AND DRAINAGE INFORMATION OBTAINED FROM THE CITY OF DELRAY BEACH. CONTRACTOR TO VERITY SIZE, MATERIAL, AND LOCATIONS.
2 4. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD1.0 AND LD2.0. SEE LANDSCAPE PLANS FOR DETAILS.
5. NEW SIDEWALK TO MATCH EXISTING TERRAZZO DESIGN AND CONSTRUCTION.

PAVING, GRADING, & DRAINAGE PLAN
FOR
103 NW 5TH AVENUE
DELRAY BEACH, FL

REVISIONS

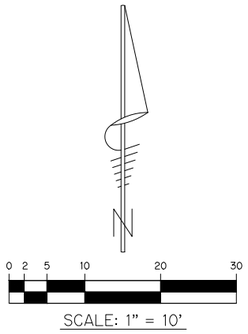
	DATE	BY	CK
1 REV. PER DELRAY BEACH TAC COMMENTS	12/13/24	SAS	RWL
2 REV. PER DELRAY BEACH TAC COMMENTS	2/6/25	SAS	RWL

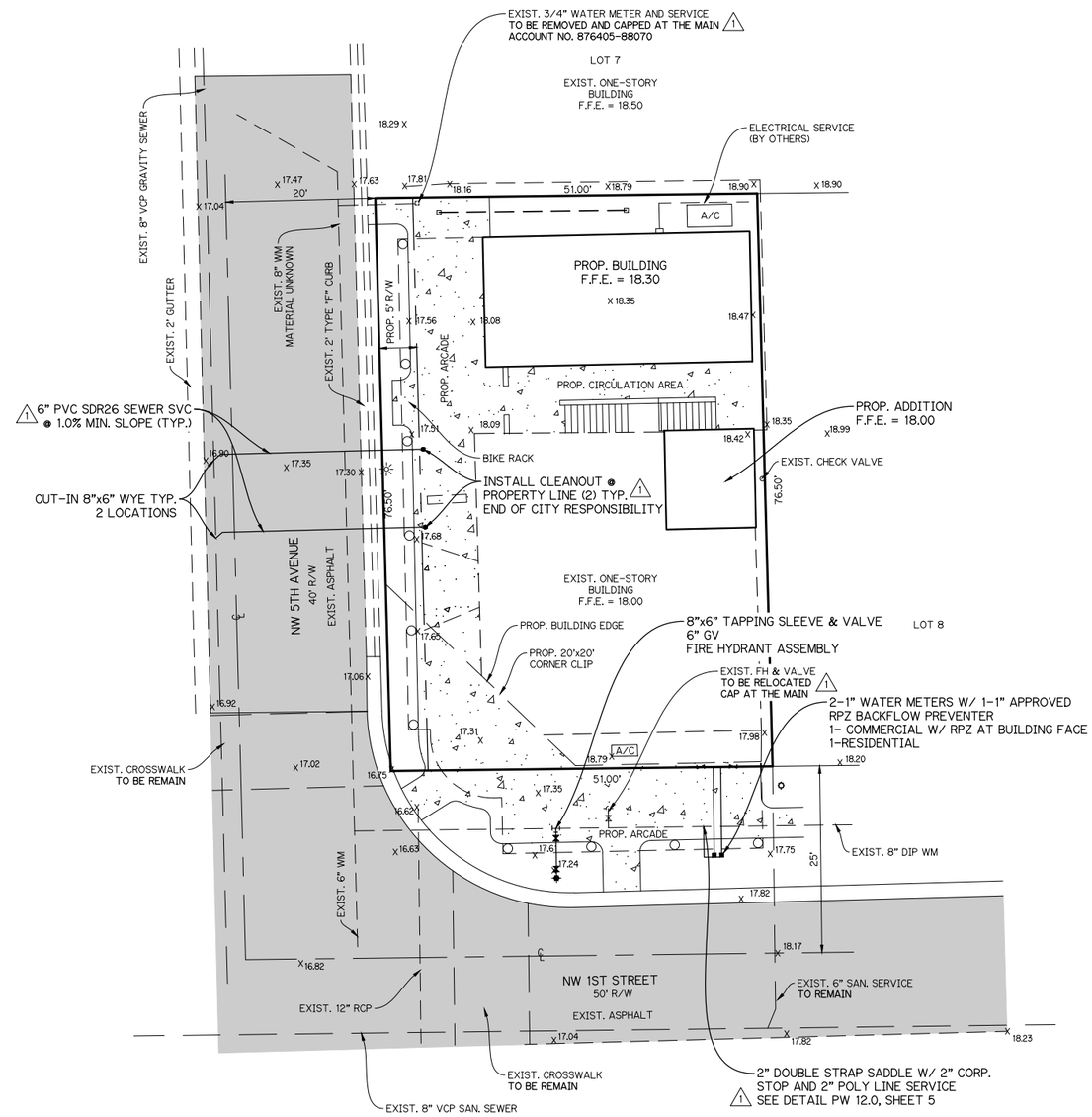
EB 9889
LDi Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-5567 fax (561)615-3986

SCALE: 1"=10'
DATE: JAN 2024
DESIGNED BY: SAS
CHECKED BY: RWL
DRAWING FILE: 23-109 SI

3/4/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

23-109 | SI





LEGEND:

DIRECTION OF FLOW	
EXISTING ELEVATION	x 0.00
EXISTING LIGHT POLE	
EXISTING POWER POLE	
FINISH FLOOR ELEVATION	F.F.E.
HIGH POINT	H.P.
PROPOSED CONTOUR LINE	13.5
PROPOSED ELEVATION	0.00

NOTES:

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2. ALL ELEVATIONS SHOWN ARE BASED ON NAVD 1988 DATUM.
3. WATER, SEWER, AND DRAINAGE INFORMATION OBTAINED FROM THE CITY OF DELRAY BEACH. CONTRACTOR TO VERITY SIZE, MATERIAL, AND LOCATIONS.
4. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD1.0 AND LD2.0. SEE LANDSCAPE PLANS FOR DETAILS.
5. NEW SIDEWALK TO MATCH EXISTING TERRAZZO DESIGN AND CONSTRUCTION.
6. IRRIGATION CONNECTION TO BE FROM COMMERCIAL WATER METER AFTER THE RPZ BACKFLOW PREVENTER.

WATER & SEWER PLAN
FOR
103 NW 5TH AVENUE
DELRAY BEACH, FL

REVISIONS	DATE	BY	CK
1 REV. PER TAC COMMENTS	2/28/25	SAS	RWL

EB 9889
LDi Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

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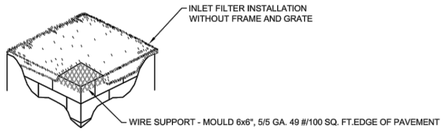
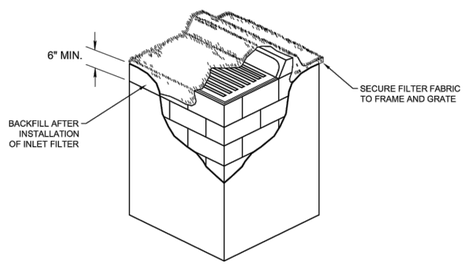
3/4/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

23-109 | SI





NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

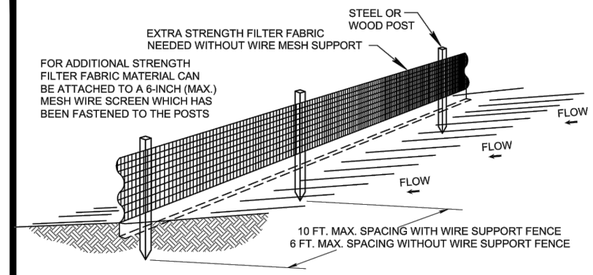
INLET FILTER DETAIL
N.T.S.

DATE: 10-04-2024
D 10.0

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

EROSION CONTROL NOTES
N.T.S.

DATE: 10-04-2024
D 11.0

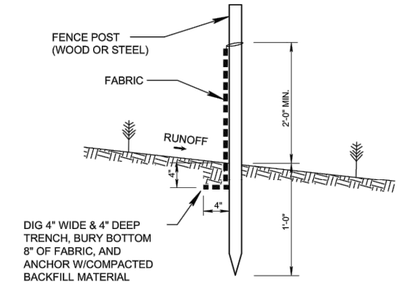


NOTES:

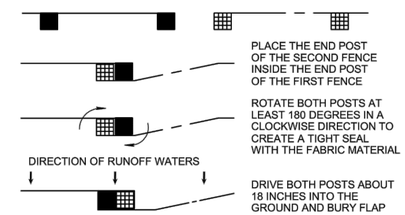
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL 1 OF 2
N.T.S.

DATE: 10-04-2024
D 12.0



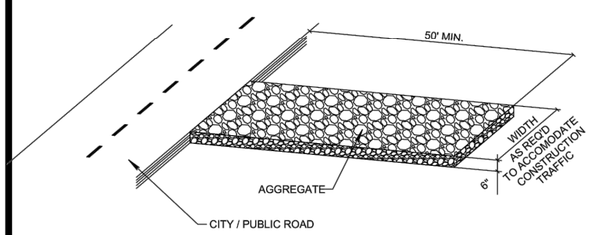
SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL 2 OF 2
N.T.S.

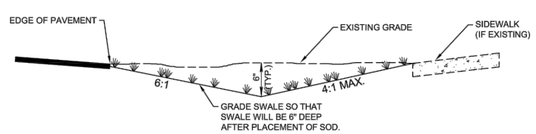
DATE: 10-04-2024
D 12.1

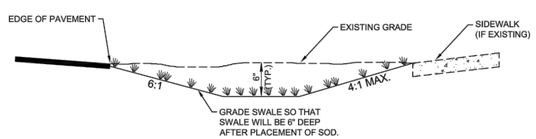


NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

DATE: 10-04-2024
D 13.0



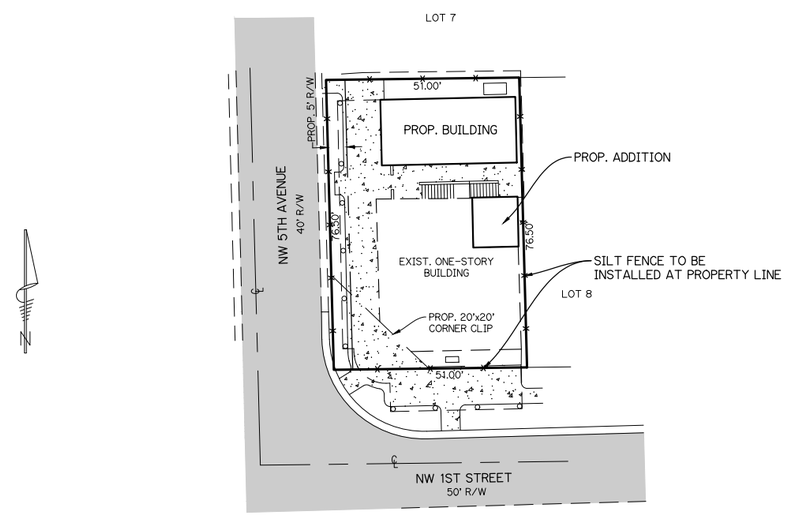


NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL
N.T.S.

DATE: 10-04-2024
D 14.0



NOTES:

1. CONTRACTOR TO MAINTAIN ALL POLLUTION PREVENTION MEASURES AT ALL TIMES UNTIL LANDSCAPING IS COMPLETE.

1 SITE PLAN
SCALE: 1"=20'

POLLUTION PLAN AND DETAILS
FOR
103 NW 5TH AVENUE
DELRAY BEACH, FL

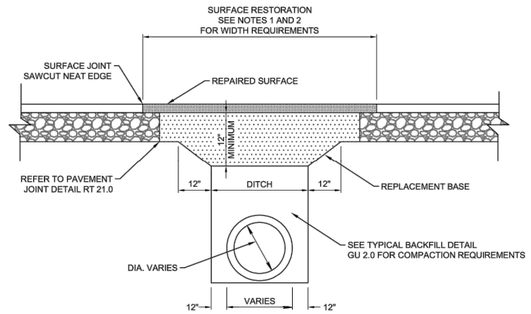
REVISIONS	DATE	BY	CK
1 REV. PER TAC COMMENTS	2/28/25	SAS	RWL

EB 9889
LDi Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: N/A
DATE: FEB 2025
DESIGNED BY: SAS
CHECKED BY: RWL
DRAWING FILE: 23-109 DET

3/4/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

23-109 | SI



SECTION - WHERE APPLICABLE

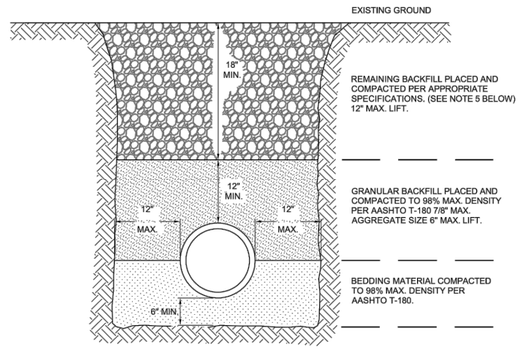
NOTES:

1. FOR COMMERCIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION FROM THE DAMAGED AREA. MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
2. FOR RESIDENTIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED FOR THE WIDTH OF THE RESIDENTIAL PROPERTY (MIN. 50' REPAIR LENGTH). MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
3. MILLING DEPTH SHALL BE 1" AND RESURFACING SHALL BE 1" TYPE S-III ASPHALTIC CONCRETE.
4. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180. MAX LIFT THICKNESS SHALL BE 6".
5. 24" EXCAVATEABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
6. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
7. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
8. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (FOR TRENCH REPAIR, THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
9. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT THE END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

PAVEMENT REPAIR DETAIL

N.T.S.

DATE: 10-04-2024
GU 1.0



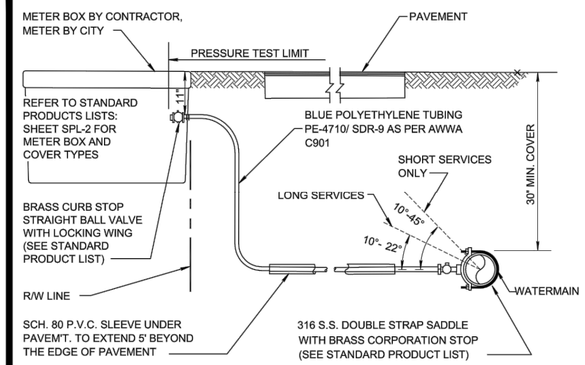
NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED OFF SITE AND DISPOSED IN A PROPER LANDFILL; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" -7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH
3. APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
5. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
6. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE PER (AASHTO T-180)
7. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

TYPICAL BACKFILL DETAIL

N.T.S.

DATE: 10-04-2024
GU 2.0



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL METERS REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL SERVICES UNDER ROADWAYS ARE TO BE INSTALLED BY TRENCHLESS METHOD, UNLESS OTHERWISE APPROVED.
12. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/CONTRACTOR/ DEVELOPER; IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/ DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO THE METER.
13. ALL WATER SERVICE SHALL BE A MINIMUM OF 2".
14. WATER METERS SHALL BE LOCATED OUTSIDE ANY DRIVEWAYS BY 2'

TYPICAL URBAN/REDEVELOPMENT AREA SERVICE CONNECTION

N.T.S.

DATE: 10-04-2024
PW 12.0

CONSTRUCTION NOTES

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE BUILDING PAD, ROAD AND PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 18" LIFTS THOROUGHLY AND UNIFORMLY COMPACTED TO ACHIEVE 95 PERCENT OF THE ASTM D1557 MAXIMUM DRY DENSITY.
2. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, or A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. FILL MATERIAL SHOULD HAVE NOT MORE THAN 10% BY WEIGHT PASSING THE NO. 200 SIEVE AND SHALL HAVE NO PARTICLE SIZE LARGER THAN 12". CARE SHOULD BE EXERCISED WHEN PLACING MATERIALS WHICH EXCEED 3" TO ASSURE THAT NESTING DOES NOT OCCUR AND TO FURTHER ASSURE THAT THE +3" PARTICLES ARE FULLY SURROUNDED BY FINER GRAINED MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
5. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE CITY OF DELRAY BEACH ENGINEERING DIVISION.
7. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 553, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
8. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770. FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

   UNIVERSAL COLOR CODE FOR MARKING
   UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

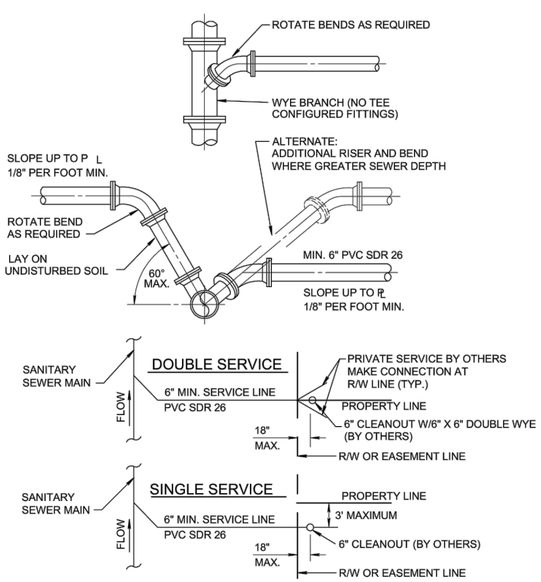
9. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF APPLICABLE.

    FLORIDA POWER AND LIGHT COMPANY
    A T & T
    DELRAY BEACH WATER UTILITIES DEPARTMENT
    LOCAL CABLE TELEVISION COMPANY(S)
    FLORIDA DEPARTMENT OF TRANSPORTATION
    LOCAL GAS COMPANY

11. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE THEM PROMPTLY.
13. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER:	12099C
PANEL NUMBER:	0979
SUFFIX:	F
DATE OF FIRM INDEX:	OCTOBER 5, 2017
ZONE:	X
BASE FLOOD ELEV:	N/A

14. CONTRACTOR SHALL VERIFY EXISTING WATER SERVICE MATERIAL. IF THE WATER SERVICE IS GALVANIZED THEN IT SHALL BE REPLACED TO THE WATER MAIN PER PW 9.1a AT THE OWNERS EXPENSE.



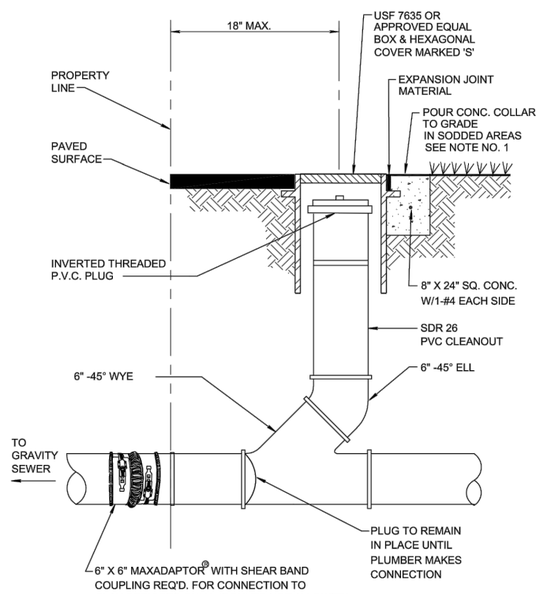
NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

SEWER SERVICE CONNECTION

N.T.S.

DATE: 10-04-2024
WW 8.0



NOTE:

1. ALL SANITARY SEWER LATERALS AND CLEANOUT TO BE MINIMUM 6" DIAMETER IN SIZE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

TYPICAL CLEANOUT

N.T.S.

DATE: 10-04-2024
WW 10.0

CONSTRUCTION NOTES & DETAILS
FOR
103 NW 5TH AVENUE
DELRAY BEACH, FL

REVISIONS

	DATE	BY	CK

EB 9889
Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 * fax (561)615-3986

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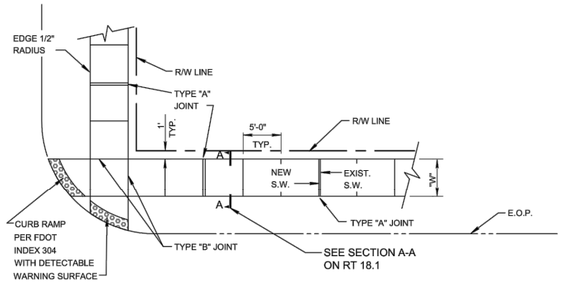
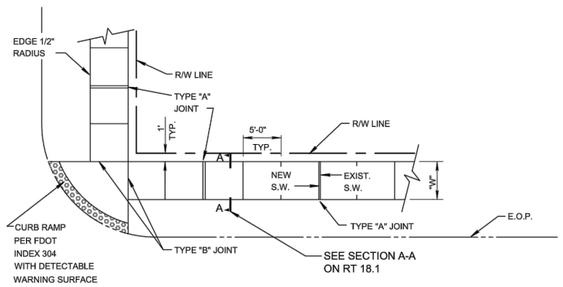




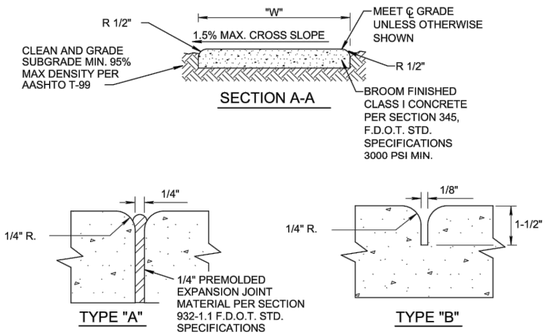
PLAN

SIDEWALK CONSTRUCTION DETAIL

N.T.S.

DATE: 10-04-2024

RT 18.0



SIDEWALK JOINTS

NOTE:
1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP.
5. SIDEWALK SHALL BE 9" THICK FOR 2' AT THE CONNECTION TO ROADWAYS WITH A 6" TRANSITION TO 6" FOR THE REMAINDER OF THE REQUIRED 10'.

TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY.	

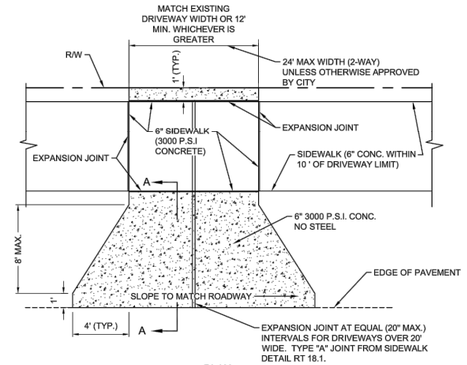
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

SIDEWALK CONSTRUCTION

N.T.S.

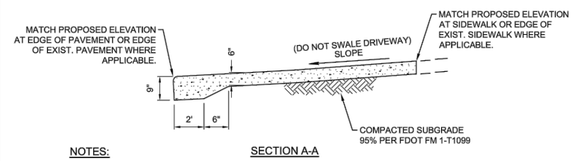
DATE: 10-04-2024

RT 18.1



PLAN

NOTE: SIDEWALK SHALL BE CONSTRUCTED THROUGH DRIVEWAY PER DETAILS 18.0 AND 18.1.



NOTES:

SECTION A-A

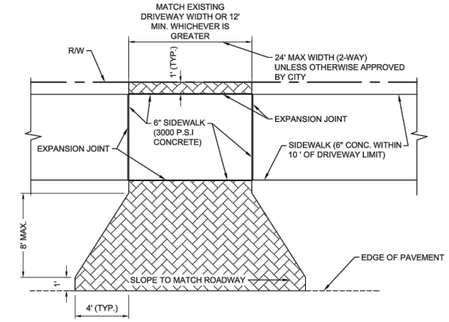
1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

CONCRETE DRIVEWAY APRON

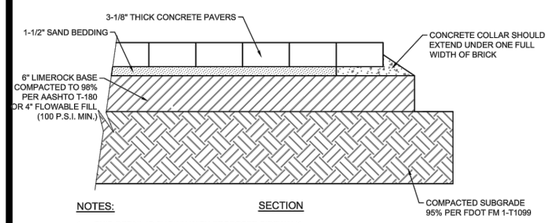
N.T.S.

DATE: 10-04-2024

RT 23.0



PLAN



NOTES:

SECTION

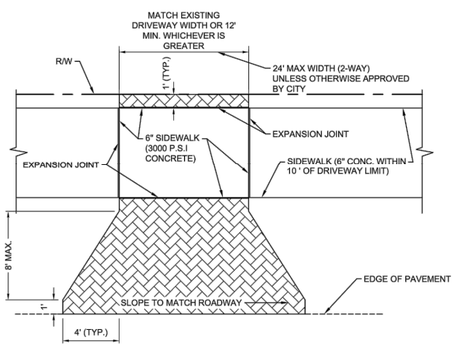
1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

PAVER BRICK DRIVEWAY APRON

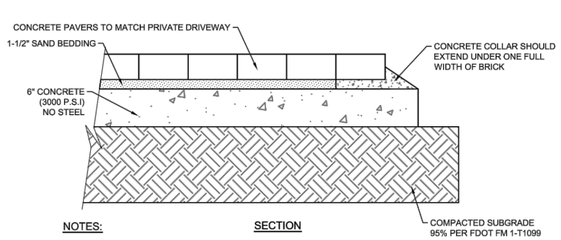
N.T.S.

DATE: 10-04-2024

RT 28.0



PLAN



NOTES:

SECTION

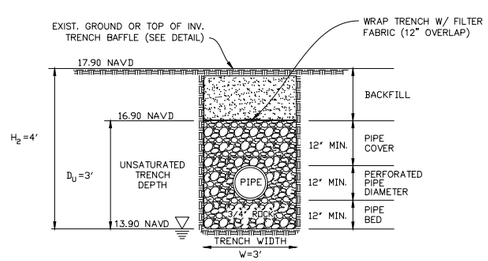
1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

ALTERNATE PAVER BRICK DRIVEWAY APRON

N.T.S.

DATE: 10-04-2024

RT 28.1



NOTES:

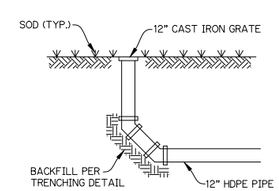
H_2 HEIGHT OF GROUND SURFACE ABOVE DESIGN WATER TABLE

D_U UNSATURATED TRENCH DEPTH

D_S SATURATED TRENCH DEPTH

EXFILTRATION TRENCH DETAIL

N.T.S.



YARD DRAIN DETAIL

N.T.S.

CONSTRUCTION DETAILS FOR 103 NW 5TH AVENUE DELRAY BEACH, FL

REVISIONS	DATE	BY	CK

EB 9889
LDi Last Devenport, Inc.
1860 Old Okeechobee Road, Suite 504
West Palm Beach, FL 33409
phone (561)615-6567 fax (561)615-3986

SCALE: N/A
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3/4/2025
RONALD W. LAST, P.E.
FLORIDA P.E. #38707

23-109 | SI

NOTES:

1. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SURVEYOR FOR EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS AND OTHER SIMILAR MATTERS OF RECORD.
3. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS ARE BASED ON NORTH LINE OF NW 1 ST ST. ASSUMED TO BEAR N/A. (BASED ON PLAT)
5. SET 5/8" IRON ROD AND CAP #LB5984 UNLESS NOTED.
6. _X.XX DENOTES EXISTING LOT GRADES.
7. LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
8. LOT AREA = 3,901 SQ. FT. MORE OR LESS.
9. ANY USE OF THIS SURVEY NOT APPROVED IN WRITING BY THE SIGNING SURVEYOR, IS THE RESPONSIBILITY OF THE USER.
10. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE FOR BOUNDARY SURVEYS. THE ACCURACY OF THE CONTROL DATA WAS VERIFIED BY REDUNDANT MEASURMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL: 1' IN 10,000'.

DRAINAGE NOTES
FLOOD ZONE: X
COMMUNITY-PANEL NO. 120 990 0979 F
EFFECTIVE DATE: OCTOBER 5, 2017

LEGEND:

N&TT	=	NAIL AND TIN TAB
M.E.	=	MAINTENANCE EASEMENT
FP&L	=	FLORIDA POWER & LIGHT
P.C.P.	=	PERMANENT CONTROL POINT
C/L	=	CENTERLINE
SDE	=	SWALE DRAINAGE EASEMENT
U.E.	=	UTILITY EASEMENT
FND	=	FOUND
CONC	=	CONCRETE
N&D	=	NAIL & DISC
IR&C	=	IRON ROD & CAP
R/W	=	RIGHT OF WAY
F.F.	=	FINISH FLOOR
R	=	RADIUS
A	=	DELTA
L	=	LENGTH

SHEET 1 OF 2

I HEREBY CERTIFY: THAT THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17.051, OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

JOHN F. TRACH
STATE OF FLORIDA
PLS NO. 4871

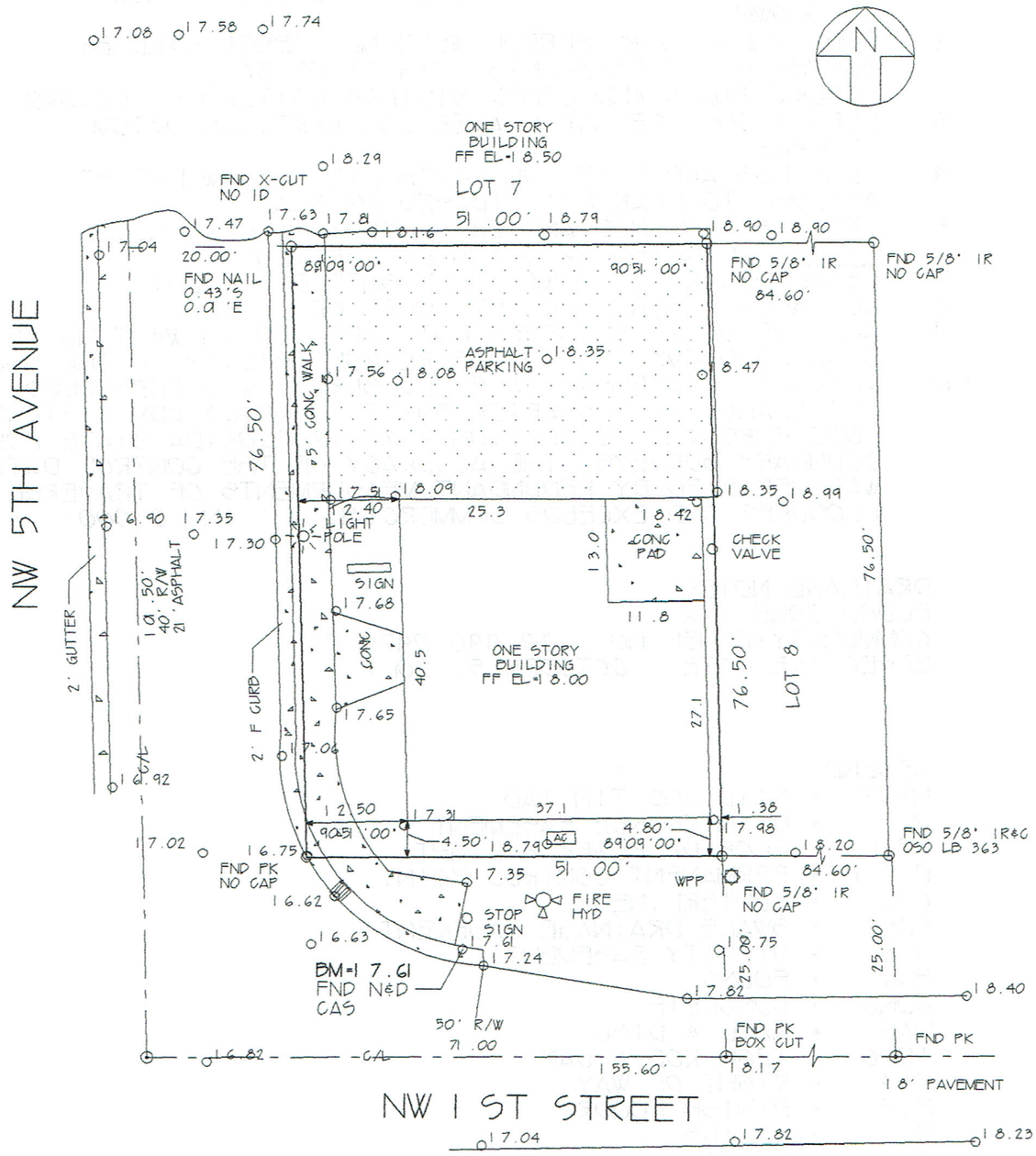
BOUNDARY SURVEY

MAP OF THE TOWN OF LINTON, FLORIDA
WEST 51 FEET OF LOT 8, BLOCK 27
PLAT BOOK 1, PAGE 3
PALM BEACH COUNTY, FLORIDA

08-11-21 SURVEY DATE:	1" = 20' SCALE:		F.B. GPS P. COL

UNIVERSAL SURVEYING SYSTEMS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5984
2623 LAKE DRIVE NORTH
BOYNTON BEACH, FLORIDA 33435
OFFICE: 561-736-0432 JTRACHPLS@GMAIL.COM

21-08-008
TLL8B27
DRAWING NO.



ADDRESS:
103 NW 5TH AVE.
DELRAY BEACH, FL

UPDATED SURVEY 12-16-24
UPDATED SURVEY 05-20-24
UPDATED SURVEY 10-06-23
UPDATE & TOPOGRAPHIC SURVEY 4-10-23

SHEET 2 OF 2

I HEREBY CERTIFY: THAT THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17.051, OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

JOHN F. TRACH
STATE OF FLORIDA
PLS NO. 4871

BOUNDARY SURVEY

MAP OF THE TOWN OF LINTON, FLORIDA
WEST 51 FEET OF LOT 8, BLOCK 27
PLAT BOOK 1, PAGE 3
PALM BEACH COUNTY, FLORIDA

08-11-21 SURVEY DATE:	1" = 20' SCALE:		GPS COL F.B. P.

UNIVERSAL SURVEYING SYSTEMS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5984
2623 LAKE DRIVE NORTH
BOYNTON BEACH, FLORIDA 33435
OFFICE: 561-736-0432 JTRACHPLS@GMAIL.COM

21-08-008
TLL8B27
DRAWING NO.