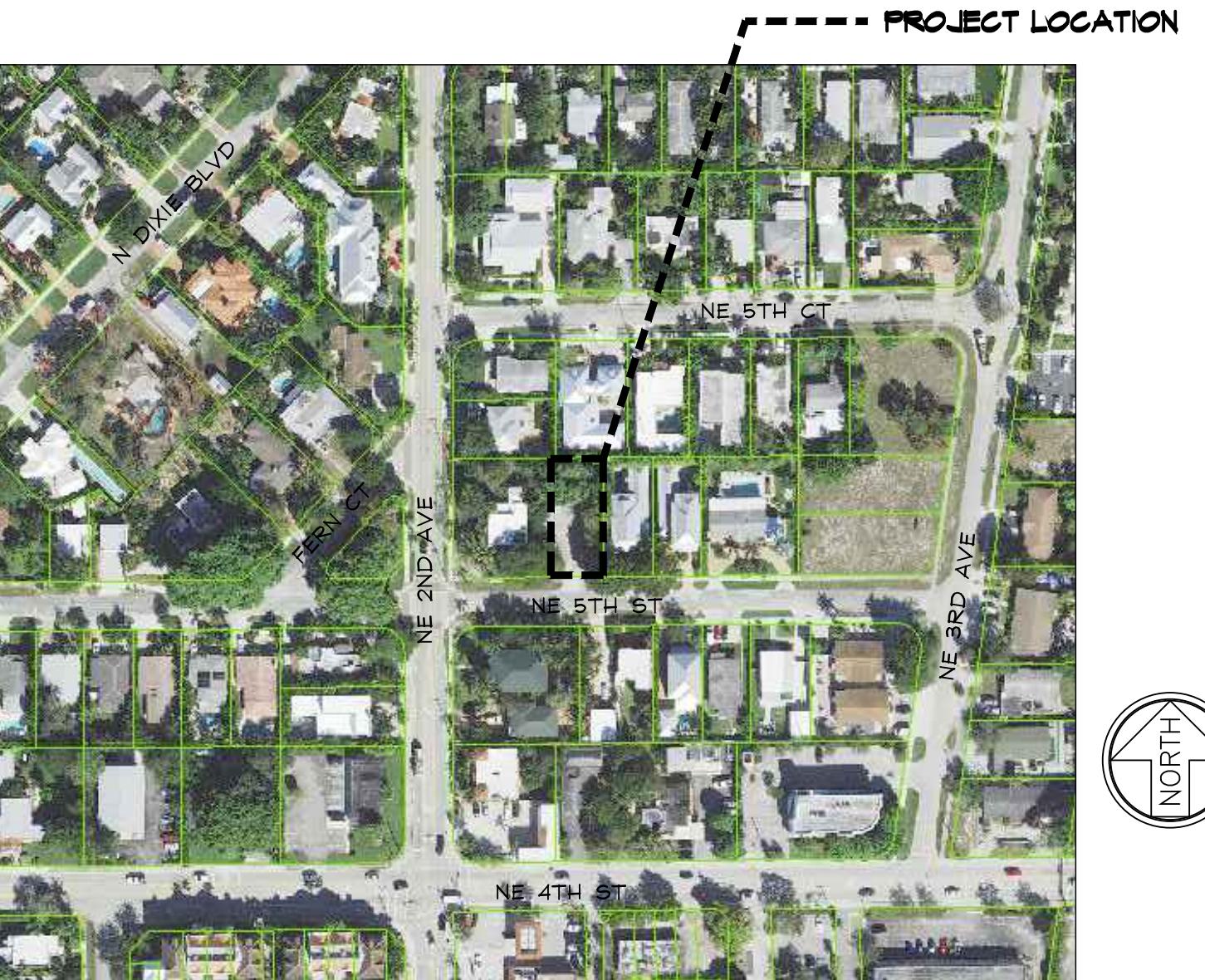


## LOCATION MAP



## CODE RESEARCH

**PROPOSED PROJECT:** TWO STORY SINGLE FAMILY-RESIDENTIAL GROUP R  
**GOVERNING CODE:** FBC 2020 (7TH EDITION), FPPC 2007 EDITION, NFPA 1 UFC FLORIDA 2010 EDITION, NFPA 101 LSC FLORIDA 2010 EDITION  
**MAXIMUM ROOF HEIGHT:** 35'-0" MEAN ROOF HEIGHT FROM BASE BUILDING ELEVATION  
**TYPE OF CONSTRUCTION:** TYPE III-B UNSPRINKLERED  
**BUILDING DESIGNED:** ENCLOSED  
**WIND SPEED:** 170 MPH ULTIMATE WIND SPEED  
**EXPOSURE:** C  
**ZONING DISTRICT:** RL DELRAY BEACH L.D.R. (FOLLOW RI-A FOR SINGLE FAMILY HISTORIC DISTRICT)  
**FLOOD ZONE:** ZONE X  
**REQUIRED SETBACKS:**

FRONT SETBACK	= 25'-0"
REAR SETBACK	= 10'-0"
SIDE STREET	= N/A
SIDE INTERIOR SETBACK	= 7'-6"

### ABBREVIATIONS:

ABV	ABOVE	FH	FIRE HOSE
AFF	ABOVE FINISH FLOOR	FP	FLASH-PROOF
AP	ACCESS PANEL	FLG	FLASHING
ADJ	ADJUSTABLE	FLR	FLOOR, DRAIN
ACU	AIR CONDITIONING UNIT	FLUR	FLUORESCENT
ALT	ALTERNATE	FR.DR.	FRENCH DOOR
ALUM	ALUMINUM	GALV	GALVANIZED
ANOD	ANODIZED	GA	GAUGE
AN	ANALYST	GC	GENERAL CONTRACTOR
APPL	APPLIQUE	GL	GLASS, GLAZING
APPROX	APPROXIMATE	GTP BD	GYPSUM BOARD
ARCH	ARCHITECT (URAL)	GB	GRAB BAR
AT	AT	GT	QUARRY TILE
AWI	AMER. WOODWORK INSTITUTE	HDW	HOSE H.D.
AWPI	AMER. WD. PRESERVERS INSTITUTE	HDW	HARDWARE
BM	BEAM	HWD	HARDWOOD
BLK	BLOCK	HTG	HEATING
BLKG	BLOCKING	HVAC	HEATING/VENTILATING/AIR CONDITIONING
BOT	BOTTOM	HT, HGT	HEIGHT
BLDG	BUILDING	HGT	HIGH GLOSS METAL
BOD	BODIES OF	HOR	HORIZONTAL
BS	BY OTHERS	HOR	HORIZONTAL
	BODY SPRAY	HOR	HORIZONTAL
CAB	CABINET	IN	INCH
CARPET	CARPET	INCL	INCLUDE
C-IRON	C-IRON	ID	INSIDE DIAMETER
CAULK	CAULK	INSUL	INSULATION
CLLG	CEILING HEIGHT	INT	INTERIOR
CM	CEMENT	JT	JOINT
C-C	CENTER TO CENTER	JB	JUNCTION BOX
CE-C	CENTERLINE	KO	KNOCK OUT
GER	CERAMIC	LB	LABEL
CL	CEMENT TILE	LAV	LAVATORY
CLR	CLEAR	LH	LEFT HAND
CLCT	CHANNEL	LHG	POUND
COL	COLUMN	LTG	LIGHT WEIGHT
COMB	COMBINATION	TEL	TELEPHONE
CONC	CONCRETE	TEMP	TEMPERED
CONM	MASONRY UNIT	TFG	TEMPERED FIXED GLASS
CONST	CONSTRUCTION	TK	THICK
CON JT	CONSTRUCTION JOINT	TG	TONGUE & GROOVE
CONTR	CONTRACTOR	TB	TOP & BOTTOM
CLL	CONTRACT LIMIT LINE	TO	TOP OF
CFL	COUNTERFLASHING	TK	TOP OF CURB
CTSK	COUNTERSINK	TR	TOP OF WALL
CRS	COURSE	TP	TREAD
DS	DOWNSPOUT	TP	TOPICAL PAPER HOLDER
DP	DAMPPROOFING	UC	UNDERCUT
DBL	DOUBLE	UNP	UNPENTERS LABORATORIES
DTL	DETAIL	UNF	UNFINISHED
DIAG	DIAGONAL	UTIL	UTILITY
DIAM	DIAMETER	U.S.P.	UNDER SEPERATE PERMIT
DIM	DIMENSION	VB	VAPOR BARRIER
24"	24"	VEN	VENTER
DITTO	DITTO	VERT	VERTICAL
DR	DOOR	OC	ON CENTER
DN	DRAIN	OPG	OPENING
DNG	DRAWING	OPP	OPPOSITE
EA	EACH	OD	OUTSIDE DIAMETER
ELEC	EXPANSION JOINT	OVER	OVERALL
EMER	EMERG. ELECTRICAL / ELECTRIC ELEVATION	OVERHEAD	OVERHEAD
EMERG	EMERGENCY	PNT	PAINT
EST	EQUIPMENT	PR	PAIR
EST- EXP	ESTIMATE(D)	PNL	PANEL
EXT	EXHAST	PTN	PARTITION
EXT- EXP	EXPANSION	PLAS	PLASTER
EXT	EXTERIOR	PLAM	PLASTIC LAMINATE
FT	FEET	PL	PLATE
FIN	FINISH	PLYWD	PLYWOOD
		PT	PRESSURE TREATED

### ELECTRICAL NOTES:

- ALL FIXTURE AND OUTLET LOCATIONS SHALL BE VERIFIED AND COORDINATED WITH STRUCTURAL ELEMENTS.
- CONTRACTOR SHALL VERIFY w/ FP&L LOCATION OF SERVICE. LOCATE METER, DISCONNECT & PANEL ACCORDINGLY.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BASED ON THE N.E.C. AND ALL APPLICABLE CODES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH "THW" INSULATION. FOR SIZE #10 AND SMALLER, CONDUCTORS LARGER THAN #10 SHALL HAVE "THW" INSULATION. ALL CONDUCTORS #8 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STANDARD.
- ALL RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER.
- ALL CONVENIENCE OUTLETS TO BE OF GROUNDING TYPE.
- SMOKE DETECTORS SHALL BE INSTALLED ON THE CEILING AT BOTTOM OF STAIRS AND AT THE TOP LANDINGS
- SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRICAL SERVICE WITH BATTERY BACK-UP, VISIBLE "POWER-ON" INDICATOR AND A TEST BUTTON. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND MUST SIGNAL SIMULTANEOUSLY WITH TEMPORAL SOUND.
- CONTRACTOR SHALL VERIFY w/ FP&L THE LOCATIONS OF SERVICE AND SHALL LOCATE METER AND PANEL ACCORDINGLY.
- VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- PROVIDE G.F.I. OUTLETS IN GARAGE, AND LIGHTING FIXTURES WITHIN 5'-0" OF SWIMMING POOL EDGE.
- ALL BRANCH CIRCUITS SHALL BE IN RACEWAY OR NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER, U.N.O. CONDUCTORS #8 AND SMALLER SHALL HAVE T.W. INSULATION; CONDUCTORS LARGER THAN #8 SHALL HAVE T.H.W. INSULATION.
- INSTALL ELECTRICAL SWITCHES 48" A.F.F. UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES SHALL BE INSTALLED 12" A.F.F. UNLESS OTHERWISE NOTED.
- CLOSET LIGHTING SHALL BE MIN. 18" CLEAR FROM EDGE OF SHELVES.

### PLUMBING NOTES:

- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
- WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
- CONDENSE LINES SHALL BE 3/4" Ø PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX.
- HOT WATER LINES INSULATED WITH 1" AMAFLEX ABOVE.
- PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
- COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" AMAFLEX (HOT WATER ONLY) AND SLEVED TO 12" ABOVE SLAB.
- PROVIDE CONDENSE Drip PAN UNDERNEATH ELECTRIC WATER HEATERS, METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM Drip PAN TO EXTERIOR OF BUILDING.
- SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2 1/2) GALLONS PER MINUTE EACH.
- HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
- ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA.
- PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY.)
- ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE ARCHITECT OF RECORD.
- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND COORDINATE SAME WITH SUBCONTRACTOR.
- NO VENTS SHALL PIERCE THROUGH ROOF CRICKETS OR VALLEYS.
- SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- Fixture supply sizes shall conform to all local building code.
- Plumber to divert all vents to rear elevation.

### GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "F.B.C.2020 7TH EDITION" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY ARCHITECT OF RECORD (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN IT'S ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPAKTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPAKCTION ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND NEARLY STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
- THE ARCHITECT OF RECORD RESERVES, MAINTAINS AND RETAINS IT'S COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGN, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE ARCHITECT OF RECORD ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT OF RECORD (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT OF RECORD FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE ARCHITECT OF RECORD FOR CULPABILITY, ETC. FROM THE DATE SHOWN IN THE PLANS ORIGIN UNTIL THE END OF TIME.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS, AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE ARCHITECT OF RECORD FOR VERIFICATION. OTHERWISE, THE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH F.B.C. 2020 7TH EDITION.
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH F.B.C. 2010.
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

### GENERAL FLOOR PLAN NOTES:

- SEE FOUND PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
- VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
- USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
- PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
- ALL ATTIC SPACES AND SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x46" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

### DOOR / WINDOW NOTES:

- SEE PLAN AND ELEVATIONS FOR HIGH GLASS SIZE AND LOCATIONS.
- ALL GLAZING SHALL COMPLY WITH CHAPTER 24, OF F.B.C. 2014 RES. 5TH EDITION.
- SEE DETAIL SHEETS FOR ANCHORAGE OF ALL DOOR JAMB, HEADS AND SILLS. ALSO REFER TO DETAIL SHEET FOR ANCHORAGE OF GARAGE DOOR BUCKS.
- ALL WINDOWS AND GLASS IN EXTR. DOOR TO BE IMPACT-RESISTANT GLASS.
- EGRESS WINDOWS SHALL COMPLY WITH SEC. 1005.4.2/F.B.C. 2014 RES. 7TH EDITION. EACH EGRESS WINDOW SHALL PROVIDE A CLEAR OPENING NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND MIN. 5.7 S.F. IN AREA. BOTTOM EDGE OF SUCH OPENING SHALL NOT BE MORE THAN 44" A.F.F. AND NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 54" A.F.F. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS SHOWER & TUB ENCLOSURES SHALL BE TEMPERED GLASS.
- EMERGENCY EGRESS DOOR - DO NOT SHUTTER.
- DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK W/ 2x4 SOLID RABBETED JAMB, OR A C-LABEL METAL DOOR & JAMB. DOORS TO HAVE AUTOMATIC CLOSER AS INDICATED IN DOOR SCHEDULE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL WINDOW & DOOR SIZES/OPENINGS PRIOR TO ORDERING FROM SUPPLIER.
- FOR ALL EXTERIOR DOORS/WINDOWS, PRODUCT APPROVAL IS REQUIRED. SUBMIT TO ARCHITECT OR ENGINEER FOR REVIEW AND TO BUILDING DEPT. FOR APPROVAL.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER.
- ALL GLASS IN DOORS & ALL SLIDING GLASS DOORS TO BE TEMPERED GLASS.
- G.C. TO COORDINATE THRESHOLD FOR ALL DOORS ON MASONRY WALL.
- OPERABLE WINDOWS WITH MORE THAN ONE LOCKING POINT SHALL HAVE ONLY ONE POINT OF OPERATION.)

## INDEX OF DRAWINGS

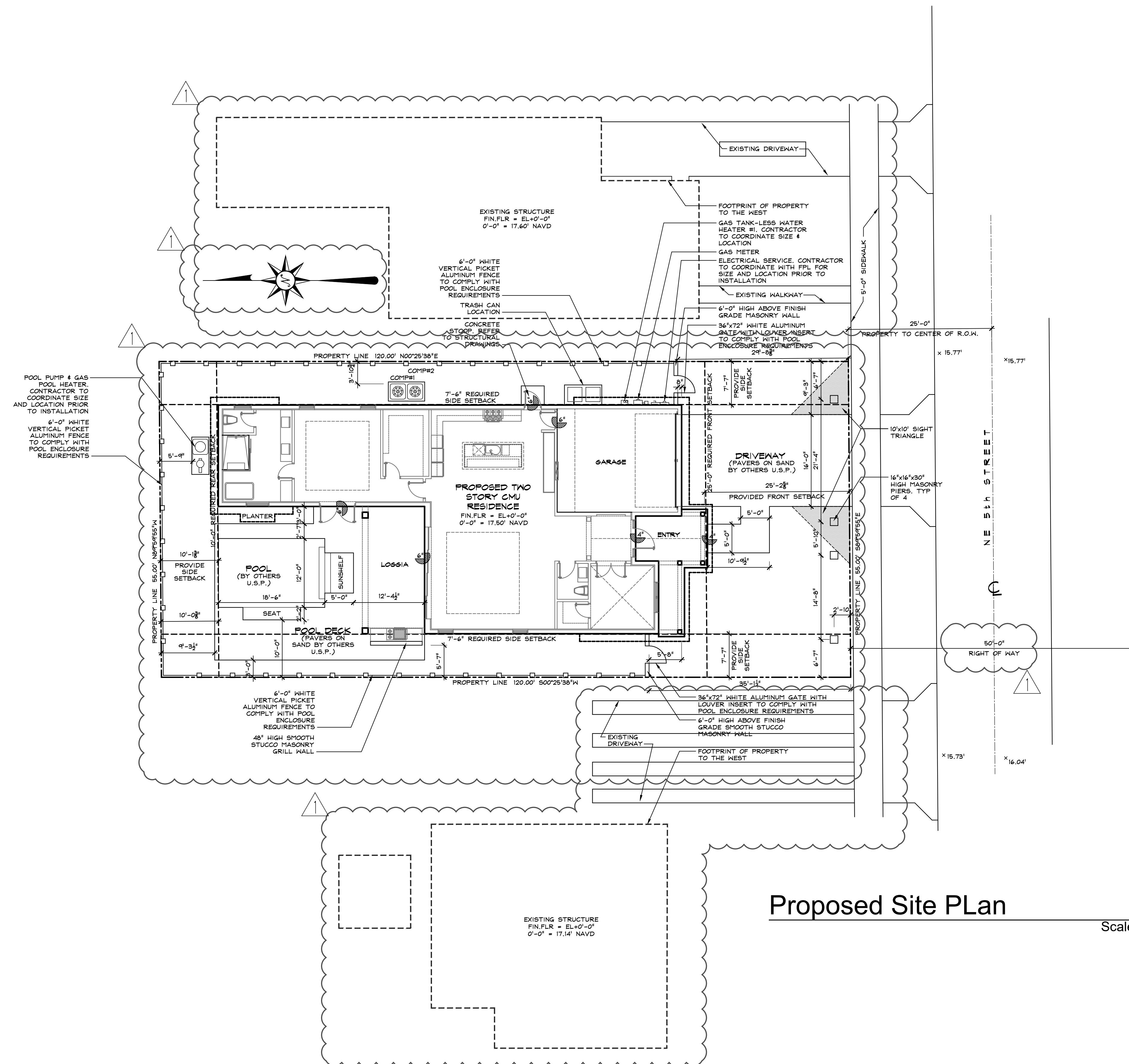
SHEET NO.	SHEET CONTENTS
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SP-1	SITE SETBACK DIAGRAM (SECOND FLOOR)
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REVISIONS:	


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ZONING DATA	
RL - RI-A - (Historic District)	LD (Historic District)
FUTURE LAND USE	VERNACULAR
ARCHITECTURAL STYLE	
FLOOD ZONE	X
LEGAL DESCRIPTION	
LOT 5 BLOCK 8 DELRAY PARK AS RECORDED IN PLAT BOOK 9 PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.	
BUILDING SETBACK	
FRONT SETBACK (SOUTH)	REQUIRED 25'-2 5/8"
SIDE STREET SETBACK	PROVIDED N/A
EAST SIDE SETBACK	7'-6"
WEST SIDE SETBACK	7'-6"
REAR SETBACK (NORTH)	10'-0" 10'-1 3/8"
SITE DATA CHART	
BUILDING FOOTPRINT	REQUIRED 2644 S.F.
IMPERVIOUS AREA	PROVIDED N/A
PERVIOUS AREA	N/A
TOTAL SITE AREA	6600 S.F.
LOT COVERAGE	2644 S.F.
% IMPERVIOUS AREA	60.5 %
% PERVIOUS AREA	34.5 %
% OPEN SPACE	2.5 %
LOT WIDTH	60'-0"
LOT DEPTH	120'-0"
LOT FRONTAGE	60'-0" 55'-0"
TOTAL BUILDING AREA	1500 S.F. 4248 S.F.
FINISH FLOOR ELEVATION (FFE)	17.50' NAVD
BASE FLOOR ELEVATION (BFE)	N/A
BASE BUILDING ELEVATION (BBE)	17.50' NAVD
BUILDING MEAN ROOF HEIGHT (35'-0" ABOVE BBE)	25'-3"
AVERAGE CROWN OF ROAD (USED FOR BIP ELEVATION POINT)	15.42' NAVD
AREA CALCULATIONS	
FIRST FLOOR	1844 S.F.
AIR CONDITIONED AREA	410 S.F.
PARKING GARAGE	410 S.F.
LOGGIA	240 S.F.
COVERED ENTRY	150 S.F.
SECOND FLOOR	1425 S.F.
AIR CONDITIONED AREA	240 S.F.
ROOFED BALCONY	
TOTAL AIR CONDITIONED AREA	3364 S.F.
TOTAL ENCLOSURE AREA	410 S.F.
TOTAL UNDER ROOF	630 S.F.
TOTAL LIVABLE ROOF AREA	4316 S.F.
SPEC HOUSE	
LOT 5 NE 5TH STREET DELRAY BEACH FLORIDA	
SUBMITTALS: ISSUED TO H.B.: 10.03.22	
PROJECT #: 21-1029	RB
DESIGNER: KR	RB
DRAWN BY: KR	RB
PLAN REVIEW: RB	
SITE PLAN	
SP-1	



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SPEC HOUSE  
LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

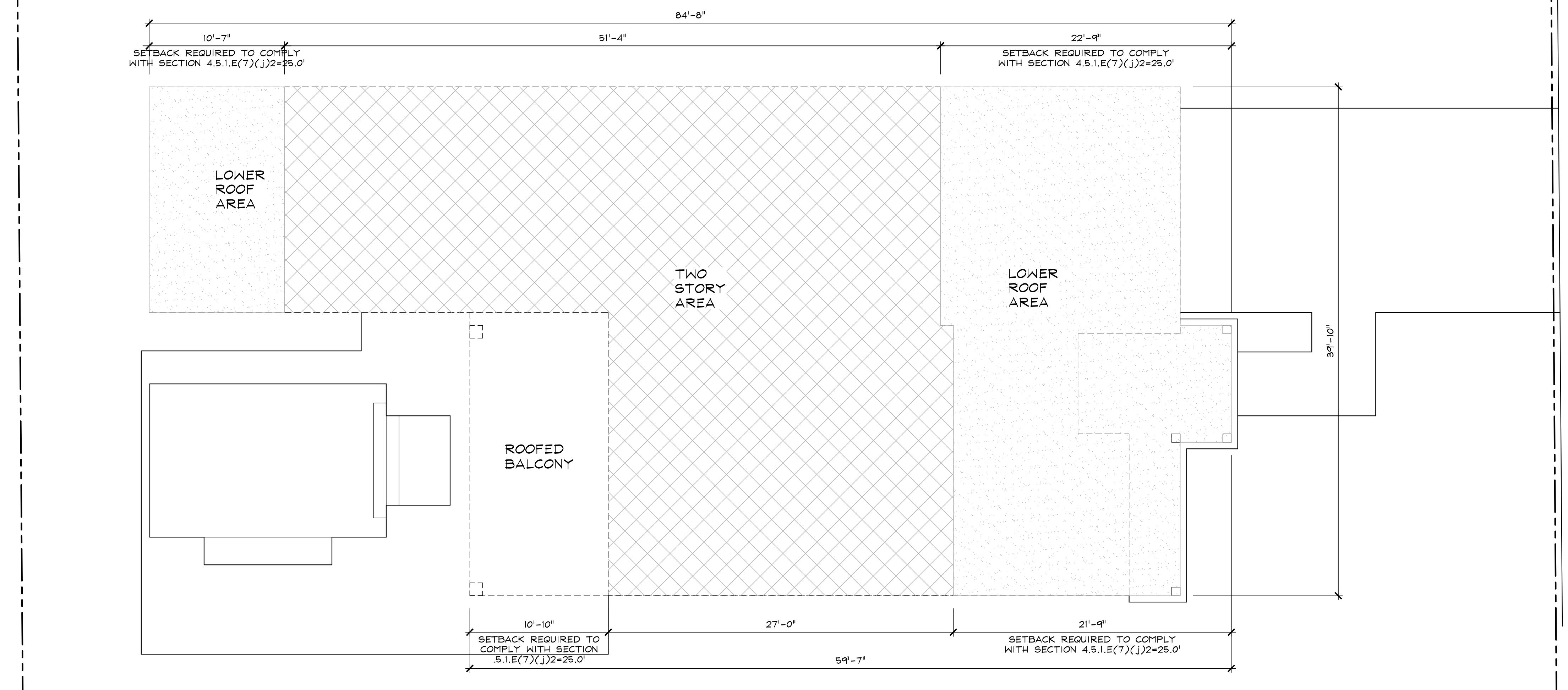
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**BUILDING MASS CALCULATION FOR SIDE FAÇADES:**  
FRONT FAÇADE N/A (LOT IS LESS THAN 65 FEET IN WIDTH)

LOT DEPTH X 50% MINUS FRONT AND REAR SETBACK = DISTANCE TO BE SEEN AS AN EXTRA 5 FEET SECTION 4.5.1.E(7)(J)2=25.0'  
 $120.0' \times 0.50 = 60.0'$   
 $60.0' - 25' = 35.0' \text{ REQUIRED}$

EAST ELEVATION ADDITIONAL SECOND FLOOR SETBACK PROVIDED = 33'-4"

WEST ELEVATION ADDITIONAL SECOND FLOOR SETBACK PROVIDED = 32'-7"



**Site Setback Diagram (Second Floor)**

Scale: 3/16"=1'-0"

SUBMITTALS:  
ISSUED TO: 10.03.22  
H.B.:

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

SITE  
SETBACK  
DIAGRAM

**SP-2**



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1.22  
3.22  
029  
RB  
YRB  
RB

# Proposed 1st Floor

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

P-1

## SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:

SUBMITTALS:  
ISSUED TO 10.03.22

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN RB

# FIRST FLOOR PLAN

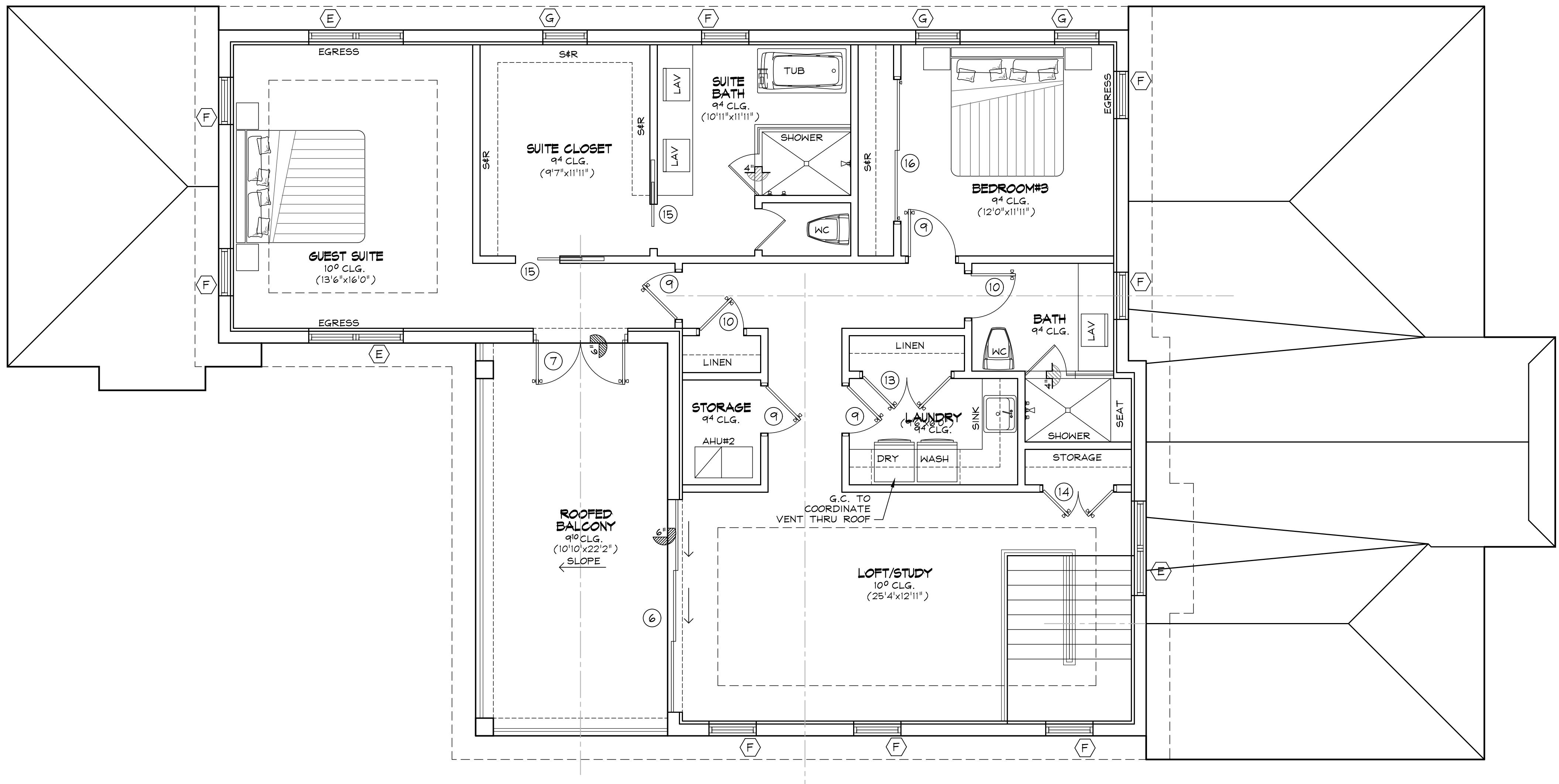
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P-1



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

**P-2**

**SPEC HOUSE**

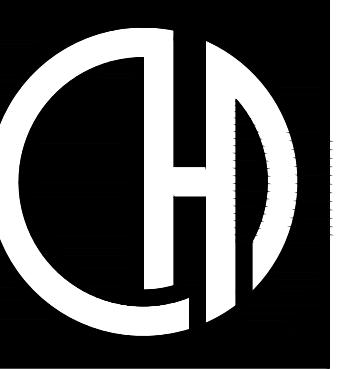
LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:  
1. TAC  
COMMENTS:  
12.19.22

SUBMITTALS:  
ISSUED TO: 10.03.22  
H.B.:

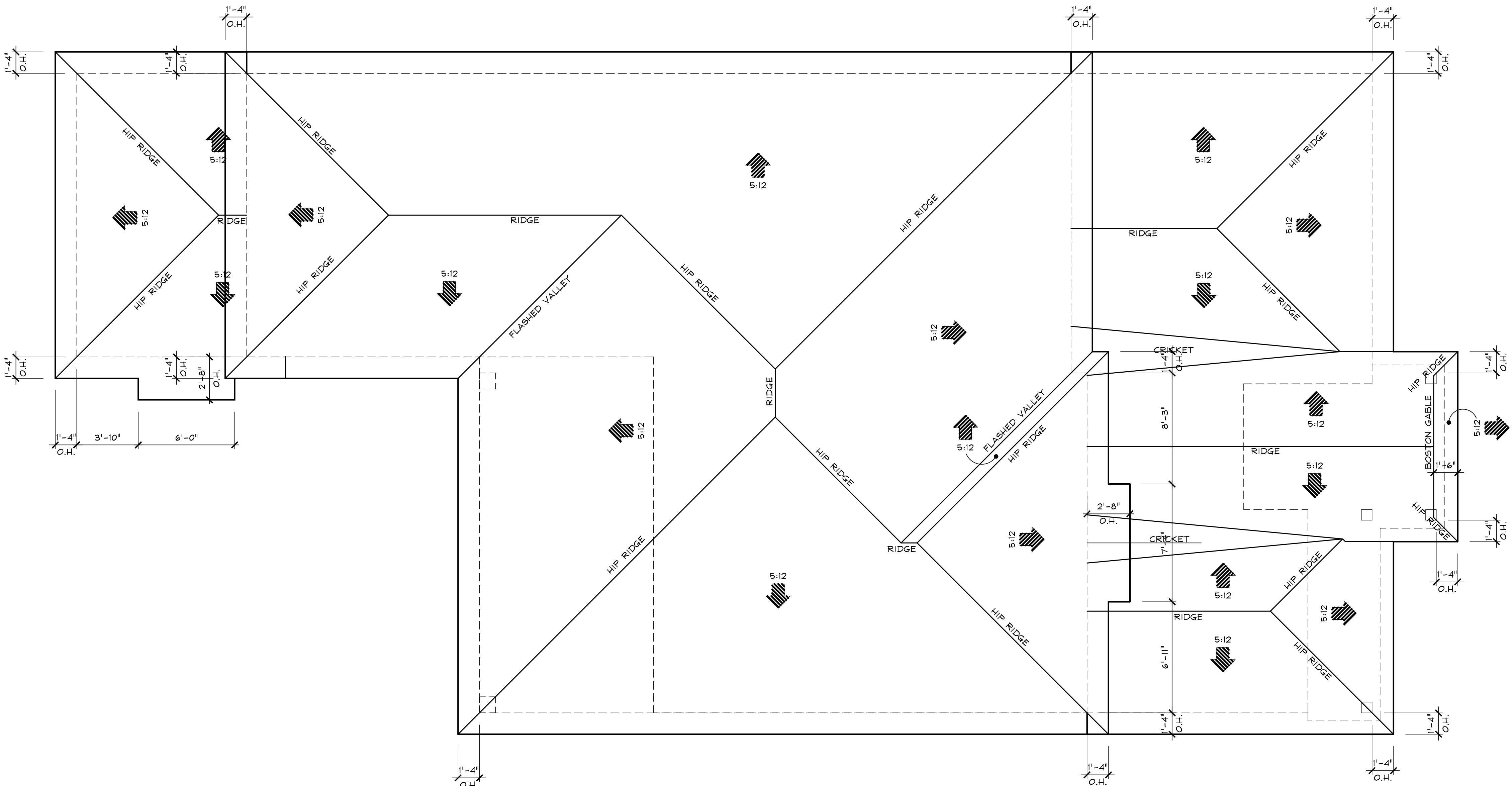
PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

**SECOND FLOOR  
PLAN**



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1.22  
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029  
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RB



# Proposed Roof Plan

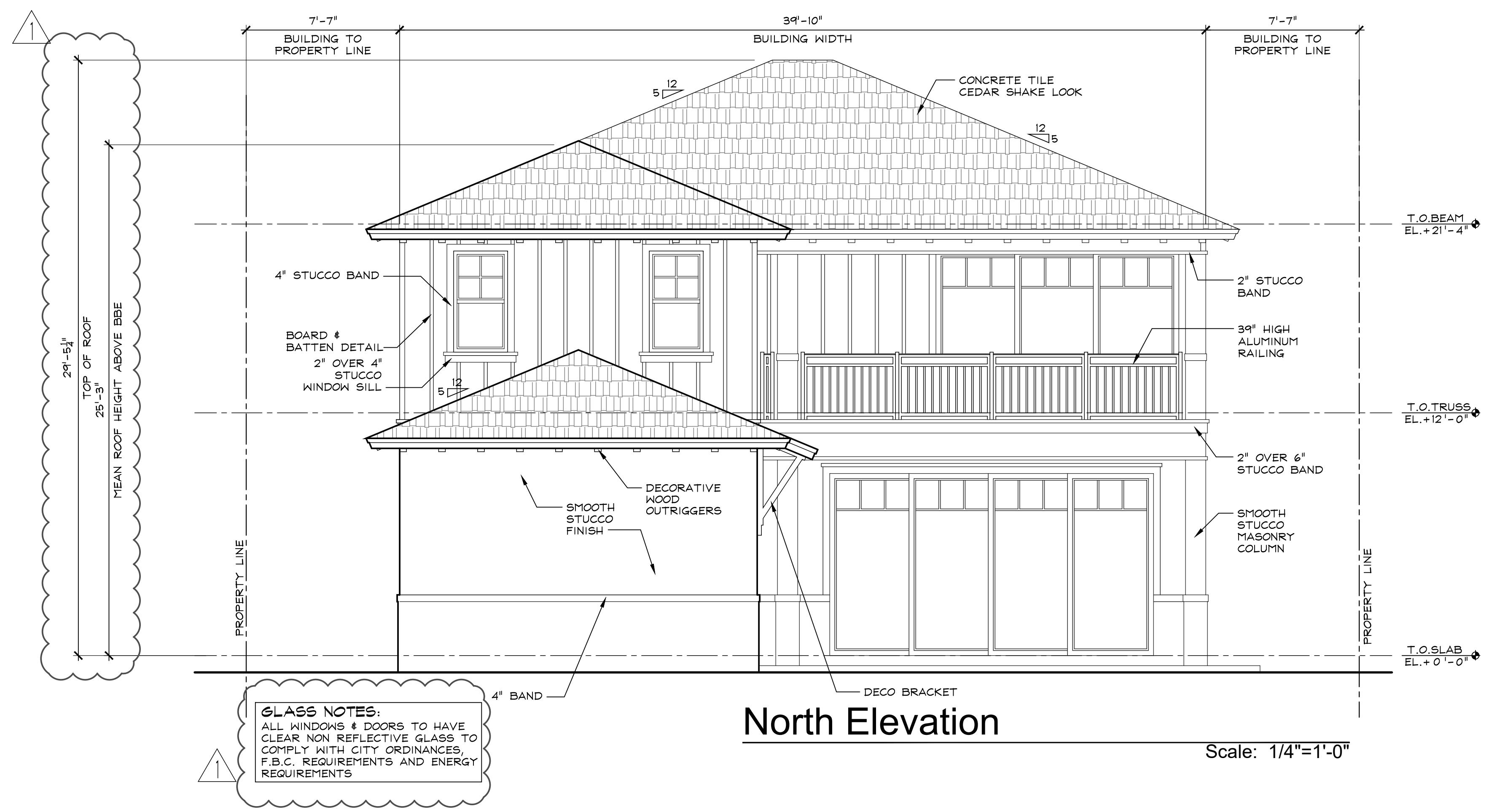
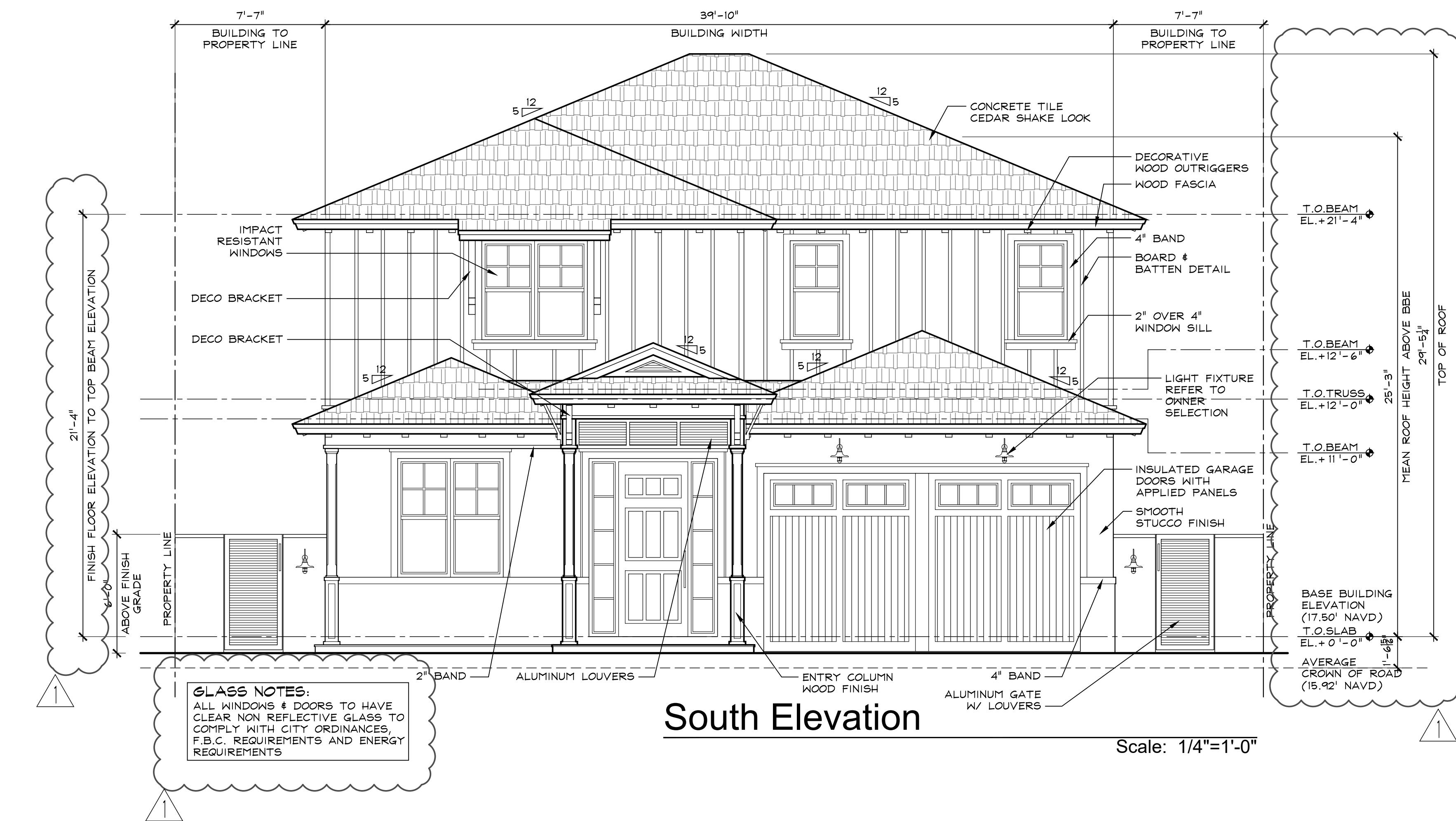
Scale: 1/4"=1'-0"

**P-3**



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**SPEC HOUSE**

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

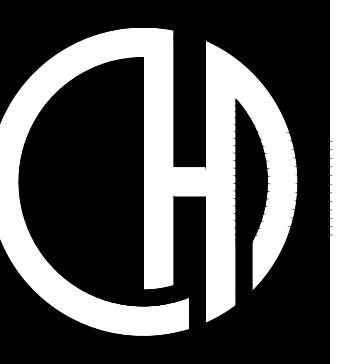
REVISIONS:  
1. TAC  
COMMENTS:  
12.19.22

SUBMITTALS:  
ISSUED TO  
H.B.: 10.03.22

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

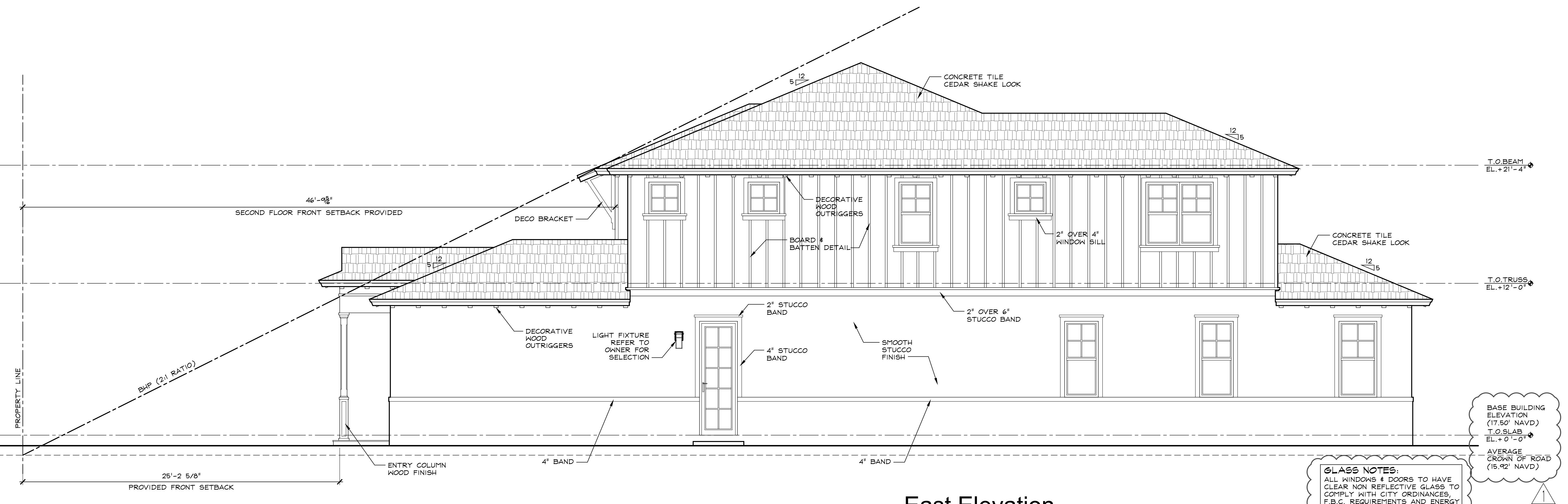
**SOUTH &  
NORTH  
ELEVATIONS**

**P-4**



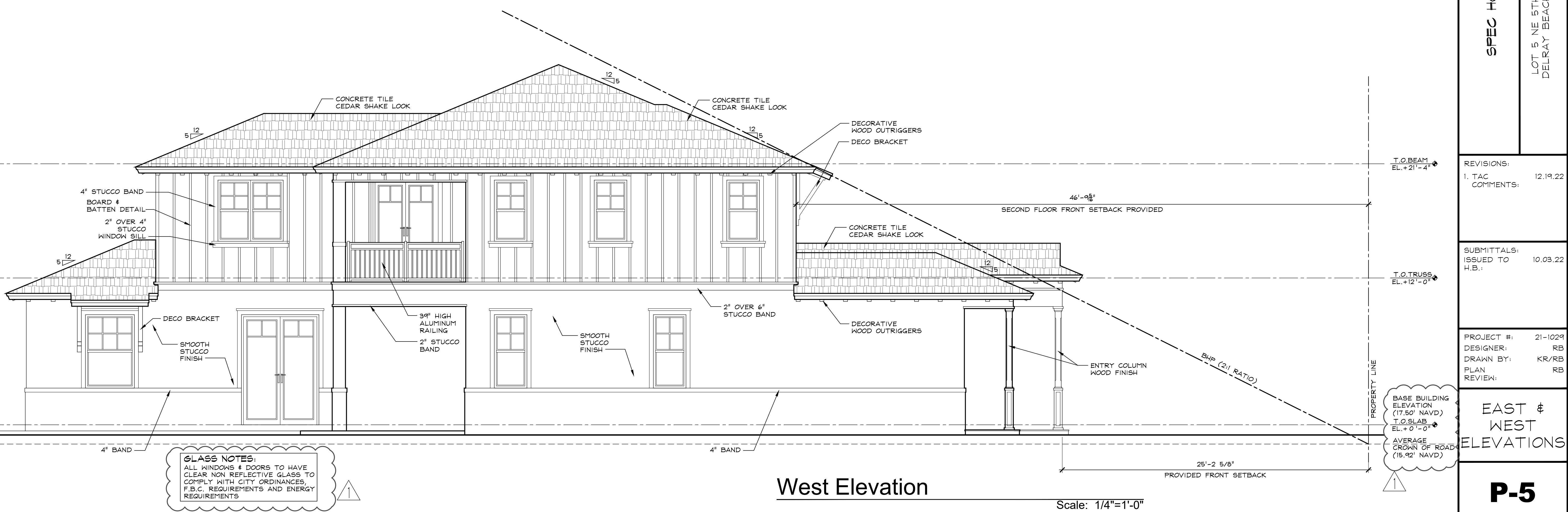
OPUS HOMES  
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Richard@OpusHomes.net  
Ph.: 561.577.8786

1.22  
3.22  
029  
RB  
'RB  
RB  
NS



# East Elevation

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



## West Elevation

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

# P-5

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

SPE USE

IONS:

TTALS:  
D TO 10.03.22

ECT #: 21-1029  
NER: RB  
N BY: KR/RB  
RB

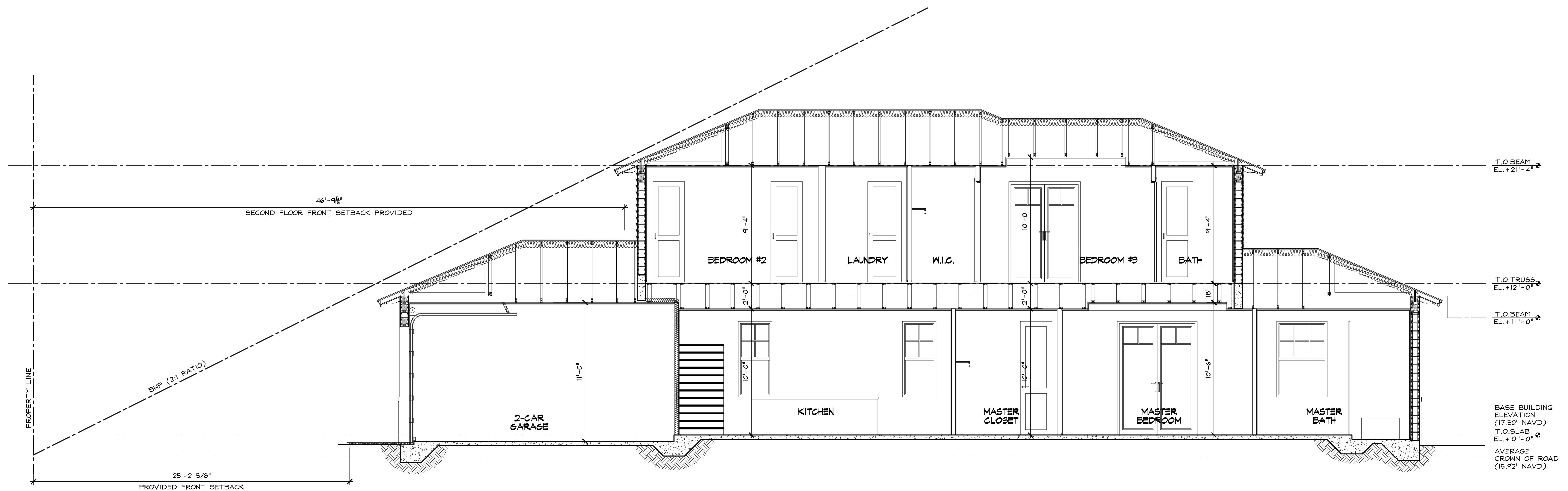
# EAST & WEST ELEVATIONS

# P-5



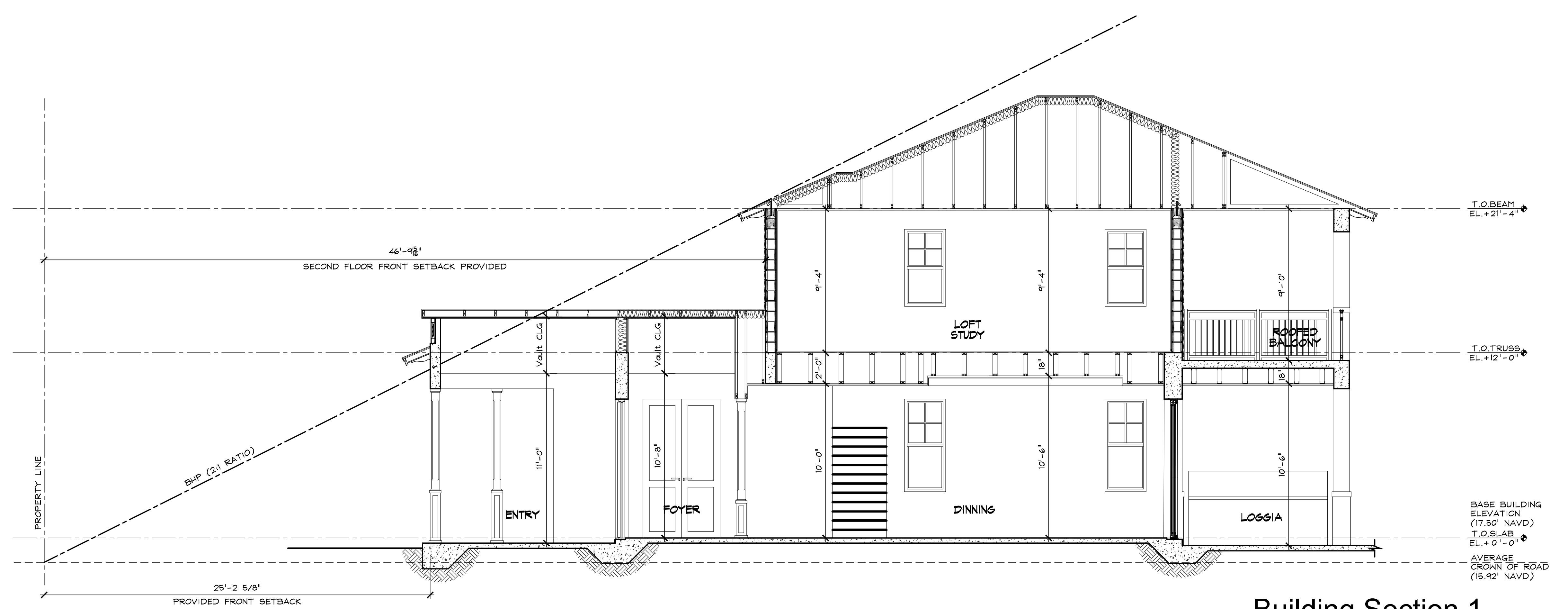
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029 1.22  
RB 3.22  
VRB RB  
RB



# Building Section 2

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



# Building Section 1

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

# SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:

SUBMITTALS:  
ISSUED TO 10.03.22  
10.03.22

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN RB  
REVIEWL.

# BUILDING SECTIONS

# P-6

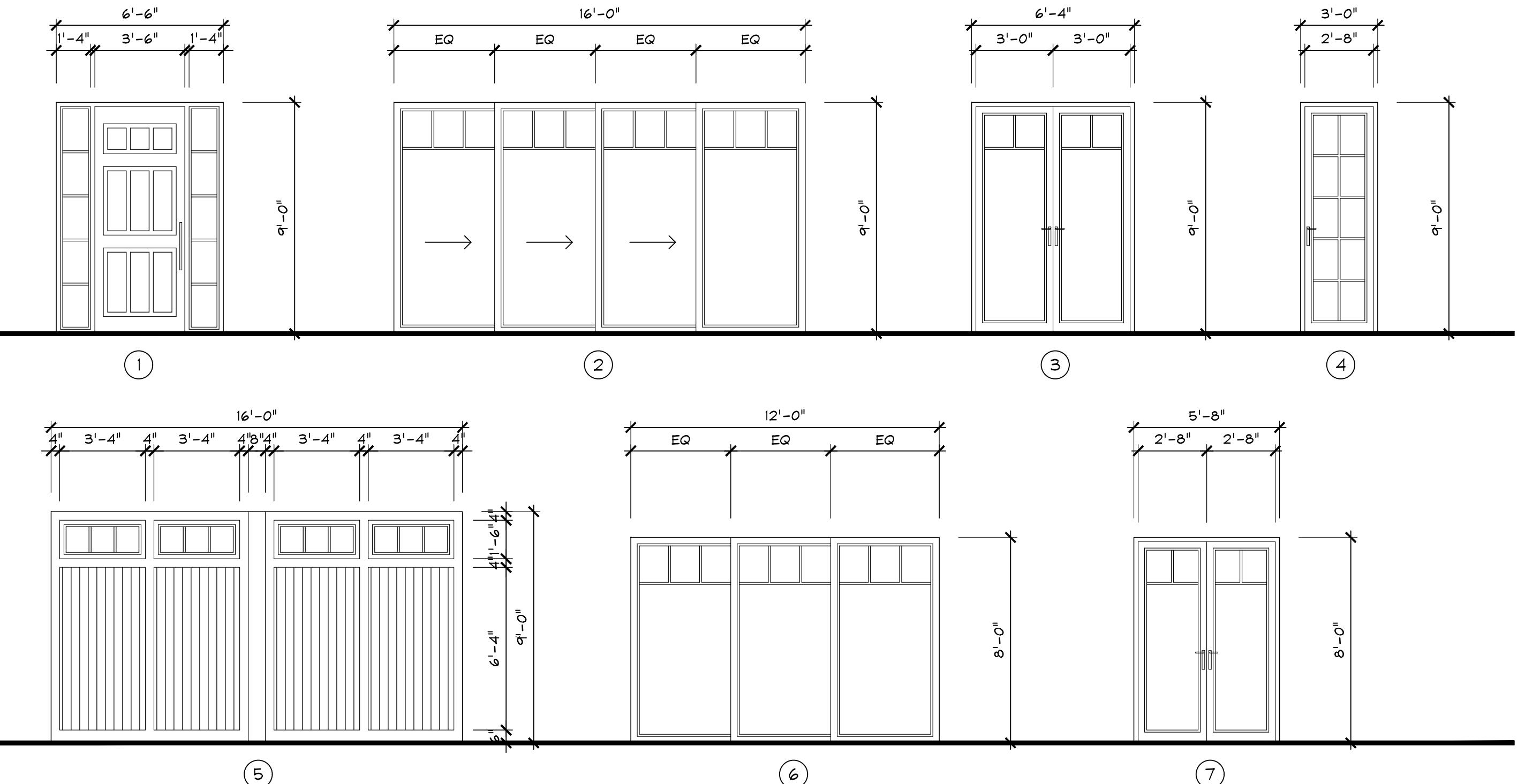
## DOOR SCHEDULE

X	DOORS			FRAMES			GLASSING	REMARKS
	DOORS SIZE	WIDTH	HEIGHT	STYLE	MATERIAL	FINISH	FRAMES	
<b>EXTERIOR</b>								
1	3'-6"	9'-0"	SWING	WOOD	WOOD	STAIN	CLEAR	WITH 1'-4" x 9'-0" SIDELIGHTS
2	16'-0"	9'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	CLEAR	4 PANELS XXXO (4 TRACK)
3	(2)3'-0"	9'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	CLEAR	
4	2'-8"	9'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	CLEAR	
5	16'-0"	9'-0"	CH.DR.	ALUM.	BRONZE	N/A	CLEAR	INSULATED WITH GLASS INSERT. REFER TO ELEVATION
6	12'-0"	8'-0"	SLIDER	ALUM.	BRONZE	ALUMINUM	CLEAR	3 PANELS XXO (3 TRACKS)
7	(2)2'-6"	8'-0"	FRENCH	ALUM.	BRONZE	ALUMINUM	CLEAR	
<b>INTERIOR</b>								
8	2'-8"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A SWING GARAGE DOOR - 20 MIN FIRE RATED
9	2'-8"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A
10	2'-6"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A
11	2'-4"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A
12	(2)2'-6"	8'-0"	SWING	M.D.F./GLS	PAINT	WOOD	PAINT	N/A
13	(2)2'-6"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A
14	(2)2'-0"	8'-0"	SWING	M.D.F.	PAINT	WOOD	PAINT	N/A
15	2'-6"	8'-0"	POCKET	M.D.F.	PAINT	WOOD	PAINT	N/A
16	8'-0"	8'-0"	BI-PASS	M.D.F.	PAINT	WOOD	PAINT	N/A

## NOTES:

- ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS.)
- COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS, PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS.
- ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 2020 7th EDITION.
- PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL DOORS TO COMPLY WITH CODE, IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURES CUT SHEET / PRODUCT APPROVALS.)
- FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
- ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. 2020 7th EDITION SILL HEIGHT SHALL NOT EXCEED 44' A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 30". CLEAR OPENING SHALL BE 3.5 FT. 10 SQ.FT. @ 1ST FLOOR.
- ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
- ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
- ALL MUNTINS TO BE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
- APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED A5 SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
- USE LOUVERED DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
- PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL OF TYPE AND FINISHES.
- G.C. TO VERIFY EXISTING OPENINGS FOR STRUCTURAL INTEGRITY, ADVISE ENGINEER IF STRUCTURAL INTEGRITY IS NOT MET.

## EXTERIOR DOOR TYPES (AS VIEWED FROM EXTERIOR)



## WINDOW SCHEDULE

X	WINDOW SIZE	WINDOW TYPE	FRAME	FRAME COLOR	GLASSING	ROUGH OPENING	REMARKS
A	(2)2'-6"	6'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
B	2'-8"	6'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
C	4'-0"	6'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
D	3'-0"	6'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
E	(2)2'-8"	5'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
F	2'-8"	5'-0"	SINGLE HUNG	ALUM.	WHITE	CLEAR	PER MANUF. SPECS
G	2'-6"	2'-0"	FIXED GLS.	ALUM.	WHITE	CLEAR	PER MANUF. SPECS

## WINDOW TYPE (AS VIEWED FROM EXTERIOR)



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SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:  
1. TAC  
COMMENTS: 12.19.22

SUBMITTALS:  
ISSUED TO: H.B.: 10.03.22

PROJECT #: 21-1029  
DESIGNER: KR/RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

WINDOW &  
DOOR  
SCHEDULES



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DELRAY BEACH FLORIDA

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## Proposed Street View

Scale: 1"=10'-0"

REVISIONS:  
1. TAC  
COMMENTS:  
12.19.22

SUBMITTALS:  
ISSUED TO: 10.03.22  
H.B.:

PROJECT #: 21-1029  
DESIGNER: KR RB  
DRAWN BY: KR RB  
PLAN REVIEW: KR RB

STREET  
ELEVATION

**P-8**

