



## *Development Services Department*

### **BOARD ACTION REPORT – APPEALABLE ITEM**

**Project Name:** 142 S. Ocean Boulevard - Sandoway Discovery Center (2021-033)

**Project Location:** 142 S. Ocean Boulevard, Individually Listed to the National Register of Historic Places

**PCN:** 12-43-46-16-22-024-0010

**Request:** Class II Site Plan Modification and Certificate of Appropriateness

**Board:** Historic Preservation Board

**Meeting Date:** December 16, 2020

**Board Vote:** Approved on a 6-0 vote

#### **Board Actions:**

Class II Site Plan Modification and Certificate of Appropriateness (2021-033) request associated with the installation of a new touch tank and canopy to the rear of the property subject to the following conditions:

1. That any and all proposed fencing material be authentic such as wood, masonry, or aluminum.

#### **Project Description:**

The subject property is located at 142 S. Ocean Boulevard, which is at the northwest corner of South Ocean Boulevard and Ingraham Avenue. The Sandoway Discovery Center is located within the circa 1936 Resort Colonial structure. The structure is one of the last remaining Resort Colonial houses in Delray Beach and it is believed the architect of record was Samuel Ogren, Sr., Delray Beach's first registered architect. The home was rehabilitated under the Secretary of the Interiors Standards for Rehabilitation and opened to the public as a nature center in 1998.

At its meeting of June 7, 2017, the Historic Preservation Board approved Certificate of Appropriateness (COA) (2017-145) request to install a 20' x 30' concrete slab and an 8' white canvas canopy structure along the north side of the property adjacent to the City of Delray Beach - Sandoway Public Parking lot. The request was part of an overall plan to improve functions and facilities operations for the Sandoway Discovery Center. The 20' x 30' covered area was to serve as a shaded staging area for fieldtrip goers.

The subject Class II Site Plan Modification and COA was for the installation of a new 4' deep touch tank with 24"x36" viewing windows on the sides with an 8' white canopy to the rear of the existing, individually designated structure. In addition, the proposal also includes the relocation of the door and the replacement and reconfiguration to the stairs located on the rear elevation of the structure. The stairs and door have been administratively approved as is permitted through the COA process

#### **Board Comments:**

All members of the board were supportive of the proposal.

#### **Public Comments:**

There was no public comment.

#### **Associated Actions:**

N/A

#### **Next Action:**

The HPB action is final unless appealed by the City Commission



# DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING  
100 NW 1<sup>ST</sup> AVENUE, DELRAY BEACH, FLORIDA 33444  
(561) 243-7040

## HISTORIC PRESERVATION BOARD STAFF REPORT

### 142 South Ocean Boulevard

Meeting	File No.	Application Type
December 16, 2020	2021-033	Class II Site Plan Modification and Certificate of Appropriateness

### REQUEST

The item before the Board is in consideration of a Class II Site Plan Modification and Certificate of Appropriateness (2021-033) for the installation of a new touch tank and canopy to the rear of the property located at **142 South Ocean Boulevard - Sandoway Discovery Center, Individually Listed to the National Register of Historic Places**.

### GENERAL DATA

**Agent:** Susan Russo

**Owner:** Palm Beach County Lessor  
City of Delray Beach Lessee

**Location:** 142 S. Ocean Blvd.

**PCN:** 12-43-46-16-22-024-0010

**Property Size:** 0.35 Acres

**Zoning:** CF (Community Facilities)

**LUM Designation:** CF (Community Facilities)

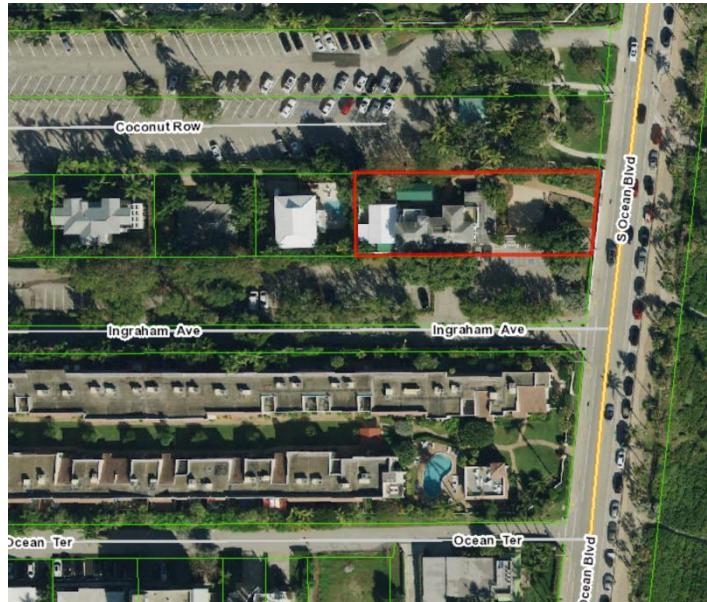
**Historic District:** Individually Listed to the  
National Register of Historic Places

**Adjacent Zoning:**

- North: OS (Open Space)
- South: OS (Open Space)
- East: OS (Open Space)
- West: RM (Multiple Family Residential)

**Existing Land Use:** Commercial

**Proposed Land Use:** Commercial



### BACKGROUND INFORMATION AND PROJECT DESCRIPTION

The subject property is located at 142 S. Ocean Boulevard, which is at the northwest corner of South Ocean Boulevard and Ingraham Avenue. The Sandoway Discovery Center is located within the circa 1936 Resort Colonial structure. The structure is one of the last remaining Resort Colonial houses in Delray Beach and it is believed the architect of record was Samuel Ogren, Sr., Delray Beach's first registered architect. The home was rehabilitated under the Secretary of the Interiors Standards for Rehabilitation and opened to the public as a nature center in 1998.

At its meeting of June 7, 2017, the Historic Preservation Board approved Certificate of Appropriateness (COA) (2017-145) request to install a 20' x 30' concrete slab and an 8' white canvas canopy structure along the north side of the property adjacent to the City of Delray Beach - Sandoway Public Parking lot. The request was part of an overall plan to improve functions and facilities operations for the

Project Planner: Katherina Paliwoda, Planner <a href="mailto:PaliwodaK@mydelraybeach.com">PaliwodaK@mydelraybeach.com</a>	Review Dates: HPB: December 16, 2020	Attachments: 1. Plans 2. Photographs 3. Material selections
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Sandoway Discovery Center. The 20' x 30' covered area was to serve as a shaded staging area for fieldtrip goers.

The subject Class II Site Plan Modification and COA is for the installation of a new 4' deep touch tank with 24"x36" viewing windows on the sides with an 8' white canopy to the rear of the existing, individually designated structure. In addition, the proposal also includes the relocation of the door and the replacement and reconfiguration to the stairs located on the rear elevation of the structure. The stairs and door have been administratively approved as is permitted through the COA process. The COA is now before the board.

#### REVIEW AND ANALYSIS

**Pursuant to LDR Section 2.4.5(G), Modifications to site and development plans - Class II.** Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

**Pursuant to LDR Section 2.4.5(G)(5), Findings.** Formal findings are not required for a Class I or II modification.

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective 1.4 of the Historic Preservation Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Based on the above, positive findings can be made with respect to compliance with the Standards.

**Pursuant to LDR Section 4.3.4(K), a 10' perimeter setback is required for properties within the CF zoning district.**

**Pursuant to LDR Section 4.4.21(H)(1), The perimeter setback area, when provided, shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.**

The proposal meets the requirements of this code section.

**Pursuant to LDR Section 4.4.21(H)(2), when this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of fifteen feet (15'); or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes.**

The subject proposal includes the installation of a new 4' touch tank and canopy to the rear (northwest) side of the property. The proposed touch tank and canopy will adhere to the required setbacks and the required perimeter setback area is currently landscaped. It is also noted that a concrete block wall exists along the western property line, meeting the requirements for buffering and aesthetic purposes and the proposed improvements are setback at least 10' from the west property line and 10' from the north property line. It is noted the paved walkway that surrounds the tank is setback 5' from the property line. Currently, the walkway is situated immediately adjacent to the property line, and the proposal includes revision of the walkway layout to provide the 5' setback with landscaped area.

**Pursuant to LDR Section 4.6.15(F) Exemption for commercial pools; insurance required. All pools connected with commercial ventures such as motels, and the like, within the**

city, and otherwise guarded or under surveillance by competent and responsible personnel shall not be covered by this Section. However, the owners of those operations shall be required to maintain adequate liability insurance policies covering those pools in an amount of not less than \$100,000.00 through \$300,000.00 coverage, if they choose not to erect a protective fence as described herein

A 4' touch tank is proposed in the rear (northwest) side of the property and will meet the requirements of this code section as the existing, as well as the proposed touch tanks are enclosed with protective fencing.

#### LDR SECTION 4.5.1

#### HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section

#### Pursuant to LDR Section 4.5.1(E)(2)(c)(1) – Minor Development.

The subject application is considered "Minor Development" as it involves "new construction within the CF (Community Facilities) zoning district."

Pursuant to LDR Section 4.5.1(E)(3) – Buildings, Structures, Appurtenances and Parking: Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained, in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

**Appurtenances:** Appurtenances include, but are not limited to, stone walls, fences, light fixtures, steps, paving, sidewalks, signs, and accessory structures.

**Fences and Walls:** The provisions of Section 4.6.5 shall apply, except as modified below:

- a. Chain-link fences are discouraged. When permitted, chain-link fences shall be clad in a green or black vinyl and only used in rear yards where they are not visible from a public right of way, even when screened by a hedge or other landscaping.
- b. Swimming pool fences shall be designed in a manner that integrates the layout with the lot and structures without exhibiting a utilitarian or stand-alone appearance.
- c. Fences and walls over four feet (4') shall not be allowed in front or side street setbacks.
- d. Non-historic and/or synthetic materials are discouraged, particularly when visible from a public right of way.
- e. Decorative landscape features, including but not limited to, arbors, pergolas, and trellises shall not exceed a height of eight feet (8') within the front or side street setbacks.

The subject property has an existing 4' masonry wall located on the rear (west) and side (south) end of the property. In addition, there is an existing partition that will be removed which currently separates the existing touch tank with the one being proposed. The new touch tank will have a 4' PVC fence around the north side of the structure. Non-historic and/or synthetic materials are discouraged; therefore, an added condition of approval is that any and all proposed fencing material be authentic such as wood, masonry, or aluminum.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

**Standard 1**

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**Standard 2**

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**Standard 3**

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Standard 4**

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Standard 5**

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Standard 6**

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Standard 7**

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Standard 8**

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**Standard 9**

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

## **Standard 10**

**New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposal does not include modification to the existing historic structure and is an exterior improvement project that will make a change to the site's environment. The proposal will be overseen by the Sandoway Discovery Center whose initiative as an organization is to educate the public on Florida's fragile ecosystems and their inhabitants. The construction of the additional touch tank and canopy contribute to the expansion of their hands-on educational program and will not harm nor cause the removal of any historic materials on site.

Standards 9 & 10: the construction of a touch tank and canopy on the site of an historic structure can be considered as new construction. The proposed plan is designed to add to the educational experience of the site which will add to the continuous use of the historic structure on the property. The new touch tank is to be constructed for educational purposes, with the canopy to allow for shading of guest visiting the site. If the touch tank and canopy were to be removed in the future, it would not harm the historic structure on the site. Walls around the tank are also proposed to protect both visitors and sea life.

**Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m) below.**

- a. **Height:** The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.
- b. **Front Facade Proportion:** The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.
- c. **Proportion of Openings (Windows and Doors):** The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.
- d. **Rhythm of Solids to Voids:** The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.
- e. **Rhythm of Buildings on Streets:** The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.

- f. **Rhythm of Entrance and/or Porch Projections:** The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.
- g. **Relationship of Materials, Texture, and Color:** The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.
- h. **Roof Shapes:** The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.
- i. **Walls of Continuity:** Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.
- j. **Scale of a Building:** The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:
  - a. For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line;
  - b. For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line;
- k. **Directional Expression of Front Elevation:** A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.
- l. **Architectural Style:** All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.
- m. **Additions to individually designated properties and contributing structures in all historic districts:** Visual compatibility shall be accomplished as follows:
  - 1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.
  - 2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.
  - 3. Characteristic features of the original building shall not be destroyed or obscured.
  - 4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.
  - 5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.
  - 6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.

Overall, the placement of the request ensures the longevity and authenticity of the individually designated historic structure and will not harm or alter the structure's integrity. The proposal can be considered compliant with the intent of the standards.

## **COMPREHENSIVE PLAN**

**Pursuant to the Historic Preservation Element (HPE), Objective 1.4, Historic Preservation Planning: Implement appropriate and compatible design and planning strategies for historic sites and properties within historic districts.**

The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

### **HPE Policy 1.4.1**

**Continue to require that the Historic Preservation Board make findings that any land use or development application for a historic structure, site or within a historic district, is consistent with the provisions of the Secretary of the Interior's Standards for Rehabilitation, the Land Development Regulations, and Delray Beach Historic Preservation Design Guidelines.**

The development proposal involves the installation of a new 4' touch tank with an 8' canopy to the rear (northwest) side of the existing individually designated structure. There are no concerns with respect to soil, topographic or other physical considerations. Provided the condition of approval is address, the proposal can be found to be consistent with the requirements of the Comprehensive Plan and provided the conditions of approval are addressed, the request will be considered to be consistent with the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

## **OPTIONAL BOARD MOTIONS FOR ACTION ITEMS**

- A. Move to continue with direction
- B. Approve Class II Site Plan Modification and Certificate of Appropriateness (2021-033), request for the property located at **142 S. Ocean Boulevard, Individually Listed to the National Register of Historic Places** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations.
- C. Approve Class II Site Plan Modification and Certificate of Appropriateness (2021-033), requests for the property located at **142 S. Ocean Boulevard, Individually Listed to the National Register of Historic Places** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in the Land Development Regulations subject to the following conditions:
  1. That any and all proposed fencing material be authentic such as wood, masonry, or aluminum.
- D. Deny Class II Site Plan Modification and Certificate of Appropriateness (2021-033), requests for the property located at **142 S. Ocean Boulevard, Individually Listed to the National Register of Historic Places**, by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in the Land Development Regulations.

## **PUBLIC AND COURTESY NOTICES**

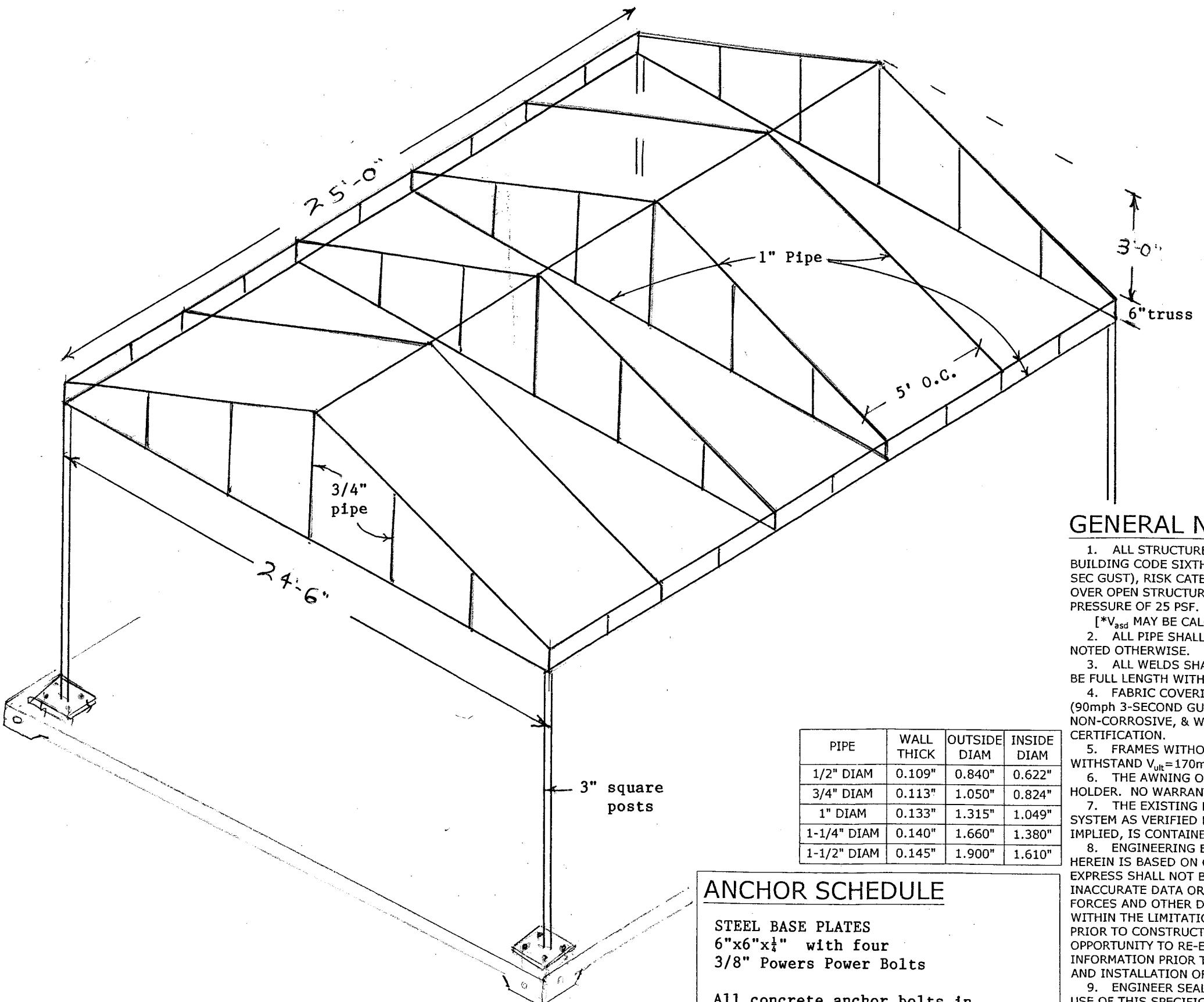
Courtesy Notices are not required for this application.

Agenda was posted on (12/9/20), 5 working days prior to meeting.

## **FREESTANDING FABRIC CANOPY**

FRANK L. BENNARDO, P.E.  
PF# 0046549

IF CHECKED, CERTIFYING P.E. APPEARS BELOW  
**GORDON DIBATISTO, P.E.**  
**E # 82328**  
VALID FOR 1 PERMIT ONLY U.N.C.  
**NOTICE: IF THIS SHEET DOES**  
**NOT CONTAIN AN ORIGINAL**  
**SIGNATURE & ENGINEER SEAL**  
IF THERE IS A DIGITAL  
SIGNATURE ON SHEET 1, THIS  
SHEET IS PART OF A DIGITALLY  
SIGNED FILE, SHALL REMAIN IN  
DIGITAL FORMAT, & PRINTED  
COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED SIGNED  
AND SEALED, IF THERE IS NO  
DIGITAL SIGNATURE ON SHEET 1  
FOR THIS SHEET DOES NOT  
CONTAIN AN ENGINEER'S  
ORIGINAL SIGNATURE & SEAL,  
THIS SHEET IS A COPY/DRAFT.



## GENERAL NOTES:

1. ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND ASCE 7-10 (MRH=15', EXP='C',  $V_{ult}^* = 115\text{MPH}$  (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.

[\* $V_{asd}$  MAY BE CALCULATED WITH THE FOLLOWING CONVERSION:  $V_{asd} = V_{ult}^* \sqrt{0.6}$ ]

2. ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.

3. ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH ALUM PAINT.

4. FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (90mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.

5. FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND  $V_{ult} = 170\text{mph}$  (3-SECOND GUST) WINDS IN EXPOSURES 'C' AND 'D'.

6. THE AWNING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY, EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.

7. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.

8. ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.

9. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.

10. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

PIPE	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-1/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

## ANCHOR SCHEDULE

STEEL BASE PLATES  
6"x6"x $\frac{1}{4}$ " with four  
3/8" Powers Power Bolts

All concrete anchor bolts in  
4½" min. from edge of concrete  
slab in solid concrete 3 KSI min.

Awning Anchored to concrete slab  
Slab to be min 4" thick

Outside preimeter to be 8"x12" with one #5 rebar min. (by other)

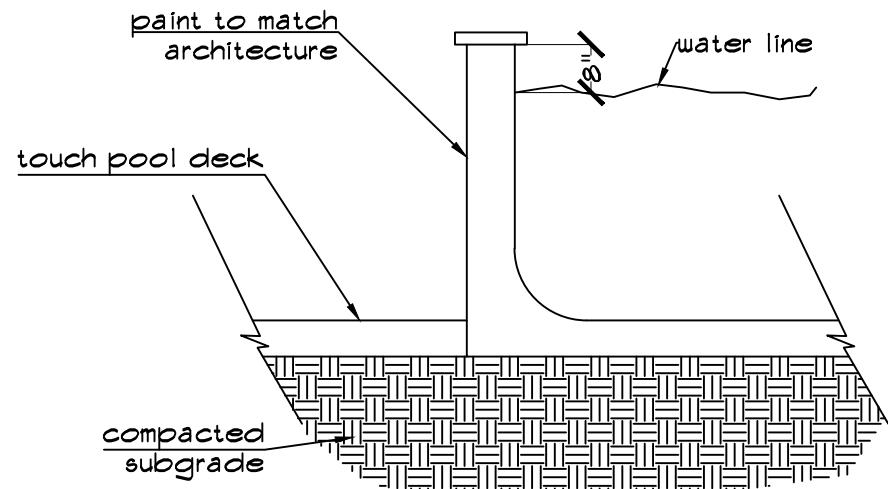
**ENGINEERING  
EXPRESS®**

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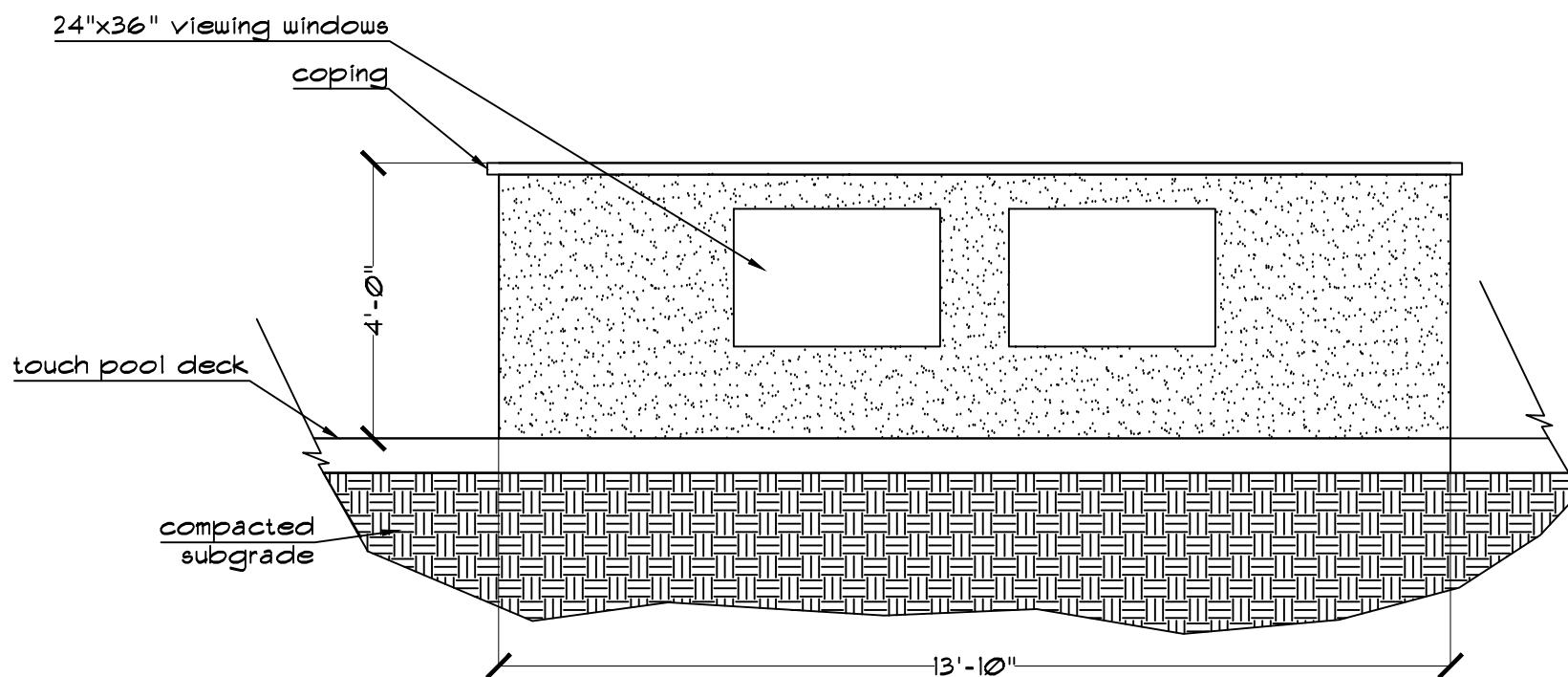
CORPORATE OFFICE:  
1160 SW 12th AVE, SUITE 106  
DEERFIELD BEACH, FL 33442  
P: (954) 354-0660 F: (954) 354-0443  
E: [HELLO@ENGINEERINGEXPRESS.COM](mailto:HELLO@ENGINEERINGEXPRESS.COM)  
[ENGINEERINGEXPRESS.COM](http://ENGINEERINGEXPRESS.COM)  
CERT OF AUTH # 9885

**DELRAY AWNING**  
80 N. CONGRESS AVE  
DELRAY BEACH, FL 33445  
(561) 276-5381

SCALE: NTS UNLESS NOTED



SECTION



ELEVATION

project:  
**sandoway**  
house  
142 s. ocean blvd.  
delray beach, fl

dave boeker  
landscape architecture/planning inc.

601 n. congress ave., suite 105-a  
delray beach, florida 33445  
561-276-6311

#LA0000999

sheet title:

**touch tank**  
**detail**

project number:

11320

date: 11/19/20  
scale: 3/8"=1'-0"  
drawn by:

revisions:



sheet:

**D-1**

East side



South side



## North side



## West side



West adjacent



North adjacent



South adjacent

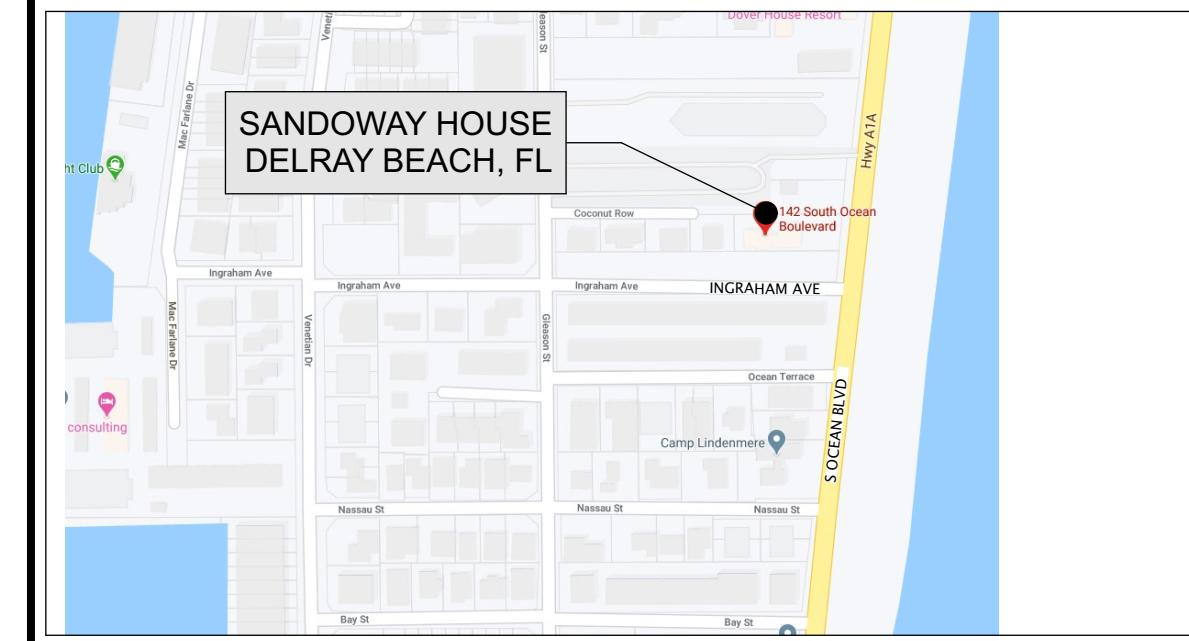


North adjacent



ABBREVIATIONS & DEFINITIONS	
AS-BUILT DRAWING: A DRAWING OR PRINT MARKED BY THE CONTRACTOR TO SHOW ACTUAL CONDITIONS OF A PROJECT AS CONSTRUCTED AFTER CONSTRUCTION.	
BY OTHERS: WORK SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS AND LABELED WITH THIS DESIGNATION IS NOT INCLUDED IN THE SPECIFIC SUB-TRADE'S CONTRACT, BUT WILL BE REQUIRED TO BE DONE WITHIN THE GENERAL CONTRACTOR'S CONTRACT.	
BY OWNER: WORK SHOWN OR DESCRIBED IN THE CONTRACT DOCUMENTS AND LABELED WITH THIS DESIGNATION IS NOT INCLUDED IN THE GENERAL CONTRACTOR'S CONTRACT, BUT WILL BE COMPLETED UNDER A SEPARATE CONTRACT WITH ANOTHER CONTRACTOR BY THE OWNER. COORDINATION AND SCHEDULING OF THE WORK THUS DESCRIBED SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	
CFCI: CONTRACTOR FURNISH CONTRACTOR INSTALL	
FOW: FACE OF WALL	
NIC: NOT IN CONTRACT	
OFCI: OWNER FURNISH CONTRACTOR INSTALL	
OFOI: OWNER FURNISH OWNER INSTALL	
OPTION: TERM USED IN CONSTRUCTION DOCUMENTS TO INDICATE THAT CONTRACTOR MAY USE ONE OF SEVERAL PRODUCTS AT HIS OR HER CHOICE.	
PROVIDE: TO FURNISH AND INSTALL; COMPLETE AND READY FOR THE INTENDED USE.	
RECORD DRAWINGS: SOMETIMES CALLED 'AS-BUILT' DRAWINGS, THESE ARE NORMALLY MODIFIED FROM THE CONSTRUCTION DOCUMENTS TO CONFORM TO ALL CHANGES MADE DURING CONSTRUCTION	
REFINISH: TO PUT FINISH BACK INTO ITS ORIGINAL CONDITION *DO NOT USE THE TERMS 'REFURBISH', 'REHABILITATE', 'REMODEL', 'RENEW', OR 'RENOVATE'.	
RFI: REQUEST FOR INFORMATION.	
SHOP DRAWINGS: DRAWINGS, DIAGRAMS, ILLUSTRATIONS, SCHEDULES, PERFORMANCE CHARTS, BROCHURES AND OTHER DATA PREPARED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, MANUFACTURER, SUPPLIER OR DISTRIBUTOR, WHICH ILLUSTRATE HOW SPECIFIC PORTIONS OF THE WORK WILL BE FABRICATED AND/OR INSTALLED.	
SUBSTANTIAL COMPLETION: THE DATE ON WHICH THE ARCHITECT ISSUES A CERTIFICATE OF SUBSTANTIAL COMPLETION BASED ON AN INSPECTION OF THE WORK, BY WHICH IT CAN BE DETERMINED THAT THE WORK IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THAT THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR THE USE FOR WHICH IT IS INTENDED. A CERTIFICATE OF SUBSTANTIAL COMPLETION MAY BE ISSUED FOR EACH INDIVIDUAL BUILDING AS IT IS COMPLETED, IF THIS IS IN THE OWNER'S BEST INTERESTS.	
TYPICAL: THE TERM REFERRED TO IS REPEATED SEVERAL TIMES IN SIMILAR CIRCUMSTANCES AND LOCATIONS.	
UNO: UNLESS NOTED OTHERWISE.	
A/E: ARCHITECT / ENGINEER	

ALL SUBMITTALS INCLUDING SHOP DRAWINGS SHALL BE MADE ELECTRONICALLY AND SENT TO INFO@KRAVIT.NET			
<b>RESPONSIBILITY SCHEDULE</b>			
PRODUCT	CONTRACTOR	TENANT	OWNER
FURNISHED	INSTALLED	FURNISHED	INSTALLED
FURNISHED	INSTALLED	FURNISHED	INSTALLED



## 01 LOCATION MAP

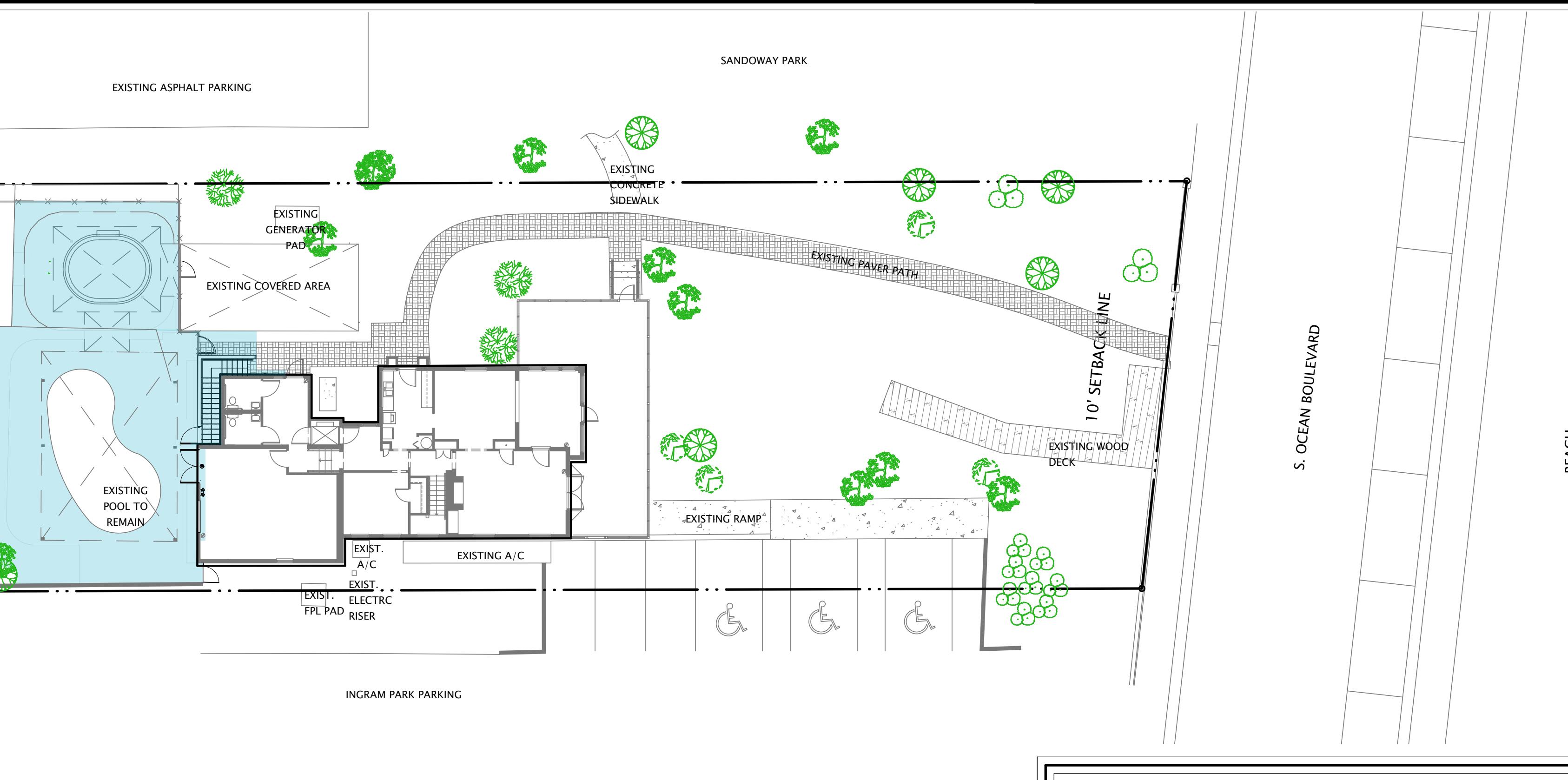


N.T.S.

## 02 KEY PLAN - 1ST FLOOR



1/16"=1'-0"



HATCH INDICATES AREA OF WORK





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## SITE DATA:

SITE AREA:	0.3553 ACRES = 15,478 S.F.
TOTAL GROUND FLOOR AREA:	2,687 S.F. = 17.36% OF SITE
TOTAL IMPERVIOUS AREA:	7,027 S.F. = 45.4% OF SITE
TOTAL (LANDSCAPED) OPEN AREA:	5,833 S.F. = 37.69% OF SITE
TOTAL WATER BODY (POOL) AREA:	463 S.F. = 2.99% OF SITE

## PROJECT PHASE

# Site Planning

# Schematic Design

# Design Development

# Construction Documents

---

SITE PLAN

NUMBER:	SAN.04
	05/11/20
BY:	AC
D BY:	MJK
IE:	SAN04 ARCH 3.0.pln



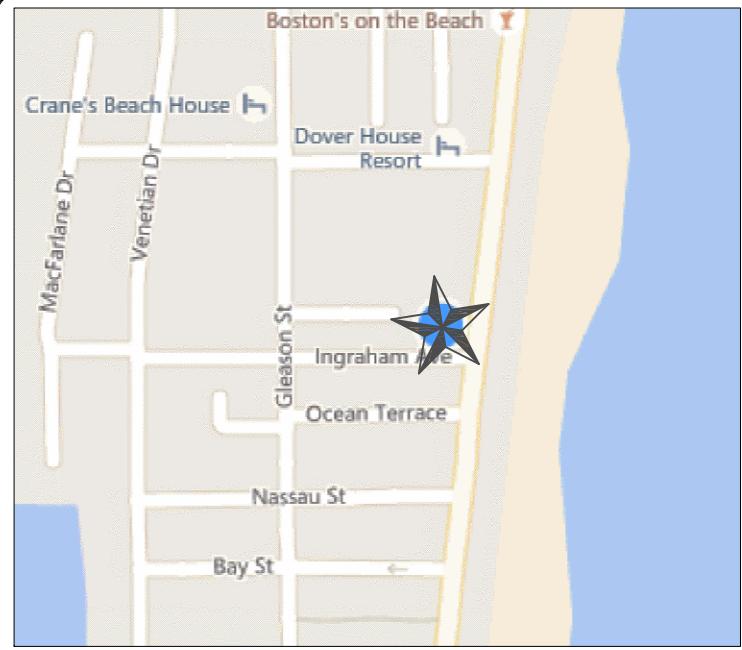
Michael J. Kranit, Interior Designer, Alfred Architect, State of Florida, ID 5101, AR 9202

SHEET

**A-0.2**

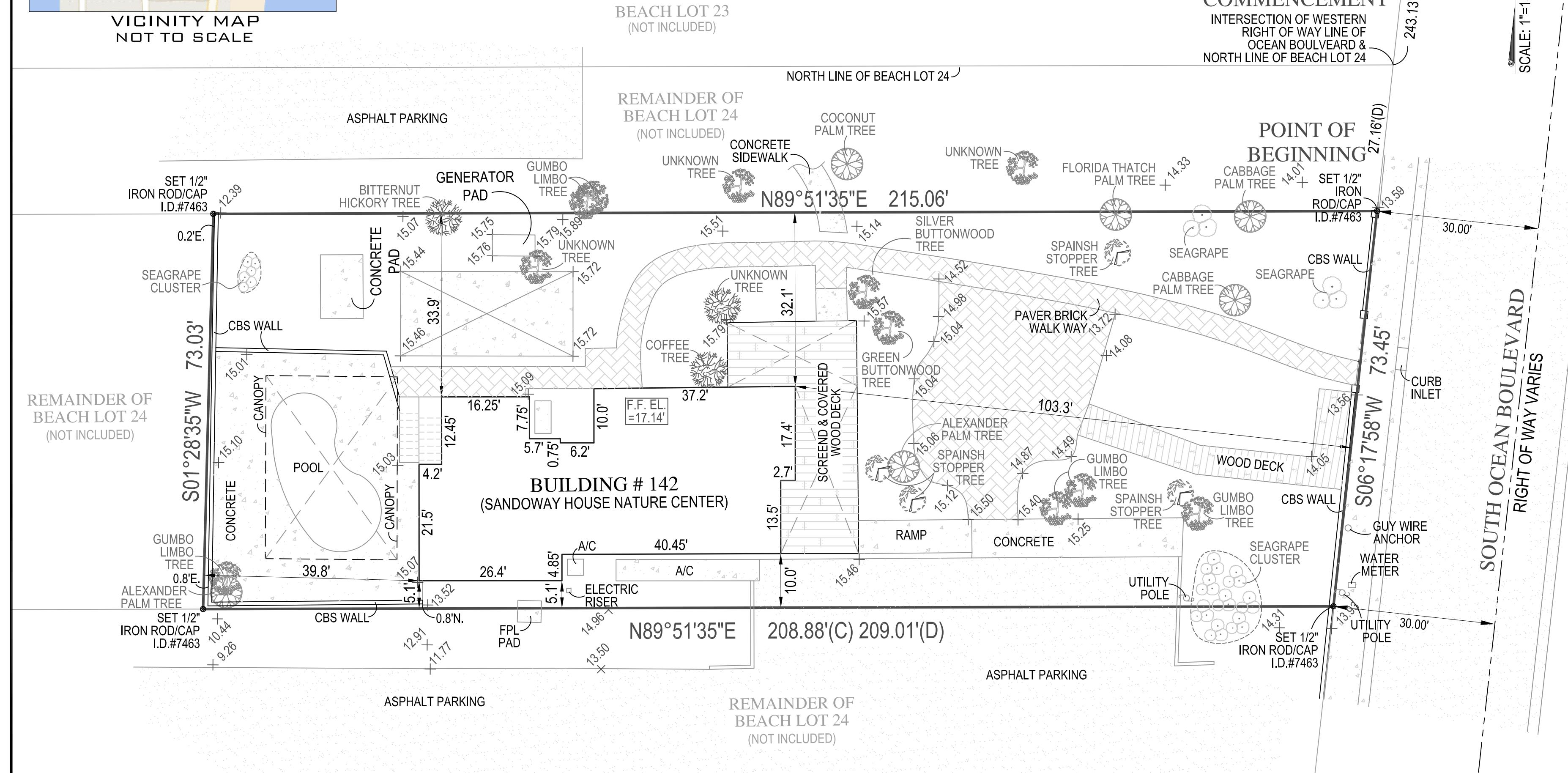
1

NEW SHEET



## LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE WESTERN BOUNDARY LINE OF OCEAN BOULEVARD (STATE ROAD A-1-A) WITH THE NORTH LINE OF BEACH LOT 24, PLAT OF THE FRACTIONAL EAST 1/2 OF SECTION 16, TOWNSHIP 47S, RANGE 43E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF OCEAN BOULEVARD, A DISTANCE OF 27.16 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY PARALLEL TO SAID NORTH LINE OF BEACH LOT 24, A DISTANCE OF 215.06 FEET TO A POINT; THENCE SOUTHERLY MAKING AN ANGLE WITH THE PRECEDING COURSE OF 91°37' MEASURED FROM EAST TO SOUTH; THENCE 73.03 FEET TO A POINT; THENCE EASTERLY PARALLEL TO SAID NORTH LINE OF BEACH LOT 24, A DISTANCE OF 209.01 FEET TO A POINT; SAID POINT BEING IN THE WESTERN BOUNDARY LINE OF OCEAN BOULEVARD; THENCE NORtherly ALONG SAID BOUNDARY LINE A DISTANCE OF 74.45 FEET TO THE POINT OF BEGINNING.



FLOOD ZONE: X  
COMMUNITY NUMBER: 125102  
PANEL: 0004  
SUFFIX: D

**ORIGINATION BENCHMARK**  
SRD DEPARTMENT OF TRANSPORTATION  
BENCHMARK " 14.33(SRD)  
N.G.V.D.1929 ELEVATION = 14.331'

### NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

### LEGEND

A/C	AIR CONDITIONER	P	PLAT
B.M.	BENCH MARK	P.B.	PLAT BOOK
B.F.P.	BACKFLOW PREVENTER	P.C.P.	PERMANENT CONTROL POINT
CATV	CABLE RISER	P.G.	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	PK	PARKER KYLON NAIL
E.L.	ELEVATION	P.R.M.	PERMANENT REFERENCE MONUMENT
F.	FOUND	PSM	PROFESSIONAL SURVEYOR AND MAPPER
F.F.C.M.	FINISHED FLOOR	S.I.R.	SET IRON ROD & CAP
F.P.K.	FOUND CONCRETE MONUMENT	S.P.K.	SET PARKER-KALON NAIL
I.D.	FOUND PARKER-KALON NAIL	S.S.	SHIP SPIKE
I.P.	IDENTIFICATION	T.B.M.	TEMPORARY BENCH MARK
I.R.	IRON PIPE	T.Y.P.	TYPICAL
L.B.	LICENSED BUSINESS	U.E.	UTILITY EASEMENT
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	U.P.	UTILITY POLE
N&D	NAIL & DISC	C.	CENTERLINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	P.	PROPERTY LINE
N.T.S.	NOT TO SCALE	#	NUMBER
O.H.L.	OVERHEAD LINES	CONCRETE	CONCRETE COVERED
O.R.B.	OFFICIAL RECORDS BOOK		

### REVISIONS:

1. UPDATE BOUNDARY, TOPOGRAPHY & TREE SURVEY: 12-02-2019
2. UPDATE BOUNDARY & TOPOGRAPHY: 8-28-2020

SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A  
TRUE AND CORRECT REPRESENTATION OF A SURVEY  
PREPARED UNDER MY DIRECTION. NOT VALID  
WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY, TOPOGRAPHY & TREE LOCATION OF  
142 SOUTH OCEAN BOULEVARD  
DELRAY BEACH, FL. 33483

PREPARED FOR:  
DANICA SANBORN

6250 N. MILITARY TRAIL  
SUITE 102  
WEST PALM BEACH, FL 33407  
www.compasssurveying.net  
COMPASS SURVEYING  
PHONE: 561.640.4800 FAX: 561.640.0576

142 SOUTH OCEAN BOULEVARD  
DELRAY BEACH, FL. 33483

No. Revision/Issue Date  
Project C-13642 Sheet 1 OF 1  
Date 12/16/2015 Scale 1"=15'

# PROJECT

# SANDOWAY HOUSE NATURE CENTER

## EXTERIOR UPDATES

### 42 S. OCEAN BLVD DELRAY BEACH FLORIDA

## DEVELOPMENT REVISIONS

DATE	DESCRIPTION

# PERMIT REVISIONS

DATE	DESCRIPTION

## STRUCTION PHASE REVISIONS

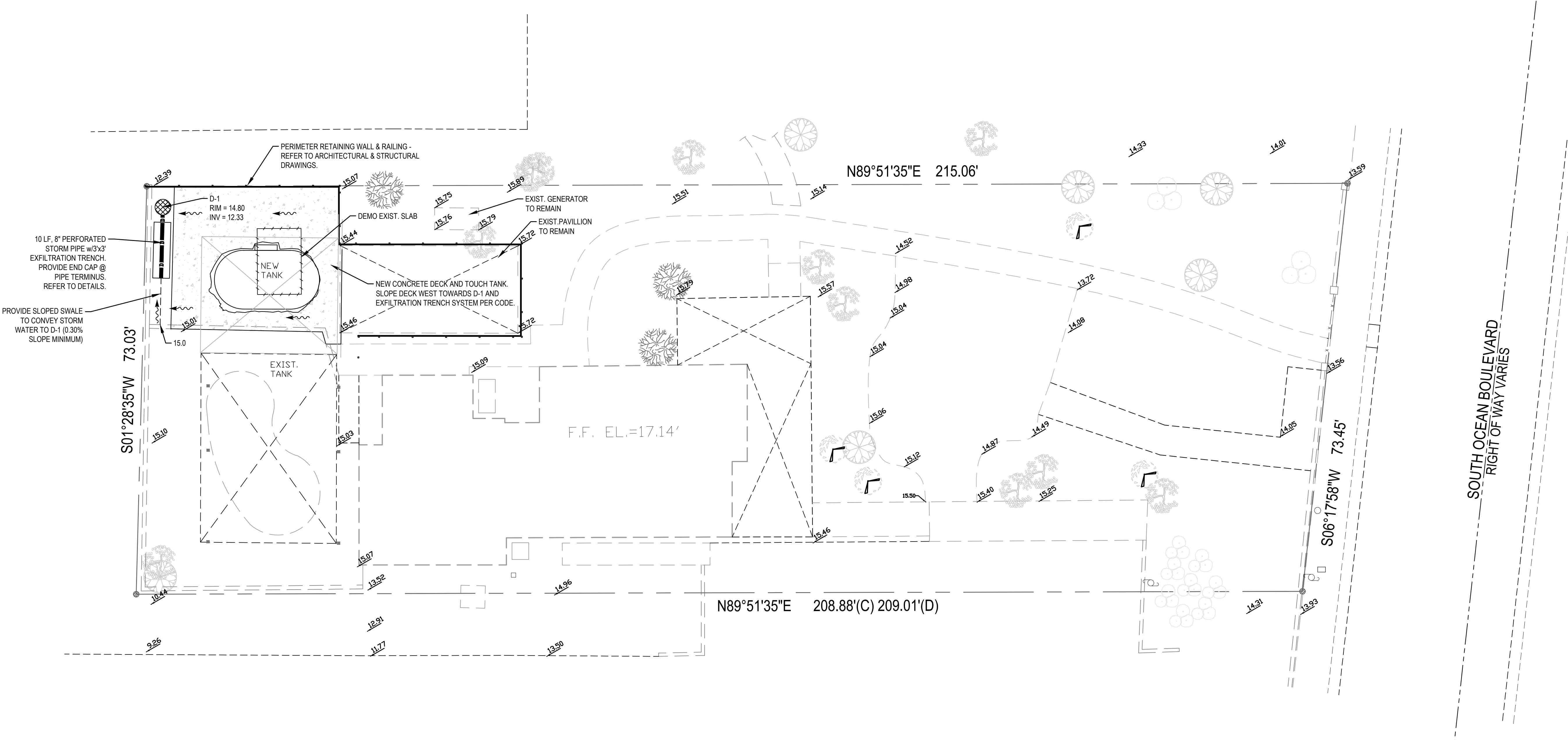
DATE	DESCRIPTION

## PROJECT PHASE

SITE PLANNING  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

WING GRADING & DRAINAGE PLAN

FILE NUMBER:	SAN.04
	02/06/20
BY:	SB/ICM
D BY:	MJK
ME:	SAN04ARCH.dwg
SHEET	
<b>C-1</b>	

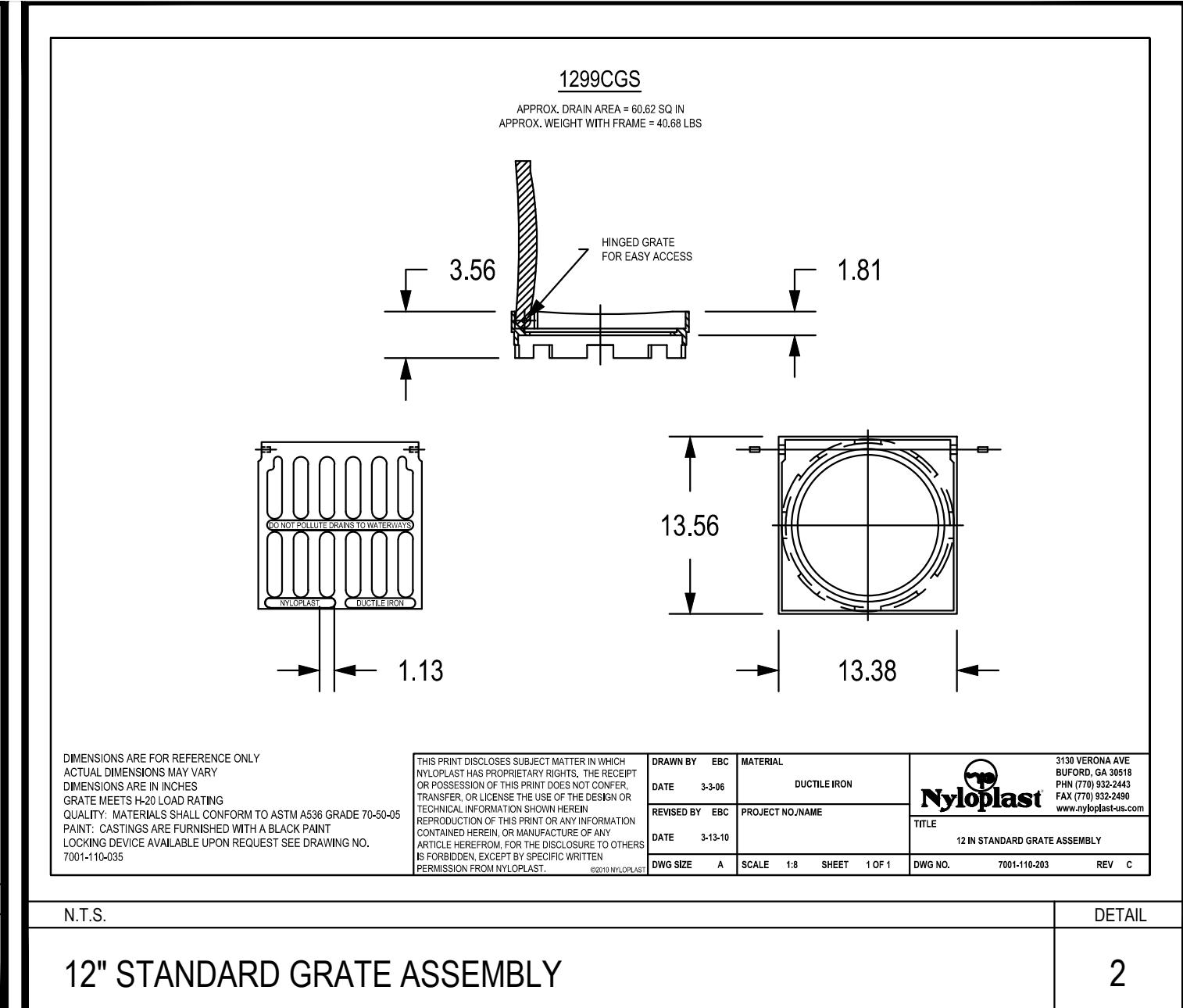
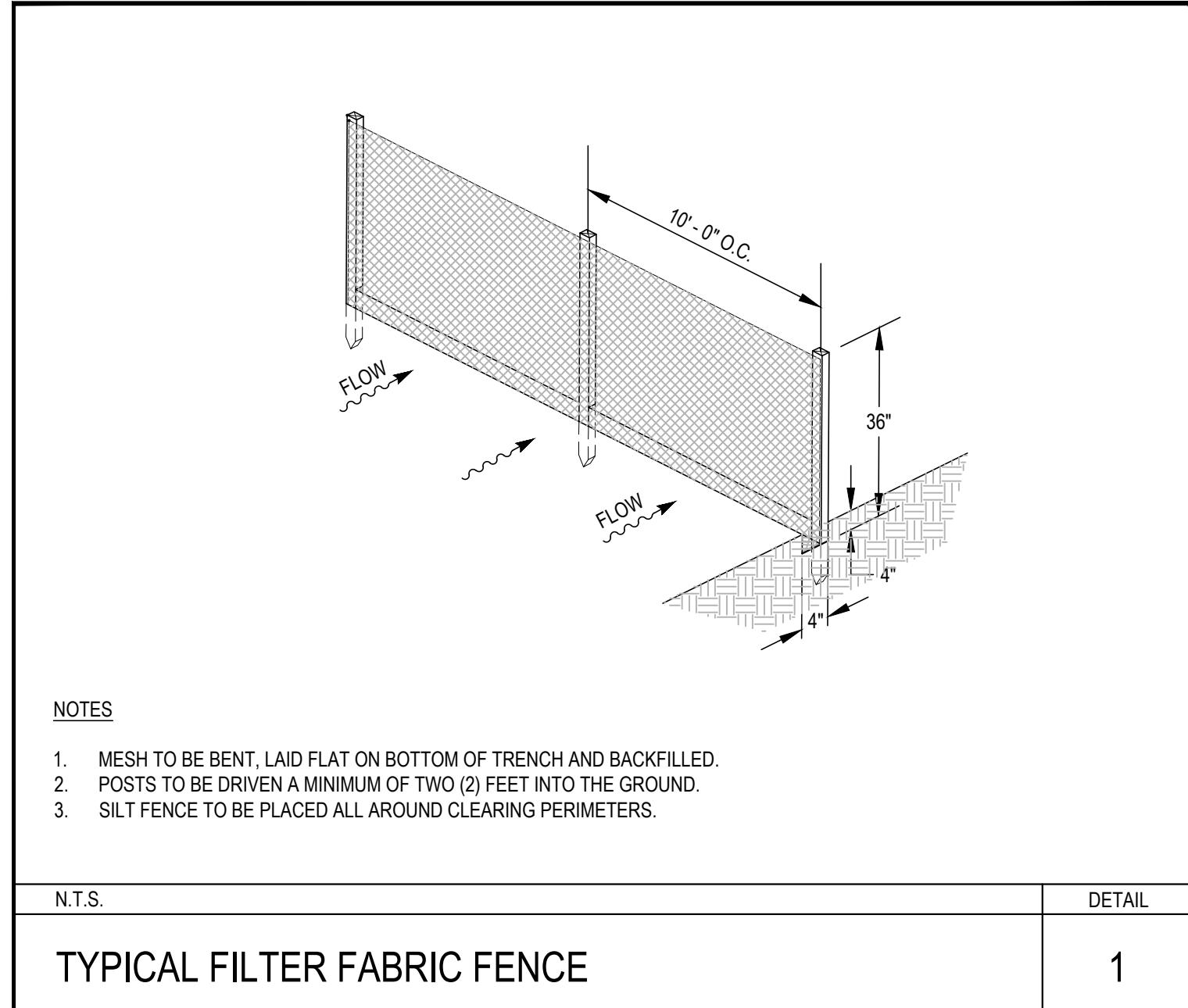


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FILE

C-1

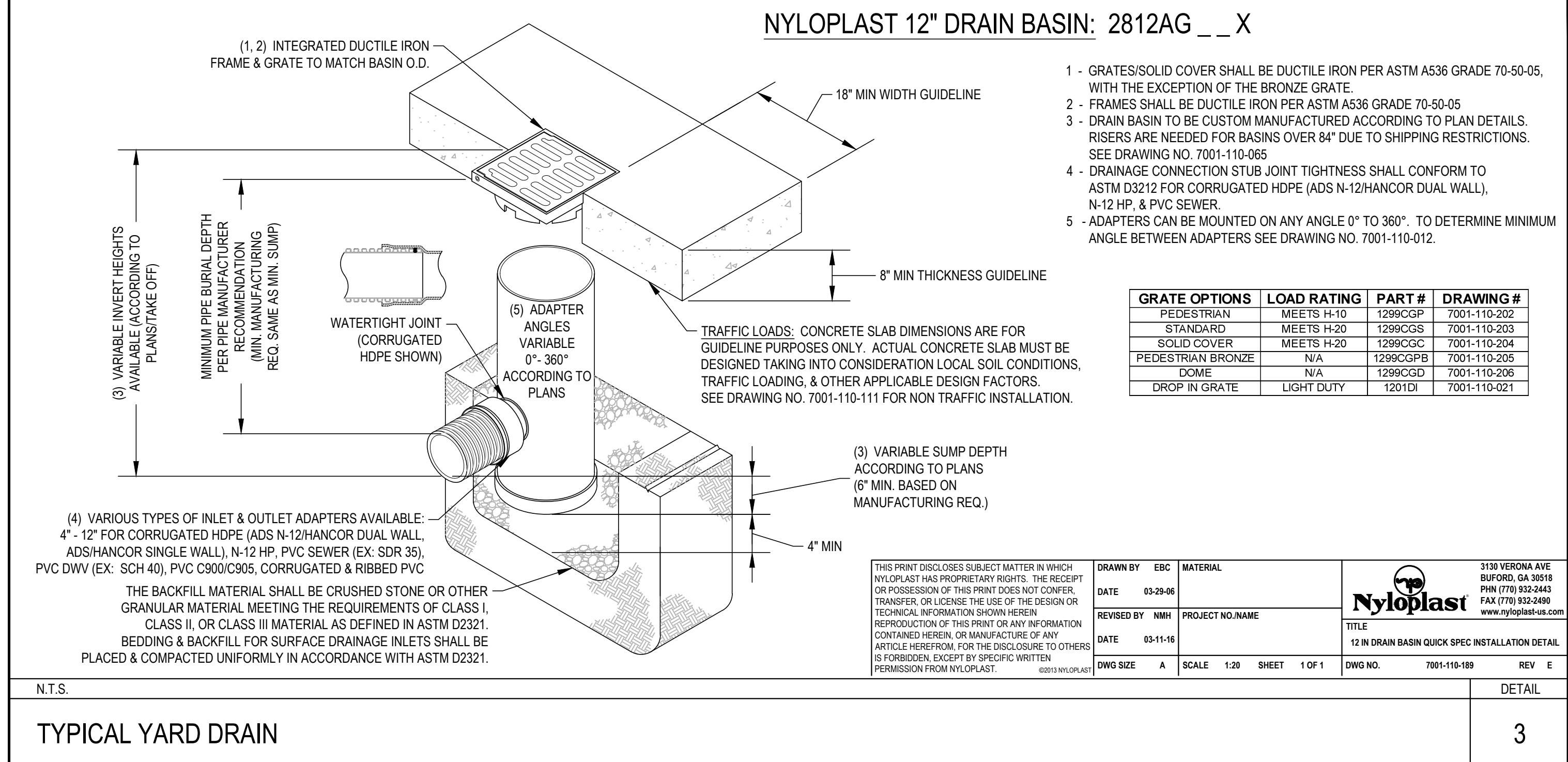


NOTES

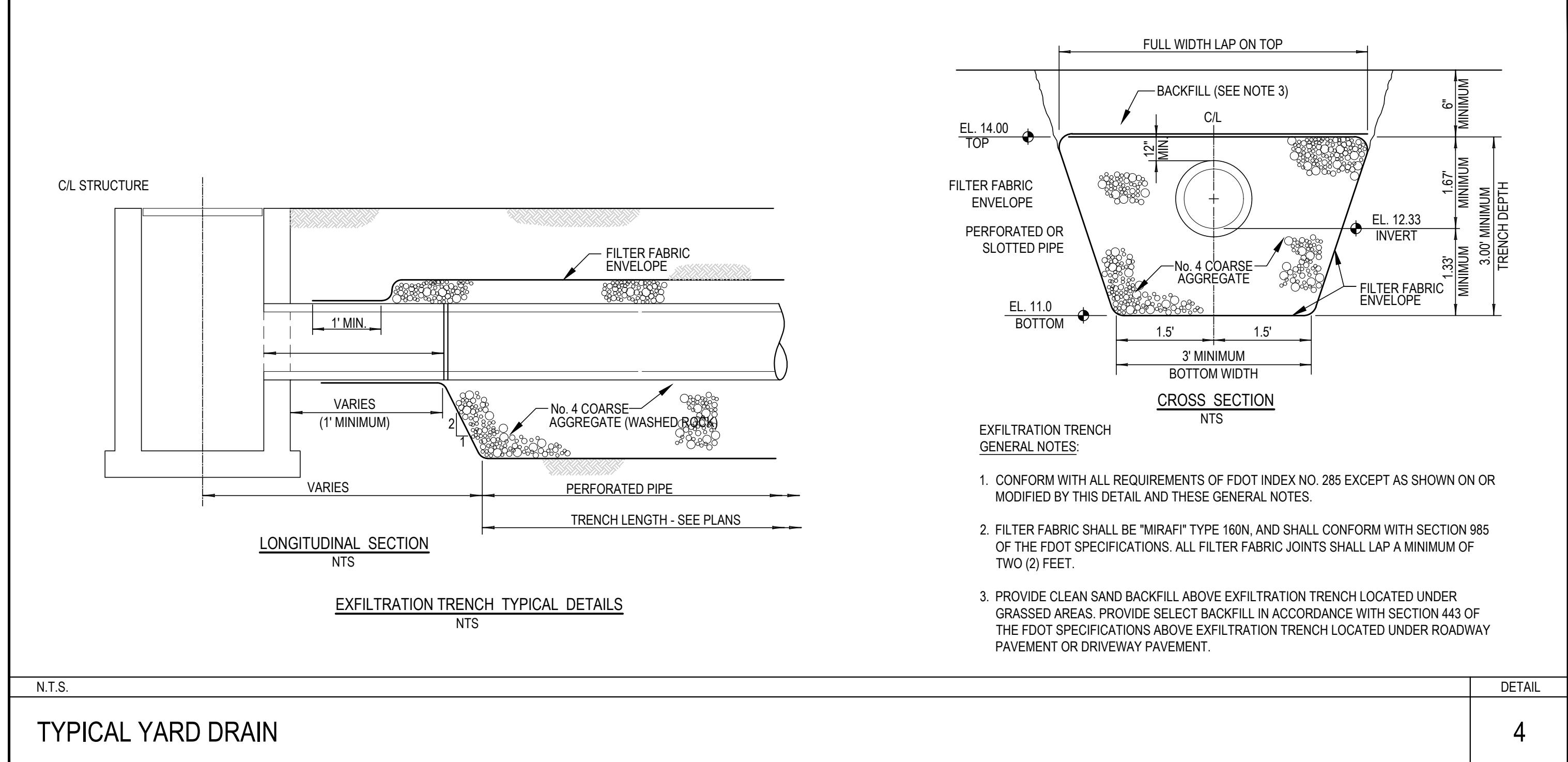
1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKILLED.
2. POSTS TO BE DRIVEN A MINIMUM OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

N.T.S.	DETAIL
TYPICAL FILTER FABRIC FENCE	1

N.T.S.	DETAIL
12" STANDARD GRATE ASSEMBLY	2



N.T.S.	DETAIL
TYPICAL YARD DRAIN	3



N.T.S.	DETAIL
TYPICAL YARD DRAIN	4

## PARTIAL STORMWATER CALCULATIONS - REFER TO DRAINAGE REPORT FOR ADDITIONAL INFORMATION

**STORM WATER MANAGEMENT CALCULATIONS**

Project Name: Sandway House - Exterior Improvements  
CDI Project #: 20669-01

**POST-DEVELOPMENT RUNOFF CALCULATIONS**

Soil Moisture Storage ( $S_{exist}$ )	6.8 in
Soil Moisture Storage ( $S_{prop}$ )	0.00 in

10 Year, 1 Day Rainfall Amount (P): 10.0 in Figure C-4  
25 Year, 3 Day Rainfall Amount (P): 15.0 in Figure C-8

**10-YEAR, 1-DAY RUNOFF CALCULATIONS:**

**Existing:**  

$$Q = (P - (0.2XS))2 / (P + (0.8*S))$$
  

$$= 4.9 \text{ in}$$

**Proposed:**  

$$Q = (P - (0.2XS))2 / (P + (0.8*S))$$
  

$$= 10.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1/12"$$
  

$$= 4.9 \text{ in} \times 0.01466942 \text{ X} \quad 1/12" \quad = \quad 0.006 \text{ AF}$$

**Pre- vs. Post- = 0.006 AF of storage required 274 CF**

**25-YEAR, 3-DAY RUNOFF CALCULATIONS:**

**Existing:**  

$$Q = (P - (0.2XS))2 / (P + (0.8*S))$$
  

$$= 9.1 \text{ in}$$

**Proposed:**  

$$Q = (P - (0.2XS))2 / (P + (0.8*S))$$
  

$$= 15.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1/12"$$
  

$$= 9.1 \text{ in} \times 0.01466942 \text{ X} \quad 1/12" \quad = \quad 0.011 \text{ AF}$$

**Pre- vs. Post- = 0.007 AF of storage required 312 CF**

**STORM WATER MANAGEMENT CALCULATIONS**

Project Name: Sandway House - Exterior Improvements  
CDI Project #: 20669-01

**EXFILTRATION TRENCH DESIGN**

Minimum Perimeter Elevation = 15.00  
Weir Elevation = 15.00  
Trench Top Elevation = 14.00

Pipe Overt Elevation = 13.00  
Pipe Invert Elevation = 12.33  
Trench Bottom Elevation = 11.00  
Highwater Elevation = 3.00 ▽

Standard Formula

$$V = L \times (K(H_2 \times W + 2 \times H_2 \times Du + Du \times 2 + H_2 \times Ds)) + (1.39 \times 10^{-4}) \times W \times Du$$

INPUT ONLY IN GRAY CELLS

L	Length of Trench Provided	10
W	Trench Width (feet)	3
K	Hydraulic Conductivity (cfs/h-ft.head)	4.00E-04
H <sub>2</sub>	Depth to Water Table (feet)	4
Du	Non Saturated Trench Depth (feet)	3
Ds	Saturated Trench Depth (feet)	0

$$H_2 \text{ can extend no lower than the trench bottom}$$

**V Volume Treated (acre-in)** 0.121  
**Volume Treated (acre-ft)** 0.010 437 CF

Volume Required for 10Y-1D Storm = 274 CF  
Volume Required for 25Y-3D Storm = 312 CF

**Therefore, provided trench exceeds required treatment volume.**



**PROJECT**

**SANDWAY HOUSE NATURE CENTER**  
**EXTERIOR UPDATES**

142 S. OCEAN BLVD  
DELRAY BEACH  
FLORIDA

**CD DEVELOPMENT REVISIONS**

No.	Date	Description

**PERMIT REVISIONS**

No.	Date	Description

**CONSTRUCTION PHASE REVISIONS**

No.	Date	Description

**PROJECT PHASE**

SITE PLANNING  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

**PAVING, GRADING & DRAINAGE DETAILS**

PROJECT NUMBER: SAN.04  
ISSUED: 02/06/20  
DRAWN BY: SB/ICM  
CHECKED BY: MJK  
FILENAME: SAN04ARCH.dwg  
SHEET

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Certificate of Authorization No. 9664

**JEFF TROMPETER**  
LIC# 40545  
REC. INTERIOR DESIGNER  
PROFESSIONAL ENGINEER  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
MICHAEL J. KRAVIT  
RECEIVED  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
C-2



## STRUCTURAL NOTES

## CONTRACTOR NOTE:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION OR FOR RELATED SAFETY PRECAUTIONS AND PROGRAMS.

## CODES AND STANDARDS

- WIND LOADS PER ASCE7-10, FOR A 170 MPH WIND SPEED, EXPOSURE D, BUILDING CATEGORY III.
- THE PROJECT WAS DESIGNED AS AN ENCLOSED BUILDING.
- THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE:
  - 2017 FLORIDA BUILDING CODE.
  - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318/ LATEST EDITION).
  - MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 316/ LATEST EDITION).
  - MANUAL OF STANDARD PRACTICE FOR WELDING REINFORCING STEEL, INSERTS & CONNECTIONS REINFORCED CONCRETE CONSTRUCTION, AWS D1.4/ LATEST EDITION.
  - NATIONAL DESIGN SPECIFICATION, WOOD CONSTRUCTION NDS/LATEST EDITION
  - SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 301/ LATEST EDITION.
- ARCHITECTURAL AND MECHANICAL DRAWINGS:
  - THE STRUCTURAL DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS AND DO NOT BY THEMSELVES PROVIDE ALL THE INFORMATION REQUIRED TO PROPERLY COMPLETE THE PROJECT STRUCTURE. THE GENERAL CONTRACTOR SHALL CONSULT THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND COORDINATE THE INFORMATION PROVIDED IN THESE DRAWINGS WITH THE STRUCTURAL DRAWINGS TO PROPERLY CONSTRUCT THE PROJECT.
  - REFER TO ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, DEPRESSIONS, FINISHES, INSERTS, BOLTS SETTINGS, DRAINS, REGLETS, ETC.
  - BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS TO PROPERLY SIZE OR FIT THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED BY THE CONTRACTOR DUE TO THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
  - DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH ANY WORK.
- SECTIONS AND DETAILS:
  - ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

## FOUNDATION

- ALL SITE PREPARATION AND EXCAVATION WORK IS TO BE PERFORMED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS ON SOILS AND FOUNDATIONS INVESTIGATION PREPARED BY AN APPROVED TESTING LABORATORY PRIOR TO FOUNDATION WORK
- BOTTOM OF FOOTINGS TO BEAR ON CONTROLLED COMPAKTED FILL CAPABLE OF SAFELY SUPPORTING 2,500 PSI.
- SOILS SUPPORTING ALL FOOTINGS MUST BE INSPECTED AND APPROVED BY A REGISTERED SOILS ENGINEER BEFORE COMMENCING WORK. APPROVAL IN WRITING MUST INDICATE THE SOIL IS ADEQUATE TO SAFELY SUSTAIN SPECIFIED SOIL BEARING PRESSURE.
- PROVIDE ANY BRACING OR SHORING NECESSARY TO AVOID SETTLEMENT OR DISPLACEMENT OF EXISTING FOUNDATION OR STRUCTURES.
- CENTERLINE OF FOOTINGS SHALL CONCIDE WITH CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED ON DRAWINGS.
- ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS MUST BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL DRAWINGS BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER IN WRITING BEFORE PROCEEDING WITH ANY WORK.

## CONCRETE

- CONCRETE ELEMENTS TO HAVE THE FOLLOWING STRENGTHS:
  - FOUNDATIONS 3000 PSI
  - ALL OTHER CONCRETE TO BE 3000 PSI UNLESS NOTED OTHERWISE.
- ALL CONCRETE SHALL BE READY MIX AND MEET THE FOLLOWING REQUIREMENTS:
  - MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
  - SLUMPS SHALL BE 4" MINIMUM AND 6" MAXIMUM.
  - ALL CONCRETE TO HAVE MAXIMUM WATER/CEMENT RATIO OF 0.55.
  - JOBSITE WATER SHALL NOT BE ADDED.
- ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318/ 2002 EDITION), THE ACI DETAILING MANUAL (ACI 315/ 1994 EDITION), AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/ LATEST EDITION).
- CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY ACI SPECIFICATIONS.
- WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A 185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE AND SUPPORT ON SLAB BOLSTERS SPACED AT 3'-0" O.C.
- REQUIREMENTS:
  - ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A 615 GRADE 60.
  - WWF SHALL COMPLY WITH ASTM A 185.
- LAP ALL BARS MINIMUM 48 DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MINIMUM OF 6 INCHES (UNLESS OTHERWISE NOTED).
- REINFORCING BARS:
  - AT CORNERS OF CONCRETE WALLS, BEAMS AND CONTINUOUS WALL FOOTINGS, PROVIDE MATCHING HORIZONTAL BARS X 5"-0" BENT BAR FOR EACH HORIZONTAL BAR SCHEDULED AT EACH FACE.
  - ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE NOTED.

## WOOD

- ALL STRUCTURAL WOOD MEMBERS ARE DESIGNED AS "DRY-USE". MOISTURE CONTENT MUST BE 19% OR LESS. STORE WOOD FRAMING ABOVE GROUND AND UNDER TARPS WITH PROPER AIR CIRCULATION.
- ALL LUMBER SHALL BE SOUTHERN PINE SPECIES #2 GRADE OR APPROVED EQUAL. ALLOWABLE DESIGN STRESSES SHALL FOLLOW NATIONAL DESIGN SPECIFICATION (NDS) (LATEST EDITION).
- PROVIDE SICCA PRESSURE TREATED LUMBER IN ACCORDANCE WITH AWPA STANDARDS TO A MINIMUM OF 0.40 PCF RETENTION WHERE LUMBER IS IN CONTACT WITH CONCRETE / MASONRY OR OUTSIDE OF BUILDING.
- PLYWOOD SHEATHING:
  - WALLS: USE 19/32" APA 40/20 RATED, EXP 1 PLYWOOD SHEATHING.
  - SEE FRAMING PLANS FOR NAILING AND/OR BLOCKING REQUIREMENTS. USE 8"-0" LONG X 4"-0" WIDE SHEATHS WITH LENGTH ACROSS FRAMING. STAGGER PANEL END JOINTS 4"-0" TYP, ALLOW 1/8" SPACE ALONG PANEL EDGES AND END JOINTS.
- ALL NAILS USED FOR STRUCTURAL FRAMING MEMBERS SHALL BE COMMON WIRE, U.N.O. ALL NAILS, TRUSS HANGERS, AND TRUSS STRAPS SHALL BE GALVANIZED.

## MASONRY

- MASONRY UNITS SHALL BE LOAD BEARING ASTM C90 NORMAL WEIGHT WITH MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND (U.N.O.).
- ALL MORTAR SHALL BE TYPE S OR M IN ACCORDANCE WITH ASTM SPECIFICATION C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, (2500 WITH TYPE M).
- GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATION C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- ALL MASONRY TO BE CEMENT-BEANER MIX PER TABLE 2103.10 OF THE FBC.
- ALL CONCRETE MASONRY BEARING AND SPANNING UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI 530/ASCE 5/TSI 402) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530.1/ASCE 6/TSI 602/ 2002 EDITIONS).
- PROVIDE HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN ALL MASONRY WALLS. PROVIDE DOVE TAIL SLOT ANCHORS AT CONCRETE COLUMNS.

DESIGN LOAD SCHEDULE	
(ALL LOADS SHOWN ARE IN POUNDS PER SQ. FT.)	
COMPONENT	STAIR
WOOD FRAMING	10
CEILING, MECH	-
MISC	5
TOTAL DEAD LOAD	15
TOTAL LIVE LOAD	40
TOTAL LOAD	55

**KRAVIT**  
*Architectural*

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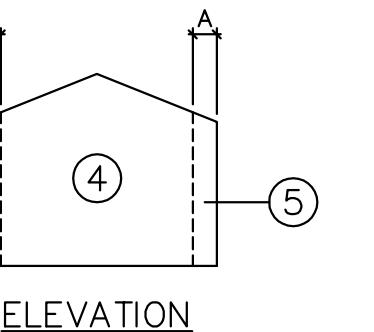
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## PROJECT

SANDAWAY HOUSE  
NATURE CENTER

## EXTERIOR UPDATES

142 S OCEAN BLVD  
DELRAY BEACH  
FLORIDA

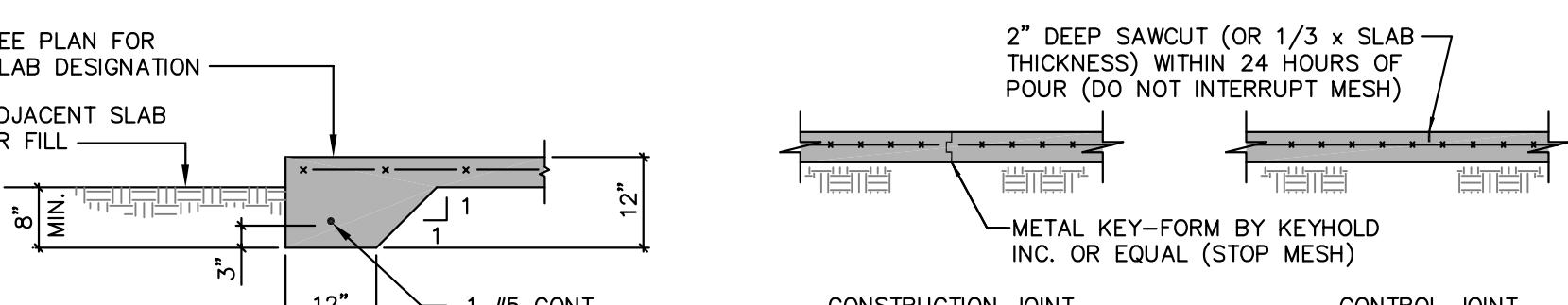


WIND LOAD SCHEDULE	
WALL WIND LOADS (SEE NOTE 1)	
WALL AREA	
4	5
PRESSURE (PSF)	47.9
SUCTION (PSF)	51.9
	64.1

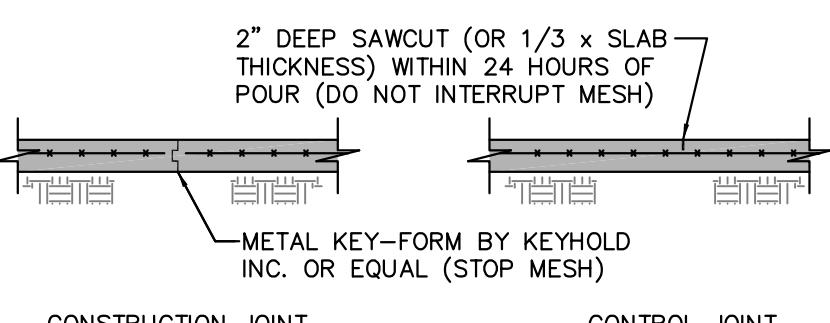
- EXTERIOR GLAZED OPENINGS IN BUILDINGS SHALL COMPLY WITH 2017 FLORIDA BUILDING CODE BY EITHER BEING DESIGNED FOR IMPACT RESISTANCE OR BEING PROTECTED BY IMPACT PROTECTIVE SYSTEMS.
- CORNER DISTANCE, A = 4 FEET

PLYWOOD SHEATHING NAILING SCHEDULE (WALLS AND ROOF)		
NAIL SIZE	NAIL SPACING	ZONE
10d	4" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (5)
10d	6" @ EDGES, 6" @ INTERMEDIATE SUPPORTS	WALL (4)

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F20.12	2'-0" x 12" x CONT.	3-#5 CONT.
F30.16	3'-0" x 16" x CONT.	#5 @ 12" O.C. E.W. TOP AND BOT



## THICKENED EDGE (T.E.)



## TYPICAL SLAB-ON-GRADE

NOTE: CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 400 SQ. FEET (MAXIMUM)

## PROJECT PHASE

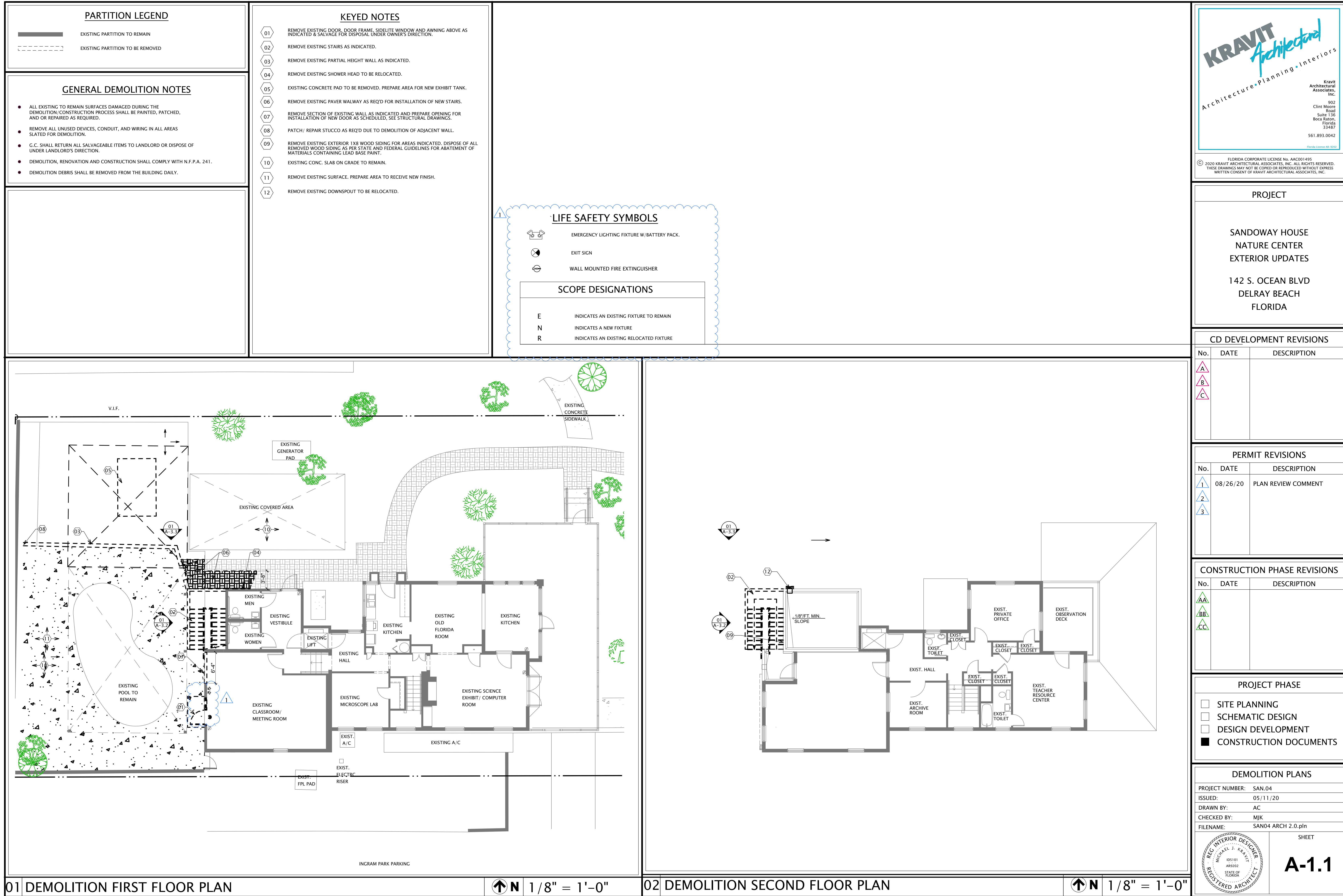
SITE PLANNING  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCS

## STRUCTURAL NOTES

PROJECT NUMBER: SAN.04  
ISSUED: 02/06/20  
DRAWN BY: WWW  
CHECKED BY: WWW  
FILENAME: SAN04ARCH.DWG  
SHEET



S-2



GENERAL NOTES	
• ALL DIMENSIONS ARE TO CENTERLINE OF STUD FOR NEW PARTITIONS AND FACE OF WALL FOR EXISTING PARTITIONS, UNLESS OTHERWISE INDICATED	
• G.C. SHALL CO-ORDINATE CROMMET HOLE LOCATIONS FOR ALL CABINETY WITH TENANT. PROVIDE HOLES & GROMMETS AS NEEDED.	
• PROVIDE 2x6 DIMENSIONED FIRE RETARDANT BLOCKING IN PARTITIONS TO RECEIVE WALL MOUNTED FIXTURES, CABINERY AND SHELVING	

KEYED NOTES	
01	INSTALL 1x8 HORIZONTAL WOOD SIDING (PAINT) (MATCH EXISTING) OVER 5/8" EXTERIOR GRADE PLYWOOD OVER 2x6 RS CEDAR STUDS @ 16" O.C.
02	CLEAR FLOOR SPACE FOR DOOR, REFER TO SHEET T1-2.2.
03	ALIGN FACE OF FINISHES.
04	PROVIDE STRUCTURAL REINFORCEMENT FOR NEW DOOR OPENING. (SEE STRUCTURAL DRAWING FOR DETAILS).
05	PATCH - REPLACE EXISTING DAMAGE WOOD SIDING AS REQ'D. W/ NEW 5/8" EXT. GRADE PLYWOOD. PROVIDE 1 LAYER 30# FELT OVER PLYWOOD/ SIDING. PREPARE SIDE TO RECEIVE NEW 1x8 HORIZONTAL CEDAR WOOD SIDING TO MATCH EXISTING FIRST FLOOR.
06	NOT USED.
07	NEW 4' H PVC FENCE. STYLE AND COLOR TO BE COORDINATED WITH OWNER. SEE STRUCTURAL DRAWINGS FOR RETAINING WALL AND FOOTING BELOW.
08	LINE INDICATE EXTENT OF NEW CONCRETE SLAB. SEE STRUCTURAL DRAWINGS FOR NOTES OF CONTROL JOINTS.
09	NEW POOL DECK FINISH BY OTHERS.
10	NEW 3'-0" W GATE TO MATCH FENCE. INSTALL PER MANUFACTURER INSTRUCTIONS.
11	NEW LOCATION OF SHOWER HEAD. EXTEND PLUMBING AS REQ'D.
12	REROUTE EXISTING DOWNSPOUT AS REQ'D. SEE ELEVATION.
13	NEW AWNING BY OTHERS.

DOOR SCHEDULE										
DOOR	SIZE	STYLE	THICKNESS	MATERIAL (1)	FACING & FINISH (2)	GLAZING (3)	FRAME (4) & DETAIL	FIRE-RATING (5)	HARDWARE MARK	REMARKS
E1	EXIST.	EXIST.	1 3/4"	SCG	ME	IR	EXIST.	EXIST.	EXIST.	EXIST. DOOR TO REMAIN
D1	PR 3'-0" X 6'-8"	AA	1 3/4"	WD	ME	--	04/A-3.1	--	1	
D2	3'-0" X 6'-8"	B	1 3/4"	--	--	04/A-3.1	--	--	6	

GENERAL NOTES:

1. VERIFY ALL ROUGH OPENINGS IN FIELD FOR PROPOSED DOOR FIT.
2. G.C. TO VERIFY W/ LANDLORD ALL PRODUCT & MATERIAL SELECTIONS.
3. PROVIDE LEVER DOOR HARDWARE, VERIFY W/ ARCHITECT PRIOR TO ORDERING.

HARDWARE MARK	DOOR TYPE	LOCKSET	LATCHSET	PASSAGE SET	DUMMY SET	DOOR PULL	PUSH/PULL PLATES	HINGES 2 IR.	HINGES 1 1/2 IR.	HINGES 2 RR.	HINGES 1 1/2 RR.	BALL BEARING	PINOTS	CLOSER	ASTRALAC HEAD & SOFFIT BOLTS	FLOOR STOP	COORDINATOR	MAGNETIC HOLD OPEN W/ EXT. ARM	REVER LATCHES	AL DIAKED	
1	ENTRY DOOR	•													•						
2	TYPIICAL DOOR		•																		
3	TYPIICAL DOOR (RATED)			•																	
4	PRIVACY DOOR		•																		
5	PRIVACY DOOR (RATED)			•																	
6	LOCKED DOOR		•																		
6A	'CLASSROOM FUNCTION'		•																		
6B	'OFFICE FUNCTION'			•																	
7	DOUBLE DOORS			•																	
8	DOUBLE DOORS (RATED)				•																
9	BI-FOLD DOOR					•															
10	DUTCH DOOR						•														
11	HOLD OPEN DOOR							•													
12	ELEC. LOCK DOOR								•												
13	RESTROOM DOOR									•											

3/4" 1 1/2 ETC. INDICATES HOUR OF FIRE RATING

FINISH NOTES:

1. VERIFY ALL ROUGH OPENINGS IN FIELD FOR PROPOSED DOOR FIT.
2. G.C. TO VERIFY WITH LANDLORD ALL PRODUCT & MATERIAL SELECTIONS.
3. HOLLOW METAL FRAMES & TRIMS SHALL BE PAINTED: BENJAMIN MOORE, CHANTILLY LACE 2121-70, REGAL PEARL.
4. DOORS SHALL BE PAINTED: BENJAMIN MOORE, CHANTILLY LACE 2121-70, REGAL PEARL.

\* ALL DOORS SHALL RECEIVE CLEAR SEALER OR URETHANE FINISH - CONSULT ARCHITECT FOR SPECIFICS. ALL EXISTING DOORS TO BE REFINISHED TO 'AS NEW' CONDITION.

LIFE SAFETY SYMBOLS										
EMERGENCY LIGHTING FIXTURE W/BATTERY PACK.										
EXIT SIGN										
WALL MOUNTED FIRE EXTINGUISHER										

SCOPE DESIGNATIONS	
E	INDICATES AN EXISTING FIXTURE TO REMAIN
N	INDICATES A NEW FIXTURE
R	INDICATES AN EXISTING RELOCATED FIXTURE

1	AA	A
2		B

HARDWARE SCHEDULE																					
HARDWARE MARK	DOOR TYPE	LOCKSET	LATCHSET	PASSAGE SET	DUMMY SET	DOOR PULL	PUSH/PULL PLATES	HINGES 2 IR.	HINGES 1 1/2 IR.	HINGES 2 RR.	HINGES 1 1/2 RR.	BALL BEARING	PINOTS	CLOSER	ASTRALAC HEAD & SOFFIT BOLTS	FLOOR STOP	COORDINATOR	MAGNETIC HOLD OPEN W/ EXT. ARM	REVER LATCHES	AL DIAKED	
1	ENTRY DOOR	•												•							
2	TYPIICAL DOOR		•																		
3	TYPIICAL DOOR (RATED)			•																	
4	PRIVACY DOOR		•																		
5	PRIVACY DOOR (RATED)			•																	
6	LOCKED DOOR		•																		
6A	'CLASSROOM FUNCTION'			•																	
6B	'OFFICE FUNCTION'				•																
7	DOUBLE DOORS			•																	
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10	DUTCH DOOR						•														
11	HOLD OPEN DOOR							•													
12	ELEC. LOCK DOOR								•												
13	RESTROOM DOOR									•											



PROJECT		
SANDOWAY HOUSE		
NATURE CENTER		



The Friends of Sandoway House  
Nature Center

**Executive Director**

Danica Sanborn

**Director of Education**

Evan Orellana

**Naturalist**

Amanda Clough

**Board of Directors**

Alex Ridley, President

Susan Russo, Vice-President

Joseph Robinson, Treasurer

Ann Heilakka, Asst. Treasurer

Lisa White, Secretary

Terry Roy, Asst. Secretary

Jestena Boughton

Kelly Barrette

Gayle Clark

Kate Condon

Anne Henderson

Danielle Schwabe

Rodrigo Vera

Randi Walden

*Director Emeritus*

Dr. J. Scott McOwen

A NON-PROFIT ORGANIZATION DEDICATED  
TO SUPPORTING A NATURE CENTER IN A  
HISTORIC BEACHFRONT SETTING SINCE  
1995

**Application to the  
Delray Beach Historical Preservation Board**

*The Sandoway Discovery Center is submitting this application for your review. Our hopes are to expand our current back patio (which has no contact with the actual historic structure). As an educational nature center, we would like to enhance our guests' experience. Currently, our "backyard" houses a shark tank. Our friendly, hungry nurse sharks are fed daily as part of our shark and conservation exhibits. We provide over 220 classes to over 6,000 students as well as 26,000 guests per year (based on 2018). We would like to expand the patio, provide new code current perimeter fencing, replace our collapsing staircase, new landscaping, and most importantly add a stingray touch tank. Under the cover of our canopy visitors will be able to get up close and personal with some of the amazing sea life which live right here off our shores in Delray Beach.*

*Please note that no application fee was submitted because Sandoway Discovery Center is exempt from city fees under our contract with the city.*

*Please let me know if there are any further questions or requirements. We appreciate your consideration.*

*Thank you,*

*Susan M. Russo*

142 South Ocean Boulevard  
Delray Beach, FL 33483  
Phone: (561) 274-7263  
[www.sandoway.org](http://www.sandoway.org)

*Project Manager and Vice President*