



REQUEST FOR PROPOSALS CRA NO. 2020-01

FOR DEVELOPMENT AND DISPOSITION OF
CRA-OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR
WORKFORCE HOUSING
(CARVER SQUARE)



RELEASE DATE: SEPTEMBER 28, 2020
SUBMISSION DEADLINE: OCTOBER 30, 2020 at 2:00PM EST

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

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I. INVITATION

The Delray Beach Community Redevelopment Agency (CRA) hereby requests proposals from interested parties, hereinafter referred to as Proposers, specializing and/or experienced in developing affordable and/or workforce housing for the development and construction of twenty (20) residential properties owned by the CRA, within the Southwest Neighborhood of the CRA District of the City of Delray Beach, Florida, more specifically described in Section III of this Request for Proposals (RFP). It is the CRA's intent to dispose of said properties to a single qualified not-for-profit entity or for-profit developer, and enter into an agreement for the purposes of constructing affordable and/or workforce housing and providing for sale single-family housing, including the land, that is restricted on a long-term basis for affordable and/or workforce housing. The CRA has developed Architectural Plans for the properties, which are included as Exhibit A – Architectural Renderings, Floor Plans, and Site Plan (the full set of plans are available upon request). Proposers may choose to utilize the CRA's Architectural Plans or elements contained within the CRA's Architectural Plans within their Proposals.

The CRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to request proposals for the redevelopment of any area within its District in order to effectuate redevelopment pursuant to the goals and objectives of the CRA Redevelopment Plan (<https://delraycra.org/wp-content/uploads/2019/04/Community-Redevelopment-Plan.pdf>).

Factors that the CRA will use in judging the submitted Proposals include, but are not limited to, the Proposer's qualifications and experience in the development and construction of affordable/workforce housing, sales prices of the homes, and development fees. Evaluation criteria and the selection procedure are discussed in more detail within Section V of this RFP.

Upon receipt of an acceptable Proposal and a negotiated contract and/or development agreement with a Successful Proposer, as well as the Successful Proposer's compliance with conditions precedent to closing, the CRA will close on the properties as described in the RFP, or as agreed to pursuant to the contract and/or development agreement negotiated between the Successful Proposer and the CRA.

Proposers are required to submit one (1) unbound original hard copy of all required documents and an electronic, searchable PDF file of the full Proposal on a USB drive, sealed and marked on the outside of the package "Request For Proposals No. CRA 2020-01, Development & Disposition of CRA-Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square)", delivered to the CRA:

**Arts Warehouse - 313 NE 3rd Street, Delray Beach, FL 33444
on or before 2:00PM EST on Friday, October 30, 2020**

II. PROJECT HISTORY AND BACKGROUND

Carver Square is a residential subdivision within the Southwest Neighborhood in the City of Delray Beach, Florida, that is generally bounded by SW 2nd Street to the north, SW 3rd Street to the south, SW 7th Avenue to the east, and SW 8th Avenue to the west. The subdivision comprises a total of thirty (30) lots. During the 1950s and 1960s, historical reports indicate that there was a pond and an informal dump located on the properties.

Due to the previous land uses, the homes built on these lots began to experience settlement issues starting in the mid to late 1980s. Over time, the soil continued to settle and the condition of many of the homes reflected major soil settlement and structural damage. The majority of the homes that were experiencing extreme instability and structural damage were located between SW 2nd Court and SW 3rd Street.

Pursuant to a redevelopment plan that was approved by the CRA Board in 2005, the CRA began acquiring the single-family properties located on those two (2) blocks. In total, twenty (20) properties were acquired.

The CRA's overall redevelopment plan for the twenty (20) properties comprises of four (4) distinct phases:

- Phase One: Initial soil testing
(Phase One Completed in 2004)
- Phase Two: Acquisition of the twenty (20) properties, relocation of the residents, and demolition of the structures
(Phase Two Completed in 2008)
- Phase Three: Environmental testing, remediation of soil conditions, and stabilization of the entire site
(Phase Three Completed on November 17, 2014)
(See Exhibit B – Florida Department of Environmental Protection's Site Rehabilitation Completion Order - No Further Action Without Conditions)
- Phase Four: Construction of new affordable and/or workforce housing units
(Current Phase)

See Project #2.10 Carver Square Neighborhood; page 29; and pages 86-89 of the CRA Redevelopment Plan at:
<https://delraycra.org/wp-content/uploads/2019/04/Community-Redevelopment-Plan.pdf>

The CRA's Community Redevelopment Plan provides that the overall goals for the Southwest Neighborhood (See Project #1.3 Southwest Area Neighborhood

Redevelopment Plan within the CRA's Community Redevelopment Plan; pages 62 - 64) include the:

- Revitalization and stabilization of neighborhoods in the southwest area; and
- Improvements in the quality and condition of housing stock; and
- Provision of housing to meet a range of income levels and ages; and
- Enhancement of the beauty and livability of the neighborhood by providing open space and recreational opportunities for residents; and
- Provision of pedestrian linkages between residential, commercial, civic, and recreational areas.

In 2018, the CRA engaged a consultant to design new affordable and/or workforce housing for the Carver Square subdivision to be located on the twenty (20) properties. Throughout the design process, input was provided by the community related to the overall design of the project and more, specifically the types of homes that would best suit the needs of community. The CRA's Architectural Plans are included within this RFP as Exhibit A – Architectural Renderings, Floor Plans, and Site Plan.

In July 2020, the CRA Board directed CRA Staff to research all available options as it relates to a development and construction strategy for the properties included within this RFP.

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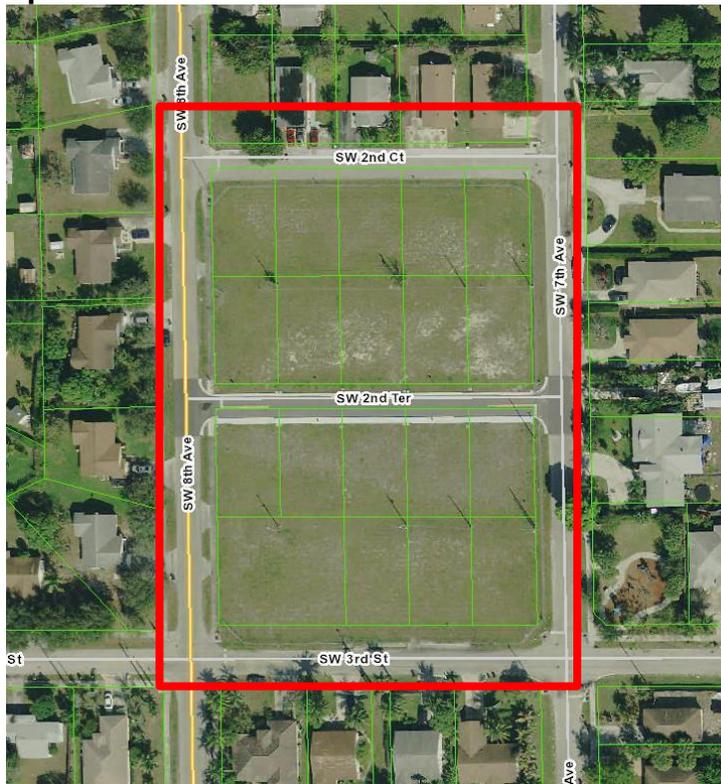
III. PROPERTY INFORMATION

The twenty (20) properties included in this RFP are located within the Southwest Neighborhood of the CRA District (Sub Area #8). They are generally located south of West Atlantic Avenue and east of Interstate 95; and more specifically located west of SW 7th Avenue, east of SW 8th Avenue, and between SW 2nd Court and SW 3rd Street.

General Location:



Specific Location:



Site Conditions:



For informational purposes, Surveys of all properties are included in this RFP as Exhibit C. Additionally, the Geotechnical Report is included in this RFP as Exhibit D.

The City of Delray Beach is currently undergoing a Streetscape & Utility Improvement Project in the Southwest Neighborhood (SW 3rd Court, SW 4th Street, SW 6th Street, and SW 7th Avenue), which includes improvements to utilities (water, sewer, drainage, lighting), alleys, sidewalks, installation of streetlights, and expansion of the City's Reclaimed Water System. More information can be found at: <http://sw4thstreet.com/>.

IV. RFP OVERVIEW

A. Schedule

RFP Issued	Monday, September 28, 2020
Pre-Proposal Meeting Date, Time, and Location Attendance is VOLUNTARY. Attendance is recommended but is not mandatory. If attending, CDC social distancing guidelines will be followed, and masks will be mandatory.	Friday, October 2, 2020 10:30AM – 11:30AM EST In person at: Arts Warehouse 313 NE 3 rd Street Delray Beach, FL 33444
Deadline for Questions	Friday, October 9, 2020 5:00PM EST Questions must be submitted in writing via email to: Christine Tibbs, Assistant Director tibbsc@mydelraybeach.com
RFP Submittal Due Date, Time, and Location	Friday, October 30, 2020 2:00PM EST Drop-Off or Mail Proposals to: Arts Warehouse Attention: Christine Tibbs 313 NE 3 rd Street Delray Beach, FL 33444
Selection Committee Ranking	No later than November 30, 2020
CRA Board Meeting	December 10, 2020

*The CRA reserves the right to advance or delay scheduled dates.

*Mailed Proposals will be considered timely when **received** by the CRA at the stated Location on or before the stated Due Date and Time. All received Proposals will be timestamped by the CRA. The CRA shall not be responsible for late, delayed, misdelivered, or undelivered Proposals. Proposals not received by the CRA by the Due Date and Time at the stated Location shall not be reviewed or considered by the CRA.

B. Development Objectives and Requirements

The CRA intends to dispose of twenty (20) vacant lot properties to a single qualified not-for-profit entity or for-profit developer specializing and/or experienced in developing and constructing affordable and/or workforce housing, for the purpose of developing and constructing twenty (20) single-family houses (Project). The homes will be restricted and sold with the land to provide long-term, permanent affordable and/or workforce housing.

The Successful Proposer will be responsible for developing and constructing the homes, and if applicable, may be responsible for marketing and outreach to

prospective buyers, income qualification of prospective buyers, and facilitation of the sale of the homes to the new owners.

REQUIREMENTS:

Proposals shall state the Proposer's ability to develop the properties, construct the home, and complete the Project as stated herein and shall include:

- That the development and construction of twenty (20) single-family homes on the twenty (20) properties occur in one (1) phase; and
- That all twenty (20) single-family homes must be ready for sale within eighteen (18) months of closing; and
- That all twenty (20) single-family homes must be restricted, developed, constructed, and priced for sale (home and land) in accordance with either the Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration; and
- That the Proposer shall hire a local subcontractor(s) to perform labor that equates to a minimum of fifteen percent (15%) of the total construction cost for the Project; and
- That the Proposer shall pay for **ALL** development costs, construction costs, permit fees, and impact fees; and
- That the Proposer shall be responsible for coordinating all underground utility connections.

Failure to include the above Requirements in a submitted Proposal may be cause for determination that the Proposer is non-responsive and rejection of the Proposal at the sole and absolute discretion of the CRA.

Additional requirements are listed in Section V, Submittal Requirements.

OPTIONAL TASKS:

Proposals may include the Proposer's ability to:

- Incorporate the CRA's Architectural Plans within their Proposal.

The CRA has developed Architectural Plans for the properties (see Exhibit A). Proposers may choose to utilize the CRA's Architectural Plans or elements contained within the CRA's Architectural Plans within their Proposals.

Proposers are not required to include any portion of the CRA's Architectural Plans within their Proposals. However, the Selection Committee may

consider a Proposer's use and/or inclusion of the CRA's Architectural Plans during the Evaluation and Selection period.

- Perform marketing and outreach to prospective buyers, income qualification of prospective buyers, and facilitation of the sale of the homes to the new owners.

If the Proposer would like to facilitate the sale of the homes to the new owners, the twenty (20) single-family homes will also need to be sold in accordance with either the Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration.

As such, specialized marketing and outreach will need to be performed in order to reach the targeted population of prospective buyers, and all prospective buyers will need to be income qualified in order to be eligible to purchase the homes.

If deemed qualified by the Selection Committee to perform this Optional Task, Proposers shall be responsible for **ALL** marketing and outreach costs, income qualification costs, and facilitation of sales costs.

Proposers are not required to include their ability to market and outreach to prospective buyers, to perform income qualification of prospective buyers, and/or to facilitate the sale of the homes to new owners. However, the Selection Committee may consider a Proposer's ability to perform this Optional Task during the Evaluation and Selection period.

NOTE: If the Proposer does not include this Optional Task within their Proposal or the Proposer is deemed not qualified to perform this Optional Task, the CRA, or an entity chosen at the sole discretion and authority of the CRA, will assume responsibility for marketing and outreach, income qualification, and facilitation of the sale of homes to the new owners in accordance with either the Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program - applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration.

Proposers are not required to include responses to the above two (2) Optional Tasks in their submitted Proposal. A Proposer may still be found responsive if their Proposal does not contain responses to either of the above two (2) Optional Tasks.

C. Location & Legal Description

<u>ID</u>	<u>PROPERTY ADDRESS</u>	<u>PCN</u>	<u>ZONING</u>
11	700 SW 2 nd Court	12434617310000110	R1A
12	704 SW 2 nd Court	12434617310000120	R1A
13	708 SW 2 nd Court	12434617310000130	R1A
14	712 SW 2 nd Court	12434617310000140	R1A
15	716 SW 2 nd Court	12434617310000150	R1A
16	720 SW 2 nd Terrace	12434617310000160	R1A
17	713 SW 2 nd Terrace	12434617310000170	R1A
18	709 SW 2 nd Terrace	12434617310000180	R1A
19	705 SW 2 nd Terrace	12434617310000190	R1A
20	703 SW 2 nd Terrace	12434617310000200	R1A
21	702 SW 2 nd Terrace	12434617310000210	R1A
22	704 SW 2 nd Terrace	12434617310000220	R1A
23	708 SW 2 nd Terrace	12434617310000230	R1A
24	712 SW 2 nd Terrace	12434617310000240	R1A
25	716 SW 2 nd Terrace	12434617310000250	R1A
26	717 SW 3 rd Street	12434617310000260	R1A
27	713 SW 3 rd Street	12434617310000270	R1A
28	709 SW 3 rd Street	12434617310000280	R1A
29	705 SW 3 rd Street	12434617310000290	R1A
30	701 SW 3 rd Street	12434617310000300	R1A

D. Land Use Regulations

The twenty (20) properties are all currently zoned R-1-A (Single Family Residential). Development of the properties shall be subject to the current zoning restrictions as stated under the City of Delray Beach’s Land Development Regulations.

The Architectural Plans for the twenty (20) properties developed by the CRA, see Exhibit A, are based on the current R-1-A (Single Family Residential) zoning for the properties.

For additional information, visit <https://www.delraybeachfl.gov/>, Planning and Zoning Department, Land Development Regulations, Section 4.4.3.

E. Construction Documents and Permits

The CRA will not be providing construction documents or construction permits for any of the properties included in this RFP.

The CRA has developed Architectural Plans for the properties, see Exhibit A, and Proposers may utilize the CRA Architectural Plans or elements contained within the CRA's Architectural Plans within their Proposals. Proposers are not required to include any portion of the CRA's architectural plans within their Proposals.

F. Home Pricing Requirements

The Successful Proposer shall price the homes for sale, including the land, in accordance with either Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration. The target population of prospective buyers for this affordable and/or workforce housing development is the Low to High-Moderate income range (51% to 140% of Palm Beach County Area Median Income). The homes MUST be developed, constructed, and priced to sell to include a *proportional mix of buyers* within the targeted income range.

See City of Delray Beach Land Use Regulations Article 4.7 for additional information on the City's Workforce Housing Program - <https://www.delraybeachfl.gov/home/showdocument?id=660>.

See Palm Beach County's Housing and Economic Sustainability Department for additional information on the County's Workforce Housing Program - <https://discover.pbcgov.org/hes/pages/housing-programs.aspx>.

G. Local Hiring Requirements

Proposers will be required to hire a local subcontractor(s) to perform labor that equates to a minimum of fifteen percent (15%) of the total construction cost for the Project.

Local in this context shall mean the subcontractor has an office located within the municipal boundaries of the City of Delray Beach.

A combination of local subcontractors may be utilized to reach the required minimum of fifteen percent (15%.)

Documentation shall be provided to state which local subcontractor(s) will be utilized, where the local subcontractors place of business is located, and what type of labor and the percentage of total labor the local subcontractor(s) will be performing.

Proposers will need to submit a City of Delray Beach Business Tax Receipt for each local subcontractor to be utilized for the Project.

H. CRA Provided Funding & Subsidies

The CRA will not be providing any funds or subsidies to the Successful Proposer to develop or construct the properties, or to complete the Project as stated herein.

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V. SUBMITTAL REQUIREMENTS

The following describes certain information that the CRA shall require of all submitted Proposals. Failure to provide any of the information or failure to provide the information in the required format may be cause for determination that the Proposer is non-responsive and rejection of the Proposal at the sole and absolute discretion of the CRA.

The Proposer shall submit **one (1) unbound original and one (1) electronic, searchable PDF file of the full Proposal on a USB drive**, which describes the Proposer's Proposal for the Project and the Proposer's qualifications in the following format with each section tabbed for ease of review.

The CRA reserves the right to validate any and all information submitted by a Proposer. At its sole and absolute discretion, the CRA may disqualify any Proposer if the CRA determines that their Proposal does not sufficiently document experience and qualifications. Further, at its sole and absolute discretion, the CRA may request and require that additional information be provided by a Proposer.

Submitted Proposals shall be organized and formatted in the below manner and shall include the following:

SECTION 1 - INTRODUCTION:

The Proposer shall include a general introduction statement identifying the party(ies) responding to this RFP and their understanding and commitment to the development of affordable and/or workforce housing.

SECTION 2 – PROPOSER’S INFORMATION:

The Proposer shall submit information that describes the Proposer's name, organizational structure, its members (including key personnel and general contractors), qualifications, experience, and financial strength.

At a minimum, the following information is required and must be submitted with the Proposal:

- a. Description of the legal organizational structure of the Proposer (and its parent entity if it is a subsidiary). If the Proposer intends to create a separate entity solely for the purpose of developing this Project, then each partner, stockholder, or member should describe their respective legal organizational structure. Identify all individuals who will participate in the Project and the individual's experience with affordable and/or workforce housing development and construction; and income qualification of homebuyers, and marketing/public outreach, if applicable. Only individuals that will be actively involved and engaged in the development of the Project should be listed as key personnel.

- b. Identification of the Proposer's principals, partners, officers, or co-venturers, including names, addresses, telephone and fax numbers and federal business identification numbers.
- c. If the Proposer is a not-for-profit entity, a copy of the not-for-profit determination letter, or a copy of the application for 501(c)(3), tax exempt status submitted to the Internal Revenue Service.
- d. If the Proposer is a not-for-profit entity, a complete list of the Entity's Board of Directors including names, addresses and phone numbers and the name of the Entity's Executive Director. If the entity is affiliated with another entity, please provide a statement representing the nature of the affiliation along with the other entity's name, address, phone number, and a listing of the Board of Directors.
- e. The Proposer must make available for inspection at their place of business, a current (audited, if available) financial statement which includes a balance sheet, a three-year statement of past income, and a projected one-year income statement for the current fiscal year for the Proposer (and its parent entity if it is a subsidiary). If the Proposer is to be created specifically for the intended Project or if the Proposer is less than three years old, then each partner or stockholder must submit its own financial statement as described above. Tax returns may be substituted for financial statements. Information regarding any legal or administrative actions, past or pending, that might impact the capacity of the Proposer (or its principals or affiliates) to complete the Project must be disclosed.
- f. Disclosure of any bankruptcies and legal actions by the Proposer or any of the above or related parties and/or entities during the past ten (10) years must be submitted with the Proposal.

SECTION 3 – PROJECT OVERVIEW, DEVELOPMENT, AND CONSTRUCTION PLAN:

The Proposer shall submit a detailed and thorough plan as to how the twenty (20) single-family homes will be developed and constructed.

As stated in Section III, RFP Overview, the Proposer is required to:

- Develop and construct twenty (20) single-family homes on the twenty (20) properties included in this RFP in one (1) phase; and
- Complete construction of the twenty (20) single-family homes and have all homes ready for sale within eighteen (18) months of closing; and
- Restrict, develop, construct, and price all twenty (20) single-family homes, including both the home and land, in accordance with either the Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – utilizing the more restrictive covenant; and

- Hire a local subcontractor(s) to perform labor that equates to a minimum of fifteen percent (15%) of the total construction cost for the Project; and
- Pay for **ALL** development costs, construction costs, permit fees, and impact fees; and
- Coordinate all underground utility connections.

Additionally, the minimum design features for the single-family homes shall include:

- Variations in Elevations – must provide four (4) models; each model shall have two (2) options for materials used for the façade elements
- Minimum of 1,300 sf under air for each model
- Minimum of one (1) garage (no carports) for each model
- Impact Glass Windows included for each model
- Stainless Steel Appliance Package included for each model
- Wood Cabinetry (or comparable material) in Kitchen and Bathrooms included for each model
- Granite Countertops (or comparable material) in Kitchen and Bathrooms included for each model
- Tile Flooring (or comparable material) in at least the Kitchen and Bathrooms included for each model
- Recessed Lighting in all common areas included for each model

The Proposer shall provide all aspects of the development and construction plan, including, but not limited to the proposed utility locations, proposed design and square footage of the homes, and proposed interior and exterior materials and design features of the homes.

The Proposer should include proposed architectural renderings, home floor plans, and a site plan for the homes to be constructed.

The Proposer should include any and all information they believe would be beneficial for the Evaluation Committee to consider when reviewing the Proposer's Proposal.

SECTION 4 – HOME SALES PRICES:

The Proposer shall state the sales prices of the twenty (20) single-family homes, which will include both the home *and* the land.

Per Section III, RFP Overview, the sales prices of the homes shall be in accordance with either Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration. The target population of prospective buyers for this affordable and/or workforce

housing development is the Low to High-Moderate income range (51% to 140% of Palm Beach County Area Median Income). The homes must be developed, constructed, and priced to sell to include a proportional mix of buyers within the targeted income range.

SECTION 5 - OFFERING PRICE & DEVELOPMENT COSTS:

The Proposer shall state their offering price and terms for their acquisition of the twenty (20) properties referenced in Section III, RFP Overview. The offering price and terms should include the terms of payment, the anticipated closing date, and any conditions, contingencies, and additional requirements that affect the purchase.

The Proposer must submit a total Project Cost Analysis and Construction Costs (Exhibit E) stating, by category, the major elements of the Project and development fees. The major cost items shall include, at a minimum, land costs and construction costs.

SECTION 6 – PROJECT SCHEDULE:

The Proposer shall submit a tentative Construction Schedule for the completion of the twenty (20) single-family houses in one (1) phase with construction beginning in 2021 and with all the homes completed and ready for sale within eighteen (18) months of closing.

SECTION 7 - LOCAL HIRING:

The Proposer shall provide how they will meet the Local Hiring requirement. Documentation shall be provided to state which local subcontractor(s) will be utilized, where the local subcontractor(s) place of business is located, and what type of labor and the percentage of the construction cost the local subcontractor(s) will be performing.

Per Section III, RFP Overview, Proposers are required to hire a local subcontractor(s) to perform labor that equates to a minimum of fifteen percent (15%) of the total construction cost for the Project. A combination of local subcontractors may be utilized to reach the required minimum of fifteen percent (15%.)

Proposers will need to submit a City of Delray Beach Business Tax Receipt for each local subcontractor to be utilized for the Project.

SECTION 8 – QUALIFICATIONS, EXPERIENCE, & REFERENCES:

The Proposer shall provide the following:

- a. Provide a detailed description of at least three (3) affordable and/or workforce development projects completed within in the last five (5) years

that are similar in size, scope, and complexity to this Project. Please provide the physical address for each Project.

- b. Provide pictures, architectural renderings and/or plans, site plans, or other documents to thoroughly describe the submitted project reference.
- c. Provide total project costs, the financing structure, timeline from design to completion, and other elements related to financing and completing the submitted project reference.
- d. Provide a minimum of three (3) professional references from projects completed in the last seven (7) years. Name, title, and contact information for the reference must be included.
- e. Additionally, per Section VII, General Terms, the Proposer shall be required to submit a Bid Bond, evidence of its Financial Capacity to commence and complete the Project on time, and evidence of its ability to secure and submit a Payment and Performance Bond prior to closing on the properties. Please see Section VII, General Terms, for additional information.

Note: Please note that in assessing the qualifications of the Proposer(s) the CRA may visit each submitted project reference site.

SECTION 9 – OPTIONAL TASKS:

As stated in Section III, RFP Overview, there are two Optional Tasks the Proposer may choose to respond to and include in their Proposal. If the Proposer is including a response to one (1), or both, of the Optional Tasks, please provide the required information under the appropriate Sub-Section. If the Proposer is not including a response to one (1), or either, of the Optional Tasks, please state “NO RESPONSE” under the appropriate Sub-Section.

NOTE: Proposers are not required to include responses to either of the two (2) Optional Tasks as part of their Proposal. However, the Selection Committee may consider a Proposer’s responses to the Optional Tasks during the Evaluation and Selection Period.

SUB-SECTION 9(a) – INCORPORATION OF CRA’S ARCHITECTURAL PLANS:

If the Proposer will be utilizing the CRA’s Architectural Plans, see Exhibit A, in part or whole, the Proposer shall state how the CRA’s Architectural Plans will be incorporated into the development and construction of the Project.

SUB-SECTION 9(b) - INCOME QUALIFICATION, MARKETING AND OUTREACH, FACILITATION OF HOME SALES:

If the Proposer would like to be responsible for the marketing and outreach to the targeted population of prospective buyers, income qualification of prospective

buyers, and facilitation of the home sales to new owners, the Proposer must provide:

- a. Their experience, ability, and methodology to market and outreach to the targeted population of prospective buyers.
- b. Their ability and methodology to identify prospective home buyers and evaluate the income qualifications of prospective buyers.
- c. Their ability to process the sale of a home to the new owner.

As stated in Section III, RFP Overview, all twenty (20) single-family homes must be restricted, developed, priced, and sold in accordance with either the Palm Beach County's Workforce Housing Program or the City of Delray Beach's Workforce Housing Program – applying the timeframe that allows the homes to be restricted as Workforce Housing for the longest duration.

As such, specialized marketing and outreach will need to be performed in order to reach the targeted population of prospective buyers, and all prospective buyers will need be income qualified in order to purchase homes.

SECTION 10 – ADDITIONAL CONSIDERATIONS:

Identify any additional or unique resources, capabilities, or assets which the Proposer believes would be beneficial for the Evaluation Committee to consider when reviewing the Proposer's Proposal.

THIS SECTION IS INTENTIONALLY BLANK.

VI. EVALUATION CRITERIA & SELECTION PROCEDURE

Sealed proposals may be submitted to the **Arts Warehouse at 313 NE 3rd Street, Delray Beach, Florida, 33444** until **2:00PM EST on Friday, October 30, 2020**. CRA staff will open the Proposals after that time and review them for compliance with submission requirements. The CRA will establish a Selection Committee to review and rank all responsive proposals in accordance with the selection criteria listed below. The CRA Board will select the top-ranking Proposal no later than the December 10, 2020, CRA Board Meeting, unless otherwise stated.

The CRA reserves the right to negotiate such terms and conditions with the Successful Proposer as it deems in the public interest at its sole and absolute discretion. In the event a contract is not negotiated to the CRA's satisfaction, the CRA may abandon such negotiations, and at its sole and absolute discretion, may commence negotiations with the next ranked Proposer. All Proposers should be familiar with the requirements of Florida Statutes Chapter 163.380 to which this solicitation is subject.

Any and all decisions by the CRA to modify the schedule described herein, to request additional information from Proposers, to reject insufficient or unclear proposals, to formulate an objective point system for review, to form the Selection Committee, to rate and rank proposals, to negotiate a contract and/or development agreement, to abandon negotiations, to approve a contract and/or development agreement, etc., shall be at the CRA's sole and absolute discretion and no protests whatsoever based on those grounds shall be considered by the CRA. The CRA reserves its right to cancel this RFP at any time, and/or reject all submitted Proposals, and/or re-issue the RFP. Submittal of a Proposal to this solicitation on the part of any and all Proposers constitutes acceptance of this policy.

Proposals have the possibility to receive a total maximum of 104 Points with a possible 100 Points available to be awarded for the Requirements and a possible four (4) Bonus Points available to be awarded from the Optional Tasks. Proposals will be reviewed by a Selection Committee that will evaluate and rank Proposals based on the criteria listed below.

REQUIREMENTS	EVALUATION CRITERIA	POINTS
Qualifications and Experience & Financial Capacity	<ul style="list-style-type: none"> • Qualifications and experience of the Proposer to develop and construct affordable and/or workforce single-family homes • Project & Professional References • Financial capacity of the Proposer to complete the Project and all necessary responsibilities on time 	30 Points

<p>Development and Construction Plan & Local Hiring</p>	<ul style="list-style-type: none"> Proposed Development and Construction Plan Project Schedule Percentage of construction cost allocated to labor to be performed by local subcontractor(s) 	<p>35 Points</p>
<p>Offer Price and Development Costs & Home Sales Prices</p>	<ul style="list-style-type: none"> Offer Price for the twenty (20) properties associated with this RFP Project Cost Analysis & Project Construction Costs Sales prices of the single-family homes, including land 	<p>35 Points</p>
<p style="text-align: right;">Points Available:</p>		<p>100 Points</p>
<p>OPTIONAL TASKS</p>	<p>EVALUATION CRITERIA</p>	<p>POINTS</p>
<p>Inclusion of CRA's Architectural Plans</p>	<ul style="list-style-type: none"> Extent of the utilization or inclusion of the CRA's Architectural Plans 	<p>2 Bonus Points</p>
<p>Homebuyer Qualification</p>	<ul style="list-style-type: none"> Experience, ability, and methodology to market and outreach to the targeted population of prospective buyers Ability and methodology to identify prospective home buyers and evaluate the income qualifications of prospective buyers. Ability to process the sale of a home to the new owner. 	<p>2 Bonus Points</p>
<p style="text-align: right;">Points Available:</p>		<p>4 Bonus Points</p>
<p style="text-align: center;">TOTAL MAXIMUM POINTS AVAILABLE:</p>		<p>104 Points</p>

THIS SECTION IS INTENTIONALLY BLANK.

VII. GENERAL TERMS AND CONDITIONS

A. Bid Bond, Financial Capacity, & Payment and Performance Bond (REQUIRED)

The Proposer must submit with their Proposal a Bid Bond represented by a Cashier's Check or money order in favor of the Delray Beach CRA in the amount of \$2,500.00. The initial Bid Bond will be returned within ninety (90) days from the date of delivery to any Proposer who has not been selected to negotiate a contract with the CRA during that period. For the Successful Proposer, the Bid Bond will be applied to subsequent contractual deposit requirements. Withdrawal from the RFP process after submission of a Proposal will result in a forfeiture of the Bid Bond.

Additionally, the Proposer must submit with their Proposal evidence of its Financial Capacity to commence and complete the Project. Such evidence may include a loan commitment letter, or other documentation clearly supporting the Proposer's Financial Capacity to commence and complete the Project and all necessary responsibilities within the timeframe stated in this RFP.

Finally, prior to Closing, the Proposer shall be required to submit a Payment and Performance Bond. The Payment and Performance Bond shall serve to guarantee completion of construction of the Project. As such, the Proposer must submit with their Proposal evidence that they will be able to obtain such a Payment and Performance Bond.

B. Future Deposit

The contract for purchase between the CRA and the Successful Proposer will require a deposit at the time of execution. The Successful Proposer must provide a deposit equal to ten percent (10%) of the combined proposed purchase price for all of the properties included in this RFP. The CRA, in its sole discretion, reserves the right to waive this requirement if such waiver is found to be in the best interest of the CRA. If the Successful Proposer cannot provide a deposit, the Successful Proposer should indicate the reasons for its inability to provide a deposit and request a waiver of this requirement.

C. Reverter Provision

The CRA may require a reverter provision to be negotiated as part of the final contract in the event the Successful Proposer fails to complete its obligations for the commencement of the Project within an agreed upon time.

D. Site Visits

Any interested party may visit the properties included in this RFP at any time.

E. Cone of Silence/No Lobbying

As to any matter relating to this RFP, any Proposer, team member, or anyone representing a Proposer is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Commissioner, CRA staff, or any other person working on behalf of the CRA on any matter related to or involved with this RFP. For purposes of clarification, a team's representatives shall include, but not be limited to, the Proposer's employees, partners, attorneys, officers, directors, consultants, lobbyists, or any actual or potential subcontractor or consultant of the proposer and the proposer's team. There will be an opportunity for inquiries to be made of CRA staff during the scheduled Pre-Proposal Meeting. All inquiries must be in writing and directed to the CRA (tibbsc@mydelraybeach.com). Any violation of this condition may result in rejection and/or disqualification of the proposer. This "Cone of Silence/No Lobbying" is in effect from the date of publication of the RFP and shall terminate at the time the CRA Board selects a proposal, rejects all proposals, or otherwise takes action which ends the solicitation process.

F. Questions

Questions and inquiries concerning this RFP and the specifications contained herein shall be submitted in writing via email to Christine Tibbs, Assistant Director, at tibbsc@mydelraybeach.com no later than Friday, October 9, 2020, 5:00PM EST. Oral explanations, information and instructions shall not be considered binding on the CRA. All Proposers are encouraged to independently verify the accuracy of any information provided. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Proposer.

THIS SECTION IS INTENTIONALLY BLANK.

VIII. DISCLOSURE AND DISCLAIMERS

This RFP is being issued by the CRA. As more fully set forth in this RFP, any action taken by the CRA in response to Proposals made pursuant to this RFP, or in making any award or failure or refusal to make any award pursuant to such Proposals, or in any cancellation of award, or in any withdrawal or cancellation of this RFP, either before or after issuance of an award, shall be without any liability or obligation on the part of the CRA.

In its sole discretion, the CRA may withdraw this RFP either before or after receiving Proposals, may accept or reject Proposals, and may accept Proposals which deviate from this RFP. In its sole discretion, the CRA may determine the qualifications and acceptability of any party or parties submitting Proposals in response to this RFP (each such party being hereinafter a "Proposer").

Following submission of a Proposal, the Proposer agrees to promptly deliver such further details, information and assurances including, but not limited to, financial and disclosure data, relating to the proposal and/or the Proposer, including the Proposer's affiliates, officers, directors, shareholders, partners and employees, as requested by the CRA.

The information contained herein is provided solely for the convenience of Proposers. It is the responsibility of a Proposer to assure itself that information contained herein is accurate and complete. Neither the CRA, nor its representatives, provide any assurances as to the accuracy of any information in this RFP. Any reliance on the contents of this RFP, or on any communications with CRA representatives shall be at each Proposer's own risk. Proposers should rely exclusively on their own investigations, interpretations and analyses in connection with this matter. This RFP is being provided by the CRA without any warranty or representations, express or implied, as to its content, accuracy or completeness, and no Proposer or other party shall have recourse to the CRA if any information herein contained shall be inaccurate or incomplete. No warranty or representation is made by the CRA that any proposal conforming to these requirements will be selected for consideration, negotiation or approval.

The CRA shall have no obligation or liability with respect to this RFP, or the selection and award process contemplated hereunder. The CRA does not warrant or represent that any award or recommendation will be made as a result of the issuance of this RFP. All costs incurred by a Proposer in preparing and responding to this RFP are the sole responsibility of the Proposer. Any recipient of this RFP who responds hereto fully acknowledges all the provisions of this Disclosure and Disclaimer and agrees to be bound by the terms hereof. Any proposal submitted pursuant to this RFP is at the sole risk and responsibility of the party submitting such proposal.

This RFP is made subject to correction of errors, omissions, or withdrawal without notice. Information contained in the RFP is for guidance only and each recipient hereof is cautioned and advised to independently verify all of such information. In the event of any differences between this Disclosure and Disclaimer and the balance of the RFP, the provisions of this Disclosure and Disclaimer shall govern.

The CRA reserves the right to select the proposal which, in the opinion and sole discretion of the CRA, will be in the best interest and/or most advantageous to the CRA. The CRA reserves the right to waive any irregularities and technicalities and may, at its discretion, request re-submittal of proposals. All expenses in preparing the proposal and any re-submittals shall be borne by the Proposer.

The CRA and the Proposer will be bound only if and when a proposal, as it may be modified, is approved and accepted by the CRA, and the applicable agreements pertaining thereto are approved, executed and delivered by the Proposer to the CRA, and then only pursuant to the terms of the agreements executed by the Proposer and the CRA. All or any responses to this RFP may be accepted or rejected by the CRA for any reason, or for no reason, without any resultant liability to the CRA.

The CRA is governed by the Sunshine Law and the Public Records Law of the State of Florida and all Proposals and supporting data shall be subject to disclosure as required by such laws. All Proposals shall be submitted in sealed form and shall remain confidential to the extent permitted by the Public Record Law until the date and time selected for opening responses.

THIS SECTION IS INTENTIONALLY BLANK.

IX. AFFIDAVITS

The forms listed below must be completed by an official having legal authorization to contractually bind the Proposer and submitted with the Proposal. Each signature represents a binding commitment upon the Proposer to provide the goods and/or services offered to the CRA if the Proposer is determined to be the top ranked responsive and responsible Proposer.

- Proposal Submittal Signature Page
- Conflict of Interest Disclosure Form
- Scrutinized Companies Certification Pursuant to Florida Statutes § 287.135
- Notification of Public Entity Crimes Law
- Notification of Public Records Law
- Drug-Free Workplace
- Non-Collusion Affidavit

PROPOSAL SUBMITTAL SIGNATURE PAGE

By signing this Proposal, the Proposer certifies that it satisfies all legal requirements as an entity to do business with the CRA.

Proposer's Name: _____

Street Address: _____

Mailing Address (if different from Street Address):

Telephone Number(s): _____

Fax Number(s): _____

Email Address: _____

Federal Employer Identification Number: _____

Signature:

(Signature of authorized agent)

Print Name: _____

Title: _____

Date: _____

By signing this document, the Proposer agrees to all terms and conditions of this solicitation and the resulting contract/agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL, FOR NOT LESS THAN 90 DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS SOLICITATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE CRA MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS PROPOSAL.

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposers must disclose within their Proposals: the name of any officer, director, or agent who is also an employee of Delray Beach Community Redevelopment Agency (“CRA”).

Furthermore, all Proposers must disclose the name of any CRA employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Proposer’s firm or any of its branches.

The purpose of this disclosure form is to give the CRA the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term “conflict of interest” refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee’s professional judgment in exercising any CRA duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

_____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Proposal.

_____ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Proposal.

Acknowledged by:

Firm Name

Signature

Name and Title (Print or Type)

Date

**SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO
FLORIDA STATUTES § 287.135**

I, _____, on behalf of _____,
Print Name and Title Company Name

certify that _____ does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Delray Beach Community Redevelopment Agency (“DBCRA”) shall provide notice, in writing, to the Contractor of the DBCRA’s determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the DBCRA’s determination of false certification was made in error then the DBCRA shall have the right to terminate the contract and seek civil remedies pursuant to *Florida Statutes § 287.135*.

Section 287.135, *Florida Statutes*, prohibits the DBCRA from:

- 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and
- 2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the Contractor, I hereby certify that the company identified above in the section entitled "Contractor Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the DBCRA for goods or services may be terminated at the option of the DBCRA if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

COMPANY NAME

SIGNATURE

PRINT NAME

TITLE

Must be executed and returned with the submitted Proposal to be considered.

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid/Proposal on a contract to provide any goods or services to a public entity, may not submit a Bid/Proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids/Proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Firm Name

Signature

Name and Title (Print or Type)

Date

PUBLIC RECORDS LAW

Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the Delray Beach Community Redevelopment Agency ("CRA") in order to perform the service. Upon request from the CRA custodian of public records, contract shall provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. If the Contractor does not transfer the records to the CRA, Contractor upon completion of the contract, shall transfer, at no cost, to the CRA all public records in possession of the Contractor or keep and maintain public records required by the CRA in order to perform the service. If the Contractor transfers all public records to the CRA upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA custodian of public records, in a format that is compatible with the information technology systems of the CRA.

IF THE AWARDED PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AWARDED PROPOSER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CHRISTINE TIBBS, AT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, 20 N. SWINTON AVE., DELRAY BEACH FLORIDA AND MAY BE CONTACTED BY PHONE AT 561-276-8640 OR VIA EMAIL AT TIBBSC@MYDELRAYBEACH.COM.

Acknowledged by:

Firm Name

Signature

Name and Title (Print or Type)

Date

DRUG-FREE WORKPLACE

_____ is a drug-free workplace and has
(Firm Name)
a substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes*.

Acknowledged by:

Firm Name

Signature

Name and Title (Print or Type)

Date

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He / She is _____ of _____, the Proposer that has submitted a Proposal to perform work for the following:

RFP No.: _____ Title: _____

b. He / She is fully informed respecting the preparation and contents of the attached Request for Proposals, and of all pertinent circumstances respecting such Solicitation.

Such Proposal is genuine and is not a collusive or sham Proposal.

c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposal in connection with the Solicitation and contract for which the attached Proposal has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or any other Proposer, or to fix any overhead, profit, or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Delray Beach Community Redevelopment Agency or any person interested in the proposed contract.

d. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signature

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Signature _____
Notary Name: _____
Notary Public (State): _____
My Commission No: _____
Expires on: _____

X. EXHIBITS

**Exhibit A - Architectural Renderings, Floor Plans, Site Plan
(Full set of plans are available upon request.)**

NOTE: The Architectural Plans are still subject to the City of Delray Beach approval building permit approval process. If utilizing the CRA's Architectural Plans, the Successful Proposer will be responsible for obtaining all necessary approvals and for associated costs.

Exhibit B - Florida Department of Environmental Protection's Site Rehabilitation Completion Order - No Further Action Without Conditions

Exhibit C - Surveys

Exhibit D - Geotechnical Report

**Exhibit E - Project Cost Analysis and Construction Costs
(separately provided as an Excel spreadsheet)**

CARVER SQUARE WORKFORCE HOUSING

DELRAY BEACH CRA

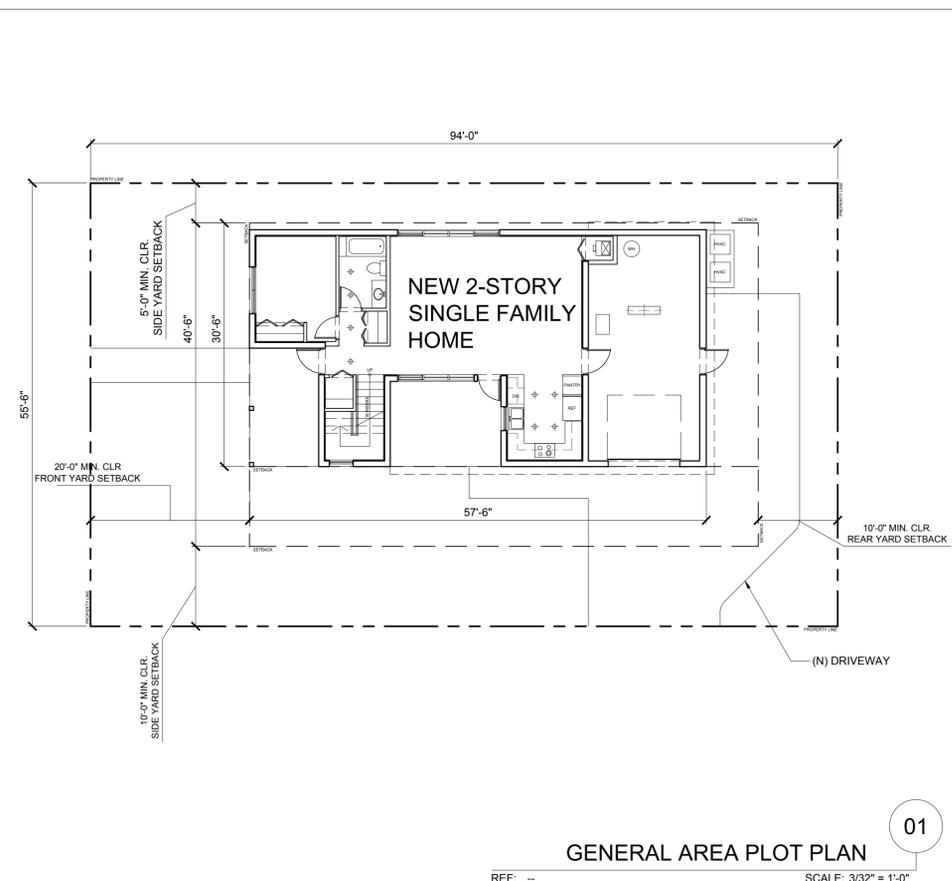
SW 2ND TERRACE
DELRAY BEACH, FL, 33344

90% CONSTRUCTION DOCUMENTS - CD

STREET PERSPECTIVE RENDERING



GENERAL AREA PLOT PLAN



PROJECT INFORMATION

BUILDING ADDRESS:
OCCUPANCY TYPE: R-RESIDENTIAL
CONSTRUCTION TYPE: II-B
DESCRIPTION: SINGLE FAMILY RESIDENTIAL
AREA OF WORK: 2297 SF
UNDER AIR: 1472 SF
COVERED PATIOS: 277 SF
GARAGE: 382 SF
SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE CONSTRUCTED OF CONCRETE MASONRY ON SPREAD FOOTING. ROOF STRUCTURE INCLUDES PRE-ENGINEERED WOOD TRUSSES AND METAL ROOF.
ALTERNATES:

ABBREVIATIONS

ABV	ABOVE	KIT	KITCHEN
ACC	DISABLED ACCESS	LAV	LAVATORY
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LDSC	LANDSCAPE
ALUM	ALUMINUM	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
		MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
BM	BEAM		
B.O.	BOTTOM OF	N.I.C	NOT IN CONTRACT
BUR	BUILT UP ROOF	NO.	NUMBER
		(N)	NEW
CFCI	CONTRACTOR FURNISHED / INSTALLED	O.A.E	OR APPROVED EQUAL
CL	CENTER LINE	O.C.	ON CENTER
CLNG	CEILING	OPCI	OWNER FURNISHED / CONTRACTOR INSTALL
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPER	OPERABLE
COL	COLUMN	P.I.C.	POURED-IN-PLACE CONC.
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PLY	PLYWOOD
CONT'S	CONTINUOUS	PNL	PANEL
		P.O.T.	PATH OF TRAVEL
		PR	PAIR
		PTD	PAINTED
DBL	DOUBLE	RAD	RADIUS
D.G.	DECOMPOSED GRANITE	REF	REFER TO
DWH	DOMESTIC HOT WATER	REFR	REFRIGERATOR
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	RF	ROOF
DN	DOWN	RFNG	ROOFING
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	R.O.	ROUGH OPENING
DTL	DETAIL	S.C.	SOLID CORE
DWGS	DRAWINGS	SCRN	SCHEDULE
		S.D.	SCREEN
EA	EACH	S.D.	STORM DRAIN
EL (ELEV.)	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SHRW	SHOWER
EQ	EQUAL/EQUAL TO	SIM	SIMILAR
EQMT	EQUIPMENT	SPECS	SPECIFICATIONS
EXT	EXTERIOR	S.S.	STAINLESS STEEL
(E)	EXISTING	STL	STEEL
		STOR	STORAGE
FFL	FINISH FLOOR LEVEL	STRUCT	STRUCTURE
FE	FIRE EXTINGUISHER	STRUCT'L	STRUCTURAL
FH	FIRE HYDRANT	TEMP	TEMPERED
FLR	FLOOR	THK	THICK
FLRG	FLOORING	THRU	THROUGH
FLOUR	FLUORESCENT	T.O.TRANSF.	TOP OF TRANSFORMER
FIN	FINISH	TYP	TYPICAL
F.O.C.	FACE OF CONCRETE	U.N.O	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	URNL	URNAL
F.O.F	FACE OF FINISH		
F.O.PLY.	FACE OF PLYWOOD	VER	VERIFY
FRMG	FRAMING	VIF	VERIFY IN FIELD
FSR	FLAME SPREAD RATING	VNR	VENEER
		VSP	VENICE SPECIFIC PLAN
GA	GAUGE	W	WITH
GALV	GALVANIZED	W/D	WASHER/DRYER
GEO	GEOTECHNICAL	W/O	WITHOUT
GLAZ	GLAZING	WD	WOOD
GYP. BD.	GYP. BOARD	WNDW	WINDOW
		W.P.	WATERPROOFING
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HT	HEIGHT		
HW	HOT WATER		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

APPLICABLE CODES

BUILDING:
 FLORIDA BUILDING CODE 6TH EDITION - BUILDING
 FLORIDA BUILDING CODE 6TH EDITION - RESIDENTIAL

ENERGY CONSERVATION:
 FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION

MECHANICAL:
 FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL

PLUMBING:
 FLORIDA BUILDING CODE 6TH EDITION - PLUMBING

ELECTRICAL:
 2011 NATIONAL ELECTRICAL CODE (NEC)

ACCESSIBILITY:
 FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY

LIFE SAFETY CODE:
 FLORIDA FIRE PREVENTION CODE 6TH EDITION
 NFPA 70 - NATIONAL ELECTRIC CODE (2014)
 NFPA 72 - NATIONAL FIRE ALARM CODE (2013)
 NFPA 101 - LIFE SAFETY CODE (2015)
 NFPA 110 - STANDARD FOR EMERGENCY AND STANDARD POWER SYSTEMS (2013)
 FIRE/LIFE SAFETY:

PLAN LEGEND

	NEW CONCRETE WALL PER STRUCTURAL, PAINT PER SPECS.
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT CORRIDOR AND OCCUPANCY SEPARATION, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL ALONG P.L., PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT SHAFT, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCORED CONC. SLAB / PAVING
	(N) CONCRETE PAVING AT OPEN / COVERED PARKING
	(N) LANDSCAPE / PLANTING AREA

SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	WALL TYPE		FIRE EXTINGUISHER PER 01/A9.02
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
	DEMOLITION NOTE MARKER		SECURITY CAMERA
	KEYNOTE MARKER		SECURITY GATED INTERCOM
	TUB/SHOWER		SECURITY GATE ALARM KEYPAD
	FLOOR CLEARANCES SHOWN DOTTED		ALARMED DOOR/ SECURITY GATE
	ROLL-IN SHOWER		FLOOR DRAIN (FD)
	HOSE BIBB- RECESSED PER 02/A9.02		AREA DRAIN
			PLANTER DRAIN
			EXIT PATH OF TRAVEL. SEE SHT. A0.40
			ACCESSIBLE PATH OF TRAVEL. SEE SHT. A0.50
			BATH ACCESSORY SCHEDULE MARKER
			MECHANICAL CEILING GRILLE. SEE MECH. DWGS.

BUILDING & SAFETY

TOTAL BUILDING AREA: 2297 SF
 BUILDING HEIGHT: 27'-4" ABOVE GRADE

ZONING INFORMATION

ZONE: R-1-A SINGLE FAMILY RESIDENTIAL

ALLOWABLE DENSITY:

REQUIRED SETBACKS:

FRONT YARD: 20'-0" MIN. CLEAR

PROVIDED: 20'-0".

SIDE YARDS: 5'-0" (INTERIOR), 10'-0" (SIDE STREET), 20'-0" (SIDE STREET AT GARAGE)

SIDEYARDS PROVIDED: 5'-0", 10'-0", 20'-0"

REAR YARD: 10'-0"

PROVIDED: 10'-0"

PARTICIPANTS

OWNER/ CLIENT: CITY OF DELRAY BEACH CRA
 20 N SWINTON AVE
 DELRAY BEACH, FL 33444
 TEL: 561-276-8640
 CONTACT: PATRICK MCCULLOUGH

ARCHITECTS: BROOKS SCARPA
 808 E LAS OLAS BLVD, STE 101
 FT LAUDERDALE, FL. 33301
 TEL: 954-683-1236
 CONTACT: JEFFREY HUBER

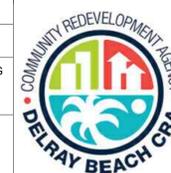
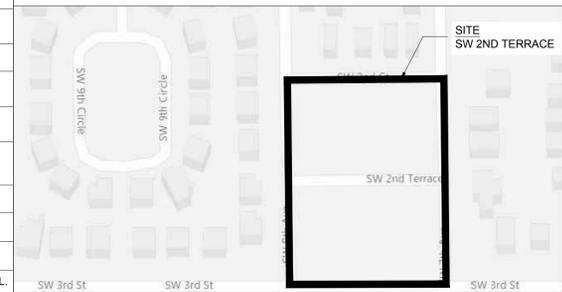
LANDSCAPE/ IRRIGATION: COTLEUR & HEARING
 1934 COMMERCE LANE, STE 1
 JUPITER, FL 33458
 TEL: 561-747-6336
 CONTACT: DON HEARING

CIVIL ENGINEER: ENGENUITY GROUP INC
 1280 N CONGRESS AVE STE 101
 WEST PALM BEACH, FL 33409
 TEL: 561-655-1151
 CONTACT: ADAM SWANEY

STRUCTURAL ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM ABBASI

MEP ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM GRITTER

AERIAL VIEW



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
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DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL 33444
 PROJECT NUMBER: 01713.0

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2	--	5
3	--	6



SHEET TITLE: COVER SHEET
 MODEL A

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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A0.00

SHEET INDEX

ARCHITECTURAL	
Sheet Number	Sheet Title
A0.00	COVER SHEET
A0.01	SHEET INDEX
A0.02	GENERAL NOTES/CONCEPTUAL SITE PLAN
A1.00	SITE/SLAB PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A2.01	ELEVATIONS
A2.02	- NOT IN USE -
A3.01	SECTIONS
A4.00	WALL SECTIONS
A5.10	- NOT IN USE -
A6.00	STAIR DETAILS
A7.00	SCHEDULES
A7.01	INTERIOR ELEVATIONS - KITCHEN
A7.02	INTERIOR ELEVATIONS - BATHROOMS
A8.00	WINDOW SCHEDULE & TYPES
A8.01	DOOR SCHEDULE & TYPES
A8.02	DOOR & WINDOW DETAILS
A9.00	WALL TYPES

LANDSCAPE	
Sheet Number	Sheet Title

STRUCTURAL	
Sheet Number	Sheet Title
S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	COMPONENTS AND CLADDING WIND PRESSURES
S2.01	FOUNDATION PLAN
S2.02	SECOND FLOOR AND LOW ROOF FRAMING PLAN
S2.03	HIGH ROOF FRAMING PLAN
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL CONCRETE BEAM/COLUMN DETAILS AND SCHEDULES
S4.03	TYPICAL MASONRY DETAILS
S4.04	TYPICAL WOOD FRAMING DETAILS

CIVIL	
Sheet Number	Sheet Title

ELECTRICAL	
Sheet Number	Sheet Title
E.101	ELECTRICAL COVER SHEET
E.102	ELECTRICAL LEGEND, ABBREVIATIONS & SYMBOLS - MODEL A
E.201	ELECTRICAL POWER & LIGHTING PLAN - MODEL A - FIRST FLOOR
E.202	ELECTRICAL POWER & LIGHTING PLAN - MODEL A - SECOND FLOOR
E.301	ELECTRICAL RISE, SCHEDULES AND DETAILS - MODEL A

MECHANICAL	
Sheet Number	Sheet Title
M.101	MECHANICAL COVER SHEET - MODEL A
M.201	MECHANICAL FLOOR PLAN - MODEL A - FIRST FLOOR
M.202	MECHANICAL FLOOR PLAN - MODEL A - SECOND FLOOR
M.301	MECHANICAL SCHEDULES - MODEL A
M.401	MECHANICAL DETAILS - MODEL A

PLUMBING	
Sheet Number	Sheet Title
P.101	PLUMBING COVER SHEET - MODEL A
P.201	SANITARY FLOOR PLAN - MODEL A
P.202	SANITARY ISOMETRIC PLAN - MODEL A
P.301	DOMESTIC WATER & CONDENSATE FLOOR PLAN - MODEL A
P.302	DOMESTIC WATER ISOMETRIC PLAN - MODEL A
P.401	PLUMBING SCHEDULES - MODEL A
P.501	PLUMBING DETAILS - MODEL A



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SW 2ND COURT
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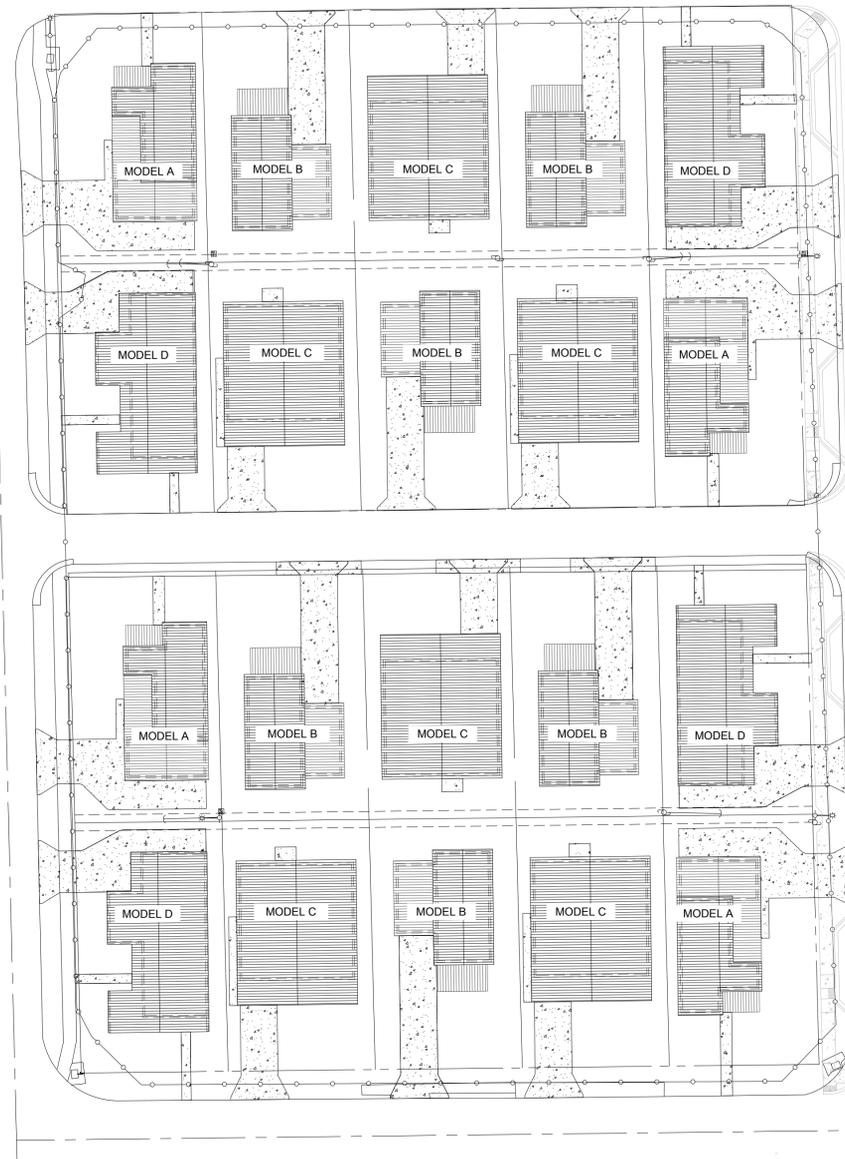
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A0.01



CONCEPTUAL SITE PLAN

REF: SCALE: NTS

3



TYPICAL NORTH-FACING STREET ELEVATION

REF: SCALE: NTS

2



TYPICAL SOUTH-FACING STREET ELEVATION

REF: SCALE: NTS

1

- GENERAL NOTES
1. THE CONTRACTOR SHALL AS A PART OF THIS CONTRACT FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR IN THE WORK OF ALL TRADES SHALL PROTECT ALL EXISTING BUILDING AND PROPERTY FROM DAMAGE CAUSED BY THE ACTIVITIES OF THE CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR AND RESTORE THE JOB SITE AND SURROUNDING AREAS TO ITS ORIGINAL CONDITION. OWNER TO VERIFY SATISFACTION.
 3. THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS BEFORE PROCEEDING WITH ANY WORK.
 4. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
 5. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST CODES AND ORDINANCES.
 6. THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMATIC AND ARE TO CONVEY DESIGN INTENT. IT IS NOT THE INTENT OF THESE CONSTRUCTION DRAWINGS TO SHOW ALL DETAILS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ENGINEERING AND THE ARCHITECTURAL DRAWINGS FOR THE ACTUAL PLACEMENT OF THE WORK RELATIVE TO FIELD CONDITIONS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING INSTALLATION REQUIREMENTS FOR ALL BUILT-IN APPLIANCES, FIXTURES, AND EQUIPMENT. VERIFY EXACT ROUGH-IN DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN FRAME.
 9. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE RESPECTIVE CONTRACTOR.
 10. DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
 11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES AND PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 12. BIRSE THOMAS ARCHITECTS, INC. SHALL IN NO WAY BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. (THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.)
 13. PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
 14. BASE BID SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. ALL FILL REQUIRED TO MEET MINIMUM FINISHED FLOOR SLAB ELEVATION AND COMPACTION.
 - B. WATER METER HOOK-UP AND METER DEPOSITS. - OWNER RESPONSIBILITY
 - C. HOOK-UP AND FEES FOR UNDERGROUND SERVICE FROM FPL LOCAL PHONE & CABLE T.V. - OWNER RESPONSIBILITY.
 - D. ENGINEERING STAKE OUTS AND SURVEYS INCLUDING FINAL TIE - IN SURVEY.
 - E. CLEARING, GRUB, AND SITE PREPARATION, INCLUDING GRADING.
 - F. ALL BIDDERS AND THEIR SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA.
 - G. THE OWNER RESERVES THE RIGHT TO REJECT ANY BIDS.
 - H. THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF TIME FOR COMPLETION.
 - I. THE GENERAL CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE FOR WORKMANS' COMPENSATION AND ANY OTHER INSURANCES REQUIRED BY THE OWNER FOR ALL EMPLOYEES EITHER DIRECTLY EMPLOYED BY THE GENERAL CONTRACTOR OR BY HIS SUBCONTRACTORS.
 - J. THE CONTRACTOR SHALL CLEARLY LIST ANY WORK NOT INCLUDED IN HIS BID.
 - K. CONTRACTOR TO PROVIDE AS BUILT DRAWINGS. PROVIDE TWO COPIES OF PERMIT SET TO OWNER
 20. ALL WORK SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
 21. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.



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SHEET TITLE:
 GENERAL NOTES/CONCEPTUAL SITE PLAN
 MODEL A

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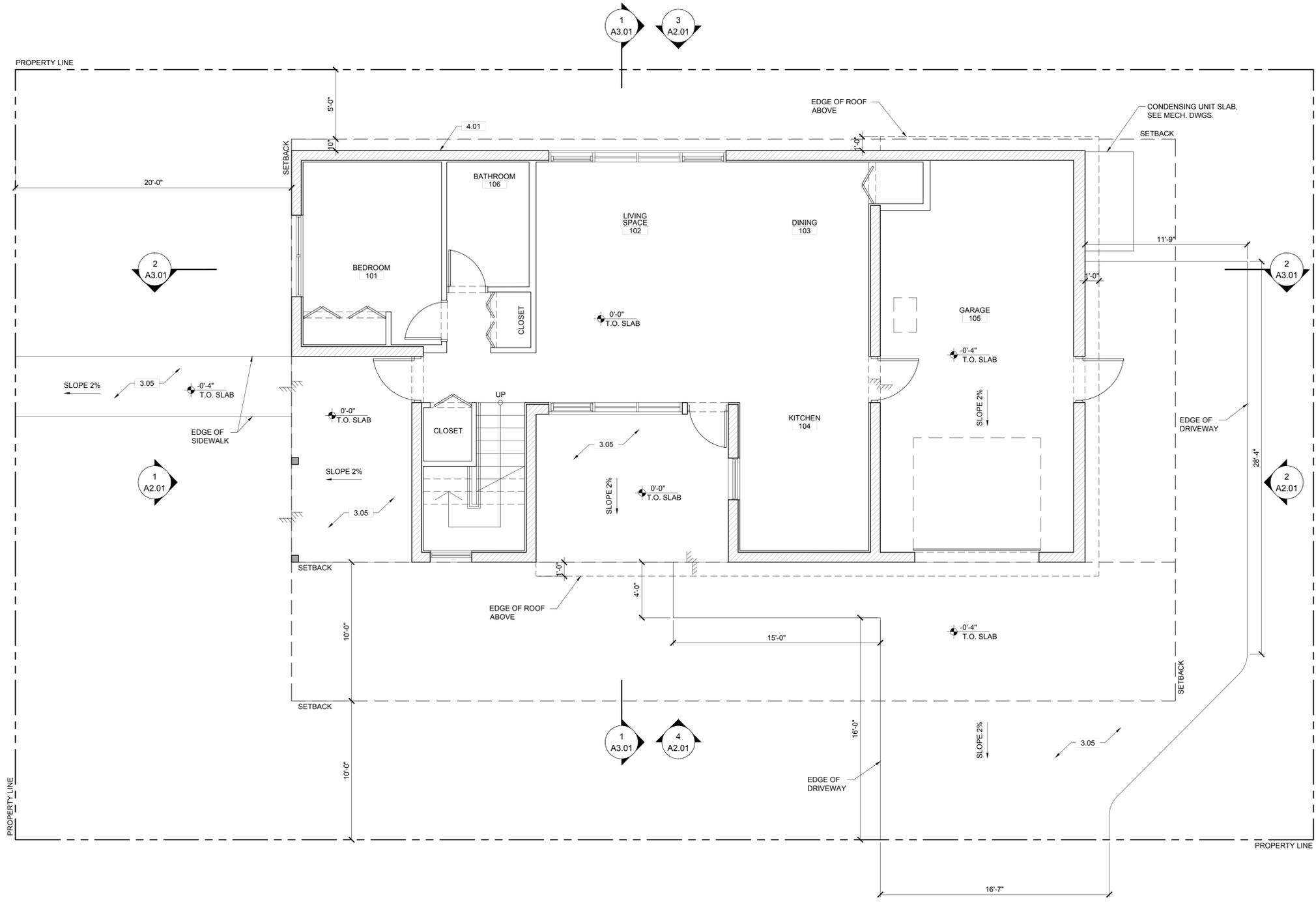
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A0.02

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
- REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPE PLAN AND DETAILS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY SERVICE LOCATIONS AND DETAILS.

- KEYNOTES**
- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
02 - NOT USED
- 03 - CONCRETE**
 3.01 NOT IN USE.
 3.02 CONC. COLUMNS.
 3.03 CONC. FOUNDATION.
 3.04 CONC. BEAM.
 3.05 CONC. SLAB ON GRADE.
- 04 - MASONRY**
 4.01 CMU WALL.
- 05 - METALS**
 5.01 NOT IN USE.
 5.02 NOT IN USE.
- 06 - WOOD AND PLASTICS**
 6.01 WOOD POST.
 6.02 WOOD BEAM.
 6.03 WOOD WALL FRAMING.
 6.04 WOOD TRUSS FRAMING.
 6.05 1X8 WOOD FASCIA.
 6.06 PLYWOOD.
 6.07 2X WID. RIP STRIPS FOR ROOF SLOPE.
 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 6.09 WOOD WALL BASE, PAINTED.
 6.10 WOOD CABINETS
 6.11 WOOD MDF SHELF, PTD.
 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
- 07 - THERMAL & MOISTURE PROTECTION**
 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 7.05 METAL ROOF
 7.06 FLOOR OR DECK DRAIN.
 7.07 SCUPPER.
 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
- 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
 8.01 ALUM. WINDOW, PTD.
 8.02 STL. DOOR & FRAME, PAINTED.
 8.03 SOLID WOOD DOOR, PTD.
 8.04 INTERIOR WOOD DOOR, PAINTED.
 8.05 CLOSET DOOR, PAINTED.
 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
 8.07 DOOR HARDWARE SET PER SCHED.
 8.08 EXTERIOR WALL LOUVER.
 8.09 GARAGE DOOR PER SPECIFICATIONS
- 09 - FINISHES (SEE FIN. SCHED)**
 9.01 VINYL PLANK FLOORING
 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
 9.04 PAINT PER SPECIFICATIONS.
 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 9.06 CERAMIC WALL TILE
- 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 10.01 MIRROR, WALL MOUNTED.
 10.02 30" BATHROOM VANITY
 10.03 36" BATHROOM VANITY
 10.04 42" BATHROOM VANITY
 10.05 TOWEL BAR.
 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 10.08 EXTERIOR SHUTTERS
- 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 11.01 REFRIGERATOR, BY OWNER
 11.02 RANGE/OVEN, BY OWNER
 11.03 MICROWAVE, BY OWNER
 11.04 DISHWASHER, BY OWNER
- 22 - PLUMBING**
 22.01 DECK-MOUNTED S.S. SINK.
 22.02 KITCHEN SINK FAUCET.
 22.03 LAV. SINK FAUCET.
 22.04 BATHTUB.
 22.05 BATHTUB FAUCET.
 22.06 SHOWER HEAD AND CONTROLS.
 22.08 ULTRA LOW-FLOW TOILET.
 22.09 NOT IN USE
 22.10 PLUMBING VENT PIPE.
- 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 23.01 HVAC UNIT PER MECH.
 23.02 AIR REGISTER WALL MOUNTED.
 23.03 CEILING AIR REGISTER.
 23.04 KITCHEN HOOD EXHAUST DUCT.
 23.05 BATHROOM EXHAUST FAN PER SPECS.
 23.06 BATHRM EXHAUST DUCT.
- 26 - ELECTRICAL**
 26.01 ELEC. PANEL PER PLANS & SCHED.
 26.02 EXTERIOR LIGHT PER SCHED.
 26.03 INTERIOR LIGHT PER SCHED.
- 31 - EARTHWORK**
 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
- 32 - EXTERIOR IMPROVEMENTS**
 32.01 CONCRETE PAVING WALKWAY.
 32.06 EXTERIOR AREA DRAINS.
 32.09 TREE, SEE LANDSCAPE DWGS.
 32.10 PLANTING, SEE LANDSCAPE DWGS.
 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
- 33 - UTILITIES**
 33.01 WATER METERS.
 33.03 ELECTRICAL METERS.
 33.04 BACKFLOW PREVENTOR.



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**DELRAY BEACH CRA
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REVISIONS:	1	4
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SHEET TITLE:	SITE/SLAB PLAN	
	MODEL A	
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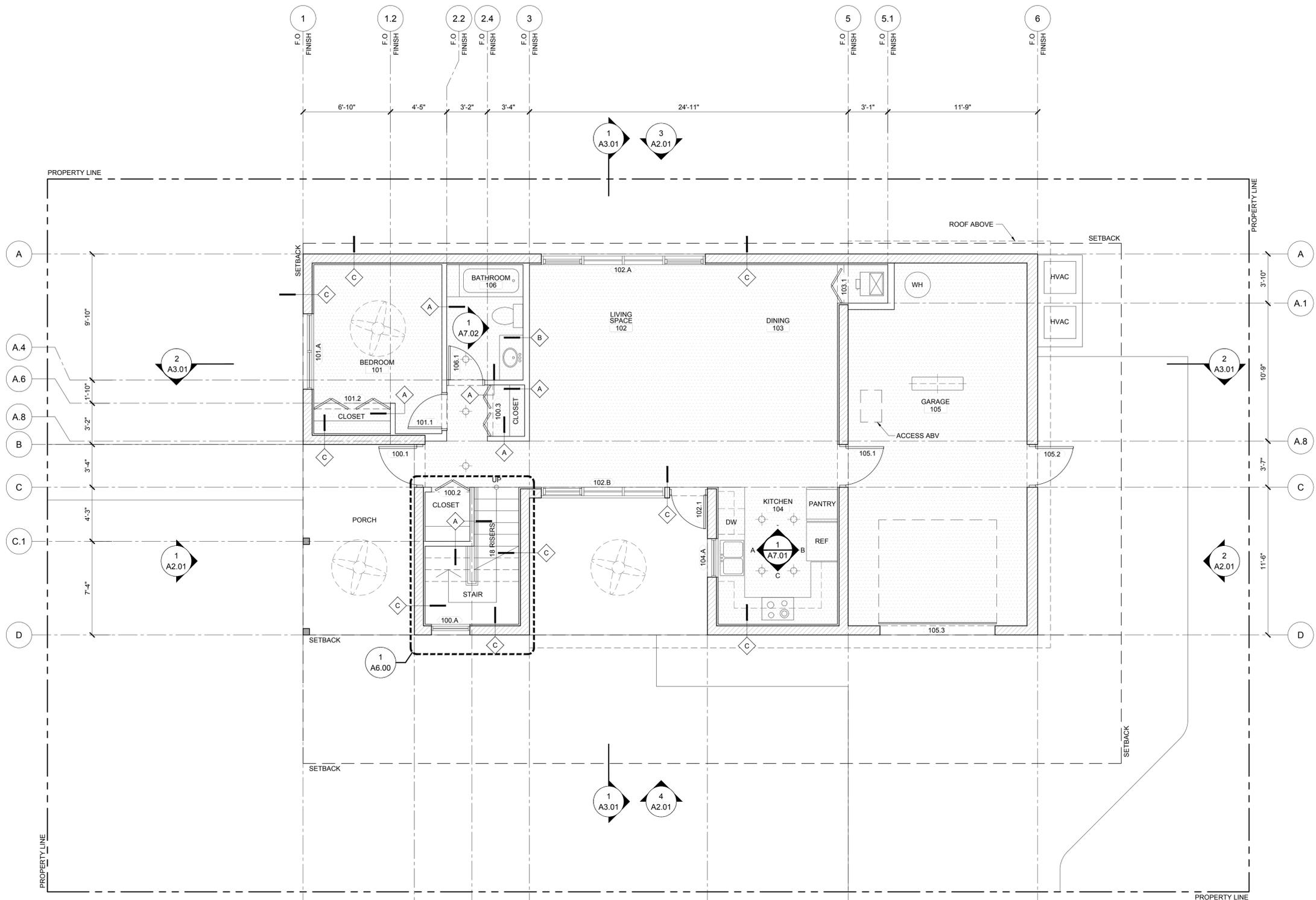
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SITE/SLAB PLAN

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

1

A1.00

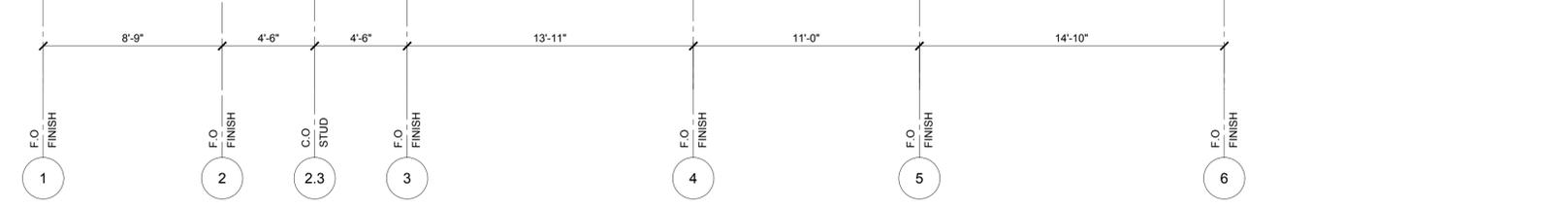


GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.
3. PARTITIONS ARE LAID OUT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE.
4. DOOR LOCATIONS (TYP.) - EDGE OF DOOR JAMB (HINGE SIDE) TO BE MEASURED 3" FROM THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL JAMBS FIT IN THE FELP.
5. ALL CORNERS TO RECEIVE METAL CORNER BEAD. ALL INTERSECTIONS OF DISSIMILAR MATERIALS SHALL RECEIVE KNURLED-EDGE METAL J-BEAD.
6. CONTRACTOR TO VERIFY AND ENSURE THE CONCRETE SLAB IS LEVEL AND PREPARED IN ACCORDANCE WITH FLOORING MATERIAL MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
7. ALL MATERIALS TO BE PROVIDED AS SCHEDULED.

LEGEND

FINISH CLG AT 8'-0" ABOVE FINISH FLR



FIRST FLOOR PLAN

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

KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.

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4.01 CMU WALL.

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5.01 NOT IN USE.
5.02 NOT IN USE.

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10.08 EXTERIOR SHUTTERS

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11.01 REFRIGERATOR, BY OWNER
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23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

32 - EXTERIOR IMPROVEMENTS

32.01 CONCRETE PAVING WALKWAY.
32.06 EXTERIOR AREA DRAINS.
32.09 TREE, SEE LANDSCAPE DWGS.
32.10 PLANTING, SEE LANDSCAPE DWGS.
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32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.

33 - UTILITIES

33.01 WATER METERS.
33.03 ELECTRICAL METERS.
33.04 BACKFLOW PREVENTOR.



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
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DESIGN DEVELOPMENT	--	APP 03 000000	
CONSTRUCTION DOCUMENTS	--	AC ___ FLS ___ SS ___	
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REVISION	--		
CONSTRUCTION ISSUE	--		

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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2	--	5	--
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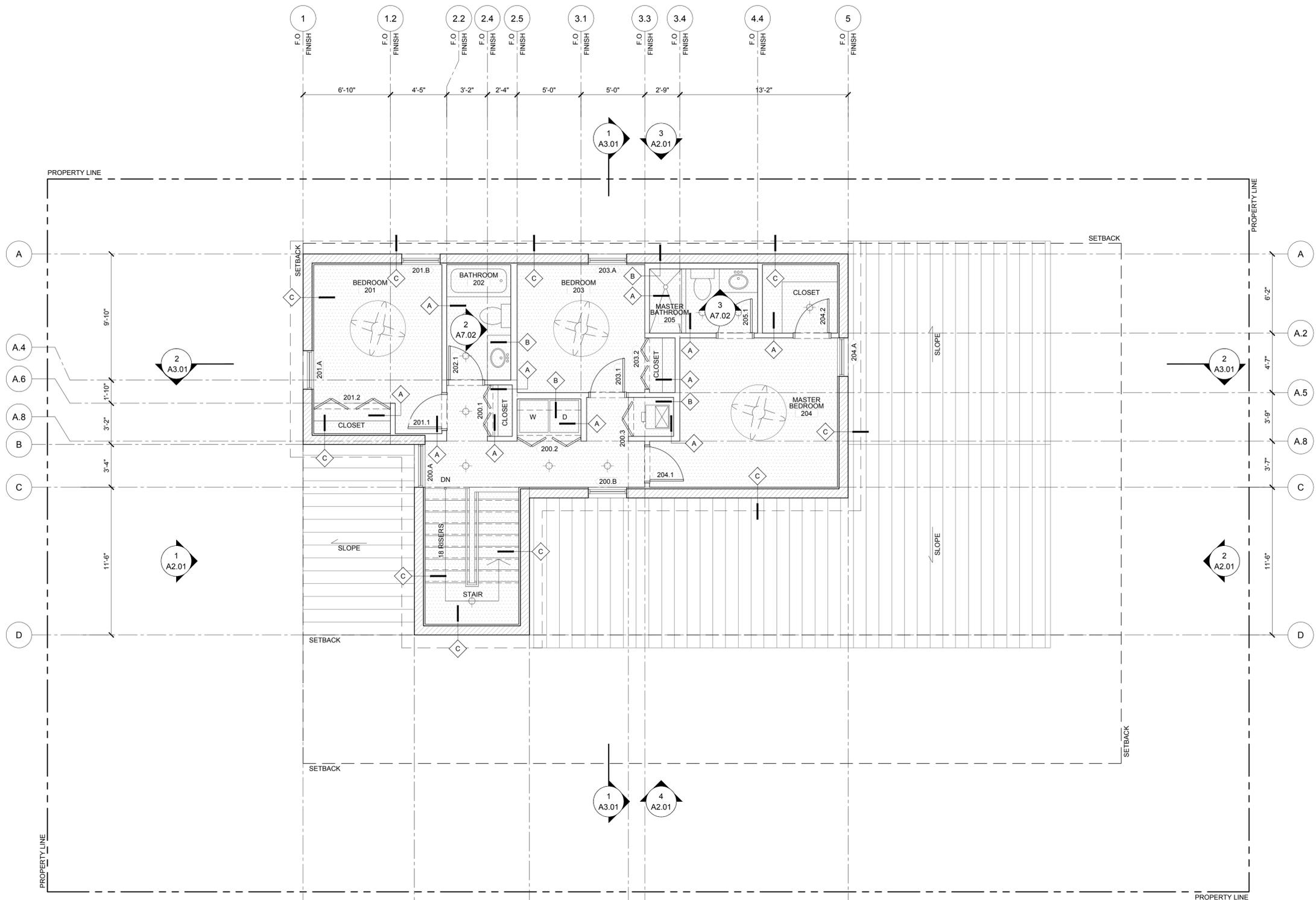
SHEET TITLE: **FIRST FLOOR PLAN**
MODEL A

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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A1.01



GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.
3. PARTITIONS ARE LAID OUT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE.
4. DOOR LOCATIONS (TYP.) - EDGE OF DOOR JAMB (HINGE SIDE) TO BE MEASURED 3" FROM THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL JAMBS FIT IN THE F.E.P.
5. ALL CORNERS TO RECEIVE METAL CORNER BEAD. ALL INTERSECTIONS OF DISSIMILAR MATERIALS SHALL RECEIVE KNURLED-EDGE METAL J-BEAD.
6. CONTRACTOR TO VERIFY AND ENSURE THE CONCRETE SLAB IS LEVEL AND PREPARED IN ACCORDANCE WITH FLOORING MATERIAL MANUFACTURERS' REQUIREMENTS AND RECOMMENDATIONS.
7. ALL MATERIALS TO BE PROVIDED AS SCHEDULED.

LEGEND

FINISH CLG AT 8'-0" ABOVE FINISH FLR

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 - 02 - NOT USED
 - 03 - CONCRETE**
 - 3.01 NOT IN USE.
 - 3.02 CONC. COLUMNS.
 - 3.03 CONC. FOUNDATION.
 - 3.04 CONC. BEAM
 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
 - 5.01 NOT IN USE.
 - 5.02 NOT IN USE.
 - 06 - WOOD AND PLASTICS**
 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
 - 6.03 WOOD WALL FRAMING.
 - 6.04 WOOD TRUSS FRAMING.
 - 6.05 1X8 WOOD FASCIA
 - 6.06 PLYWOOD.
 - 6.07 2X WID. RIB STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
 - 07 - THERMAL & MOISTURE PROTECTION**
 - 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
 - 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
 - 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 - 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 - 7.05 METAL ROOF
 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
 - 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
 - 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
 - 8.01 ALUM. WINDOW, PTD.
 - 8.02 STL. DOOR & FRAME, PAINTED.
 - 8.03 SOLID WOOD DOOR, PTD.
 - 8.04 INTERIOR WOOD DOOR, PAINTED.
 - 8.05 CLOSET DOOR, PAINTED.
 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
 - 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
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 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.08 EXTERIOR SHUTTERS
 - 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 - 11.01 REFRIGERATOR, BY OWNER
 - 11.02 RANGE/OVEN, BY OWNER
 - 11.03 MICROWAVE, BY OWNER
 - 11.04 DISHWASHER, BY OWNER
 - 22 - PLUMBING**
 - 22.01 DECK-MOUNTED S.S. SINK.
 - 22.02 KITCHEN SINK FAUCET.
 - 22.03 LAV. SINK FAUCET.
 - 22.04 BATHTUB.
 - 22.05 BATHTUB FAUCET.
 - 22.06 SHOWER HEAD AND CONTROLS.
 - 22.08 ULTRA LOW-FLOW TOILET.
 - 22.09 NOT IN USE
 - 22.10 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
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 - 23.03 CEILING AIR REGISTER.
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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SHEET TITLE: SECOND FLOOR PLAN
MODEL A

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SECOND FLOOR PLAN

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

A1.02

ROOF DRAINAGE CALCULATIONS

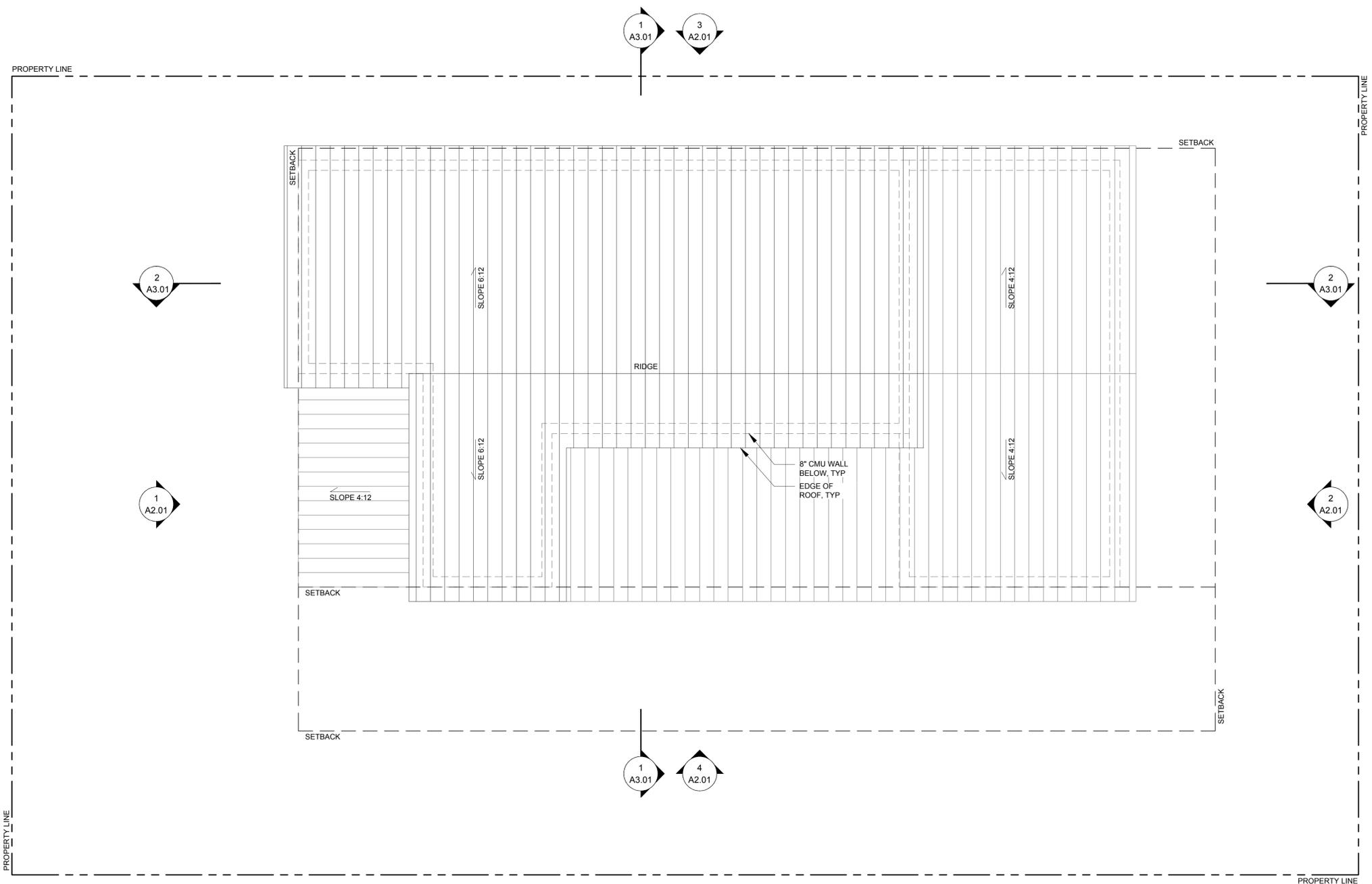
HORIZONTAL ROOF DRAIN CALCULATION:
BASED ON 5" RAINFALL RATE (INCHES PER HOUR) PER TABLE
1106.1 FBC 6TH EDITION - PLUMBING

GROSS ROOF AREA:
MAXIMUM HORIZONTALLY PROJECT ROOF AREA: 1860 SF

GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. PROVIDE 1/2" PER FOOT SLOPE MINIMUM AT ALL NEW CRICKETS AND SADDLES. PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE PROPER SLOPE.
3. COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS FOR ROOF PENETRATIONS.

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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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SHEET TITLE: **ROOF PLAN**
MODEL A

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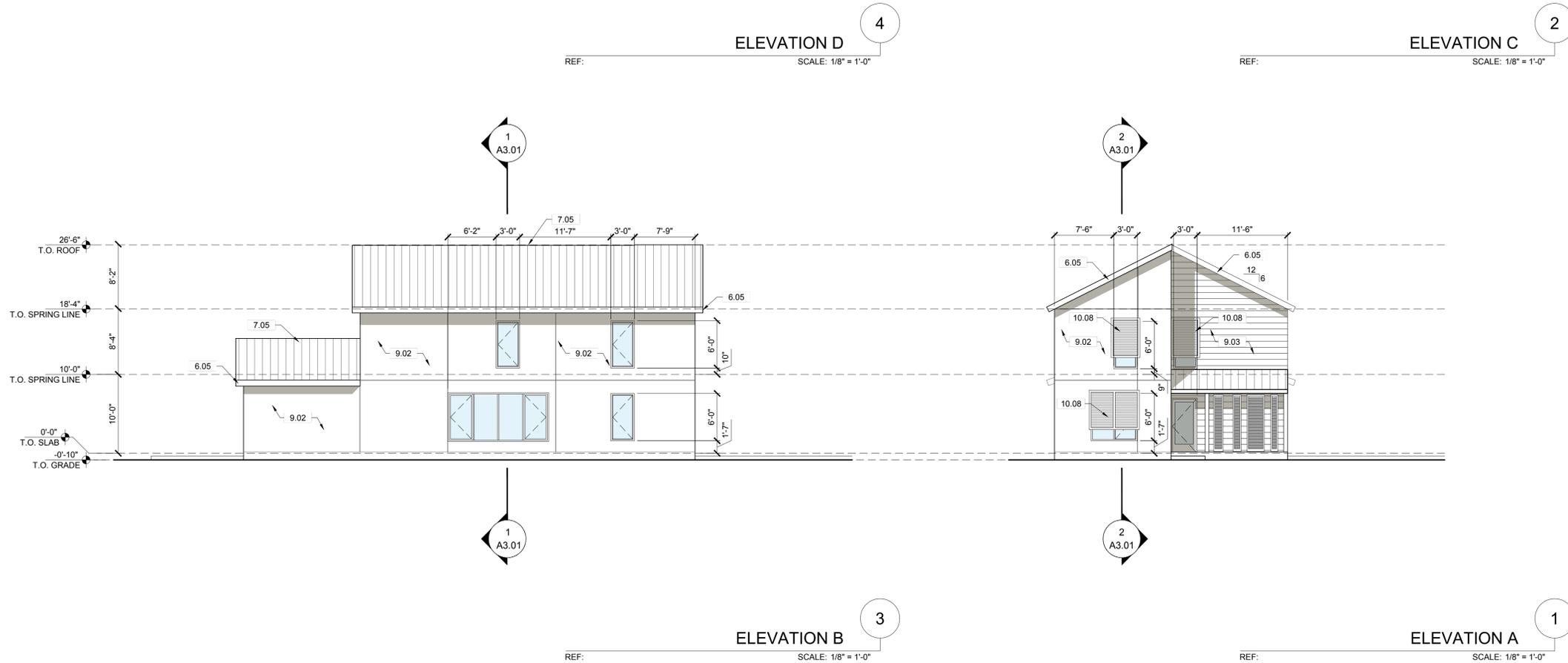
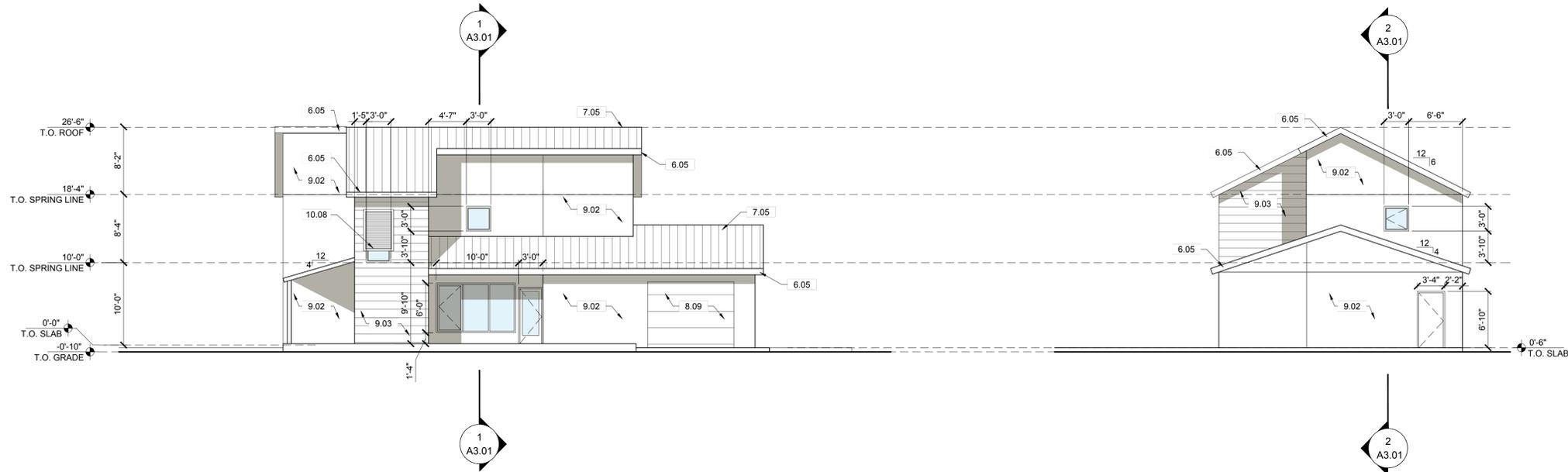
ROOF PLAN
SCALE: 1/4" = 1'-0"

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A1.03

GENERAL NOTES

1. PROVIDE NEW SMOOTH STUCCO FINISH ON FRONT WALL AND LIGHT TEXTURED FINISH ON SIDE AND REAR WALLS.
2. REFER TO STRUCTURAL DRAWINGS FOR WALL, FOUNDATION, COLUMN, & DECK DETAILS.



KEYNOTES

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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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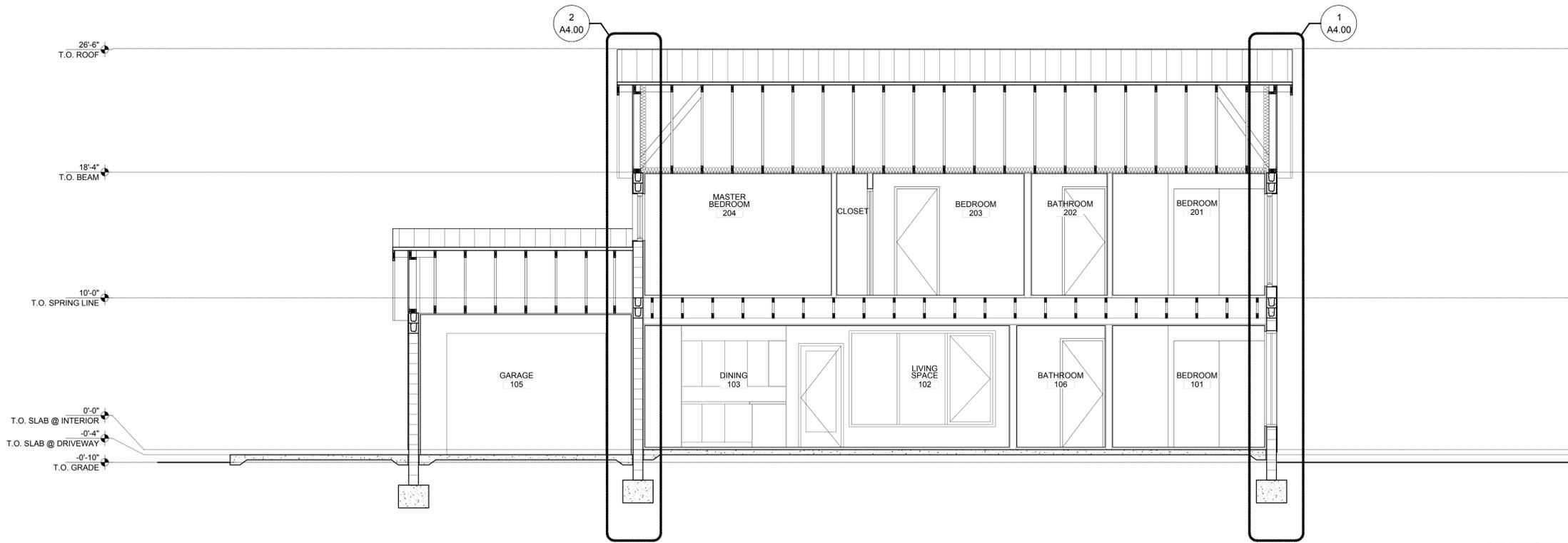
SHEET TITLE: **ELEVATIONS**
MODEL A

SCALE: AS INDICATED
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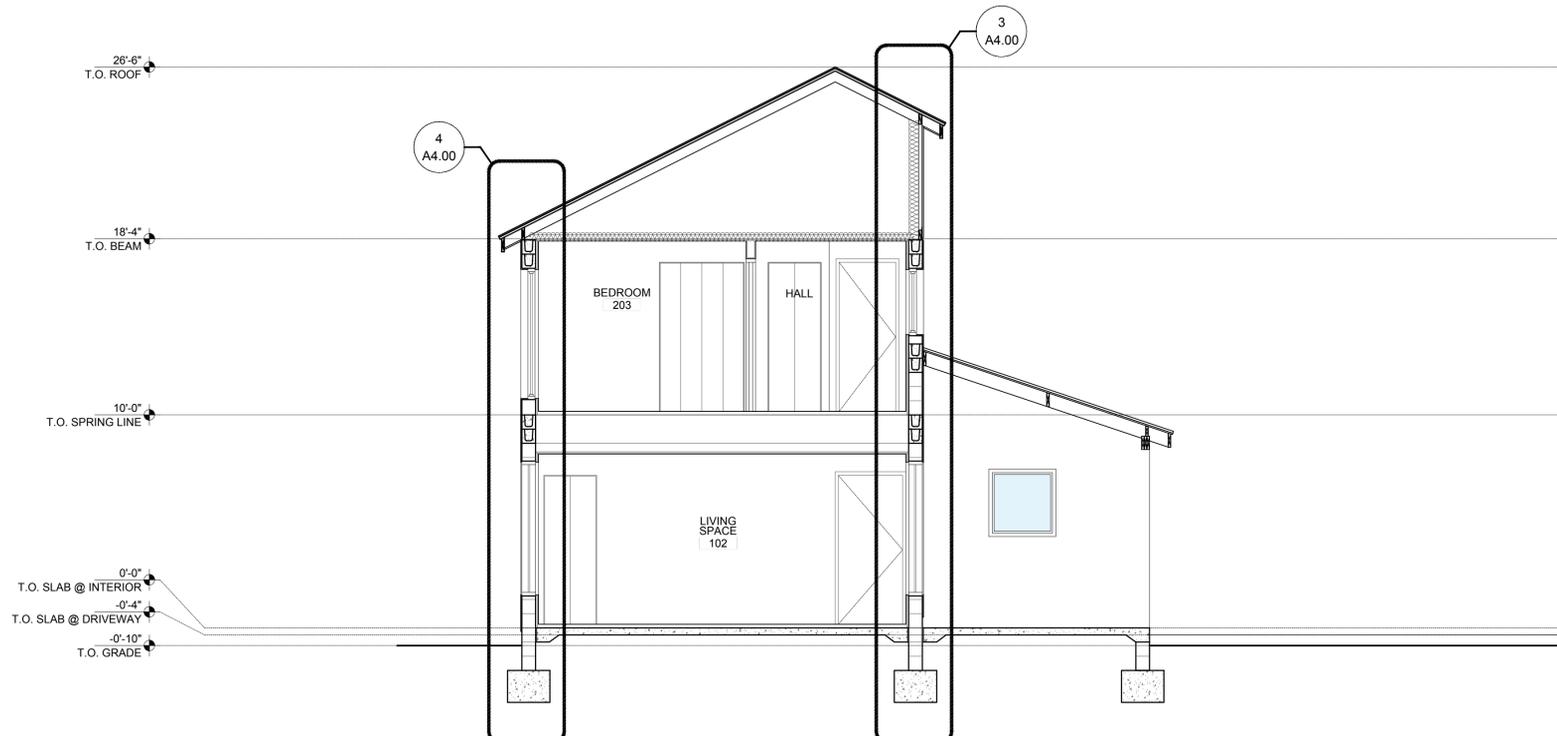
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A2.01



SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 1
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 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
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 - 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 - 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 - 7.05 METAL ROOF
 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
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 - 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
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 - 8.02 STL. DOOR & FRAME, PAINTED.
 - 8.03 SOLID WOOD DOOR, PTD.
 - 8.04 INTERIOR WOOD DOOR, PAINTED.
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 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
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 - 22.09 NOT IN USE
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 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
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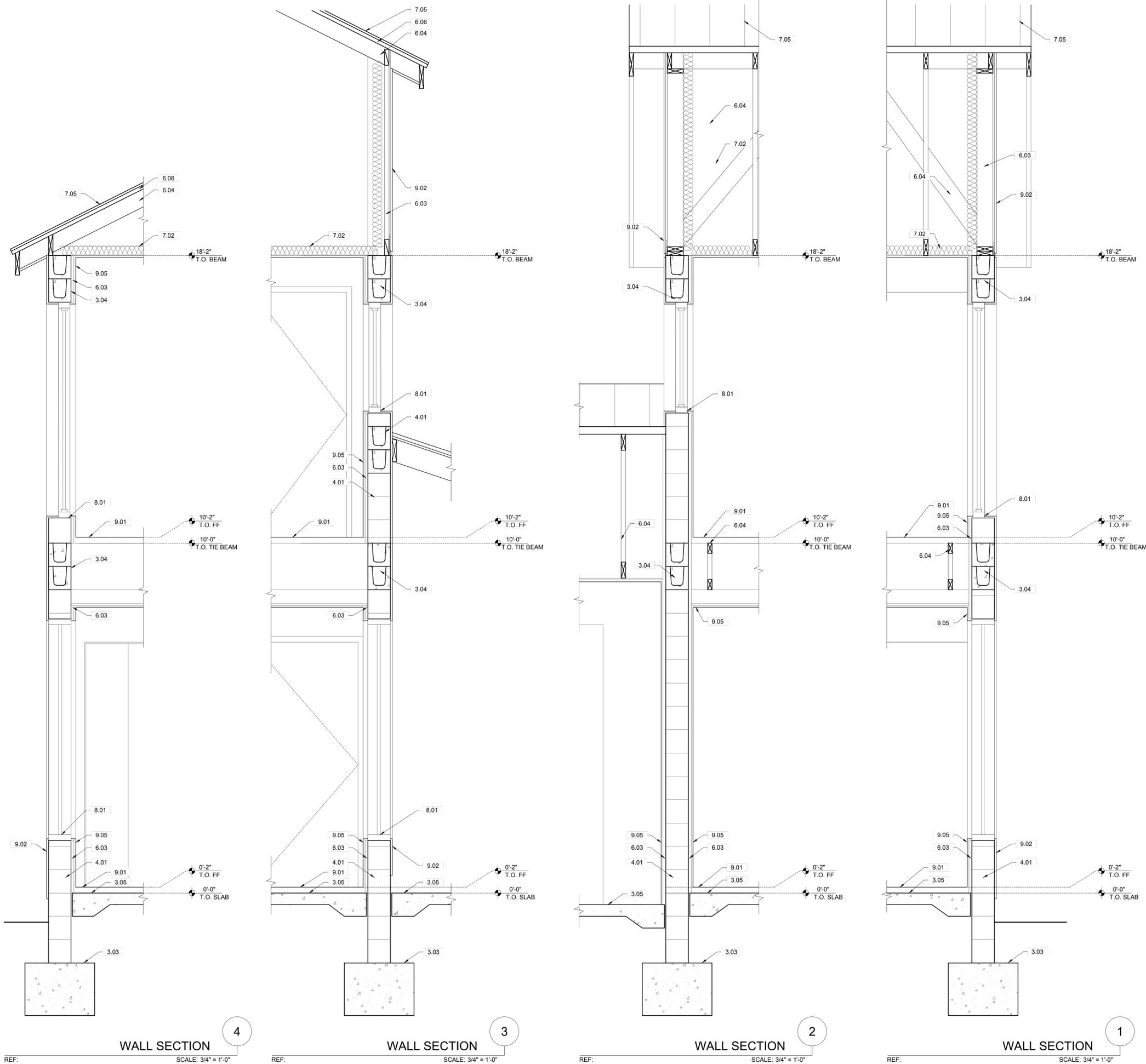
**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:		
1	--	4
2	--	5
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SHEET TITLE:		SECTIONS MODEL A
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING
 SW 2ND COURT
 DELRAY BEACH, FL 33444
 PROJECT NUMBER: 01713.0

REVISIONS:

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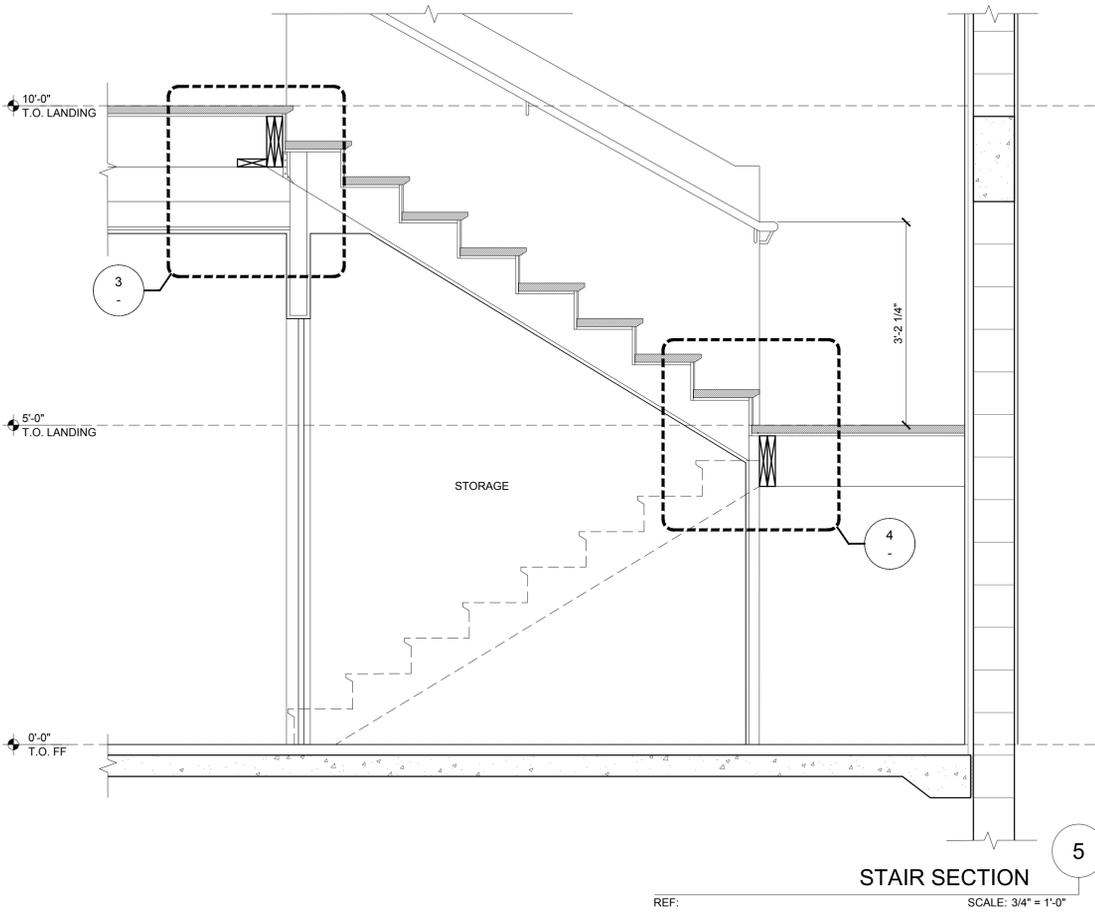
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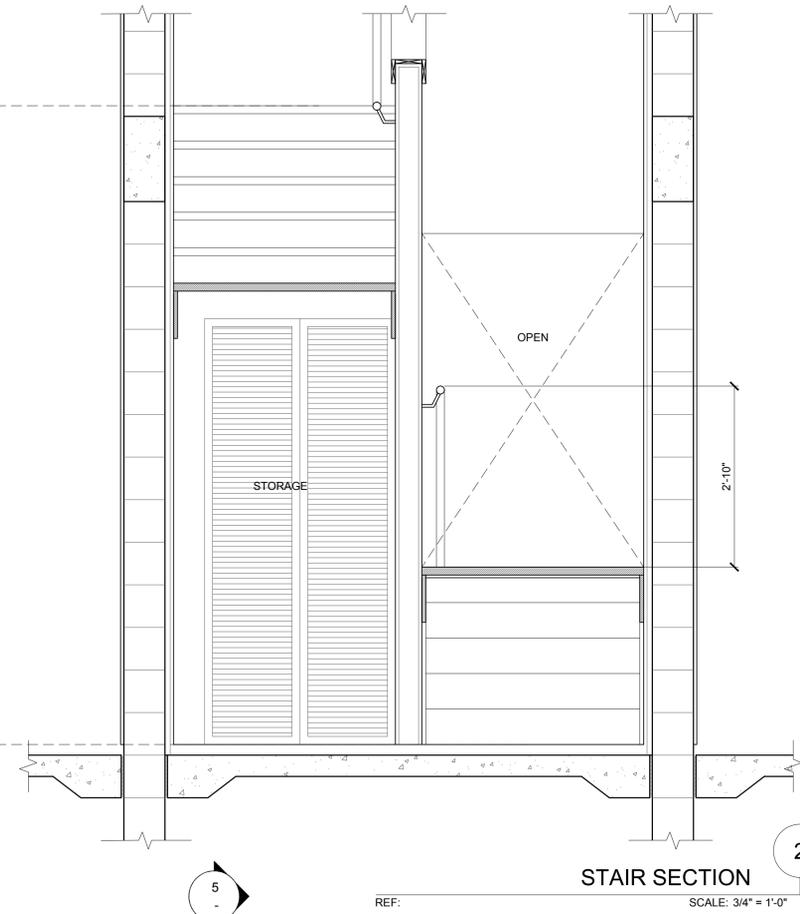
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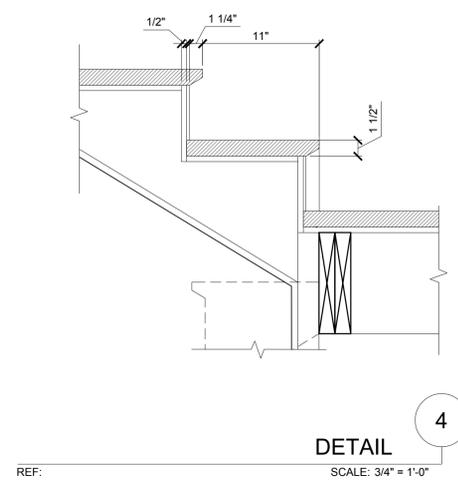
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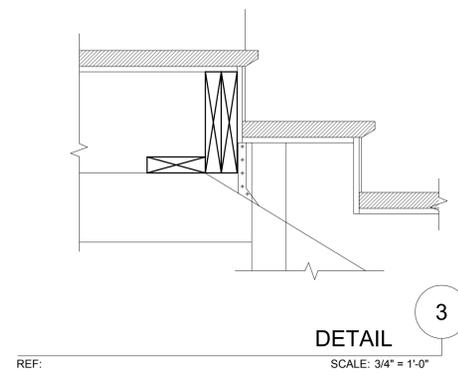
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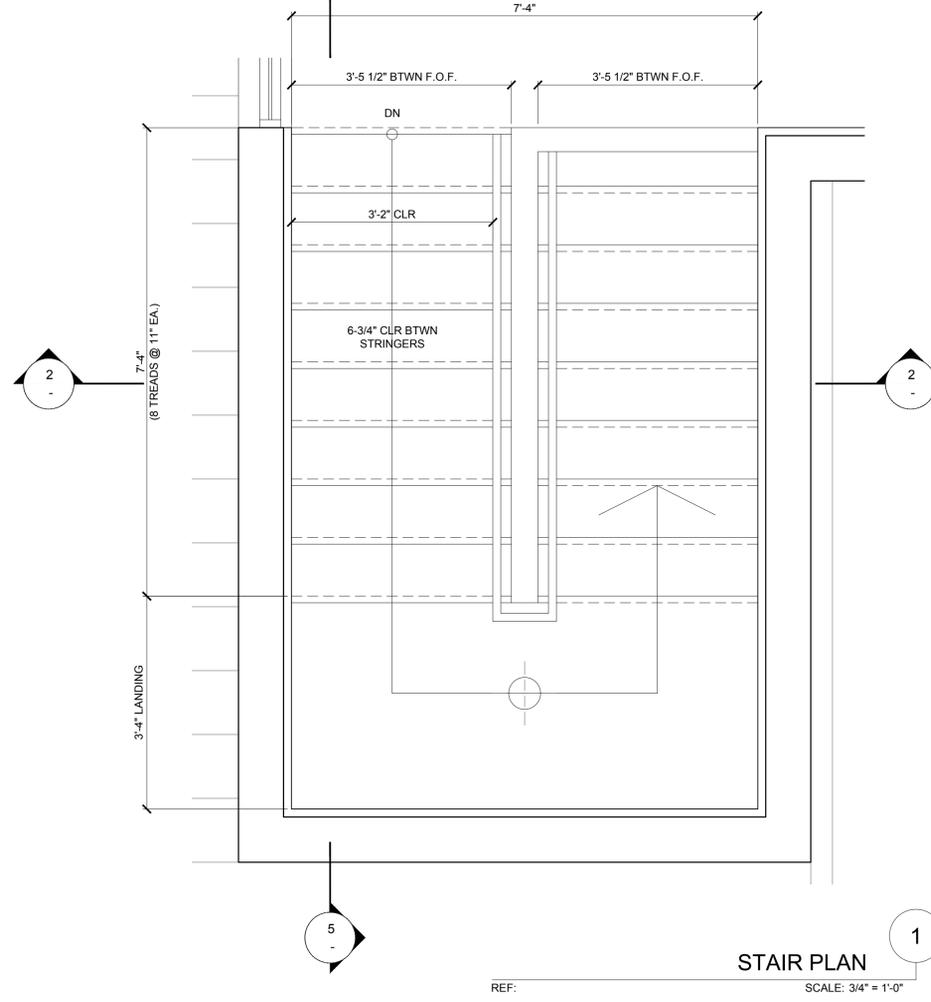
DETAIL

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STAIR PLAN

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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
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CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
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SHEET TITLE:	SCHEDULES MODEL A	
SCALE:	AS INDICATED	
DATE PRINTED:	2020-3-5	

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A7.00

SHEET NOTES

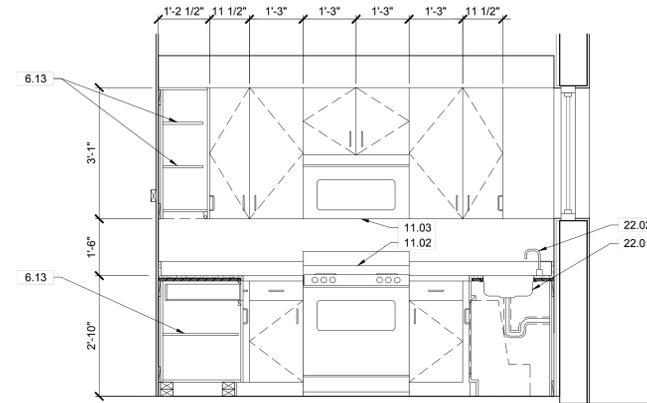
- ALL INTERIOR WALL AND CEILING FINISHES TO HAVE A MINIMUM CLASS "C" FLAME SPREAD CLASSIFICATION.
- ALL INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS II.
- SAMPLES ARE REQUIRED TO BE APPROVED PRIOR TO ORDERING.
- FINISH SCHEDULE TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
- THE G.C. SHALL REVIEW CONTRACT DOCUMENTS INCLUDING THE FINISH PLANS AND FINISH SCHEDULE, AND SHALL REPORT TO THE DESIGN PROFESSIONAL IN WRITING ON ANY ERRORS AND OMISSIONS THAT MAY BE DISCOVERED.
- FOR BIDDING PURPOSES, SUBSTITUTES SHALL BE PERMITTED.
- INTERIOR SURFACES OF MODULAR CABINETS TO BE WHITE FORMICA.
- SCRIBE ALL COUNTERS TO WALL. CAULK TO MATCH WALL COLOR.
- ALL EXTERIOR DOOR FRAMES TO BE PAINTED UNLESS NOTED OTHERWISE.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE PARTICULAR SURFACE. GYPSUM SURFACES ARE TO HAVE (1) COAT OF LATEX BASE, NO VOC PRIMER, AND (2) COATS OF NO VOC PAINT.
- ALL INTERIOR PAINTED DOOR FRAMES, WINDOW FRAMES AND MULLIONS TO HAVE ONE COAT OF WATER BASE, LOW VOC PRIMER, AND (2) COATS OF LOW VOC PAINT. IF THE AREA IS SUSCEPTIBLE TO RUSTING, PRIMER CAN BE SUBSTITUTED WITH AN ALKYD PRIMER.
- INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF PAINT OR WALL COVERING PRIOR TO INSTALLATION.
- ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING FABRIC TO WALL COVERING.
- ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSPECT FLOOR CONDITION PRIOR TO INSTALLATION, AND FLASH PATCH AS REQUIRED TO ENSURE SUITABLE FINISHED INSTALLATION. VARIATION IN FLOOR LEVEL IN EXCESS ON 1/2" FOR EVERY 10'-0" SHALL BE LEVELED BY THE CONTRACTOR.
- FOR CLARIFICATION OF FINISHES WHERE MILLWORK, BUILT-IN, OR SPECIAL TREATMENTS ARE INVOLVED, REFER TO ELEVATIONS AND SECTIONS FOR REFERENCE.
- ALL FLOOR COVERING TRANSITIONS TO OCCUR UNDER CLOSED DOOR POSITION AND WITHOUT SEAMS IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED ON FLOOR COVERING PLAN.
- ALL GYPSUM BOARD SOFFITS AND CEILINGS TO BE PAINTED WHITE UNLESS OTHERWISE NOTED.

FINISH SCHEDULE

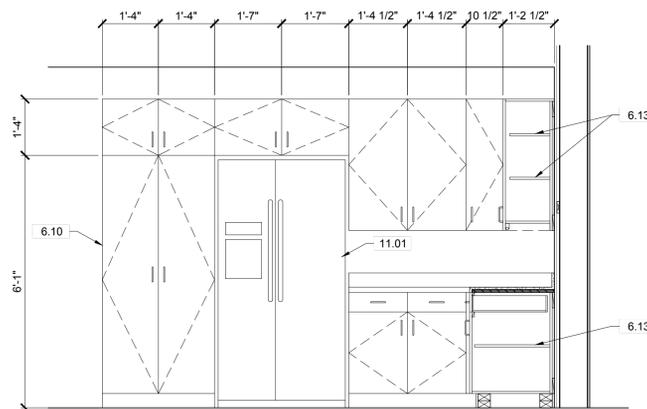
NUMBER	ROOM NAME	FLOOR			BASE		WALLS		CEILING		REMARKS
		MATERIAL	MATERIAL	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT		
001	DINING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
002	KITCHEN	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
003	LIVING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
004	MASTER BEDROOM	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
005	MASTER BATH	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
006	BEDROOM 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
008	BEDROOM 2	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
010	BATH 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
011	BEDROOM 3	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
012	FRONT PORCH	CONC	--	--	--	--	--	--	--		
013	BACK PORCH	CONC	--	--	--	--	--	--	--		

FINISH SPECIFICATIONS

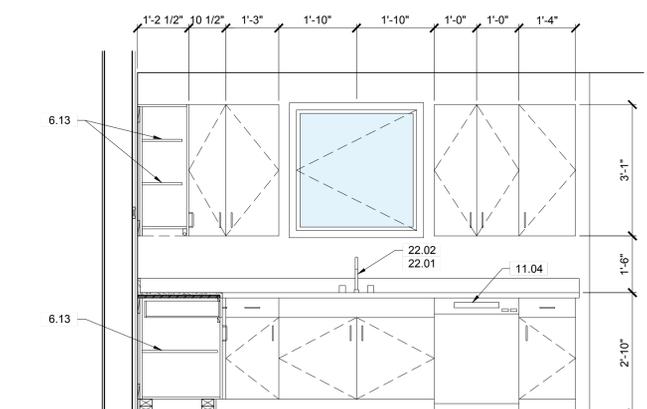
FINISH	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	COLLECTION	COLOR/PATTERN	REMARKS
FLOOR						
TILE	TBD	TBD	TBD	TBD	TBD	PROVIDE ALLOWANCE FOR OWNER/ARCHITECT SELECTION.
BASE						
RB1	RUBBER WALL BASE	ROPPE	TBD	TBD	TBD	4" BASE
MILLWORK						
SOLID SURF	CORIAN OR EQUAL	CORIAN	TBD	TBD	TBD	TO BE USED AT ALL COUNTERTOPS.
PLAM	FORMICA	PLASTIC LAMINATE	TBD	TBD	NATURAL GRAIN	TO BE USED AT ALL VERTICAL CABINET LOCATIONS.
TILE	TBD	TBD	TBD	TBD	TBD	TO BE USED AT ALL BACKSPLASH LOCATIONS.
PAINT						
PT1	SHERWIN WILLIAMS	INTERIOR PAINT	PROPERTY SOLUTION	NA	BRIGHT WHITE	FLAT FINISH FOR WALLS / SOFFITS / OPEN CEILINGS / SEMI-GLOSS FOR METAL DOOR FRAMES
PT2	SHERWIN WILLIAMS	INTERIOR WALLS	PROPERTY SOLUTION	NA	FLAT	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT3	SHERWIN WILLIAMS	CEILING	PROPERTY SOLUTION	NA	FLAT-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT4	SHERWIN WILLIAMS	INTERIOR DOORS	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT5	SHERWIN WILLIAMS	BASE/TRIM	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT6	SHERWIN WILLIAMS	EXTERIOR WALLS	SUPER PAINT	NA	FLAT-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT7	SHERWIN WILLIAMS	EXTERIOR DOORS	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT8	SHERWIN WILLIAMS	EXTERIOR TRIM	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
DECK						
DK1	NA	--	NA	NA	NA	PROVIDE SLIP RESISTANT SURFACE



ELEVATION C



ELEVATION B



ELEVATION A

- KEYNOTES**
- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
 - 02 - NOT USED
 - 03 - CONCRETE**
 - 3.01 NOT IN USE.
 - 3.02 CONC. COLUMNS.
 - 3.03 CONC. FOUNDATION.
 - 3.04 CONC. BEAM
 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
 - 5.01 NOT IN USE.
 - 5.02 NOT IN USE.
 - 06 - WOOD AND PLASTICS**
 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
 - 6.03 WOOD WALL FRAMING.
 - 6.04 WOOD TRUSS FRAMING.
 - 6.05 1X8 WOOD FASCIA
 - 6.06 PLYWOOD.
 - 6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
 - 07 - THERMAL & MOISTURE PROTECTION**
 - 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
 - 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
 - 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 - 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 - 7.05 METAL ROOF
 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
 - 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
 - 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
 - 8.01 ALUM. WINDOW, PTD.
 - 8.02 STL. DOOR & FRAME, PAINTED.
 - 8.03 SOLID WOOD DOOR, PTD.
 - 8.04 INTERIOR WOOD DOOR, PAINTED.
 - 8.05 CLOSET DOOR, PAINTED.
 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
 - 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
 - 10.04 42" BATHROOM VANITY
 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.08 EXTERIOR SHUTTERS
 - 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 - 11.01 REFRIGERATOR, BY OWNER
 - 11.02 RANGE/OVEN, BY OWNER
 - 11.03 MICROWAVE, BY OWNER
 - 11.04 DISHWASHER, BY OWNER
 - 22 - PLUMBING**
 - 22.01 DECK-MOUNTED S.S. SINK.
 - 22.02 KITCHEN SINK FAUCET.
 - 22.03 LAV. SINK FAUCET.
 - 22.04 BATHTUB.
 - 22.05 BATHTUB FAUCET.
 - 22.06 SHOWER HEAD AND CONTROLS.
 - 22.08 ULTRA LOW-FLOW TOILET.
 - 22.09 NOT IN USE.
 - 22.10 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
 - 23.02 AIR REGISTER WALL MOUNTED.
 - 23.03 CEILING AIR REGISTER.
 - 23.04 KITCHEN HOOD EXHAUST DUCT.
 - 23.05 BATHROOM EXHAUST FAN PER SPECS.
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 - 26 - ELECTRICAL**
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 - 31 - EARTHWORK**
 - 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
 - 32 - EXTERIOR IMPROVEMENTS**
 - 32.01 CONCRETE PAVING WALKWAY.
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 - 32.09 TREE, SEE LANDSCAPE DWGS.
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 - 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
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PLAN CHECK SUBMITTAL	--	
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PERMIT SET	--	IDENTIFICATION STAMP
BID ISSUE	--	DIV. OF THE STATE ARCHITECT
REVISION	--	APP 03 000000
CONSTRUCTION ISSUE	--	AC ___ FLS ___ SS ___
		DATE _____

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:		
1	--	4
2	--	5
3	--	6
SHEET TITLE:	INTERIOR ELEVATIONS - KITCHEN	
	MODEL A	
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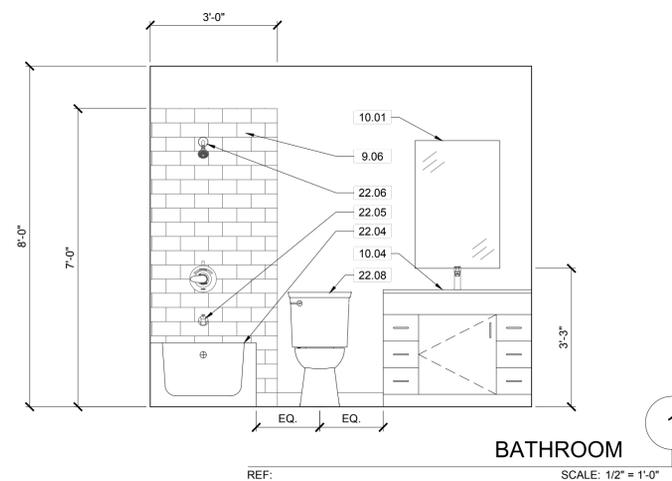
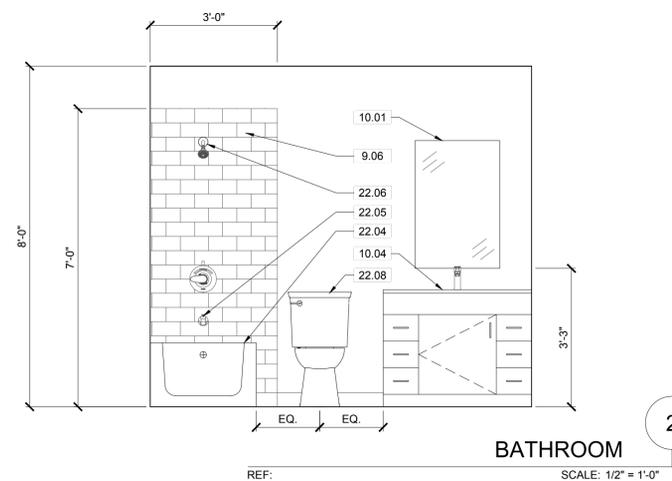
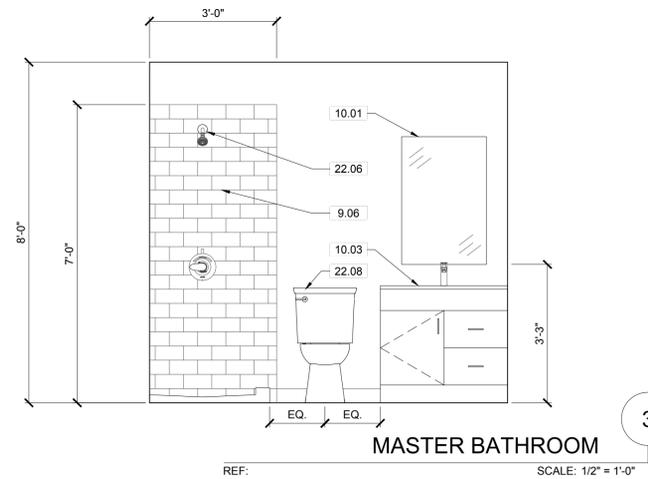
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

REVISIONS:

1	--	4	--
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SHEET TITLE:

INTERIOR ELEVATIONS - BATHROOMS
 MODEL A

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A7.02

GENERAL NOTES

1. PROVIDE IMPACT RESISTANT WINDOWS.
2. COORDINATE ROUGH OPENINGS WITH MANUFACTURER INSTALLATION REQUIREMENTS.
3. PROVIDE SILL, JAMB, AND HEAD FLASHING AT ALL EXTERIOR DOORS TO CREATE A WATER RESISTIVE BARRIER.

WINDOW SCHEDULE														
WINDOW NO.	TYPE	LOCATION/ DESCRIPTION	SIZE (WXH)	OPERABLE WINDOW	SILL HEIGHT (A.F.F.)	U.L. RATING	DETAIL			FRAME/FINISH	MANUFACTURER/MODEL	MIN. U-FACTOR	MIN. S.H.G.C.	REMARKS (GENERAL NOTES 1 - 7 ARE TYPICAL TO ALL WINDOWS)
							HEAD	JAMB	SILL					
100.A	1	STAIR	2'-11" X 5'-11" +/-	FIXED	8'-6"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
101.A	4	BEDROOM	5'-11" X 5'-11" +/-	CASEMENT/FIXED	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.A	6	LIVING SPACE	5'-11" X 11'-11" +/-	CASEMENT/FIXED	1'-2"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.B	5	LIVING SPACE	5'-11" X 9'-0" +/-	CASEMENT/FIXED	1'-2"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
104.A	3	KITCHEN	2'-11" X 2'-11" +/-	CASEMENT	4'-4"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
200.A	2	HALLWAY	2'-11" X 5'-11" +/-	CASEMENT	4'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
200.B	3	HALLWAY	2'-11" X 2'-11" +/-	CASEMENT	4'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
201.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
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204.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	3'-8"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	

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08 - OPENINGS (SEE DOOR/WINDOW SCHED)
 8.01 ALUM. WINDOW, PTD.
 8.02 STL. DOOR & FRAME, PAINTED.
 8.03 SOLID WOOD DOOR, PTD.
 8.04 INTERIOR WOOD DOOR, PAINTED.
 8.05 CLOSET DOOR, PAINTED.
 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
 8.07 DOOR HARDWARE SET PER SCHED.
 8.08 EXTERIOR WALL LOUVER.
 8.09 GARAGE DOOR PER SPECIFICATIONS

09 - FINISHES (SEE FIN. SCHED)
 9.01 VINYL PLANK FLOORING
 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
 9.04 PAINT PER SPECIFICATIONS.
 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 9.06 CERAMIC WALL TILE

10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)
 10.01 MIRROR, WALL MOUNTED.
 10.02 30" BATHROOM VANITY
 10.03 36" BATHROOM VANITY
 10.04 42" BATHROOM VANITY
 10.05 TOWEL BAR.
 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 10.08 EXTERIOR SHUTTERS

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)
 11.01 REFRIGERATOR, BY OWNER
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 11.04 DISHWASHER, BY OWNER

22 - PLUMBING
 22.01 DECK-MOUNTED S.S. SINK.
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 22.06 SHOWER HEAD AND CONTROLS.
 22.08 ULTRA LOW-FLOW TOILET.
 22.09 NOT IN USE
 22.10 PLUMBING VENT PIPE.

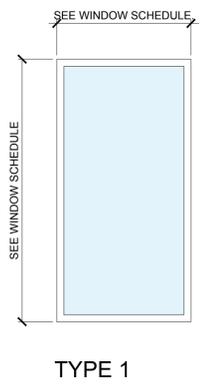
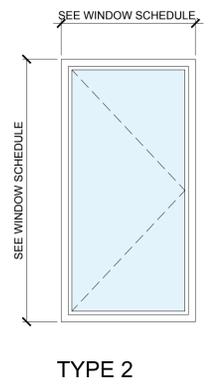
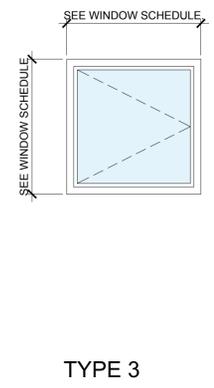
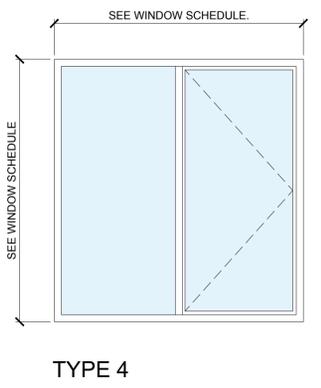
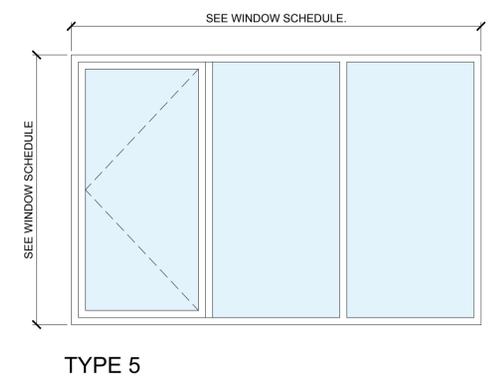
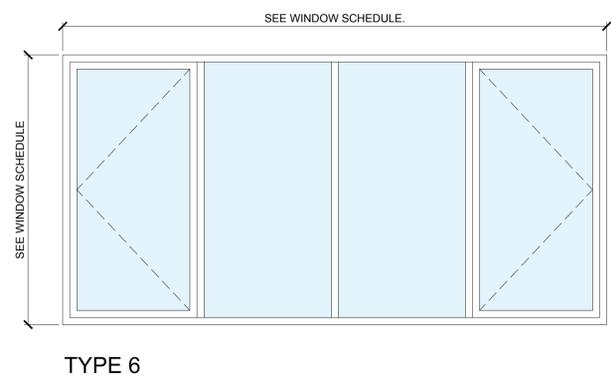
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DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

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SHEET TITLE:
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 MODEL A

SCALE:
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DATE PRINTED:
 2020-3-5

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A8.00

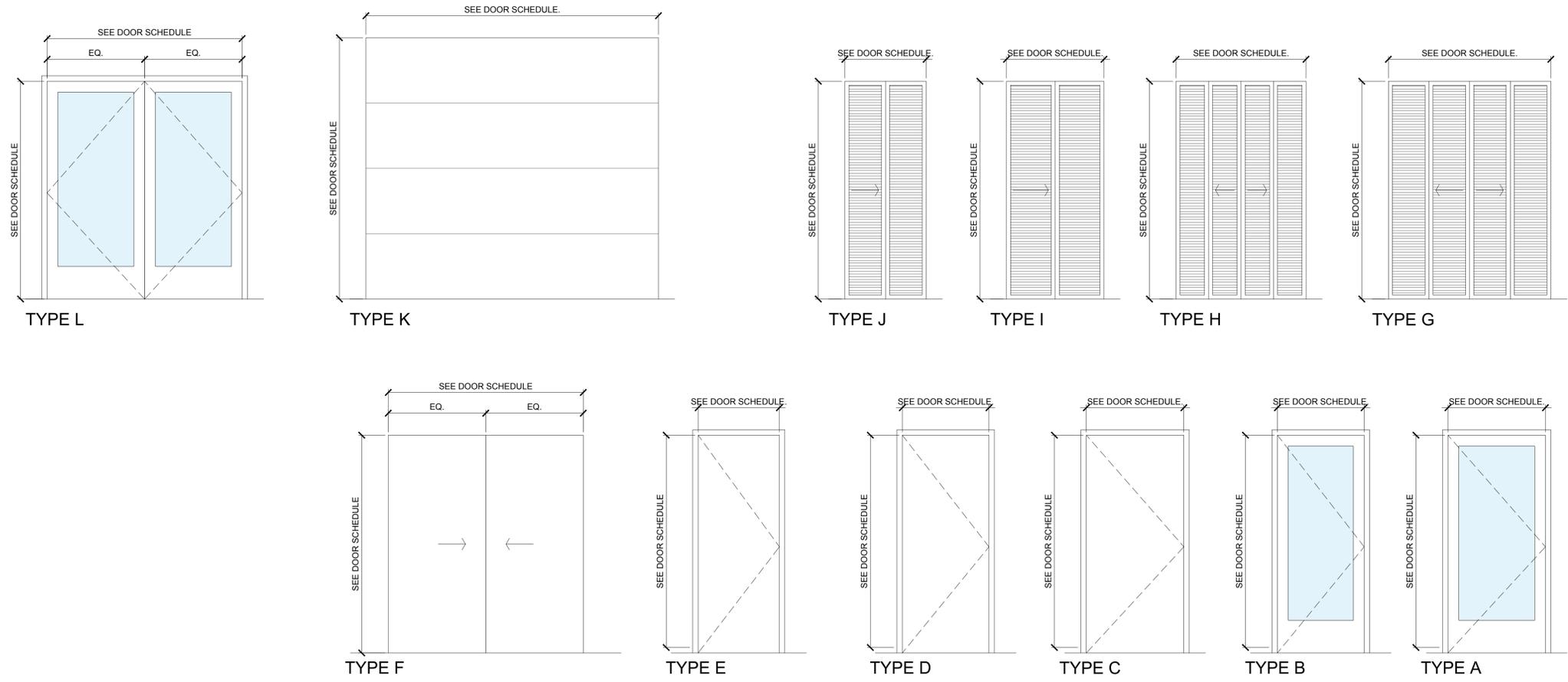
DOOR SCHEDULE																		
DOOR #	TYPE	LOCATION/ DESCRIPTION	RATING	SIZE		DOOR		DOOR FRAME		HEAD	JAMB	THRESHOLD	GLAZING	U- FACT.	S.H.G.C.	HW SET	MANUFACT. /MODEL	REMARKS
						MATERIAL	FINISH	MATERIAL	FINISH									
100.1	A	FRONT ENTRANCE	NONE	3'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS	NONE	HM	NONE	3/8.02	2/8.02	1/8.02	TEMPERED GLASS	0.65	0.27			
100.2	I	STAIR STORAGE	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
100.3	H	HALL STORAGE	NONE	4'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
101.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
101.2	F	BEDROOM CLOSET	NONE	6'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
102.1	B	LIVING/PORCH	NONE	2'-8" X 6'-8"	1 3/4"	ALUMINUM/GLASS	NONE	HM	NONE	3/8.02	2/8.02	1/8.02	TEMPERED GLASS	0.65	0.27			
103.1	I	DINING/AIR HANDLER	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
105.1	C	INTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4" + 5/8"	WOOD	PTD.	HM	PTD.			N/A	NONE	N/A	N/A			
105.2	C	EXTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4" + 5/8"	WOOD	PTD.	HM	PTD.	3/8.02	2/8.02	1/8.02	NONE	N/A	N/A			
105.3	K	OVERHEAD DOOR GARAGE	NONE	9'-0" X 8'-0"	SPEC	SEE SPECS	NONE	NONE	NONE				NONE	N/A	N/A			
106.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
200.1	H	HALL STORAGE	NONE	4'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
200.2	G	LAUNDRY	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
200.3	I	AIR HANDLER	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
201.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
201.2	G	BEDROOM CLOSET	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
202.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
203.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
203.2	H	BEDROOM CLOSET	NONE	4'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
204.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			
204.2	D	BEDROOM CLOSET	NONE	2'-8" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	WD W/ MDF	PTD.			N/A	NONE	N/A	N/A			
205.1	D	MASTER BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/8.02	7/8.02	N/A	NONE	N/A	N/A			

KEYNOTES

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3.03 CONC. FOUNDATION.
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- 04 - MASONRY**
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6.01 WOOD POST.
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6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
6.09 WOOD WALL BASE, PAINTED.
6.10 WOOD CABINETS
6.11 WOOD MDF SHELF, PTD.
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- 07 - THERMAL & MOISTURE PROTECTION**
7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
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7.03 W.P. MEMBRANE PER DETL. & SPECS.
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
7.05 METAL ROOF
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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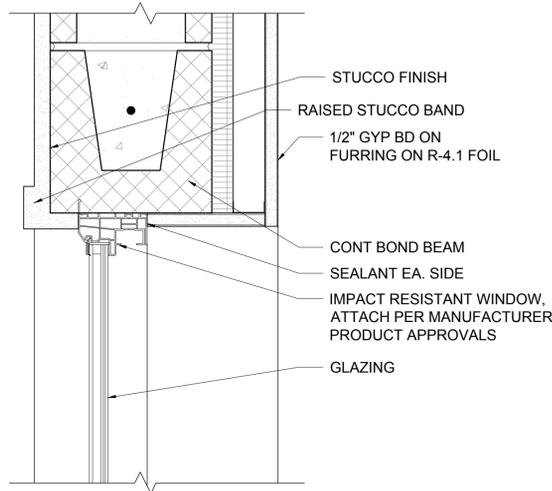
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MODEL A

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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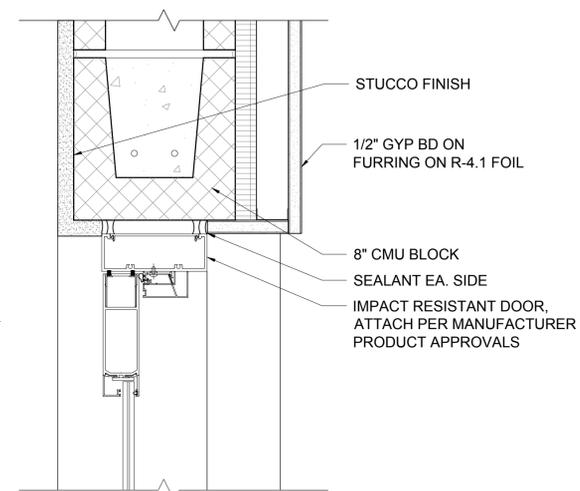


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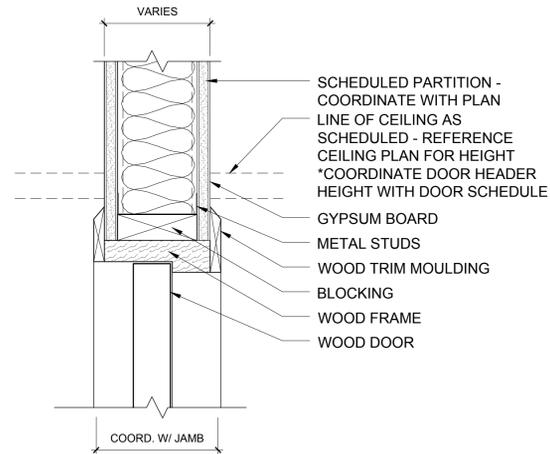
EXTERIOR WINDOW HEAD

REF: SCALE: 3" = 1'-0"



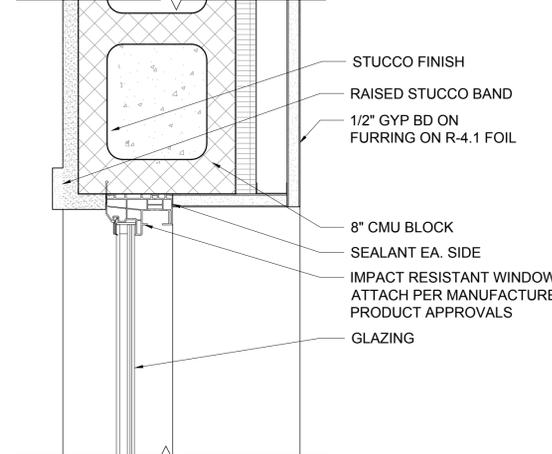
EXTERIOR DOOR HEAD

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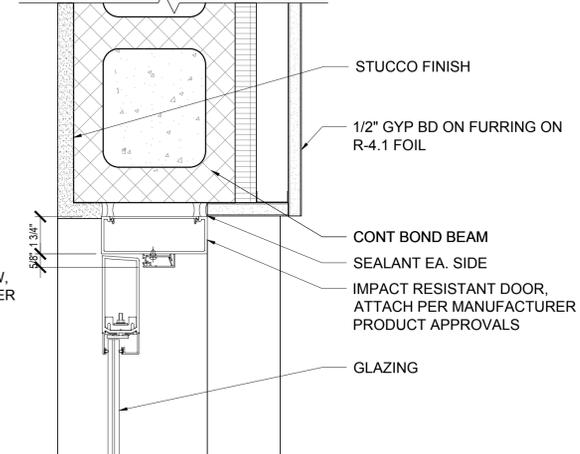
INTERIOR DOOR HEAD

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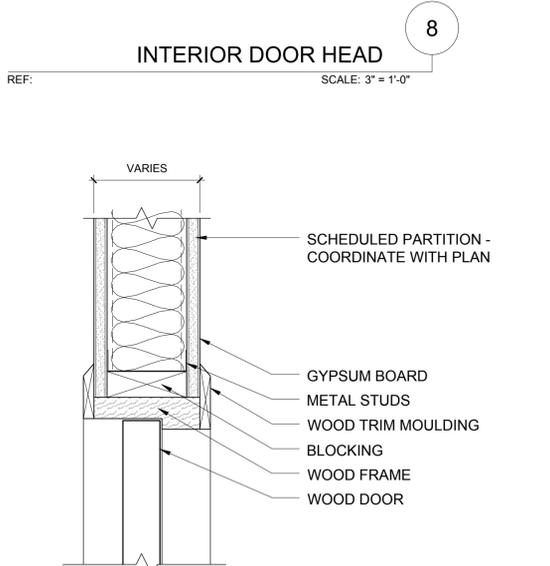
EXTERIOR WINDOW JAMB

REF: SCALE: 3" = 1'-0"



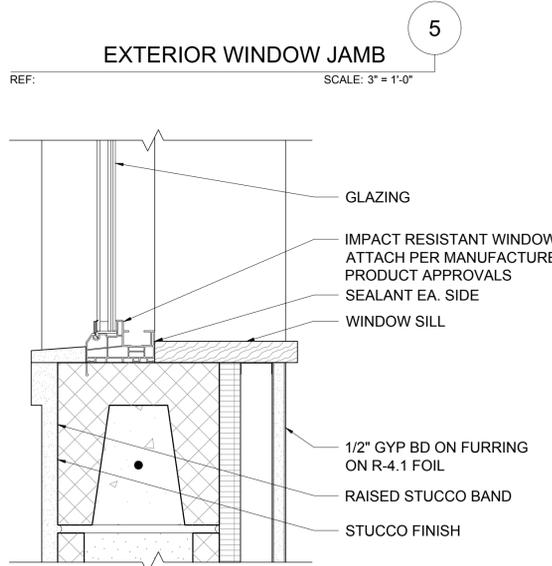
EXTERIOR DOOR JAMB

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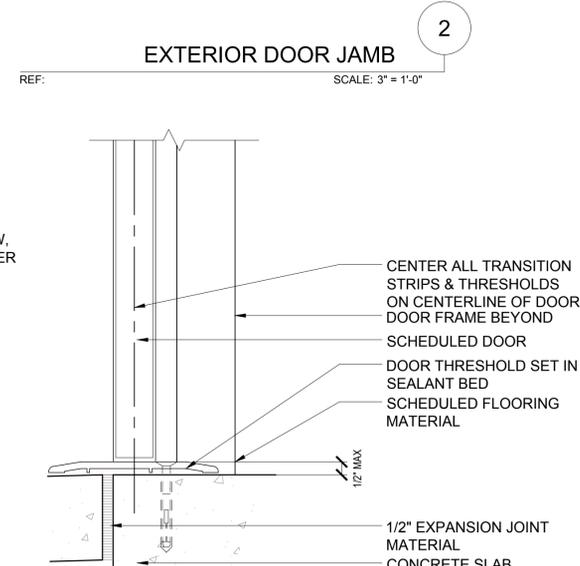
INTERIOR DOOR JAMB

REF: SCALE: 3" = 1'-0"



EXTERIOR WINDOW SILL

REF: SCALE: 3" = 1'-0"



EXTERIOR DOOR THRESHOLD

REF: SCALE: 3" = 1'-0"

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SHEET TITLE:

DOOR & WINDOW DETAILS
MODEL A

SCALE:

AS INDICATED

DATE PRINTED:

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A8.02

KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.

01 - GENERAL REQUIREMENTS
02 - NOT USED

- 03 - CONCRETE
- 3.01 NOT IN USE.
- 3.02 CONC. COLUMNS.
- 3.03 CONC. FOUNDATION.
- 3.04 CONC. BEAM
- 3.05 CONC. SLAB ON GRADE.

04 - MASONRY

- 4.01 CMU WALL.

05 - METALS

- 5.01 NOT IN USE.
- 5.02 NOT IN USE.

06 - WOOD AND PLASTICS

- 6.01 WOOD POST.
- 6.02 WOOD BEAM.
- 6.03 WOOD WALL FRAMING.
- 6.04 WOOD TRUSS FRAMING.
- 6.05 1X8 WOOD FASCIA
- 6.06 PLYWOOD.
- 6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
- 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
- 6.09 WOOD WALL BASE, PAINTED.
- 6.10 WOOD CABINETS
- 6.11 WOOD MDF SHELF, PTD.
- 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
- 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH

07 - THERMAL & MOISTURE PROTECTION

- 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
- 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
- 7.03 W.P. MEMBRANE PER DETL. & SPECS.
- 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
- 7.05 METAL ROOF
- 7.06 FLOOR OR DECK DRAIN.
- 7.07 SCUPPER.
- 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.

08 - OPENINGS (SEE DOOR/WINDOW SCHED)

- 8.01 ALUM. WINDOW, PTD.
- 8.02 STL. DOOR & FRAME, PAINTED.
- 8.03 SOLID WOOD DOOR, PTD.
- 8.04 INTERIOR WOOD DOOR, PAINTED.
- 8.05 CLOSET DOOR, PAINTED.
- 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
- 8.07 DOOR HARDWARE SET PER SCHED.
- 8.08 EXTERIOR WALL LOUVER.
- 8.09 GARAGE DOOR PER SPECIFICATIONS

09 - FINISHES (SEE FIN. SCHED)

- 9.01 VINYL PLANK FLOORING
- 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
- 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
- 9.04 PAINT PER SPECIFICATIONS.
- 9.05 5/8" GYP BRD PER SPECIFICATIONS.
- 9.06 CERAMIC WALL TILE

10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)

- 10.01 MIRROR, WALL MOUNTED.
- 10.02 30" BATHROOM VANITY
- 10.03 36" BATHROOM VANITY
- 10.04 42" BATHROOM VANITY
- 10.05 TOWEL BAR.
- 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
- 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
- 10.08 EXTERIOR SHUTTERS

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)

- 11.01 REFRIGERATOR, BY OWNER
- 11.02 RANGE/OVEN, BY OWNER
- 11.03 MICROWAVE, BY OWNER
- 11.04 DISHWASHER, BY OWNER

22 - PLUMBING

- 22.01 DECK-MOUNTED S.S. SINK.
- 22.02 KITCHEN SINK FAUCET.
- 22.03 LAV. SINK FAUCET.
- 22.04 BATHTUB.
- 22.05 BATHTUB FAUCET.
- 22.06 SHOWER HEAD AND CONTROLS.
- 22.08 ULTRA LOW-FLOW TOILET.
- 22.09 NOT IN USE
- 22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

- 23.01 HVAC UNIT PER MECH.
- 23.02 AIR REGISTER WALL MOUNTED.
- 23.03 CEILING AIR REGISTER.
- 23.04 KITCHEN HOOD EXHAUST DUCT.
- 23.05 BATHROOM EXHAUST FAN PER SPECS.
- 23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

- 26.01 ELEC. PANEL PER PLANS & SCHED.
- 26.02 EXTERIOR LIGHT PER SCHED.
- 26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

- 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

32 - EXTERIOR IMPROVEMENTS

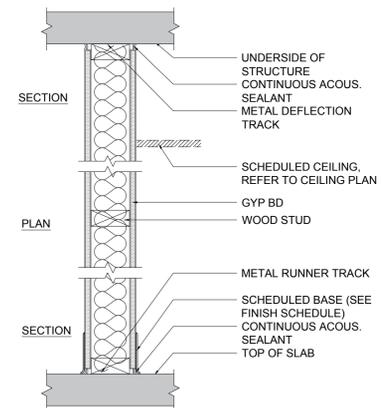
- 32.01 CONCRETE PAVING WALKWAY.
- 32.06 EXTERIOR AREA DRAINS.
- 32.09 TREE, SEE LANDSCAPE DWGS.
- 32.10 PLANTING, SEE LANDSCAPE DWGS.
- 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
- 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.

33 - UTILITIES

- 33.01 WATER METERS.
- 33.03 ELECTRICAL METERS.
- 33.04 BACKFLOW PREVENTOR.

NOTE: PROVIDE MOISTURE RESISTANT CEMENT BOARD AT ALL TUB LOCATIONS.

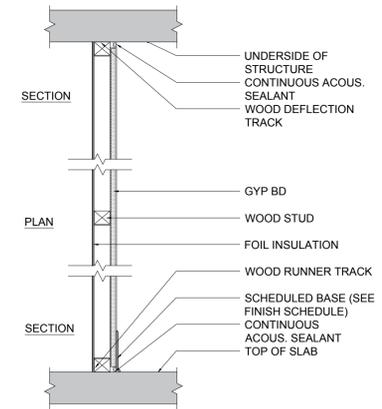
TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S1	3-5/8"	0.0188	16"	1/2"	NA	NA	NA	NA
S2	3-5/8"	0.032	16"	1/2"	3-1/2"	NA	NA	NA



PARTITION TYPE (FULL HEIGHT)

REF: SCALE: 1-1/2" = 1'-0"

TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S3	1-5/8"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA
S4	3/4"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA



PARTITION TYPE (FURRING)

REF: SCALE: 1-1/2" = 1'-0"



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CONSTRUCTION ISSUE	--	

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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**WALL TYPES
MODEL A**

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T: 954 653 1236

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CARVER SQUARE WORKFORCE HOUSING

DELRAY BEACH CRA

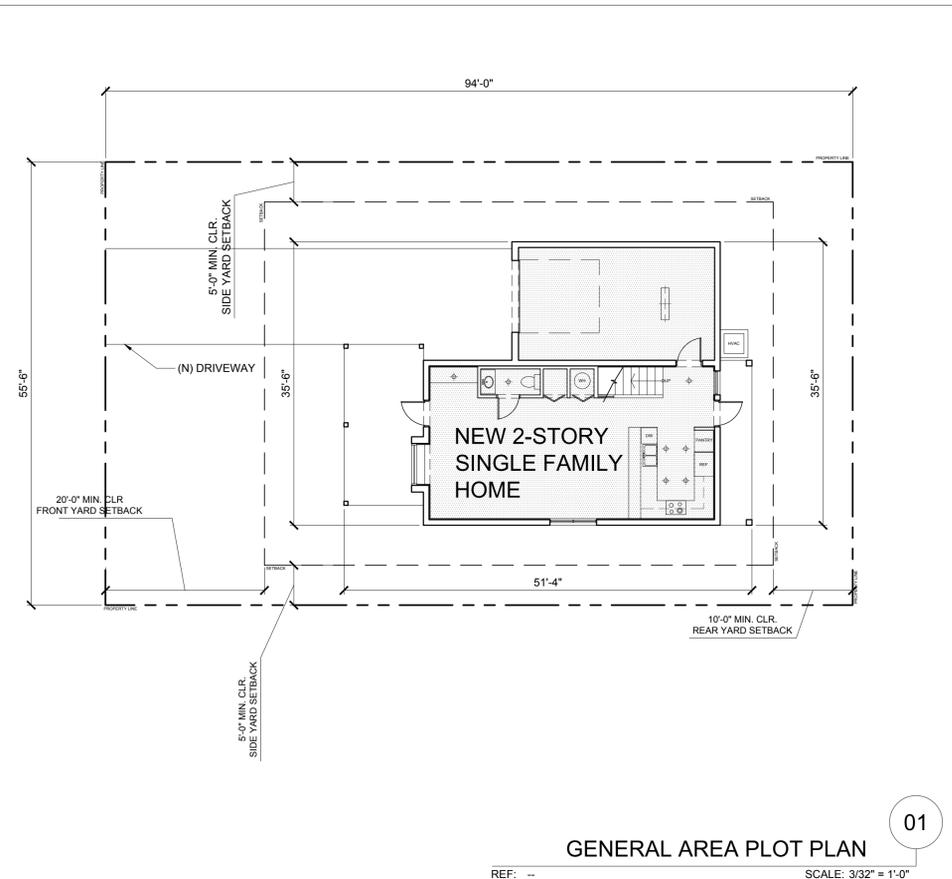
SW 2ND TERRACE
DELRAY BEACH, FL, 33344

90% CONSTRUCTION DOCUMENTS - CD

STREET PERSPECTIVE RENDERING



GENERAL AREA PLOT PLAN



GENERAL AREA PLOT PLAN

SCALE: 3/32" = 1'-0"

PROJECT INFORMATION

BUILDING ADDRESS:
OCCUPANCY TYPE: R-RESIDENTIAL
CONSTRUCTION TYPE: II-B
DESCRIPTION: SINGLE FAMILY RESIDENTIAL
AREA OF WORK:
UNDER AIR:
COVERED PATIOS:
GARAGE:
SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE CONSTRUCTED OF CONCRETE MASONRY ON SPREAD FOOTING. ROOF STRUCTURE INCLUDES PRE-ENGINEERED WOOD TRUSSES AND ASPHALT SINGLE ROOF. DESIGN TO ACHIEVE 2015 ENTERPRISE COMMUNITIES CERTIFICATION.
ALTERNATES:

ABBREVIATIONS

ABV	ABOVE	KIT	KITCHEN
ACC	DISABLED ACCESS	LAV	LAVATORY
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LDSC	LANDSCAPE
ALUM	ALUMINUM	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
		MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
BM	BEAM		
B.O.	BOTTOM OF	N.I.C	NOT IN CONTRACT
BUR	BUILT UP ROOF	NO.	NUMBER
		(N)	NEW
CFCI	CONTRACTOR FURNISHED / INSTALLED	O.A.E	OR APPROVED EQUAL
CL	CENTER LINE	O.C.	ON CENTER
CLNG	CEILING	OPCI	OWNER FURNISHED / CONTRACTOR INSTALL
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPER	OPERABLE
COL	COLUMN	P.I.C.	POURED-IN-PLACE CONC.
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PLY	PLYWOOD
CONT'S	CONTINUOUS	PNL	PANEL
		P.O.T.	PATH OF TRAVEL
DBL	DOUBLE	PR	PAIR
D.G.	DECOMPOSED GRANITE	PTD	PAINTED
D.H.W.	DOMESTIC HOT WATER		
DIA	DIAMETER	RAD	RADIUS
DIM	DIMENSION	REF	REFER TO
DN	DOWN	REQD	REQUIRED
DR	DOOR	RF	ROOF
DS	DOWNSPOUT	RFNG	ROOFING
DETL	DETAIL	RM	ROOM
DWGS	DRAWINGS	R.O.	ROUGH OPENING
		S.C.	SOLID CORE
EA	EACH	SCHED	SCHEDULE
EL (ELEV.)	ELEVATION	SCRN	SCREEN
ELEC	ELECTRICAL	S.D.	STORM DRAIN
EQ	EQUAL/EQUAL TO	SECT	SECTION
EQMT	EQUIPMENT	SHRW	SHOWER
EXT	EXTERIOR	SIM	SIMILAR
(E)	EXISTING	SPECS	SPECIFICATIONS
		S.S.	STAINLESS STEEL
FFL	FINISH FLOOR LEVEL	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FH	FIRE HYDRANT	STRUCT	STRUCTURE
FLR	FLOOR	STRUCT'L	STRUCTURAL
FLRG	FLOORING		
FLOUR	FLUORESCENT	TEMP	TEMPERED
FIN	FINISH	THK	THICK
F.O.C.	FACE OF CONCRETE	THRU	THROUGH
F.O.S.	FACE OF STUD	T.O.T	TOP OF TRANSFORMER
F.O.F	FACE OF FINISH	TYP	TYPICAL
F.O.PLY.	FACE OF PLYWOOD	U.N.O	UNLESS NOTED OTHERWISE
FRMG	FRAMING	URNL	URINAL
FSR	FLAME SPREAD RATING		
		VER	VERIFY
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	VNR	VENEER
GEO	GEOTECHNICAL	VSP	VENICE SPECIFIC PLAN
GLAZ	GLAZING		
GYP. BD.	GYP. BOARD	W	WITH
		W/D	WASHER/DRYER
H.C.	HOLLOW CORE	W/O	WITHOUT
H.M.	HOLLOW METAL	WD	WOOD
HT	HEIGHT	WNDW	WINDOW
HW	HOT WATER	W.P.	WATERPROOFING
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

APPLICABLE CODES

BUILDING:
 FLORIDA BUILDING CODE 6TH EDITION - BUILDING
 FLORIDA BUILDING CODE 6TH EDITION - RESIDENTIAL

ENERGY CONSERVATION:
 FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION

MECHANICAL:
 FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL

PLUMBING:
 FLORIDA BUILDING CODE 6TH EDITION - PLUMBING

ELECTRICAL:
 2011 NATIONAL ELECTRICAL CODE (NEC)

ACCESSIBILITY:
 FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY

LIFE SAFETY CODE:
 FLORIDA FIRE PREVENTION CODE 6TH EDITION
 NFPA 70 - NATIONAL ELECTRIC CODE (2014)
 NFPA 72 - NATIONAL FIRE ALARM CODE (2013)
 NFPA 101 - LIFE SAFETY CODE (2015)
 NFPA 110 - STANDARD FOR EMERGENCY AND STANDARD POWER SYSTEMS (2013)
 FIRE/LIFE SAFETY:

PLAN LEGEND

	NEW CONCRETE WALL PER STRUCTURAL, PAINT PER SPECS.
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT CORRIDOR AND OCCUPANCY SEPARATION, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL ALONG P.L., PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT SHAFT, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCORED CONC. SLAB / PAVING
	(N) CONCRETE PAVING AT OPEN / COVERED PARKING
	(N) LANDSCAPE / PLANTING AREA

SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	WALL TYPE		FIRE EXTINGUISHER PER 01/A9.02
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
	DEMOLITION NOTE MARKER		SECURITY CAMERA
	KEYNOTE MARKER		SECURITY GATED INTERCOM
	TUB/SHOWER		SECURITY GATE ALARM KEYPAD
	FLOOR CLEARANCES SHOWN DOTTED		ALARMED DOOR/ SECURITY GATE
			FLOOR DRAIN (FD)
			AREA DRAIN
			PLANTER DRAIN
			EXIT PATH OF TRAVEL. SEE SHT. A0.40
			ACCESSIBLE PATH OF TRAVEL. SEE SHT. A0.50
			BATH ACCESSORY SCHEDULE MARKER
			MECHANICAL CEILING GRILLE. SEE MECH. DWGS.
			ROLL-IN SHOWER
			HOSE BIBB- RECESSED PER 02/A9.02

BUILDING & SAFETY

TOTAL BUILDING AREA: 2014 SF
 BUILDING HEIGHT: 25'-0" ABOVE GRADE

ZONING INFORMATION

ZONE: R-1-A SINGLE FAMILY RESIDENTIAL

ALLOWABLE DENSITY:

REQUIRED SETBACKS:

FRONT YARD: 20'-0" MIN. CLEAR

PROVIDED: 20'-0"

SIDE YARDS: 5'-0" (INTERIOR), 10'-0" (SIDE STREET), 20'-0" (SIDE STREET AT GARAGE)

SIDEYARDS PROVIDED: 5'-0", 10'-0", 20'-0"

REAR YARD: 10'-0"

PROVIDED: 10'-0"

PARTICIPANTS

OWNER/ CLIENT: CITY OF DELRAY BEACH CRA
 20 N SWINTON AVE
 DELRAY BEACH, FL 33444
 TEL: 561-276-8640
 CONTACT: PATRICK MCCULLOUGH

ARCHITECTS: BROOKS SCARPA
 808 E LAS OLAS BLVD, STE 101
 FT LAUDERDALE, FL 33301
 TEL: 954-683-1236
 CONTACT: JEFFREY HUBER

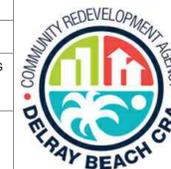
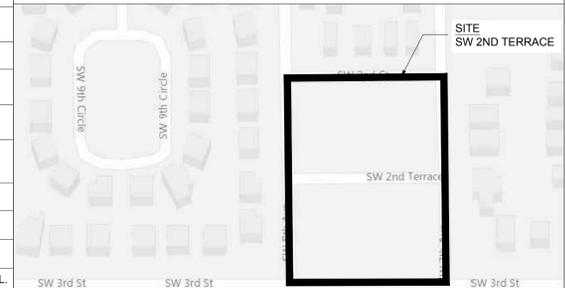
LANDSCAPE/ IRRIGATION: COTLEUR & HEARING
 1934 COMMERCE LANE, STE 1
 JUPITER, FL 33458
 TEL: 561-747-6336
 CONTACT: DON HEARING

CIVIL ENGINEER: ENGENUITY GROUP INC
 1280 N CONGRESS AVE STE 101
 WEST PALM BEACH, FL 33409
 TEL: 561-655-1151
 CONTACT: ADAM SWANEY

STRUCTURAL ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM ABBASI

MEP ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM GRITTER

AERIAL VIEW



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP
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SHEET TITLE: COVER SHEET
 MODEL B

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A0.00

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A1.00	SITE/SLAB PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A2.01	ELEVATIONS
A2.02	- NOT IN USE -
A3.01	SECTIONS
A4.00	WALL SECTIONS
A5.10	- NOT IN USE -
A6.00	STAIR DETAILS
A7.00	SCHEDULES
A7.01	INTERIOR ELEVATIONS - KITCHEN
A7.02	INTERIOR ELEVATIONS - BATHROOMS
A8.00	WINDOW SCHEDULE & TYPES
A8.01	DOOR SCHEDULE & TYPES
A8.02	DOOR & WINDOW DETAILS
A9.00	WALL TYPES

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STRUCTURAL	
Sheet Number	Sheet Title
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S1.02	GENERAL NOTES
S1.03	COMPONENTS AND CLADDING WIND PRESSURES
S2.01	FOUNDATION PLAN
S2.02	SECOND FLOOR AND LOW ROOF FRAMING PLAN
S2.03	HIGH ROOF FRAMING PLAN
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL CONCRETE BEAM/COLUMN DETAILS AND SCHEDULES
S4.03	TYPICAL MASONRY DETAILS
S4.04	TYPICAL WOOD FRAMING DETAILS

CIVIL	
Sheet Number	Sheet Title

ELECTRICAL	
Sheet Number	Sheet Title
E.101	ELECTRICAL COVER SHEET
E.102	ELECTRICAL LEGEND, ABBREVIATIONS & SYMBOLS - MODEL B
E.201	ELECTRICAL POWER & LIGHTING PLAN - MODEL B - FIRST FLOOR
E.202	ELECTRICAL POWER & LIGHTING PLAN - MODEL B - SECOND FLOOR
E.301	ELECTRICAL RISE, SCHEDULES AND DETAILS - MODEL B

MECHANICAL	
Sheet Number	Sheet Title
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M.201	MECHANICAL FLOOR PLAN - MODEL B - FIRST FLOOR
M.202	MECHANICAL FLOOR PLAN - MODEL B - SECOND FLOOR
M.301	MECHANICAL SCHEDULES - MODEL B
M.401	MECHANICAL DETAILS - MODEL B

PLUMBING	
Sheet Number	Sheet Title
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P.201	SANITARY FLOOR PLAN - MODEL B
P.202	SANITARY ISOMETRIC PLAN - MODEL B
P.301	DOMESTIC WATER & CONDENSATE FLOOR PLAN - MODEL B
P.302	DOMESTIC WATER ISOMETRIC PLAN - MODEL B
P.401	PLUMBING SCHEDULES - MODEL B
P.501	PLUMBING DETAILS - MODEL B



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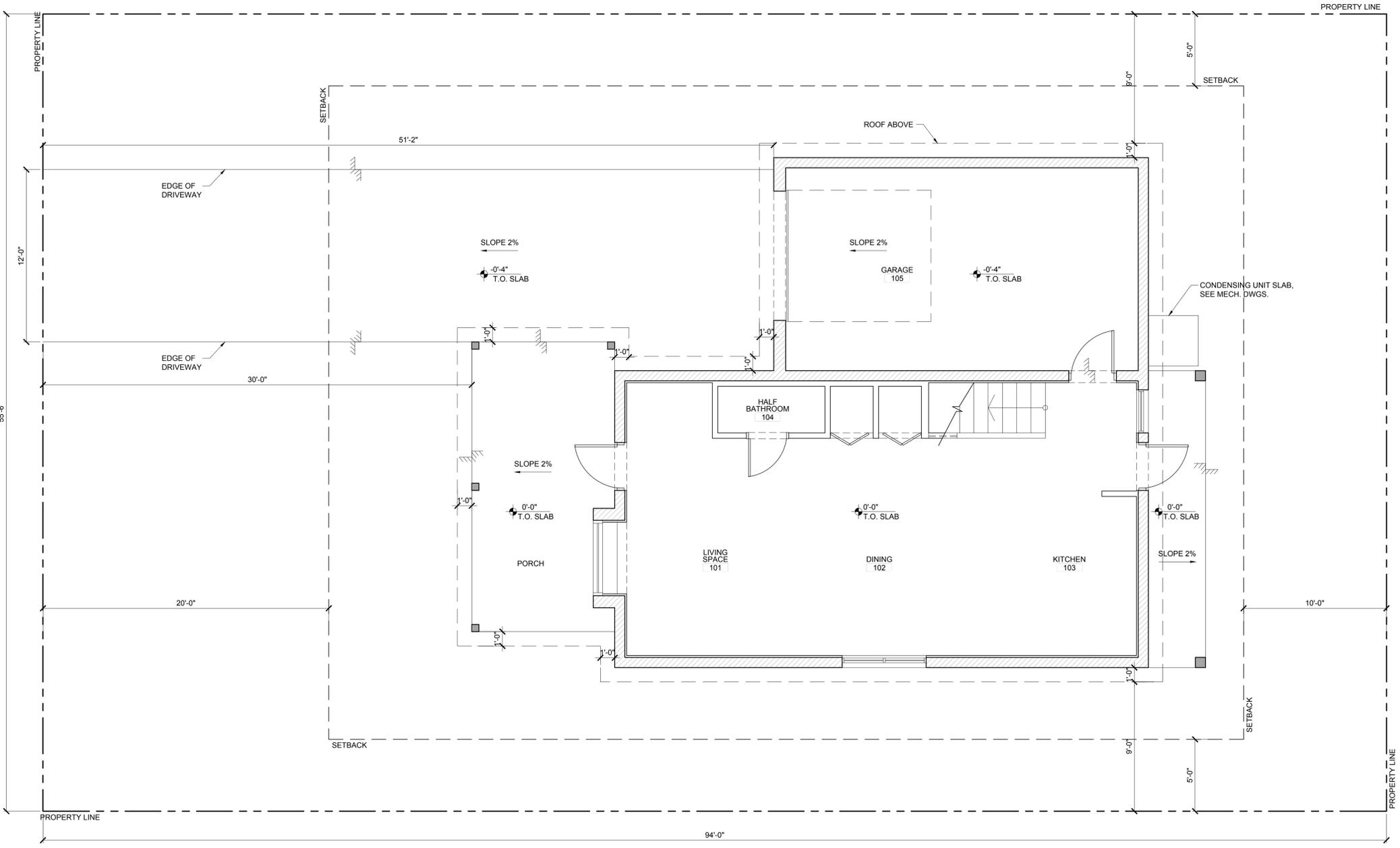
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A0.01

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
2. REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPE PLAN AND DETAILS.
3. REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY SERVICE LOCATIONS AND DETAILS.



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 - 8.04 INTERIOR WOOD DOOR, PAINTED.
 - 8.05 CLOSET DOOR, PAINTED.
 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
 - 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
 - 10.04 42" BATHROOM VANITY
 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.08 EXTERIOR SHUTTERS
 - 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 - 11.01 REFRIGERATOR, BY OWNER
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 - 22 - PLUMBING**
 - 22.01 DECK-MOUNTED S.S. SINK.
 - 22.02 KITCHEN SINK FAUCET.
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 - 22.05 BATHTUB FAUCET.
 - 22.06 SHOWER HEAD AND CONTROLS.
 - 22.08 ULTRA LOW-FLOW TOILET.
 - 22.09 NOT IN USE
 - 22.10 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
 - 23.02 AIR REGISTER WALL MOUNTED.
 - 23.03 CEILING AIR REGISTER.
 - 23.04 KITCHEN HOOD EXHAUST DUCT.
 - 23.05 BATHROOM EXHAUST FAN PER SPECS.
 - 23.06 BATHRM EXHAUST DUCT.
 - 26 - ELECTRICAL**
 - 26.01 ELEC. PANEL PER PLANS & SCHED.
 - 26.02 EXTERIOR LIGHT PER SCHED.
 - 26.03 INTERIOR LIGHT PER SCHED.
 - 31 - EARTHWORK**
 - 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
 - 32 - EXTERIOR IMPROVEMENTS**
 - 32.01 CONCRETE PAVING WALKWAY.
 - 32.06 EXTERIOR AREA DRAINS.
 - 32.09 TREE, SEE LANDSCAPE DWGS.
 - 32.10 PLANTING, SEE LANDSCAPE DWGS.
 - 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
 - 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
 - 33 - UTILITIES**
 - 33.01 WATER METERS.
 - 33.03 ELECTRICAL METERS.
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CONSTRUCTION ISSUE	--	

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING
 SW 2ND COURT
 DELRAY BEACH, FL 33444
 PROJECT NUMBER: 01713.0

REVISIONS:

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2	--	5	--
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SHEET TITLE: **SITE/SLAB PLAN**
 MODEL B

SCALE: AS INDICATED
 DATE PRINTED: 2020-3-5

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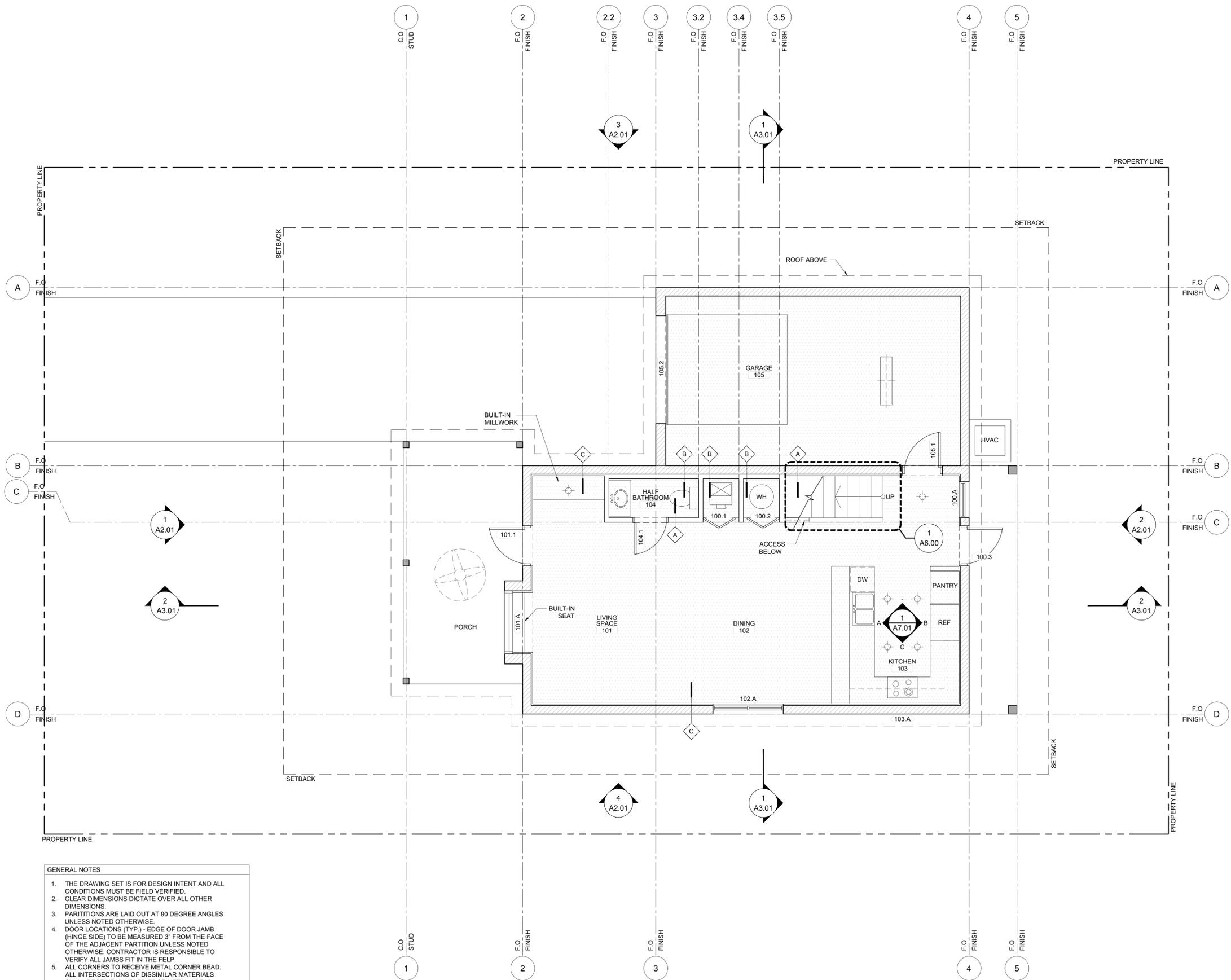
SITE/SLAB PLAN

1

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

1147 NE 7TH AVE
 WILTON MANORS, FL 33334
 T: 954 653 1236

A1.00



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 5. ALL CORNERS TO RECEIVE METAL CORNER BEAD. ALL INTERSECTIONS OF DISSIMILAR MATERIALS SHALL RECEIVE KNURLED-EDGE METAL J-BEAD.
 6. CONTRACTOR TO VERIFY AND ENSURE THE CONCRETE SLAB IS LEVEL AND PREPARED IN ACCORDANCE WITH FLOORING MATERIAL MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
 7. ALL MATERIALS TO BE PROVIDED AS SCHEDULED.

LEGEND

FINISH CLG AT 8'-0" ABOVE FINISH FLR

FIRST FLOOR PLAN

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3.03 CONC. FOUNDATION.
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3.05 CONC. SLAB ON GRADE.
- 04 - MASONRY**
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- 05 - METALS**
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- 06 - WOOD AND PLASTICS**
6.01 WOOD POST.
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6.03 WOOD WALL FRAMING.
6.04 WOOD TRUSS FRAMING.
6.05 1X8 WOOD FASCIA
6.06 PLYWOOD.
6.07 2X WID. RIPS STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
6.09 WOOD WALL BASE, PAINTED.
6.10 WOOD CABINETS
6.11 WOOD MDF SHELF, PTD.
6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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3	6

SHEET TITLE: **FIRST FLOOR PLAN**
MODEL B

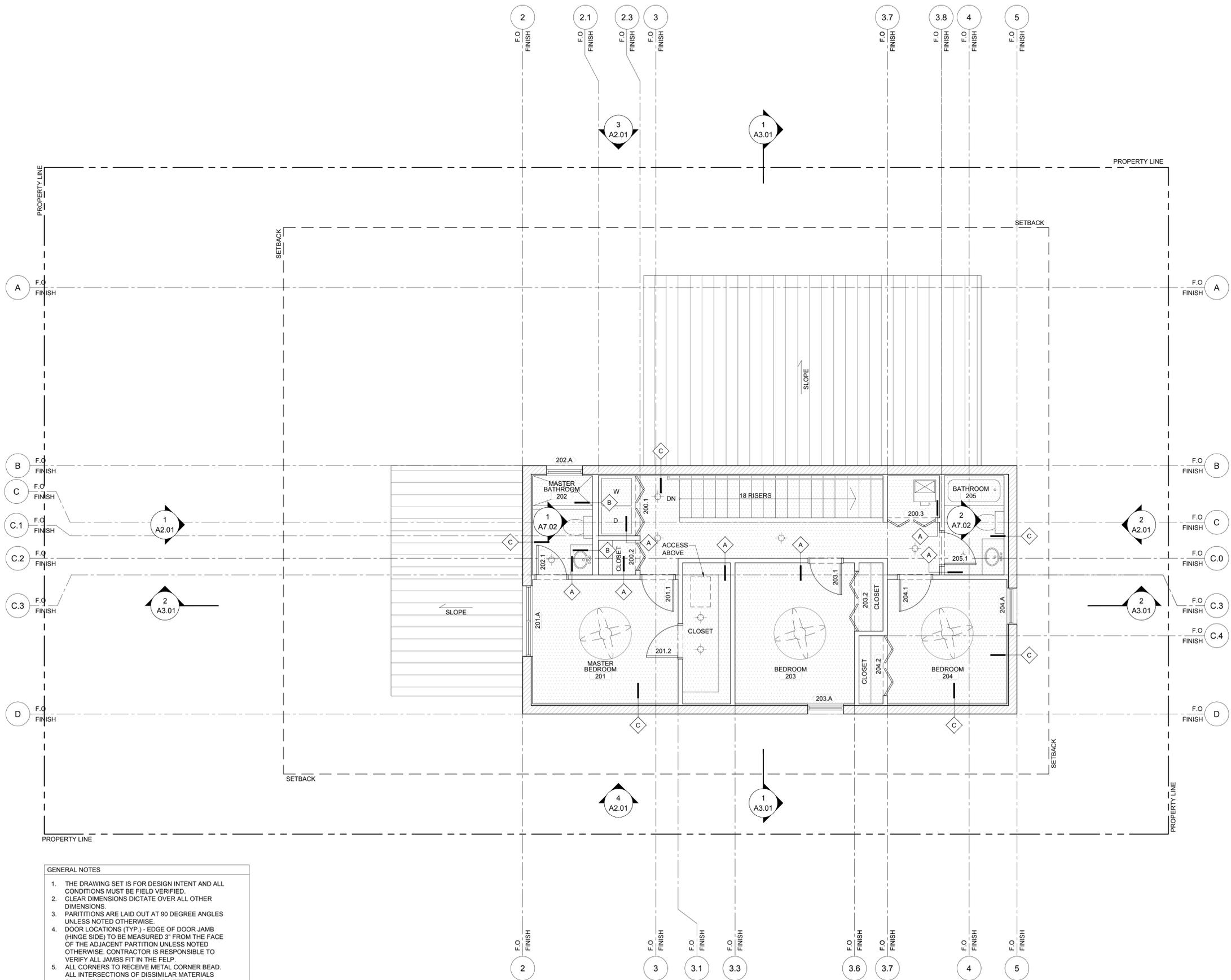
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FINISH CLG AT 8'-0" ABOVE FINISH FLR

SECOND FLOOR PLAN

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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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SHEET TITLE: **SECOND FLOOR PLAN**
MODEL B



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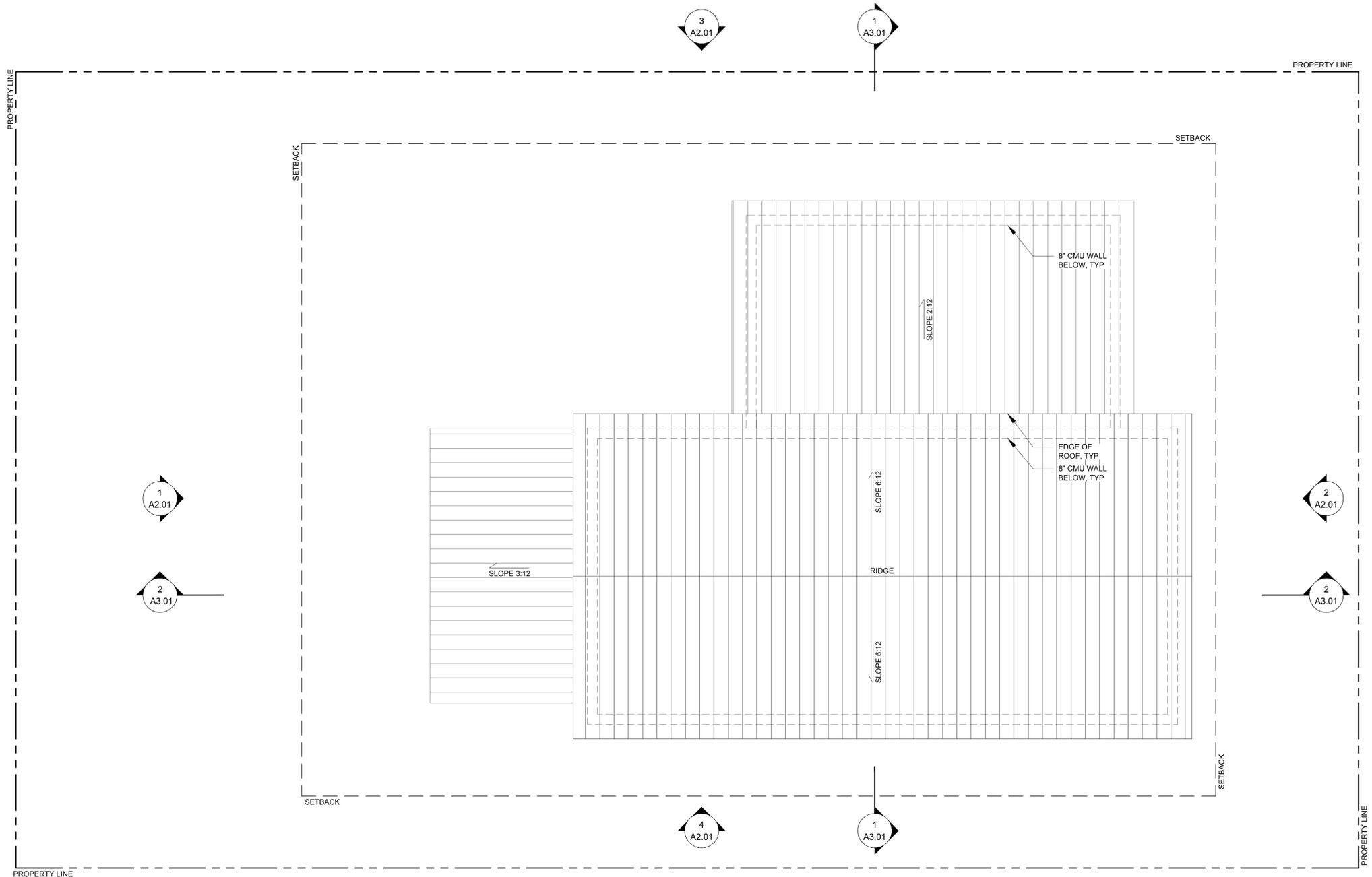
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A1.02

GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. PROVIDE 1/2" PER FOOT SLOPE MINIMUM AT ALL NEW CRICKETS AND SADDLES. PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE PROPER SLOPE.
3. COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS FOR ROOF PENETRATIONS.



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PERMIT SET	--	
BID ISSUE	--	
REVISION	--	
CONSTRUCTION ISSUE	--	

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

1	--	4	--
2	--	5	--
3	--	6	--



SHEET TITLE: **ROOF PLAN**
MODEL B

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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WILTON MANORS, FL 33334
T: 954 653 1236

ROOF PLAN

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

1

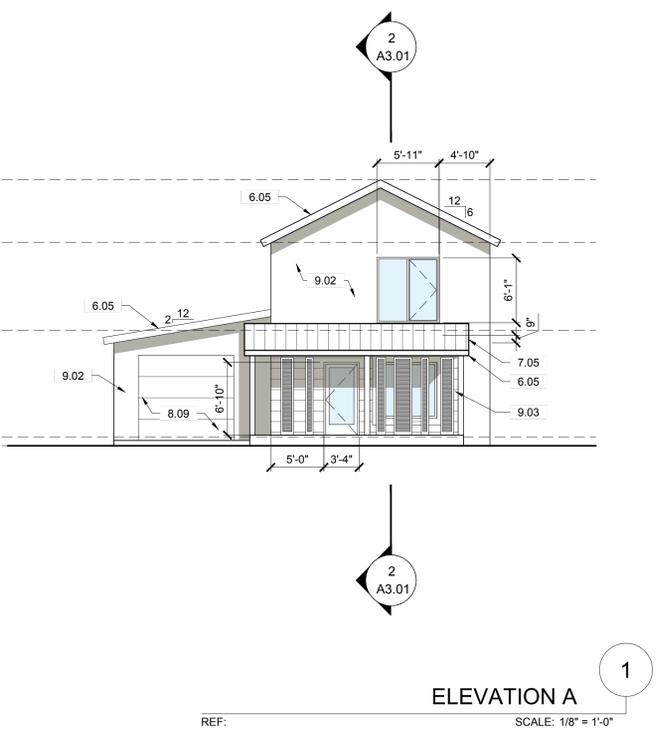
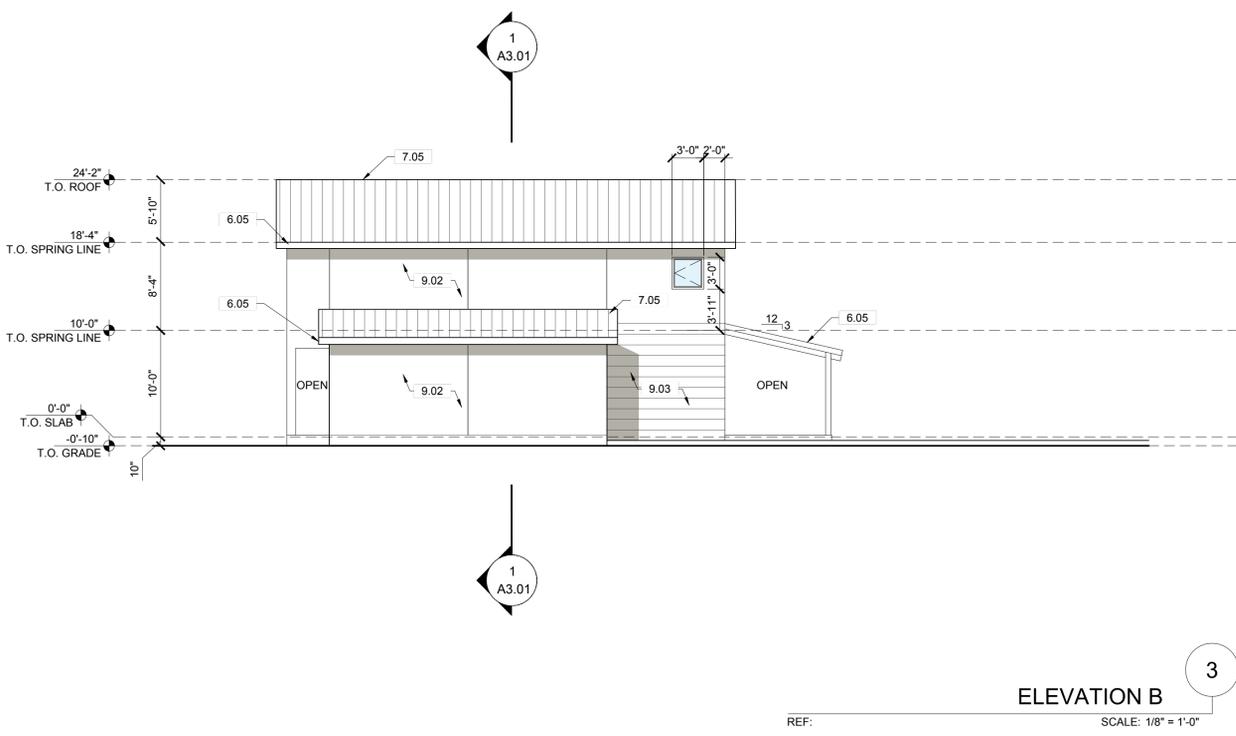
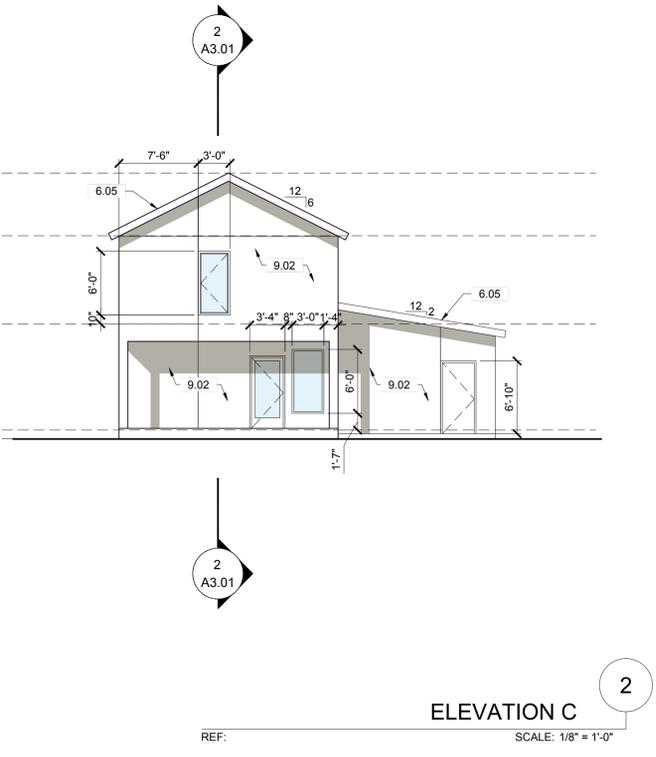
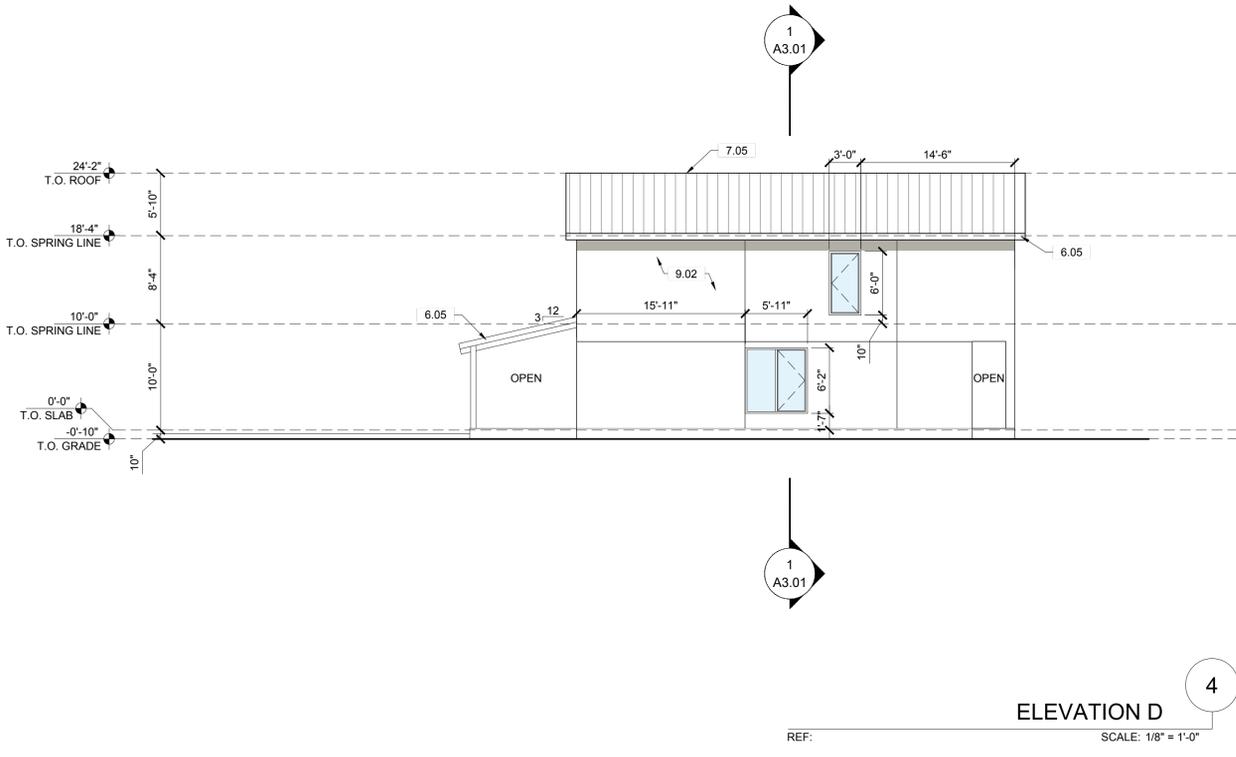
A1.03

GENERAL NOTES

1. PROVIDE NEW SMOOTH STUCCO FINISH ON FRONT WALL AND LIGHT TEXTURED FINISH ON SIDE AND REAR WALLS.
2. REFER TO STRUCTURAL DRAWINGS FOR WALL, FOUNDATION, COLUMN, & DECK DETAILS.

KEYNOTES

- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
02 - NOT USED
- 03 - CONCRETE**
3.01 NOT IN USE.
3.02 CONC. COLUMNS.
3.03 CONC. FOUNDATION.
3.04 CONC. BEAM.
3.05 CONC. SLAB ON GRADE.
- 04 - MASONRY**
4.01 CMU WALL.
- 05 - METALS**
5.01 NOT IN USE.
5.02 NOT IN USE.
- 06 - WOOD AND PLASTICS**
6.01 WOOD POST.
6.02 WOOD BEAM.
6.03 WOOD WALL FRAMING.
6.04 WOOD TRUSS FRAMING.
6.05 1X8 WOOD FASCIA
6.06 PLYWOOD.
6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
6.09 WOOD WALL BASE, PAINTED.
6.10 WOOD CABINETS
6.11 WOOD MDF SHELF, PTD.
6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
- 07 - THERMAL & MOISTURE PROTECTION**
7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD.
7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
7.03 W.P. MEMBRANE PER DETL. & SPECS.
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
7.05 METAL ROOF
7.06 FLOOR OR DECK DRAIN.
7.07 SCUPPER.
7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
- 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
8.01 ALUM. WINDOW, PTD.
8.02 STL. DOOR & FRAME, PAINTED.
8.03 SOLID WOOD DOOR, PTD.
8.04 INTERIOR WOOD DOOR, PAINTED.
8.05 CLOSET DOOR, PAINTED.
8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
8.07 DOOR HARDWARE SET PER SCHED.
8.08 EXTERIOR WALL LOUVER.
8.09 GARAGE DOOR PER SPECIFICATIONS
- 09 - FINISHES (SEE FIN. SCHED)**
9.01 VINYL PLANK FLOORING
9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
9.04 PAINT PER SPECIFICATIONS.
9.05 5/8" GYP BRD PER SPECIFICATIONS.
9.06 CERAMIC WALL TILE
- 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
10.01 MIRROR, WALL MOUNTED.
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10.03 36" BATHROOM VANITY
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10.05 TOWEL BAR.
10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
10.08 EXTERIOR SHUTTERS
- 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
11.01 REFRIGERATOR, BY OWNER
11.02 RANGE/OVEN, BY OWNER
11.03 MICROWAVE, BY OWNER
11.04 DISHWASHER, BY OWNER
- 22 - PLUMBING**
22.01 DECK-MOUNTED S.S. SINK.
22.02 KITCHEN SINK FAUCET.
22.03 LAV. SINK FAUCET.
22.04 BATHTUB.
22.05 BATHTUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE
22.10 PLUMBING VENT PIPE.
- 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
23.01 HVAC UNIT PER MECH.
23.02 AIR REGISTER WALL MOUNTED.
23.03 CEILING AIR REGISTER.
23.04 KITCHEN HOOD EXHAUST DUCT.
23.05 BATHROOM EXHAUST FAN PER SPECS.
23.06 BATHRM EXHAUST DUCT.
- 26 - ELECTRICAL**
26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.
- 31 - EARTHWORK**
31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
- 32 - EXTERIOR IMPROVEMENTS**
32.01 CONCRETE PAVING WALKWAY.
32.06 EXTERIOR AREA DRAINS.
32.09 TREE, SEE LANDSCAPE DWGS.
32.10 PLANTING, SEE LANDSCAPE DWGS.
32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
32.12 (N) CONCR. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
- 33 - UTILITIES**
33.01 WATER METERS.
33.03 ELECTRICAL METERS.
33.04 BACKFLOW PREVENTOR.



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
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DESIGN DEVELOPMENT	--	APP 03 000000	
CONSTRUCTION DOCUMENTS	--	AC ___ FLS ___ SS ___	
PLAN CHECK SUBMITTAL	--	DATE	
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CONSTRUCTION ISSUE	--		

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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SHEET TITLE: **ELEVATIONS**
MODEL B

SCALE: AS INDICATED
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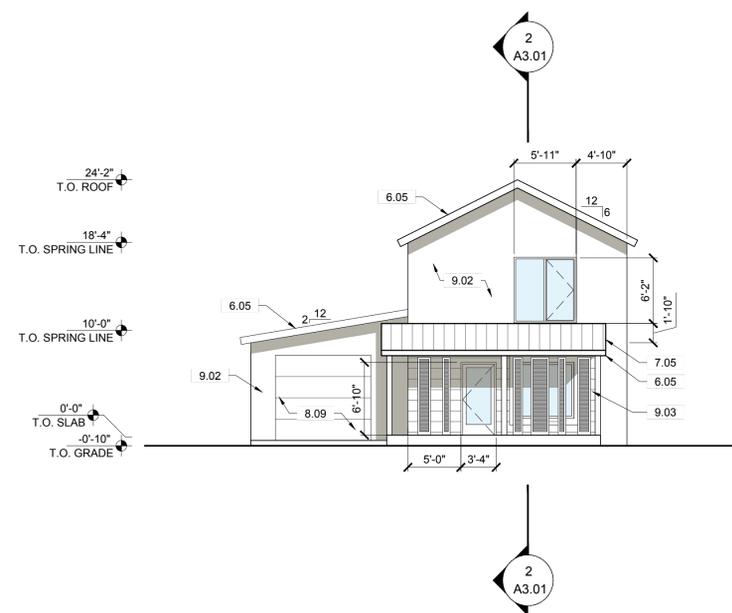
A2.01

GENERAL NOTES

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 8.09 GARAGE DOOR PER SPECIFICATIONS
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 23.06 BATHRM EXHAUST DUCT.
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 26.02 EXTERIOR LIGHT PER SCHED.
 26.03 INTERIOR LIGHT PER SCHED.
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- 33 - UTILITIES**
 33.01 WATER METERS.
 33.03 ELECTRICAL METERS.
 33.04 BACKFLOW PREVENTOR.



ELEVATION A OPTION 2

REF: SCALE: 1/8" = 1'-0"



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
SCHEMATIC DESIGN	--	DIV. OF THE STATE ARCHITECT	
DESIGN DEVELOPMENT	--	APP 03 0 0 0 0 0	
CONSTRUCTION DOCUMENTS	--	AC ___ FLS ___ SS ___	
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REVISION	--		
CONSTRUCTION ISSUE	--		

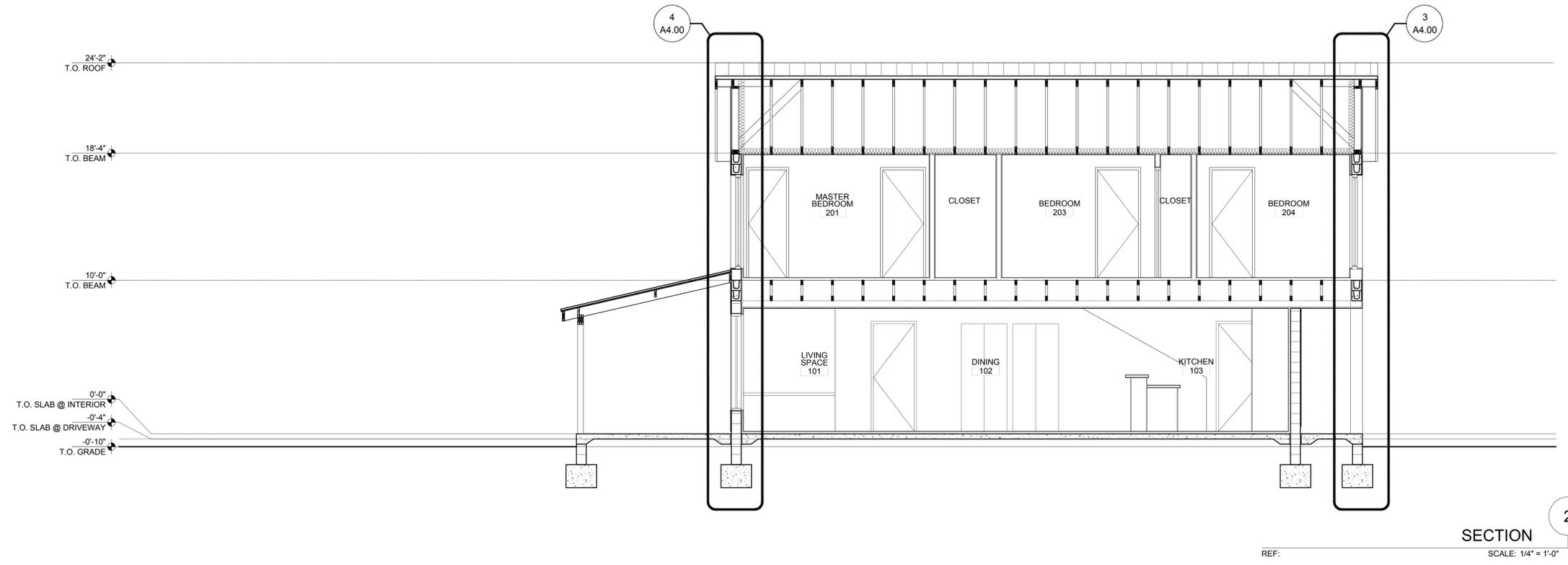
**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:	1	4
	2	5
	3	6
SHEET TITLE:	FRONT ELEVATION OPTION MODEL B	
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A2.02



KEYNOTES

NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.

01 - GENERAL REQUIREMENTS
02 - NOT USED

- 03 - CONCRETE
- 3.01 NOT IN USE.
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- 3.03 CONC. FOUNDATION.
- 3.04 CONC. BEAM
- 3.05 CONC. SLAB ON GRADE.

04 - MASONRY

- 4.01 CMU WALL.

05 - METALS

- 5.01 NOT IN USE.
- 5.02 NOT IN USE.

06 - WOOD AND PLASTICS

- 6.01 WOOD POST.
- 6.02 WOOD BEAM.
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- 7.07 SCUPPER.
- 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.

08 - OPENINGS (SEE DOOR/WINDOW SCHED)

- 8.01 ALUM. WINDOW, PTD.
- 8.02 STL. DOOR & FRAME, PAINTED.
- 8.03 SOLID WOOD DOOR, PTD.
- 8.04 INTERIOR WOOD DOOR, PAINTED.
- 8.05 CLOSET DOOR, PAINTED.
- 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
- 8.07 DOOR HARDWARE SET PER SCHED.
- 8.08 EXTERIOR WALL LOUVER.
- 8.09 GARAGE DOOR PER SPECIFICATIONS

09 - FINISHES (SEE FIN. SCHED)

- 9.01 VINYL PLANK FLOORING
- 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
- 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
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- 9.05 5/8" GYP BRD PER SPECIFICATIONS.
- 9.06 CERAMIC WALL TILE

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- 10.08 EXTERIOR SHUTTERS

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)

- 11.01 REFRIGERATOR, BY OWNER
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- 23.01 HVAC UNIT PER MECH.
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- 23.03 CEILING AIR REGISTER.
- 23.04 KITCHEN HOOD EXHAUST DUCT.
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26 - ELECTRICAL

- 26.01 ELEC. PANEL PER PLANS & SCHED.
- 26.02 EXTERIOR LIGHT PER SCHED.
- 26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

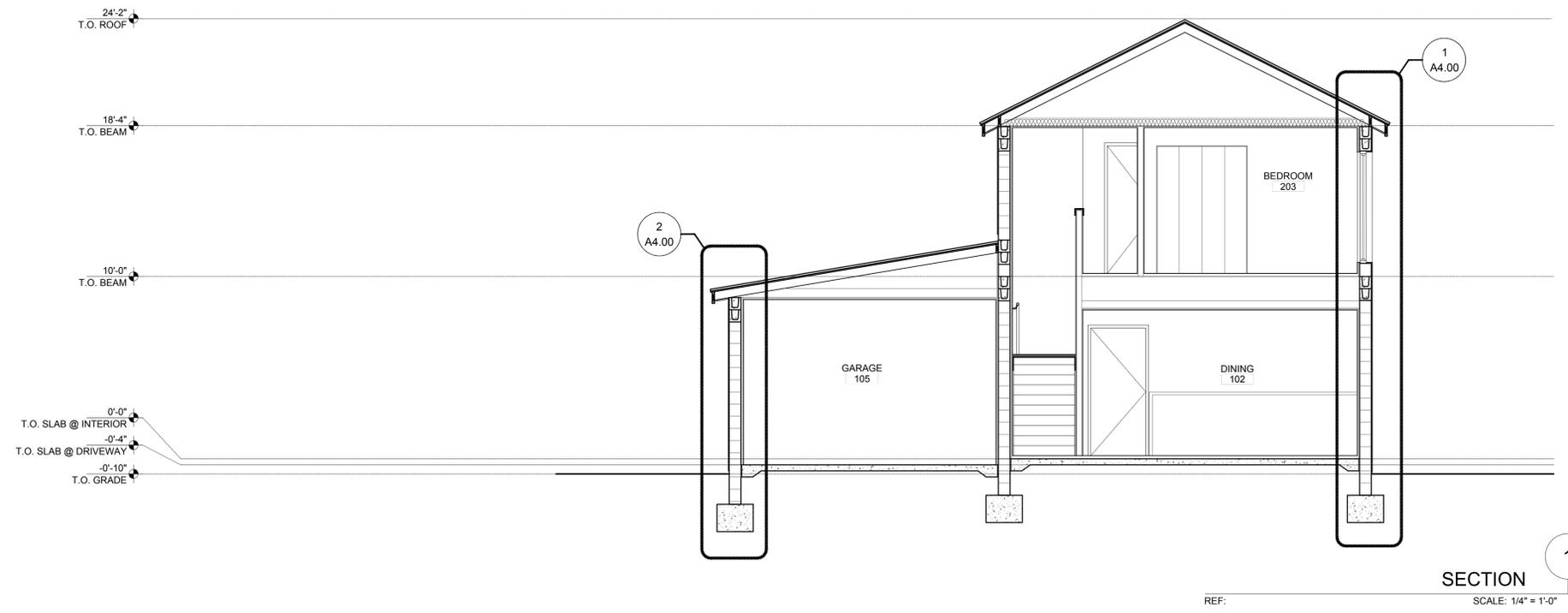
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33 - UTILITIES

- 33.01 WATER METERS.
- 33.03 ELECTRICAL METERS.
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CONCEPTUAL DESIGN	--	
SCHEMATIC DESIGN	--	
DESIGN DEVELOPMENT	--	
CONSTRUCTION DOCUMENTS	--	
PLAN CHECK SUBMITTAL	--	
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PERMIT SET	--	IDENTIFICATION STAMP
BID ISSUE	--	DIV. OF THE STATE ARCHITECT
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:	1	4
	2	5
	3	6

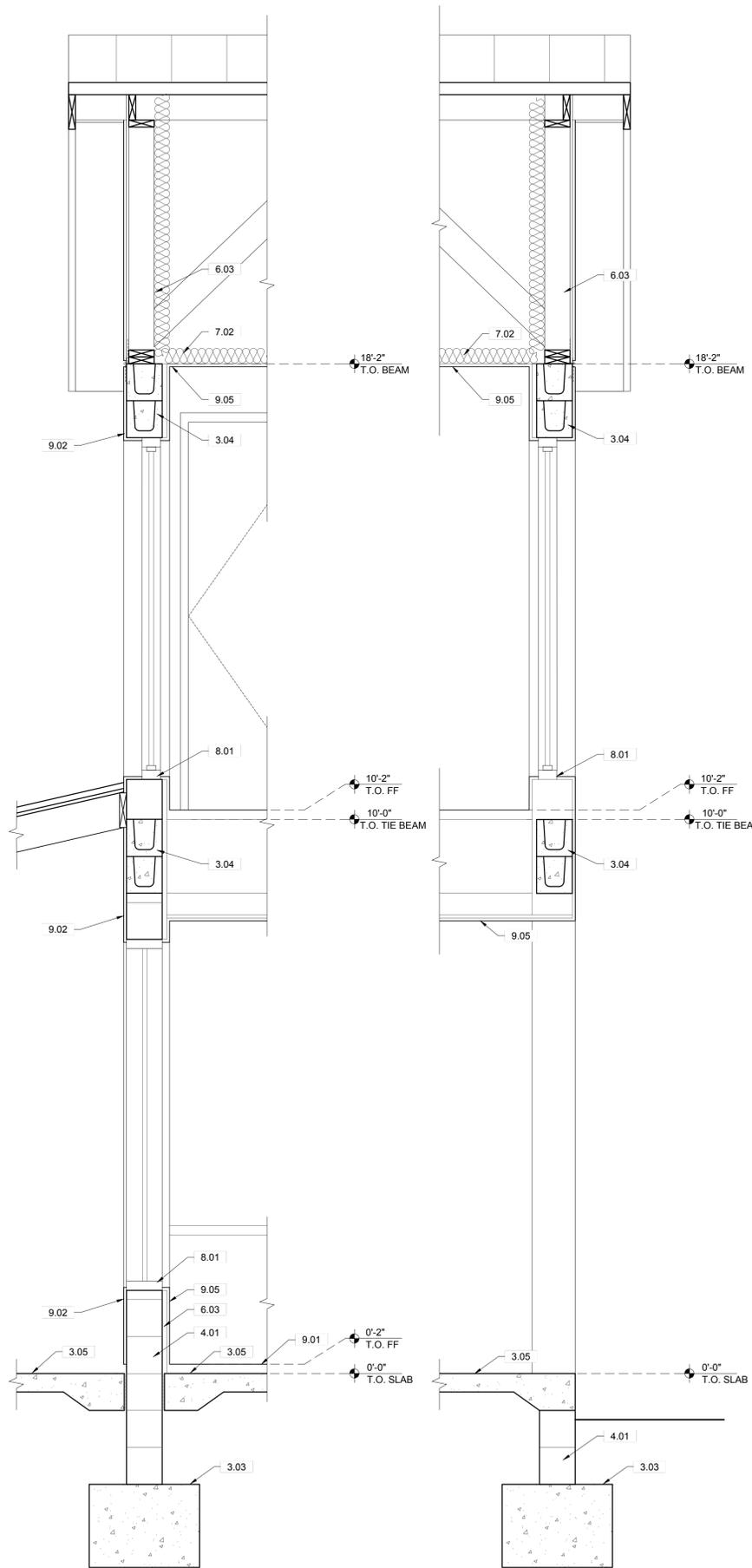
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SCALE: _____ AS INDICATED

DATE PRINTED: 2020-3-5

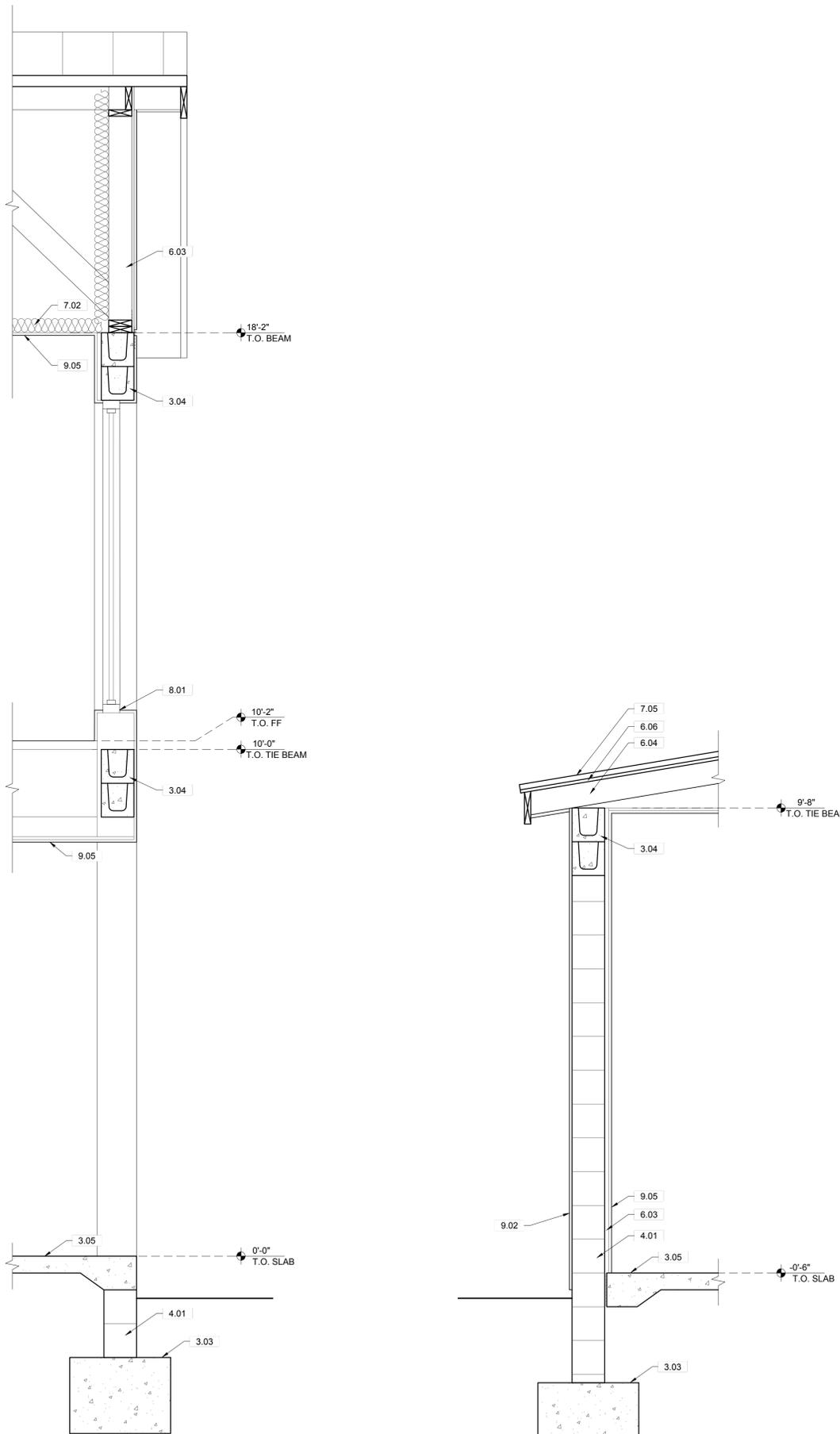
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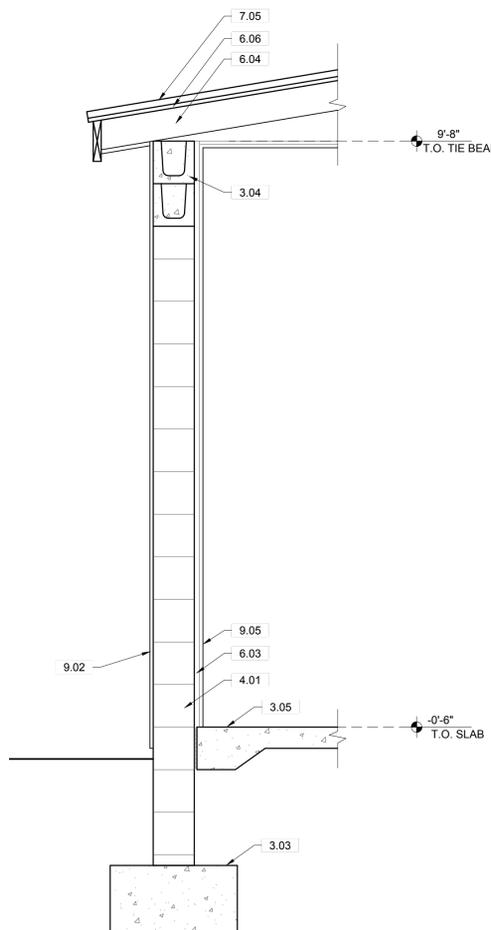
WALL SECTION 4

SCALE: 3/4" = 1'-0"



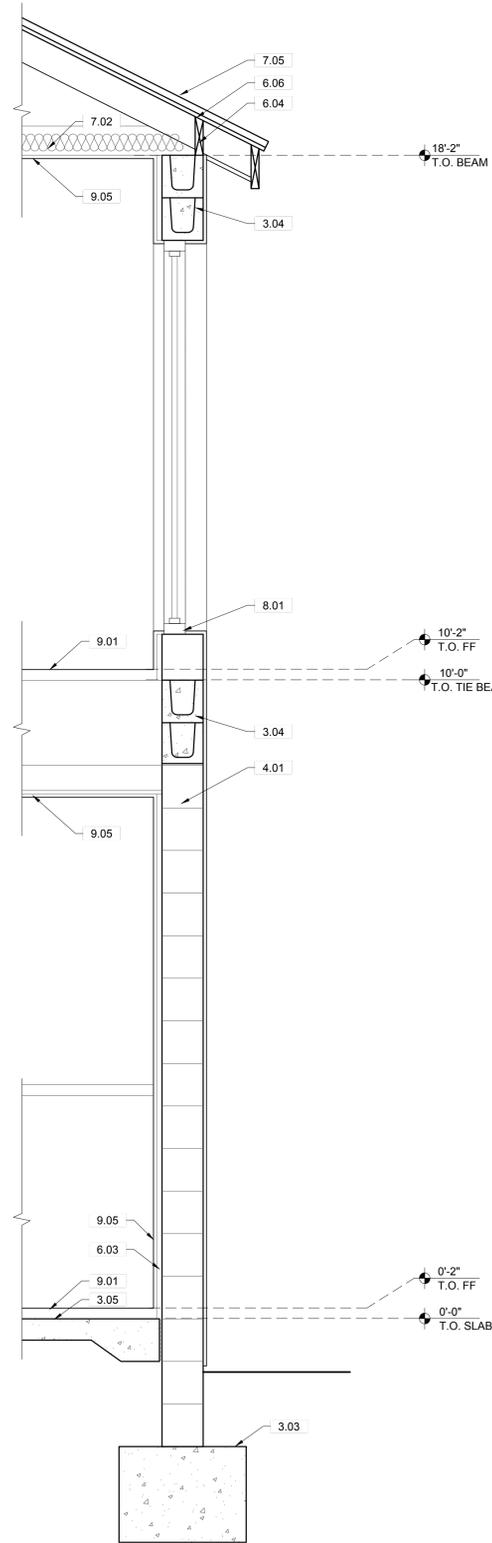
WALL SECTION 3

SCALE: 3/4" = 1'-0"



WALL SECTION 2

SCALE: 3/4" = 1'-0"



WALL SECTION 1

SCALE: 3/4" = 1'-0"

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10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)

10.01 MIRROR, WALL MOUNTED.
10.02 30" BATHROOM VANITY
10.03 36" BATHROOM VANITY
10.04 42" BATHROOM VANITY
10.05 TOWEL BAR.
10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
10.08 EXTERIOR SHUTTERS

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)

11.01 REFRIGERATOR, BY OWNER
11.02 RANGE/OVEN, BY OWNER
11.03 MICROWAVE, BY OWNER
11.04 DISHWASHER, BY OWNER

22 - PLUMBING

22.01 DECK-MOUNTED S.S. SINK.
22.02 KITCHEN SINK FAUCET.
22.03 LAV. SINK FAUCET.
22.04 BATHTUB.
22.05 BATHTUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE.
22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

23.01 AIR REGISTER WALL MOUNTED.
23.02 CEILING AIR REGISTER.
23.04 KITCHEN HOOD EXHAUST DUCT.
23.05 BATHROOM EXHAUST FAN PER SPECS.
23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

32 - EXTERIOR IMPROVEMENTS

32.01 CONCRETE PAVING WALKWAY.
32.06 EXTERIOR AREA DRAINS.
32.09 TREE, SEE LANDSCAPE DWGS.
32.10 PLANTING, SEE LANDSCAPE DWGS.
32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.

33 - UTILITIES

33.01 WATER METERS.
33.03 ELECTRICAL METERS.
33.04 BACKFLOW PREVENTOR.



CONCEPTUAL DESIGN	--
SCHEMATIC DESIGN	--
DESIGN DEVELOPMENT	--
CONSTRUCTION DOCUMENTS	--
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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WALL SECTIONS
MODEL B

SCALE:

AS INDICATED

DATE PRINTED:

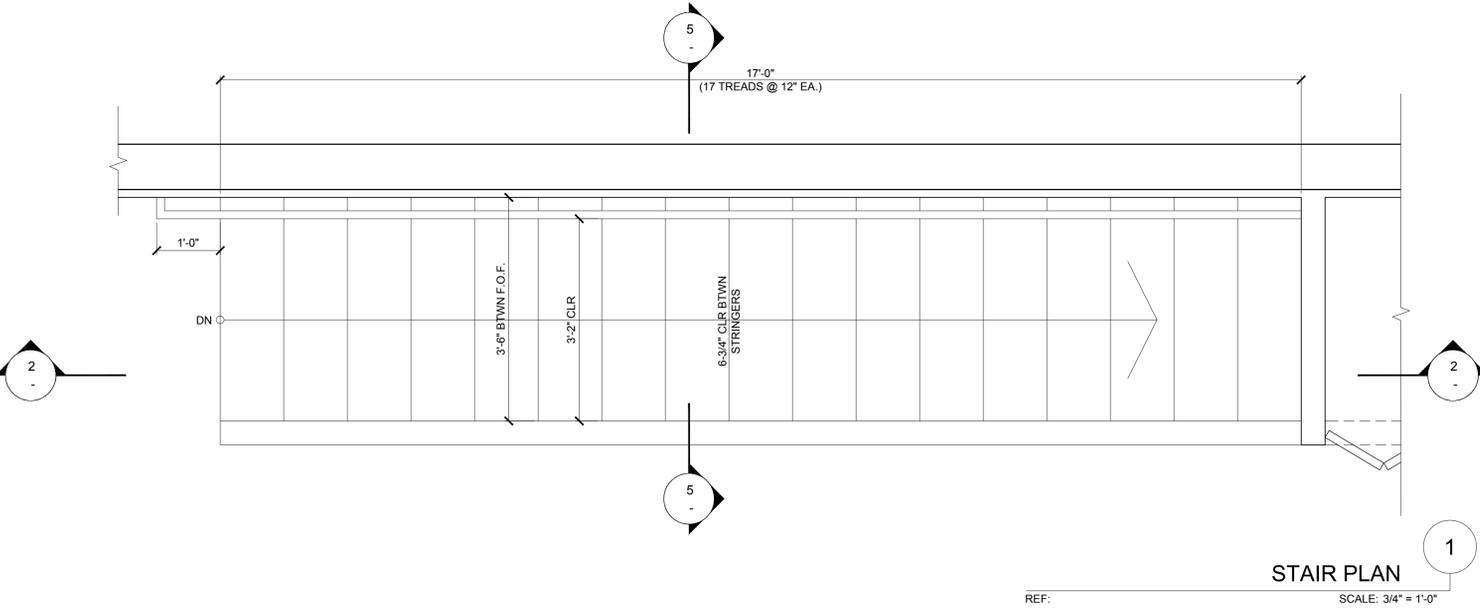
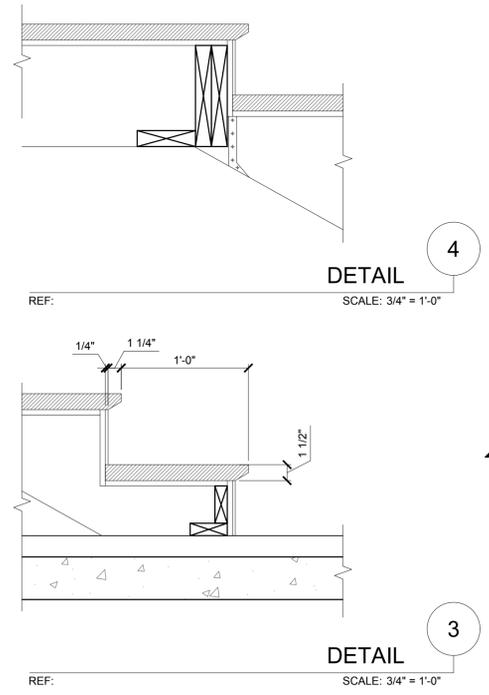
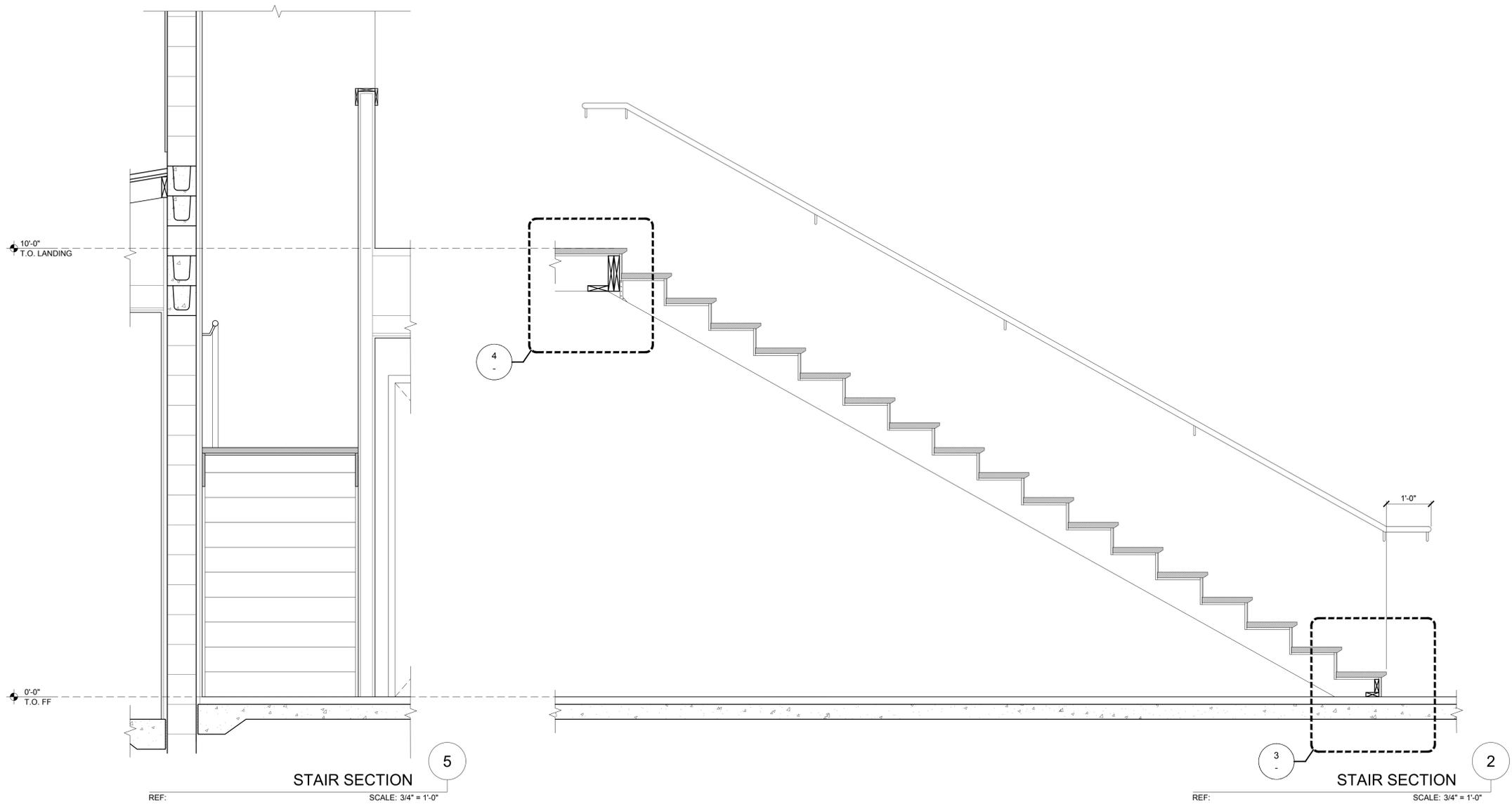
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 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
 - 5.01 NOT IN USE.
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 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
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 - 6.06 PLYWOOD.
 - 6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
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 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
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 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
 - 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
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 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
DELRAY BEACH, FL. 33444
PROJECT NUMBER: 01713.0



REVISIONS:		
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SHEET NOTES

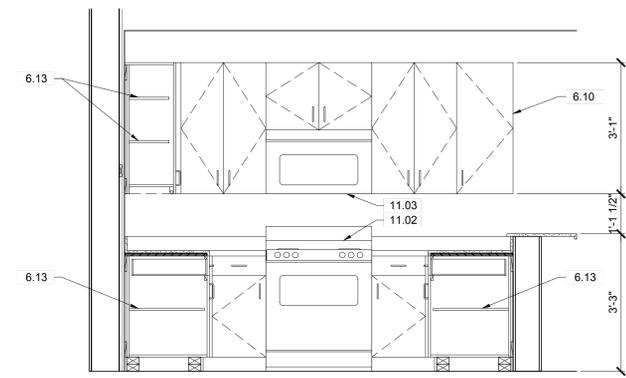
- ALL INTERIOR WALL AND CEILING FINISHES TO HAVE A MINIMUM CLASS "C" FLAME SPREAD CLASSIFICATION.
- ALL INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS II.
- SAMPLES ARE REQUIRED TO BE APPROVED PRIOR TO ORDERING.
- FINISH SCHEDULE TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
- THE G.C. SHALL REVIEW CONTRACT DOCUMENTS INCLUDING THE FINISH PLANS AND FINISH SCHEDULE, AND SHALL REPORT TO THE DESIGN PROFESSIONAL IN WRITING ON ANY ERRORS AND OMISSIONS THAT MAY BE DISCOVERED.
- FOR BIDDING PURPOSES, SUBSTITUTES SHALL BE PERMITTED.
- INTERIOR SURFACES OF MODULAR CABINETS TO BE WHITE FORMICA.
- SCRIBE ALL COUNTERS TO WALL. CAULK TO MATCH WALL COLOR.
- ALL EXTERIOR DOOR FRAMES TO BE PAINTED UNLESS NOTED OTHERWISE.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE PARTICULAR SURFACE. GYPSUM SURFACES ARE TO HAVE (1) COAT OF LATEX BASE, NO VOC PRIMER, AND (2) COATS OF NO VOC PAINT.
- ALL INTERIOR PAINTED DOOR FRAMES, WINDOW FRAMES AND MULLIONS TO HAVE ONE COAT OF WATER BASE, LOW VOC PRIMER, AND (2) COATS OF LOW VOC PAINT. IF THE AREA IS SUSCEPTIBLE TO RUSTING, PRIMER CAN BE SUBSTITUTED WITH AN ALKYD PRIMER.
- INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF PAINT OR WALL COVERING PRIOR TO INSTALLATION.
- ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING FABRIC TO WALL COVERING.
- ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSPECT FLOOR CONDITION PRIOR TO INSTALLATION, AND FLASH PATCH AS REQUIRED TO ENSURE SUITABLE FINISHED INSTALLATION. VARIATION IN FLOOR LEVEL IN EXCESS ON 1/2" FOR EVERY 10'-0" SHALL BE LEVELED BY THE CONTRACTOR.
- FOR CLARIFICATION OF FINISHES WHERE MILLWORK, BUILT-IN, OR SPECIAL TREATMENTS ARE INVOLVED, REFER TO ELEVATIONS AND SECTIONS FOR REFERENCE.
- ALL FLOOR COVERING TRANSITIONS TO OCCUR UNDER CLOSED DOOR POSITION AND WITHOUT SEAMS IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED ON FLOOR COVERING PLAN.
- ALL GYPSUM BOARD SOFFITS AND CEILINGS TO BE PAINTED WHITE UNLESS OTHERWISE NOTED.

FINISH SCHEDULE

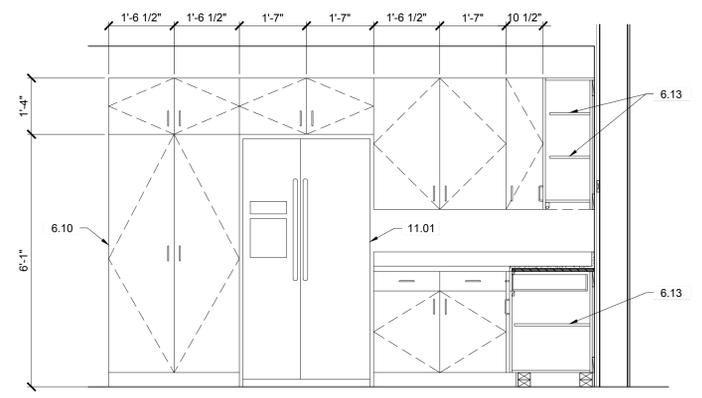
NUMBER	ROOM NAME	FLOOR			BASE		WALLS		CEILING		REMARKS
		MATERIAL	MATERIAL	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT		
001	DINING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
002	KITCHEN	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
003	LIVING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
004	MASTER BEDROOM	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
005	MASTER BATH	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
006	BEDROOM 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
008	BEDROOM 2	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
010	BATH 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
011	BEDROOM 3	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
012	FRONT PORCH	CONC	--	--	--	--	--	--	--		
013	BACK PORCH	CONC	--	--	--	--	--	--	--		

FINISH SPECIFICATIONS

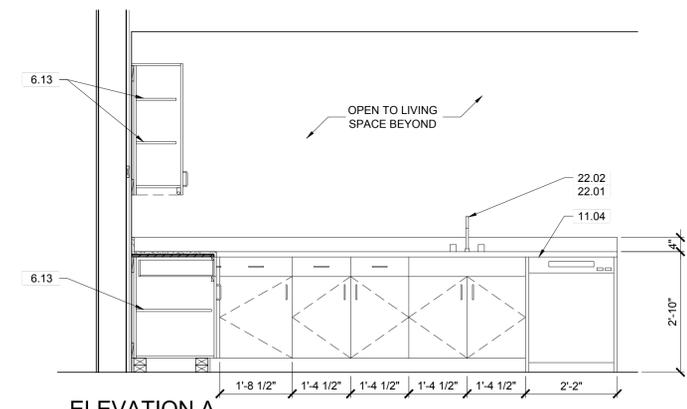
FINISH	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	COLLECTION	COLOR/PATTERN	REMARKS
FLOOR						
TILE	TBD	TBD	TBD	TBD	TBD	PROVIDE ALLOWANCE FOR OWNER/ARCHITECT SELECTION.
BASE						
RB1	RUBBER WALL BASE	ROPPE	TBD	TBD	TBD	4" BASE
MILLWORK						
SOLID SURF	CORIAN OR EQUAL	CORIAN	TBD	TBD	TBD	TO BE USED AT ALL COUNTERTOPS.
PLAM	FORMICA	PLASTIC LAMINATE	TBD	TBD	NATURAL GRAIN	TO BE USED AT ALL VERTICAL CABINET LOCATIONS.
TILE	TBD	TBD	TBD	TBD	TBD	TO BE USED AT ALL BACKSPLASH LOCATIONS.
PAINT						
PT1	SHERWIN WILLIAMS	INTERIOR PAINT	PROPERTY SOLUTION	NA	BRIGHT WHITE	FLAT FINISH FOR WALLS / SOFFITS / OPEN CEILINGS / SEMI-GLOSS FOR METAL DOOR FRAMES
PT2	SHERWIN WILLIAMS	INTERIOR WALLS	PROPERTY SOLUTION	NA	FLAT	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT3	SHERWIN WILLIAMS	CEILING	PROPERTY SOLUTION	NA	FLAT-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT4	SHERWIN WILLIAMS	INTERIOR DOORS	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT5	SHERWIN WILLIAMS	BASE/TRIM	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT6	SHERWIN WILLIAMS	EXTERIOR WALLS	SUPER PAINT	NA	FLAT-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT7	SHERWIN WILLIAMS	EXTERIOR DOORS	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT8	SHERWIN WILLIAMS	EXTERIOR TRIM	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
DECK						
DK1	NA	--	NA	NA	NA	PROVIDE SLIP RESISTANT SURFACE



ELEVATION C



ELEVATION B



ELEVATION A

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 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
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 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
 - 10.04 42" BATHROOM VANITY
 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.08 EXTERIOR SHUTTERS
 - 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 - 11.01 REFRIGERATOR, BY OWNER
 - 11.02 RANGE/OVEN, BY OWNER
 - 11.03 MICROWAVE, BY OWNER
 - 11.04 DISHWASHER, BY OWNER
 - 22 - PLUMBING**
 - 22.01 DECK-MOUNTED S.S. SINK.
 - 22.02 KITCHEN SINK FAUCET.
 - 22.03 LAV. SINK FAUCET.
 - 22.04 BATHTUB.
 - 22.05 BATHTUB FAUCET.
 - 22.06 SHOWER HEAD AND CONTROLS.
 - 22.08 ULTRA LOW-FLOW TOILET.
 - 22.09 NOT IN USE
 - 22.10 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
 - 23.02 AIR REGISTER WALL MOUNTED.
 - 23.03 CEILING AIR REGISTER.
 - 23.04 KITCHEN HOOD EXHAUST DUCT.
 - 23.05 BATHROOM EXHAUST FAN PER SPECS.
 - 23.06 BATHRM EXHAUST DUCT.
 - 26 - ELECTRICAL**
 - 26.01 ELEC. PANEL PER PLANS & SCHED.
 - 26.02 EXTERIOR LIGHT PER SCHED.
 - 26.03 INTERIOR LIGHT PER SCHED.
 - 31 - EARTHWORK**
 - 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
 - 32 - EXTERIOR IMPROVEMENTS**
 - 32.01 CONCRETE PAVING WALKWAY.
 - 32.06 EXTERIOR AREA DRAINS.
 - 32.09 TREE, SEE LANDSCAPE DWGS.
 - 32.10 PLANTING, SEE LANDSCAPE DWGS.
 - 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
 - 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
 - 33 - UTILITIES**
 - 33.01 WATER METERS.
 - 33.03 ELECTRICAL METERS.
 - 33.04 BACKFLOW PREVENTOR.



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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:

1	--	4	--
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SHEET TITLE:
INTERIOR ELEVATIONS - KITCHEN
MODEL B

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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- 7.06 FLOOR OR DECK DRAIN.
- 7.07 SCUPPER.
- 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.

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- 8.03 SOLID WOOD DOOR, PAINTED.
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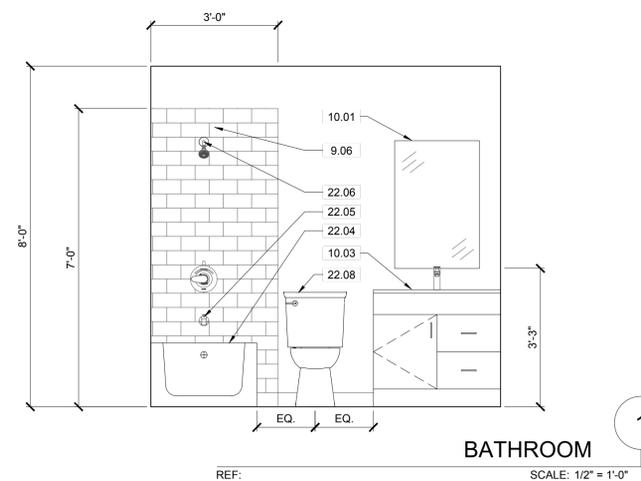
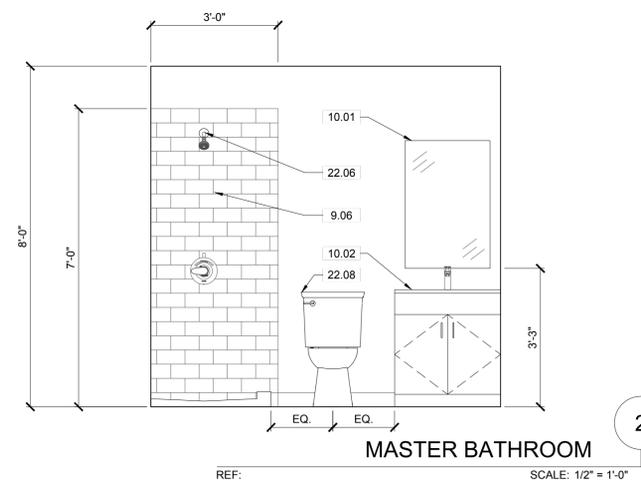
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING



REVISIONS:		
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SHEET TITLE:
INTERIOR ELEVATIONS - BATHROOMS
 MODEL B

SCALE: AS INDICATED
 DATE PRINTED: 2020-3-5

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A7.02

GENERAL NOTES

1. PROVIDE IMPACT RESISTANT WINDOWS.
2. COORDINATE ROUGH OPENINGS WITH MANUFACTURER INSTALLATION REQUIREMENTS.
3. PROVIDE SILL, JAMB, AND HEAD FLASHING AT ALL EXTERIOR DOORS TO CREATE A WATER RESISTIVE BARRIER.

WINDOW SCHEDULE														
WINDOW NO.	TYPE	LOCATION/ DESCRIPTION	SIZE (WXH)	OPERABLE WINDOW	SILL HEIGHT (A.F.F.)	U.L. RATING	DETAIL			FRAME/FINISH	MANUFACTURER/MODEL	MIN. U-FACTOR	MIN. S.H.G.C.	REMARKS (GENERAL NOTES 1 - 7 ARE TYPICAL TO ALL WINDOWS)
							HEAD	JAMB	SILL					
100.A	1	REAR ENTRANCE	2'-11" X 5'-11" +/-	FIXED	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
101.A	4	LIVING SPACE	5'-11" X 5'-11" +/-	CASEMENT/FIXED	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.A	4	DINING	5'-11" X 5'-11" +/-	CASEMENT/FIXED	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
103.A	3	KITCHEN	2'-11" X 2'-11" +/-	CASEMENT	3'-4"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
201.A	4	MASTER BEDROOM	5'-11" X 5'-11" +/-	CASEMENT/FIXED	1'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
202.A	3	MASTER BATHROOM	2'-11" X 2'-11" +/-	CASEMENT	4'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
203.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
204.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-10"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	

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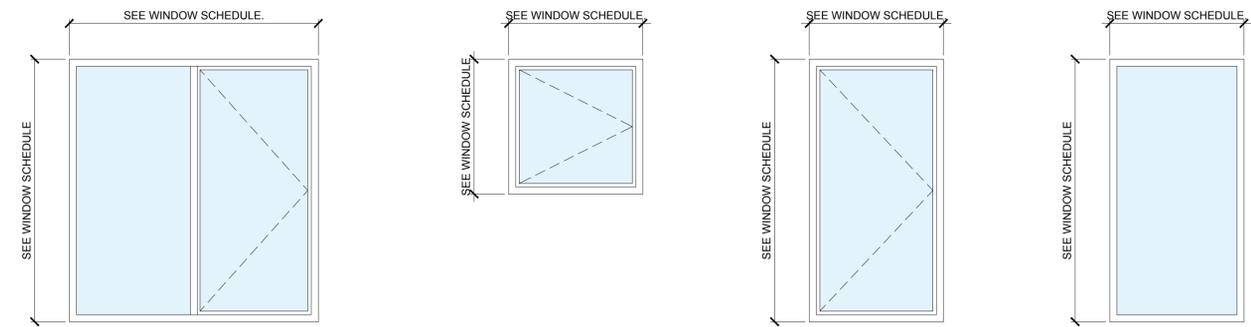
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DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL 33444
 PROJECT NUMBER: 01713.0



TYPE 4 TYPE 3 TYPE 2 TYPE 1



REVISIONS:

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SHEET TITLE: WINDOW SCHEDULE & TYPES
 MODEL B

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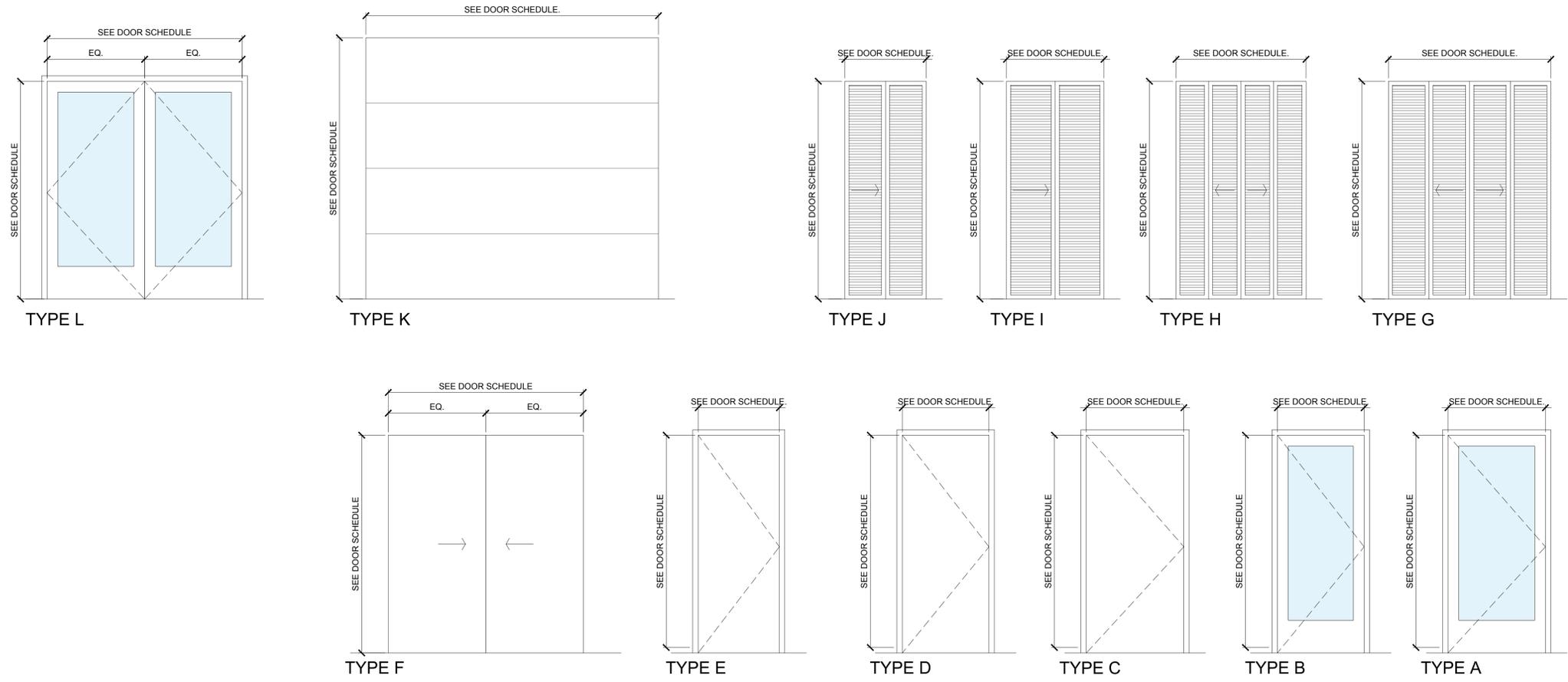
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DOOR SCHEDULE																		
DOOR #	TYPE	LOCATION/ DESCRIPTION	RATING	SIZE	THICK	DOOR		DOOR FRAME		HEAD	JAMB	THRESHOLD	GLAZING	U- FACT.	S.H.G.C.	HW SET	MANUFACT. /MODEL	REMARKS
						MATERIAL	FINISH	MATERIAL	FINISH									
100.1	I	AIR HANDLER	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	SCW	PTD.	NONE	NONE				NONE	N/A	N/A			
100.2	I	WATER HEATER	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	SCW	PTD.	NONE	NONE				NONE	N/A	N/A			
100.3	A	REAR DOOR	-	3'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS		HM					NONE	N/A	N/A			
101.1	A	FRONT ENTRANCE	-	3'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS		HM					NONE	N/A	N/A			
104.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.									
105.1	C	INTERIOR GARAGE	-	3'-0" X 6'-8"	1 3/4"	HM	PTD.	HM	PTD.				NONE	N/A	*			
105.2	K	OVERHEAD GARAGE DOOR	NONE	9'-0" X 8'-0"	SPEC	SEE SPECS	PTD.	NONE	NONE				*	*	*			
200.1	G	LAUNDRY	*	5'-0" X 6'-8"	1 3/8" + 5/8"	SCW	*	NONE	NONE									
200.2	J	HALL STORAGE	*	2'-6" X 6'-8"	1 3/8" + 5/8"	SCW	*	NONE	NONE				NONE	N/A	N/A			
200.3	H	AIR HANDLER	NONE	4'-0" X 6'-8"	1 3/8" + 5/8"	SCW	PTD.	NONE	NONE				*	*	*			
201.1	D	MASTER BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			
201.2	D	MASTER BEDROOM CLOSET	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			
202.1	D	MASTER BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			
203.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			
203.2	G	BEDROOM CLOSET	*	5'-0" X 6'-8"	1 3/8" + 5/8"	SCW	*	NONE	NONE				*	*	*			
204.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			
204.2	G	BEDROOM CLOSET	*	5'-0" X 6'-8"	1 3/8" + 5/8"	SCW	*	NONE	NONE				NONE	N/A	N/A			
205.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	HCW	PTD.	WD W/ MDF	PTD.				*	*	*			

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 8.04 INTERIOR WOOD DOOR, PAINTED.
 8.05 CLOSET DOOR, PAINTED.
 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 8.07 DOOR HARDWARE SET PER SCHED.
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 8.09 GARAGE DOOR PER SPECIFICATIONS
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 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
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CONSTRUCTION DOCUMENTS	--	APP 03 000000
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

REVISIONS:
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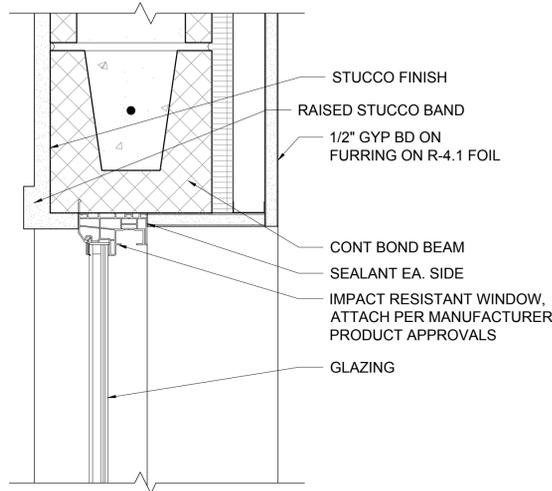
SHEET TITLE:
DOOR SCHEDULE & TYPES
 MODEL B

SCALE:
 AS INDICATED

DATE PRINTED:
 2020-3-5

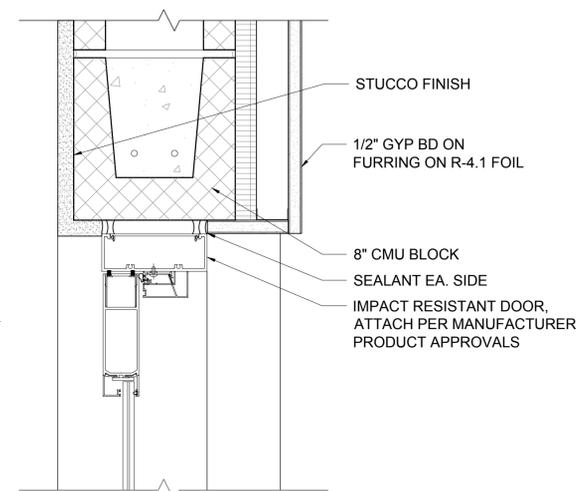
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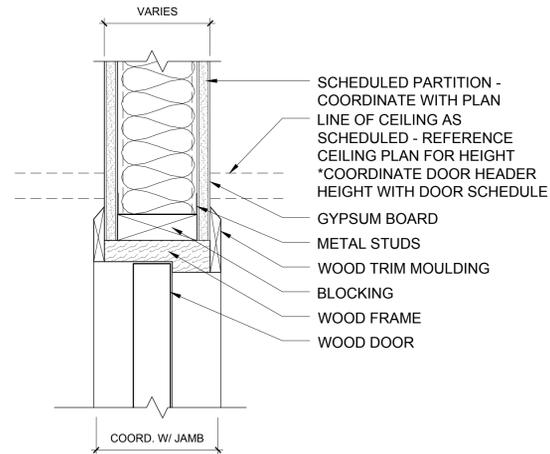
EXTERIOR WINDOW HEAD

REF: SCALE: 3" = 1'-0"



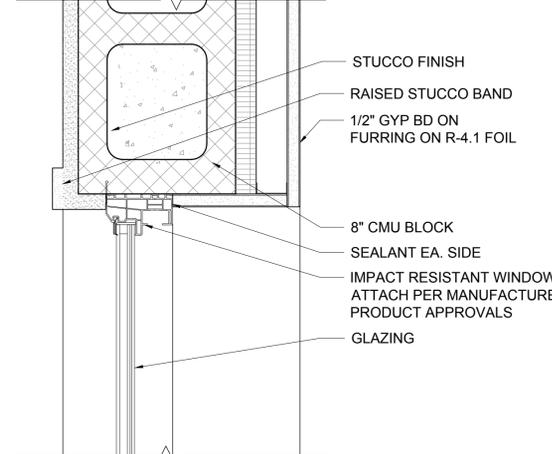
EXTERIOR DOOR HEAD

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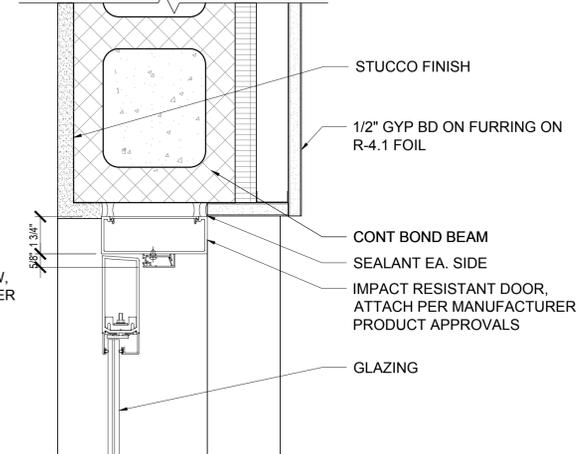
INTERIOR DOOR HEAD

REF: SCALE: 3" = 1'-0"



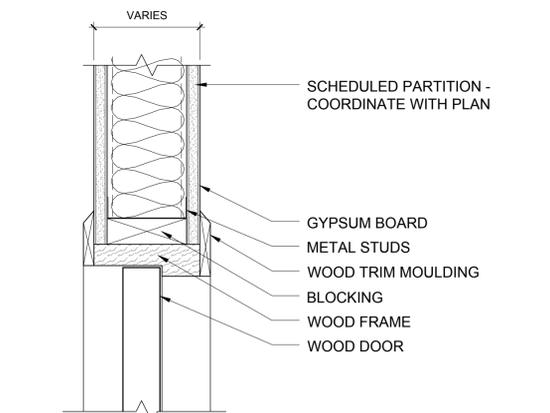
EXTERIOR WINDOW JAMB

REF: SCALE: 3" = 1'-0"



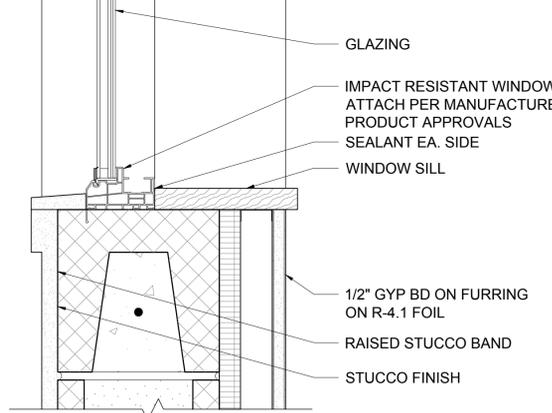
EXTERIOR DOOR JAMB

REF: SCALE: 3" = 1'-0"



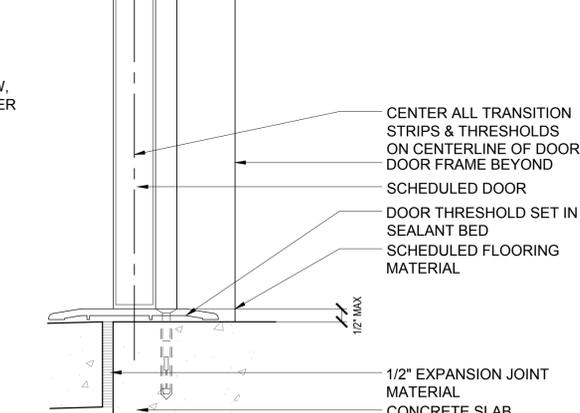
INTERIOR DOOR JAMB

REF: SCALE: 3" = 1'-0"



EXTERIOR WINDOW SILL

REF: SCALE: 3" = 1'-0"



EXTERIOR DOOR THRESHOLD

REF: SCALE: 3" = 1'-0"

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04 - MASONRY

- 4.01 CMU WALL.

05 - METALS

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- 6.01 WOOD POST.
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CONCEPTUAL DESIGN	--
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AC ___ FLS ___ SS ___

DATE _____

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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SHEET TITLE:

DOOR & WINDOW DETAILS
MODEL B

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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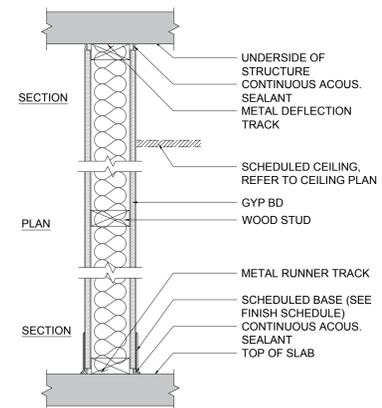
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NOTE: PROVIDE MOISTURE RESISTANT CEMENT BOARD AT ALL TUB LOCATIONS.

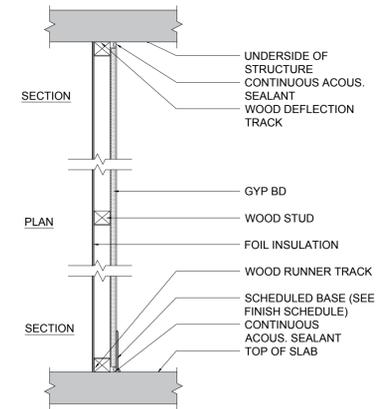
TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S1	3-5/8"	0.0188	16"	1/2"	NA	NA	NA	NA
S2	3-5/8"	0.032	16"	1/2"	3-1/2"	NA	NA	NA



PARTITION TYPE (FULL HEIGHT)

REF: SCALE: 1-1/2" = 1'-0"

TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S3	1-5/8"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA
S4	3/4"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA



PARTITION TYPE (FURRING)

REF: SCALE: 1-1/2" = 1'-0"



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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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SHEET TITLE: **WALL TYPES**
MODEL B

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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CARVER SQUARE WORKFORCE HOUSING

DELRAY BEACH CRA

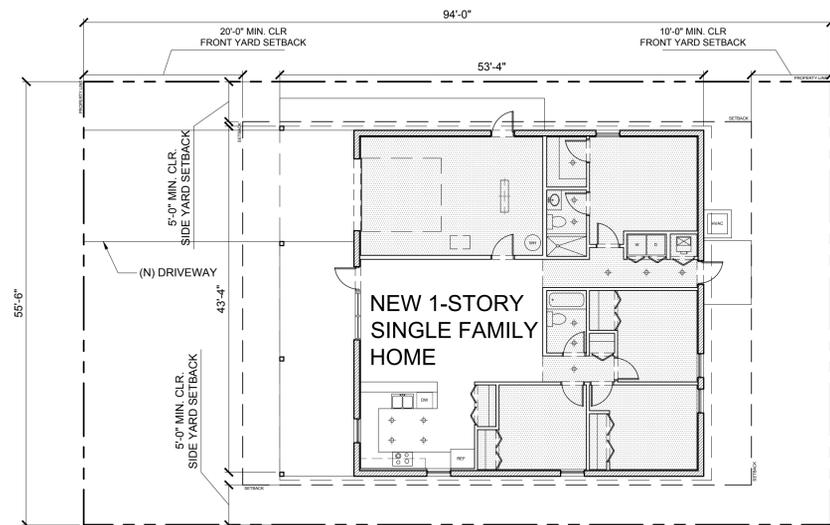
SW 2ND TERRACE
DELRAY BEACH, FL, 33344

75% CONSTRUCTION DOCUMENTS - CD

STREET PERSPECTIVE RENDERING



GENERAL AREA PLOT PLAN



GENERAL AREA PLOT PLAN

REF: -- SCALE: 3/32" = 1'-0"

PROJECT INFORMATION

BUILDING ADDRESS:
OCCUPANCY TYPE: R-RESIDENTIAL
CONSTRUCTION TYPE: II-B
DESCRIPTION: SINGLE FAMILY RESIDENTIAL
AREA OF WORK:
UNDER AIR:
COVERED PATIOS:
GARAGE:
SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE CONSTRUCTED OF CONCRETE MASONRY ON SPREAD FOOTING. ROOF STRUCTURE INCLUDES PRE-ENGINEERED WOOD TRUSSES AND ASPHALT SINGLE ROOF. DESIGN TO ACHIEVE 2015 ENTERPRISE COMMUNITIES CERTIFICATION.
ALTERNATES:

ABBREVIATIONS

ABV	ABOVE	KIT	KITCHEN
ACC	DISABLED ACCESS	LAV	LAVATORY
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LDS	LANDSCAPE
ALUM	ALUMINUM	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
		MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
BM	BEAM		
B.O.	BOTTOM OF	N.I.C	NOT IN CONTRACT
BUR	BUILT UP ROOF	NO.	NUMBER
		(N)	NEW
CFCI	CONTRACTOR FURNISHED / INSTALLED	O.A.E	OR APPROVED EQUAL
CL	CENTER LINE	O.C.	ON CENTER
CLNG	CEILING	OPCI	OWNER FURNISHED / CONTRACTOR INSTALL
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT	OPER	OPERABLE
COL	COLUMN	P.I.C.	POURED-IN-PLACE CONC.
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PLY	PLYWOOD
CONT'S	CONTINUOUS	PNL	PANEL
		P.O.T.	PATH OF TRAVEL
		PR	PAIR
		PTD	PAINTED
DBL	DOUBLE	RAD	RADIUS
D.G.	DECOMPOSED GRANITE	REF	REFER TO
D.W.H	DOMESTIC HOT WATER	REF	REFRIGERATOR
DIA	DIAMETER	REQD	REQUIRED
DIM	DIMENSION	RF	ROOF
DN	DOWN	RFNG	ROOFING
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	R.O.	ROUGH OPENING
DTL	DETAIL	S.C.	SOLID CORE
DWGS	DRAWINGS	SCRN	SCHEDULE
		S.D.	SCREEN
EA	EACH	S.D.	STORM DRAIN
EL (ELEV.)	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SHRW	SHOWER
EQ	EQUAL/EQUAL TO	SIM	SIMILAR
EQMT	EQUIPMENT	SPECS	SPECIFICATIONS
EXT	EXTERIOR	S.S.	STAINLESS STEEL
(E)	EXISTING	STL	STEEL
		STOR	STORAGE
FFL	FINISH FLOOR LEVEL	STRUCT	STRUCTURE
FE	FIRE EXTINGUISHER	STRUCT'L	STRUCTURAL
FH	FIRE HYDRANT	TEMP	TEMPERED
FLR	FLOOR	THK	THICK
FLRG	FLOORING	THRU	THROUGH
FLOUR	FLUORESCENT	T.O.TRANSF.	TOP OF TRANSFORMER
FIN	FINISH	TYP	TYPICAL
F.O.C.	FACE OF CONCRETE	U.N.O	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	URNL	URNAL
F.O.F	FACE OF FINISH		
F.O.PLY.	FACE OF PLYWOOD	VER	VERIFY
FRMG	FRAMING	VIF	VERIFY IN FIELD
FSR	FLAME SPREAD RATING	VNR	VENEER
		VSP	VENICE SPECIFIC PLAN
GA	GAUGE	W	WITH
GALV	GALVANIZED	W/D	WASHER/DRYER
GEO	GEOTECHNICAL	W/O	WITHOUT
GLAZ	GLAZING	WD	WOOD
GYP. BD.	GYP. BOARD	WNDW	WINDOW
		W.P.	WATERPROOFING
H.C.	HOLLOW CORE		
H.M.	HOLLOW METAL		
HT	HEIGHT		
HW	HOT WATER		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

APPLICABLE CODES

BUILDING:
 FLORIDA BUILDING CODE 6TH EDITION - BUILDING
 FLORIDA BUILDING CODE 6TH EDITION - RESIDENTIAL

ENERGY CONSERVATION:
 FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION

MECHANICAL:
 FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL

PLUMBING:
 FLORIDA BUILDING CODE 6TH EDITION - PLUMBING

ELECTRICAL:
 2011 NATIONAL ELECTRICAL CODE (NEC)

ACCESSIBILITY:
 FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY

LIFE SAFETY CODE:
 FLORIDA FIRE PREVENTION CODE 6TH EDITION
 NFPA 70 - NATIONAL ELECTRIC CODE (2014)
 NFPA 72 - NATIONAL FIRE ALARM CODE (2013)
 NFPA 101 - LIFE SAFETY CODE (2015)
 NFPA 110 - STANDARD FOR EMERGENCY AND STANDARD POWER SYSTEMS (2013)
 FIRE/LIFE SAFETY:

PLAN LEGEND

	NEW CONCRETE WALL PER STRUCTURAL, PAINT PER SPECS.
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT CORRIDOR AND OCCUPANCY SEPARATION, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL ALONG P.L., PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT SHAFT, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCORED CONC. SLAB / PAVING
	(N) CONCRETE PAVING AT OPEN / COVERED PARKING
	(N) LANDSCAPE / PLANTING AREA

SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	WALL TYPE		FIRE EXTINGUISHER PER 01/A9.02
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
	DEMOLITION NOTE MARKER		SECURITY CAMERA
	KEYNOTE MARKER		SECURITY GATED INTERCOM
	TUB/SHOWER		SECURITY GATE ALARM KEYPAD
	FLOOR CLEARANCES SHOWN DOTTED		ALARMED DOOR/ SECURITY GATE
			FLOOR DRAIN (FD)
			AREA DRAIN
			PLANTER DRAIN
			EXIT PATH OF TRAVEL. SEE SHT. A0.40
			ACCESSIBLE PATH OF TRAVEL. SEE SHT. A0.50
			BATH ACCESSORY SCHEDULE MARKER
			MECHANICAL CEILING GRILLE. SEE MECH. DWGS.
			ROLL-IN SHOWER
			HOSE BIBB- RECESSED PER 02/A9.02

BUILDING & SAFETY

TOTAL BUILDING AREA: 1907 SF
 BUILDING HEIGHT: 17'-0" ABOVE GRADE

ZONING INFORMATION

ZONE: R-1-A SINGLE FAMILY RESIDENTIAL

ALLOWABLE DENSITY:

REQUIRED SETBACKS:

FRONT YARD: 20'-0" MIN. CLEAR

PROVIDED: 20'-0"

SIDE YARDS: 5'-0" (INTERIOR), 10'-0" (SIDE STREET), 20'-0" (SIDE STREET AT GARAGE)

SIDEYARDS PROVIDED: 5'-0", 10'-0", 20'-0"

REAR YARD: 10'-0"

PROVIDED: 10'-0"

PARTICIPANTS

OWNER/CLIENT: CITY OF DELRAY BEACH CRA
 20 N SWINTON AVE
 DELRAY BEACH, FL 33444
 TEL: 561-276-8640
 CONTACT: PATRICK MCCULLOUGH

ARCHITECTS: BROOKS SCARPA
 808 E LAS OLAS BLVD, STE 101
 FT LAUDERDALE, FL. 33301
 TEL: 954-683-1236
 CONTACT: JEFFREY HUBER

LANDSCAPE/IRRIGATION: COTLEUR & HEARING
 1934 COMMERCE LANE, STE 1
 JUPITER, FL 33458
 TEL: 561-747-6336
 CONTACT: DON HEARING

CIVIL ENGINEER: ENGENUITY GROUP INC
 1280 N CONGRESS AVE STE 101
 WEST PALM BEACH, FL 33409
 TEL: 561-655-1151
 CONTACT: ADAM SWANEY

STRUCTURAL ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM ABBASI

MEP ENGINEER: RGD CONSULTING ENGINEERS
 2151 S HWY ALT A1A, STE 2000
 JUPITER, FL 33477
 TEL: 561-743-0165
 CONTACT: TOM GRITTER

AERIAL VIEW



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
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		CONSTRUCTION ISSUE	

DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

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SHEET TITLE: COVER SHEET
 MODEL C

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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A0.00

SHEET INDEX

ARCHITECTURAL	
Sheet Number	Sheet Title
A0.00	COVER SHEET
A0.01	SHEET INDEX
A0.02	GENERAL NOTES/CONCEPTUAL SITE PLAN
A1.00	SITE/SLAB PLAN
A1.01	FIRST FLOOR PLAN
A1.02	ROOF PLAN
A2.01	ELEVATIONS
A2.02	- NOT IN USE -
A3.01	SECTIONS
A4.00	WALL SECTIONS
A5.10	- NOT IN USE -
A7.00	SCHEDULES
A7.01	INTERIOR ELEVATIONS - KITCHEN
A7.02	INTERIOR ELEVATIONS - BATHROOMS
A8.00	WINDOW SCHEDULE & TYPES
A8.01	DOOR SCHEDULE & TYPES
A8.02	DOOR & WINDOW DETAILS
A9.00	WALL TYPES

LANDSCAPE	
Sheet Number	Sheet Title

STRUCTURAL	
Sheet Number	Sheet Title
S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	COMPONENTS AND CLADDING WIND PRESSURES
S2.01	FOUNDATION PLAN
S2.02	ROOF FRAMING PLAN
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL CONCRETE BEAM/COLUMN DETAILS AND SCHEDULES
S4.03	TYPICAL MASONRY DETAILS
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CIVIL	
Sheet Number	Sheet Title

ELECTRICAL	
Sheet Number	Sheet Title
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E.102	ELECTRICAL LEGEND, ABBREVIATIONS & SYMBOLS - MODEL C
E.201	ELECTRICAL POWER & LIGHTING PLAN - MODEL C
E.301	ELECTRICAL RISE, SCHEDULES AND DETAILS - MODEL C

MECHANICAL	
Sheet Number	Sheet Title
M.101	MECHANICAL COVER SHEET - MODEL C
M.201	MECHANICAL FLOOR PLAN - MODEL C - MAIN FLOOR
M.301	MECHANICAL SCHEDULES - MODEL C
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PLUMBING	
Sheet Number	Sheet Title
P.101	PLUMBING COVER SHEET - MODEL C
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P.401	PLUMBING SCHEDULES - MODEL C
P.501	PLUMBING DETAILS - MODEL C



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CONCEPTUAL SITE PLAN

REF: SCALE: NTS

3



TYPICAL NORTH-FACING STREET ELEVATION

REF: SCALE: NTS

2



TYPICAL SOUTH-FACING STREET ELEVATION

REF: SCALE: NTS

1

- GENERAL NOTES
1. THE CONTRACTOR SHALL AS A PART OF THIS CONTRACT FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE PLANS AND SPECIFICATIONS.
 2. THE CONTRACTOR IN THE WORK OF ALL TRADES SHALL PROTECT ALL EXISTING BUILDING AND PROPERTY FROM DAMAGE CAUSED BY THE ACTIVITIES OF THE CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR AND RESTORE THE JOB SITE AND SURROUNDING AREAS TO ITS ORIGINAL CONDITION. OWNER TO VERIFY SATISFACTION.
 3. THE CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS BEFORE PROCEEDING WITH ANY WORK.
 4. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
 5. ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST CODES AND ORDINANCES.
 6. THESE CONSTRUCTION DOCUMENTS ARE DIAGRAMATIC AND ARE TO CONVEY DESIGN INTENT. IT IS NOT THE INTENT OF THESE CONSTRUCTION DRAWINGS TO SHOW ALL DETAILS OF THE EXISTING CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ENGINEERING AND THE ARCHITECTURAL DRAWINGS FOR THE ACTUAL PLACEMENT OF THE WORK RELATIVE TO FIELD CONDITIONS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING INSTALLATION REQUIREMENTS FOR ALL BUILT-IN APPLIANCES, FIXTURES, AND EQUIPMENT. VERIFY EXACT ROUGH-IN DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ROUGH-IN FRAME.
 9. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE RESPECTIVE CONTRACTOR.
 10. DETAILS ON THE STRUCTURAL DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS WITH THE STRUCTURAL DRAWINGS.
 11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES AND PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 12. BIRSE THOMAS ARCHITECTS, INC. SHALL IN NO WAY BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. (THESE ARE SOLELY THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.)
 13. PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.
 14. BASE BID SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. ALL FILL REQUIRED TO MEET MINIMUM FINISHED FLOOR SLAB ELEVATION AND COMPACTION.
 - B. WATER METER HOOK-UP AND METER DEPOSITS. - OWNER RESPONSIBILITY
 - C. HOOK-UP AND FEES FOR UNDERGROUND SERVICE FROM FPL LOCAL PHONE & CABLE T.V. - OWNER RESPONSIBILITY.
 - D. ENGINEERING STAKE OUTS AND SURVEYS INCLUDING FINAL TIE - IN SURVEY.
 - E. CLEARING, GRUB, AND SITE PREPARATION, INCLUDING GRADING.
 - F. ALL BIDDERS AND THEIR SUBCONTRACTORS SHALL BE CURRENTLY LICENSED IN THE STATE OF FLORIDA.
 - G. THE OWNER RESERVES THE RIGHT TO REJECT ANY BIDS.
 - H. THE CONTRACTOR SHALL PROVIDE AN ESTIMATE OF TIME FOR COMPLETION.
 - I. THE GENERAL CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE FOR WORKMANS' COMPENSATION AND ANY OTHER INSURANCES REQUIRED BY THE OWNER FOR ALL EMPLOYEES EITHER DIRECTLY EMPLOYED BY THE GENERAL CONTRACTOR OR BY HIS SUBCONTRACTORS.
 - J. THE CONTRACTOR SHALL CLEARLY LIST ANY WORK NOT INCLUDED IN HIS BID.
 - K. CONTRACTOR TO PROVIDE AS BUILT DRAWINGS. PROVIDE TWO COPIES OF PERMIT SET TO OWNER
 20. ALL WORK SHALL COMPLY WITH CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
 21. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.



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CONSTRUCTION DOCUMENTS	--
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SHEET TITLE:
 GENERAL NOTES/CONCEPTUAL SITE PLAN
 MODEL C

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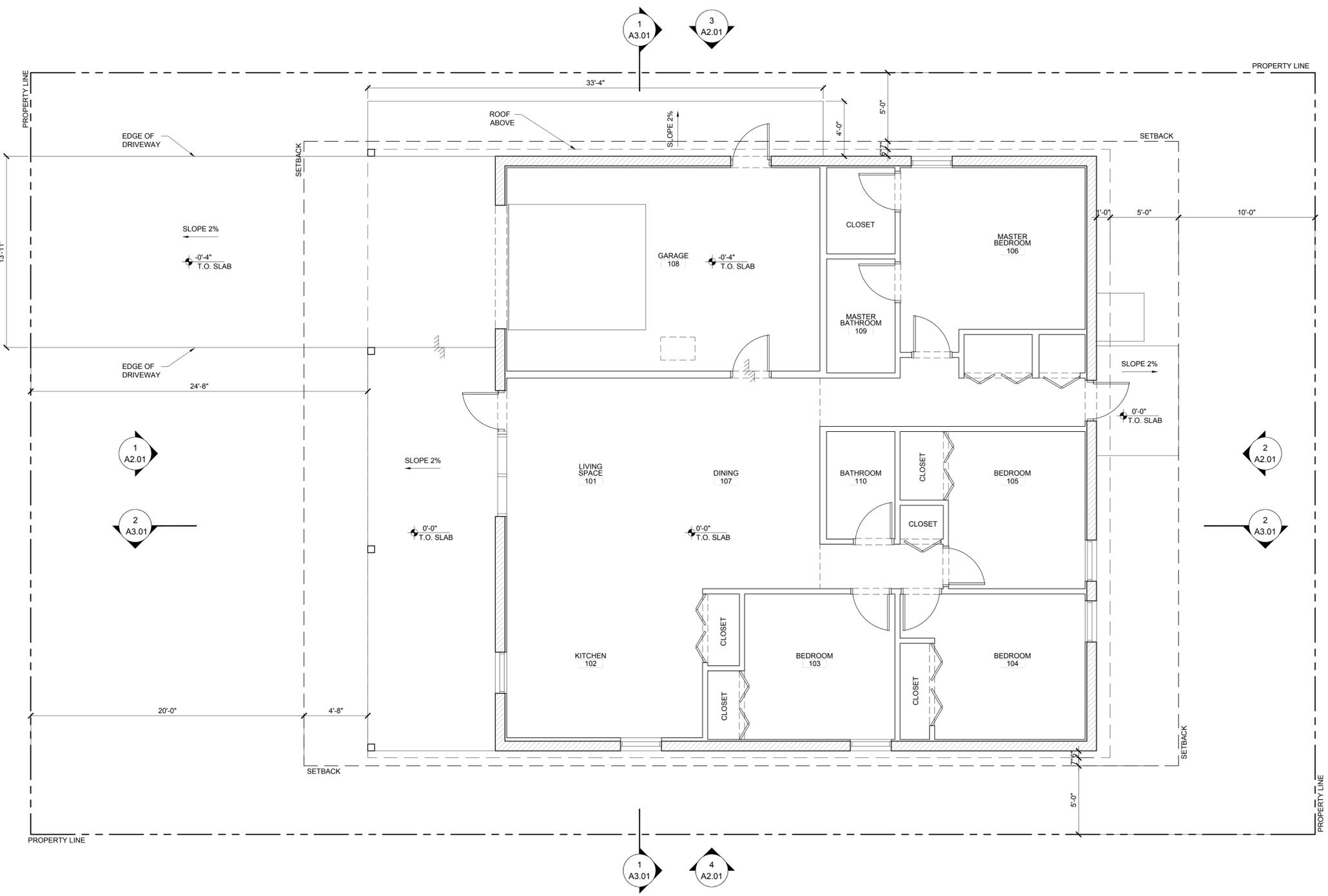
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GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
- REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPE PLAN AND DETAILS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY SERVICE LOCATIONS AND DETAILS.



- KEYNOTES**
- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
 - 02 - NOT USED**
 - 03 - CONCRETE**
 - 3.01 NOT IN USE.
 - 3.02 CONC. COLUMNS.
 - 3.03 CONC. FOUNDATION.
 - 3.04 CONC. BEAM
 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
 - 5.01 NOT IN USE.
 - 5.02 NOT IN USE.
 - 06 - WOOD AND PLASTICS**
 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
 - 6.03 WOOD WALL FRAMING.
 - 6.04 WOOD TRUSS FRAMING.
 - 6.05 1X8 WOOD FASCIA
 - 6.06 PLYWOOD.
 - 6.07 2X WID. RIB STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
 - 07 - THERMAL & MOISTURE PROTECTION**
 - 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
 - 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
 - 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 - 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 - 7.05 METAL ROOF
 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
 - 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
 - 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
 - 8.01 ALUM. WINDOW, PTD.
 - 8.02 STL. DOOR & FRAME, PAINTED.
 - 8.03 SOLID WOOD DOOR, PTD.
 - 8.04 INTERIOR WOOD DOOR, PAINTED.
 - 8.05 CLOSET DOOR, PAINTED.
 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
 - 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
 - 10.04 42" BATHROOM VANITY
 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
 - 10.08 EXTERIOR SHUTTERS
 - 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
 - 11.01 REFRIGERATOR, BY OWNER
 - 11.02 RANGE/OVEN, BY OWNER
 - 11.03 MICROWAVE, BY OWNER
 - 11.04 DISHWASHER, BY OWNER
 - 22 - PLUMBING**
 - 22.01 DECK-MOUNTED S.S. SINK.
 - 22.02 KITCHEN SINK FAUCET.
 - 22.03 LAV. SINK FAUCET.
 - 22.04 BATHTUB.
 - 22.05 BATHTUB FAUCET.
 - 22.06 SHOWER HEAD AND CONTROLS.
 - 22.08 ULTRA LOW-FLOW TOILET.
 - 22.09 NOT IN USE
 - 22.10 PLUMBING VENT PIPE.
 - 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
 - 23.01 HVAC UNIT PER MECH.
 - 23.02 AIR REGISTER WALL MOUNTED.
 - 23.03 CEILING AIR REGISTER
 - 23.04 KITCHEN HOOD EXHAUST DUCT.
 - 23.05 BATHROOM EXHAUST FAN PER SPECS.
 - 23.06 BATHRM EXHAUST DUCT.
 - 26 - ELECTRICAL**
 - 26.01 ELEC. PANEL PER PLANS & SCHED.
 - 26.02 EXTERIOR LIGHT PER SCHED.
 - 26.03 INTERIOR LIGHT PER SCHED.
 - 31 - EARTHWORK**
 - 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
 - 32 - EXTERIOR IMPROVEMENTS**
 - 32.01 CONCRETE PAVING WALKWAY.
 - 32.06 EXTERIOR AREA DRAINS.
 - 32.09 TREE, SEE LANDSCAPE DWGS.
 - 32.10 PLANTING, SEE LANDSCAPE DWGS.
 - 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
 - 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
 - 33 - UTILITIES**
 - 33.01 WATER METERS.
 - 33.03 ELECTRICAL METERS.
 - 33.04 BACKFLOW PREVENTOR.



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CARVER SQUARE WORKFORCE HOUSING

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REVISIONS:	1 --	4 --
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SHEET TITLE:	SITE PLAN	
	MODEL C	
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GROSS SQUARE FOOTAGE: 1900 SF

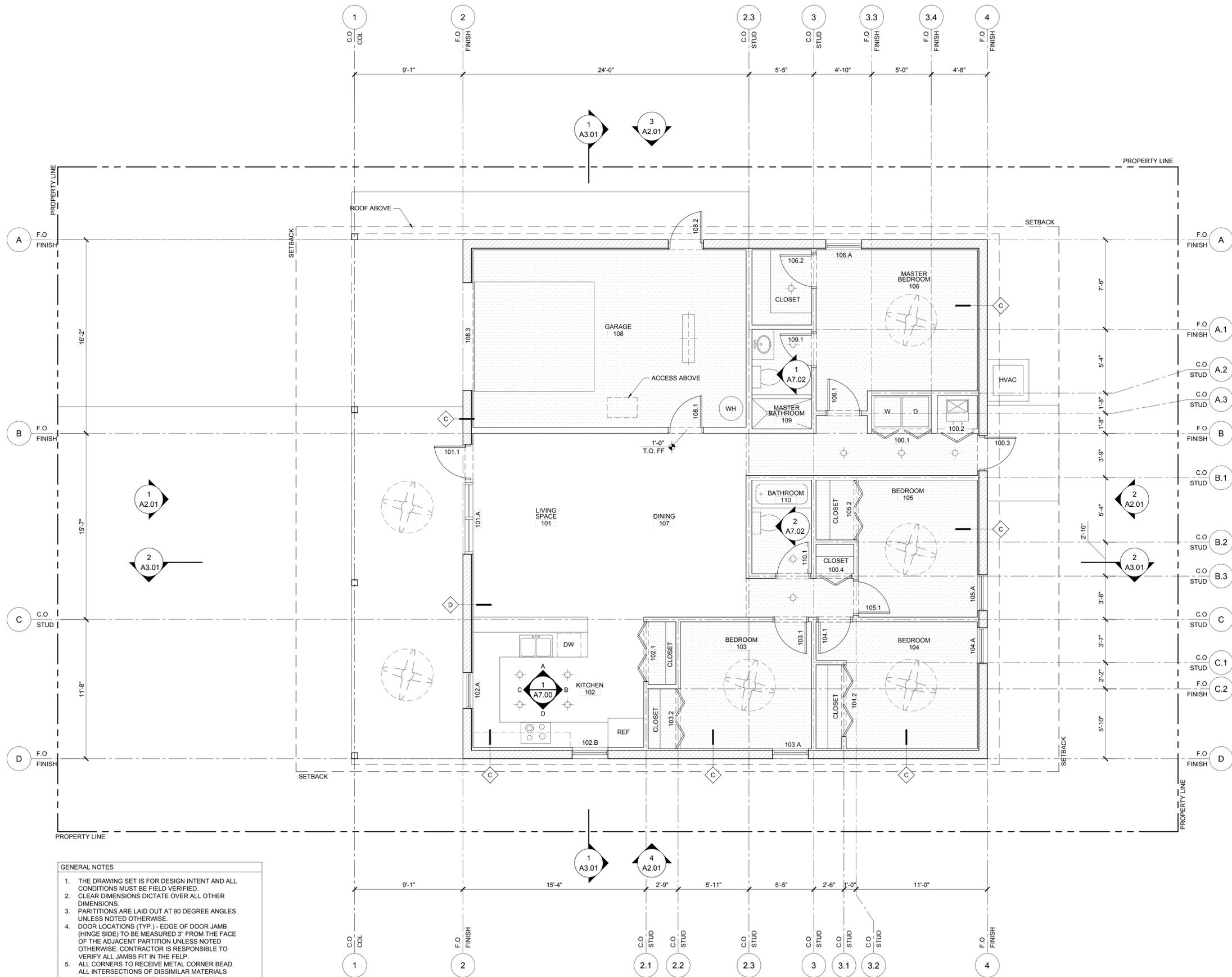
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SITE PLAN 1

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

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A1.00



GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.
3. PARTITIONS ARE LAID OUT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE.
4. DOOR LOCATIONS (TYP.) - EDGE OF DOOR JAMB (HINGE SIDE) TO BE MEASURED 3" FROM THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL JAMBS FIT IN THE F.E.L.P.
5. ALL CORNERS TO RECEIVE METAL CORNER BEAD. ALL INTERSECTIONS OF DISSIMILAR MATERIALS SHALL RECEIVE KNURLED-EDGE METAL J-BEAD. CONTRACTOR TO VERIFY AND ENSURE THE CONCRETE SLAB IS LEVEL AND PREPARED IN ACCORDANCE WITH FLOORING MATERIAL MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
7. ALL MATERIALS TO BE PROVIDED AS SCHEDULED.

LEGEND

FINISH CLG AT 8'-0" ABOVE FINISH FLR

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11.02 RANGE/OVEN, BY OWNER
11.03 MICROWAVE, BY OWNER
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- 22 - PLUMBING**
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22.02 KITCHEN SINK FAUCET.
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22.04 BATHTUB.
22.05 BATHTUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE
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- 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
23.01 HVAC UNIT PER MECH.
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

1	4
2	5
3	6



SHEET TITLE: **FLOOR PLAN**
MODEL C

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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FLOOR PLAN

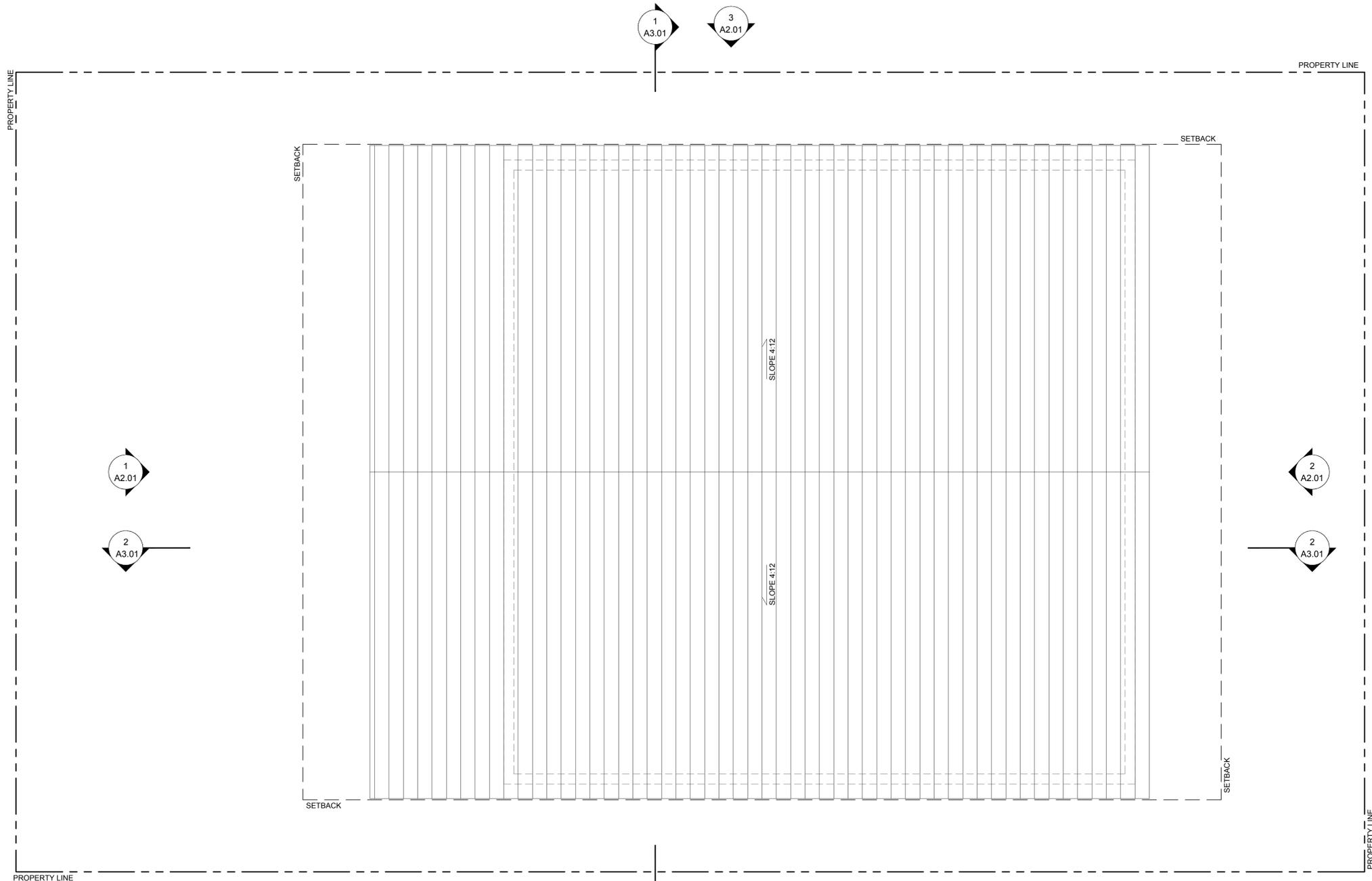
SCALE: 1/4" = 1'-0"

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WILTON MANORS, FL 33334
T: 954 653 1236

A1.01

GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. PROVIDE 1/2" PER FOOT SLOPE MINIMUM AT ALL NEW CRICKETS AND SADDLES. PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE PROPER SLOPE.
3. COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS FOR ROOF PENETRATIONS.



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 - 3.04 CONC. BEAM
 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
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 - 06 - WOOD AND PLASTICS**
 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
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 - 6.04 WOOD TRUSS FRAMING.
 - 6.05 1X8 WOOD FASCIA
 - 6.06 PLYWOOD.
 - 6.07 2X WID. RIB STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
 - 07 - THERMAL & MOISTURE PROTECTION**
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 - 8.07 DOOR HNDWARE SET PER SCHED.
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 - 10.03 36" BATHROOM VANITY
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 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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② --	⑤ --
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SHEET TITLE: **ROOF PLAN**
MODEL C

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ROOF PLAN

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

1

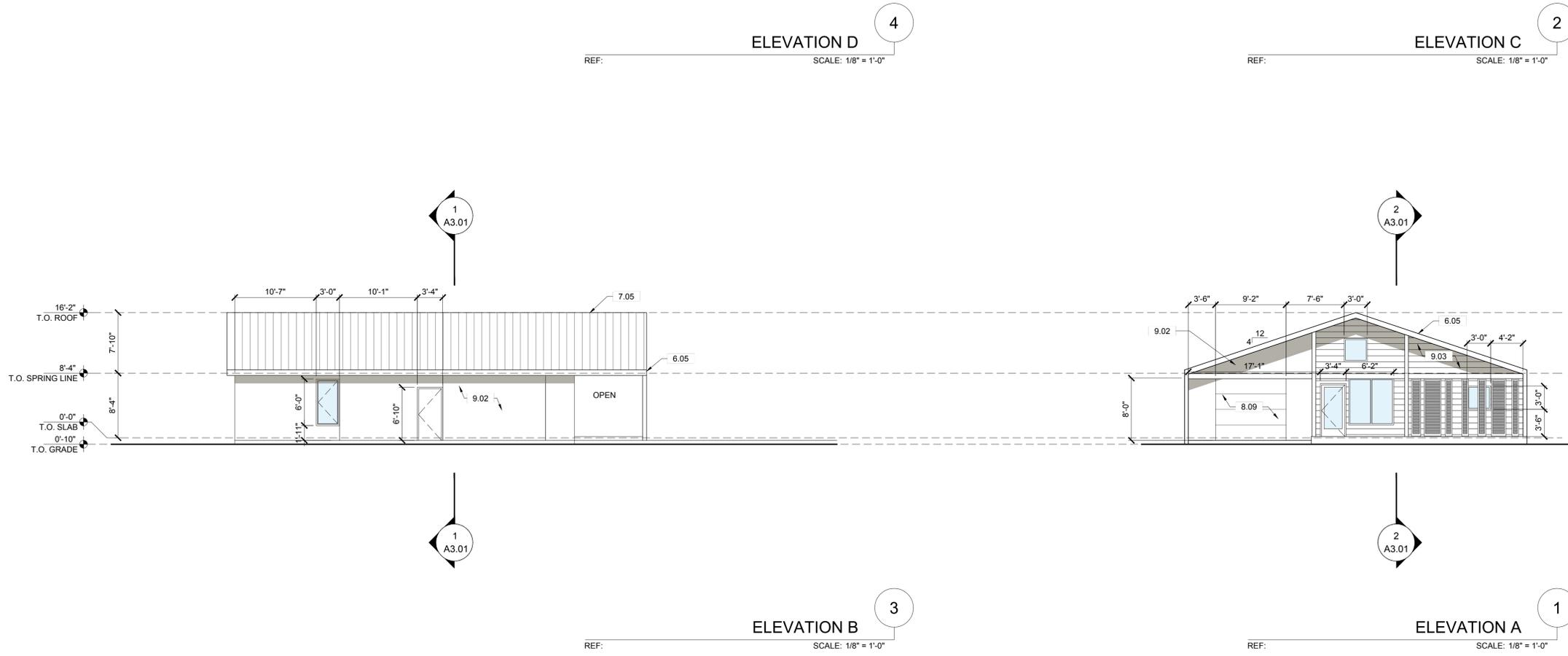
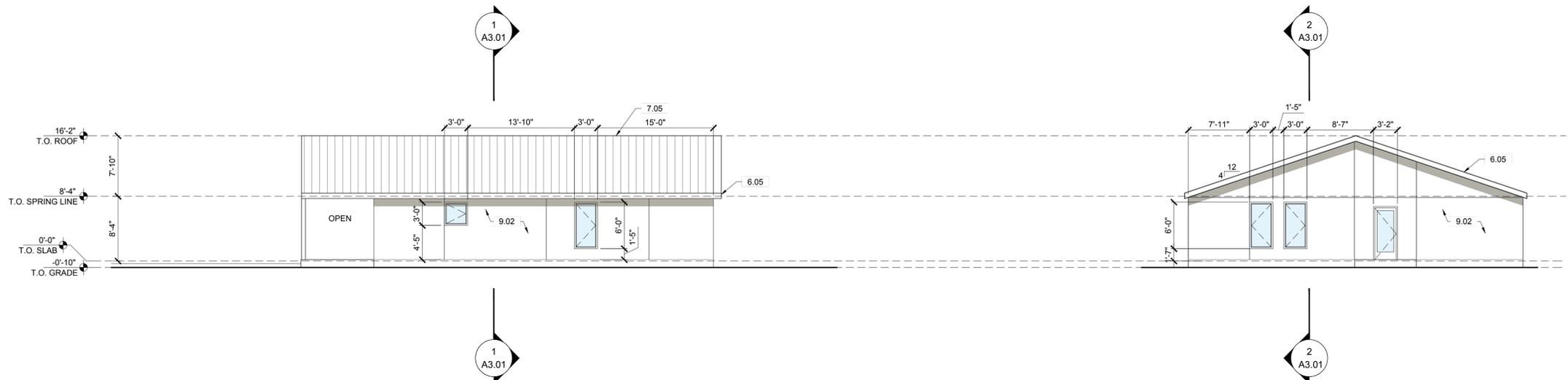
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A1.02

GENERAL NOTES

1. PROVIDE NEW SMOOTH STUCCO FINISH ON FRONT WALL AND LIGHT TEXTURED FINISH ON SIDE AND REAR WALLS.
2. REFER TO STRUCTURAL DRAWINGS FOR WALL, FOUNDATION, COLUMN, & DECK DETAILS.

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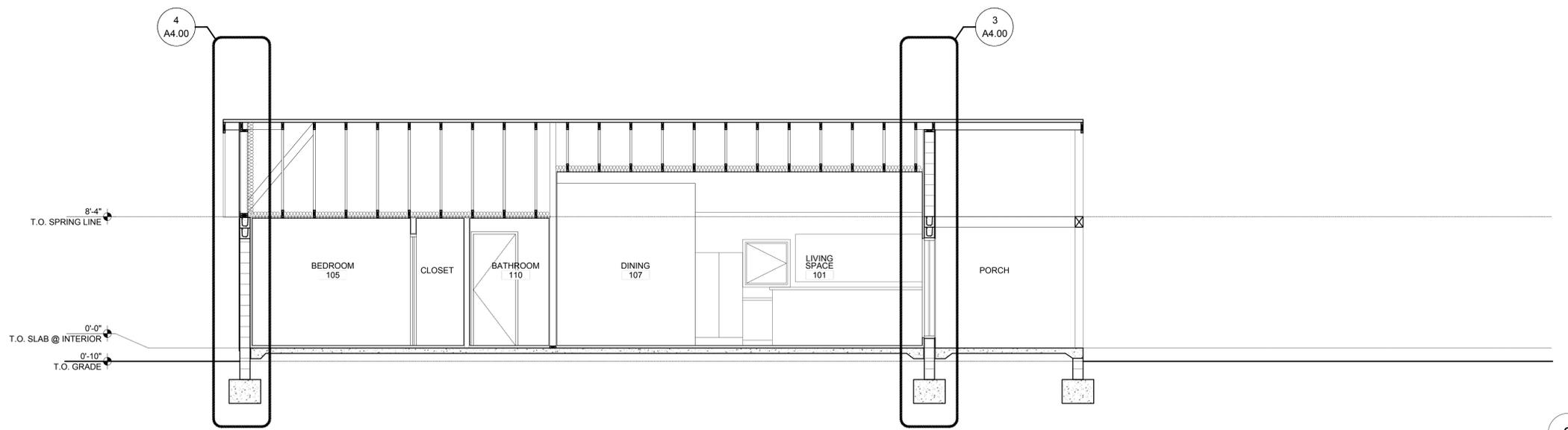
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DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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SHEET TITLE:	ELEVATIONS MODEL C	
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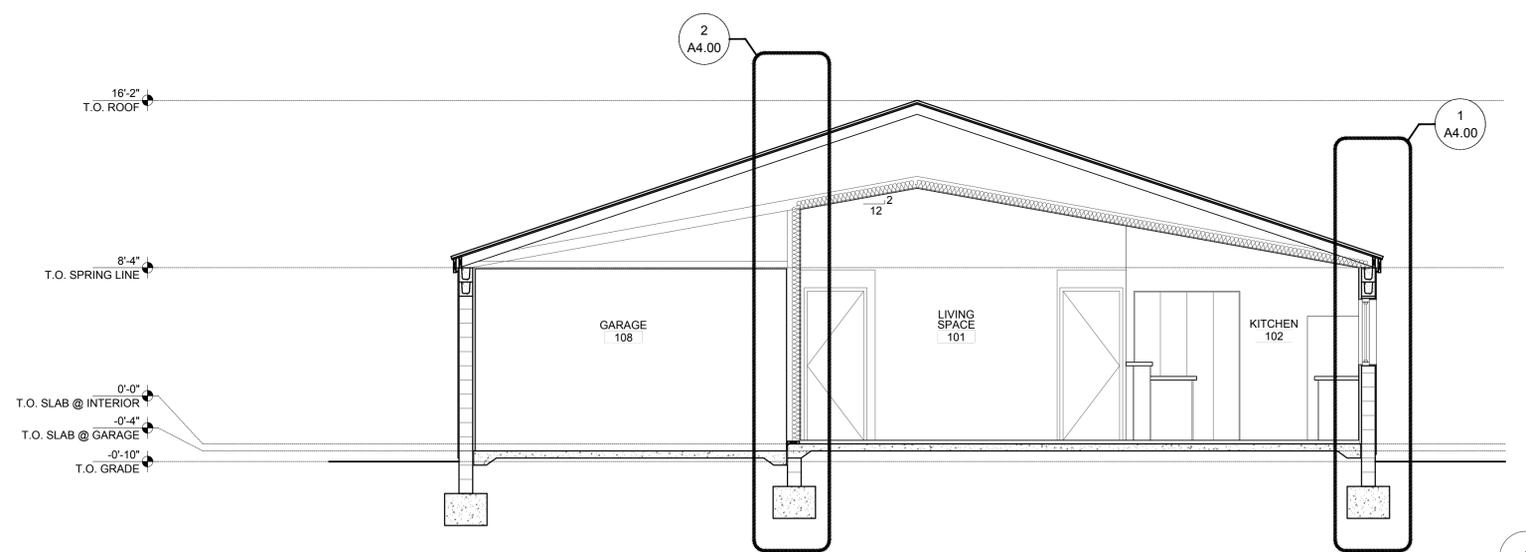
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A2.01



SECTION 2
SCALE: 1/4" = 1'-0"

REF: MODEL C



SECTION 1
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REF: MODEL C

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CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
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A3.01

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- 8.02 STL. DOOR & FRAME, PAINTED.
- 8.03 SOLID WOOD DOOR, PTD.
- 8.04 INTERIOR WOOD DOOR, PAINTED.
- 8.05 CLOSET DOOR, PAINTED.
- 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
- 8.07 DOOR HARDWARE SET PER SCHED.
- 8.08 EXTERIOR WALL LOUVER.
- 8.09 GARAGE DOOR PER SPECIFICATIONS

09 - FINISHES (SEE FIN. SCHED)

- 9.01 VINYL PLANK FLOORING
- 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
- 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
- 9.04 PAINT PER SPECIFICATIONS.
- 9.05 5/8" GYP BRD PER SPECIFICATIONS.
- 9.06 CERAMIC WALL TILE

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- 10.01 MIRROR, WALL MOUNTED.
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- 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
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- 11.01 REFRIGERATOR, BY OWNER
- 11.02 RANGE/OVEN, BY OWNER
- 11.03 MICROWAVE, BY OWNER
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- 22.03 LAV. SINK FAUCET.
- 22.04 BATHTUB.
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- 22.06 SHOWER HEAD AND CONTROLS.
- 22.08 ULTRA LOW-FLOW TOILET.
- 22.09 NOT IN USE
- 22.10 PLUMBING VENT PIPE.

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- 23.01 HVAC UNIT PER MECH.
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- 26.01 ELEC. PANEL PER PLANS & SCHED.
- 26.02 EXTERIOR LIGHT PER SCHED.
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31 - EARTHWORK

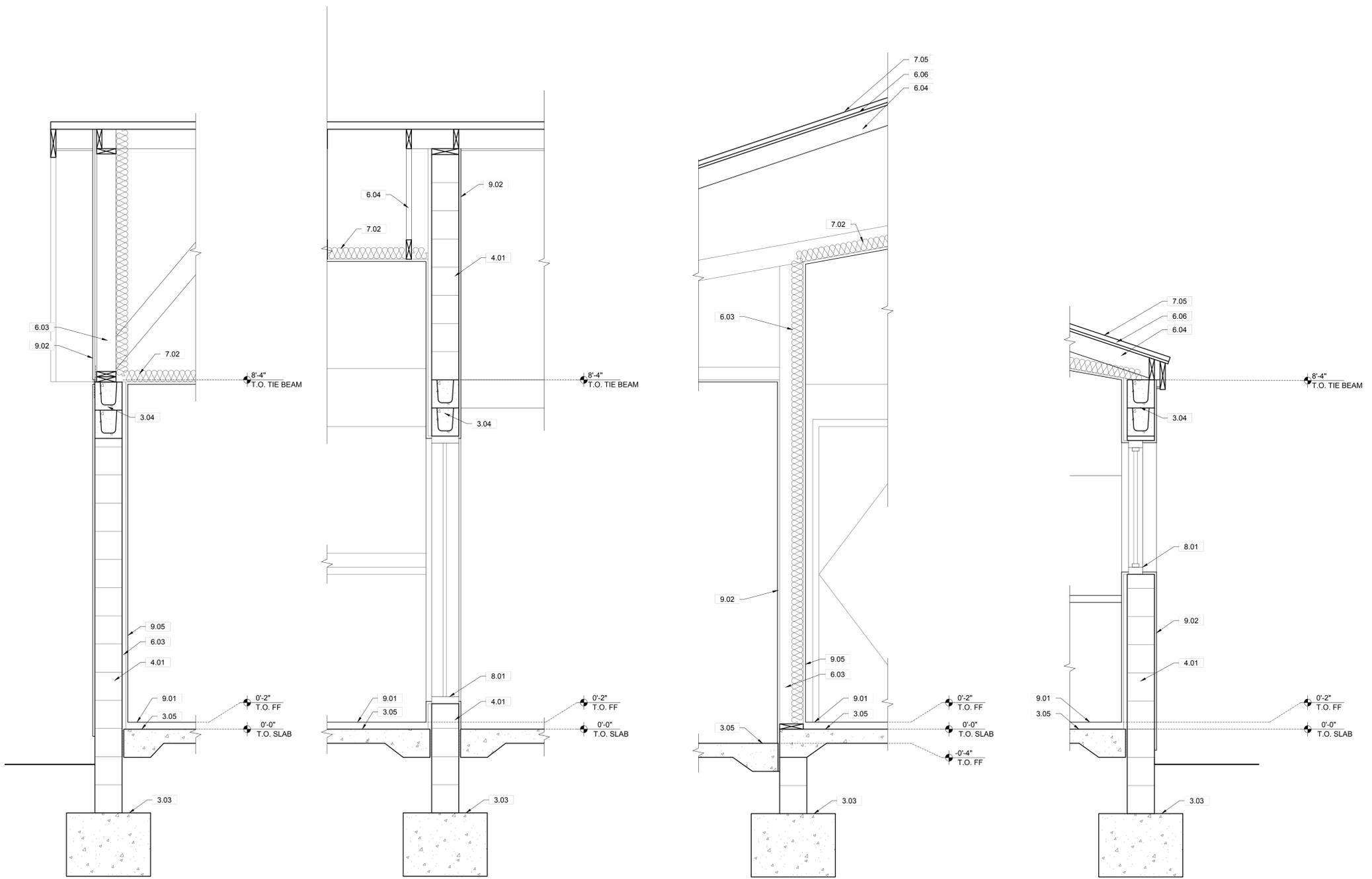
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WALL SECTION 4

SCALE: 3/4" = 1'-0"

WALL SECTION 3

SCALE: 3/4" = 1'-0"

WALL SECTION 2

SCALE: 3/4" = 1'-0"

WALL SECTION 1

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**DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
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 PROJECT NUMBER: 01713.0

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WALL SECTIONS
 MODEL C

SCALE:
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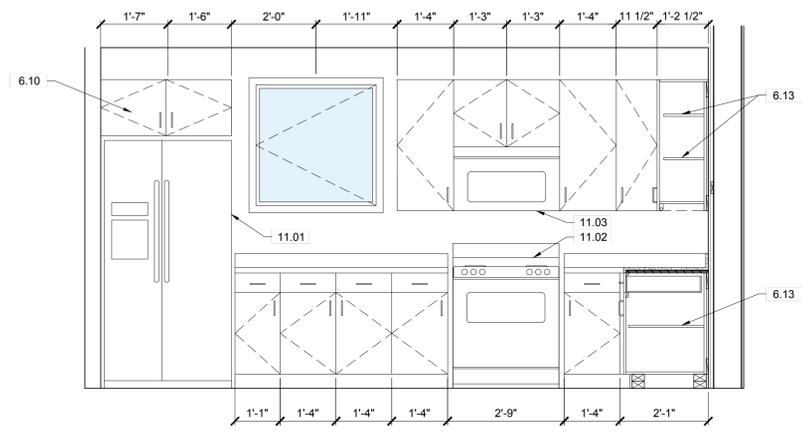
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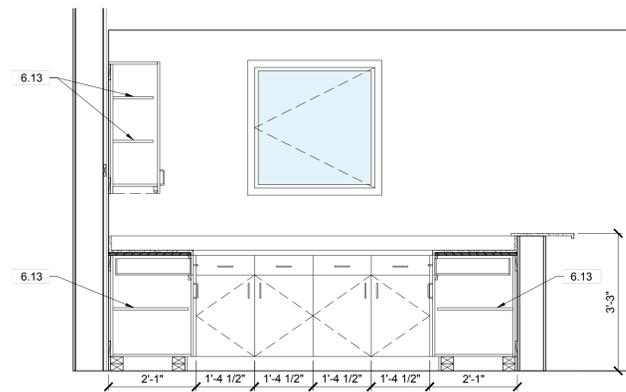


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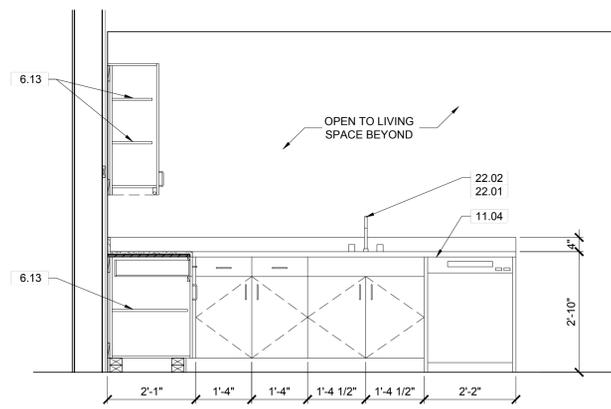
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ELEVATION C



ELEVATION B



ELEVATION A

KITCHEN ELEVATIONS

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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING



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SHEET TITLE:
INTERIOR ELEVATIONS - KITCHEN
MODEL C

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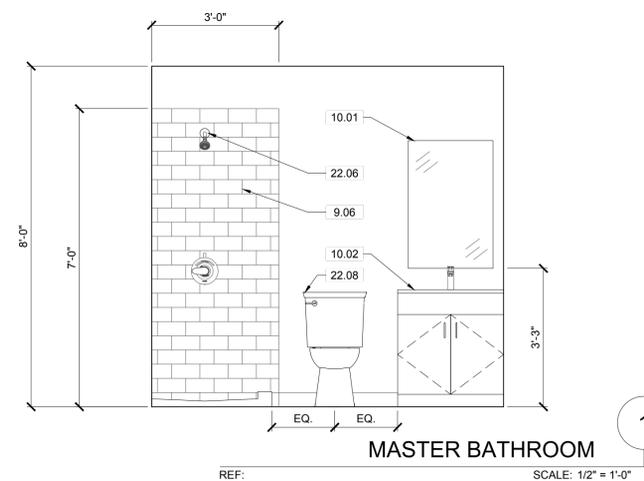
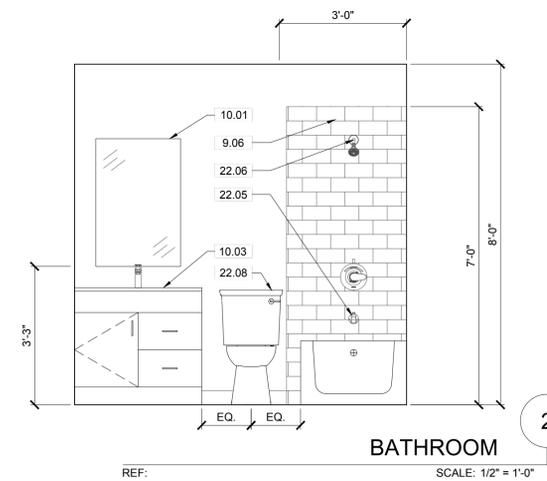
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

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SHEET TITLE:

INTERIOR ELEVATIONS - BATHROOMS
 MODEL C

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A7.02

GENERAL NOTES

1. PROVIDE IMPACT RESISTANT WINDOWS.
2. COORDINATE ROUGH OPENINGS WITH MANUFACTURER INSTALLATION REQUIREMENTS.
3. PROVIDE SILL, JAMB, AND HEAD FLASHING AT ALL EXTERIOR DOORS TO CREATE A WATER RESISTIVE BARRIER.

WINDOW SCHEDULE														
WINDOW NO.	TYPE	LOCATION/ DESCRIPTION	SIZE (WXH)	OPERABLE WINDOW	SILL HEIGHT (A.F.F.)	U.L. RATING	DETAIL			FRAME/FINISH	MANUFACTURER/MODEL	MIN. U-FACTOR	MIN. S.H.G.C.	REMARKS (GENERAL NOTES 1 - 7 ARE TYPICAL TO ALL WINDOWS)
							HEAD	JAMB	SILL					
101.A	4	LIVING SPACE	5'-11" X 5'-11" +/-	FIXED/CASEMENT	1'-4"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.A	3	KITCHEN	2'-11" X 2'-11" +/-	CASEMENT	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.B	3	KITCHEN	2'-11" X 2'-11" +/-	CASEMENT	4'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
103.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
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106.A	2	MASTER BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	

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 32.09 TREE, SEE LANDSCAPE DWGS.
 32.10 PLANTING, SEE LANDSCAPE DWGS.
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33 - UTILITIES

33.01 WATER METERS.
 33.03 ELECTRICAL METERS.
 33.04 BACKFLOW PREVENTOR.

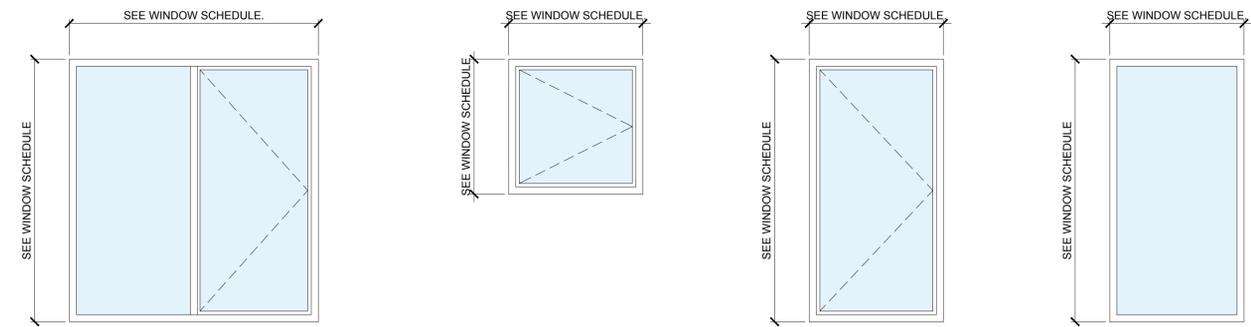


CONCEPTUAL DESIGN --
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IDENTIFICATION STAMP
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 APP 03 000000
 AC ___ FLS ___ SS ___
 DATE _____

DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0



TYPE 4 TYPE 3 TYPE 2 TYPE 1



REVISIONS:
 1 -- 4 --
 2 -- 5 --
 3 -- 6 --

SHEET TITLE:
 WINDOW SCHEDULE & TYPES
 MODEL C

SCALE:
 DATE PRINTED: 2020-3-5 AS INDICATED

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A8.00

DOOR SCHEDULE																		
DOOR #	TYPE	LOCATION/ DESCRIPTION	RATING	SIZE		DOOR		DOOR FRAME		HEAD	JAMB	THRESHOLD	GLAZING	U- FACT.	S.H.G.C.	HW SET	MANUFACT. /MODEL	REMARKS
						MATERIAL	FINISH	MATERIAL	FINISH									
100.1	G	LAUNDRY	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
100.2	I	AIR HANDLER	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
100.3	B	REAR DOOR	NONE	2'-8" X 6'-8"	1 3/4"	ALUMINUM/GLASS	PTD.	HM	NONE	3/A8.02	2/A8.02	1/A8.02	TEMPERED GLASS	0.65	0.27			
100.4	I	HALL STORAGE	NONE	3'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
101.1	A	FRONT ENTRANCE	NONE	3'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS	PTD.	HM	NONE	3/A8.02	2/A8.02	1/A8.02	TEMPERED GLASS	0.65	0.27			
102.1	G	KITCHEN PANTRY	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
103.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
103.2	G	BEDROOM CLOSET	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
104.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
104.2	F	BEDROOM CLOSET	NONE	6'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
105.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
105.2	G	BEDROOM CLOSET	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
106.1	D	MASTER BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
106.2	D	MASTER BEDROOM CLOSET	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
108.1	C	INTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4"	METAL	PTD.	HM	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
108.2	C	EXTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4"	METAL	PTD.	HM	PTD.	3/A8.02	2/A8.02	1/A8.02	NONE	N/A	N/A			
108.3	K	OVERHEAD GARAGE DOOR	NONE	9'-0" X 8'-0"	SPEC	SEE SPECS	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
109.1	D	MASTER BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
110.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			

KEYNOTES

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3.01 NOT IN USE.
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3.03 CONC. FOUNDATION.
3.04 CONC. BEAM
3.05 CONC. SLAB ON GRADE.

04 - MASONRY
4.01 CMU WALL.

05 - METALS
5.01 NOT IN USE.
5.02 NOT IN USE.

06 - WOOD AND PLASTICS

6.01 WOOD POST.
6.02 WOOD BEAM.
6.03 WOOD WALL FRAMING.
6.04 WOOD TRUSS FRAMING.
6.05 1X8 WOOD FASCIA
6.06 PLYWOOD.
6.07 2X WD. RIP STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
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6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH

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7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD.
7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
7.03 W.P. MEMBRANE PER DETL. & SPECS.
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
7.05 METAL ROOF
7.06 FLOOR OR DECK DRAIN.
7.07 SCUPPER.
7.08 UNDERSLAB MOISTURE VAPOR BARRIER.

08 - OPENINGS (SEE DOOR/WINDOW SCHED)

8.01 ALUM. WINDOW, PTD.
8.02 STL. DOOR & FRAME, PAINTED.
8.03 SOLID WOOD DOOR, PAINTED.
8.04 INTERIOR WOOD DOOR, PAINTED.
8.05 CLOSET DOOR, PAINTED.
8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL.
8.07 DOOR HARDWARE SET PER SCHED.
8.08 EXTERIOR WALL LOUVER.
8.09 GARAGE DOOR PER SPECIFICATIONS

09 - FINISHES (SEE FIN. SCHED)

9.01 VINYL PLANK FLOORING
9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
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9.05 5/8" GYP BRD PER SPECIFICATIONS.
9.06 CERAMIC WALL TILE

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10.08 EXTERIOR SHUTTERS

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11.01 REFRIGERATOR, BY OWNER
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22.02 KITCHEN SINK FAUCET.
22.03 LAV. SINK FAUCET.
22.04 BATH TUB.
22.05 BATH TUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE
22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

23.01 AIR REGISTER WALL MOUNTED.
23.02 CEILING AIR REGISTER.
23.04 KITCHEN HOOD EXHAUST DUCT.
23.05 BATHROOM EXHAUST FAN PER SPECS.
23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

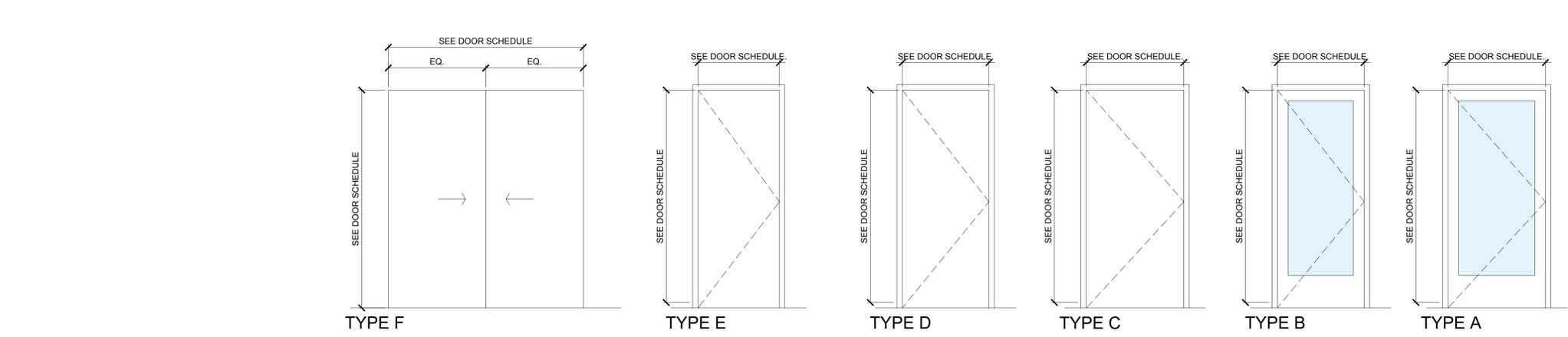
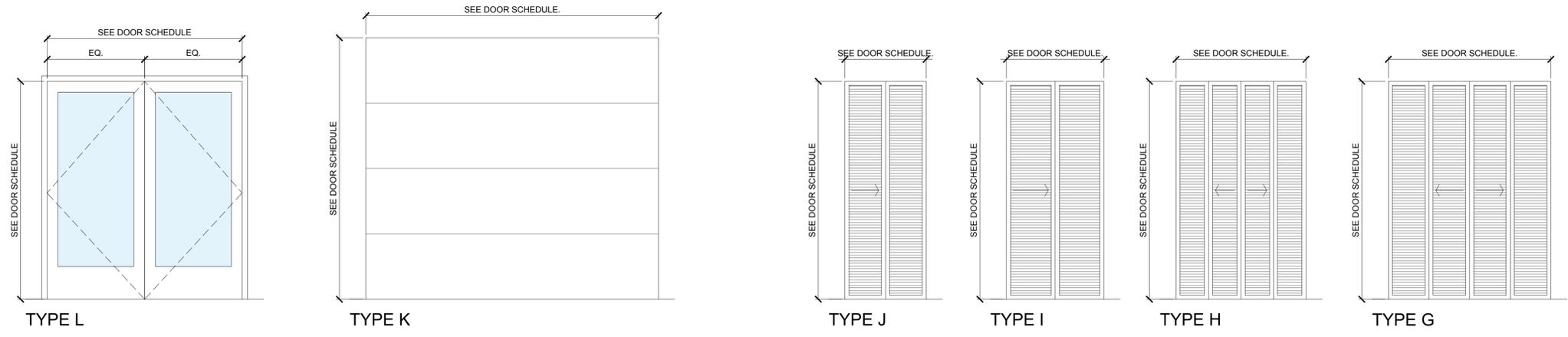
31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

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CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING
SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:	1	4
	2	5
	3	6



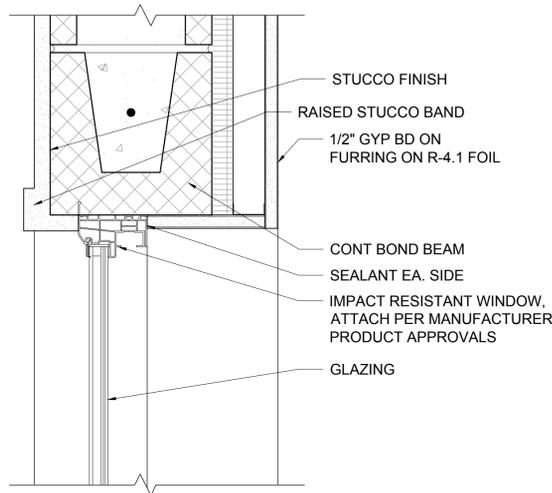
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DOOR SCHEDULE & TYPES
MODEL C

SCALE: AS INDICATED
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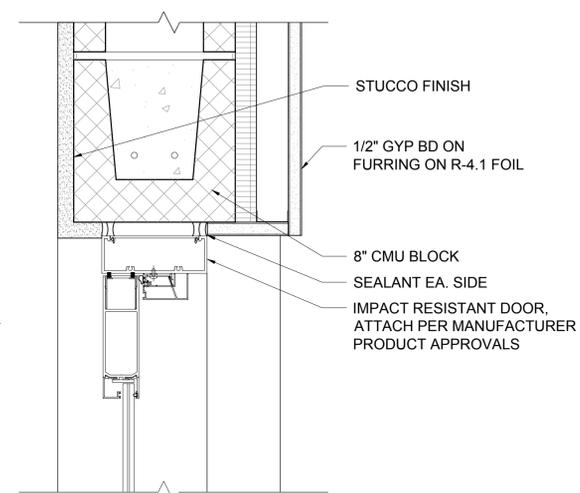
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EXTERIOR DOOR HEAD

6

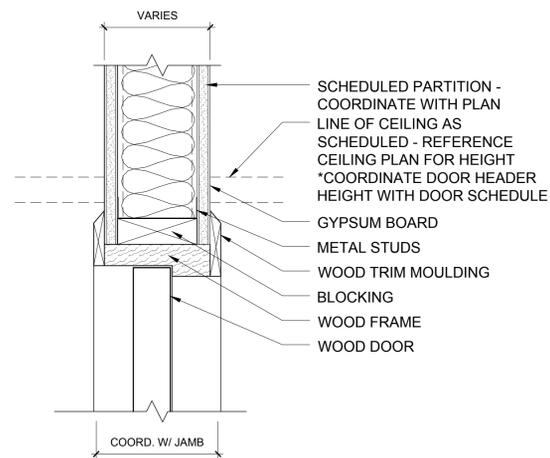
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EXTERIOR DOOR HEAD

3

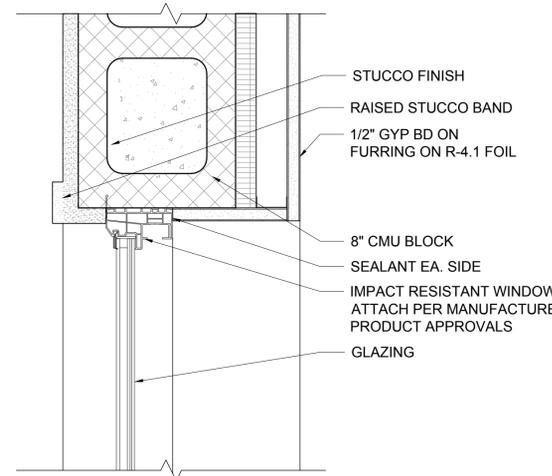
SCALE: 3" = 1'-0"



INTERIOR DOOR HEAD

8

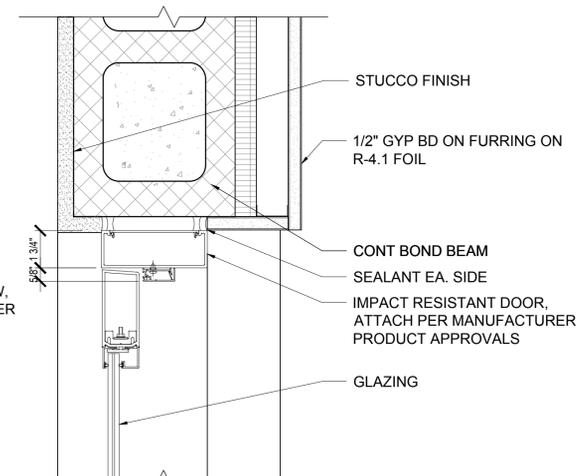
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EXTERIOR WINDOW JAMB

5

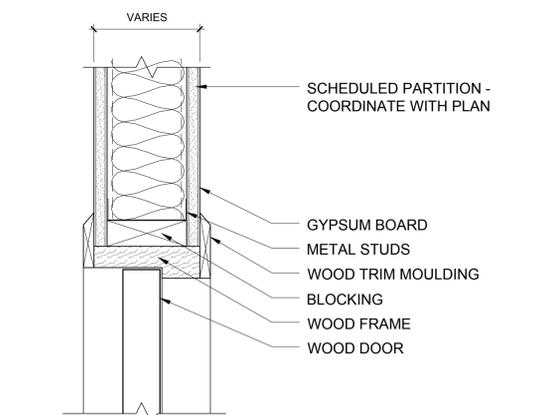
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EXTERIOR DOOR JAMB

2

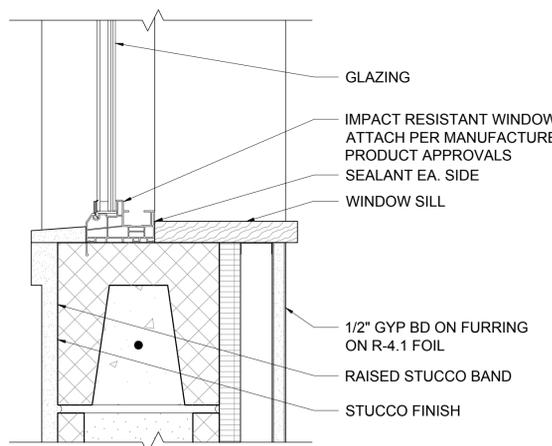
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INTERIOR DOOR JAMB

7

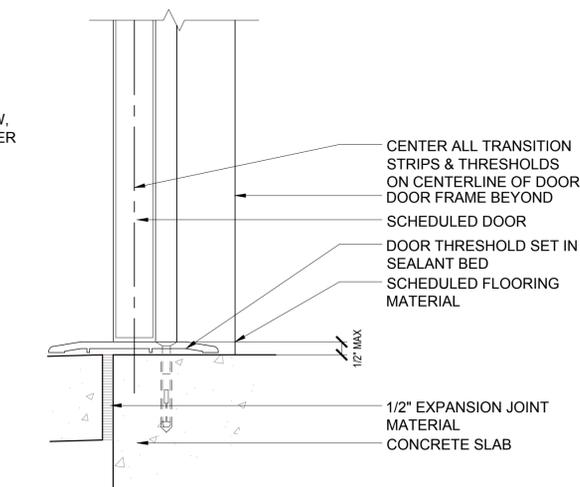
SCALE: 3" = 1'-0"



EXTERIOR WINDOW SILL

4

SCALE: 3" = 1'-0"



EXTERIOR DOOR THRESHOLD

1

SCALE: 3" = 1'-0"

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- 8.09 GARAGE DOOR PER SPECIFICATIONS

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- 22.03 LAV. SINK FAUCET.
- 22.04 BATHTUB.
- 22.05 BATHTUB FAUCET.
- 22.06 SHOWER HEAD AND CONTROLS.
- 22.08 ULTRA LOW-FLOW TOILET.
- 22.09 NOT IN USE
- 22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

- 23.01 HVAC UNIT PER MECH.
- 23.02 AIR REGISTER WALL MOUNTED.
- 23.03 CEILING AIR REGISTER.
- 23.04 KITCHEN HOOD EXHAUST DUCT.
- 23.05 BATHROOM EXHAUST FAN PER SPECS.
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IDENTIFICATION STAMP

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AC ___ FLS ___ SS ___

DATE _____

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT

DELRAY BEACH, FL 33444

PROJECT NUMBER: 01713.0

REVISIONS:

1 --

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3 --

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SHEET TITLE:

DOOR & WINDOW DETAILS

MODEL C

SCALE:

AS INDICATED

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A8.02

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- 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
- 10.08 EXTERIOR SHUTTERS

11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)

- 11.01 REFRIGERATOR, BY OWNER
- 11.02 RANGE/OVEN, BY OWNER
- 11.03 MICROWAVE, BY OWNER
- 11.04 DISHWASHER, BY OWNER

22 - PLUMBING

- 22.01 DECK-MOUNTED S.S. SINK.
- 22.02 KITCHEN SINK FAUCET.
- 22.03 LAV. SINK FAUCET.
- 22.04 BATHTUB.
- 22.05 BATHTUB FAUCET.
- 22.06 SHOWER HEAD AND CONTROLS.
- 22.08 ULTRA LOW-FLOW TOILET.
- 22.09 NOT IN USE
- 22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

- 23.01 HVAC UNIT PER MECH.
- 23.02 AIR REGISTER WALL MOUNTED.
- 23.03 CEILING AIR REGISTER.
- 23.04 KITCHEN HOOD EXHAUST DUCT.
- 23.05 BATHROOM EXHAUST FAN PER SPECS.
- 23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

- 26.01 ELEC. PANEL PER PLANS & SCHED.
- 26.02 EXTERIOR LIGHT PER SCHED.
- 26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

- 31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

32 - EXTERIOR IMPROVEMENTS

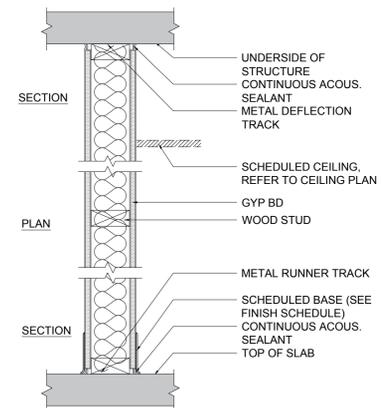
- 32.01 CONCRETE PAVING WALKWAY.
- 32.06 EXTERIOR AREA DRAINS.
- 32.09 TREE, SEE LANDSCAPE DWGS.
- 32.10 PLANTING, SEE LANDSCAPE DWGS.
- 32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
- 32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.

33 - UTILITIES

- 33.01 WATER METERS.
- 33.03 ELECTRICAL METERS.
- 33.04 BACKFLOW PREVENTOR.

NOTE: PROVIDE MOISTURE RESISTANT CEMENT BOARD AT ALL TUB LOCATIONS.

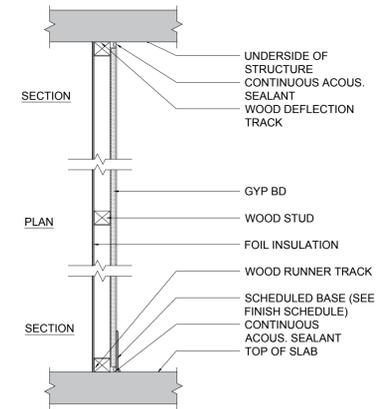
TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S1	3-5/8"	0.0188	16"	1/2"	NA	NA	NA	NA
S2	3-5/8"	0.032	16"	1/2"	3-1/2"	NA	NA	NA



PARTITION TYPE (FULL HEIGHT)

REF: SCALE: 1-1/2" = 1'-0"

TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S3	1-5/8"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA
S4	3/4"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA



PARTITION TYPE (FURRING)

REF: SCALE: 1-1/2" = 1'-0"



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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

1	--	4	--
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**WALL TYPES
MODEL C**

SCALE: AS INDICATED
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A9.00

CARVER SQUARE WORKFORCE HOUSING

DELRAY BEACH CRA

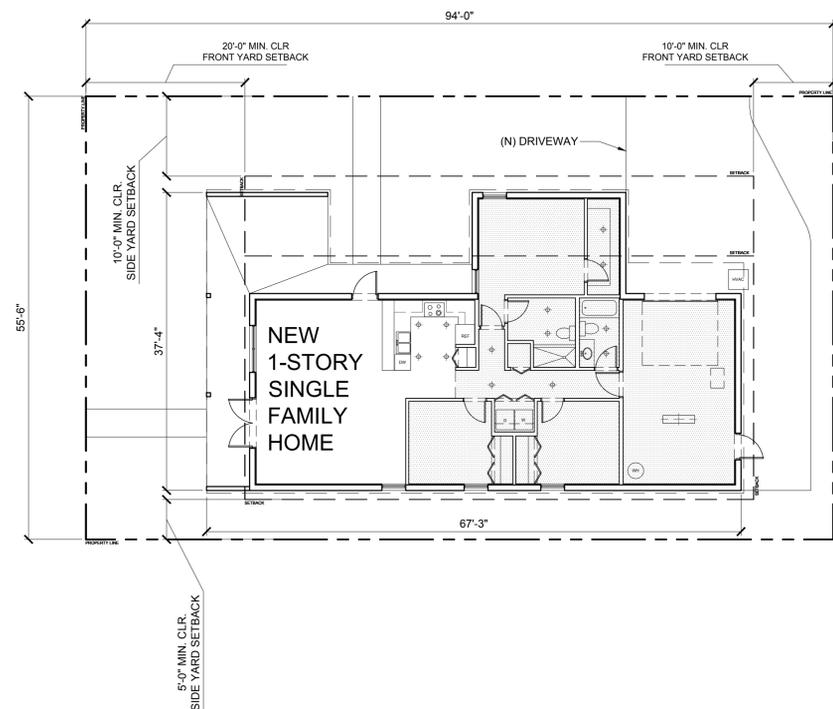
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DELRAY BEACH, FL, 33344

90% CONSTRUCTION DOCUMENTS - CD

STREET PERSPECTIVE RENDERING



GENERAL AREA PLOT PLAN



GENERAL AREA PLOT PLAN

SCALE: 3/32" = 1'-0"

PROJECT INFORMATION

BUILDING ADDRESS:
OCCUPANCY TYPE: R-RESIDENTIAL
CONSTRUCTION TYPE: II-B
DESCRIPTION: SINGLE FAMILY RESIDENTIAL
AREA OF WORK:
UNDER AIR:
COVERED PATIOS:
GARAGE:
SCOPE OF WORK: NEW SINGLE FAMILY RESIDENCE CONSTRUCTED OF CONCRETE MASONRY ON SPREAD FOOTING. ROOF STRUCTURE INCLUDES PRE-ENGINEERED WOOD TRUSSES AND ASPHALT SINGLE ROOF. DESIGN TO ACHIEVE 2015 ENTERPRISE COMMUNITIES CERTIFICATION.
ALTERNATES:

ABBREVIATIONS

ABV	ABOVE	KIT	KITCHEN
ACC	DISABLED ACCESS	LAV	LAVATORY
ADJ	ADJACENT	LOC	LOCATION
AFF	ABOVE FINISH FLOOR	LDSC	LANDSCAPE
ALUM	ALUMINUM	MAX	MAXIMUM
@	AT	MECH	MECHANICAL
		MFR	MANUFACTURER
BTWN	BETWEEN	MIN	MINIMUM
BLDG	BUILDING	MTL	METAL
BM	BEAM		
B.O.	BOTTOM OF	N.I.C	NOT IN CONTRACT
BUR	BUILT UP ROOF	NO.	NUMBER
		(N)	NEW
CFCI	CONTRACTOR FURNISHED / INSTALLED		
CL	CENTER LINE	O.A.E	OR APPROVED EQUAL
CLNG	CEILING	O.C.	ON CENTER
CLR	CLEAR	OPCI	OWNER FURNISHED / CONTRACTOR INSTALL
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	OPER	OPERABLE
CONC	CONCRETE		
CONST	CONSTRUCTION	P.I.C.	POURED-IN-PLACE CONC.
CONT'S	CONTINUOUS	PL	PROPERTY LINE
		PLY	PLYWOOD
DBL	DOUBLE	PNL	PANEL
D.G.	DECOMPOSED GRANITE	P.O.T.	PATH OF TRAVEL
DWH	DOMESTIC HOT WATER	PR	PAIR
DIA	DIAMETER	PTD	PAINTED
DIM	DIMENSION		
DN	DOWN	RAD	RADIUS
DR	DOOR	REF	REFER TO
DS	DOWNSPOUT	REQD	REQUIRED
DTL	DETAIL	RFNG	ROOFING
DWGS	DRAWINGS	RM	ROOM
		R.O.	ROUGH OPENING
EA	EACH	S.C.	SOLID CORE
EL (ELEV.)	ELEVATION	SCHED	SCHEDULE
ELEC	ELECTRICAL	SCRN	SCREEN
EQ	EQUAL/EQUAL TO	S.D.	STORM DRAIN
EQMT	EQUIPMENT	SECT	SECTION
EXT	EXTERIOR	SHRW	SHOWER
(E)	EXISTING	SIM	SIMILAR
		SPECS	SPECIFICATIONS
FFL	FINISH FLOOR LEVEL	S.S.	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FH	FIRE HYDRANT	STOR	STORAGE
FLR	FLOOR	STRUCT	STRUCTURE
FLRG	FLOORING	STRUCT'L	STRUCTURAL
FLUR	FLUORESCENT		
FLOUR	FLOUR	TEMP	TEMPERED
FIN	FINISH	THK	THICK
F.O.C.	FACE OF CONCRETE	THRU	THROUGH
F.O.S.	FACE OF STUD	T.O.TRANSF.	TOP OF TRANSFORMER
F.O.F	FACE OF FINISH	TYP	TYPICAL
F.O.PLY.	FACE OF PLYWOOD		
FRMG	FRAMING	U.N.O	UNLESS NOTED OTHERWISE
FSR	FLAME SPREAD RATING	URNL	URNAL
GA	GAUGE	VER	VERIFY
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GEO	GEOTECHNICAL	VNR	VENEER
GLAZ	GLAZING	VSP	VENICE SPECIFIC PLAN
GYP. BD.	GYPSUM BOARD		
		W	WITH
H.C.	HOLLOW CORE	W/D	WASHER/DRYER
H.M.	HOLLOW METAL	W/O	WITHOUT
HT	HEIGHT	WD	WOOD
HW	HOT WATER	WNDW	WINDOW
		W.P.	WATERPROOFING
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

APPLICABLE CODES

BUILDING:
FLORIDA BUILDING CODE 6TH EDITION - BUILDING
FLORIDA BUILDING CODE 6TH EDITION - RESIDENTIAL

ENERGY CONSERVATION:
FLORIDA BUILDING CODE 6TH EDITION - ENERGY CONSERVATION

MECHANICAL:
FLORIDA BUILDING CODE 6TH EDITION - MECHANICAL

PLUMBING:
FLORIDA BUILDING CODE 6TH EDITION - PLUMBING

ELECTRICAL:
2011 NATIONAL ELECTRICAL CODE (NEC)

ACCESSIBILITY:
FLORIDA BUILDING CODE 6TH EDITION - ACCESSIBILITY

LIFE SAFETY CODE:
FLORIDA FIRE PREVENTION CODE 6TH EDITION
NFPA 70 - NATIONAL ELECTRIC CODE (2014)
NFPA 72 - NATIONAL FIRE ALARM CODE (2013)
NFPA 101 - LIFE SAFETY CODE (2015)
NFPA 110 - STANDARD FOR EMERGENCY AND STANDARD POWER SYSTEMS (2013)
FIRE/LIFE SAFETY:

PLAN LEGEND

	NEW CONCRETE WALL PER STRUCTURAL, PAINT PER SPECS.
	NEW MASONRY WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW STUD WALL, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT CORRIDOR AND OCCUPANCY SEPARATION, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL ALONG P.L., PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	NEW 1-HR RATED STUD WALL AT SHAFT, PAINT PER SPECS. SEE PLANS & DETAILS FOR VARIOUS WALL TYPES
	(N) SCORED CONC. SLAB / PAVING
	(N) CONCRETE PAVING AT OPEN / COVERED PARKING
	(N) LANDSCAPE / PLANTING AREA

SYMBOLS

	GRID		ROOM NAME & NUMBER
	ELEVATION MARKER		DOOR NUMBER
	ELEVATION BULLET		WINDOW NUMBER
	SECTION MARKER		SMOKE DETECTOR
	WALL TYPE		FIRE EXTINGUISHER PER 01/A9.02
	INTERIOR ELEVATION MARKER		CEILING MOUNTED EXIT SIGNAGE
	DETAIL MARKER		WALL MOUNTED EXIT SIGNAGE
	NORTH ARROW (PLAN NORTH)		WALL MOUNTED MOTION SENSOR
	REVISION DELTA		CEILING MOUNTED MOTION SENSOR
	DEMOLITION NOTE MARKER		SECURITY CAMERA
	KEYNOTE MARKER		SECURITY GATED INTERCOM
	TUB/SHOWER		SECURITY GATE ALARM KEYPAD
	FLOOR CLEARANCES SHOWN DOTTED		ALARMED DOOR/ SECURITY GATE
			FLOOR DRAIN (FD)
			AREA DRAIN
			PLANTER DRAIN
			EXIT PATH OF TRAVEL. SEE SHT. A0.40
			ACCESSIBLE PATH OF TRAVEL. SEE SHT. A0.50
			BATH ACCESSORY SCHEDULE MARKER
			MECHANICAL CEILING GRILLE. SEE MECH. DWGS.
			ROLL-IN SHOWER
			HOSE BIBB- RECESSED PER 02/A9.02

BUILDING & SAFETY

TOTAL BUILDING AREA: 1770 SF
BUILDING HEIGHT: 15'-10" ABOVE GRADE

ZONING INFORMATION

ZONE: R-1-A SINGLE FAMILY RESIDENTIAL
ALLOWABLE DENSITY:
REQUIRED SETBACKS:
FRONT YARD: 20'-0" MIN. CLEAR
PROVIDED: 20'-0".
SIDE YARDS: 5'-0" (INTERIOR), 10'-0" (SIDE STREET), 20'-0" (SIDE STREET AT GARAGE)
SIDEYARDS PROVIDED: 5'-0", 10'-0", 20'-0"
REAR YARD: 10'-0"
PROVIDED: 10'-0"

PARTICIPANTS

OWNER/CLIENT: CITY OF DELRAY BEACH CRA
20 N SWINTON AVE
DELRAY BEACH, FL 33444
TEL: 561-276-8640
CONTACT: PATRICK MCCULLOUGH

ARCHITECTS: BROOKS SCARPA
808 E LAS OLAS BLVD, STE 101
FT LAUDERDALE, FL. 33301
TEL: 954-683-1236
CONTACT: JEFFREY HUBER

LANDSCAPE/IRRIGATION: COTLEUR & HEARING
1934 COMMERCE LANE, STE 1
JUPITER, FL 33458
TEL: 561-747-6336
CONTACT: DON HEARING

CIVIL ENGINEER: ENGENUITY GROUP INC
1280 N CONGRESS AVE STE 101
WEST PALM BEACH, FL 33409
TEL: 561-655-1151
CONTACT: ADAM SWANEY

STRUCTURAL ENGINEER: RGD CONSULTING ENGINEERS
2151 S HWY ALT A1A, STE 2000
JUPITER, FL 33477
TEL: 561-743-0165
CONTACT: TOM ABBASI

MEP ENGINEER: RGD CONSULTING ENGINEERS
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JUPITER, FL 33477
TEL: 561-743-0165
CONTACT: TOM GRITTER

AERIAL VIEW



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ARCHITECTURAL	
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A0.00	COVER SHEET
A0.01	SHEET INDEX
A0.02	GENERAL NOTES/CONCEPTUAL SITE PLAN
A1.00	SITE/SLAB PLAN
A1.01	FIRST FLOOR PLAN
A1.02	ROOF PLAN
A2.01	ELEVATIONS
A2.02	- NOT IN USE -
A3.01	SECTIONS
A4.00	WALL SECTIONS
A7.00	SCHEDULES
A7.01	INTERIOR ELEVATIONS - KITCHEN
A7.02	INTERIOR ELEVATIONS - BATHROOMS
A8.00	WINDOW SCHEDULE & TYPES
A8.01	DOOR SCHEDULE & TYPES
A8.02	DOOR & WINDOW DETAILS
A9.00	WALL TYPES

LANDSCAPE	
Sheet Number	Sheet Title

STRUCTURAL	
Sheet Number	Sheet Title
S1.01	GENERAL NOTES
S1.02	GENERAL NOTES
S1.03	COMPONENTS AND CLADDING WIND PRESSURES
S2.01	FOUNDATION PLAN
S2.02	ROOF FRAMING PLAN
S4.01	TYPICAL FOUNDATION DETAILS
S4.02	TYPICAL CONCRETE BEAM/COLUMN DETAILS AND SCHEDULES
S4.03	TYPICAL MASONRY DETAILS
S4.04	TYPICAL WOOD FRAMING DETAILS

CIVIL	
Sheet Number	Sheet Title

ELECTRICAL	
Sheet Number	Sheet Title
E.101	ELECTRICAL COVER SHEET - MODEL D
E.102	ELECTRICAL LEGEND, ABBREVIATIONS & SYMBOLS - MODEL D
E.201	ELECTRICAL POWER & LIGHTING PLAN - MODEL D
E.301	ELECTRICAL RISE, SCHEDULES AND DETAILS - MODEL D

MECHANICAL	
Sheet Number	Sheet Title
M.101	MECHANICAL COVER SHEET - MODEL D
M.201	MECHANICAL FLOOR PLAN - MODEL D - MAIN FLOOR
M.301	MECHANICAL SCHEDULES - MODEL D
M.401	MECHANICAL DETAILS - MODEL D

PLUMBING	
Sheet Number	Sheet Title
P.101	PLUMBING COVER SHEET - MODEL D
P.201	SANITARY FLOOR PLAN - MODEL D
P.301	DOMESTIC WATER & CONDENSATE FLOOR PLAN - MODEL D
P.401	PLUMBING SCHEDULES - MODEL D
P.501	PLUMBING DETAILS - MODEL D



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 MODEL D

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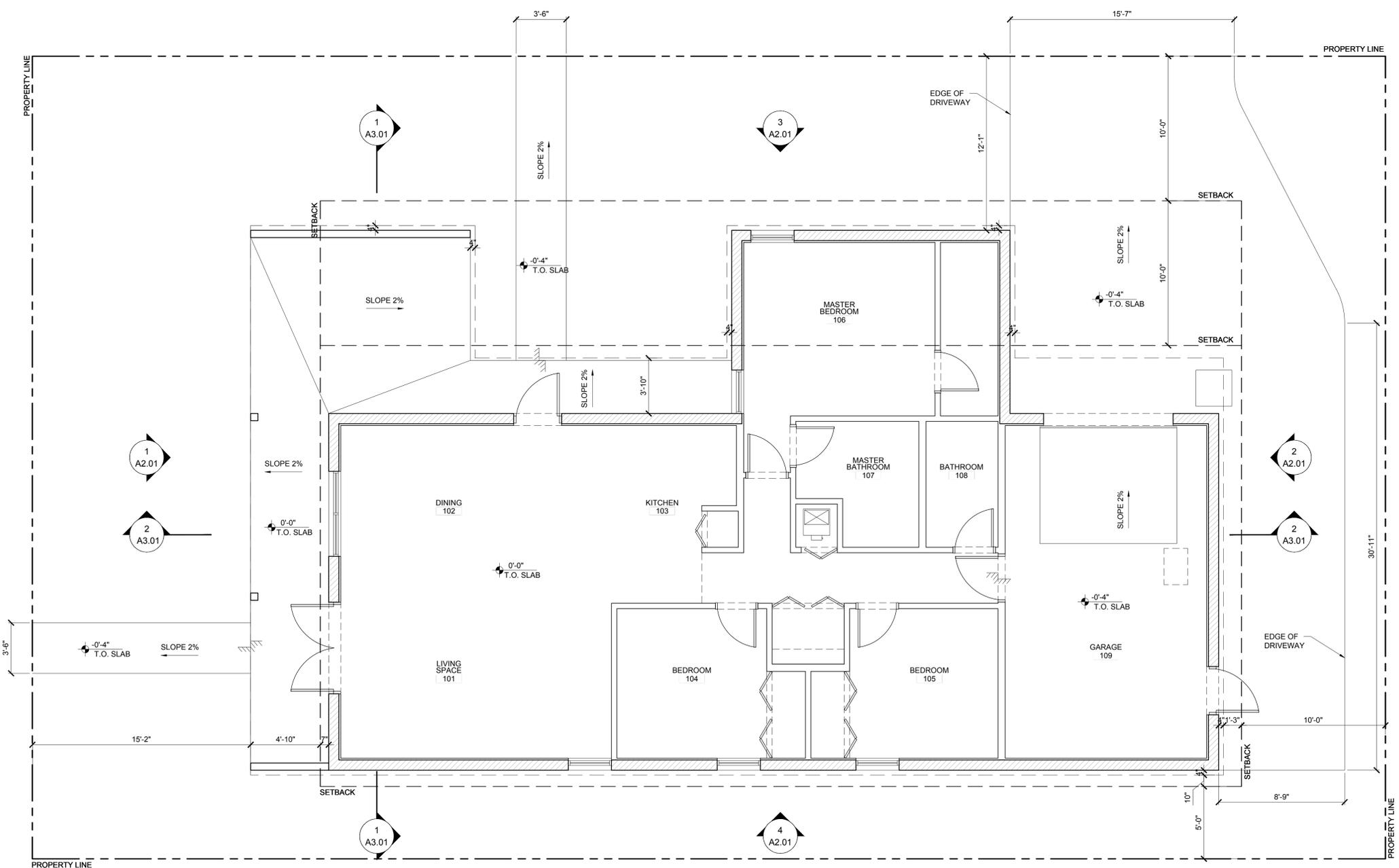
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GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK.
- REFER TO LANDSCAPE DRAWINGS FOR NEW LANDSCAPE PLAN AND DETAILS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR UTILITY SERVICE LOCATIONS AND DETAILS.



- KEYNOTES**
- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
 - 02 - NOT USED**
 - 03 - CONCRETE**
 - 3.01 NOT IN USE.
 - 3.02 CONC. COLUMNS.
 - 3.03 CONC. FOUNDATION.
 - 3.04 CONC. BEAM
 - 3.05 CONC. SLAB ON GRADE.
 - 04 - MASONRY**
 - 4.01 CMU WALL.
 - 05 - METALS**
 - 5.01 NOT IN USE.
 - 5.02 NOT IN USE.
 - 06 - WOOD AND PLASTICS**
 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM
 - 6.03 WOOD WALL FRAMING.
 - 6.04 WOOD TRUSS FRAMING.
 - 6.05 1X8 WOOD FASCIA
 - 6.06 PLYWOOD.
 - 6.07 2X WID. RIP STRIPS FOR ROOF SLOPE.
 - 6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
 - 6.09 WOOD WALL BASE, PAINTED.
 - 6.10 WOOD CABINETS
 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
 - 07 - THERMAL & MOISTURE PROTECTION**
 - 7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
 - 7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
 - 7.03 W.P. MEMBRANE PER DETL. & SPECS.
 - 7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
 - 7.05 METAL ROOF
 - 7.06 FLOOR OR DECK DRAIN.
 - 7.07 SCUPPER.
 - 7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
 - 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
 - 8.01 ALUM. WINDOW, PTD.
 - 8.02 STL. DOOR & FRAME, PAINTED.
 - 8.03 SOLID WOOD DOOR, PTD.
 - 8.04 INTERIOR WOOD DOOR, PAINTED.
 - 8.05 CLOSET DOOR, PAINTED.
 - 8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
 - 8.07 DOOR HARDWARE SET PER SCHED.
 - 8.08 EXTERIOR WALL LOUVER.
 - 8.09 GARAGE DOOR PER SPECIFICATIONS
 - 09 - FINISHES (SEE FIN. SCHED)**
 - 9.01 VINYL PLANK FLOORING
 - 9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
 - 9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS
 - 9.04 PAINT PER SPECIFICATIONS.
 - 9.05 5/8" GYP BRD PER SPECIFICATIONS.
 - 9.06 CERAMIC WALL TILE
 - 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
 - 10.01 MIRROR, WALL MOUNTED.
 - 10.02 30" BATHROOM VANITY
 - 10.03 36" BATHROOM VANITY
 - 10.04 42" BATHROOM VANITY
 - 10.05 TOWEL BAR.
 - 10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
 - 10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
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SITE PLAN

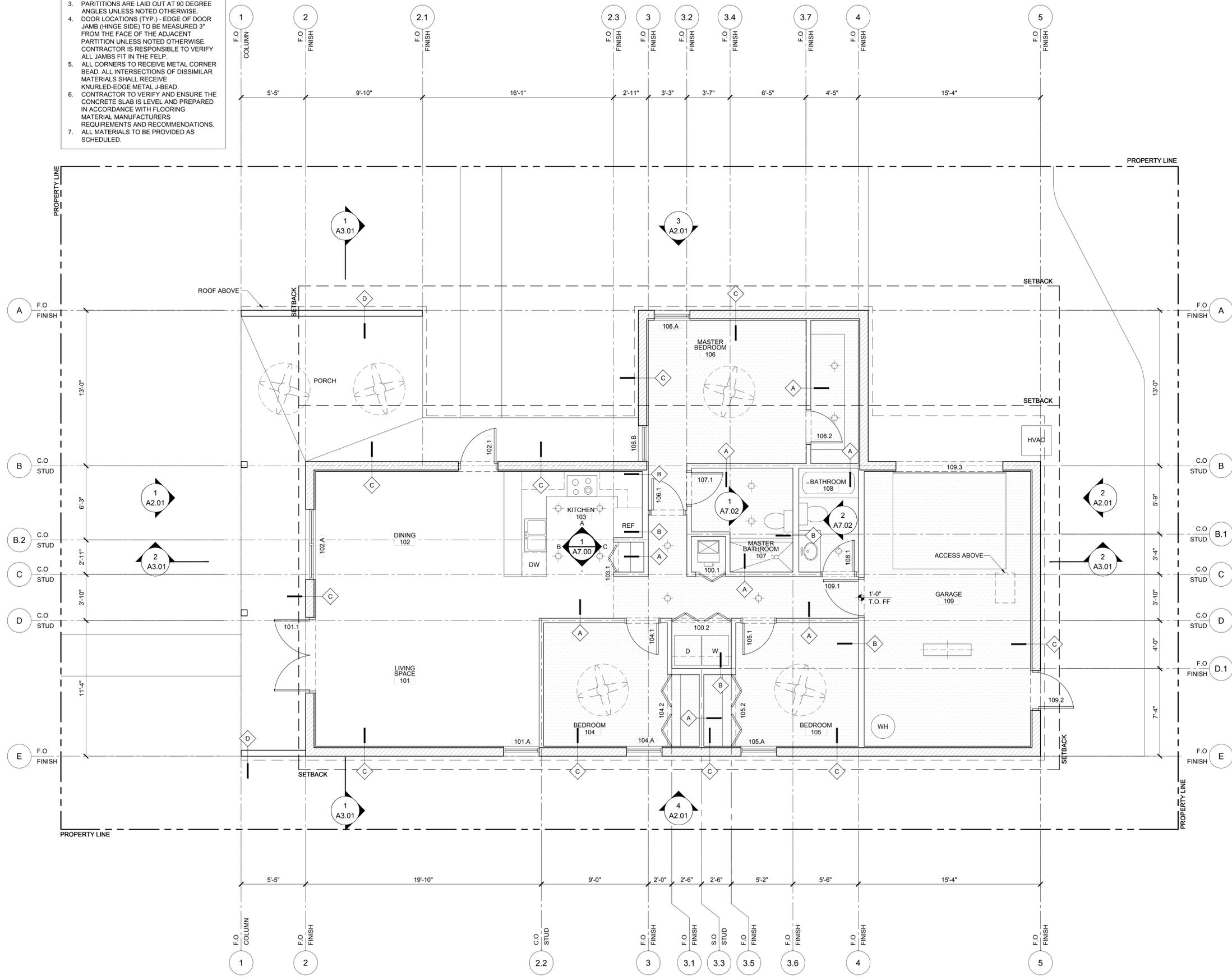
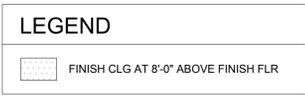
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1147 NE 7TH AVE
 WILTON MANORS, FL 33334
 T: 954 653 1236

A1.00

- GENERAL NOTES**
1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
 2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.
 3. PARTITIONS ARE LAID OUT AT 90 DEGREE ANGLES UNLESS NOTED OTHERWISE.
 4. DOOR LOCATIONS (TYP.) - EDGE OF DOOR JAMB (HINGE SIDE) TO BE MEASURED 3" FROM THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL JAMBS FIT IN THE FELD.
 5. ALL CORNERS TO RECEIVE METAL CORNER BEAD. ALL INTERSECTIONS OF DISSIMILAR MATERIALS SHALL RECEIVE KNURLED-EDGE METAL J-BEAD.
 6. CONTRACTOR TO VERIFY AND ENSURE THE CONCRETE SLAB IS LEVEL AND PREPARED IN ACCORDANCE WITH FLOORING MATERIAL MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.
 7. ALL MATERIALS TO BE PROVIDED AS SCHEDULED.



- KEYNOTES**
- NOTE: ITEMS IDENTIFIED ARE TYPICAL TO ALL LIKE ITEMS UNLESS NOTED OTHERWISE.
- 01 - GENERAL REQUIREMENTS**
02 - NOT USED
- 03 - CONCRETE**
3.01 NOT IN USE.
3.02 CONC. COLUMNS.
3.03 CONC. FOUNDATION.
3.04 CONC. BEAM
3.05 CONC. SLAB ON GRADE.
- 04 - MASONRY**
4.01 CMU WALL.
- 05 - METALS**
5.01 NOT IN USE.
5.02 NOT IN USE.
- 06 - WOOD AND PLASTICS**
6.01 WOOD POST.
6.02 WOOD BEAM.
6.03 WOOD WALL FRAMING.
6.04 WOOD TRUSS FRAMING.
6.05 1X8 WOOD FASCIA
6.06 PLYWOOD.
6.07 2X WID. RIP STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
6.09 WOOD WALL BASE, PAINTED.
6.10 WOOD CABINETS
6.11 WOOD MDF SHELF, PTD.
6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
- 07 - THERMAL & MOISTURE PROTECTION**
7.01 DECK COATING OVER STRUCT. SLAB OR PLYWD
7.02 THERMAL BATT INSULATION, R-21 MIN. @ WALLS, R-38 MIN. @ ROOF
7.03 W.P. MEMBRANE PER DETL. & SPECS.
7.04 VAPOR PERMEABLE MEMBRANE AIR BARRIER AT EXTERIOR WALLS, TYP.
7.05 METAL ROOF
7.06 FLOOR OR DECK DRAIN.
7.07 SCUPPER.
7.08 UNDERSLAB MOISTURE VAPOR BARRIER.
- 08 - OPENINGS (SEE DOOR/WINDOW SCHED)**
8.01 ALUM. WINDOW, PTD.
8.02 STL. DOOR, 8 FRAME, PAINTED.
8.03 SOLID WOOD DOOR, PTD.
8.04 INTERIOR WOOD DOOR, PAINTED.
8.05 CLOSET DOOR, PAINTED.
8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
8.07 DOOR HARDWARE SET PER SCHED.
8.08 EXTERIOR WALL LOUVER.
8.09 GARAGE DOOR PER SPECIFICATIONS
- 09 - FINISHES (SEE FIN. SCHED)**
9.01 VINYL PLANK FLOORING
9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
9.03 5/8" CEMENT BRD SIDING PER SPECIFICATIONS.
9.04 PAINT PER SPECIFICATIONS.
9.05 5/8" GYP BRD PER SPECIFICATIONS.
9.06 CERAMIC WALL TILE
- 10 - SPECIALTIES (SEE SPECS/ACCESSORY SCHED)**
10.01 MIRROR, WALL MOUNTED.
10.02 30" BATHROOM VANITY
10.03 36" BATHROOM VANITY
10.04 42" BATHROOM VANITY
10.05 TOWEL BAR.
10.06 RECESSED MEDICINE CABINET, W/ FRAMELESS MIRROR DOOR.
10.07 FIRE EXTINGUISHER, SURFACE MOUNT IN GARAGE, RECESSED CABINET ELSEWHERE.
10.08 EXTERIOR SHUTTERS
- 11 - EQUIPMENT/APPLIANCES (SEE EQMT. SCHED)**
11.01 REFRIGERATOR, BY OWNER
11.02 RANGE/OVEN, BY OWNER
11.03 MICROWAVE, BY OWNER
11.04 DISHWASHER, BY OWNER
- 22 - PLUMBING**
22.01 DECK-MOUNTED S.S. SINK.
22.02 KITCHEN SINK FAUCET.
22.03 LAV. SINK FAUCET.
22.04 BATHTUB.
22.05 BATHTUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE
22.10 PLUMBING VENT PIPE.
- 23 - HEATING, VENTILATING, AND AIR-CONDITIONING**
23.01 HVAC UNIT PER MECH.
23.02 AIR REGISTER WALL MOUNTED.
23.03 CEILING AIR REGISTER.
23.04 KITCHEN HOOD EXHAUST DUCT.
23.05 BATHROOM EXHAUST FAN PER SPECS.
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- 26 - ELECTRICAL**
26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.
- 31 - EARTHWORK**
31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.
- 32 - EXTERIOR IMPROVEMENTS**
32.01 CONCRETE PAVING WALKWAY.
32.06 EXTERIOR AREA DRAINS.
32.09 TREE, SEE LANDSCAPE DWGS.
32.10 PLANTING, SEE LANDSCAPE DWGS.
32.11 (N) CONCRETE SIDEWALK, CURB, GUTTER PER CITY OF DELRAY BEACH STANDARDS.
32.12 (N) CONC. APRON & DRIVEWAY CURB CUT PER CITY OF DELRAY BEACH STANDARDS.
- 33 - UTILITIES**
33.01 WATER METERS.
33.03 ELECTRICAL METERS.
33.04 BACKFLOW PREVENTOR.



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	
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CONSTRUCTION ISSUE	--		

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING
SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

1	4
2	5
3	6

SHEET TITLE: **FLOOR PLAN**
MODEL D

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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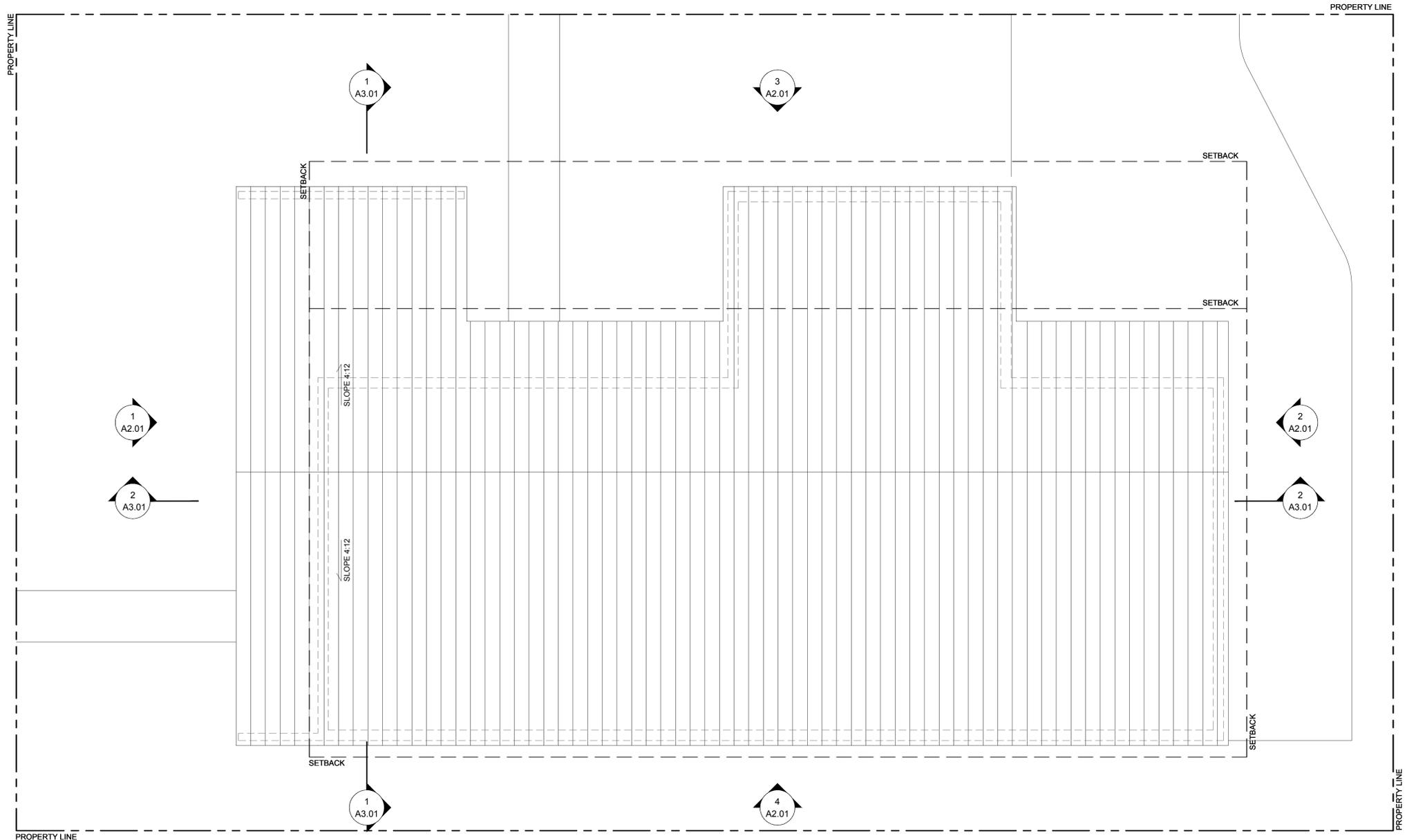
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
REF: 1

1147 NE 7TH AVE
WILTON MANORS, FL 33334
T: 954 683 1236

A1.01

GENERAL NOTES

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. PROVIDE 1/2" PER FOOT SLOPE MINIMUM AT ALL NEW CRICKETS AND SADDLES. PROVIDE TAPERED INSULATION AS REQUIRED TO ACHIEVE PROPER SLOPE.
3. COORDINATE WITH PLUMBING AND MECHANICAL DRAWINGS FOR ROOF PENETRATIONS.



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 - 3.03 CONC. FOUNDATION.
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 - 6.01 WOOD POST.
 - 6.02 WOOD BEAM.
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 - 7.07 SCUPPER.
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 - 8.03 SOLID WOOD DOOR, PTD.
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 - 8.07 DOOR HARDWARE SET PER SCHED.
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 - 09 - FINISHES (SEE FIN. SCHED)**
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PLAN CHECK SUBMITTAL	--	DATE	
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DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING



REVISIONS:

① --	④ --
② --	⑤ --
③ --	⑥ --

SHEET TITLE: **FLOOR PLAN**
MODEL D

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

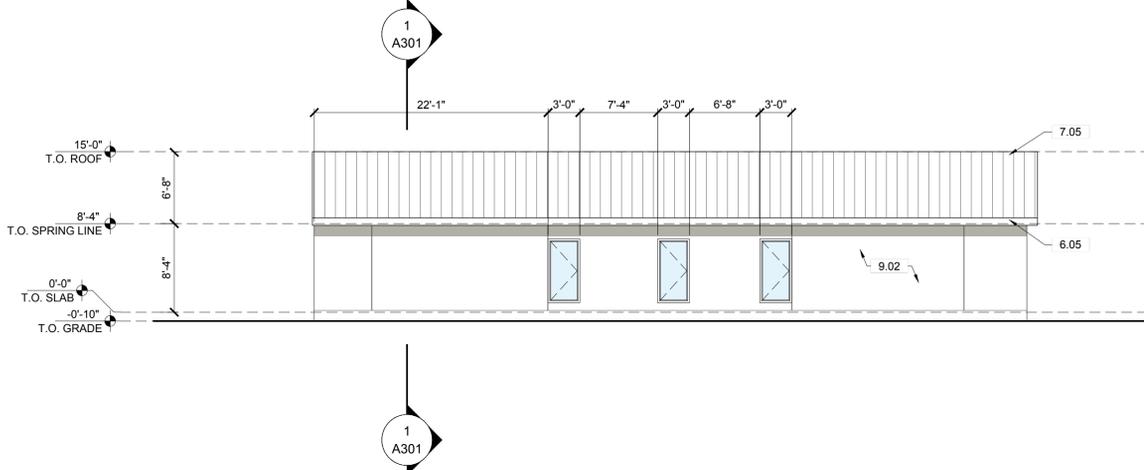
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GENERAL NOTES

1. PROVIDE NEW SMOOTH STUCCO FINISH ON FRONT WALL AND LIGHT TEXTURED FINISH ON SIDE AND REAR WALLS.
2. REFER TO STRUCTURAL DRAWINGS FOR WALL, FOUNDATION, COLUMN, & DECK DETAILS.

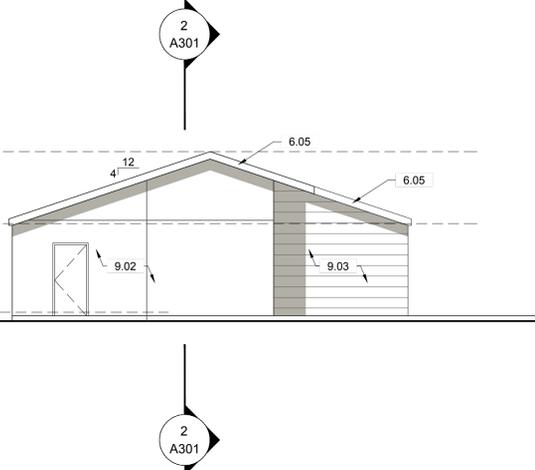
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ELEVATION D

REF: _____ SCALE: 1/8" = 1'-0"



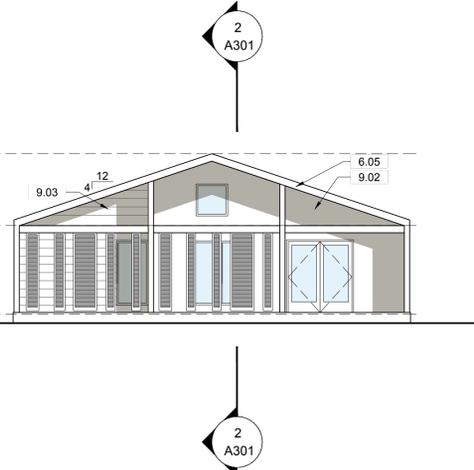
ELEVATION C

REF: _____ SCALE: 1/8" = 1'-0"



ELEVATION B

REF: _____ SCALE: 1/8" = 1'-0"



ELEVATION A

REF: _____ SCALE: 1/8" = 1'-0"



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP	_____
SCHEMATIC DESIGN	--	DIV. OF THE STATE ARCHITECT	_____
DESIGN DEVELOPMENT	--	APP 03 000000	_____
CONSTRUCTION DOCUMENTS	--	AC ___ FLS ___ SS ___	_____
PLAN CHECK SUBMITTAL	--	DATE	_____
PLAN CHECK RESUBMITTAL	--		
PERMIT SET	--		
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:	1	4
	2	5
	3	6
SHEET TITLE:	ELEVATIONS MODEL D	
SCALE:	AS INDICATED	
DATE PRINTED:	2020-3-5	
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1147 NE 7TH AVE
WILTON MANORS, FL. 33334
T: 954 653 1236

A2.01

GENERAL NOTES

1. PROVIDE NEW SMOOTH STUCCO FINISH ON FRONT WALL AND LIGHT TEXTURED FINISH ON SIDE AND REAR WALLS.
2. REFER TO STRUCTURAL DRAWINGS FOR WALL, FOUNDATION, COLUMN, & DECK DETAILS.

KEYNOTES

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23.04 KITCHEN HOOD EXHAUST DUCT.
23.05 BATHROOM EXHAUST FAN PER SPECS.
23.06 BATHRM EXHAUST DUCT.

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- 26.01 ELEC. PANEL PER PLANS & SCHED.
26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.

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32.06 EXTERIOR AREA DRAINS.
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33 - UTILITIES

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33.03 ELECTRICAL METERS.
33.04 BACKFLOW PREVENTOR.



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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

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2	--	5	--
3	--	6	--



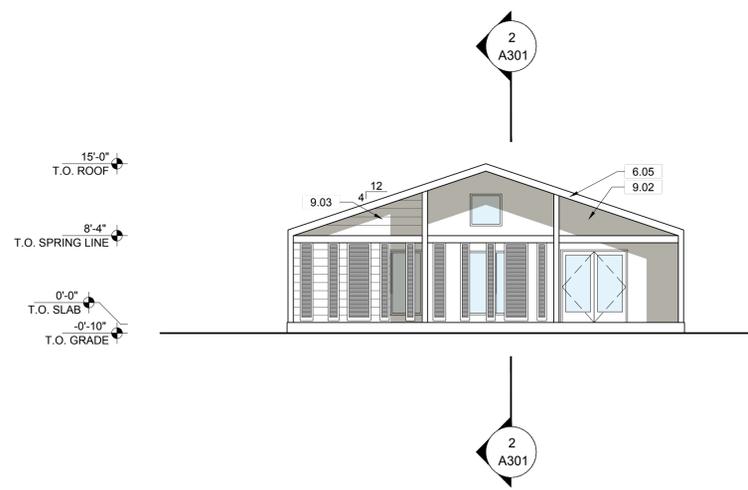
SHEET TITLE: **ELEVATIONS**
MODEL D

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

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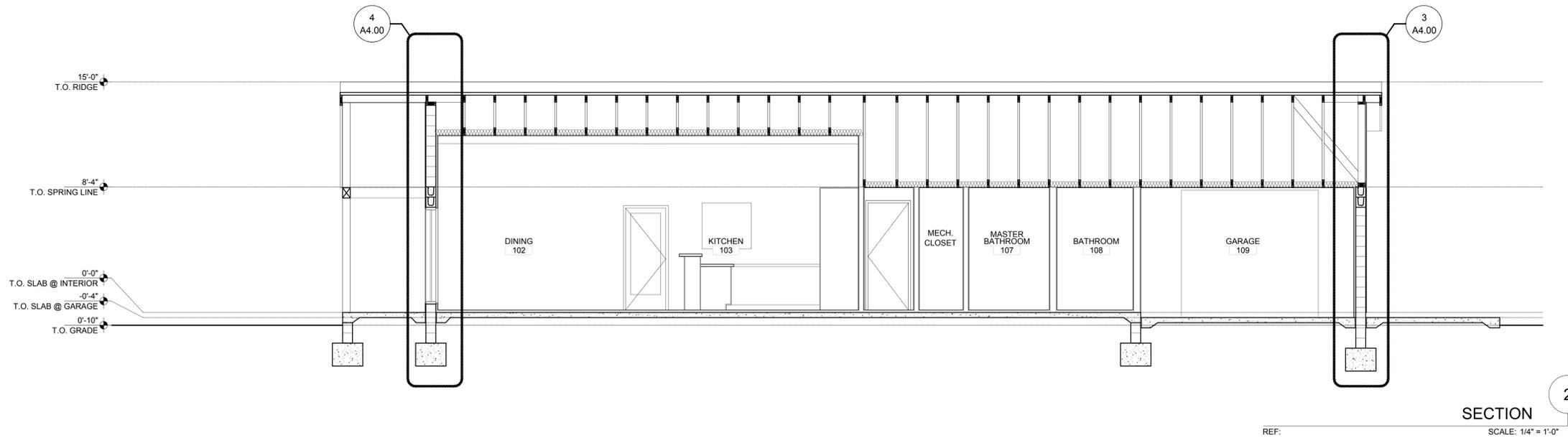
A2.02



ELEVATION A OPTION 2

REF: _____ SCALE: 1/8" = 1'-0"

1



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3.05 CONC. SLAB ON GRADE.

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4.01 CMU WALL.

05 - METALS
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5.02 NOT IN USE.

06 - WOOD AND PLASTICS

- 6.01 WOOD POST.
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6.05 1X8 WOOD FASCIA
6.06 PLYWOOD.
6.07 2X WID. RIP STRIPS FOR ROOF SLOPE.
6.08 SOLID SURFACE COUNTERTOP BY LG HI-MACS, TYP. @ KITCHENS AND BATHROOMS.
6.09 WOOD WALL BASE, PAINTED.
6.10 WOOD CABINETS
6.11 WOOD MDF SHELF, PTD.
6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH

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7.07 SCUPPER.
7.08 UNDERSLAB MOISTURE VAPOR BARRIER.

08 - OPENINGS (SEE DOOR/WINDOW SCHED)

- 8.01 ALUM. WINDOW, PTD.
8.02 STL. DOOR, 8 FRAME, PAINTED.
8.03 SOLID WOOD DOOR, PTD.
8.04 INTERIOR WOOD DOOR, PAINTED.
8.05 CLOSET DOOR, PAINTED.
8.06 ACCESS PANEL, COLOR TO MATCH ADJACENT MATERIAL
8.07 DOOR HARDWARE SET PER SCHED.
8.08 EXTERIOR WALL LOUVER.
8.09 GARAGE DOOR PER SPECIFICATIONS

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- 9.01 VINYL PLANK FLOORING
9.02 7/8" INTEGRAL COLOR EXT. CEMENT PLASTER OVER MTL. LATH.
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9.04 PAINT PER SPECIFICATIONS.
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- 10.01 MIRROR, WALL MOUNTED.
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10.08 EXTERIOR SHUTTERS

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- 11.01 REFRIGERATOR, BY OWNER
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11.04 DISHWASHER, BY OWNER

22 - PLUMBING

- 22.01 DECK-MOUNTED S.S. SINK.
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

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DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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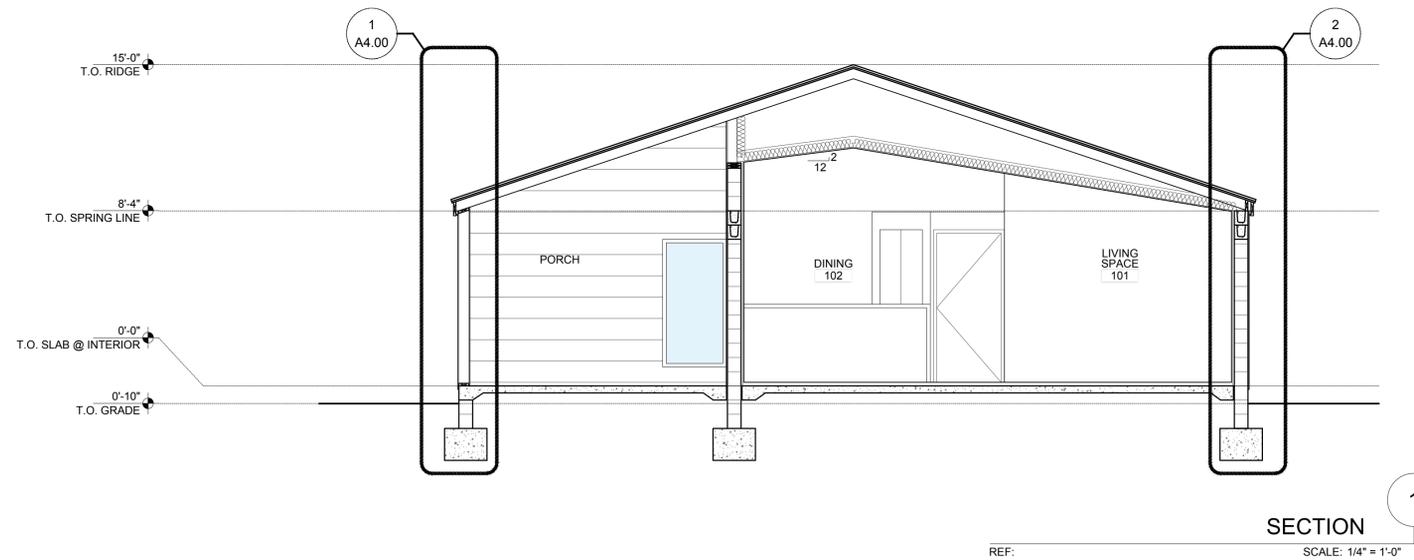


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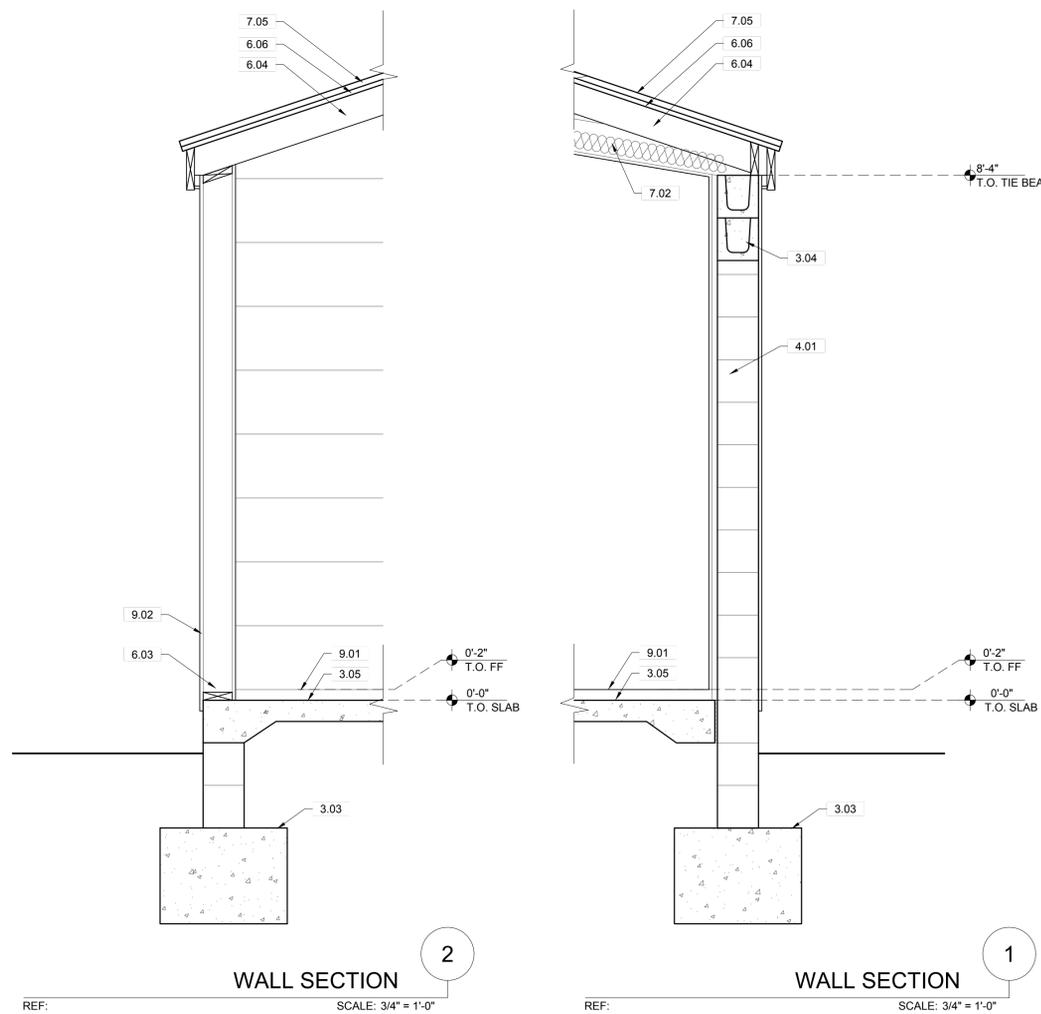
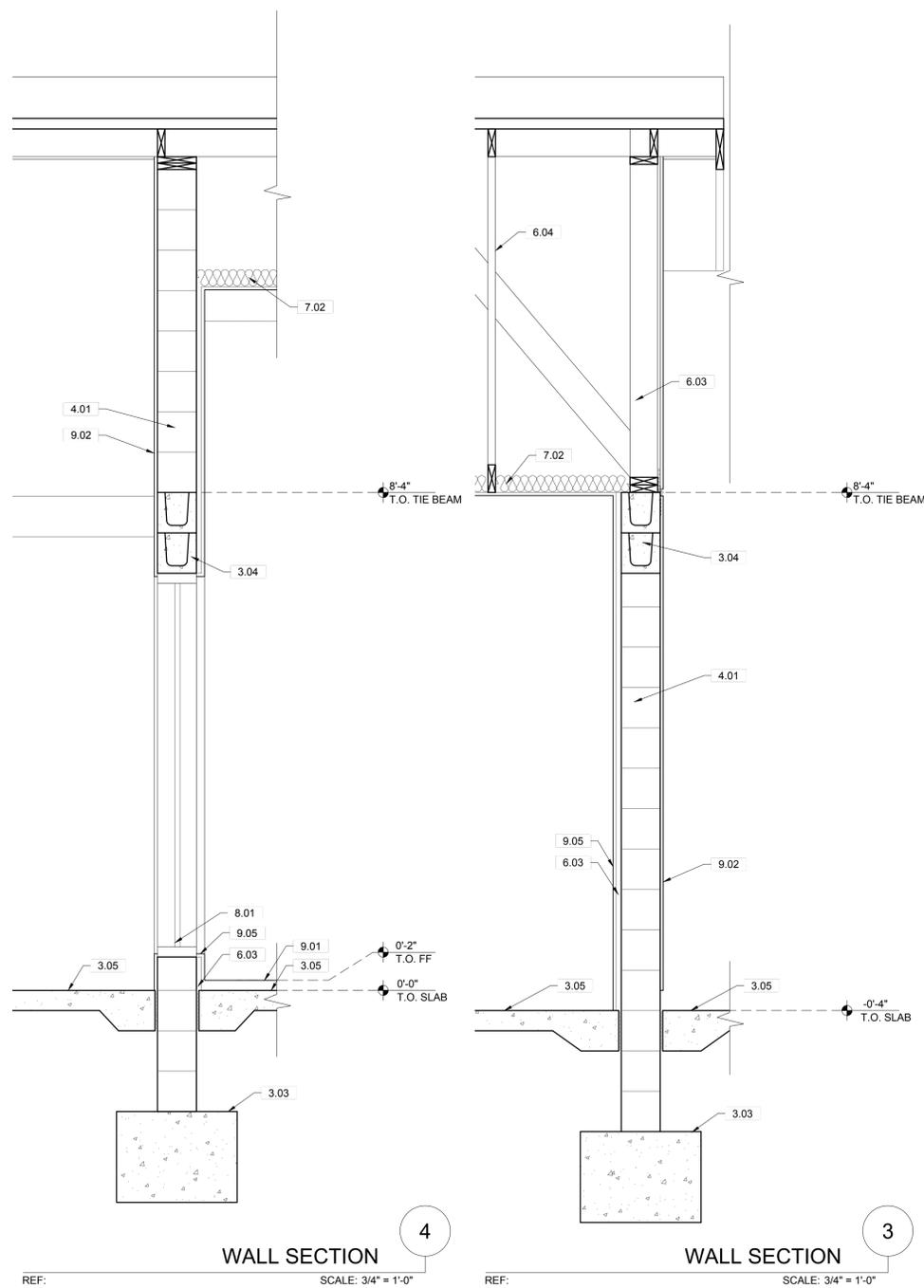
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

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SHEET TITLE: **WALL SECTIONS**
MODEL D

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SHEET TITLE: **SCHEDULES
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SHEET NOTES

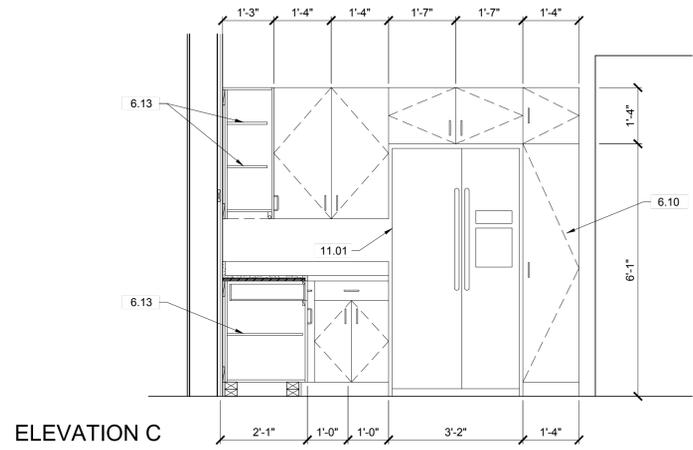
- ALL INTERIOR WALL AND CEILING FINISHES TO HAVE A MINIMUM CLASS "C" FLAME SPREAD CLASSIFICATION.
- ALL INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS II.
- SAMPLES ARE REQUIRED TO BE APPROVED PRIOR TO ORDERING.
- FINISH SCHEDULE TO BE APPROVED BY ARCHITECT PRIOR TO ORDERING.
- THE G.C. SHALL REVIEW CONTRACT DOCUMENTS INCLUDING THE FINISH PLANS AND FINISH SCHEDULE, AND SHALL REPORT TO THE DESIGN PROFESSIONAL IN WRITING ON ANY ERRORS AND OMISSIONS THAT MAY BE DISCOVERED.
- FOR BIDDING PURPOSES, SUBSTITUTES SHALL BE PERMITTED.
- INTERIOR SURFACES OF MODULAR CABINETS TO BE WHITE FORMICA.
- SCRIBE ALL COUNTERS TO WALL. CAULK TO MATCH WALL COLOR.
- ALL EXTERIOR DOOR FRAMES TO BE PAINTED UNLESS NOTED OTHERWISE.
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS FOR THE PARTICULAR SURFACE. GYPSUM SURFACES ARE TO HAVE (1) COAT OF LATEX BASE, NO VOC PRIMER, AND (2) COATS OF NO VOC PAINT.
- ALL INTERIOR PAINTED DOOR FRAMES, WINDOW FRAMES AND MULLIONS TO HAVE ONE COAT OF WATER BASE, LOW VOC PRIMER, AND (2) COATS OF LOW VOC PAINT. IF THE AREA IS SUSCEPTIBLE TO RUSTING, PRIMER CAN BE SUBSTITUTED WITH AN ALKYD PRIMER.
- INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF PAINT OR WALL COVERING PRIOR TO INSTALLATION.
- ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING FABRIC TO WALL COVERING.
- ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSPECT FLOOR CONDITION PRIOR TO INSTALLATION, AND FLASH PATCH AS REQUIRED TO ENSURE SUITABLE FINISHED INSTALLATION. VARIATION IN FLOOR LEVEL IN EXCESS ON 1/2" FOR EVERY 10'-0" SHALL BE LEVELED BY THE CONTRACTOR.
- FOR CLARIFICATION OF FINISHES WHERE MILLWORK, BUILT-IN, OR SPECIAL TREATMENTS ARE INVOLVED, REFER TO ELEVATIONS AND SECTIONS FOR REFERENCE.
- ALL FLOOR COVERING TRANSITIONS TO OCCUR UNDER CLOSED DOOR POSITION AND WITHOUT SEAMS IN THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED ON FLOOR COVERING PLAN.
- ALL GYPSUM BOARD SOFFITS AND CEILINGS TO BE PAINTED WHITE UNLESS OTHERWISE NOTED.

FINISH SCHEDULE

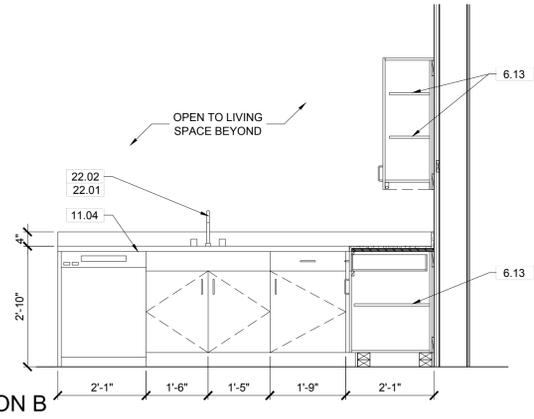
NUMBER	ROOM NAME	FLOOR			BASE		WALLS		CEILING		REMARKS
		MATERIAL	MATERIAL	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT		
001	DINING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
002	KITCHEN	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
003	LIVING ROOM	TILE	WD	4"	GYP	PT1	--	PT1	VARIES		
004	MASTER BEDROOM	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
005	MASTER BATH	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
006	BEDROOM 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
008	BEDROOM 2	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
010	BATH 1	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
011	BEDROOM 3	TILE	WD	4"	GYP	PT1	--	PT1	8'-0"		
012	FRONT PORCH	CONC	--	--	--	--	--	--	--		
013	BACK PORCH	CONC	--	--	--	--	--	--	--		

FINISH SPECIFICATIONS

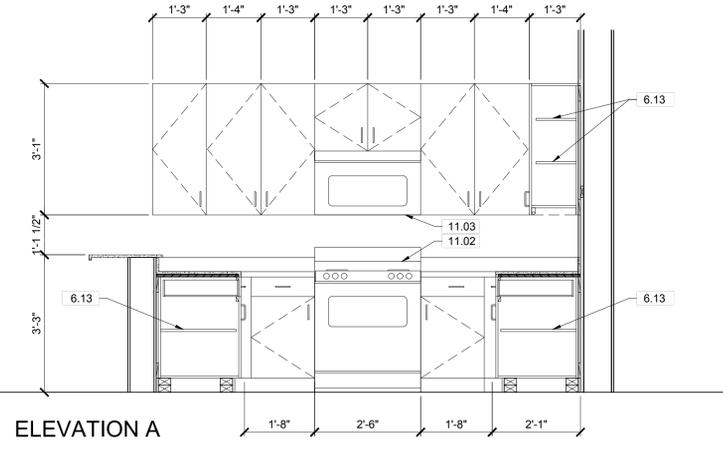
FINISH	MANUFACTURER	PRODUCT NAME	PRODUCT NUMBER	COLLECTION	COLOR/PATTERN	REMARKS
FLOOR						
TILE	TBD	TBD	TBD	TBD	TBD	PROVIDE ALLOWANCE FOR OWNER/ARCHITECT SELECTION.
BASE						
RB1	RUBBER WALL BASE	ROPPE	TBD	TBD	TBD	4" BASE
MILLWORK						
SOLID SURF	CORIAN OR EQUAL	CORIAN	TBD	TBD	TBD	TO BE USED AT ALL COUNTERTOPS.
PLAM	FORMICA	PLASTIC LAMINATE	TBD	TBD	NATURAL GRAIN	TO BE USED AT ALL VERTICAL CABINET LOCATIONS.
TILE	TBD	TBD	TBD	TBD	TBD	TO BE USED AT ALL BACKSPLASH LOCATIONS.
PAINT						
PT1	SHERWIN WILLIAMS	INTERIOR PAINT	PROPERTY SOLUTION	NA	BRIGHT WHITE	FLAT FINISH FOR WALLS / SOFFITS / OPEN CEILINGS / SEMI-GLOSS FOR METAL DOOR FRAMES
PT2	SHERWIN WILLIAMS	INTERIOR WALLS	PROPERTY SOLUTION	NA	FLAT	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT3	SHERWIN WILLIAMS	CEILING	PROPERTY SOLUTION	NA	FLAT-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT4	SHERWIN WILLIAMS	INTERIOR DOORS	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT5	SHERWIN WILLIAMS	BASE/TRIM	PROPERTY SOLUTION	NA	SEMI-GLOSS-WHITE	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT6	SHERWIN WILLIAMS	EXTERIOR WALLS	SUPER PAINT	NA	FLAT-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT7	SHERWIN WILLIAMS	EXTERIOR DOORS	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
PT8	SHERWIN WILLIAMS	EXTERIOR TRIM	SUPER PAINT	NA	SEMI-GLOSS-TBD	APPLY ONE COAT OF PRIMER/SEALER & TWO COATS OF INTERIOR PAINT.
DECK						
DK1	NA	--	NA	NA	NA	PROVIDE SLIP RESISTANT SURFACE



ELEVATION C



ELEVATION B



ELEVATION A

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 - 6.11 WOOD MDF SHELF, PTD.
 - 6.12 WOOD POLE CLOTHES ROD, DOUGLAS FIR, 1-3/8" DIA.
 - 6.13 ADJUSTABLE PLYWOOD SHELF WITH PLAM FINISH
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**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL. 33444
PROJECT NUMBER: 01713.0

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SHEET TITLE:
INTERIOR ELEVATIONS - KITCHEN
MODEL D

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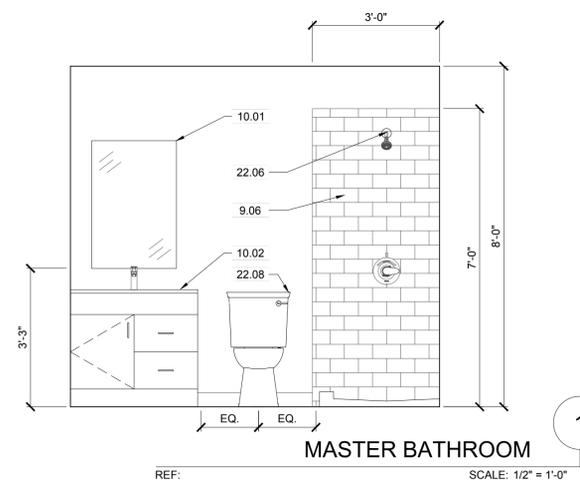
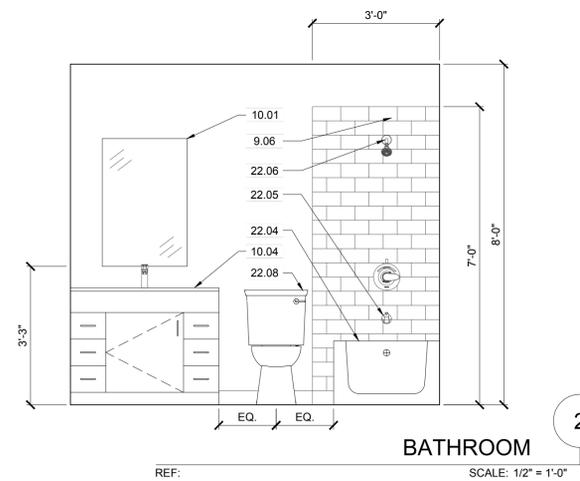
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**DELRAY BEACH CRA
 CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
 DELRAY BEACH, FL. 33444
 PROJECT NUMBER: 01713.0

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SHEET TITLE:
INTERIOR ELEVATIONS - BATHROOMS
 MODEL D

SCALE: AS INDICATED
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A7.02

GENERAL NOTES	
1.	PROVIDE IMPACT RESISTANT WINDOWS.
2.	COORDINATE ROUGH OPENINGS WITH MANUFACTURER INSTALLATION REQUIREMENTS.
3.	PROVIDE SILL, JAMB, AND HEAD FLASHING AT ALL EXTERIOR DOORS TO CREATE A WATER RESISTIVE BARRIER.

WINDOW SCHEDULE														
WINDOW NO.	TYPE	LOCATION/ DESCRIPTION	SIZE (WXH)	OPERABLE WINDOW	SILL HEIGHT (A.F.F.)	U.L. RATING	DETAIL			FRAME/FINISH	MANUFACTURER/MODEL	MIN. U-FACTOR	MIN. S.H.G.C.	REMARKS (GENERAL NOTES 1 - 7 ARE TYPICAL TO ALL WINDOWS)
							HEAD	JAMB	SILL					
101.A	2	LIVING SPACE	2'-11" X 5'-11" +/-	CASEMENT	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
102.A	4	DINING	5'-11" X 5'-11" +/-	FIXED/CASEMENT	1'-4"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
103.A	3	KITCHEN	2'-11" X 2'-11" +/-	CASEMENT	4'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
104.A	2	BEDROOM	2'-11" X 5'-11" +/-	CASEMENT	1'-3"	NR	6/A8.02	5/A8.02	4/A8.02	ANODIZED ALUMINUM	-	0.65	0.27	
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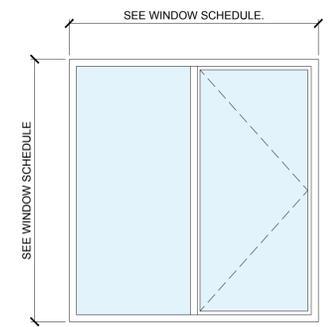
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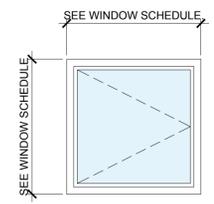
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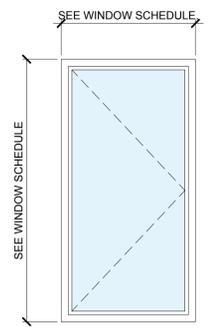
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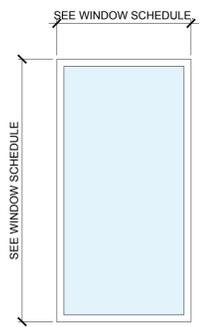
TYPE 4



TYPE 3



TYPE 2



TYPE 1

DOOR SCHEDULE																		
DOOR #	TYPE	LOCATION/ DESCRIPTION	RATING	SIZE		DOOR		DOOR FRAME		HEAD	JAMB	THRESHOLD	GLAZING	U- FACT.	S.H.G.C.	HW SET	MANUFACT. /MODEL	REMARKS
						MATERIAL	FINISH	MATERIAL	FINISH									
100.1	J	AIR HANDLER	NONE	2'-6" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
100.2	G	LAUNDRY	NONE	5'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
101.1	L	FRONT ENTRANCE	NONE	6'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS	NONE	HM	NONE	3/A8.02	2/A8.02	1/A8.02	TEMPERED GLASS	0.65	0.27			
102.1	A	SIDE ENTRANCE	NONE	3'-0" X 6'-8"	1 3/4"	ALUMINUM/GLASS	NONE	HM	NONE	3/A8.02	2/A8.02	1/A8.02	TEMPERED GLASS	0.65	0.27			
103.1	J	KITCHEN PANTRY	NONE	2'-6" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
104.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
104.2	F	BEDROOM CLOSET	NONE	6'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
105.1	D	BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
105.2	F	BEDROOM CLOSET	NONE	6'-0" X 6'-8"	1 3/8" + 5/8"	WOOD	PTD.	NONE	NONE			N/A	NONE	N/A	N/A			
106.1	D	MASTER BEDROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
106.2	D	MASTER BEDROOM CLOSET	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.									
107.1	D	MASTER BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
108.1	D	BATHROOM	NONE	2'-8" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
109.1	C	INTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4"	WOOD	PTD.	WD W/ MDF	PTD.	8/A8.02	7/A8.02	N/A	NONE	N/A	N/A			
109.2	C	EXTERIOR GARAGE	NONE	3'-0" X 6'-8"	1 3/4"	METAL	PTD.	HM	PTD.									
109.3	K	OVERHEAD GARAGE DOOR	NONE	9'-0" X 8'-0"	SPEC	SEE SPECS	PTD.	NONE	NONE									

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3.03 CONC. FOUNDATION.
3.04 CONC. BEAM
3.05 CONC. SLAB ON GRADE.

04 - MASONRY
4.01 CMU WALL.

05 - METALS
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5.02 NOT IN USE.

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6.04 WOOD TRUSS FRAMING.
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22.03 LAV. SINK FAUCET.
22.04 BATH TUB.
22.05 BATH TUB FAUCET.
22.06 SHOWER HEAD AND CONTROLS.
22.08 ULTRA LOW-FLOW TOILET.
22.09 NOT IN USE.
22.10 PLUMBING VENT PIPE.

23 - HEATING, VENTILATING, AND AIR-CONDITIONING

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23.03 CEILING AIR REGISTER.
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23.06 BATHRM EXHAUST DUCT.

26 - ELECTRICAL

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26.02 EXTERIOR LIGHT PER SCHED.
26.03 INTERIOR LIGHT PER SCHED.

31 - EARTHWORK

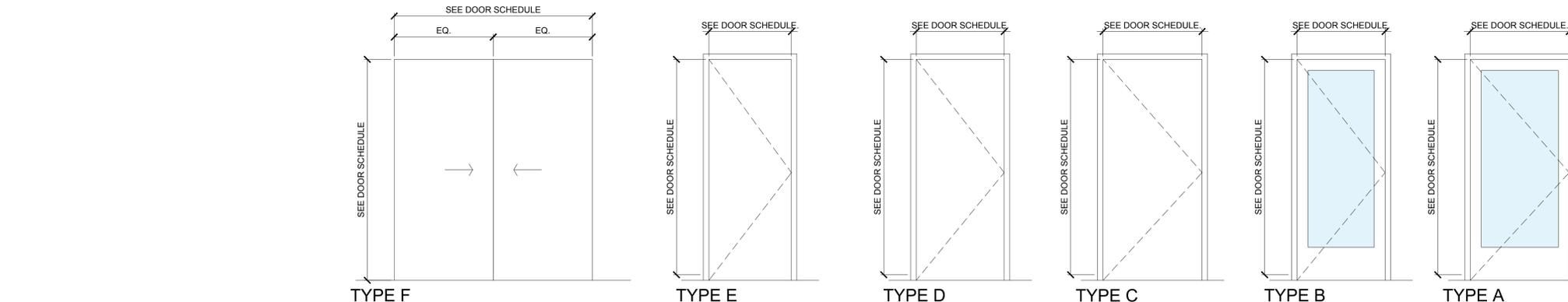
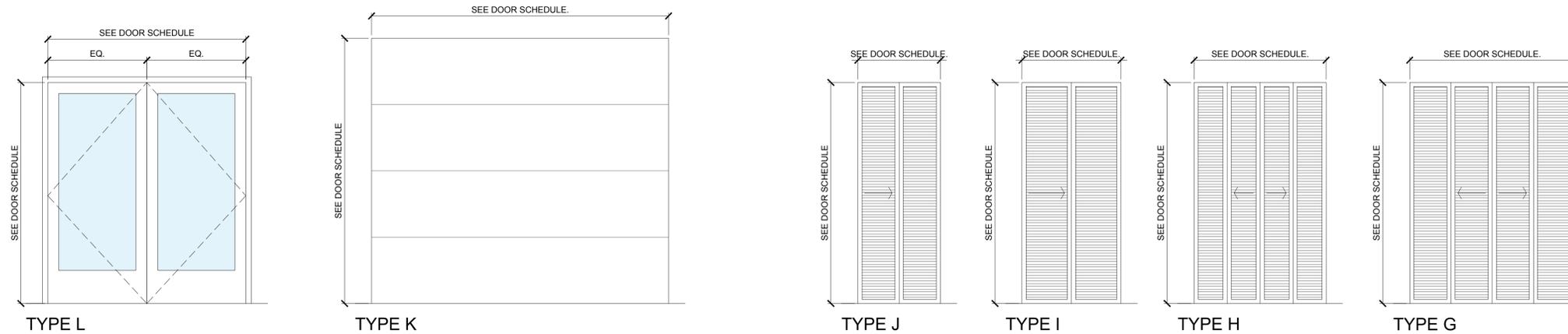
31.01 APPROVED COMPACT FILL PER GEO & SOIL ENGINEER REPORT.

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33.04 BACKFLOW PREVENTOR.



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP
SCHEMATIC DESIGN	--	DIV. OF THE STATE ARCHITECT
DESIGN DEVELOPMENT	--	
CONSTRUCTION DOCUMENTS	--	
PLAN CHECK SUBMITTAL	--	
PLAN CHECK RESUBMITTAL	--	
PERMIT SET	--	APP 03 000000
BID ISSUE	--	AC ___ FLS ___ SS ___
REVISION	--	DATE _____
CONSTRUCTION ISSUE	--	

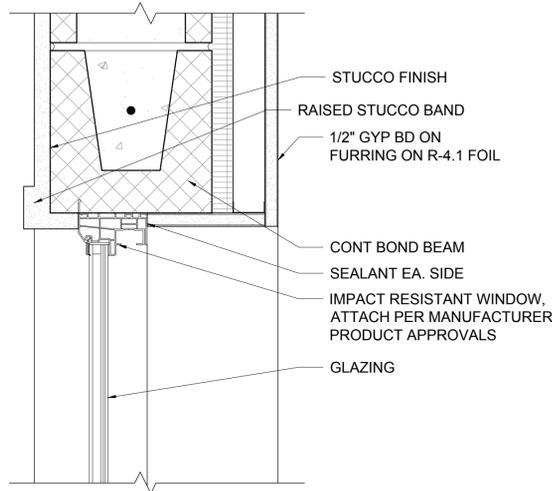
**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:	1 --	4 --
	2 --	5 --
	3 --	6 --
SHEET TITLE:	DOOR SCHEDULE & TYPES MODEL D	
SCALE:	AS INDICATED	
DATE PRINTED:	2020-3-5	
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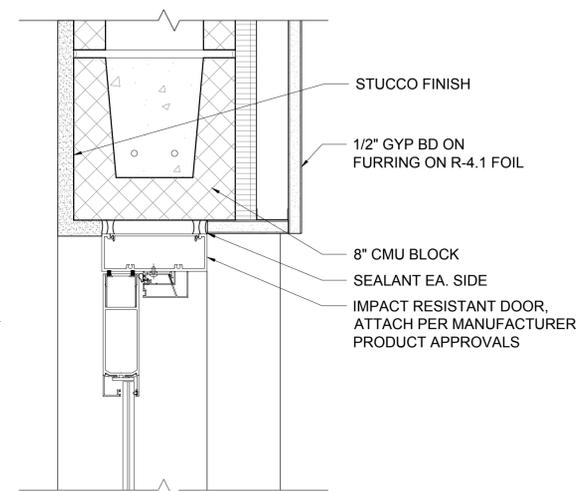
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EXTERIOR DOOR HEAD

6

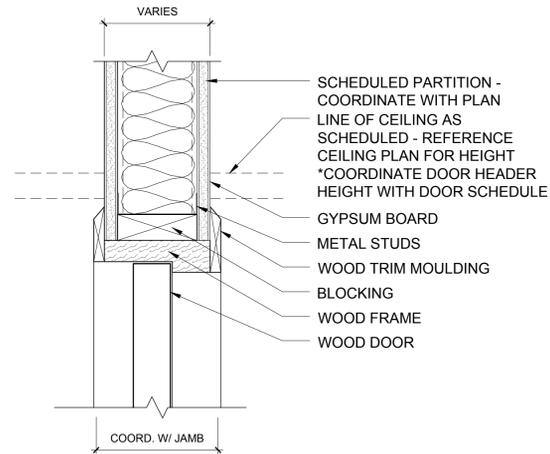
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EXTERIOR DOOR HEAD

3

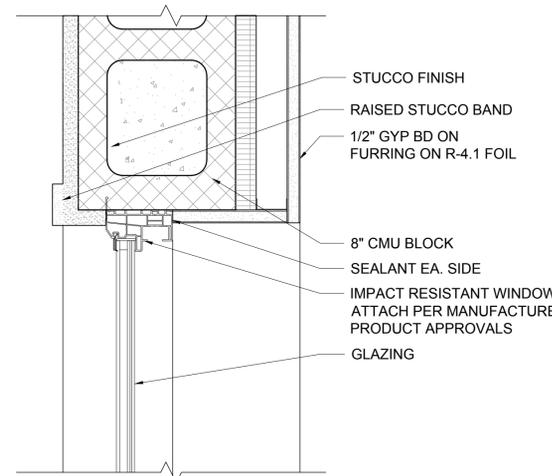
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INTERIOR DOOR HEAD

8

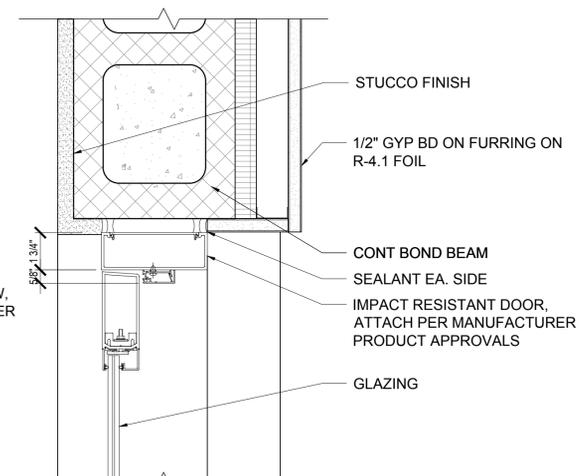
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EXTERIOR WINDOW JAMB

5

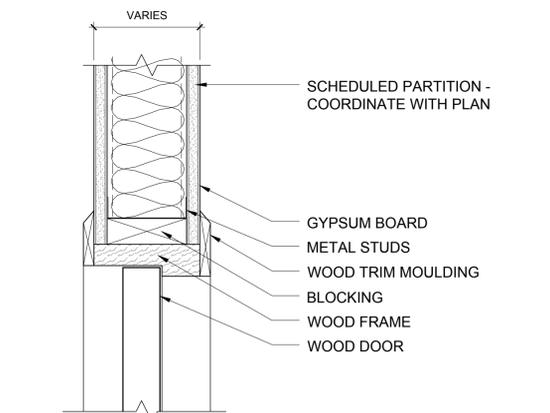
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EXTERIOR DOOR JAMB

2

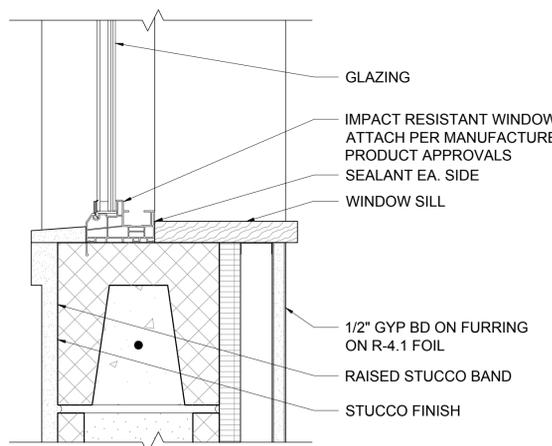
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INTERIOR DOOR JAMB

7

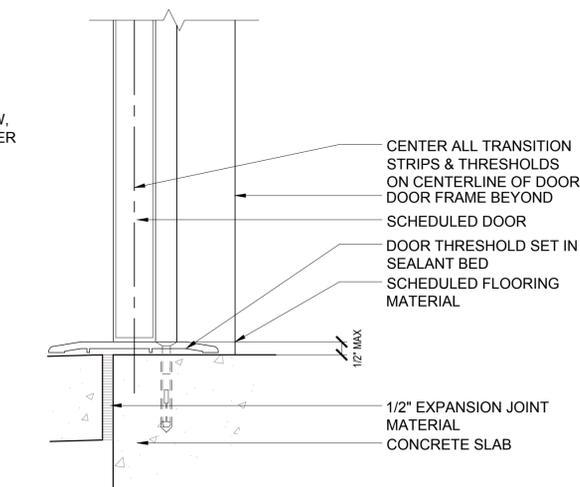
SCALE: 3" = 1'-0"



EXTERIOR WINDOW SILL

4

SCALE: 3" = 1'-0"



EXTERIOR DOOR THRESHOLD

1

SCALE: 3" = 1'-0"

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PLAN CHECK SUBMITTAL	--
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BID ISSUE	--
REVISION	--
CONSTRUCTION ISSUE	--

IDENTIFICATION STAMP

DIV. OF THE STATE ARCHITECT

APP 03 000000

AC ___ FLS ___ SS ___

DATE _____

DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING

SW 2ND COURT

DELRAY BEACH, FL 33444

PROJECT NUMBER: 01713.0

REVISIONS:

1 --

2 --

3 --

4 --

5 --

6 --

SHEET TITLE:

DOOR & WINDOW DETAILS

MODEL D

SCALE: AS INDICATED

DATE PRINTED: 2020-3-5

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A8.02

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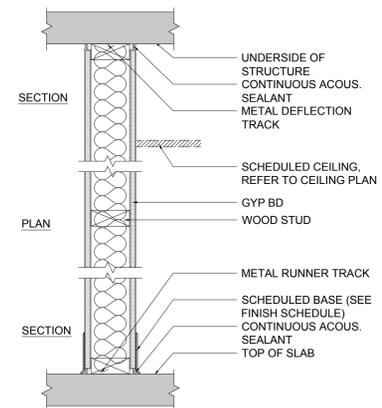
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- 33.04 BACKFLOW PREVENTOR.

NOTE: PROVIDE MOISTURE RESISTANT CEMENT BOARD AT ALL TUB LOCATIONS.

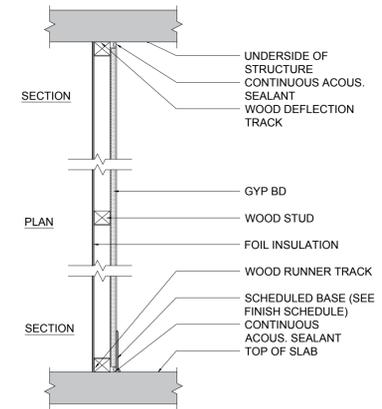
TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S1	3-5/8"	0.0188	16"	1/2"	NA	NA	NA	NA
S2	3-5/8"	0.032	16"	1/2"	3-1/2"	NA	NA	NA



PARTITION TYPE (FULL HEIGHT)

REF: SCALE: 1-1/2" = 1'-0"

TYPE	STUD SIZE	METAL THK	STUD SPACING	GYP. BD. THICKNESS	INSULATION THICKNESS	FIRE RATING	TESTED ASSEMBLY #	STC RATING
S3	1-5/8"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA
S4	3/4"	0.0188	16"	1/2"	FOIL (R-4)	NR	NA	NA



PARTITION TYPE (FURRING)

REF: SCALE: 1-1/2" = 1'-0"



CONCEPTUAL DESIGN	--	IDENTIFICATION STAMP
SCHEMATIC DESIGN	--	DIV. OF THE STATE ARCHITECT
DESIGN DEVELOPMENT	--	
CONSTRUCTION DOCUMENTS	--	
PLAN CHECK SUBMITTAL	--	
PLAN CHECK RESUBMITTAL	--	
PERMIT SET	--	APP 03 000000
BID ISSUE	--	AC ___ FLS ___ SS ___
REVISION	--	DATE _____
CONSTRUCTION ISSUE	--	

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**

SW 2ND COURT
DELRAY BEACH, FL 33444
PROJECT NUMBER: 01713.0

REVISIONS:

1	--	4	--
2	--	5	--
3	--	6	--



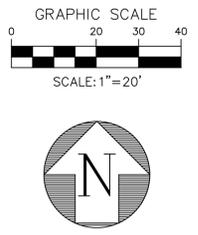
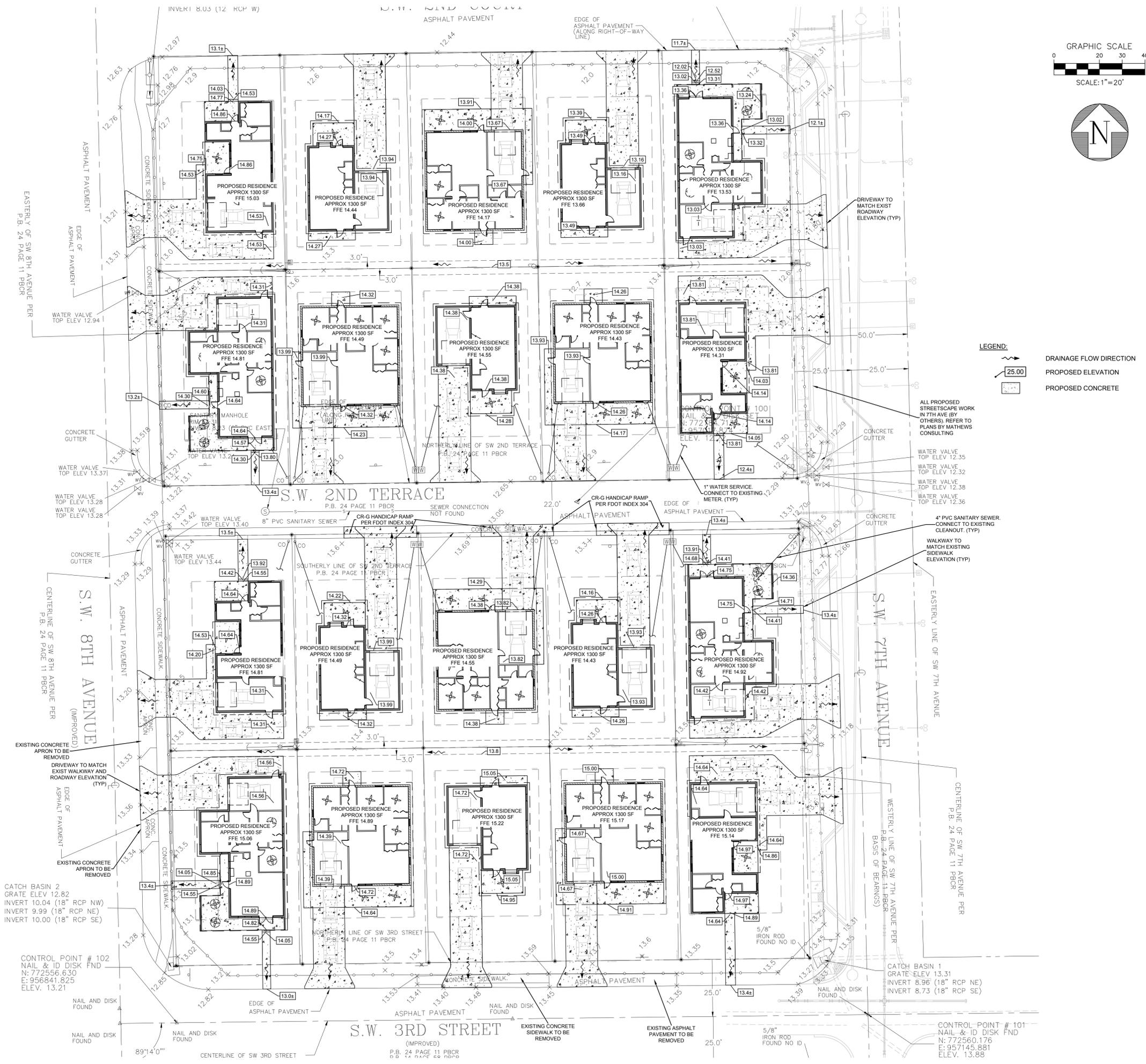
SHEET TITLE: **WALL TYPES**
MODEL D

SCALE: AS INDICATED
DATE PRINTED: 2020-3-5

1147 NE 7TH AVE
WILTON MANORS, FL 33334
T: 954 653 1236

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A9.00



LEGEND:

- DRAINAGE FLOW DIRECTION
- PROPOSED ELEVATION
- PROPOSED CONCRETE

ALL PROPOSED STREETScape WORK IN 7TH AVE (BY OTHERS); REFER TO PLANS BY MATHEWS CONSULTING

WATER VALVE TOP ELEV 12.35
WATER VALVE TOP ELEV 12.32
WATER VALVE TOP ELEV 12.38
WATER VALVE TOP ELEV 12.36

4" PVC SANITARY SEWER CONNECT TO EXISTING CLEANOUT (TYP)

WALKWAY TO MATCH EXISTING SIDEWALK ELEVATION (TYP)



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ADAM SWANEY, P.E.
NO. 72235



- CONCEPTUAL DESIGN
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- PLAN CHECK SUBMITTAL
- PLAN CHECK RESUBMITTAL
- PERMIT SET
- BID ISSUE
- REVISION
- CONSTRUCTION ISSUE

1280 N CONGRESS AVE, SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)352-1151 • FAX (561)352-3390
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP 03 000000
AC _____ FLS _____ SS _____
DATE _____

**DELRAY BEACH CRA
CARVER SQUARE WORKFORCE HOUSING**



REVISIONS:

	-		-
	-		-
	-		-

SHEET TITLE: ENGINEERING SITE PLAN

SCALE: 1" = 20'
DATE PRINTED: 2019-8-7

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

808 E LAS OLAS BLVD
SUITE 101
FORT LAUDERDALE, FL 33301
t: 954 683 1236

EXHIBIT B



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SOUTHEAST DISTRICT OFFICE
3301 GUN CLUB ROAD, MSC 7210-1
WEST PALM BEACH, FL 33406
561-681-6600

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

JONATHAN P. STEVERSON
SECRETARY

March 16, 2015

Via electronic mail: hermanstevensjr@aol.com

Mr. Herman Stevens, Chairman
Community Redevelopment Agency (CRA) Board
City of Delray Beach
20 North Swinton Avenue
Delray Beach, Florida 33444

Subject: Well Abandonment Completion Report
Carver Square
Northeast of SW 8th Avenue & SW 3rd Street
City of Delray Beach 33444
Site ID: COM_291722; Brownfield Area Identification Number: BF500701000
Brownfield Site Identification Number: BF500701001

Dear Mr. Stevens:

The Florida Department of Environmental Protection (Department) Southeast District Compliance Assurance Program has reviewed the Well Completion Report dated January 5, 2015 (received March 11, 2015) prepared by GFA International. The 13 monitor wells have been properly abandoned within 60 days of the Department's Site Rehabilitation Completion Order - No Further Action without Conditions issued on November 17, 2014.

The cleanup of this Brownfield formerly an old unregulated dump is complete with the Department closing the file with this letter. If you have any questions about this letter or cleanup history please contact Art Torvela at 561-681-6676 or via email at art.torvela@dep.state.fl.us

Thank you for cooperation, efforts, and results.

Sincerely,

A handwritten signature in blue ink that reads "William A. Rueckert".

William Rueckert
Environmental Manager
Compliance Assurance Program

Mr. Herman Stevens
Carver Square
Well Abandonment Report
BF500701001
Page 2 of 2

cc: Jeff Costello, CRA, (costelloj@mydelraybeach.com)
Susan Shaw, CRA, (shaw@mydelraybeach.com)
Monty Watson, Environmental Assessments + Consulting, (mwatson@eacusa.com)
Frederick Kaub, GFA International, (fkaub@teamgfa.com)
Kim Walker, FDEP/Tallahassee, (kim.walker@dep.state.fl.us)
Joe McGarrity, FDEP/Tallahassee, (joseph.mcgarrity@dep.state.fl.us)
Timothy Mayer, Palm Beach County Health Department
(timothy.mayer@flhealth.gov)

#150211



**FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION**

SOUTHEAST DISTRICT OFFICE
3301 GUN CLUB ROAD, MSC 7210-1
WEST PALM BEACH, FL 33406
561-681-6600

RICK SCOTT
GOVERNOR

CARLOS LOPEZ-CANTERA
LT. GOVERNOR

HERSCHEL T. VINYARD JR.
SECRETARY

November 17, 2014

Via electronic mail: hermanstevensjr@aol.com

Mr. Herman Stevens, Chairman
Community Redevelopment Agency (CRA) Board
City of Delray Beach
20 North Swinton Avenue
Delray Beach, Florida 33444

Subject: **Site Rehabilitation Completion Order – No Further Action Without Conditions**
Carver Square
Northeast of SW 8th Avenue & SW 3rd Street
City of Delray Beach 33444
Site ID: COM_291722; Brownfield Area Identification Number: BF500701000
Brownfield Site Identification Number: BF500701001

Dear Mr. Stevens:

The Florida Department of Environmental Protection (Department), Southeast District, Compliance Assurance Program has reviewed the Natural Attenuation Monitoring Report Year 1 Quarter 4 which included a request for No Further Action Without Conditions dated October 15, 2014 (received October 17, 2014), that was prepared by Environmental Assessments + Consulting, Inc. for the Carver Square Brownfield site located Northeast of SW 8th Avenue & SW 3rd Street (2 city blocks) Delray Beach, Florida 33444. Maps showing the location of Carver Square Brownfield site and the location of the “contaminated site” for which this Order is being issued are attached as Exhibits 1 and 2 and are incorporated by reference herein.

The contamination which resulted from a discharge that was discovered on August 23, 2004, consisted of dieldrin and iron. The discharge resulted from the site having an old pond and being used as a historical unregulated landfill. The Unconditional NFA is supported by earlier submittals pursuant to the requirements of Chapter 62-780, Florida Administrative Code (F.A.C.), including, but not limited to:

- Combined Site Screening Investigation Report dated January 2005 (received January 10, 2005) prepared by PBS&J;
- Expanded Screening Evaluation Report dated May 2005 (received May 19, 2005) prepared by PBS&J;
- Supplemental Contamination Assessment Report dated September 15, 2005, (received September 20, 2005) prepared by PBS&J;

Health Consultation dated November 14, 2005 (received November 21, 2005) prepared by Florida Department of Health/U.S. Department of Health;
Interim Source Removal Report dated November 10, 2008 (received November 10, 2008) prepared by GFA International;
Site Assessment Report dated April 28, 2009 (received May 4, 2009) prepared by GFA International;
Supplemental Site Assessment Report dated August 28, 2009 (received May 4, 2009) prepared by GFA International;
Interim Source Removal Report II dated October 26, 2009 (received October 30, 2009) prepared by GFA International;
Quarterly Groundwater Monitoring Report Year 1 Quarter 4 and Proposal for No Further Action dated February 4, 2010 (received February 9, 2010) prepared by GFA International;
Groundwater Sampling Report Year 2 Quarter 3 dated November 10, 2011 (received November 29, 2011) prepared by GFA International;
Remedial Alternatives Evaluation dated September 24, 2012 (received September 25, 2012) prepared by Tetra Tech;
Limited Scope Remedial Action Plan dated April 25, 2013 (received May 21, 2013) prepared by Tetra Tech;
Natural Attenuation Monitoring Report Year 1 Quarter 3 dated June 23, 2014 (received June 30, 2014) prepared by Environmental Assessments + Consulting, Inc.

Based on the documentation submitted with the Natural Attenuation Monitoring Report Year 1 Quarter 4 with a request for a No Further Action Without Conditions and the above referenced technical documents, the Department has reasonable assurance that the CRA Board City of Delray Beach (PRFBSR) has met the criteria in Chapter 62-780, Florida Administrative Code, (F.A.C.), including the commitments set forth in the approved Brownfield Site Rehabilitation Agreement schedule and program tasks. See attached map/table (Exhibits 3,4), incorporated by reference herein, which includes information regarding the contaminants, affected media, applicable cleanup target levels, and the ACTL's established for the contaminated site that is the subject of this Order. Therefore, you have satisfied the site rehabilitation requirements for the above referenced brownfield site and are released from current obligation to conduct site rehabilitation at the brownfield site, except as set forth below.

- (a) You are required to abandon all monitoring wells within 60 days of receipt of this Order. The monitoring wells must be plugged and abandoned in accordance with the requirements of subsection 62-532.500(4), F.A.C.

A copy of the City of Delray Beach City Code No. 25-09 adopted May 19 2009, prohibiting the use of groundwater for irrigation within Carver Square is attached and incorporated by reference as Exhibit 5.

Further, in accordance with Chapter 376.30701(4), Florida Statutes (F.S.), upon completion of site rehabilitation, additional site rehabilitation is not required unless it is demonstrated that:

- (a) Fraud was committed in demonstrating site conditions or completion of site rehabilitation;
- (b) New information confirms the existence of an area of previously unknown contamination which exceeds the site-specific rehabilitation levels established in accordance with Section 376.30701(2), F.S., or which otherwise poses the threat of real and substantial harm to public health, safety, or the environment;
- (c) A new discharge of pollutants or hazardous substances occurs at the site subsequent to the issuance of this Order.

Legal Issues

The Department's Order shall become final unless a timely petition for an administrative hearing is filed under sections 120.569 and 120.57, F.S., within **21** days of receipt of this Order. The procedures for petitioning for a hearing are set forth below.

Persons affected by this Order have the following options:

- A. If you choose to accept the Department's decision regarding this Unconditional SRCO, you do not have to do anything. This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order.
- B. If you choose to challenge the decision, you may do the following:
 - 1. File a request for an extension of time to file a petition for hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order. Such a request should be made if you wish to meet with the Department in an attempt to informally resolve any disputes without first filing a petition for hearing; or
 - 2. File a petition for administrative hearing with the Department's Agency Clerk in the Office of General Counsel within **21** days of receipt of this Order.

Please be advised that mediation of this decision pursuant to section 120.573, F.S., is not available.

How to Request an Extension of Time to File a Petition for Hearing

For good cause shown, pursuant to Rule 62-110.106(4), F.A.C., the Department may grant a request for an extension of time to file a petition for hearing. Such a request must be filed (received) by the Agency Clerk in the Office of General Counsel of the Department at 3900

Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Mr. Herman Stevens , Chairman, Community Redevelopment Agency Board, City of Delray Beach, 20 Swinton Boulevard, Delray Beach, FL 33444 shall mail a copy of the request to Mr. Herman Stevens, Chairman, Community Redevelopment Agency Board, City of Delray Beach, 20 Swinton Boulevard, Delray Beach, Florida, 33444 at the time of filing. Timely filing a request for an extension of time tolls the time period within which a petition for administrative hearing must be made.

How to File a Petition for Administrative Hearing

A person whose substantial interests are affected by this Order may petition for an administrative hearing under sections 120.569 and 120.57, F.S. The petition must contain the information set forth below and must be filed (received) by the Agency Clerk in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida, 32399-3000, within **21** days of receipt of this Order. Petitioner, if different from Mr. Herman Stevens, Chairman, Community Redevelopment Agency Board, City of Delray Beach, 20 Swinton Boulevard, Delray Beach, FL 33444, shall mail a copy of the request to Mr. Herman Stevens, Chairman, Community Redevelopment Agency Board, City of Delray Beach, 20 Swinton Boulevard, Delray Beach, Florida, 33444 at the time of filing. Failure to file a petition within this time period shall waive the right of anyone who may request an administrative hearing under sections 120.569 and 120.57, F.S.

Pursuant to subsection 120.569(2), F.S., and Rule 28-106.201, F.A.C., a petition for administrative hearing shall contain the following information:

- a) The name, address, and telephone number of each petitioner; the name, address, and telephone number of the petitioner's representative, if any; the site owner's name and address, if different from the petitioner; the DEP facility number; and the name and address of the facility;
- b) A statement of when and how each petitioner received notice of the Department's action or proposed action;
- c) An explanation of how each petitioner's substantial interests are or will be affected by the Department's action or proposed action;
- d) A statement of the disputed issues of material fact, or a statement that there are no disputed facts;
- e) A statement of the ultimate facts alleged, including a statement of the specific facts the petitioner contends warrant reversal or modification of the Department's action or proposed action;
- f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action or proposed action; and
- g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's action or proposed action.

This Order is final and effective on the date filed with the Clerk of the Department, which is indicated on the last page of this Order. Timely filing a petition for administrative hearing postpones the date this Order takes effect until the Department issues either a final order pursuant to an administrative hearing or an Order Responding to Supplemental Information provided to the Department pursuant to meetings with the Department.

Judicial Review

Any party to this Order has the right to seek judicial review of it under section 120.68, F.S., by filing a notice of appeal under rule 9.110 of the Florida Rules of Appellate Procedure with the Agency Clerk of the Department in the Office of General Counsel, Mail Station 35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within thirty days after this order is filed with the clerk of the Department (see below).

Questions

Any questions regarding the Department's review of your Unconditional SRCO should be directed to Mr. Art Torvela at (561) 681-6676. Questions regarding legal issues should be referred to the Department's Office of General Counsel at (850) 245-2242. Contact with any of the above does not constitute a petition for administrative hearing or request for an extension of time to file a petition for administrative hearing.

Sincerely,



Jennifer K. Smith
Southeast District
Assistant Director

11/17/14
Date

FILING AND ACKNOWLEDGMENT
FILED, on this date, pursuant to §120.52
Florida Statutes, with the designated
Department Clerk, receipt of which is
hereby acknowledged.



Clerk
(or Deputy Clerk)

11-17-14
Date

Mr. Herman Stevens
CRA Board City of Delray Beach
COM_291722
Page 6 of 6

^{WAR} JK
JKS/WAR/at

Enclosures: Exhibit 1 – Figure 1 - Site Location Map
Exhibit 2 – Groundwater Concentration Map ($\mu\text{g/L}$) April 15, 2008
Exhibit 3 – Iron Contaminant Concentration Map (9-11-2014)
Exhibit 4 – Groundwater Monitoring Well Analytical Summary Table
Exhibit 5 – Ordinance No. 25-09

cc: Jeff Costello, CRA, (costelloj@mydelraybeach.com)
Diane Colonna, CRA, (colonna@mydelraybeach.com)
Monty Watson, Environmental Assessments + Consulting, (mwatson@eacusa.com)
Kim Walker, FDEP/Tallahassee, (kim.walker@dep.state.fl.us)
Brian Dougherty, FDEP/Tallahassee, (brian.dougherty@dep.state.fl.us)
Joe McGarrity, FDEP/Tallahassee, (joseph.mcgarrity@dep.state.fl.us)
Timothy Mayer, Palm Beach County Health Department
(timothy.mayer@flhealth.gov)



Carver Square, Delray Beach, Florida

010000

Remedial Alternatives Evaluation



CONTRACT NO.	0000
OWNER NO.	0000
APPROVED BY	DATE
DRAWING NO.	SIZE REV.
FIGURE 1	
Tetra Tech	

SITE LOCATION MAP
CARVER SQUARE
FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION
DELRAY BEACH, FLORIDA



DESIGNED BY	DATE
ND	3/27/12
CHECKED BY	DATE
REVISED BY	DATE
SCALE: 1" = 250'	



LEGEND:
SUBJECT PROPERTY

Revised Draft RAE Carver Square

NICHOLE.DUA 4/4/2012 7:23:08 AM

EXHIBIT 1

Southwest 2nd Street

LEGEND

● Monitoring Well

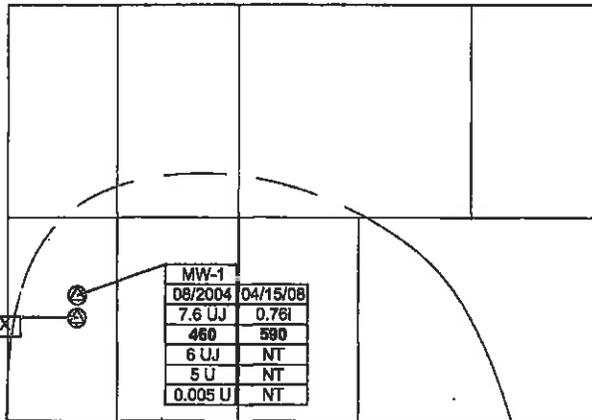
MW-2	Well ID
08/2004	Date
BDL	Manganese (ug/L)
820	Iron (ug/L)
BDL	Arsenic (ug/L)
BDL	Bis(2-Ethylhexyl)Phthalate (ug/L)
BDL	Dieldrin (ug/L)

— GCTL Equipotential Contour (ug/L)

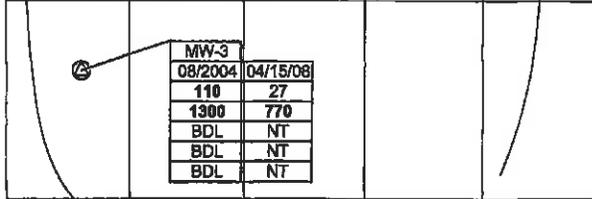
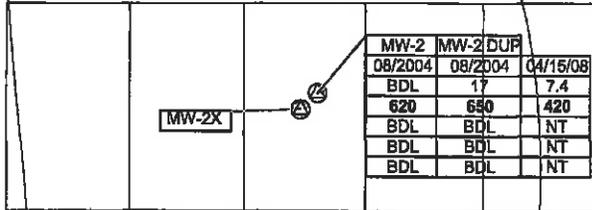
BDL = Below Detection Limit
 NT = Not Tested
 Bold Numbers: Exceed GCTL
 Bold Italicized Numbers: Exceed NADC

Southwest 8th Avenue

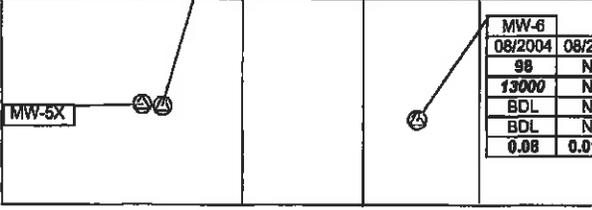
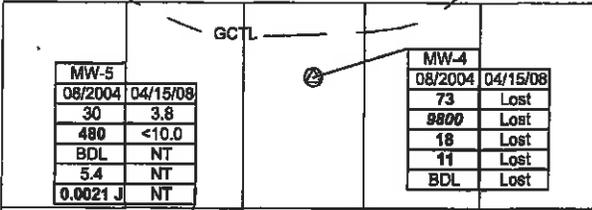
Southwest 7th Avenue



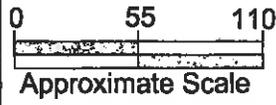
Southwest 2nd Court



Southwest 2nd Terrace



Southwest 3rd Street



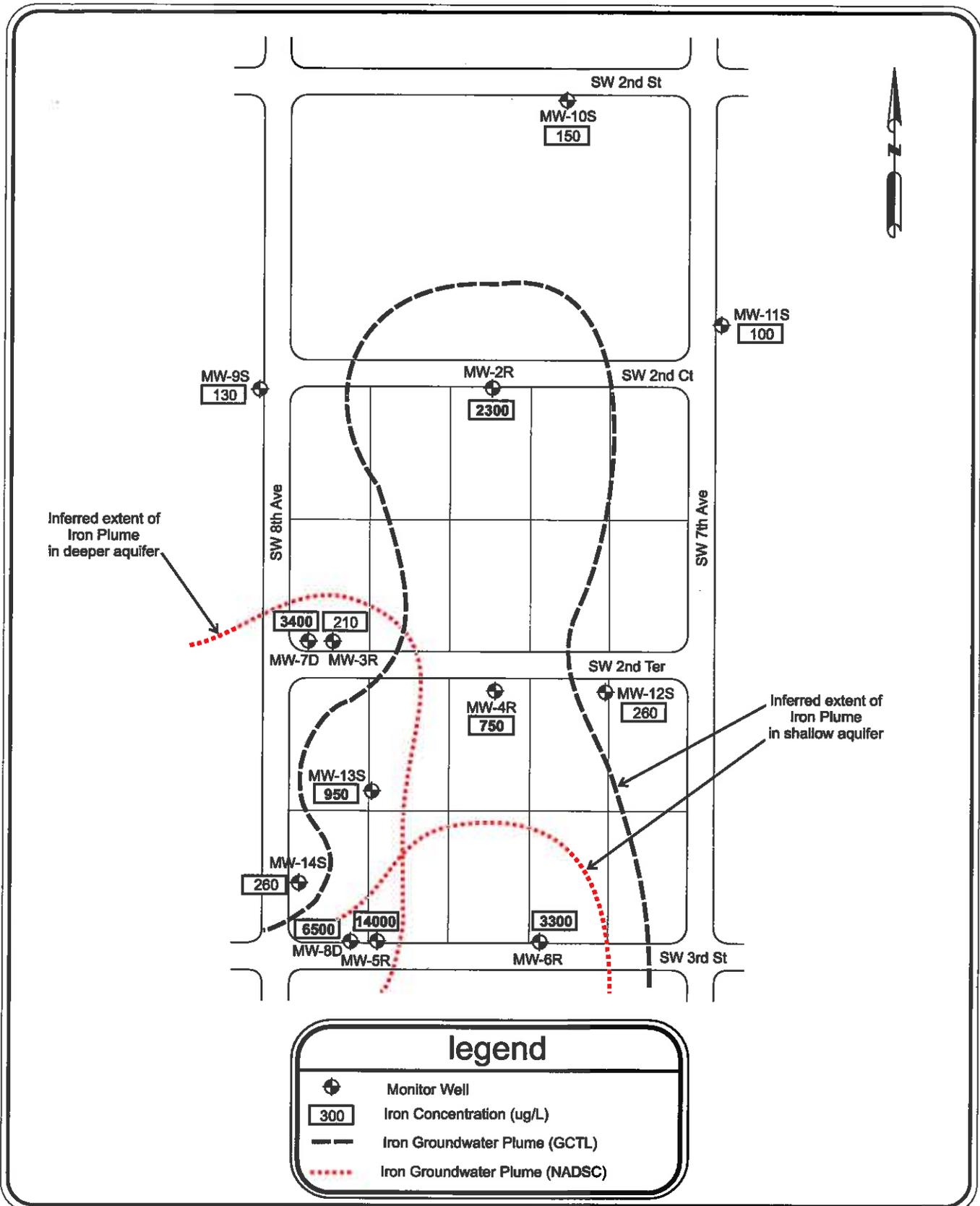
Groundwater Concentration Map (ug/L), April 15, 2008

GFA INTERNATIONAL
 Environmental, Geotechnical
 Structural Design, Construction
 Materials Testing, Threshold
 1215 Wallace Drive
 Delray Beach, FL 33444
 (561) 347-0070

Carver Square Delray CRA
 Southwest 3rd Street and
 Southwest 8th Avenue
 Delray Beach, Florida

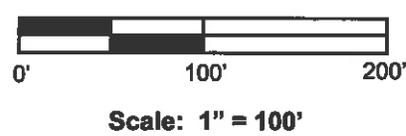
Job No. 08-0167
 Drawn By: VLP
 Date: April 30, 2008

EXHIBIT 2



legend

- Monitor Well
- Iron Concentration (ug/L)
- Iron Groundwater Plume (GCTL)
- Iron Groundwater Plume (NADSC)



**Iron Contaminant Concentration Map
(9-11-2014)**

Carver Square
Northeast of SW 8th Avenue & SW 3rd Street
Delray Beach, Palm Beach County Florida

EXHIBIT 3

GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY TABLE

Facility Name: Carver Square
 Facility ID#: COM_291722 / BF500701001

Analytical Results = micrograms per liter (ug / L)
 GCTL = Groundwater Cleanup Target Level (62-777)
 Health Based Groundwater Cleanup Target Level (62-785)
 I = denotes result between MDL and PQL

Well	Sample Date	GCTL / HBGCTL	GCTL / HBGCTL	GCTL / HBGCTL
		300 / 4200	50 / 330	0.002 / ---
		Iron	Manganese	Dieldrin
MW-2R	4/17/2009	3240	20.3	---
	7/10/2009	2260	<4.4	---
	10/7/2009	2970	<4.0	---
	1/15/2010	1900	1.6 (I)	---
	6/10/2010	800	1.5 (I)	---
	3/16/2011	3600	1.1 (I)	---
	7/21/2011	3090 / 2980	<6.40 / <6.40	---
	5/17/2012	653	0.617 (I)	---
	12/17/2013	4700	22	---
	3/12/2014	2600	18	---
	6/12/2014	8000	26	---
9/11/2014	2300	14	---	
MW-3R	4/17/2009	<45	16.1	---
	7/10/2009	135	4.46 (I)	---
	10/7/2009	64	<4.0	---
	1/15/2010	50	2	---
	6/10/2010	<50	3	---
	3/16/2011	<50	1.6 (I)	---
	7/21/2011	50.4 / <32	<6.40 / <6.40	---
	5/17/2012	46.9 (I)	2.74 (I)	---
	12/18/2013	11000	130	---
	3/12/2014	110	14	---
	6/12/2014	130	14	---
9/11/2014	210	9.8	---	
MW-4R	4/17/2009	21000	343	---
	7/10/2009	20200	254	---
	10/7/2009	16900	265	---
	1/15/2010	20000	310	---
	6/10/2010	14000	250	---
	3/16/2011	13000	180	---
	7/21/2011	18000 / 16800	188 / 175	---
	5/17/2012	6290	300	---
	12/18/2013	10000	330	<0.0014
	3/12/2014	100	74	<0.0014
	6/12/2014	740	130	---
9/11/2014	750	190	---	
MW-5R	4/17/2009	59.9 (I)	13.7 (I)	---
	7/10/2009	<45	<4.4	---
	10/7/2009	72	<4.0	---
	1/15/2010	50	1.0 (I)	---
	6/10/2010	<50	<10	---
	3/16/2011	110 (I)	3.0 (I)	---
	7/21/2011	252 / 341	<6.40 / 6.58	---
	5/17/2012	59.3	1.54 (I)	---
	12/17/2013	4700	14	---
	3/12/2014	4400	15	---
	6/12/2014	14000	34	---
9/11/2014	14000	34	---	
MW-6R	4/17/2009	5140	60.8	---
	7/10/2009	2050	20.8	---
	10/7/2009	1890	33	---
	1/15/2010	860	30	---
	6/10/2010	2000	30	---
	3/16/2011	2900	18	---
	7/21/2011	2420 / 2210	15 / 14.1	---
	5/17/2012	958	4.68 (I)	---
	12/17/2013	900 / 840	77 / 76	---
	3/12/2014	170 / 170	85 / 85	---
	6/12/2014	4900 / 4700	72 / 70	---
9/11/2014	3300 / 3100	40 / 45	---	

GROUNDWATER MONITORING WELL ANALYTICAL SUMMARY TABLE

Facility Name: Carver Square
 Facility ID#: COM_291722 / BF500701001

Analytical Results = micrograms per liter (ug / L)
 GCTL = Groundwater Cleanup Target Level (62-777)
 Health Based Groundwater Cleanup Target Level (62-785)
 I = denotes result between MDL and PQL

		GCTL / HBGCTL	GCTL / HBGCTL	GCTL / HBGCTL
		300 / 4200	50 / 330	0.002 / ---
MW-7D	4/17/2009	1560	5.04 (I)	---
	7/10/2009	576	326	---
	10/7/2009	1390	433	---
	1/15/2010	1700	340	---
	6/10/2010	2000	220	---
	3/16/2011	5900	180	---
	7/21/2011	4630 / 4870	234 / 242	---
	5/17/2012	294	142	---
	12/18/2013	24000	120	---
	3/12/2014	5400	26	---
	6/12/2014	3700	17	---
	9/11/2014	3400	15	---
MW-8D	6/10/2010	6000	220	---
	3/16/2011	10000	180	---
	7/21/2011	10800 / 10600	201 / 174	---
	5/17/2012	860	28.5	---
	12/17/2013	8100	140	---
	3/12/2014	5800	140	---
	6/12/2014	6700	140	---
	9/11/2014	6500	120	---
MW-9S	6/10/2010	110 (I)	160	---
	3/16/2011	870	120	---
	7/21/2011	3590 / 4030	190 / 206	---
	5/17/2012	4980	146	---
	12/17/2013	120	0.15 (I)	---
	3/12/2014	32	1.6 (I)	---
	6/12/2014	97	0.26 (I)	---
	9/11/2014	130	<0.11 (u)	---
MW-10S	5/17/2012	306	26.1	---
	12/17/2013	970	19	---
	3/12/2014	130	5.7	---
	6/12/2014	130	9.0	---
	9/11/2014	150	3.2	---
MW-11S	5/17/2012	949	36.4	---
	12/17/2013	150	38	---
	3/12/2014	42	3.0	---
	6/12/2014	93	2.3	---
	9/11/2014	100	1.0 (I)	---
MW-12S	5/17/2012	6660	102	---
	12/17/2013	110	4.8	---
	3/12/2014	74	4.1	---
	6/12/2014	200	2.7	---
	9/11/2014	260	3.4	---
MW-13S	5/17/2012	7840	90.1	---
	12/17/2013	420	100	---
	3/12/2014	250	120	---
	6/12/2014	1900	130	---
	9/11/2014	850	52	---
MW-14S	12/18/2013	5800	65	---
	3/12/2014	160	1.7(I)	---
	6/12/2014	190	10	---
	9/11/2014	260	3.7	---

ORDINANCE NO. 25-09

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES, BY AMENDING SECTION 4.4.3, "SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT", SUBSECTIONS 4.4.3(F), "DEVELOPMENT STANDARDS", AND 4.4.3(G), "SUPPLEMENTAL DISTRICT REGULATIONS", TO PROVIDE DEVELOPMENT STANDARDS AND SUPPLEMENTAL REGULATIONS TO ENCOURAGE THE REDEVELOPMENT OF THE CARVER SQUARE BROWNFIELD AREA; PROVIDING A SAVINGS CLAUSE, A GENERAL REPEALER CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to LDR Section 1.1.6, the Planning and Zoning Board reviewed the proposed text amendment at a public hearing held on April 20, 2009 and voted 6 to 0 to recommend that the changes be approved; and

WHEREAS, pursuant to Florida Statute 163.3174(4)(c), the Planning and Zoning Board, sitting as the Local Planning Agency, has determined that the change is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan; and

WHEREAS, the City Commission of the City of Delray Beach adopts the findings in the Planning and Zoning Staff Report; and

WHEREAS, the City Commission of the City of Delray Beach finds the ordinance is consistent with the Comprehensive Plan.

WHEREAS, the City Commission desires to provide Land Development Regulations to encourage redevelopment of the Carver Square Brownfield Area established pursuant to Resolution No. 20-07 (Carver Square Lots 11-30);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA, AS FOLLOWS:

Section 1. That the recitations set forth above are incorporated herein.

Section 2. That Section 4.4.3, "Single Family Residential (R-1) Districts", Subsection 4.4.3(F), "Development Standards" of the Land Development Regulations of the Code of Ordinances of the City of Delray Beach, Florida, be and the same is hereby amended to read as follows:

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply, except as modified below:

(1) In addition to the provisions of Section 4.3.4(K), properties located within the North Beach/Seagate and Ocean Neighborhood Overlay Districts shall comply with the provisions of the adopted Beach Property Owners Design Manual for the North Beach and Seagate Neighborhoods including but not limited to visual compatibility standards relating to limitations on height, width, mass, scale, materials, color, style, form, and square footage.

(2) In addition to the provisions of Section 4.3.4(K), properties located within the Lake Ida Neighborhood Overlay District shall comply with the following regulations:

(a) **Maximum Lot Coverage:**

1. Forty percent (40%) for one story houses
2. Thirty percent (30%) for multi-story houses

(b) The maximum Floor Area Ratio is .35 for a multi-story house. Property with frontage on Lake Ida are allowed a Floor Area Ratio of .40 for a multi story house.

(c) The area of the upper floors shall not be greater than seventy-five percent (75%) of the area of the first floor. Properties with frontage on Lake Ida are allowed to have upper floors with up to 100% of the area of the first floor.

(d) Minimum setback for multi-story homes in the R-1-AA zoning district shall be twenty-five feet (25') for the front yard and fifteen feet (15') for the rear yard.

(e) Minimum setback for multi-story homes in the R-1-AAA and R-1-AAAB zoning districts shall be thirty feet (30') for the front yard and seventeen feet (17') for the rear yard.

(f) Additional landscaping required for both new multi-story houses or additions to existing multi-story houses shall be as follows:

1. New houses: landscaping requirements shall be the same as the Beach Districts as provided in the Beach Property Owners Design Manual for the North Beach and Seagate Neighborhoods.

2. Additions: supplemental landscaping shall be provided along that portion of the house where the new upper floor addition occurs within 5' of the minimum required setback lines. The intent of the requirement is to

soften and screen the upper story addition and shall generally consist of additional vertical landscaping which would include fourteen foot (14') shade trees or eighteen foot (18') Palm trees at spacings determined by the City Landscape Department to be sufficient to meet the intent of this requirement.

(g) **First Floor Maximum Height:**

1. Single-story or first floor limits shall be established by:
 - a. Height from finished floor elevation to top of beam (tie or bond) shall not exceed fourteen feet (14').
 - b. Any portion exceeding the dimensions described in Section 4.4.3(F)(2)(g)1.a. above shall be considered multi-story structures.

(h) **Upper Story Height:**

1. Height from finished floor elevation to finished floor elevation or top of beam (tie or bond) shall not exceed twelve feet (12').

(3) Carver Square Brownfield Area Development Standards: The following development standards apply to properties located in the Carver Square Brownfield Area (Resolution No. 20-07 - Carver Square Lots 11-30).

(a) **Setbacks:**

(1) Front:	20'
(2) Side (Street):	10'
(3) Side (Interior):	7.5'
(4) Rear	10'

(b) **Setbacks for Garages, Carports and Porte-Cocheres: Required parking is not allowed in the front or street side setback. Garages, carports and porte-cocheres must have a minimum 20' setback when the entrance faces a public street.**

(c) **Porch Encroachments: Front porches may extend 5' into the front setback and cannot be enclosed in any manner.**

Section 3. That Section 4.4.3, "Single Family Residential (R-1) Districts", Subsection 4.4.3(G), "Supplemental District Regulations" of the Land Development Regulations of the Code of Ordinances of the City of Delray Beach, Florida, be and the same is hereby amended to read as follows:

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply, except as modified below:

(1) In addition to the provisions of Section 4.3.4(K), properties located within the North Beach/Seagate and Ocean Neighborhood Overlay Districts shall comply with the provisions of the adopted Beach Property Owners Design Manual for the North Beach and Seagate Neighborhoods including but not limited to visual compatibility standards relating to limitations on height, width, mass, scale, materials, color, style, form, and square footage.

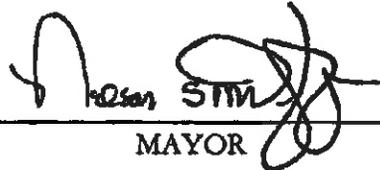
(2) Within the Carver Square Brownfield Area (Resolution No. 20-07 - Carver Square Lots 11-30), all irrigation must be connected to a City water system and the provision of irrigation from a well system is prohibited.

Section 4. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part thereof other than the part declared to be invalid.

Section 5. That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby repealed.

Section 6. That this ordinance shall become effective immediately upon its passage on second and final reading.

19th PASSED AND ADOPTED in regular session on second and final reading on this the May day of May, 2009.


MAYOR

ATTEST:


CITY CLERK

First Reading 5/5/09

Second Reading 5/19/09

EXHIBIT C

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 11, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
4. NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO THIS FIRM.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN.
6. ALL DIMENSIONS SHOWN ARE CALCULATED (C), UNLESS SHOWN OTHERWISE.
7. THIS SURVEY CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.
8. IF THIS SURVEY IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. IF THIS SURVEY IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS AN ELECTRONIC SIGNATURE AS SPECIFIED IN CHAPTER 5J-17.062(3) OF THE FLORIDA ADMINISTRATIVE CODE.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

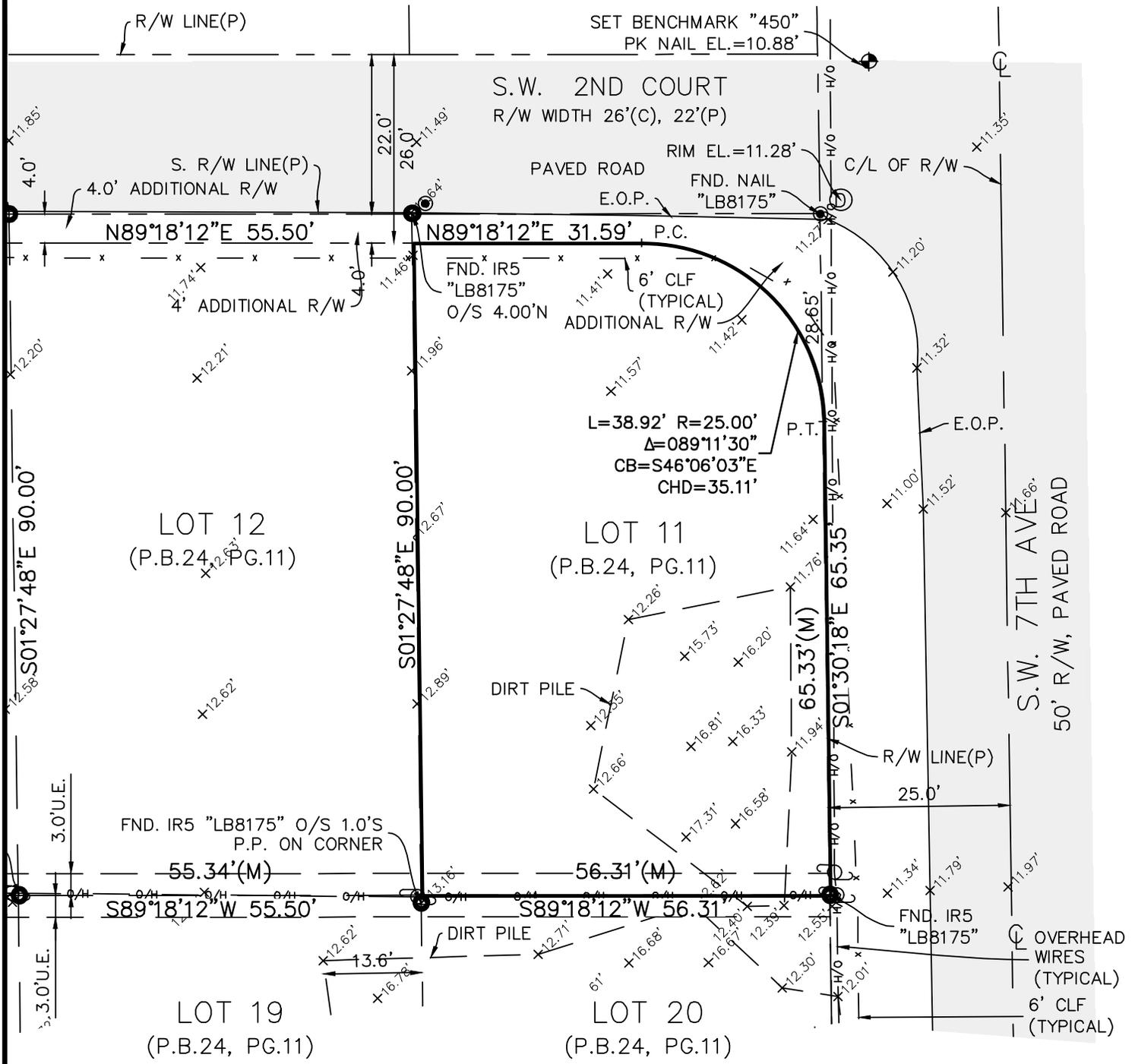
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

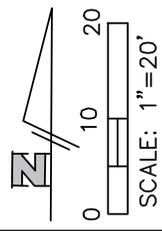
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<i>WrightPSM, LLC</i> PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186	SCALE: 1"=20'	DATE: 02/10/2020
	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. = UTILITY EASEMENT	Δ = DELTA (INTERIOR ANGLE)	O/H = OVERHEAD WIRE	WM = WATER METER
R/W = RIGHT OF WAY	CB = CHORD BEARING	CONC. = CONCRETE	⊗ = WATER VALVE
C/L OR C = CENTERLINE	CHD = CHORD DISTANCE	EL. OR ELEV = ELEVATION	⊙ = FIRE HYDRANT
P = PROPERTY LINE	P.B. = PLAT BOOK	FND. = FOUND	⊕ = SANITARY MANHOLE
O/S = OFFSET	O.R. = OFFICIAL RECORDS BOOK	IR5 = #5 REBAR	⊖ = DRAINAGE MANHOLE
(P) = PLATTED DATA	PG. = PAGE	LB = LICENSED BUSINESS	
(C) = CALCULATED DATA	CO = CLEANOUT	P.R.M. = PERMANENT REFERENCE MONUMENT	
P.T. = POINT OF TANGENCY	CLF = CHAIN LINK FENCE	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	
P.C. = POINT OF CURVATURE	EOP = EDGE OF PAVEMENT		
R = RADIUS	C.B. = CATCHBASIN		
L = ARC LENGTH	P.P. = POWERPOLE		



NAVD88

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SCALE:	1"=20'	DATE:	02/10/2020
JOB NO.	19-1220	PAGE	2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 12, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
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11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

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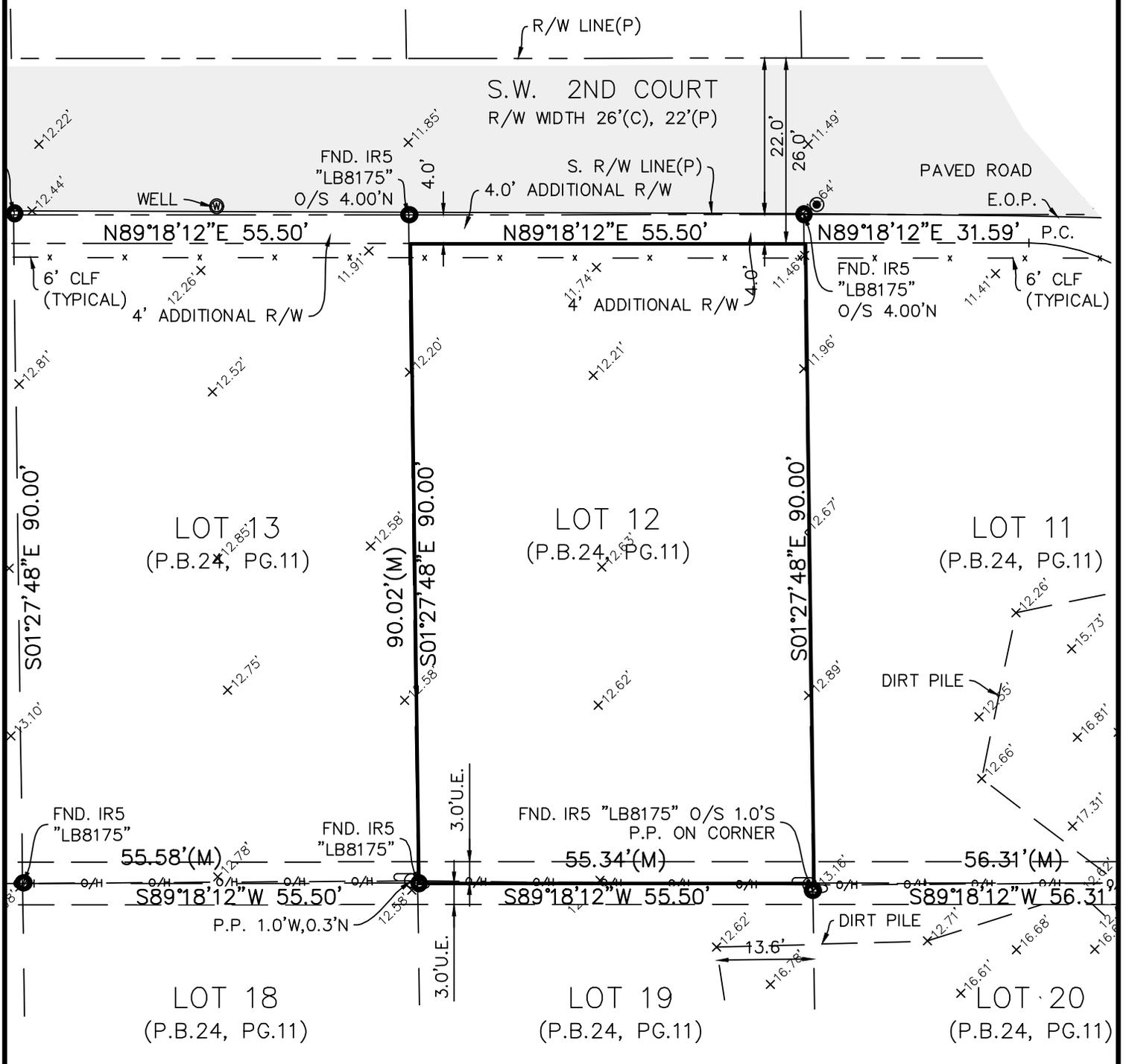
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BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

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SURVEYOR'S NOTES:

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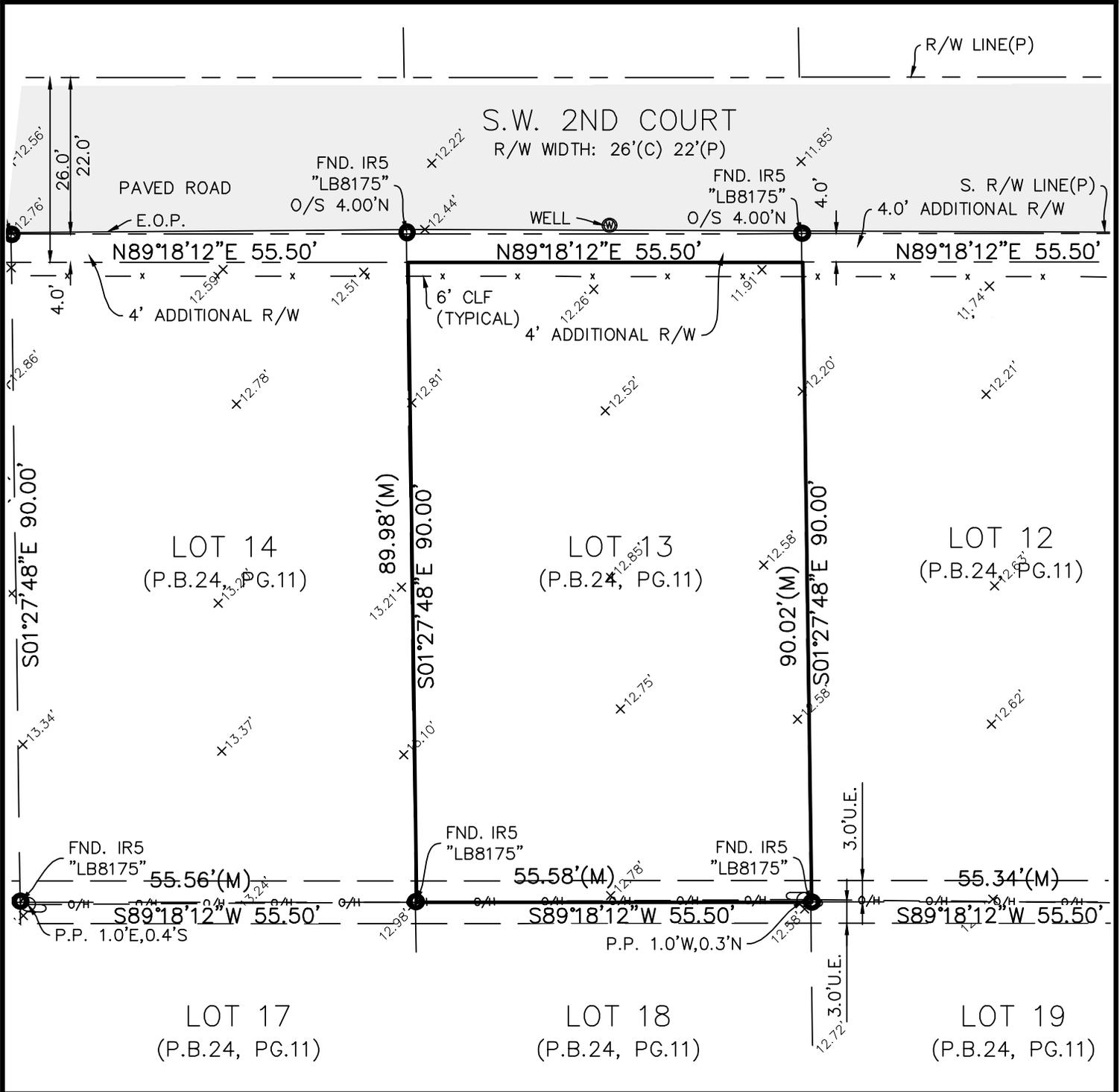
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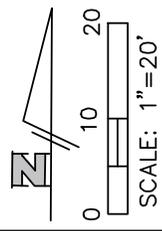
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	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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NAVD88

<p style="text-align: center;">WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	<p>SCALE: 1"=20'</p> <p>JOB NO. 19-1220</p>	<p>DATE: 02/10/2020</p> <p>PAGE 2 OF 2</p>
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**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 14, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

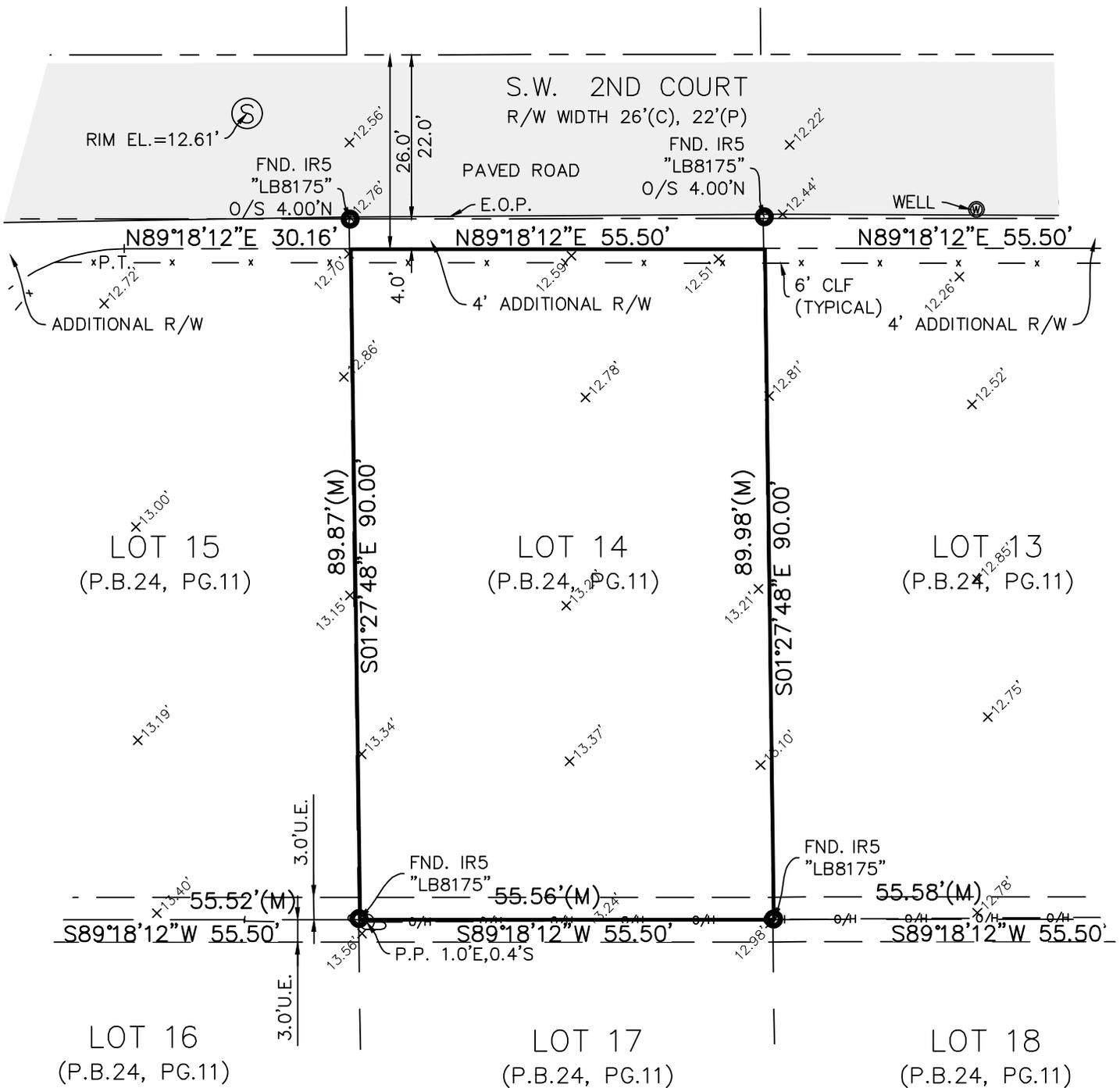
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

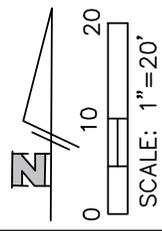
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<p align="center">WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE: 1"=20'	DATE: 02/10/2020
	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. =UTILITY EASEMENT	Δ =DELTA (INTERIOR ANGLE)	O/H =OVERHEAD WIRE	WM =WATER METER
R/W =RIGHT OF WAY	CB =CHORD BEARING	CONC. =CONCRETE	WV =WATER VALVE
C/L OR CL =CENTERLINE	GHD =CHORD DISTANCE	EL.OR ELEV=ELEVATION	FH =FIRE HYDRANT
PL =PROPERTY LINE	P.B. =PLAT BOOK	FND. =FOUND	SM =SANITARY MANHOLE
O/S =OFFSET	O.R. =OFFICIAL RECORDS BOOK	IR5 =#5 REBAR	DM =DRAINAGE MANHOLE
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P.C. =POINT OF CURVATURE	EOP =EDGE OF PAVEMENT	P.S.M. =PROFESSIONAL SURVEYOR	
R =RADIUS	C.B. =CATCHBASIN	& MAPPER	
L =ARC LENGTH	P.P. =POWERPOLE		



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 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 15, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
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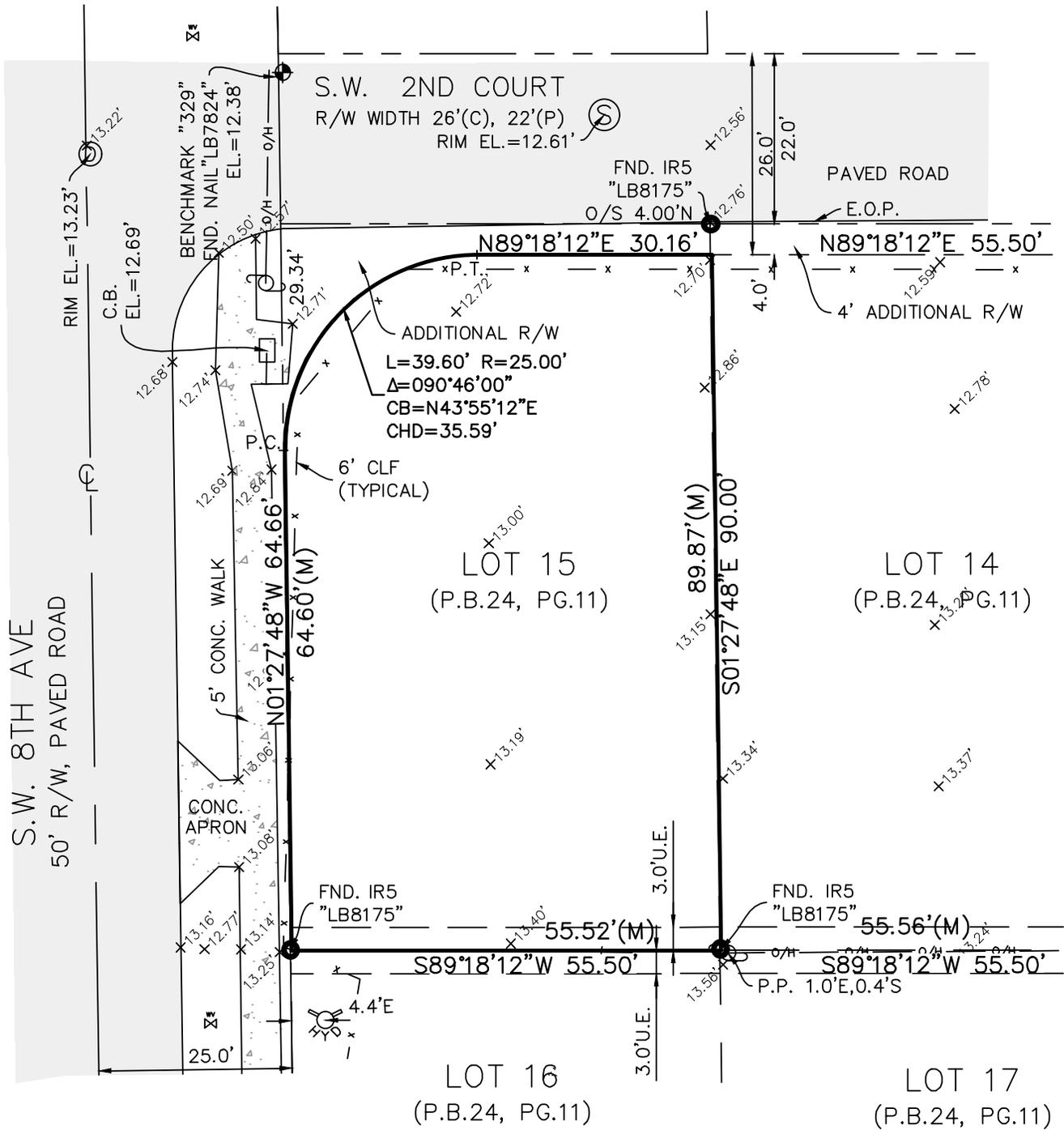
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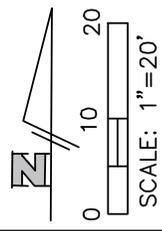
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BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 16, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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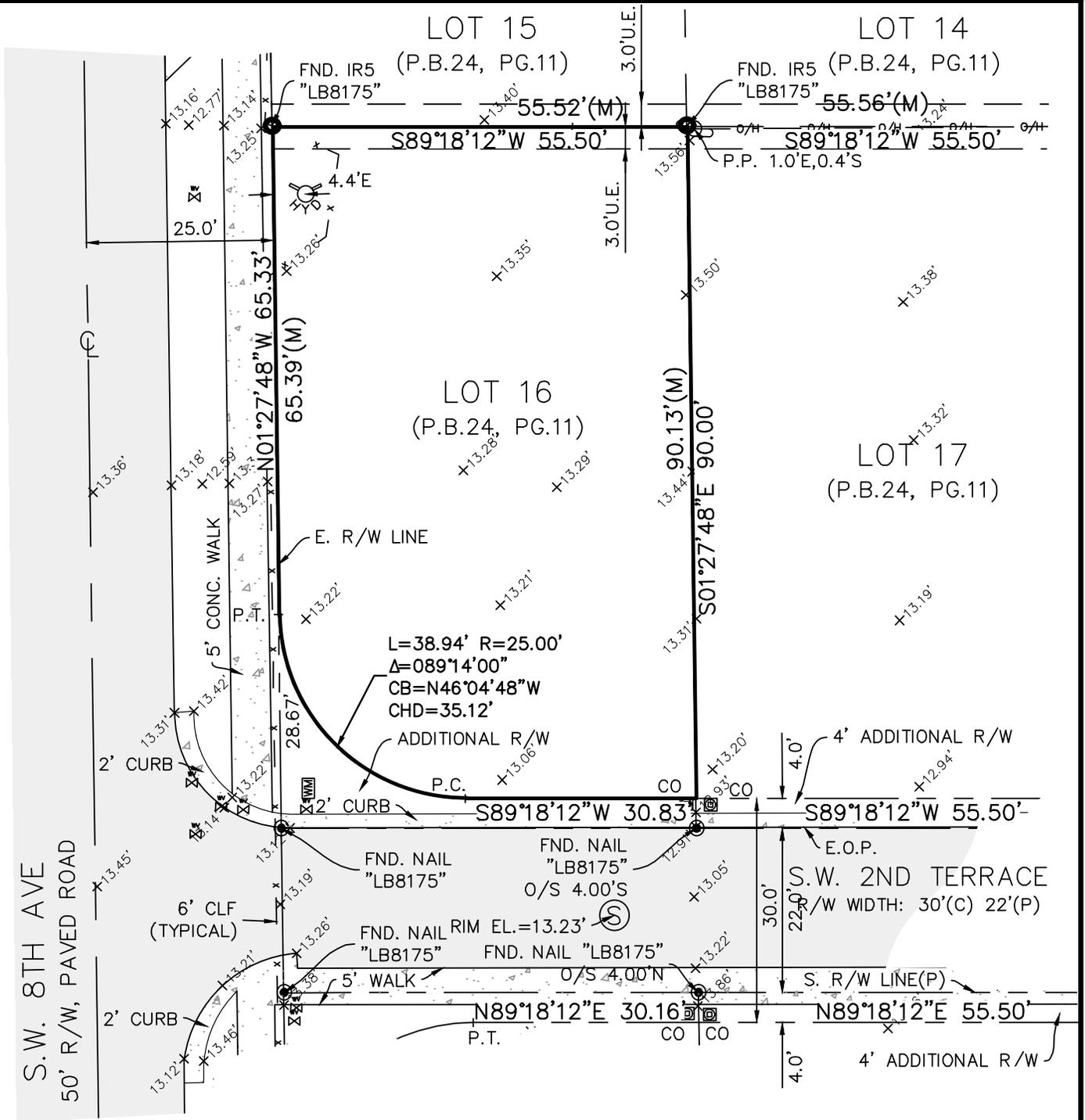
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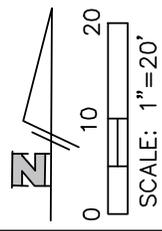
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BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 17, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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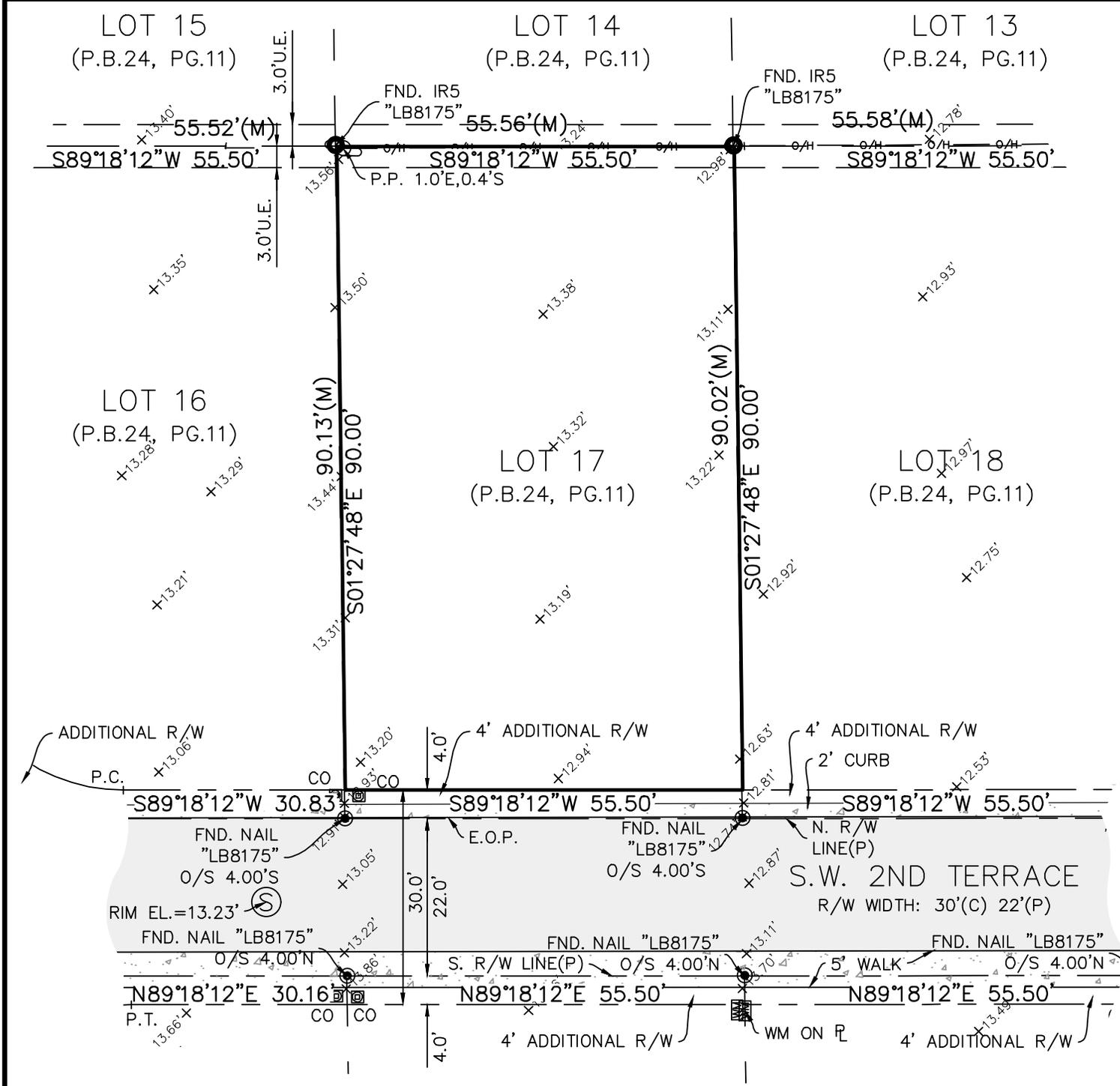
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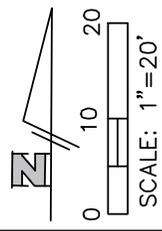
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**BOUNDARY AND TOPO SURVEY
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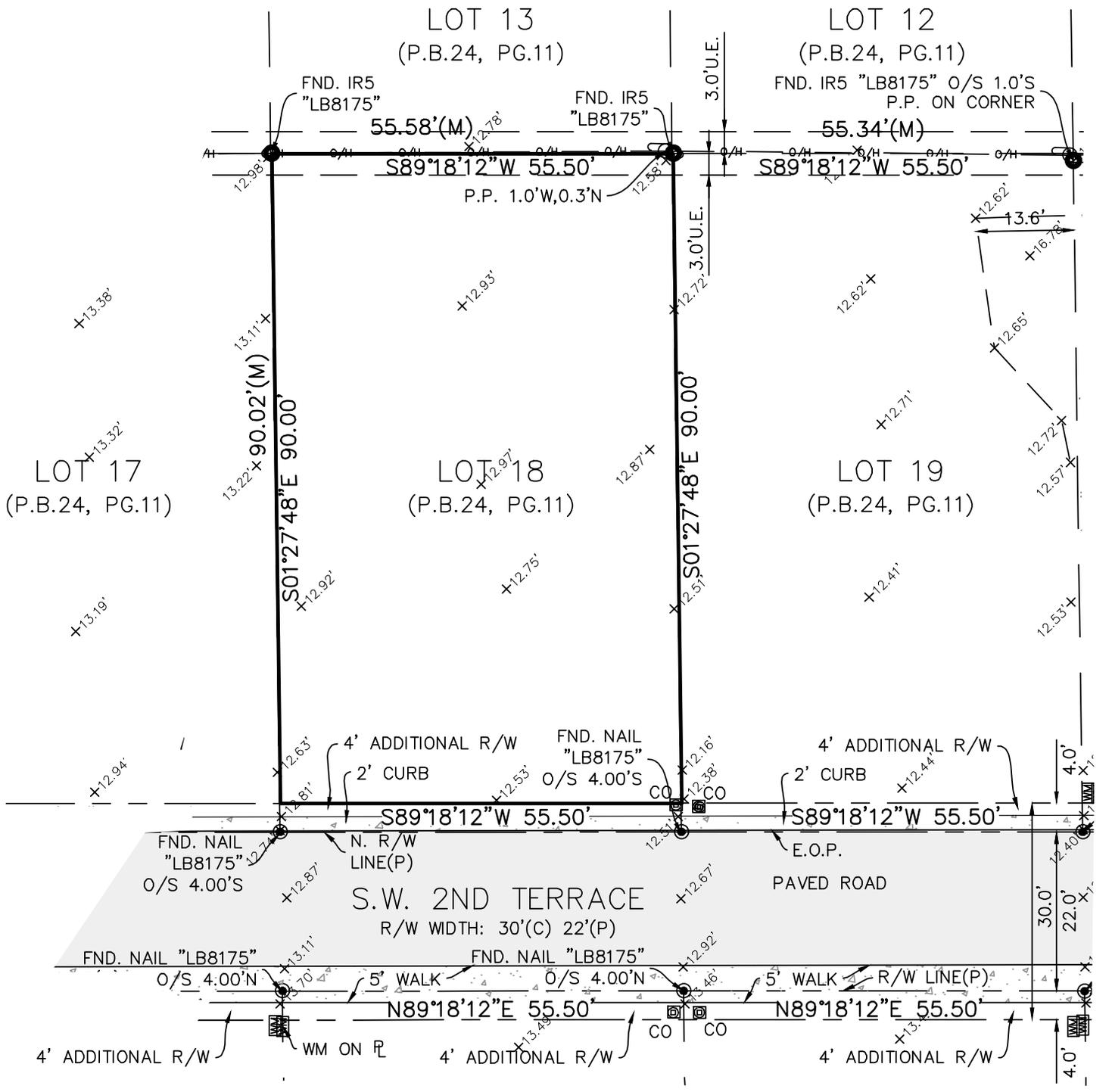
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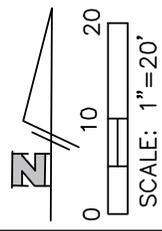
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	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. =UTILITY EASEMENT R/W =RIGHT OF WAY C/L OR \mathcal{C} =CENTERLINE P.L. =PROPERTY LINE O/S =OFFSET (P) =PLATTED DATA (C) =CALCULATED DATA P.T. =POINT OF TANGENCY P.C. =POINT OF CURVATURE R =RADIUS L =ARC LENGTH	Δ =DELTA (INTERIOR ANGLE) CB =CHORD BEARING CHD =CHORD DISTANCE P.B. =PLAT BOOK O.R. =OFFICIAL RECORDS BOOK PG. =PAGE CO =CLEANOUT CLF =CHAIN LINK FENCE EOP =EDGE OF PAVEMENT C.B. =CATCHBASIN P.P. =POWERPOLE	O/H =OVERHEAD WIRE CONC. =CONCRETE EL. OR ELEV =ELEVATION FND. =FOUND IR5 =#5 REBAR LB =LICENSED BUSINESS P.R.M. =PERMANENT REFERENCE MONUMENT P.S.M. =PROFESSIONAL SURVEYOR & MAPPER	WM =WATER METER \boxtimes =WATER VALVE \odot =FIRE HYDRANT \odot =SANITARY MANHOLE \odot =DRAINAGE MANHOLE \odot =POWER POLE \odot =SPOT ELEVATION (NAVD88)
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NAVD88

WrightPSM, LLC
 PROFESSIONAL SURVEYING AND MAPPING
 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441
 (772) 538-1858 www.wrightpsm.com
 CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE: 1"=20'	DATE: 02/10/2020
JOB NO. 19-1220	PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 19, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
4. NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO THIS FIRM.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN.
6. ALL DIMENSIONS SHOWN ARE CALCULATED (C), UNLESS SHOWN OTHERWISE.
7. THIS SURVEY CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.
8. IF THIS SURVEY IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. IF THIS SURVEY IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS AN ELECTRONIC SIGNATURE AS SPECIFIED IN CHAPTER 5J-17.062(3) OF THE FLORIDA ADMINISTRATIVE CODE.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

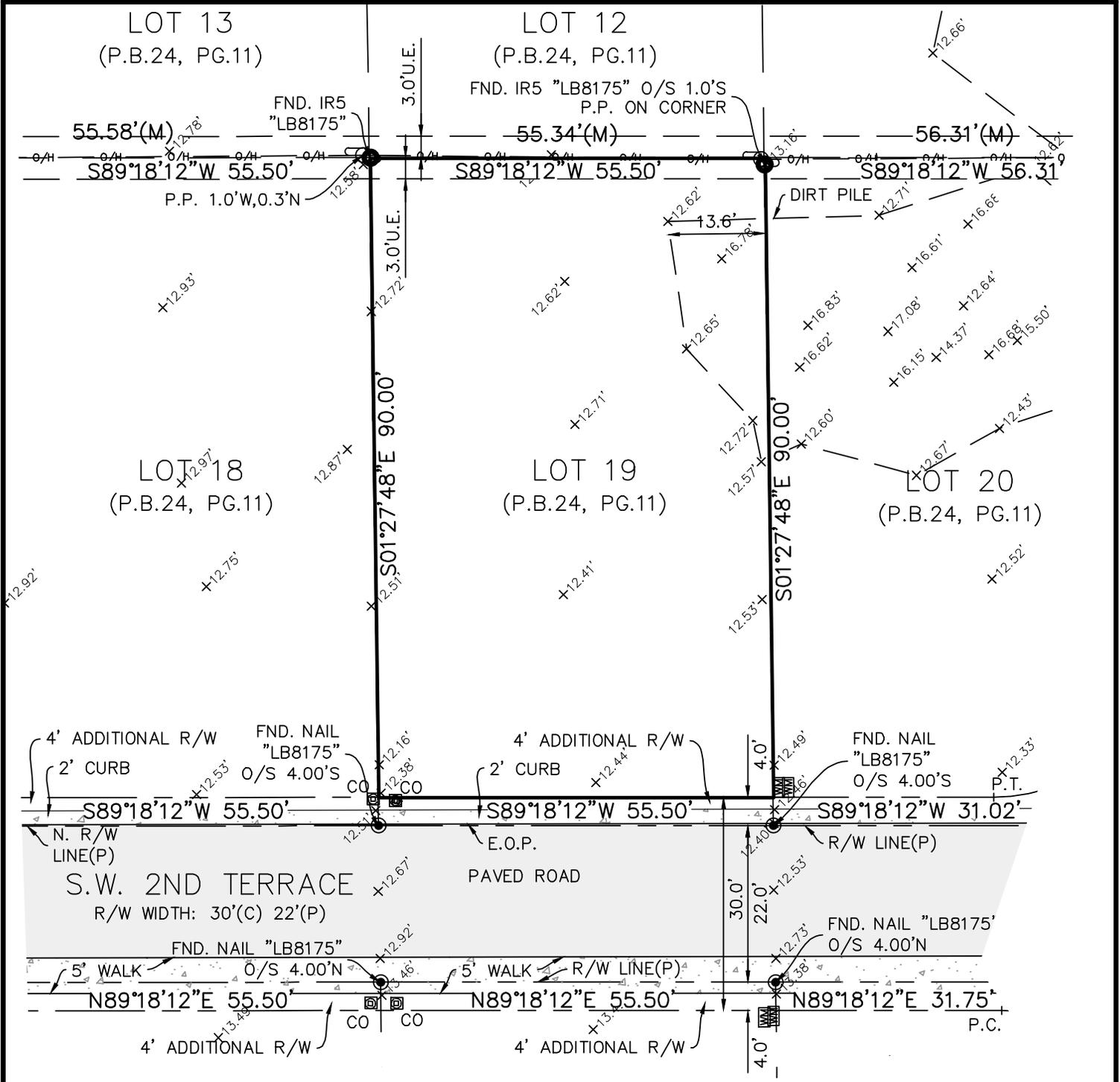
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

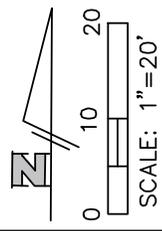
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<p align="center">WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE: 1"=20'	DATE: 02/10/2020
	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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NAVD88

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DATE: 02/10/2020
 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 20, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
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9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

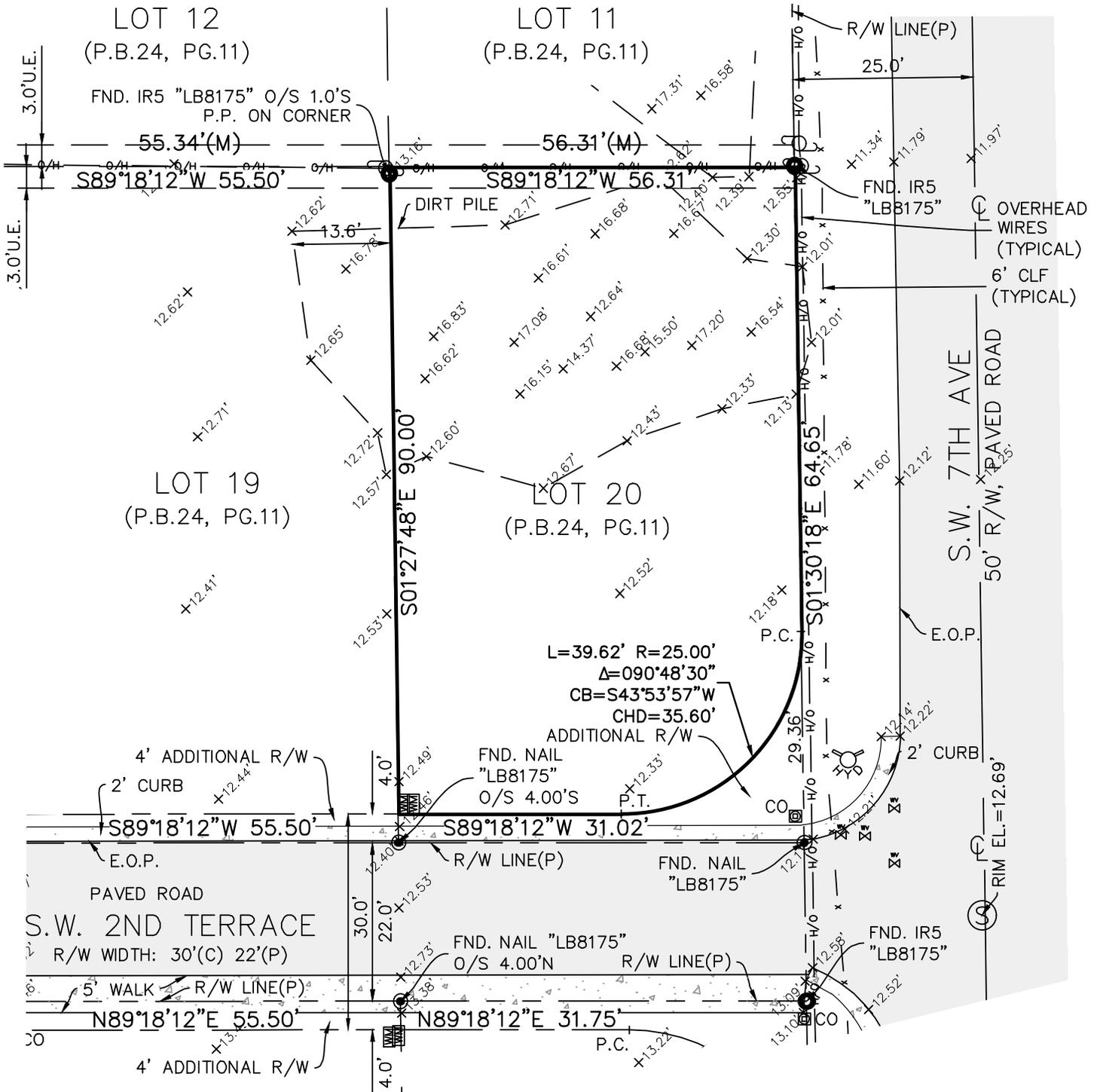
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PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

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	<p>JOB NO. 19-1220</p>	<p>PAGE 1 OF 2</p>

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. =UTILITY EASEMENT	Δ =DELTA (INTERIOR ANGLE)	O/H =OVERHEAD WIRE	WM =WATER METER
R/W =RIGHT OF WAY	CB =CHORD BEARING	CONC. =CONCRETE	WV =WATER VALVE
C/L OR CL =CENTERLINE	GHD =CHORD DISTANCE	EL.OR ELEV=ELEVATION	FH =FIRE HYDRANT
PL =PROPERTY LINE	P.B. =PLAT BOOK	FN. =FOUND	SM =SANITARY MANHOLE
O/S =OFFSET	O.R. =OFFICIAL RECORDS BOOK	IR5 =#5 REBAR	DM =DRAINAGE MANHOLE
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JOB NO.	19-1220	PAGE	2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 21, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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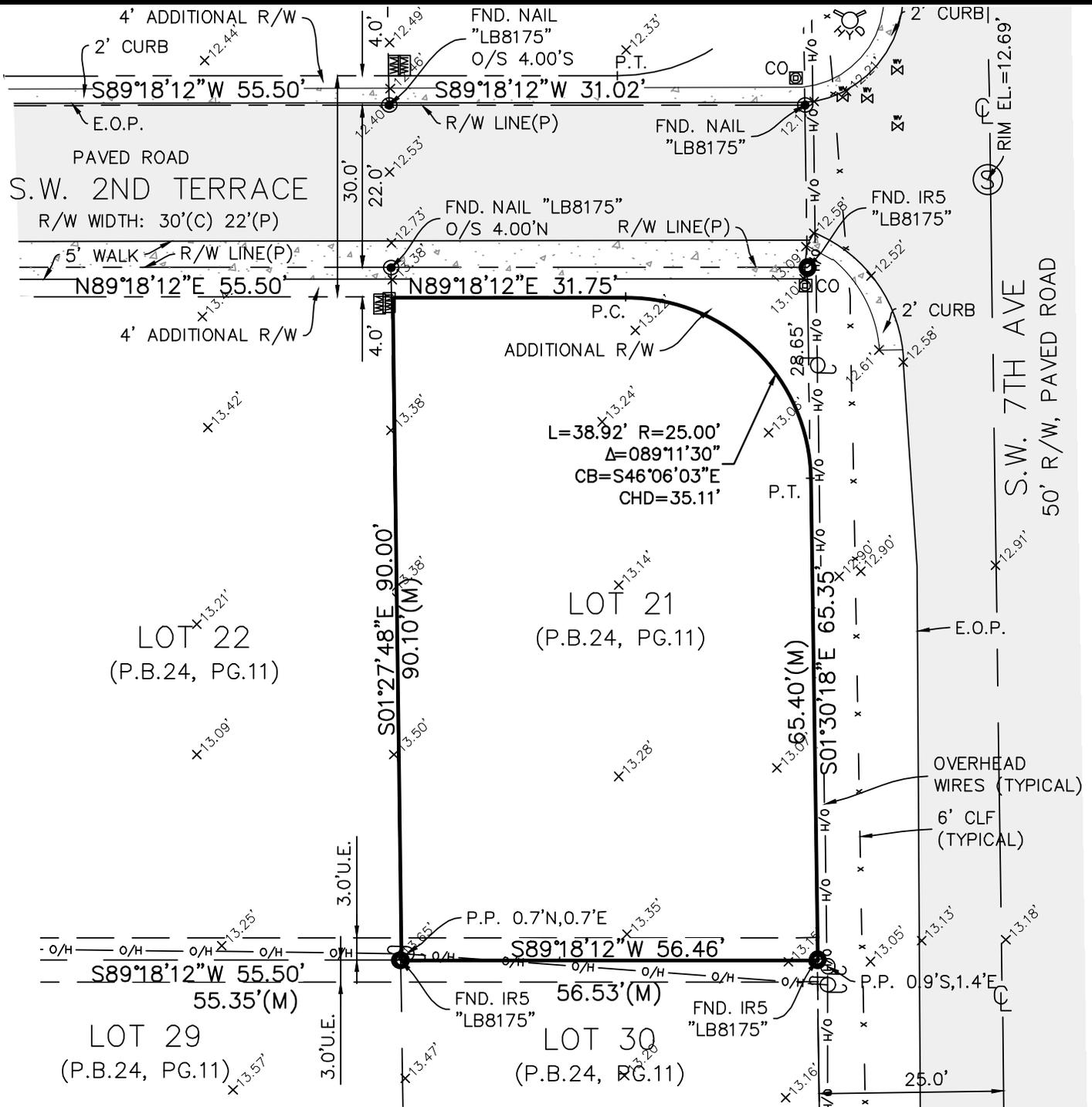
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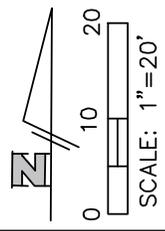
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BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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R/W =RIGHT OF WAY	CB =CHORD BEARING	CONC. =CONCRETE	⊗ =WATER VALVE
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NAVD88

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 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 22, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
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 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

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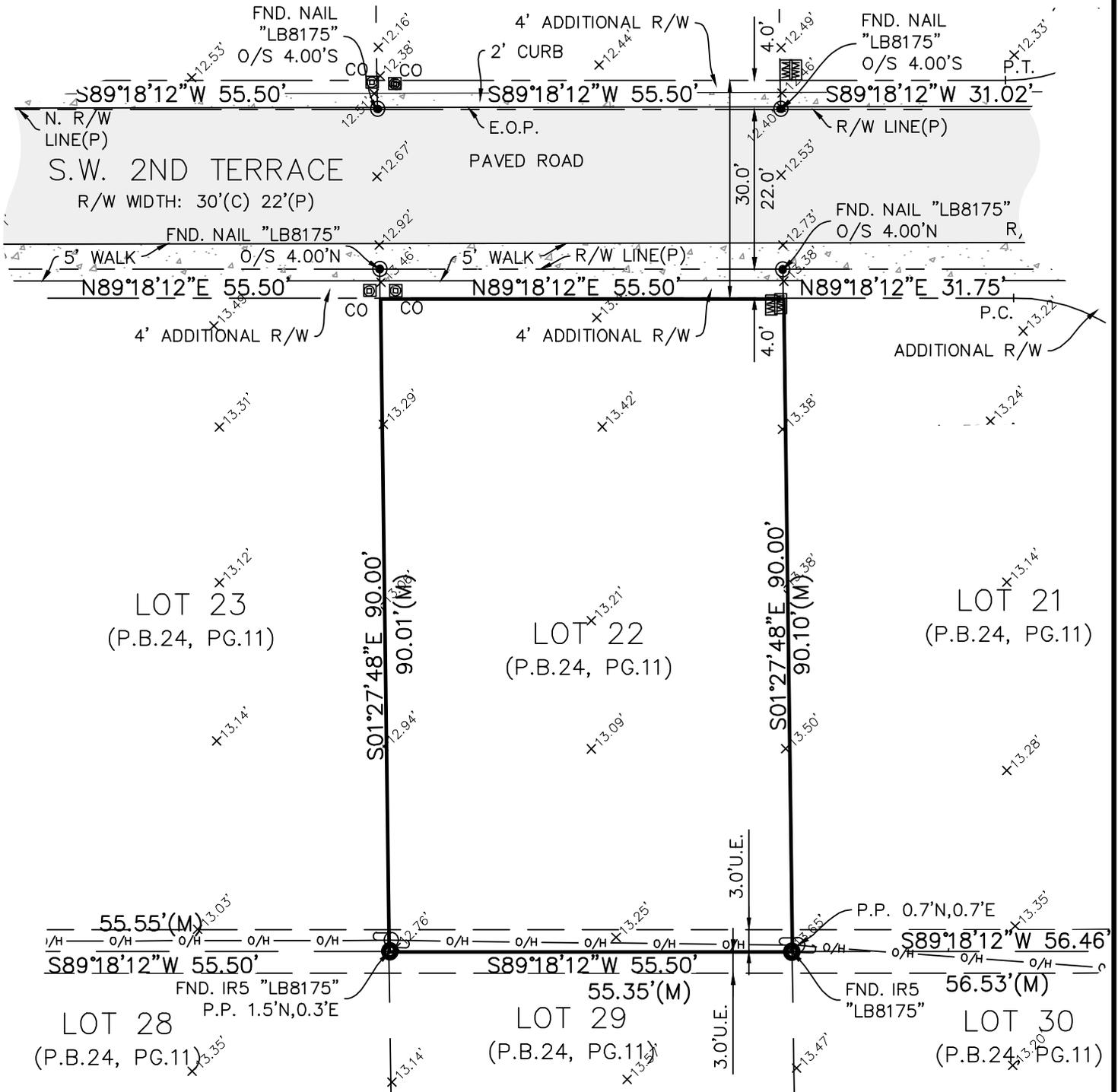
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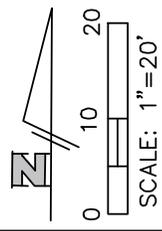
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BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

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SURVEYOR'S NOTES:

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1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

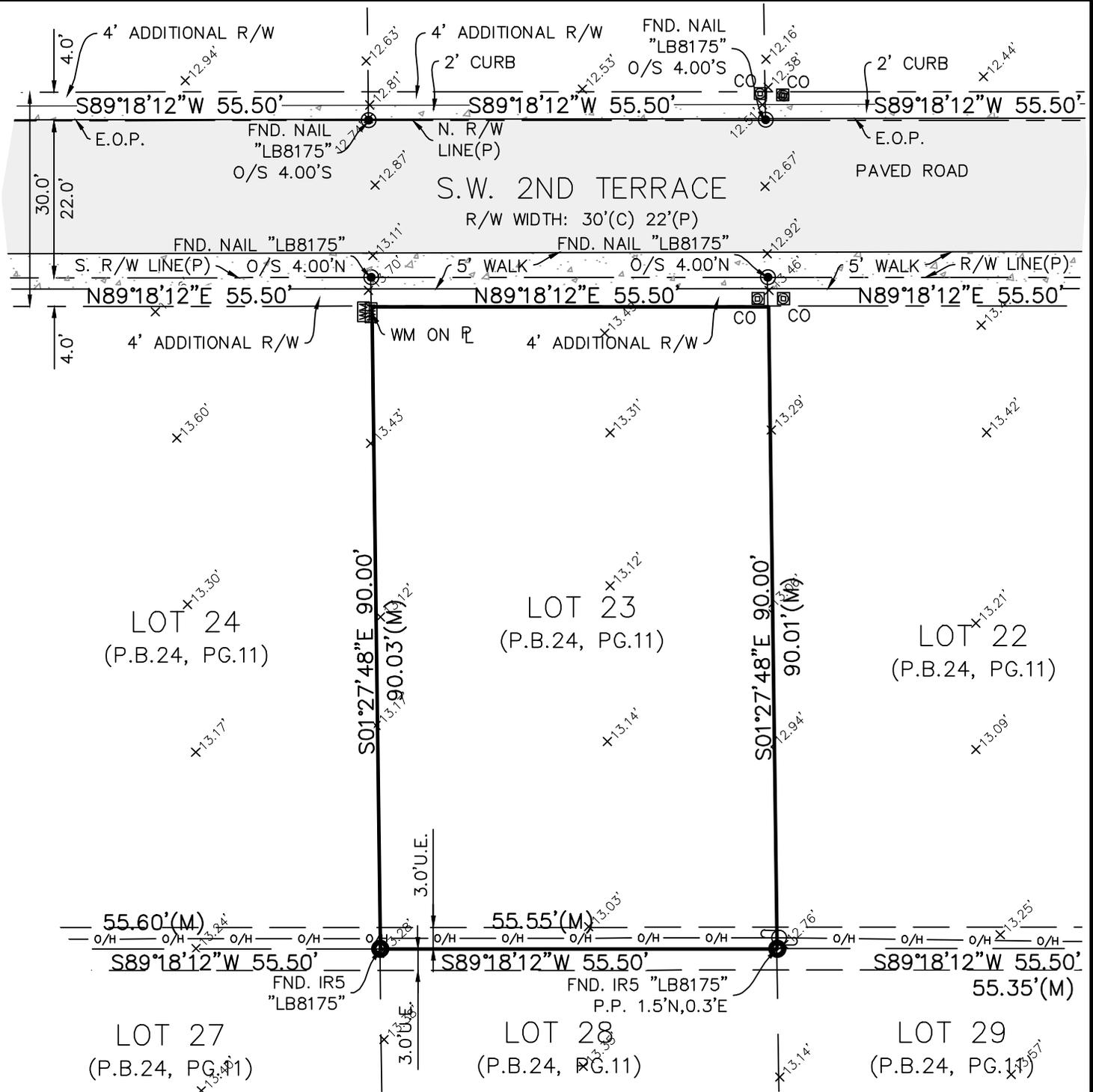
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

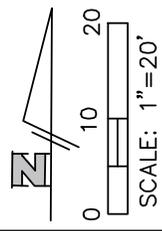
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

<p><i>WrightPSM, LLC</i> PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	<p>SCALE: 1"=20'</p>	<p>DATE: 02/10/2020</p>
	<p>JOB NO. 19-1220</p>	<p>PAGE 1 OF 2</p>

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



<p>U.E. = UTILITY EASEMENT R/W = RIGHT OF WAY C/L OR \hat{C} = CENTERLINE \hat{P} = PROPERTY LINE O/S = OFFSET (P) = PLATTED DATA (C) = CALCULATED DATA P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE R = RADIUS L = ARC LENGTH</p>	<p>Δ = DELTA (INTERIOR ANGLE) CB = CHORD BEARING CHD = CHORD DISTANCE P.B. = PLAT BOOK O.R. = OFFICIAL RECORDS BOOK PG. = PAGE CO = CLEANOUT CLF = CHAIN LINK FENCE EOP = EDGE OF PAVEMENT C.B. = CATCHBASIN P.P. = POWERPOLE</p>	<p>O/H = OVERHEAD WIRE CONC. = CONCRETE EL. OR ELEV. = ELEVATION FND. = FOUND IR5 = #5 REBAR LB = LICENSED BUSINESS P.R.M. = PERMANENT REFERENCE MONUMENT P.S.M. = PROFESSIONAL SURVEYOR & MAPPER</p>
<p>\hat{W} = WATER METER \hat{V} = WATER VALVE \hat{H} = FIRE HYDRANT \odot = SANITARY MANHOLE \odot = DRAINAGE MANHOLE \odot = POWER POLE \odot = SPOT ELEVATION (NAVD88)</p>		



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JOB NO. 19-1220

DATE: 02/10/2020
PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 24, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
4. NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO THIS FIRM.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN.
6. ALL DIMENSIONS SHOWN ARE CALCULATED (C), UNLESS SHOWN OTHERWISE.
7. THIS SURVEY CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.
8. IF THIS SURVEY IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. IF THIS SURVEY IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS AN ELECTRONIC SIGNATURE AS SPECIFIED IN CHAPTER 5J-17.062(3) OF THE FLORIDA ADMINISTRATIVE CODE.
9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER: 12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

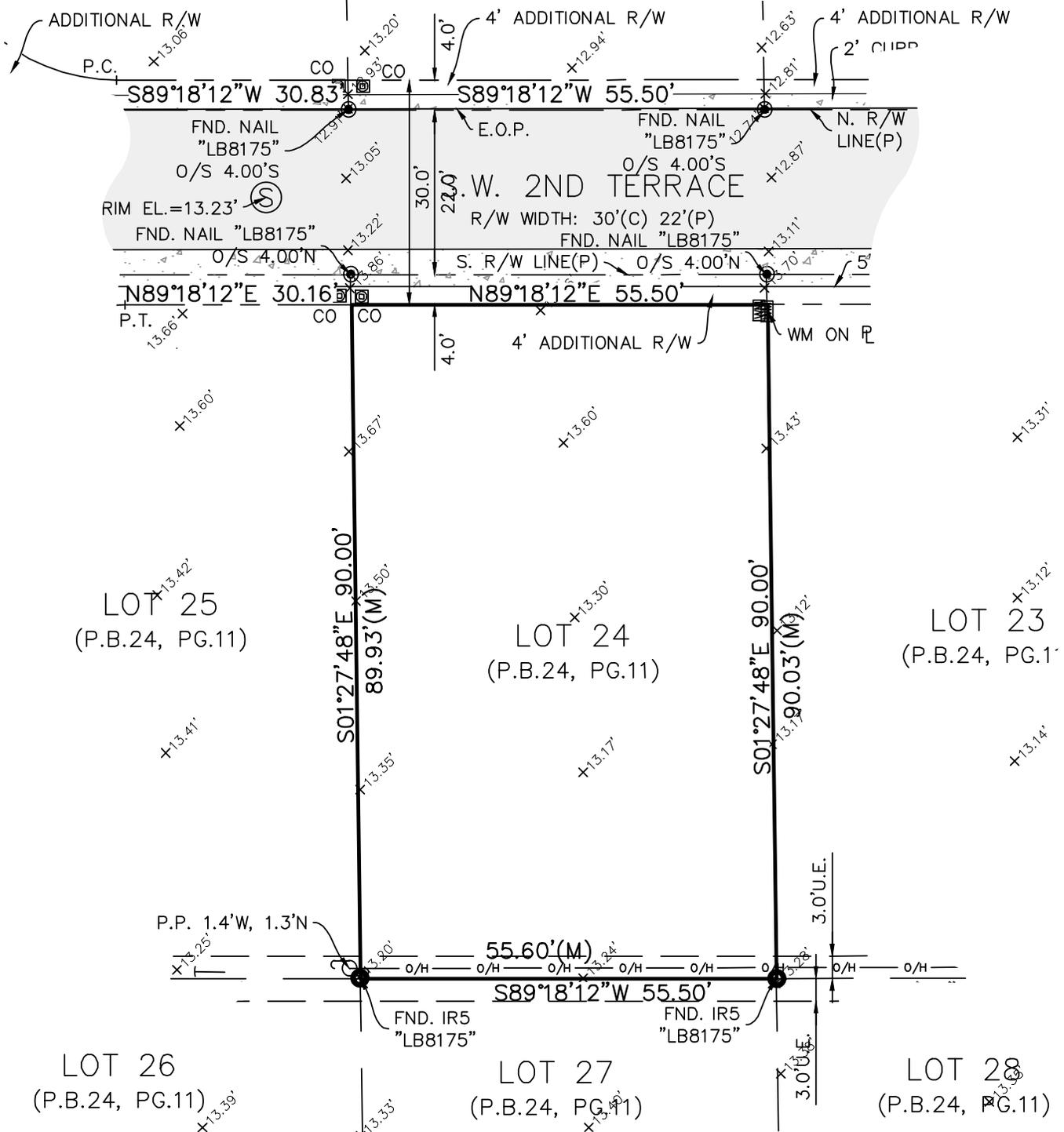
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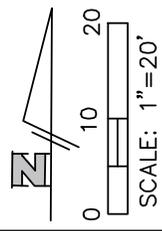
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	<p>JOB NO. 19-1220</p>	<p>PAGE 1 OF 2</p>

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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 JOB NO. 19-1220

DATE: 02/10/2020
 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 25, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
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10. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
11. FEMA FLOOD ZONE DETERMINATION:
 - 11.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 11.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

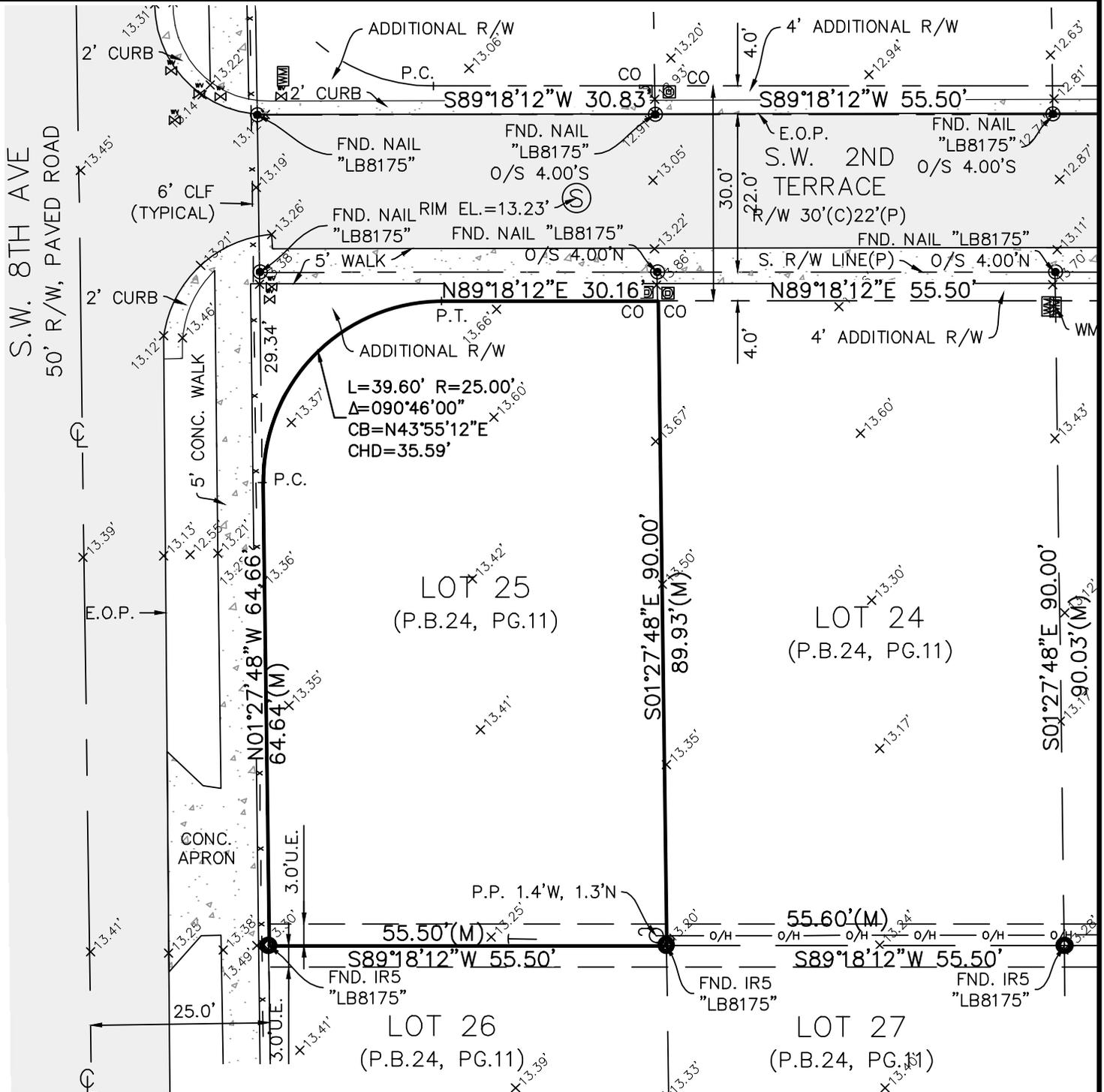
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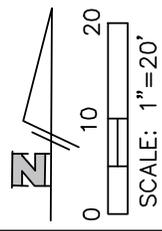
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	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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SCALE:	1"=20'	DATE:	02/10/2020
JOB NO.	19-1220	PAGE	2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 26, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

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 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

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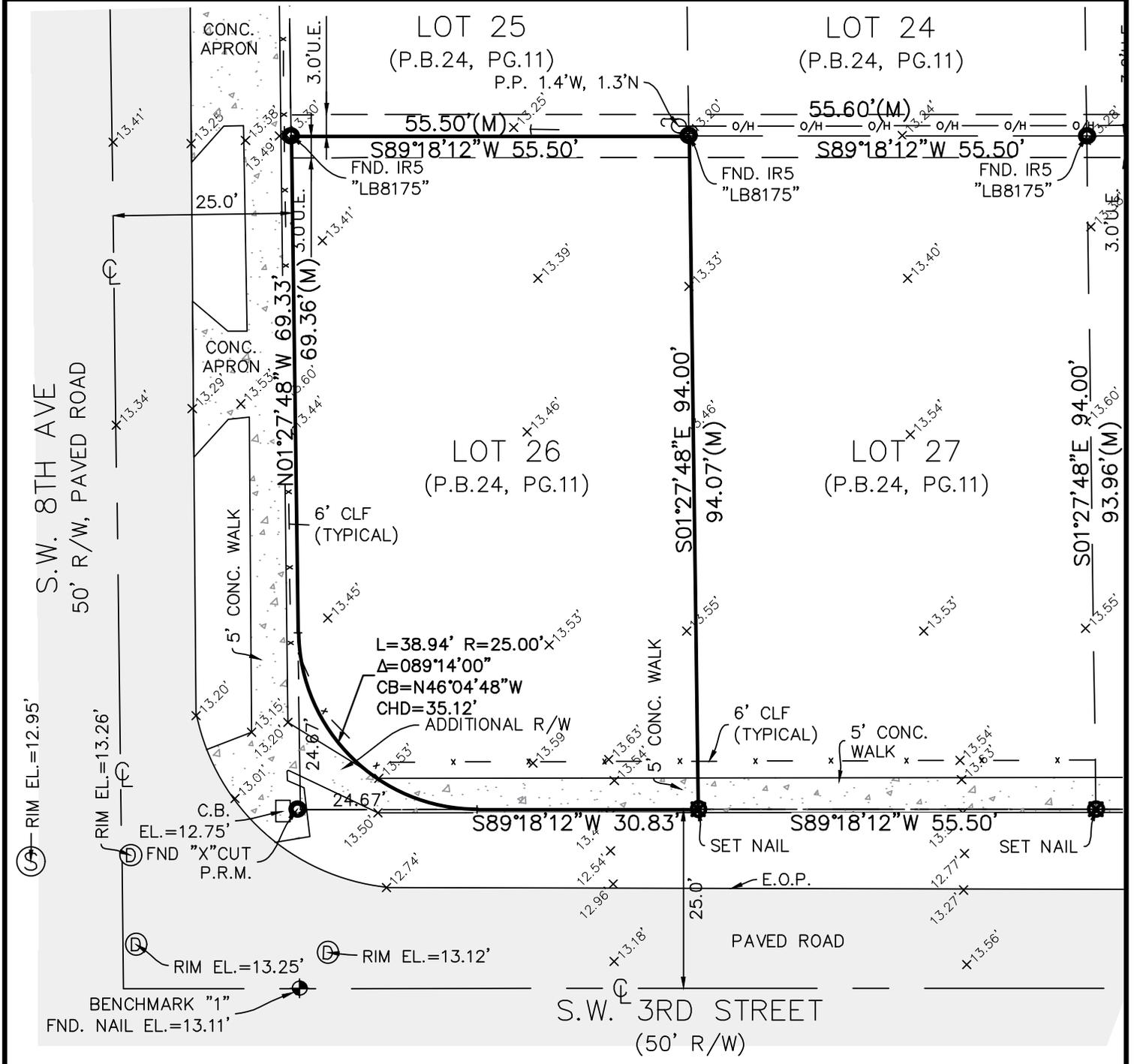
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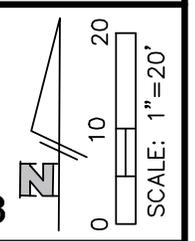
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	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. = UTILITY EASEMENT	Δ = DELTA (INTERIOR ANGLE)	O/H = OVERHEAD WIRE	WM = WATER METER
R/W = RIGHT OF WAY	CB = CHORD BEARING	CONC. = CONCRETE	⊗ = WATER VALVE
C/L OR Ⓢ = CENTERLINE	GHD = CHORD DISTANCE	EL. OR ELEV = ELEVATION	⊙ = FIRE HYDRANT
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O/S = OFFSET	O.R. = OFFICIAL RECORDS BOOK	IR5 = #5 REBAR	⊖ = DRAINAGE MANHOLE
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**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

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SURVEYOR'S NOTES:

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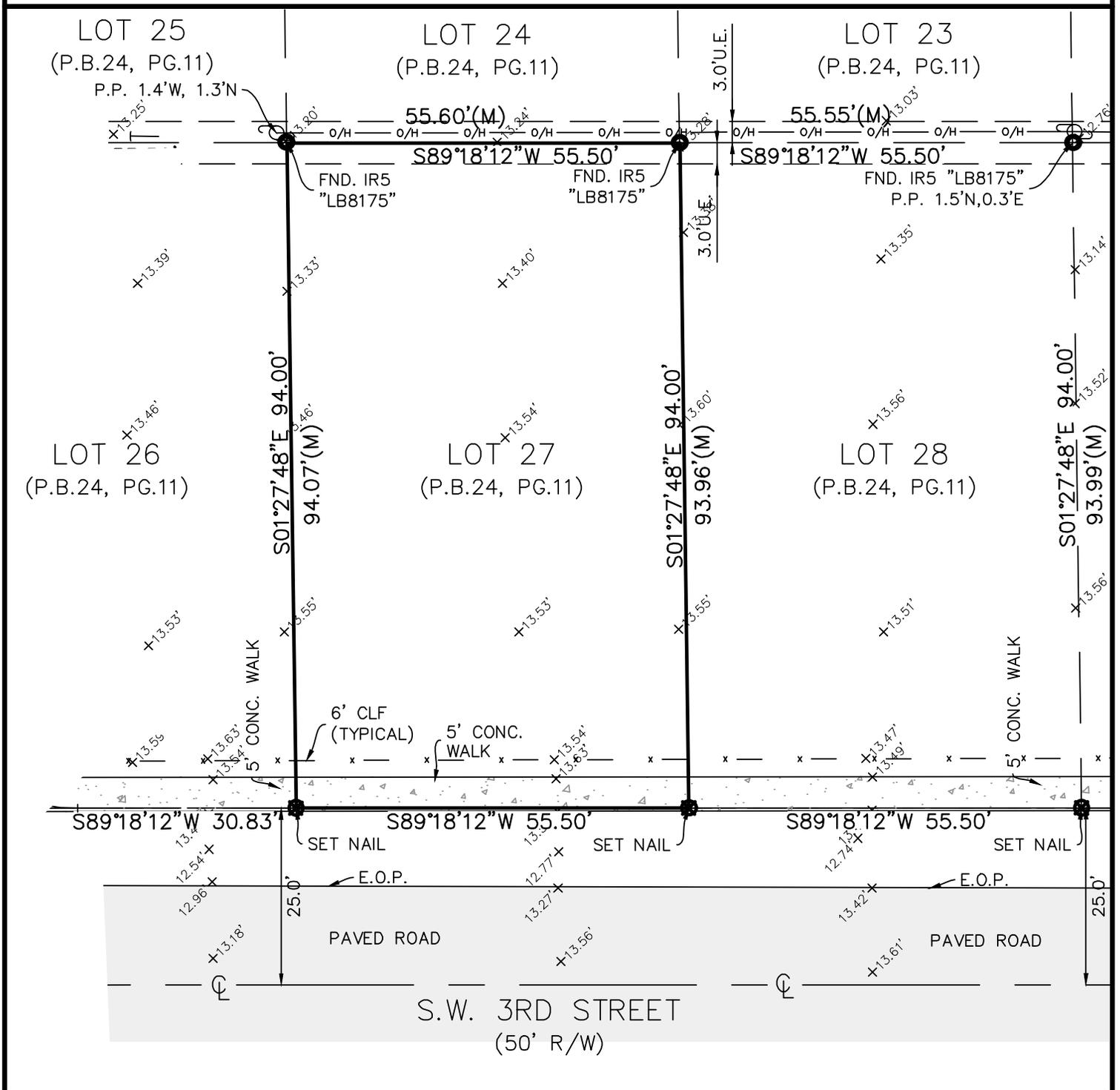
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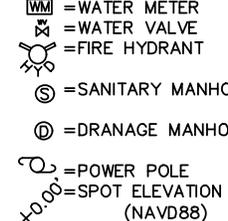
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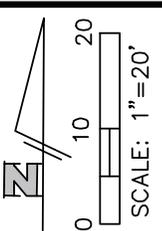
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FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 28, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
2. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). DATUM SHIFT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD29): [NGVD29=NAVD88+1.522']
3. NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO THIS FIRM.
4. ONLY ABOVEGROUND IMPROVEMENTS ARE SHOWN.
5. ALL DIMENSIONS SHOWN ARE CALCULATED (C), UNLESS SHOWN OTHERWISE.
6. THIS SURVEY CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.
7. IF THIS SURVEY IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. IF THIS SURVEY IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS AN ELECTRONIC SIGNATURE AS SPECIFIED IN CHAPTER 5J-17.062(3) OF THE FLORIDA ADMINISTRATIVE CODE.
8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
9. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
10. FEMA FLOOD ZONE DETERMINATION:
 - 10.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 10.2. FLOOD INSURANCE RATE MAP PANEL NUMBER:12099C0979F, EFFECTIVE 10/05/2017
 - 10.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

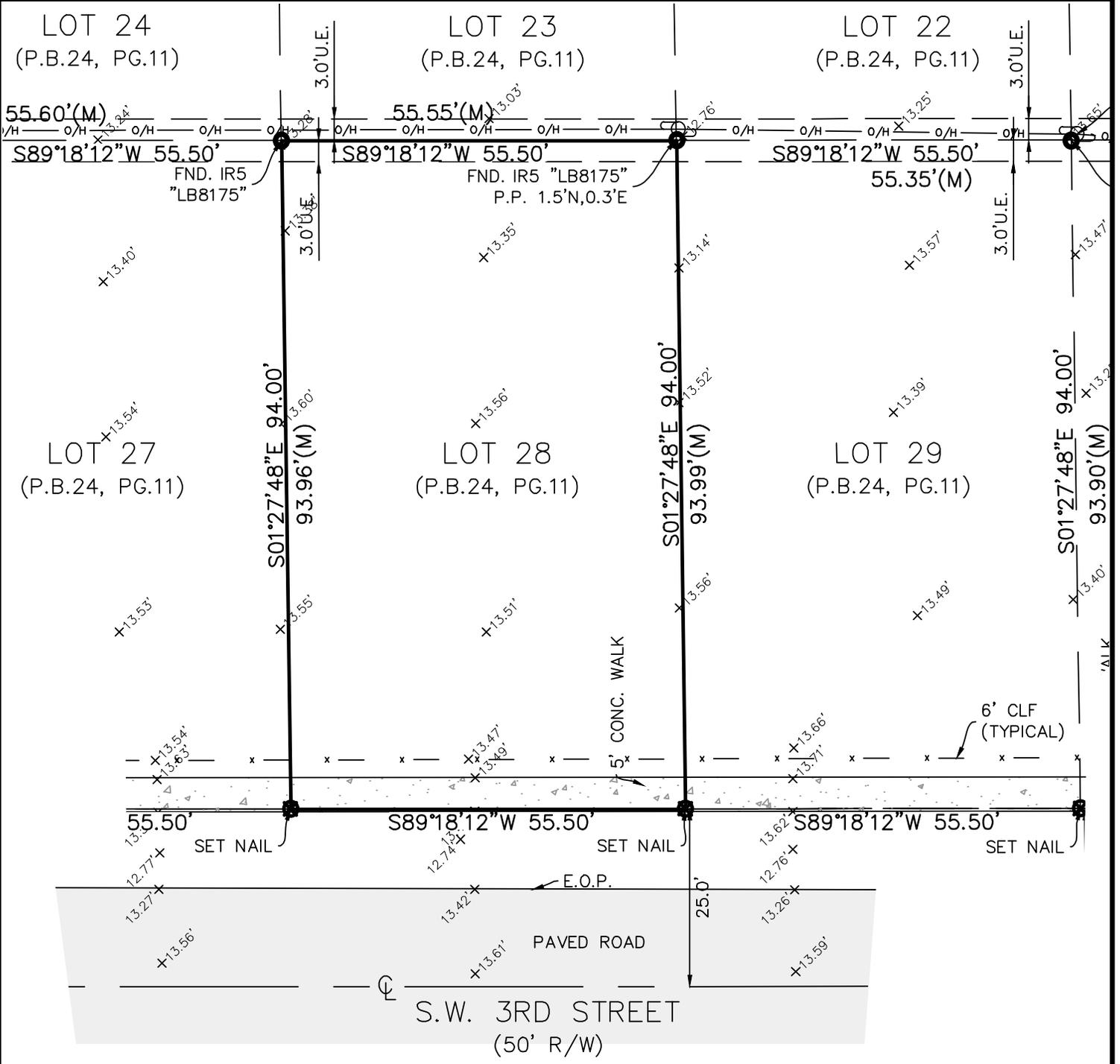
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

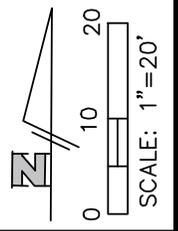
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

<p><i>WrightPSM, LLC</i> PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	<p>SCALE: 1"=20'</p>	<p>DATE: 02/10/2020</p>
	<p>JOB NO. 19-1220</p>	<p>PAGE 1 OF 2</p>

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. =UTILITY EASEMENT	Δ =DELTA (INTERIOR ANGLE)	O/H =OVERHEAD WIRE	WM =WATER METER
R/W =RIGHT OF WAY	CB =CHORD BEARING	CONC. =CONCRETE	⊗ =WATER VALVE
C/L OR C=CENTERLINE	GHD =CHORD DISTANCE	EL. OR ELEV=ELEVATION	⊙ =FIRE HYDRANT
P=PROPERTY LINE	P.B.=PLAT BOOK	FND.=FOUND	⊕ =SANITARY MANHOLE
O/S =OFFSET	O.R.=OFFICIAL RECORDS BOOK	IR5 =#5 REBAR	⊖ =DRAINAGE MANHOLE
(P) =PLATTED DATA	PG.=PAGE	LB =LICENSED BUSINESS	
(C) =CALCULATED DATA	CO =CLEANOUT	P.R.M.=PERMANENT REFERENCE	
P.T.=POINT OF TANGENCY	CLF =CHAIN LINK FENCE	MONUMENT	
P.C.=POINT OF CURVATURE	EOP =EDGE OF PAVEMENT	P.S.M.=PROFESSIONAL SURVEYOR	
R =RADIUS	C.B.=CATCHBASIN	& MAPPER	
L =ARC LENGTH	P.P.=POWERPOLE		



NAVD88

WrightPSM, LLC
PROFESSIONAL SURVEYING AND MAPPING
 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441
 (772) 538-1858 www.wrightpsm.com
 CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE: 1"=20'
 JOB NO. 19-1220

DATE: 02/10/2020
 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 29, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
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8. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1:240 OR SMALLER
9. ACCURACY OF SURVEY CONTROL VERIFIED BY REDUNDANT MEASUREMENTS EXCEEDS THAT OF COMMERCIAL/HIGH RISK LINEAR (1 FOOT IN 10,000 FEET), AS PER FLORIDA RULE 5J-17.051.
10. FEMA FLOOD ZONE DETERMINATION:
 - 10.1. PROPERTY LIES IN FLOOD ZONE "X"
 - 10.2. FLOOD INSURANCE RATE MAP PANEL NUMBER: 12099C0979F, EFFECTIVE 10/05/2017
 - 10.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

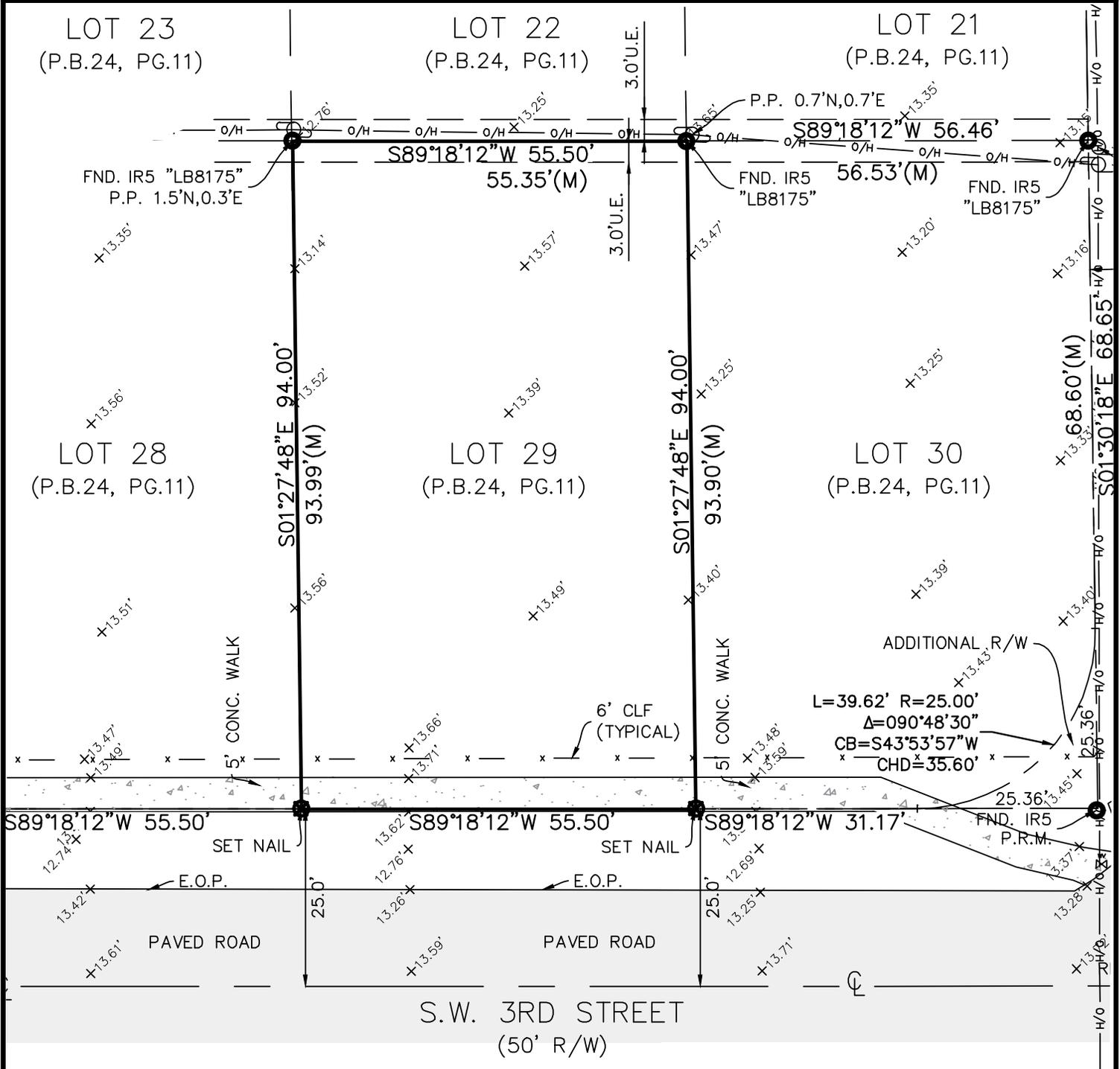
I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS SURVEY SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON 2/10/2020, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

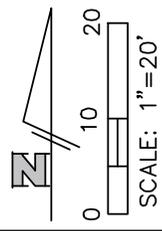
PAPER COPIES OF THIS SURVEY NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

<p align="center">WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE: 1"=20'	DATE: 02/10/2020
	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



U.E. =UTILITY EASEMENT	Δ =DELTA (INTERIOR ANGLE)	O/H =OVERHEAD WIRE	=WATER METER
R/W =RIGHT OF WAY	CB =CHORD BEARING	CONC. =CONCRETE	=WATER VALVE
C/L OR ☉=CENTERLINE	GHD =CHORD DISTANCE	EL. OR ELEV.=ELEVATION	=FIRE HYDRANT
P =PROPERTY LINE	P.B. =PLAT BOOK	FND. =FOUND	=SANITARY MANHOLE
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(C) =CALCULATED DATA	CO =CLEANOUT	P.R.M. =PERMANENT REFERENCE MONUMENT	=SPOT ELEVATION (NAVD88)
P.T. =POINT OF TANGENCY	CLF =CHAIN LINK FENCE	P.S.M. =PROFESSIONAL SURVEYOR & MAPPER	
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SCALE: 1"=20'
 JOB NO. 19-1220

DATE: 02/10/2020
 PAGE 2 OF 2

**BOUNDARY AND TOPO SURVEY
FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY**

LEGAL DESCRIPTION:

LOT 30, CARVER SQUARE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE GRID, REFERENCED TO NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011) USING SATELLITE OBSERVATIONS. BASIS OF BEARINGS: SOUTH R/W LINE OF SW 2ND COURT, CALCULATED GRID BEARING OF N89°18'12"E.
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3. BOUNDARY HEREON IS SHOWN AS IT IS AFFECTED BY ADDITIONAL RIGHT OF WAY DEDICATION, UNDER REVIEW AT THE TIME OF THIS SURVEY. RECORDING INFORMATION MAY BE ADDED AS IT BECOMES AVAILABLE.
4. NO TITLE SEARCH WAS PERFORMED BY OR PROVIDED TO THIS FIRM.
5. ONLY ABOVE GROUND IMPROVEMENTS ARE SHOWN.
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 - 11.3. COMMUNITY CODE 125102, CITY OF DELRAY BEACH

CERTIFIED TO:

1. DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

SURVEYOR'S CERTIFICATE

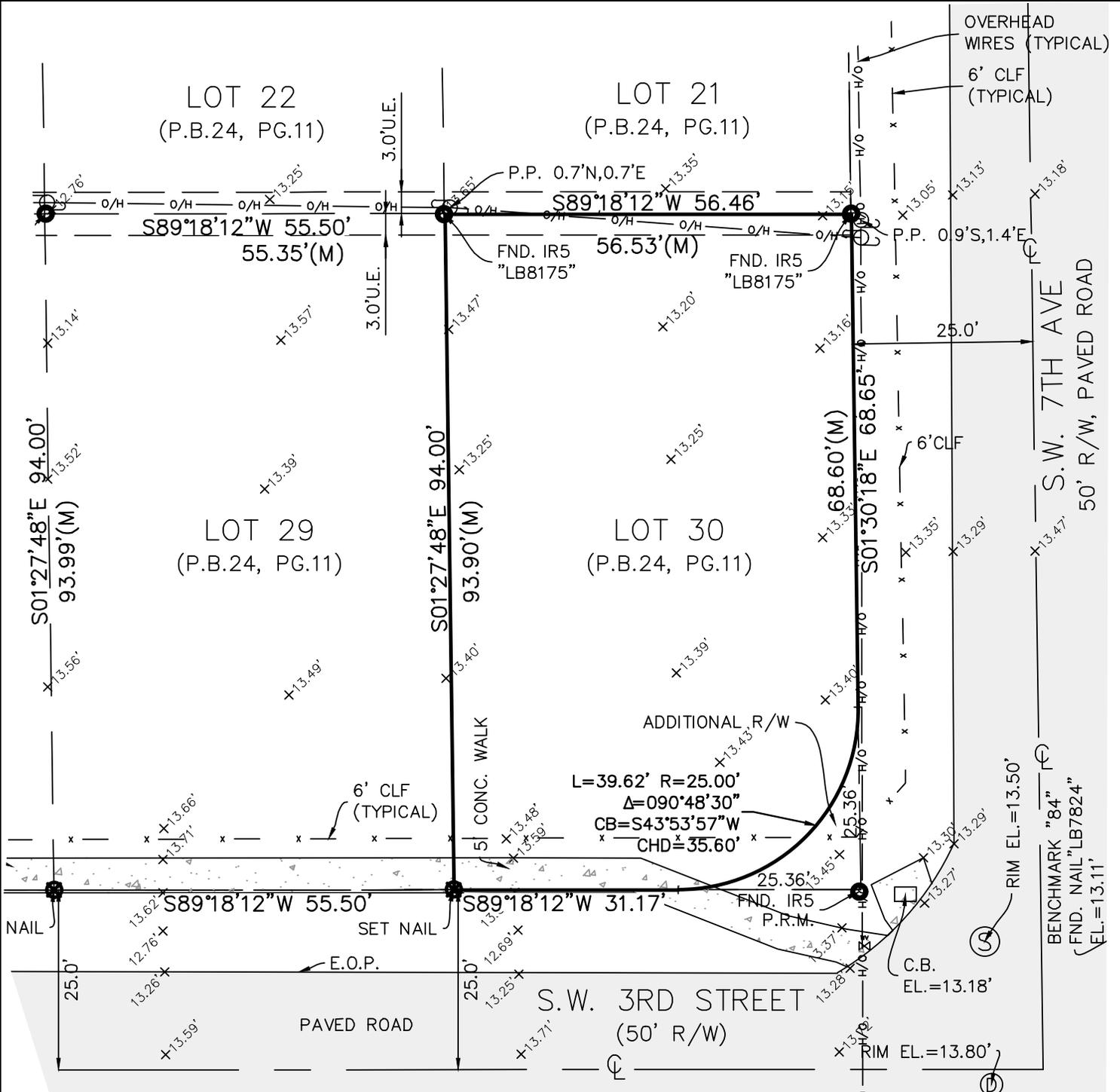
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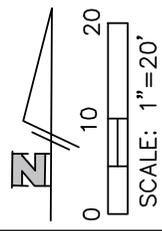
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	JOB NO. 19-1220	PAGE 1 OF 2

BOUNDARY AND TOPO SURVEY FOR DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY



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O/S = OFFSET	O.R. = OFFICIAL RECORDS BOOK	IR5 = #5 REBAR	D = DRAINAGE MANHOLE
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R = RADIUS	C.B. = CATCHBASIN		
L = ARC LENGTH	P.P. = POWERPOLE		
			SPOT ELEVATION (NAVD88)



NAVD88

WrightPSM, LLC
 PROFESSIONAL SURVEYING AND MAPPING
 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441
 (772) 538-1858 www.wrightpsm.com
 CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE:	1"=20'	DATE:	02/10/2020
JOB NO.	19-1220	PAGE	2 OF 2



April 1, 2020

Delray Beach CRA

20 North Swinton Avenue
Delray Beach, Florida 33444

Attention: Ms. Tara Toto

Re: Report of Geotechnical Engineering Services
Carver Square - Delray Beach CRA
Between SW 2nd Ct and SW 3rd St from SW 8th Ave and SW 7th Ave,
Delray Beach, Florida
PACIFICA Project No.: 610-20338

Dear Ms. Toto:

Pacifica Engineering Services, LLC. (PACIFICA) has completed percolation tests at the subject site. Our services were provided in general accordance with PACIFICA Proposal No. 610-1201818, dated March 25, 2020. Authorization to proceed was provided by signed proposal dated March 26, 2020.

The area of study is located Between SW 2nd Ct and SW 3rd St from SW 8th Ave and SW 7th Ave in Delray Beach, Florida. At the time of the geotechnical exploration, the site was covered with grass and had various trees. A site vicinity map identifying the project location with respect to existing streets and features is presented on **Sheet 1** of the **Appendix**.

For the current study, our involvement relates to determining the hydraulic conductivity values (k) to aid in the design and permitting of the proposed stormwater management system. The design of the stormwater management system will be by others.

If any of the noted information is incorrect or has changed, please notify PACIFICA so that we may amend this report, if appropriate.

The field work was initiated by performing Auger borings, the results of which are presented in the boring logs included in the **Appendix**. After completing the borings, the percolation tests were performed at depths of 10 feet below grade. The percolation tests were performed at the approximate locations shown on **Sheet 2** of the **Appendix**. The percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) procedures for the "Usual Condition Constant Head" Percolation Test. The boreholes were advanced using a 6-inch diameter casing. A 4-inch diameter perforated PVC pipe was placed in the boreholes prior to retrieving the casing. Water was then pumped into the boreholes in order to raise the water level as close to the ground surface as possible. Once the inflow equalized with the outflow rate, the average pumping rate and level of the water for this stabilized flow rate was recorded.

The hydraulic conductivity values determined from the tests are presented in **Percolation Test Results** of the **Appendix**. The values are in units of cubic feet of flow per second, per square foot of seepage area, per foot of head (cfs/ft²-ft). The tabulated values are ultimate values. The designer should apply an appropriate factor of safety to the reported values.

Our professional services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

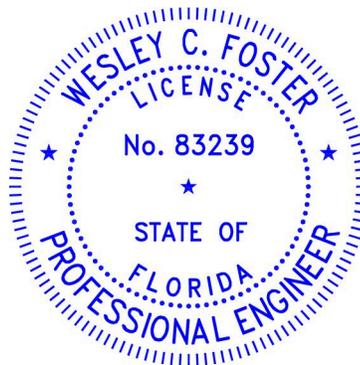
PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have any questions or should additional information be required, please do not hesitate to contact our office at (561) 693-8093.

Sincerely,

Pacifica Engineering Services

Florida Certification of Authorization License No. 32328

Wesley C. Foster, P.E.
Principal Engineer
FL License No. 83239



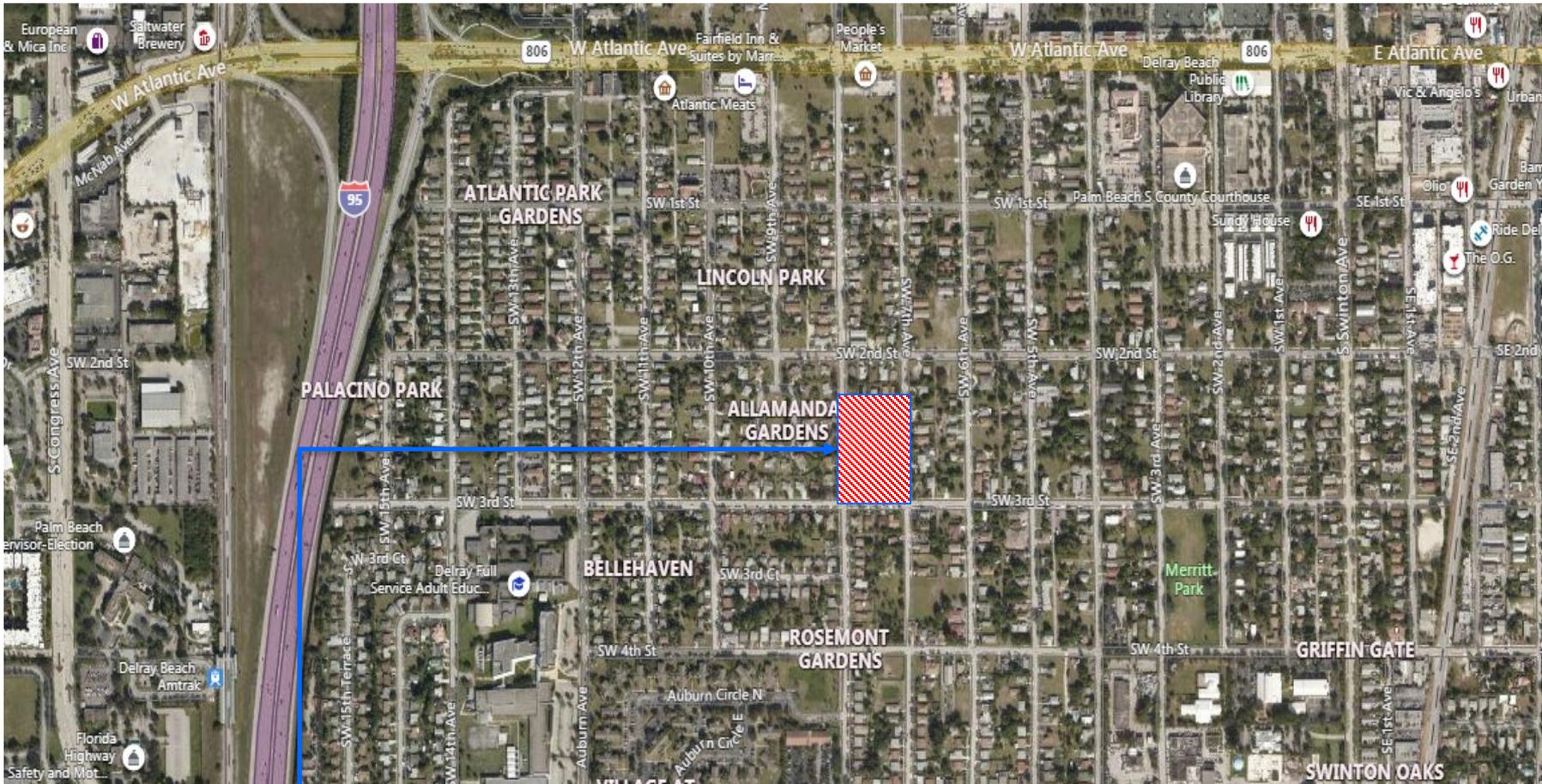
This item has been digitally signed and sealed by Wesley C. Foster, P.E. on 4/1/2020 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

APPENDIX

- Sheet 1: Site Vicinity Map
- Sheet 2: Site Photographs
- Sheet 3: Boring Location Plan
Percolation Test Results

SITE VICINITY MAP



Approximate Site Location

GEOTECHNICAL ENGINEERING SERVICES Carver Square - Delray Beach CRA Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave	DATE: 4/1/2020
	DRAWN: JP
SHEET NO.: 1	PACIFICA PROJ. NO: 610-20338
	CHKD: WF



SITE PHOTOGRAPHS



GEOTECHNICAL ENGINEERING SERVICES

Carver Square - Delray Beach CRA

Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave

DATE: 4/1/2020

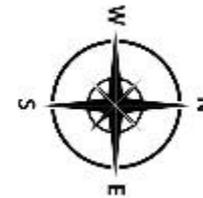
DRAWN: JP

SHEET NO.: 2

PACIFICA PROJ. NO: 610-20338

CHKD: WF





Approximate Percolation Test Location

GEOTECHNICAL ENGINEERING SERVICES

Carver Square - Delray Beach CRA

Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave

DATE: 4/1/2020

DRAWN: JP

CHKD: WF



SHEET NO.: 3

PACIFICA PROJ. NO: 610-20338



Percolation Test

Client	Delray Beach CRA	Boring No.	P-1
Project	Carver Square - Delray Beach CRA	Date Started	4/1/2020
Boring Location	See Boring Location Plan	Date Completed	4/1/2020
Elev. Ref.	N/A	PACIFICA Proj. No.	610-20338
Remarks			

Subsurface Profile	
Depth (ft)	Soil Description
0-3"	(TOPSOIL) Brown Fine SAND
3"-1.5'	Brown/Gray Fine SAND with Traces of Concrete
1.5-10'	Light Brown/Gray Fine SAND

Percolation Results								
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft ² -ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
6	4		10	6				

Note:

- (1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".
- (3) A diameter of four inches was used in the computation of the Hydraulic Conductivity value presented in the above table.



Percolation Test

Client	Delray Beach CRA	Boring No.	P-2
Project	Carver Square - Delray Beach CRA	Date Started	4/1/2020
Boring Location	See Boring Location Plan	Date Completed	4/1/2020
Elev. Ref.	N/A	PACIFICA Proj. No.	610-20338
Remarks			

Subsurface Profile	
Depth (ft)	Soil Description
0-3"	(TOPSOIL) Brown Fine SAND
3"-1.5'	Brown/Gray Fine SAND with Traces of Concrete
1.5-10'	Light Brown/Gray Fine SAND

Percolation Results								
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft ² -ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
6	4		10	5.4				

Note:

- (1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".
- (3) A diameter of four inches was used in the computation of the Hydraulic Conductivity value presented in the above table.



Percolation Test

Client	Delray Beach CRA	Boring No.	P-3
Project	Carver Square - Delray Beach CRA	Date Started	4/1/2020
Boring Location	See Boring Location Plan	Date Completed	4/1/2020
Elev. Ref.	N/A	PACIFICA Proj. No.	610-20338
Remarks			

Subsurface Profile	
Depth (ft)	Soil Description
0-3"	(TOPSOIL) Brown Fine SAND
3"-10'	Light to Dark Brown/Gray Fine SAND

Percolation Results								
Diameter		Depth of Hole (ft)	Depth of Groundwater Level Below Ground Surface (ft)		Hydraulic Head (ft)	Saturated Hole Depth (ft)	Average Flow Rate (gpm)	K, Hydraulic Conductivity cfs/ft ² -ft
Casing (in)	Perforated PVC (in)		Prior to Test	During Test				
6	4		10	5.3				

Note:

- (1) The above hydraulic conductivity values are for a french drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should apply the appropriate factor of safety.
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management District's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure as shown on the "Equations in SFWMD Permit Information Manual, Volume IV".
- (3) A diameter of four inches was used in the computation of the Hydraulic Conductivity value presented in the above table.



June 14, 2019

Attention: Mr. Patrick D. McCullough, RA
Project Manager
Delray Beach CRA
20 North Swinton Avenue
Delray Beach, Florida 33444

Re: Report of Geotechnical Engineering Services
Carver Square - Delray Beach CRA
Between SW 2nd Ct and SW 3rd St from SW 8th Ave and SW 7th Ave,
Delray Beach, Florida
PACIFICA Project No.: 610-19182

Dear Mr. McCullough:

Pacifica Engineering Services, LLC. (PACIFICA) has completed a geotechnical engineering study for the above-referenced project. The scope of geotechnical services was completed in general accordance with PACIFICA Proposal No. 610-1201570, dated May 20, 2019. Authorization to proceed was provided by signed Independent Contractor Agreement dated June 5, 2019.

PACIFICA appreciates the opportunity to provide geotechnical engineering services on this project and look forward to an opportunity to participate in construction related aspects of the development. If you have any questions or should additional information be required, please do not hesitate to contact our office at (561) 693-8093.

Sincerely,

Pacifica Engineering Services

Florida Certification of Authorization License No. 32328

A handwritten signature in blue ink that reads "Wesley C. Foster".

Wesley C. Foster, P.E.
Principal Engineer
FL License No. 83239

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1.0 GENERAL PROJECT INFORMATION

The project, Carver Square - Delray Beach CRA, is located Between SW 2nd Ct and SW 3rd St from SW 8th Ave and SW 7th Ave in Delray Beach, Florida. At the time of the geotechnical exploration, the site was covered with grass and had various trees. Proposed construction for this site includes 20 single-family homes (approximate 50/50 mix of 1-story and 2-story). A site vicinity map which shows the general location of the project site is located in the appendix. Also included in the appendix are four pictures taken during the geotechnical exploration.

It is understood that structural loading was not available at the time of this report therefore maximum column loads on the order of 40 kips and wall loads of 2 kips per linear foot have been assumed. Once structural loads are made available PACIFICA should be contacted to check the validity of the recommendations within this report. Additionally, site grading information was not available at the time of the report and therefore the assumption of final site grades being within 2 feet of site grades at the time of the geotechnical exploration was performed.

If any of the information in this report is incorrect or has changed, please notify PACIFICA so that we may check the recommendations presented in this report. PACIFICA will not be held responsible if not given the opportunity to check the recommendations once final designs have been complete.

2.0 GEOTECHNICAL EXPLORATION

2.1 Geotechnical Borings

Twenty (20) Standard Penetration Test (SPT) geotechnical borings were performed to assess the subsurface conditions. The 20 borings were performed at the locations shown in the boring location plan located in the appendix. The borings were advanced to depths ranging from 20 to 25 feet with respect to the site grades at the time of the geotechnical exploration.

The SPT borings were performed using CME-55 truck mounted geotechnical drilling rig equipped with an automatic hammer utilizing mud rotary drilling techniques. The SPT samples were collected continuously in the upper 10 feet and at 5 foot intervals thereafter until final boring depths were reached.

After the samples were collected in the split barrel sampler they were bagged, labeled and transported back to the laboratory for description and limited testing. After the geotechnical borings were completed they were backfilled using access auger cuttings and the ground surface was generally leveled.

2.3 Subsurface & Groundwater Conditions

The individual logs included in the appendix show the various soil types and stratifications at each location. The transition between soil strata may be gradual and not as definitive as it appears on the logs. If the contractor cannot determine the soil stratum during construction the geotechnical engineer should be consulted.

Groundwater was encountered at depths ranging from 7.4 to 8.3 feet below ground surface at the time of the geotechnical exploration. The differences in groundwater table may be due to the

variability in ground surface elevation between boring locations. The groundwater table may vary due to rainfall, runoff, droughts or the infiltration rate of the soil and therefore the contractor should verify the groundwater table prior to construction.

3.0 GEOTECHNICAL LABORATORY TESTING

The soil samples taken from the geotechnical borings were taken back to the laboratory and visually reviewed by an engineer. The soil samples were classified using the Unified Soil Classification System (USCS) in general accordance with the American Society of Testing and Materials (ASTM) test designation D2487.

4.0 FOUNDATION RECOMMENDATIONS

4.1 Shallow Foundations

Shallow foundations with an allowable bearing pressure of 2,500 pounds per square foot and placed at a minimum of 18 inches below finished floor elevation is recommended for the proposed structure. Prior to placement of the shallow foundations properly compacted existing granular soils or structural fill soils should be placed within the footprint of each shallow foundation. Recommendations in the following section should be followed.

In order to prevent against punching shear failure, each individual shallow foundation should have a minimum width of 3 feet. Designers should use a friction factor of 0.55 for base shearing resistance and values calculated from this shearing resistance should be considered ultimate. Passive earth pressure resistance should be computed using an equivalent fluid pressure of 180 pounds per square foot per foot of depth, for granular materials. Additional soil values the designer may require for uplift design are the unit weight and submerged unit weight of the soil, 120 pcf and 58 pcf, respectively.

Settlement estimates were determined based on the assumed structural loads listed in Section 1.0 of this report and the allowable bearing capacity detailed in the beginning of this section. Please contact PACIFICA if the assumed loads are inaccurate. PACIFICA is not responsible nor will be held liable if the assumed loads in this report are inaccurate. Settlement estimates were also determined from empirical relationships and based on experience with similar projects. Based on the geotechnical exploration, the required compaction recommendations in this report and the items listed in this paragraph an estimated settlement of 1 inch or less was calculated. Differential settlement between adjacent shallow foundations may be approximately $\frac{1}{2}$ the total estimated settlement. Due to the elastic characteristics of granular soils the settlement should be observed as soon as the live loads are applied. These settlements are usually considered to be tolerable for the proposed structures. However, if more stringent settlements are required then PACIFICA should be contacted to revise the recommendations given in this report.

4.2 Ground Floor Slab Recommendations

Ground floor slabs can bear directly on top of compacted structural fill material that is compacted based on instruction in the Site Preparation Section of this report. A modulus of subgrade reaction value of 150 pounds per cubic inch (pci) may be used for design. The underside of the ground floor slab should be lined with a vapor barrier at least 6 mil thick. A friction factor of 0.21 (ultimate) can be used for the soil to vapor barrier interface.

5.0 SITE PREPARATION RECOMMENDATIONS

5.1 General Site Preparation

The results of the field investigation and experience from similar projects have yielded the following recommendations detailed in steps. These steps should be carried out by an experienced contractor adhering to current standards. It should be noted that these steps should be performed with care to not damage any adjacent structures or any underground utilities.

- 1) Prior to construction activities on-site underground utilities should be identified and marked in the field. If any of the existing utility lines are in conflict with the proposed construction then plans should be made to relocate these lines. If the utilities discovered are abandoned or out of service they should be removed.
- 2) Top soil, asphalt, concrete or any other debris should be stripped to expose in-situ soils. If any old foundations from previous structures are encountered then they should be removed in their entirety. If deep foundations are encountered the geotechnical engineer should be retained to assess the impact on the proposed structures and to make recommendations on mitigation.
- 3) The exposed in-site soils in the building(s) footprint should be properly compacted per the recommendations in the following section. The compaction should extend 5 feet beyond the perimeter of the building.
- 4) The contractor should prepare for heavy excavation activities as limerock and limestone was encountered at relatively shallow depths. If limestone is encountered it may require special tools/buckets in order to break the material up.
- 5) Any fill needed to bring up the site to the proper elevation, including any reference to structural fill in this report, should adhere to the recommendations given the section entitled Structural Fill Soils.
- 6) A representative of the geotechnical engineer should be present and properly document these activities.
- 7) Any other geotechnical related questions should be directed to the geotechnical engineer of record.

The contractor should adhere and be aware of all OSHA and any regulatory standards during construction activities. The contractor is responsible and held solely liable if these standards are not upheld.

5.2 Dewatering Recommendations

Dewatering may be required on this site if deeper excavations are warranted. Groundwater may be pumped out using pumps or other processes to at least 2 feet below and compaction activities.

Well point systems may be used if deeper excavations are required for proper and safe construction. A specialty contractor should design these systems and adhere to any regulatory standards.

5.3 Compaction Recommendations

Once initial site clearing has been performed the exposed in-situ soils in the building(s) footprint should be properly compacted until the surface is firm and unyielding. The compaction should extend 5 feet beyond the perimeter of the building(s). Care should be taken when compacting

adjacent to existing structures. A self-propelled vibratory roller no less than 40,000 pounds should be used to compact the exposed in-situ soils. The proof rolling should be observed by PACIFICA to identify and mitigate any weak subgrade conditions.

If any locations of in-situ soils overly deflect under the weight of the roller then the soils should be removed to a depth of 24 inches and replaced with properly compacted structural fill materials. The structural fill soils should be compacted to 95% of the Modified Proctor maximum dry density per ASTM D1557. Wetting of the subgrade soils may be used in order to achieve proper compaction.

5.4 Structural Fill Soils

Structural fill soils should be inorganic and consist of granular material containing less than 12 percent passing the U.S. Standard No. 200 mesh sieve, a maximum particle size of 3 inches and have a Unified Soil Classification System (USCS) designation of GP, GW, GP-GM, GW-GM, SP, SW, SP-SM or SW-SM. The structural fill material may be composed of either clean sands and/or limerock.

Density tests should be performed by a qualified technician working under the supervision of the geotechnical engineer and be in accordance with the appropriate ASTM standards. The representative of the geotechnical engineer should be present and agree with the placement and compaction of all structural fill materials.

Loose lifts not exceeding 12 inches should be performed on all structural fill materials. The lifts should be compacted to 95% of the Modified Proctor (ASTM D1557). If a small vibratory plate or roller is used then loose lifts should not exceed 8 inches.

The structural fill or backfill to be placed below the water table and to a height of one foot above it should consist of a combination of FDOT 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Proper gradation reports are to be performed or provided to the representative of the geotechnical engineer. Density testing will not be required within this layer, however the subgrade preparation work should be observed by a representative of the geotechnical engineer to confirm that the material is in a stable and unyielding condition.

5.5 Shallow Foundation Construction

Based on the results of the geotechnical exploration, the following recommendations apply for the soils beneath foundations.

As previously mentioned, in-situ or structural fill soils at the bottom of the footing excavations should be compacted to at least 95 percent of the Modified Proctor ASTM D1557. If shallow foundations are to be placed directly on exposed limestone then a representative of the geotechnical should be retained to test the integrity of the limestone. Proper reporting should follow these activities.

Additionally, if compaction is to be performed below the water table then the structural fill or backfill to be placed below the water table and to a height of one foot above it should consist of a combination of FDOT 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Proper gradation reports are to be performed or provided to the representative of the geotechnical engineer. Density testing will not be required within this layer, however the subgrade

preparation work should be observed by a representative of the geotechnical engineer to confirm that the material is in a stable and unyielding condition.

6.0 PAVEMENT RECOMMENDATIONS

Both flexible and rigid pavement sections may be used for this project. The sections require a sub-base consisting of one or multiple layers. Traffic loading has been assumed for this project and the following recommendations have been made in the following table. Once final traffic loads and estimates have been made a civil engineer should review these recommendations to check the validity.

Type of Pavements	Sections/Layers	Section/Layer Thickness (in)
Flexible	Florida DOT Asphalt Type S	2.0
	Crushed limerock compacted to 98% of the Modified Proctor. Minimum LBR of 100 is required.	8.0
	Stabilized sub-base fill compacted to 98% of the Modified Proctor. Minimum LBR of 40 is required.	12.0
Rigid	Florida DOT Portland Cement Concrete	6.0
	Stabilized sub-base fill compacted to 95% of the Modified Proctor. Minimum LBR of 40 is required.	12.0

Table Note(s):1. Sub-base fill materials should meet the requirements presented in the latest revisions of the FDOT "Specifications for Road and Bridge Construction", Section 911.

The above pavement sections and thicknesses were based on assumed values taken from similar projects. A Civil Engineer should perform a design once traffic loading and estimates are finalized.

Any areas where dumpsters or heavy equipment are to be stored for extended periods of time it is recommended that the rigid pavement section be utilized. Periodic maintenance should be expected for the lifetime of these pavement systems.

7.0 REPORT LIMITATIONS

Our geotechnical engineering services have been performed, findings obtained, and recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices at the time of this report. This company is not responsible for the conclusions, opinions or recommendations made by others based on this data. No other warranties are implied or expressed.

After the plans and specifications are complete, PACIFICA should be provided the opportunity to review the final design and specifications, in order to verify that the earthwork and foundation recommendations are properly interpreted and implemented. At that time, it may be necessary to submit supplemental recommendations. If PACIFICA is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report, we can accept no responsibility for the interpretation of our recommendations made in this report or for foundation performance.

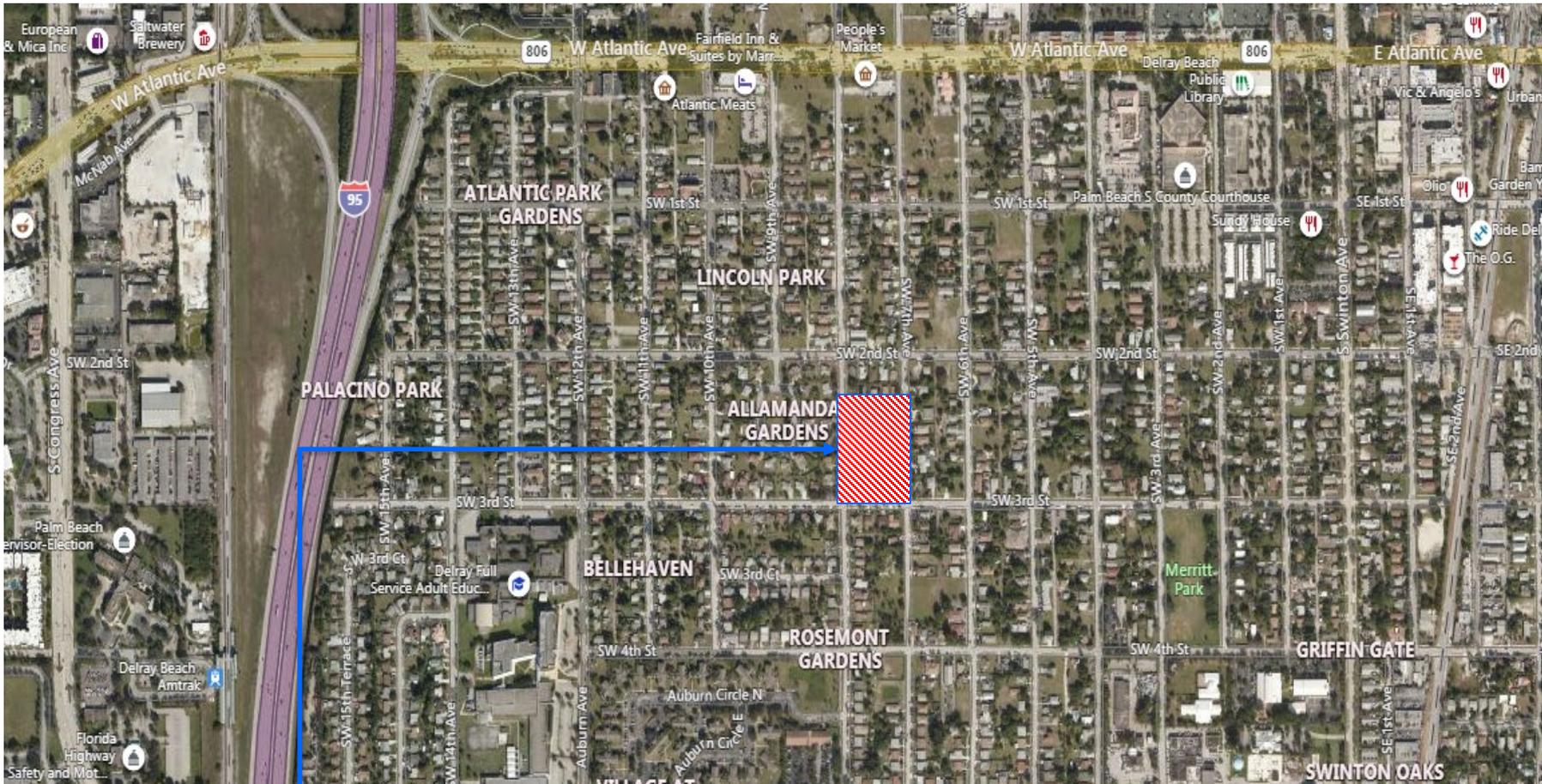
The scope of investigation was intended to evaluate soil conditions within the influence of the proposed foundations. The analyses and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil



variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed structures. The scope of our services did not include an environmental assessment for the presence or absence of hazardous or toxic materials in the soil and groundwater. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

This report has been prepared for the exclusive use of **Delray Beach CRA** and their design consultants for the construction of the aforementioned proposed residential development located Between SW 2nd Ct and SW 3rd St from SW 8th Ave and SW 7th Ave in Delray Beach, Florida.

SITE VICINITY MAP



Approximate Site Location

GEOTECHNICAL ENGINEERING SERVICES Carver Square - Delray Beach CRA Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave	DATE: 6/14/2019
	DRAWN: JP
SHEET NO.: 1	PACIFICA PROJ. NO: 610-19182
	CHKD: WF



SITE PHOTOGRAPHS



GEOTECHNICAL ENGINEERING SERVICES

Carver Square - Delray Beach CRA

Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave

DATE: 6/14/2019

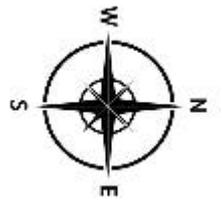
DRAWN: JP

SHEET NO.: 2

PACIFICA PROJ. NO: 610-19182

CHKD: WF





Approximate SPT Boring Location

GEOTECHNICAL ENGINEERING SERVICES Carver Square - Delray Beach CRA Between SW 2nd Ct & SW 3rd St from SW 8th Ave & SW 7th Ave		DATE: 6/14/2019	
		DRAWN: JP	
SHEET NO.: 3	PACIFICA PROJ. NO: 610-19182	CHKD: WF	



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-1
 Date Started: 6/10/2019
 Date Completed: 6/10/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 8.2 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-2-4-5			6	
	2.0			2			5-8-9-10			17	
	3.0			3			9-11-13-16			24	
	4.0			4			13-13-13-10			26	
	5.0			5			9-9-9-8			18	
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6			1-1-1		2		
	16.0										
	17.0										
	18.0										
	19.0			7			1-1-1		2		
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-2
 Date Started 6/10/2019
 Date Completed 6/10/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 8.3 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE								
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value		
0.0	0.0		3" (TOPSOIL) Brown Fine SAND									
	1.0		Brown/Gray Fine SAND with Rocks	1		SPG	3-3-6-6			9		
	2.0											
	3.0				2				8-11-13-13			24
	4.0											
	5.0				3				10-12-14-16			26
	6.0		Light to Dark Brown/Gray Fine SAND			SP						
	7.0				4				14-11-13-12			24
	8.0											
	9.0				5				10-10-9-9			19
	10.0											
	11.0											
	12.0											
	13.0											
	14.0			6			1-1-1			2		
	15.0											
	16.0											
	17.0											
	18.0											
	19.0											
	20.0			7			1-1-1			2		
			Boring Terminated at 20.0 feet.									

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-3
 Date Started 6/11/2019
 Date Completed 6/11/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.4 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0		3" (TOPSOIL) Brown Fine SAND							
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-2-4-5			6
	2.0			2			5-8-9-10			17
	3.0			3			9-11-13-16			24
	4.0			4			13-13-13-10			26
	5.0			5			9-9-9-8			18
	6.0									
	7.0									
	8.0									
	9.0									
	10.0									
	11.0									
	12.0									
	13.0									
	14.0									
	15.0									
	16.0									
	17.0									
	18.0									
	19.0									
	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-4
 Date Started: 6/11/2019
 Date Completed: 6/11/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.7 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
0.0	0.0		3" (TOPSOIL) Brown Fine SAND							
1.0	1.0		Brown/Gray Fine SAND with Rocks	1		SPG	1-3-4-10			7
2.0	2.0			2		SP	7-8-10-7			18
3.0	3.0		3		9-11-14-17				25	
4.0	4.0		4		17-15-12-10				27	
5.0	5.0		5		8-9-9-9				18	
6.0	6.0		6		1-1-2				3	
7.0	7.0		7		1-1-1				2	
8.0	8.0		Light to Dark Brown/Gray Fine SAND							
9.0	9.0									
10.0	10.0									
11.0	11.0									
12.0	12.0									
13.0	13.0									
14.0	14.0									
15.0	15.0									
16.0	16.0									
17.0	17.0									
18.0	18.0									
19.0	19.0									
20.0	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-5
 Date Started 6/11/2019
 Date Completed 6/11/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.7 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE											
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value					
0.0	0.0		3" (TOPSOIL) Brown Fine SAND												
	1.0		Brown/Gray Fine SAND with Traces of Concrete	1		SPG	1-3-4-7				7				
	2.0			2			5-7-8-12				15				
	3.0			3			7-9-9-11				18				
	4.0			4			8-10-14-15				24				
	5.0			5			8-9-7-7				16				
	6.0		Light to Dark Brown/Gray Fine SAND	6		SP	1-2-2				4				
	7.0														
	8.0														
	9.0														
	10.0														
	11.0														
	12.0														
	13.0														
	14.0														
	15.0														
	16.0														
	17.0														
	18.0														
	19.0			7			1-1-1				2				
	20.0		Boring Terminated at 20.0 feet.												

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-6
 Date Started: 6/10/2019
 Date Completed: 6/10/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.7 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
0.0			3" (TOPSOIL) Brown Fine SAND								
1.0			Light to Dark Brown/Gray Fine SAND	1		SP	1-4-4-4			8	
2.0		2			6-7-8-8				15		
3.0		3			8-12-13-13				25		
4.0		4			17-18-17-13				35		
5.0		5			12-11-11-10				22		
6.0				6			1-1-2			3	
7.0				7			1-WOH			1	
8.0			Light Brown/Gray LIMESTONE with Fine Sand			LS					
9.0											
10.0											
11.0				8			9-12-9			21	
12.0											
13.0			Boring Terminated at 25.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-7
 Date Started: 6/10/2019
 Date Completed: 6/10/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.5 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-3-4-5			7	
	2.0			2	▲		6-7-6-6			13	
	3.0			3	▲		5-5-5-8			10	
	4.0			4	▲		9-12-10-11			22	
	5.0			5	▲		9-10-10-12			20	
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6	▲		2-2-2		4		
	16.0										
	17.0										
	18.0										
	19.0			7	▲		1-WOH		1		
	20.0		Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-8
 Date Started 6/10/2019
 Date Completed 6/10/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.6 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-3-4-4				7
	2.0			2			4-6-8-9				14
	3.0			3			7-9-12-16				21
	4.0			4			13-16-17-18				33
	5.0			5			13-16-12-11				28
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0										
	16.0										
	17.0										
	18.0										
	19.0										
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-9
 Date Started: 6/10/2019
 Date Completed: 6/10/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.9 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
0.0	0.0		3" (TOPSOIL) Brown Fine SAND							
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-4-4-7			8
	2.0			2			6-8-10-13			18
	3.0			3			9-14-17-19			31
	4.0			4			14-14-14-17			28
	5.0			5			14-12-11-11			23
	6.0									
	7.0									
	8.0									
	9.0									
	10.0									
	11.0									
	12.0									
	13.0									
	14.0									
	15.0									
	16.0									
	17.0									
	18.0									
	19.0									
	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-10
 Date Started 6/10/2019
 Date Completed 6/10/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.9 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0		3" (TOPSOIL) Brown Fine SAND							
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-2-3-3			5
	2.0			2	▲		3-5-7-9			12
	3.0			3	▲		9-12-15-16			17
	4.0			4	▲		14-16-16-13			32
	5.0			5	▲		10-11-11-10			22
	6.0									
	7.0									
	8.0									
	9.0									
	10.0									
	11.0									
	12.0									
	13.0									
	14.0									
	15.0			6	▲		2-2-2		4	
	16.0									
	17.0									
	18.0									
	19.0			7	▲		1-2-2		4	
	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-11
 Date Started 6/12/2019
 Date Completed 6/12/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.9 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-3-4-6				7
	2.0			2			6-7-10-12				17
	3.0			3			13-15-16-27				31
	4.0			4			16-17-19-18				36
	5.0			5			15-14-13-15				27
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0										
	16.0										
	17.0										
	18.0										
	19.0										
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-12
 Date Started 6/12/2019
 Date Completed 6/12/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 8.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-3-4-4				7
	2.0			2	▲		7-9-10-14				19
	3.0			3	▲		14-17-21-22				38
	4.0			4	▲		14-18-23-18				41
	5.0			5	▲		15-16-15-14				31
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6	▲		2-2-3				5
	16.0										
	17.0										
	18.0										
	19.0										
	20.0			7	▲		1-1-2				3
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-13
 Date Started 6/12/2019
 Date Completed 6/12/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 8.0 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
	0.0		3" (TOPSOIL) Brown Fine SAND							
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-3-4-6			7
	2.0			2			7-8-8-10			16
	3.0			3			9-10-10-10			20
	4.0			4			9-11-13-10			24
	5.0			5			8-9-10-10			19
	6.0									
	7.0									
	8.0									
	9.0									
	10.0									
	11.0									
	12.0									
	13.0									
	14.0									
	15.0									
	16.0									
	17.0									
	18.0									
	19.0									
	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

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 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-14
 Date Started: 6/12/2019
 Date Completed: 6/12/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 8.1 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
0.0	0.0		3" (TOPSOIL) Brown Fine SAND							
1.0	1.0		Brown/Gray Fine SAND with Traces of Rocks	1		SPG	1-3-4-6			7
2.0	2.0			2		SP	6-8-9-10			17
3.0	3.0		3		8-9-10-11				19	
4.0	4.0		4		10-11-11-11				22	
5.0	5.0		5		10-9-10-10				19	
6.0	6.0		6		2-2-2				4	
7.0	7.0		7		1-1-1				2	
8.0	8.0		Light to Dark Brown/Gray Fine SAND							
9.0	9.0									
10.0	10.0									
11.0	11.0									
12.0	12.0									
13.0	13.0									
14.0	14.0									
15.0	15.0									
16.0	16.0									
17.0	17.0									
18.0	18.0									
19.0	19.0									
20.0	20.0									
			Boring Terminated at 20.0 feet.							

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-15
 Date Started: 6/12/2019
 Date Completed: 6/12/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.9 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-4-4-6			8	
	2.0			2	▲		5-7-8-11			15	
	3.0			3	▲		8-12-12-11			24	
	4.0			4	▲		8-9-8-9			17	
	5.0			5	▲		8-8-8-7			16	
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0			6	▲		1-2-2			4	
	15.0										
	16.0										
	17.0										
	18.0										
	19.0			7	▲		1-1-1			2	
	20.0		Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-16
 Date Started 6/11/2019
 Date Completed 6/11/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.4 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-5-4-8			9	
	2.0			2	▲		7-9-11-11			20	
	3.0			3	▲		9-13-12-13			25	
	4.0			4	▲		10-9-9-8			18	
	5.0			5	▲		6-6-6-6			12	
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6	▲		3-3-5			8	
	16.0										
	17.0										
	18.0										
	19.0			7	▲		1-1-2			3	
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-17
 Date Started 6/11/2019
 Date Completed 6/11/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.6 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1		SP	1-3-4-7				7
	2.0			2			7-10-11-13				21
	3.0			3			10-12-13-10				25
	4.0			4			10-8-8-7				16
	5.0			5			6-5-5-5				10
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0										
	16.0										
	17.0										
	18.0										
	19.0										
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-18
 Date Started 6/11/2019
 Date Completed 6/11/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.7 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-2-5-8				7
	2.0			2	▲		6-10-12-16				22
	3.0			3	▲		10-17-23-27				40
	4.0			4	▲		19-22-24-19				46
	5.0			5	▲		18-16-15-12				31
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6	▲		1-2-2			4	
	16.0										
	17.0										
	18.0										
	19.0			7	▲		1-1-1			2	
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client Delray Beach CRA
 Project Carver Square - Delray Beach CRA
 Boring Location See Boring Location Plan
 Elev. Ref. N/A
 Remarks The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No. B-19
 Date Started 6/12/2019
 Date Completed 6/12/2019
 Project No. 610-19182
 Sheet No. 1 of 1
 Ground Water Depth 7.5 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE							
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value	
	0.0		3" (TOPSOIL) Brown Fine SAND								
	1.0		Light to Dark Brown/Gray Fine SAND	1	▲	SP	1-3-4-7			7	
	2.0			2	▲		8-10-11-14			21	
	3.0			3	▲		11-14-18-19			32	
	4.0			4	▲		17-21-20-19			41	
	5.0			5	▲		16-15-14-13			29	
	6.0										
	7.0										
	8.0										
	9.0										
	10.0										
	11.0										
	12.0										
	13.0										
	14.0										
	15.0			6	▲		1-2-2			4	
	16.0										
	17.0										
	18.0										
	19.0			7	▲		1-1-1			2	
	20.0										
			Boring Terminated at 20.0 feet.								

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT

1181 S Rogers Circle - Suite 3 | Boca Raton, Florida 33487
 (561) 693-8093

SPT Split Spoon Sampler
 Groundwater at Time of Drilling



Test Boring Log

Client: Delray Beach CRA
 Project: Carver Square - Delray Beach CRA
 Boring Location: See Boring Location Plan
 Elev. Ref.: N/A
 Remarks: The stratification lines represent approximate boundaries.
The transition may be gradual.

Boring No.: B-20
 Date Started: 6/12/2019
 Date Completed: 6/12/2019
 Project No.: 610-19182
 Sheet No.: 1 of 1
 Ground Water Depth: 7.4 feet

ELEV. (ft)	Depth (ft)	Graphic Log	DESCRIPTION OF MATERIALS	SAMPLE						
				No.	Type	USCS Classification	Blows	REC-OVERY	REC %	SPT N. Value
0.0			3" (TOPSOIL) Brown Fine SAND							
1.0			Light to Dark Brown/Gray Fine SAND	1		SP	1-3-3-4			6
2.0		2			4-6-10-13				16	
3.0		3			12-16-16-19				32	
4.0		4			11-15-19-23				34	
5.0		5			17-19-20-17				39	
6.0										
7.0										
8.0										
9.0										
10.0										
11.0										
12.0										
13.0										
14.0				6			1-2-2			4
15.0										
16.0										
17.0										
18.0										
19.0				7			2-2-3			5
20.0										
21.0										
22.0										
23.0										
24.0				8			2-2-3			5
25.0										

Boring Terminated at 25.0 feet.

General Notes
 Driller: SD
 Hammer Type: Automatic
 Rig Type: CME 55
 Drilling Method: SPT



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 (561) 693-8093

- SPT Split Spoon Sampler
- Groundwater at Time of Drilling



EXHIBIT E
PROJECT COST ANALYSIS AND CONSTRUCTION COSTS
Carver Square Affordable / Workforce Housing
 Proposer: _____ Submission Date: _____

Item Description	Unit of Measure	Unit Cost	TYPE A HOUSE		TYPE B HOUSE	
			Quantity	Item Total	Quantity	Item Total
Site Work						
Grading		1.00	1	\$ 1.00	1	\$ 1.00
Utility Connections				\$ -		\$ -
Electrical				\$ -		\$ -
Plumbing				\$ -		\$ -
Landscaping				\$ -		\$ -
Site Paving				\$ -		\$ -
House Construction						
Foundation & Slab		1.00	1	\$ 1.00	1	\$ 1.00
Exterior Walls				\$ -		\$ -
Roof Trusses				\$ -		\$ -
Roofing Shingles				\$ -		\$ -
Gutters & Downspouts				\$ -		\$ -
Garage Door				\$ -		\$ -
Exterior Impact Doors				\$ -		\$ -
Impact Windows				\$ -		\$ -
Interior Walls				\$ -		\$ -
Finish Flooring				\$ -		\$ -
Kitchen Cabinetry				\$ -		\$ -
Bathroom Fixtures				\$ -		\$ -
Electrical				\$ -		\$ -
Plumbing				\$ -		\$ -
HVAC				\$ -		\$ -
Appliances				\$ -		\$ -
Sub-Total				\$ 2.00		\$ 2.00
Total Per House Type			5	\$ 10.00	5	\$ 10.00
Total House Construction				\$ 20.00		
General Conditions						
Mobilization	LS		1	\$ -		
Overhead & Administration	% of Construction		10.00%	\$ 2.00		
TOTAL CONSTRUCTION COST				\$ 22.00		

Form instructions

1. This form contains embedded equations. Do not alter the cells.
2. Proposer to input values for Unit of Measure, Unit Price and Quantity to calculate the Unit Sub-Total and Total Construction Cost.
3. Proposer to input the cost for Mobilization.
4. Proposer to input the Overhead & Administration percentage. 10.00% is shown as an example.