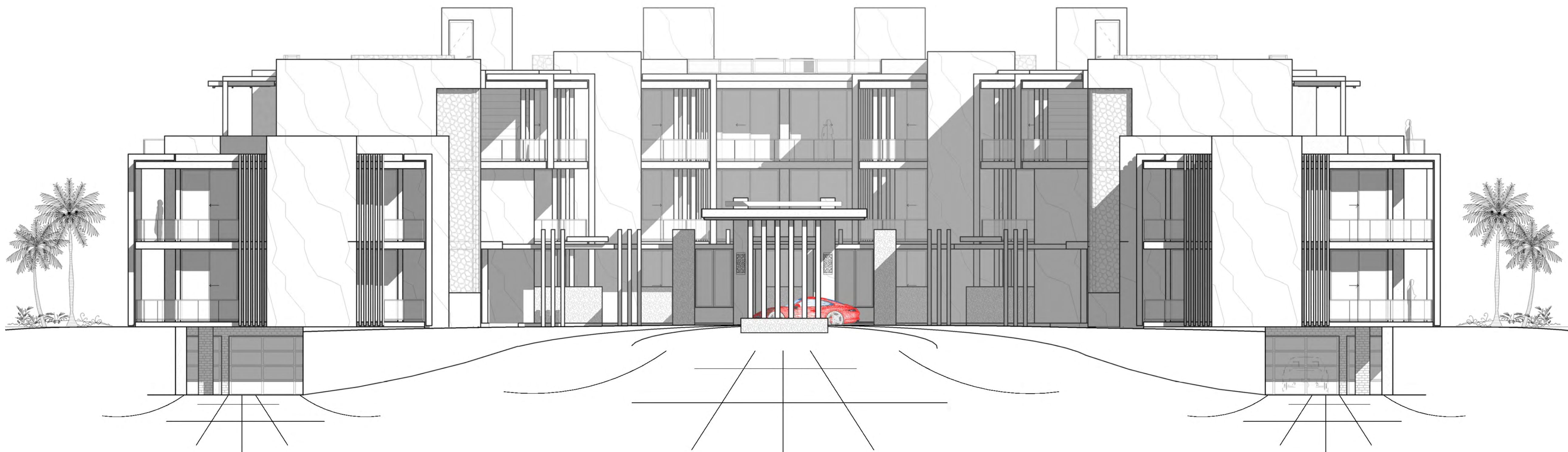


OCEAN DELRAY



DESIGN PARAMETERS

CURRENT ZONING: RM	CODES TO WHICH THIS PROJECT WAS DESIGNED:
2017 FLORIDA BUILDING CODE / BUILDING	2017 FLORIDA BUILDING CODE / FIRE PREVENTION
BUILDING CLASSIFICATION:	2017 FLORIDA BUILDING CODE / FUEL GAS
3 LEVELS OF CONDOMINIUMS R-2	2017 FLORIDA BUILDING CODE / MECHANICAL
ABOVE PARKING GARAGE S-2	2017 FLORIDA BUILDING CODE / PLUMBING
	2017 FLORIDA BUILDING CODE / ACCESSIBILITY
	2014 NATIONAL ELECTRICAL CODE (NEC)
OCCUPANCY CLASSIFICATIONS:	PRIMARY CONDOMINIUMS: R-2 (RESIDENTIAL)
(PER FBC 2017, CHAPTER 3, SECTION 303)	BASEMENT GARAGE: S-2 (STORAGE)
	(ENCLOSED PARKING GARAGE)
CONSTRUCTION TYPE: IIB SPRINKLED (PER 903.3.1.1)	
LIMITED TO 5 STORES, 48,000 SF/FLOOR, 75'-0" IN HEIGHT	
(PER FBC 2017, CHAPTER 5, TABLES 504.3, 504.4, 508.2)	
TYPE IIB REQUIRED FIRE RESISTANCE RATINGS OF STRUCTURE ELEMENTS:	
(FBC 2017, CHAPTER 6, TABLE 601)	
STRUCTURAL FRAME.....0	
EXT. BEARING WALLS.....2	
INT. BEARING WALLS.....0	
NONBEARING WALLS.....0	
FLOOR CONSTRUCTION.....0	
ROOF CONSTRUCTION.....0	
OCCUPANCY SEPARATION:	CONDOMINIUMS R-2:
(PER FBC 2017, CHAPTER 5, TABLE 508.4)	DWELLING UNIT SEPARATION WALLS:
	1/2 HOUR (SPRINKLED) PER FBC 708.3
	HORIZONTAL ASSEMBLIES BETWEEN DWELLING UNITS:
	12 HOUR (SPRINKLED) PER FBC 711.2.4.3
	BETWEEN R-2 CONDOMINIUMS & S-2 GARAGE:
	1-HR SEPARATION (HORIZ.) FOR SPRINKLED, PRIVATE GARAGE

RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2017 EDITION. THE CODE IS COMPILED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT, CHAPTER 46 OF THE 2017 FBC RESIDENTIAL

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL MEET THE REQUIREMENTS OF RESIDENTIAL POOL SAFETY ACT SECTION R4501.17.1.9.

THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

DRAWING INDEX

ARCHITECTURAL	PERMIT SET 10-11-19
A001 COVER SHEET	
A101 OVERALL SITE PLAN	
A102 DETAILED SITE PLAN	
A200 GARAGE LEVEL PLAN	
A201 OVERALL FIRST FLOOR PLAN	
A202 OVERALL SECOND FLOOR PLAN	
A203 OVERALL THIRD FLOOR PLAN	
A204 ROOF PLAN	
A301 BUILDING ELEVATIONS	
A302 BUILDING ELEVATIONS	
A303 BUILDING SECTIONS	
A304 BUILDING SECTIONS	
A401a UNIT 1 & 2 FLOOR PLAN	
A401b UNIT 3 & 4 FLOOR PLAN	
A401c UNIT 5 & 6 FLOOR PLAN	
A401d UNIT 7 FLOOR PLAN	
A402a UNIT 8 & 9 FIRST FLOOR PLAN	
A402b UNIT 10 & 11 FLOOR PLAN	
A402c UNIT 13/17 & 12/18 FLOOR PLAN	
A402d UNIT 14 & 19 FLOOR PLAN	
A403a UNIT 8 & 9 SECOND FLOOR PLAN	
A403b UNIT 15 & 16 FLOOR PLAN	
A600 GARAGE LEVEL REFLECTED CEILING PLAN	
A601 OVERALL FIRST FLOOR REFLECTED CEILING PLAN	
A602 OVERALL SECOND FLOOR REFLECTED CEILING PLAN	
A603 OVERALL THIRD FLOOR REFLECTED CEILING PLAN	
A602 FIRST FLOOR REFLECTED CEILING PLAN	
A603 SECOND FLOOR REFLECTED CEILING PLAN	
A610a DRIVEWAY TURTLE LIGHTING PLAN	
A610b POOL AREA TURTLE LIGHTING PLAN	
A611 FIRST FLOOR TURTLE LIGHTING PLAN	
A612 SECOND FLOOR TURTLE LIGHTING PLAN	
A613 THIRD FLOOR TURTLE LIGHTING PLAN	
CIVIL	
PP-1 POLLUTION PREVENTION PLAN	
PD-1 GENERAL NOTES PLAN	
PD-1A DEMOLITION PLAN	
PD-2 PAVING & GRADING PLAN	
PD-2A DRAINAGE PLAN	
PD-3 PAVING, GRADING & DRAINAGE DETAILS	
PD-4 PAVING, GRADING & DRAINAGE DETAILS	
PD-5 PAVING, GRADING & DRAINAGE DETAILS	
WS-1 WATER DISTRIBUTION, SANITARY SEWER & UTILITY	
WS-2 WATER DISTRIBUTION & SANITARY SEWER DETAILS	
WS-3 WATER DISTRIBUTION & SANITARY SEWER DETAILS	
WS-4 WATER DISTRIBUTION & SANITARY SEWER DETAILS	
LANDSCAPE	
LP-1 PLANTING PLAN	
LP-2 DETAILS AND SPECIFICATIONS	
STRUCTURAL	
S001 STRUCTURAL ABBREVIATIONS & SYMBOLS	
S002 STRUCTURAL NOTES	
S003 STRUCTURAL NOTES	
S004 WIND LOAD DIAGRAM	
S200 OVERALL PARKING LEVEL SLAB PLAN	
S201 OVERALL FIRST FLOOR SLAB PLAN	
S202 OVERALL SECOND FLOOR SLAB PLAN	
S203 OVERALL THIRD FLOOR SLAB PLAN	
S204 OVERALL ROOF SLAB PLAN	
MECHANICAL	
M200 MECHANICAL LEGEND, NOTES & SCHEDULES	
M201 OVERALL GROUND PARKING MECHANICAL PLAN	
M202 OVERALL FIRST FLOOR MECHANICAL PLAN	
M202 OVERALL SECOND FLOOR MECHANICAL PLAN	
M203 OVERALL THIRD FLOOR MECHANICAL PLAN	
M700 MECHANICAL DETAILS	
ELECTRICAL	
E001 PHOTOMETRIC PLAN	
E001 ELECTRICAL LEGEND & NOTES	
E100 ELECTRICAL SITE PLAN	
E200 PARKING GARAGE POWER SYSTEMS PLAN	
E500 ELECTRICAL DIAGRAM	
E501 TELECOM RISER DIAGRAM	
E600 ELECTRICAL SCHEDULES	
E601 ELECTRICAL SCHEDULES & CALCS.	
E701 ELECTRICAL DETAILS	
PLUMBING	
P101 SPECS, GENERAL NOTES, EQUIPMENT & DETAILS	
P102 OVERALL GROUND LEVEL GRAVITY PLAN	
P101 OVERALL FIRST FLOOR GRAVITY PLAN	
P102 OVERALL SECOND FLOOR GRAVITY PLAN	
P103 OVERALL THIRD FLOOR GRAVITY PLAN	

CONSTRUCTION NOTES, SPECIFICATIONS AND GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHANGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHANGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14 EDITION), AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC 360-16 EDITION), BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-13/ASCE 5-13/TMS 402-13), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/NFPA 90A-2015).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS.

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS, AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATIONS TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N/C" (NOT IN CONTRACT).

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER, SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA:

A. PER 2017 FBC RESIDENTIAL, TABLE R301.2(1), "SUBJECT TO DAMAGE FROM WEATHERING IS CLASSIFIED AS 'MODERATE'." TERM DAMAGE IS CLASSIFIED AS "VERY HEAVY." SEE ADDITIONAL NOTES UNDER EARTHWORK.

EARTH WORK:

A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2500 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.

D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557), TO A DISTANCE OF 3 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TESTS AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-49 (7) OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1616 OF THE FL. BUILDING CODE 2017.

CONCRETE:

A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-14.

B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II, LOW ALKALI, MILL TESTED AND CERTIFIED. USE TYPE V CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

C. WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

E. SAND: ASTM C-33 FOR SLABS ON GRADE.

F. FOUNDATIONS: INSTALL AS INCLUDED IN THESE DWGS. OR AS AMENDED BY THE FINAL SOILS REPORT.

G. VAPOR BARRIER: BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.

H. CONCRETE SHALL BE READY MIX & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI FOR FOOTINGS & SLABS ON GRADE & 4,000 PSI FOR BEAMS, COLUMNS AT 28 DAYS. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-14) THE ACI DETAILING MANUAL (ACI 318LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 308LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE. LAP ALL WVF A MINIMUM OF 6 INCHES UNLESS OTHERWISE SPECIFIED. REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL, CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. UNLESS OTHERWISE SPECIFIED. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS UNLESS OTHERWISE SPECIFIED.

REINFORCING STEEL:

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL:

- * BEAMS AND COLUMNS: 1 1/2"
- * FORMED CONCRETE SLAB: 1 1/2" CLEAR INSIDE
- * UNFORMED BELOW GRADE 3"
- * FOOTING 2" CLEAR AT BOTTOM & SIDES 2" CLEAR OF TOP
- * WALLS 2" CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE
- * SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 1/2" CLEAR AT TOP (EXTERIOR)
- * BEAMS 1 1/2" CLEAR TO STORIES
- * COLUMNS 1 1/2" CLEAR TO TIES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI 308-13 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL REPAIR: MESH:

- 1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM UNLESS OTHERWISE SPECIFIED.
- 2) BULKHEAD ALL STR. BEAM TOP BARS IN PARS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.
- 3) ALL TIE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.
- 4) TIE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (IF MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
- 5) DROP BOTTOM OF THE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (2" MAX. BEAM DEPTH) & ADD 2" TO BOTTOM, IF DROP EXCEEDS 8" UNLESS OTHERWISE SPECIFIED.
- 6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT UNLESS OTHERWISE SPECIFIED.

TRUSSES:

A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR G.T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.

B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.

C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES PER TPI 1-2014 DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER TPI 80, HANDLING, INSTALLATION, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSP 2013 EDITION

CONCRETE UNIT MASONRY:

A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-13/ASCE 5-13/TMS 402-13, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.

D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.

E. MASONRY UNITS SHALL BE ASTM C-90 TYPE I WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE Laid IN A FULL BED OF MORTAR IN RUNNING BOND UNLESS OTHERWISE SPECIFIED. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL, CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.

F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT.

G. GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.

H. PROVIDE 3 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.

I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST & 2ND FLOOR TIES, AND ALL EXTERIOR WALLS. THE ENGINEER SHALL SIGN OFF ON THE INSPECTION REPORT. THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

STRUCTURAL STEEL:

A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 13TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING & PIPE SHALL CONFORM TO ASTM SPECIFICATION A400 GRADE B (HY-AR50). ALL STEEL TO HAVE A SHOP COAT OF ZINC INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (AWS D-1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING ROOLS SHALL BE E70XX ELECTRODES.

ROUGH CARPENTRY:

A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

C. PROVIDE 4"x4" POSTS OR (2) 2"x4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

D. ALL SUB-SILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2"x4"s.

E. DOUBLE 2"x4"s, SPIRED TOGETHER W/ 16'S @ 5' O/C STAGGERED MAY BE USED IN LIEU OF 4"x4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

G. BUILDING PAPER: FEDERAL SPECIFICATIONS U-8-790, INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATER TIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BELOW IT 6" MINIMUM, WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT ANY PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

I. ROOF SHEATHING: 1/2" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-0 GRADE, 4 PLY, INCHES 240, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND HOLE PUNCHED STEEL OR ALUMINUM. ALL FASTENERS SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

K. DRAFT STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 SF. IN ATTICS FOR AREAS OVER 1,000 SF.

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BETWEEN VERTICAL AND HORIZONTAL BEAMS, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILING, COVER, STAIR STRINGERS, TOP AND BOTTOM OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SPECIFIED.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION.

ABBREVIATIONS

ABV. ABOVE	H.C. HOLLOW CORE	R.W. ROUGH OPENING
ACQ. ACQUANT	HOWD. HARDWOOD	REDWOOD
ADJ. ADJUSTABLE	HOWE. HARDWARE	R.W.L. RAIN WATER LEADER
APPROX. APPROXIMATE	HGT. HEIGHT	S.C. SOLID CORE
BLDG. BUILDING	HORIZ. HORIZONTAL	SCHED. SCHEDULE
BO. BOARD	ID. INSIDE DIAMETER	SHT. SHEET
BULK. BLOCK	INSUL. INSULATION	SH. SIMILAR
BOT. BOTTOM	INT. INTERIOR	SS. SQUARE
CAB. CABINET	INT. INTERIOR	STD. STANDARD
CER. CERAMIC	JOINT	STD. STANDARD
CE. CAST IRON	LAM. LAMINATE	STL. STEEL
DET. DETAIL	LAV. LAVATORY	STOR. STORAGE
CL. CLEAR	LAV. LAVATORY	STRUT. STRUCTURAL
COL. COLUMN	LOC. LOCATION	SUSP. SUSPENDED
CONC. CONCRETE	LOC. LOCATION	SUSP. SUSPENDED
CONC. CONNECTION	LOC. LOCATION	SUSP. SUSPENDED
CONT. CONTINUOUS	LOC. LOCATION	SUSP. SUSPENDED
CTSK. COUNTERSINK	LOC. LOCATION	SUSP. SUSPENDED
DECOR. DECORATIVE	LOC. LOCATION	SUSP. SUSPENDED
DET. DETAIL	LOC. LOCATION	SUSP. SUSPENDED
DIA. DIAMETER	LOC. LOCATION	SUSP. SUSPENDED
D.M. DOUGLAS FIR	LOC. LOCATION	SUSP. SUSPENDED
DN. DOWN	LOC. LOCATION	SUSP. SUSPENDED
DWS. DRAWING	LOC. LOCATION	SUSP. SUSPENDED
EA. EACH	LOC. LOCATION	SUSP. SUSPENDED
ELEV. ELEVATION	LOC. LOCATION	SUSP. SUSPENDED
ELEV. ELEVATION	LOC. LOCATION	SUSP. SUSPENDED
ELEC. ELECTRICAL	LOC. LOCATION	SUSP. SUSPENDED
EQ. EQUAL	LOC. LOCATION	SUSP. SUSPENDED
EXH. EXHAUST	LOC. LOCATION	SUSP. SUSPENDED
EXP. EXPANSION	LOC. LOCATION	SUSP. SUSPENDED
EXT. EXTERIOR	LOC. LOCATION	SUSP. SUSPENDED
EXIST. EXISTING	LOC. LOCATION	SUSP. SUSPENDED
F.F. FINISHED FLOOR	LOC. LOCATION	SUSP. SUSPENDED
FLASH. FLASHING	LOC. LOCATION	SUSP. SUSPENDED
FL. FLOOR	LOC. LOCATION	SUSP. SUSPENDED
FT. FOOT/FEET	LOC. LOCATION	SUSP. SUSPENDED
GA. GALVANIZED	LOC. LOCATION	SUSP. SUSPENDED
GL. GLASS	LOC. LOCATION	SUSP. SUSPENDED
GR. GRADE	LOC. LOCATION	SUSP. SUSPENDED
H.B. HOSE BIBB	LOC. LOCATION	SUSP. SUSPENDED

A. DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1 1/2" THICK OR BE IN COMPLIANCE WITH FBC 716.5.3 WITH A FIRE PROTECTION RATING NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF CLOSING AND SELF LATCHING.

B. DOORS CONTAINING GLAZING MATERIAL NOT GREATER THAN 8 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 100 FOOT POUND IMPACT TEST.

C. DOORS, BATH & SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 8 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 400 FOOT POUND IMPACT TEST.

D. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER OR TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR IN WALLS SURROUNDING TUB & SHOWER ENCLOSURES SHALL BE SAFETY GLAZED FOR CATEGORY II GLAZING PRODUCTS.

E. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZING WHERE THE GLASS OR MIRRORS ARE LESS THAN 60" ABOVE THE FLOOR OF THE TUB OR SHOWER.

F. EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. THEY SHALL PROVIDE A CLEAR OPENING OF NOT LESS 20" WIDE, 24" HIGH AND 5.7 SQUARE FEET MINIMUM AREA. THE BOTTOM OF OPENING SHALL NOT BE MORE THAN 44" ABOVE FLOOR AND LATCH AT 54" ABOVE FLOOR (MAX).

G. WINDOW UNITS SHALL DISP. LABELS SHOWING COMPLIANCE WITH THE FL ENERGY CODE.

H. ALL NEW SINGLE-FAMILY HOUSES, DUPLEXES, TRIPLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DO

REVISIONS	BY	DATE
△ PRELIMINARY SET	CL/SH	05.16.18
△ DD SET	CL/SH	06.29.18
△ ENGINEER SET	CL/SH	07.20.18
△ DD SET	CL/SH	08.08.18
△ DD SET	CL/SH	08.24.18
△ SITE PLAN SUBMITTAL	CL/SH	10.11.18
△ SITE PLAN RE-SUBMIT	CL/SH	01.14.19

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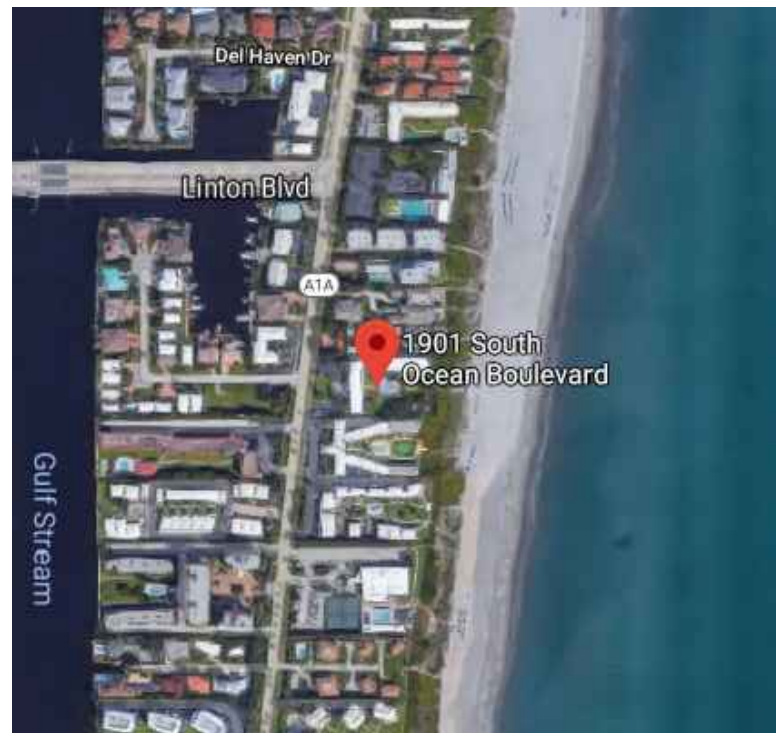
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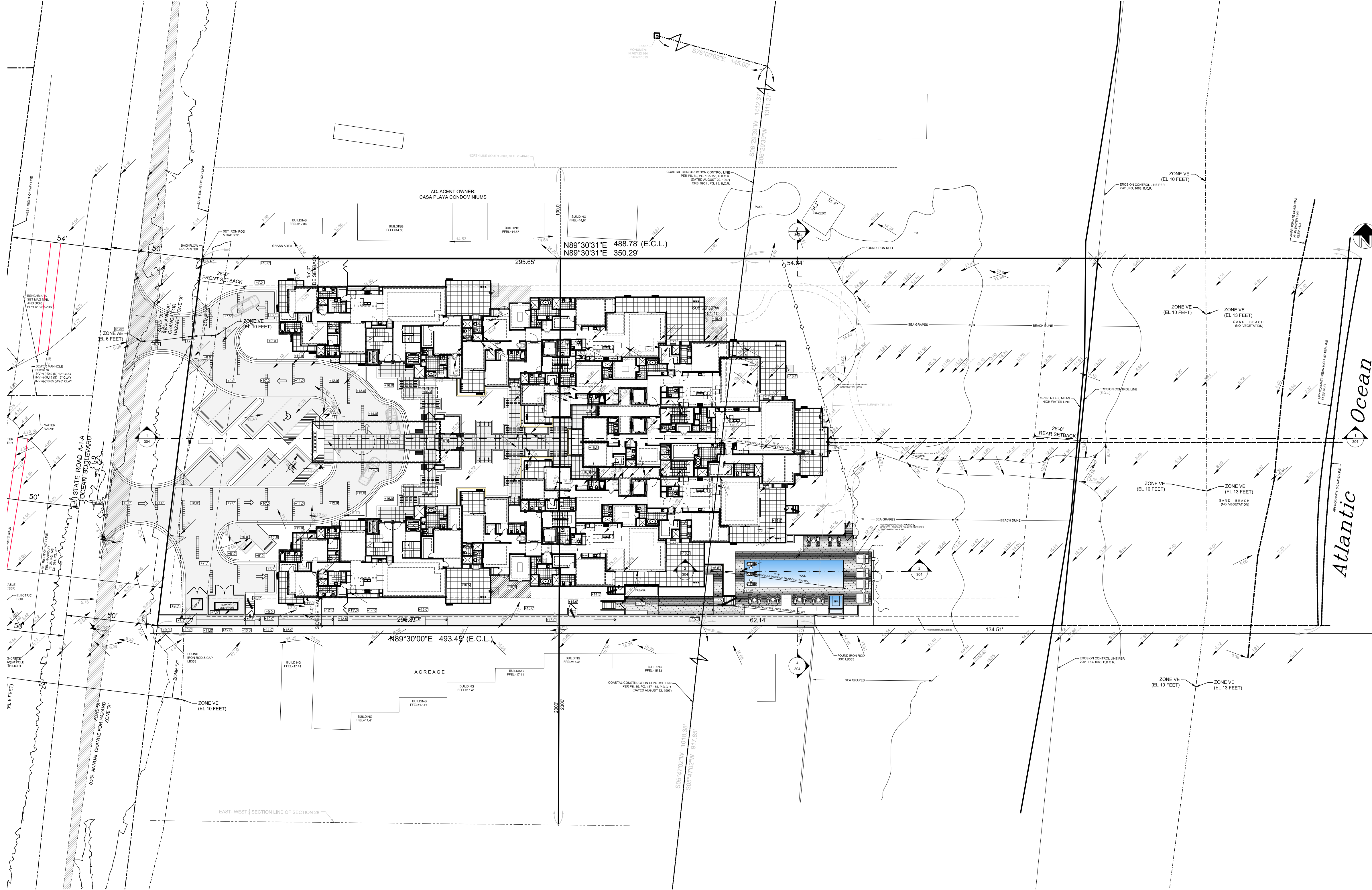
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SITE PLAN RE-SUBMISSION 02-05-19



LOCATION MAP
N.T.S.

2



RESIDENTIAL CODE INFORMATION

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2017 EDITION. THE CODE IS COMPLIED WITH THE 2002 ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70A.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 41 OF THE FBC RESIDENTIAL 2017

- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME SHALL MEET THE RESIDENTIAL POOL SAFETY ACT.
- ALL SCREEN DOORS ARE TO BE SELF LATCHING AND SELF CLOSING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F.
- ALARMS SHALL BE INSTALLED ON DOORS.
- THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.
- ALL SITE WALLS TO COMPLY WITH THE RESIDENTIAL POOL SAFETY ACT.

OVERALL BUILDING AREA TABULATION			
USE	TOTAL SQ. FT.		
PARKING GARAGE	33,911 SF		
GROUND LEVEL			
A/C	24,190 SF		
CORE & CIRCULATION	2,808 SF		
TERRACES	5,562 SF		
	32,560 SF		
SECOND LEVEL			
A/C	25,826 SF		
CORE & CIRCULATION	1,352 SF		
TERRACES	5,449 SF		
	32,627 SF		
THIRD LEVEL			
A/C	20,280 SF		
CORE & CIRCULATION	975 SF		
TERRACES	6,213 SF		
	27,468 SF		
CABANA	117 SF		
CONCIERGE	302 SF		
PORTE COCHERE	1,167 SF		
COVERED WALKWAYS	1,915 SF		
TOTAL STRUCTURES SQ. FT.	130,067 SF		

BUILDING A/C AREA TABULATION			
UNIT TYPE	# OF UNITS	A/C SQ. FT./UNIT	TOTAL SQ. FT.
GROUND LEVEL			
UNIT 1 & 2	2	3,576 SF	7,152 SF
UNIT 3 & 4	2	3,373 SF	6,746 SF
UNIT 5 & 6	2	3,484 SF	6,928 SF
UNIT 7	1	3,721 SF	3,721 SF
SECOND LEVEL			
UNIT 8 & 9	2	3,830 SF	7,660 SF
UNIT 10 & 11	2	3,628 SF	7,256 SF
UNIT 12 & 13	2	3,618 SF	7,236 SF
UNIT 14	1	4,087 SF	4,087 SF
THIRD LEVEL			
UNIT 15 & 16	2	4,478 SF	8,956 SF
UNIT 17 & 18	2	3,618 SF	7,236 SF
UNIT 19	1	4,087 SF	4,087 SF
TOTAL	19		71,065 SF

BUILDING NON-A/C AREA TABULATION (TERRACES)			
UNIT TYPE	# OF UNITS	SQ. FT./UNIT	TOTAL SQ. FT.
GROUND LEVEL			
UNIT 1 & 2	2	725 SF	1,450 SF
UNIT 3 & 4	2	943 SF	1,886 SF
UNIT 5 & 6	2	771 SF	1,542 SF
UNIT 7	1	682 SF	682 SF
SECOND LEVEL			
UNIT 8 & 9	2	725 SF	1,450 SF
UNIT 10 & 11	2	903 SF	1,806 SF
UNIT 12 & 13	2	736 SF	1,472 SF
UNIT 14	1	722 SF	722 SF
THIRD LEVEL			
UNIT 15 & 16	2	2,319 SF	4,638 SF
UNIT 17 & 18	2	736 SF	1,472 SF
UNIT 19	1	722 SF	722 SF
TOTAL	19		17,842 SF

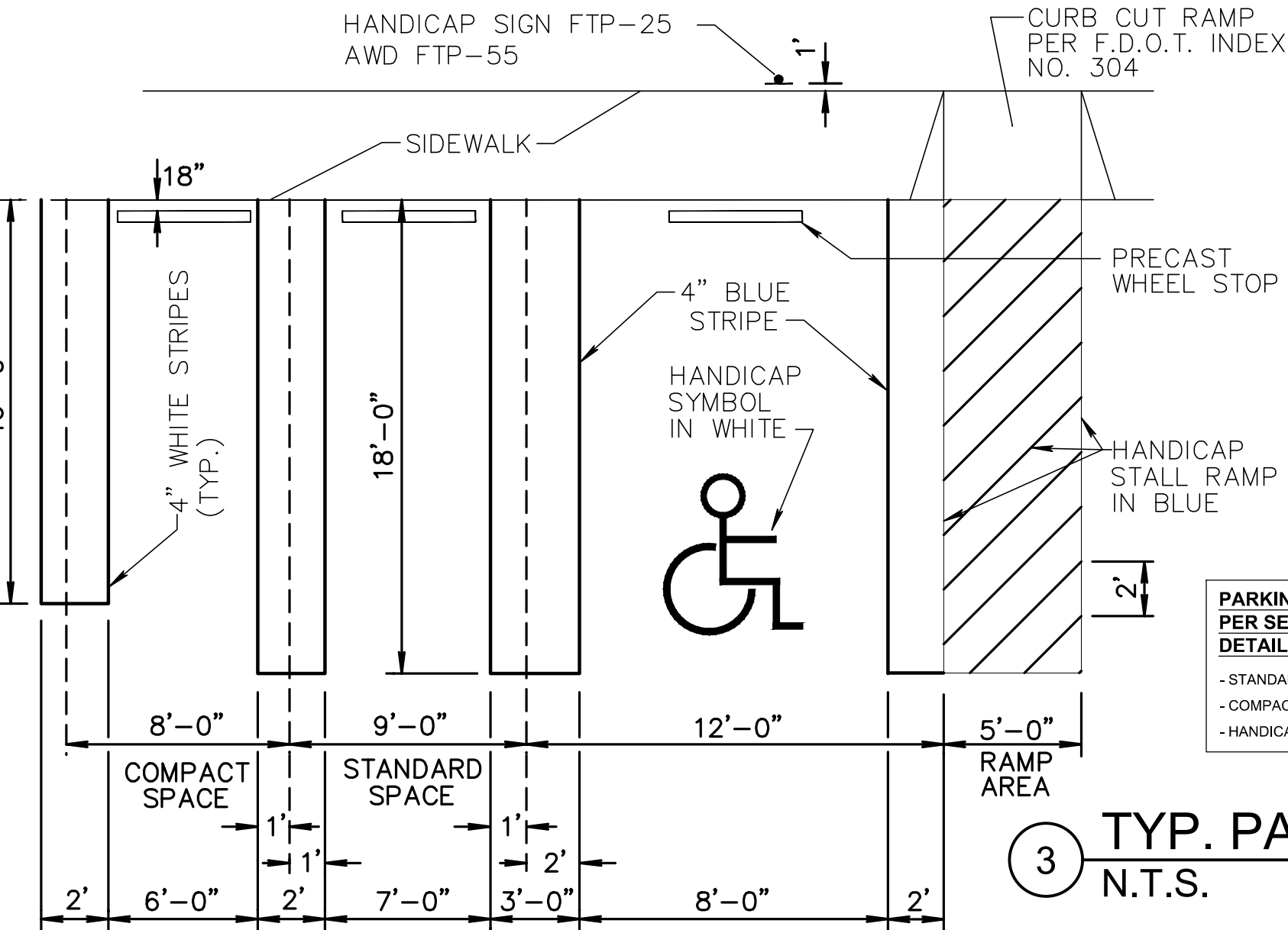
PROJECT DATA			
ZONING : RM			
- SITE	(2.26 ACRE)	98,401 S.F.	100.00%
- BUILDING FOOTPRINT AREA		36,133 S.F.	36.77%
- TOTAL FLOOR AREA		130,067 S.F.	
- PARKING / PAVED AREA		16,274 S.F.	16.5%
- OPEN SPACE (LANDSCAPE)		45,992 S.F.	46.7%
- WATER BODIES		0 S.F.	
- NO. OF DWELLING UNITS		19 UNITS	
- DWELLING UNIT PER ACRE		8.4 / ACRE	
- PARKING REQUIRED		48 SPACES	
- PARKING PROPOSED		49 SPACES	
SETBACKS	REQUIRED	PROVIDED	
FRONT	25' / 30'	48'	
SIDE (INTERIOR)	15' / 30'	15' / 30'	
REAR	25'	136'-6"	

(TOTAL FLOOR AREA INCLUDES TERRACES, CORE & CIRCULATION.)
-MAX LOT COVERAGE ALLOWED 40% = 39,360 SF.
-IMPERVIOUS AREA = 52,407 SF. (53.2%)

NOTE
REFER TO DETAILED SITE PLAN FOR OVERALL DIMENSIONS OF PROPOSED STRUCTURES.

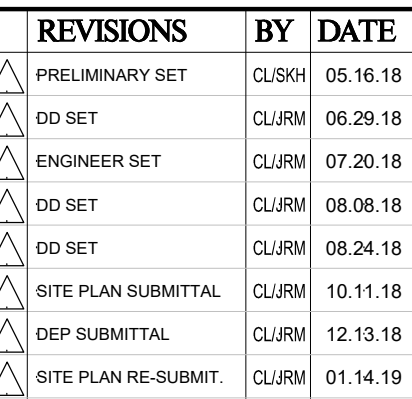
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OVERALL SITE PLAN
1"=30'-0"



TYP. PARKING STALL
N.T.S.

3



Job No. 1802012

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A102

1 DETAILED SITE PLAN

1"=10'-0"

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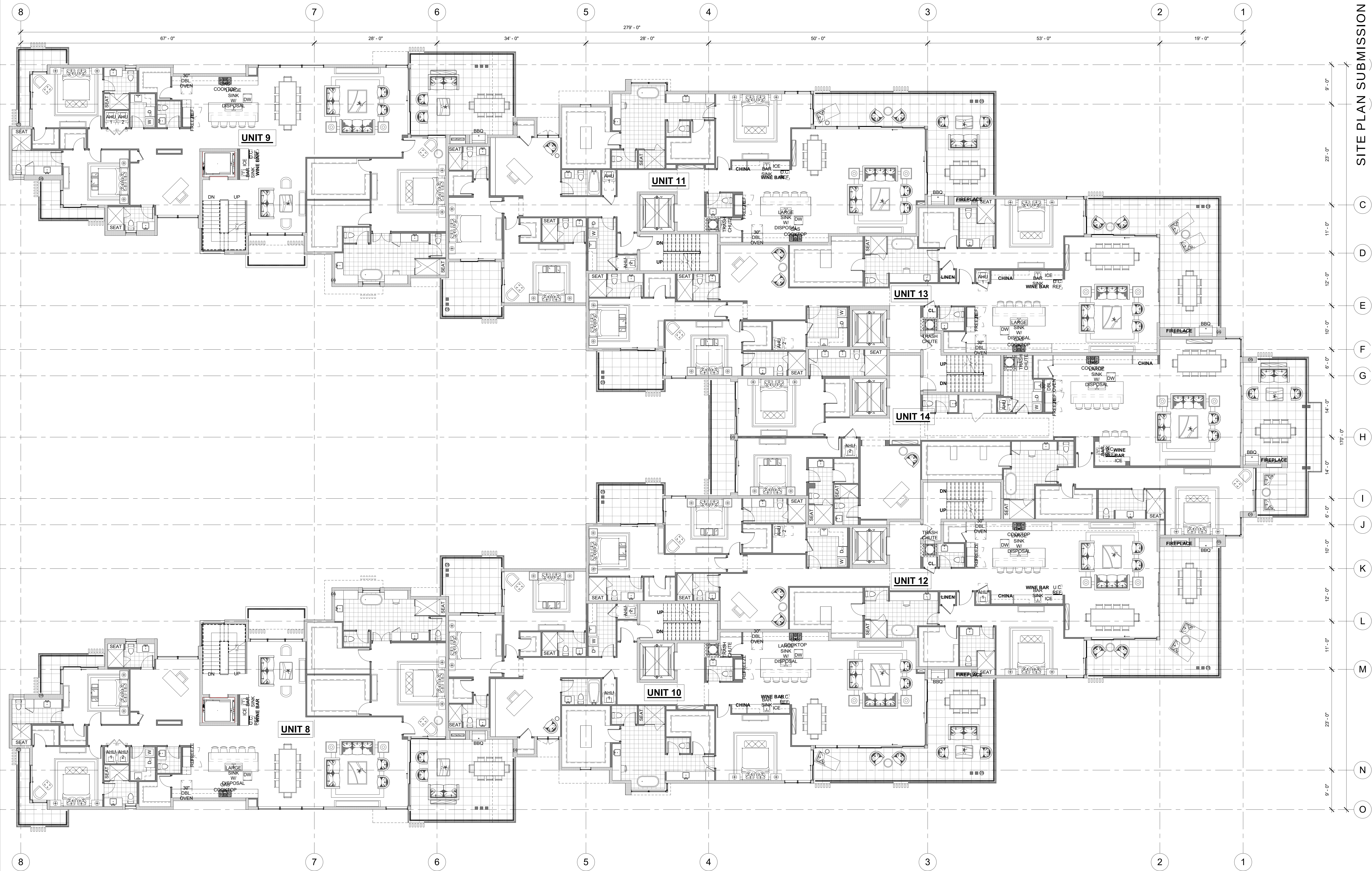
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A202



 1 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"

No.	REVISIONS	BY	DATE
1	PRELIMINARY	CUS/ST	05.16.18
2	DO SET	CUS/ST	06.29.18
3	DO SET	CUS/ST	07.20.18
4	DO SET	CUS/ST	08.08.18
5	DO SET	CUS/ST	08.24.18
6	DO SET	CUS/ST	10.11.18
7	SUBMITTAL	CUS/ST	10.11.18

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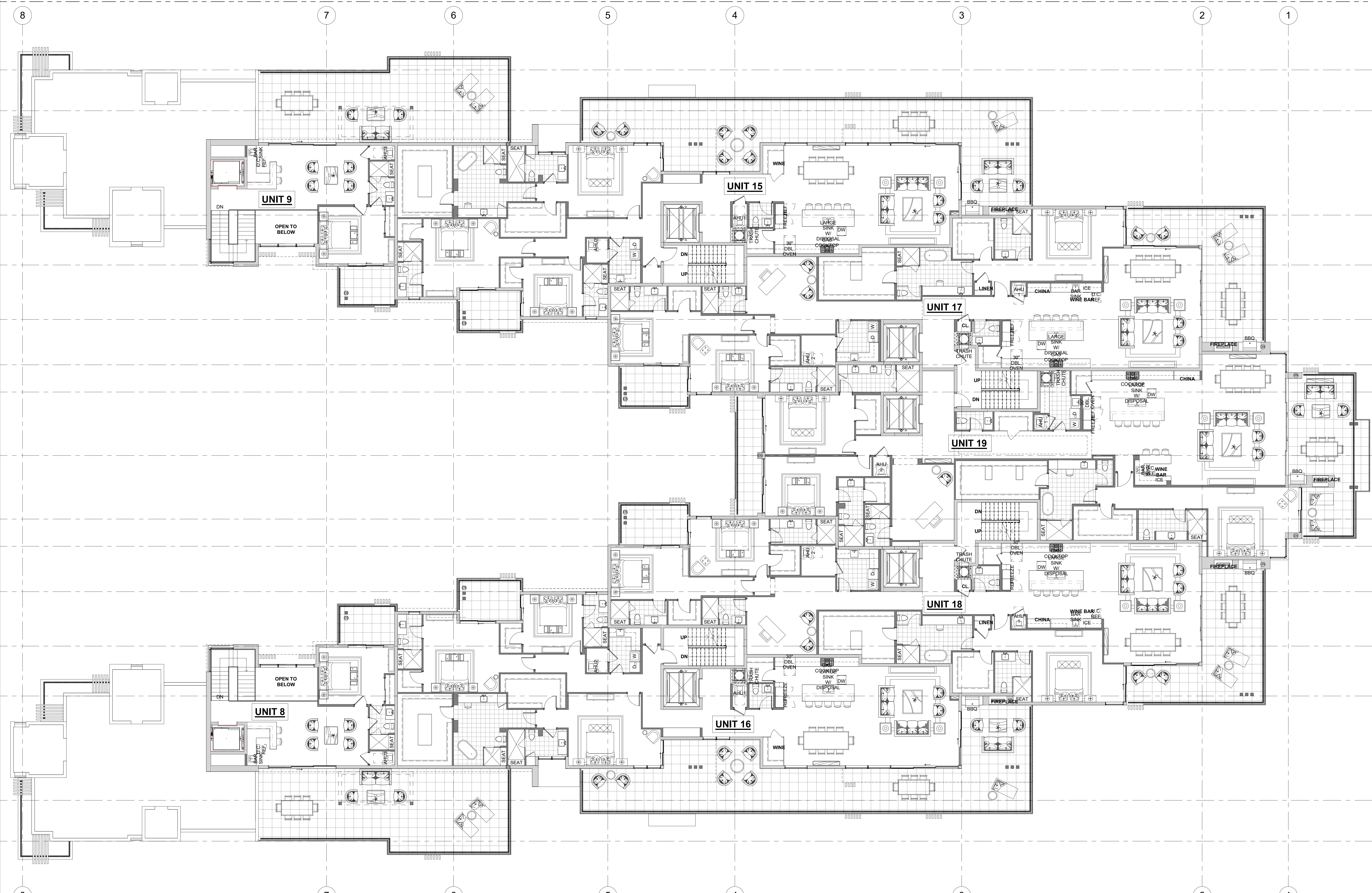
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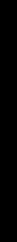
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A203

10/11/18 SITE PLAN SUBMISSION C D E F G H I J K L M N O

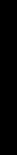
1 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"





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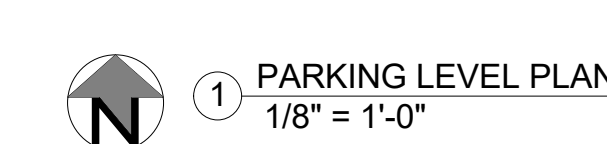
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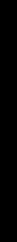
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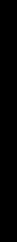
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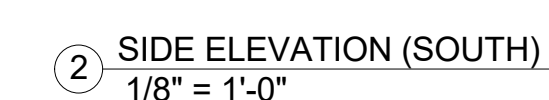
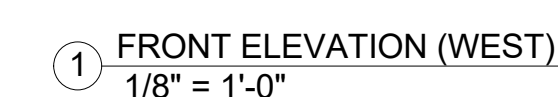
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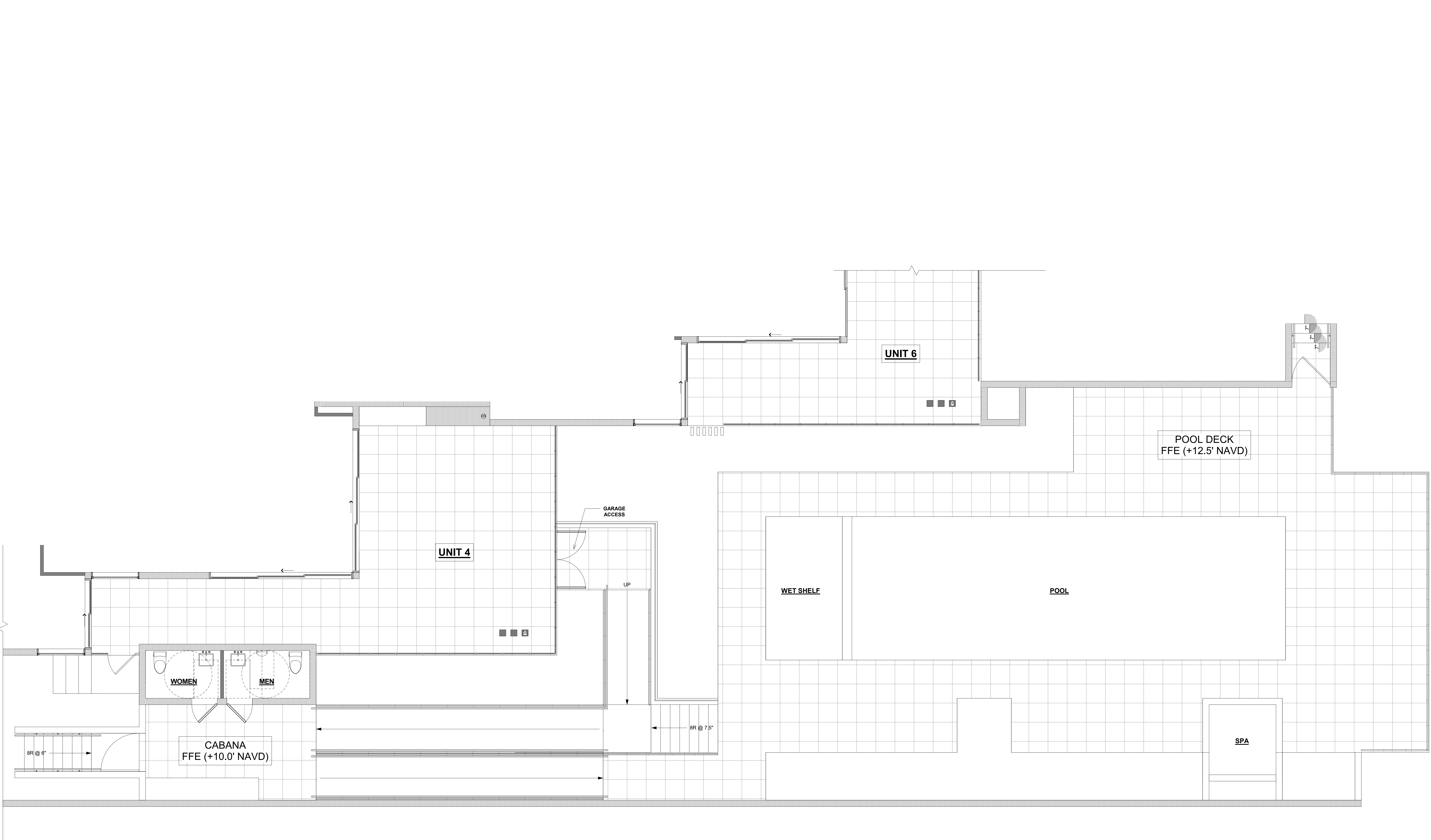
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A301

		BENJAMIN GREY LIMESTONE (HAIFA GENERAL)
		LIGHT GREY PORCELAIN CLADDING
		CUTCOQUINA (ST. AUGUSTINE CAST STONE)
		STUCCO WALLS "REPOSE GREY" (SHERWIN-WILLIAMS SW-7015)
		BRONZE RUST ALUMINUM DECORATIVE GRILL
		UNIT ENTRY WALLS "GREY MARBLE" (HAIFA GENERAL)
		COLUMNS / FINS / ENTRY DOORS "ESPRESSO" (HARDIE BOYS)
		WINDOWS & DOORS FRAMES "MEDIUM GREY ALUMINUM"





1 POOL AREA & CABANA PLAN
1/4" = 1'-0"

No.	REVISIONS	BY	DATE
1	PRELIMINARY	CLB/KOT	05.16.18
2	DO SET	CLB/KOT	06.29.18
3	ENGINEER SET	CLB/KOT	07.20.18
4	DO SET	CLB/KOT	08.08.18
5	DO SET	CLB/KOT	08.24.18
6	SUBMITAL	CLB/KOT	10.11.18
7	DEP SUBMITAL	CLB/KOT	12.13.18
8	SITE PLAN	CLB/KOT	01.14.19
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A404