

# APARTMENT UNITS REMODEL - RENOVATIONS

238 S.E. 1st AVENUE,  
DELRAY BEACH, FL 33444

## PROJECT INFORMATION

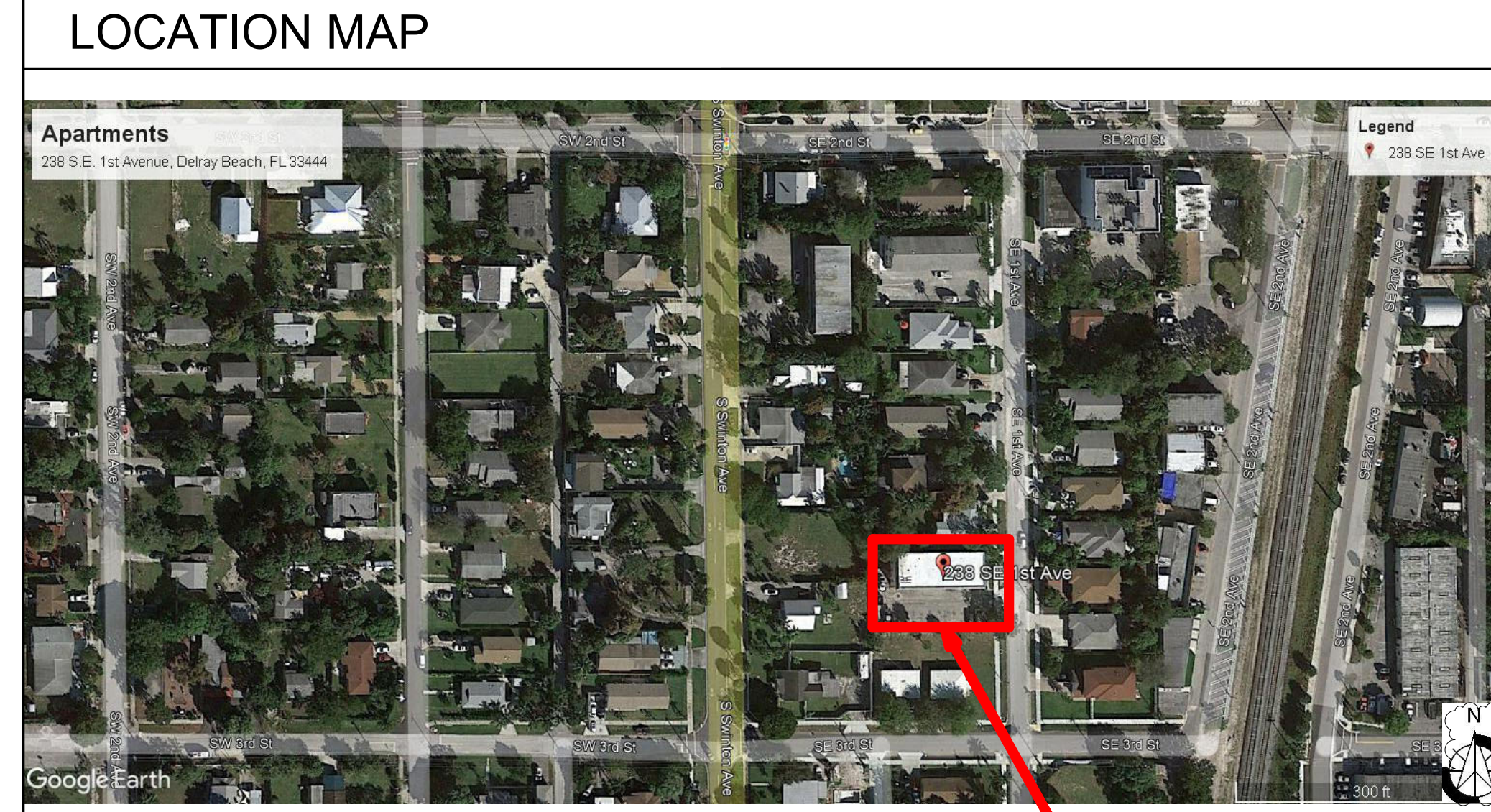
No.	Description	Date
4	Revision 4 - City Comments	01.29.24



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DRAWING INDEX	CODE RESEARCH
<p>A-00 GENERAL NOTES A-01 EX. OVERALL BLDG. PLAN A-02 EXISTING OVERALL FLOOR PLAN A-03 EXISTING FLOOR &amp; DEMO. PLANS - UNITS # 2, 3, 4, 7, 8 &amp; 9 A-03.5 EX. FLOOR &amp; DEMO. PLANS - UNITS # 3, 4, 7, 8 &amp; 9 A-04 PROPOSED FLOOR PLANS-UNITS #1, 5, 6 &amp; 10 A-04.1 PROPOSED FLOOR PLANS-UNITS #2, 3, 4, 7, 8 &amp; 9 A-05 REFLECTED CEILING PLANS-UNITS # 6,7,8,9 &amp; 10 A-05.5 REFLECTED CEILING PLANS-UNITS # 1,2,3,4 &amp; 5 A-06 DETAIL SHEET A-06.4 OVERALL EXISTING SITE PLAN A-06.5 EXTERIOR RENOVATION PLANS A-06.6 DUMPSTER PLANS A-06.7 EXISTING ELEVATIONS SHOWING RAILING</p>	<p><b>GOVERNING CODE</b> 2020 Florida Building Code - 7th Ed., 2017 Existing Florida Building Code, 2020 Florida Accessibility Code, Florida Fire Prevention Code Seventh Edition.</p> <p><b>BUILDING HEIGHT</b> 20'-0" Approximately</p> <p><b>PROJECT AREA</b> 7,029 S.F.</p> <p><b>TYPE OF CONSTRUCTION</b> Type I-B</p> <p><b>LEVEL OF ALTERATION</b> 2</p> <p><b>OCCUPANCY CLASSIFICATION</b> R-2</p> <p><b>COMPLIANCE METHOD</b> PRESCRIPTIVE</p> <p><b>FOLIO:</b> 12-43-46-16-01-071-0060</p> <p><b>LEGAL DESCRIPTION</b> TOWN OF DELRAY N. 100 FT OF S 200 FT OF E 1/2 OF BLK 71</p> <p><b>SCOPE OF WORK</b> INTERIOR RENOVATIONS - REMOVAL &amp; RETILING OF NEW FLOORING THROUGHOUT UNIT. REMOVAL OF EXISTING KITCHEN PARTITION. REMOVAL AND REPLACEMENT OF ALL EXISTING PLUMBING FIXTURES IN BATHROOM. REMOVAL AND REPLACEMENT OF EXISTING KITCHEN FIXTURES, APPLIANCES, COUNTERTOPS, BASE AND TOP CABINETRIES. PLUMBING TO BE TEMPORARILY CAPPED OFF. ELECTRICAL TO BE SAFED OFF.</p> <p>NEW DUMPSTER ENCLOSURE, RE- ASPHALT EXISTING AREA PARKING LOT, NEW HANDRAILS ON BUILDING AND STAIRS AND BALCONIES &amp; NEW FENCE ON NORTH AND WEST SIDE OF THE PROPERTY</p> <p>No Fire Alarm System / No Fire Sprinkler System</p>

SYMBOLS	
<p>IDENTIFICATION NUMBER DETAIL SYMBOL</p> <p>SHEET NUMBER</p>	<p>ELEVATION</p>
<p>IDENTIFICATION NUMBER SECTION SYMBOL</p> <p>SHEET NUMBER</p>	<p>KEY NOTE</p>
<p>SHEET NUMBER INTERIOR ELEVATIONS</p> <p>ELEVATION NUMBER</p>	<p>DOOR SYMBOL</p>
<p>ENLARGED PLAN/ CALL OUT</p>	<p>WINDOW SYMBOL</p>
	<p>WALL TYPE</p>
	<p>EXISTING WALL</p>
	<p>NEW WALL</p>
	<p>EXISTING WALLS TO BE REMOVED</p>
	<p>BATT INSULATION</p>
	<p>FIRE RATED WALL</p>



## GENERAL NOTES

THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN WRITING PRIOR TO SUBMITTING HIS BID.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO THE SUBMISSION OF ANY BIDS, AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IN WRITING. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY, AND WORKMENS COMPENSATION INSURANCE. VALID CERTIFICATES OF ALL SHALL BE PROVIDED.

THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101 AND ALL OTHER REGULATION CODES.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

THE CONTRACTOR SHALL REFERENCE THE BUILDING SHELL DRAWINGS FOR ALL INFORMATION RELATIVE TO THE BUILDING SHELL AND FOR COORDINATION OF NEW WORK.

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS/VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE COORDINATION ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO THE SUBCONTRACTORS/VENDORS AS WELL AS SUPERVISING AND COORDINATING THE WORK OF ALL TRADES IN ACCORDANCE WITH THE SPECIFICATIONS AND MAKING ADJUSTMENTS IN LAYOUT AS REQUIRED. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE EXECUTION OF THEIR REVISIONS TO AVOID CONFLICT BETWEEN TRADES FOR PROPER EXECUTION OF THE WORK.

THE CONTRACTOR SHALL INSTALL ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY FOR COMPLETION OF THE WORK FOR OPERATION WITHOUT ADDITIONAL EXPENSE TO OWNER.

THE CONTRACTOR SHALL COORDINATE ALL OWNER/TENANT SUPPLIED ITEMS AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE.

THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY UTILITIES INCLUDING ELECTRICAL, WATER, AND TELEPHONE REQUIRED FOR THE COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL HAVE A DIGITAL CAMERA ON SITE TO DOCUMENT ANY ISSUES THAT MAY NEED TO BE CLARIFIED. THESE PICTURES SHALL BE EMAILED TO THE ARCHITECT ALONG WITH AN RFI FOR CLARIFICATION.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES PROTECTION FROM THE WEATHER AND EXCESSIVE DUST THAT MAY IN ANY WAY DAMAGE THE WORK, MATERIAL, FIXTURES, AND EQUIPMENT, OR PRESENT DANGER TO PERSONNEL. ANY WORK UNDER CONTRACT BY THE GENERAL CONTRACTOR DAMAGED BY A FAILURE TO PROVIDE ADEQUATE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE SOLE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL MAINTAIN THE JOB SITE FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

THE CONTRACTOR SHALL RUN FIRE RATED WALLS AND PARTITIONS TO UNDERSIDE OF RATED ROOF/CEILING ASSEMBLY ABOVE. TAPE AND SEAL JOINTS. PROVIDE FIRE DAMPERS AT DUCT PENETRATIONS AS REQUIRED BY CODE. TAPE AND SEAL OTHER PENETRATIONS TO MAINTAIN INTEGRITY OF FIRE-RATED PARTITION USING ONLY UL APPROVED MATERIAL.

THE CONTRACTOR SHALL FINISH GYPSUM WALLBOARD ABUTTING OTHER MATERIAL WITH METAL EDGE STRIPS. CONCEAL PIPING, DUCTWORK, AND CONDUIT.

THE CONTRACTOR SHALL BACK ALL ELECTRICAL CABINETS, FIRE EXTINGUISHERS, CABINETS AND OTHER RECESSED EQUIPMENT LOCATED IN FIRE-RATED WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD AS REQUIRED TO MAINTAIN THE RATING.

THE CONTRACTOR SHALL PROVIDE BRACING OR BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED EQUIPMENT: CABINETS, GRILLES, DOORS, WINDOWS, ETC.. WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. METAL STUDS MAY BE USED IN LIEU OF WOOD BLOCKING.

THE CONTRACTOR SHALL NOT CUT ANY STEEL, WOOD, OR OTHER MAIN STRUCTURAL MEMBERS WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

ANY ROOM, WALL, FLOOR, OR CEILING FINISH NOT SCHEDULED SHALL BE ASSUMED TO BE IDENTICAL TO THE CLOSEST ROOM OF SIMILAR USE AND TYPE FOR PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY OBSERVED APPARENT DISCREPANCIES IN WRITING PRIOR TO COMMENCING WITH THE WORK.

ANY DETAIL NOT SPECIFICALLY REFERENCED SHALL BE ASSUMED TO BE SIMILAR TO THAT SHOWN IN THE CLOSEST POSITION WHERE A SIMILAR CONDITIONS OCCURS FOR THE PURPOSES OF BIDDING AND CONSTRUCTION. NOTIFY THE ARCHITECT IN WRITING OF ANY OBSERVED APPARENT DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.

WHERE TWO OR MORE DETAILS, MATERIALS, OR CONDITIONS OCCUR IN APPARENT CONFLICT, THE CONTRACTOR SHALL INCLUDE THE MOST COSTLY SOLUTION IN HIS BID AND NOTIFY THE ARCHITECT OF ANY APPARENT DISCREPANCIES PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE UPON COMPLETION OF THE WORK A SET OF "AS-BUILT" NEATLY MARKED UP PLANS, THE ELECTRICAL CONTRACTORS "AS-BUILT" DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

BUILDER, SUBCONTRACTOR, SUPPLIER, ETC., SHALL VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, CONDITIONS AT JOBSITE, ETC. PRIOR TO STARTING ANY WORK AND WITHIN (7) SEVEN CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE DESIGNER (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE DESIGNER WILL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE. NOTE: ALL DIMENSIONS ARE NOMINAL; TO FACE OF STUD, STEM WALL, OR MONOLITHIC FOOTINGS UNLESS OTHERWISE NOTED. THE DESIGNER DOES NOT HAVE ANY FIELD SUPERVISION NOR CONSTRUCTION ADMINISTRATION ON THIS PROJECT. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER FOR ANY PERSONAL INJURY OR DAMAGE TO THE PROJECT OR TO ADJACENT PROPERTIES AND OMISSIONS.

CONCRETE: ALL CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 2500 P.S.I. AT 28 DAYS UNLESS NOTED OTHERWISE. CONCRETE PER ASTM C95. CONCRETE WORK PER ACI 301.

ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR THE OWNER TO THE DESIGNER. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE DESIGNER WILL FULLY UNCON DITIONALLY AND TOTALLY RELEASE THE DESIGNER FROM ANY AND ALL RESPONSIBILITY, CLAIMS, OR LIABILITIES AGAINST THE DESIGNER FOR CULPABILITY, ETC. FROM DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF TIME.

REBAR: ALL REINFORCEMENT STEEL TO BE ASTM A-615 GRADE 60, BENT, LAPPED AND PLACED IN ACCORD. WITH THESE DRAWINGS AND THE LATEST SPECIFICATIONS IN ACI 318.

CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL COORDINATION AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO POURING OF FLOOR SLABS, FOOTINGS, OR PADS.

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 WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

LUMBER USED FOR JOISTS, RAFTERS, TRUSSES, COLUMNS, BEAMS AND / OR STRUCTURAL MEMBERS SHALL BE STRESS GRADE NOT LESS THAN fb = 1000 PSI UNLESS OTHERWISE SPECIFIED. REFER TO STRUCTURAL DRAWINGS. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.

APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS ACCORDING TO MANUFACTURERS PUBLISHED INSTRUCTIONS OR, IF NO INSTRUCTIONS EXIST, INSTALL PER STANDARD INDUSTRY PRACTICES.

SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRIC SERVICE AND HAVE BATTERY BACK-UP. MULTIPLE DETECTORS MUST BE INTERCONNECTED AS PER F.B.C. SECTION 905.2.5.

MIRRORS OVER 9 S.F. SHALL BE ANCHORED TO STUDS.

ALL VERTICAL ELEVATION DATUM FOLLOWED BY "AFF" (ABOVE FINISHED FLOOR) IS REFERENCED FROM THE 0'-0" FINISHED FLOOR. IF NOT FOLLOWED BY "AFF" THE VERTICAL ELEVATION DATUM IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

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INTERIOR & EXTERIOR  
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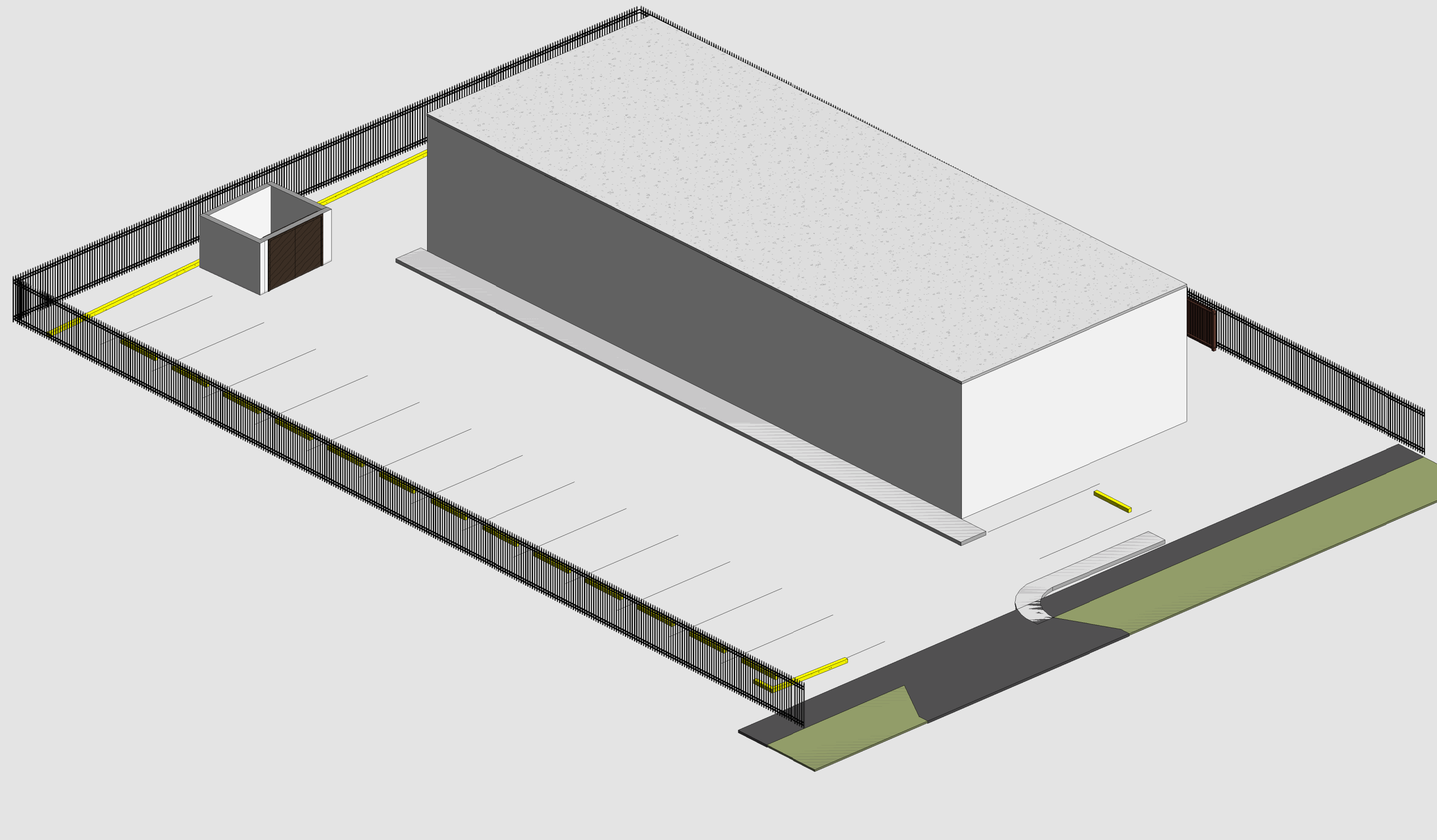
PROJECT NO:	
DRAWN BY:	JMW
CHECKED BY:	JMW
DATE:	02/16/2022
FILE NAME:	

## GENERAL NOTES & SITE PLAN

SHEET NO.

**A-00**

SHEET: OF



② {3D} Copy 1

**AREA OF WORK**

ADJACENT ACCESS NOTE:  
POINT OF ACCESS OF ADJACENT PROPERTIES,  
THERE ARE NO DRIVEWAYS WITHIN 50 FEET.

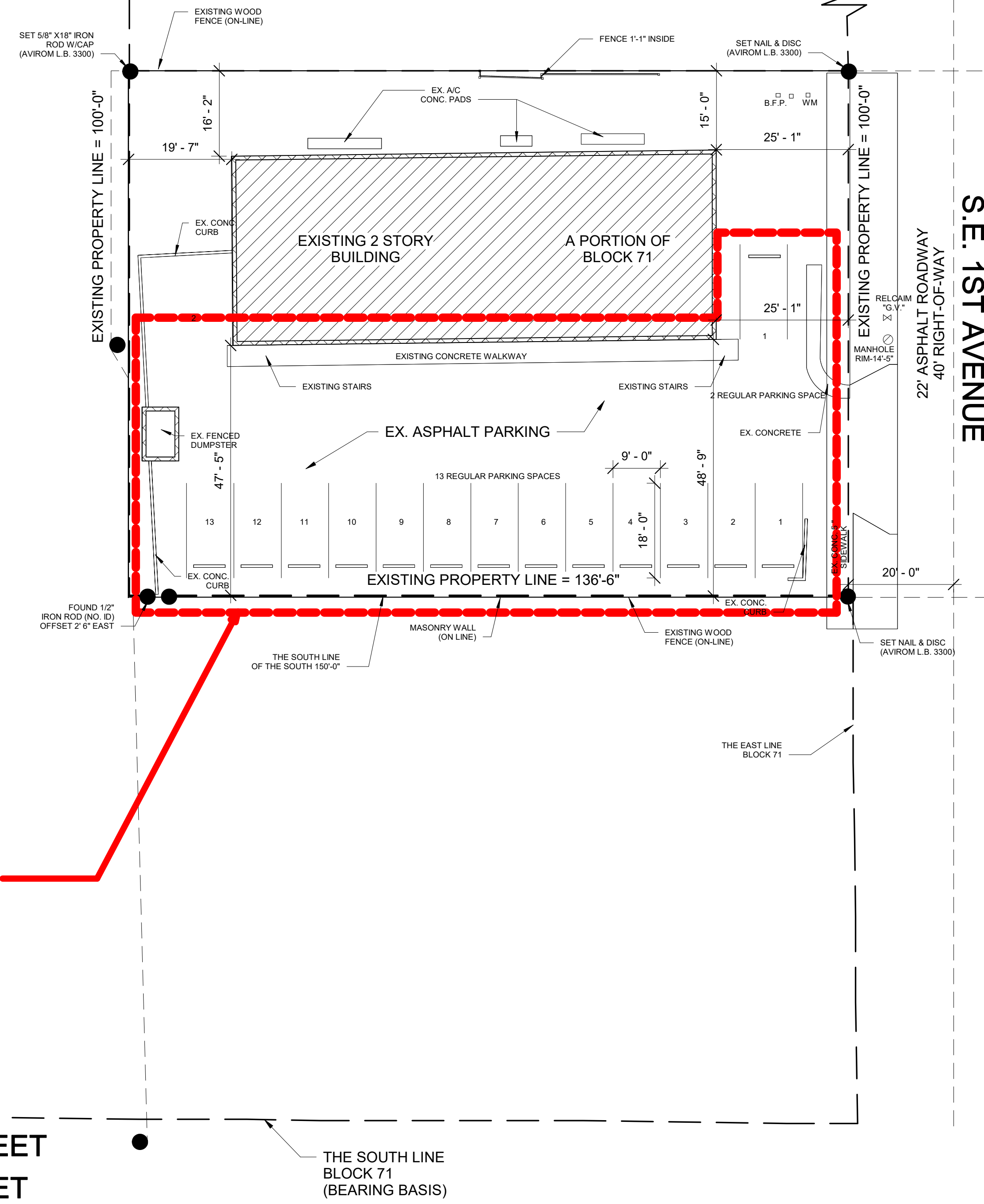
① EXISTING SITE PLAN Copy 1  
1/16" = 1'-0"

THE WEST LINE OF THE EAST ONE-HALF BLOCK 71

THE NORTH LINE OF THE SOUTH 450'-0"

THE EAST ONE-HALF OF BLOCK 71

THE NORTH LINE OF THE SOUTH 300'-0"



S. SWINTON AVENUE

THE WEST LINE BLOCK 71

REMAINDER OF BLOCK 71

S.E. 3RD STREET  
DEILY STREET

THE SOUTH LINE BLOCK 71 (BEARING BASIS)

S.E. 1ST AVENUE

22 ASPHALT ROADWAY  
40' RIGHT-OF-WAY

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SEAL

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DRAWN BY: JMW  
CHECKED BY: JMW  
DATE: 02/16/2022

FILE NAME:

OVERALL EXISTING SITE PLAN

SHEET NO.  
**A-06.4**

SHEET: OF

# AREA OF WORK

## RAILING NOTES:

HANDRAIL DESIGN AND CONSTRUCTION. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED A CONCENTRATED LOAD OF 200 LB (890 N) APPLIED AT ANY POINT AND IN ANY DIRECTION.

LOADING CONDITIONS NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

GUARDRAIL SYSTEM DESIGN AND CONSTRUCTION. GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LB (890 N) APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL.

THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LB (890 N) CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 FT SQUARE AREA (0.093 M2) AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE.

LOADING CONDITIONS SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

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EXTERIOR  
 RENOVATION  
 PLANS

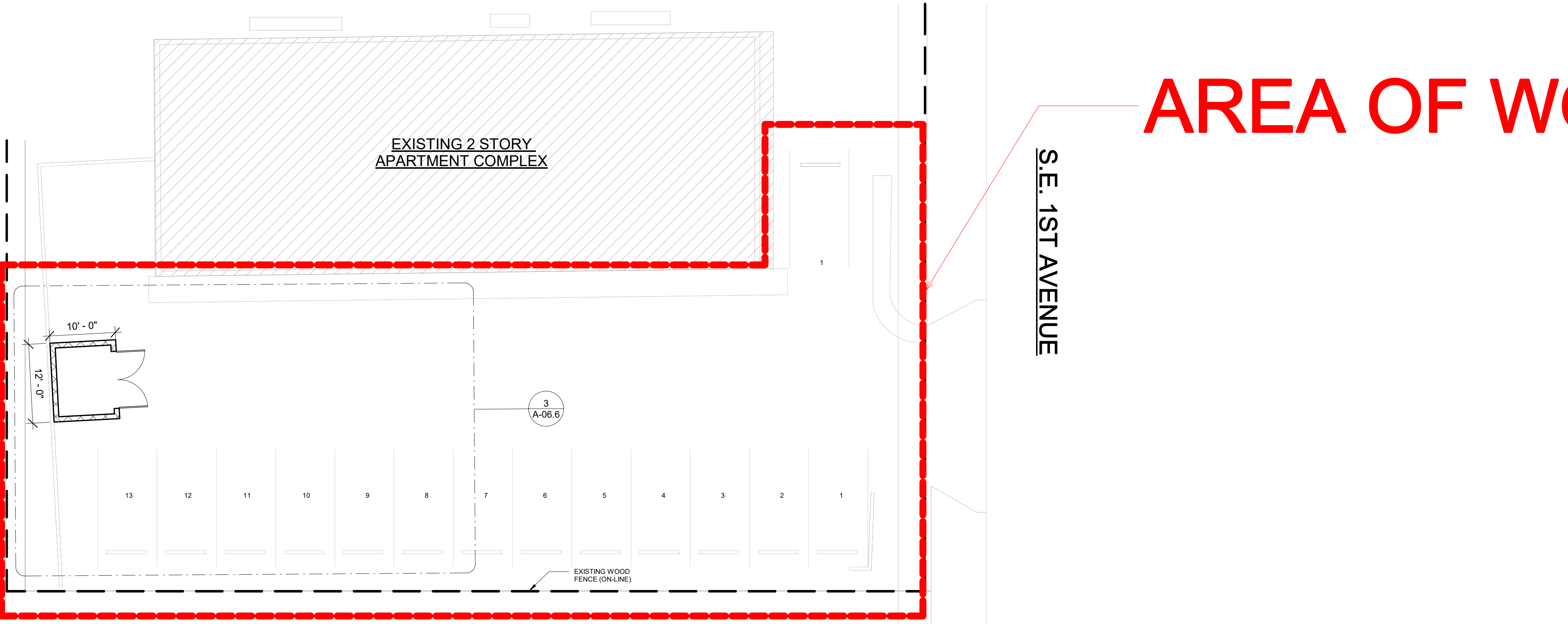
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A-06.5

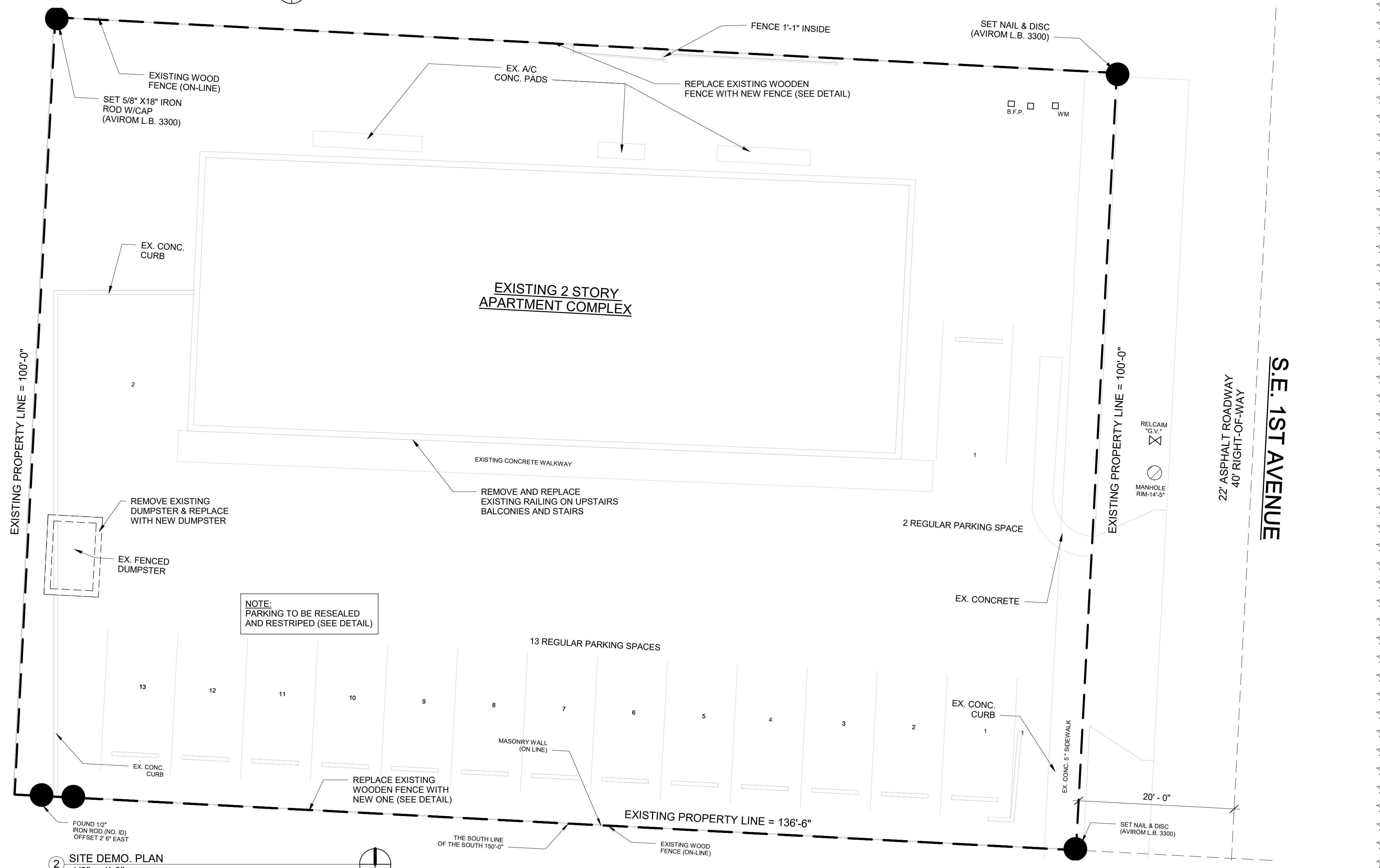
SHEET: OF

EXISTING 2 STORY  
 APARTMENT COMPLEX

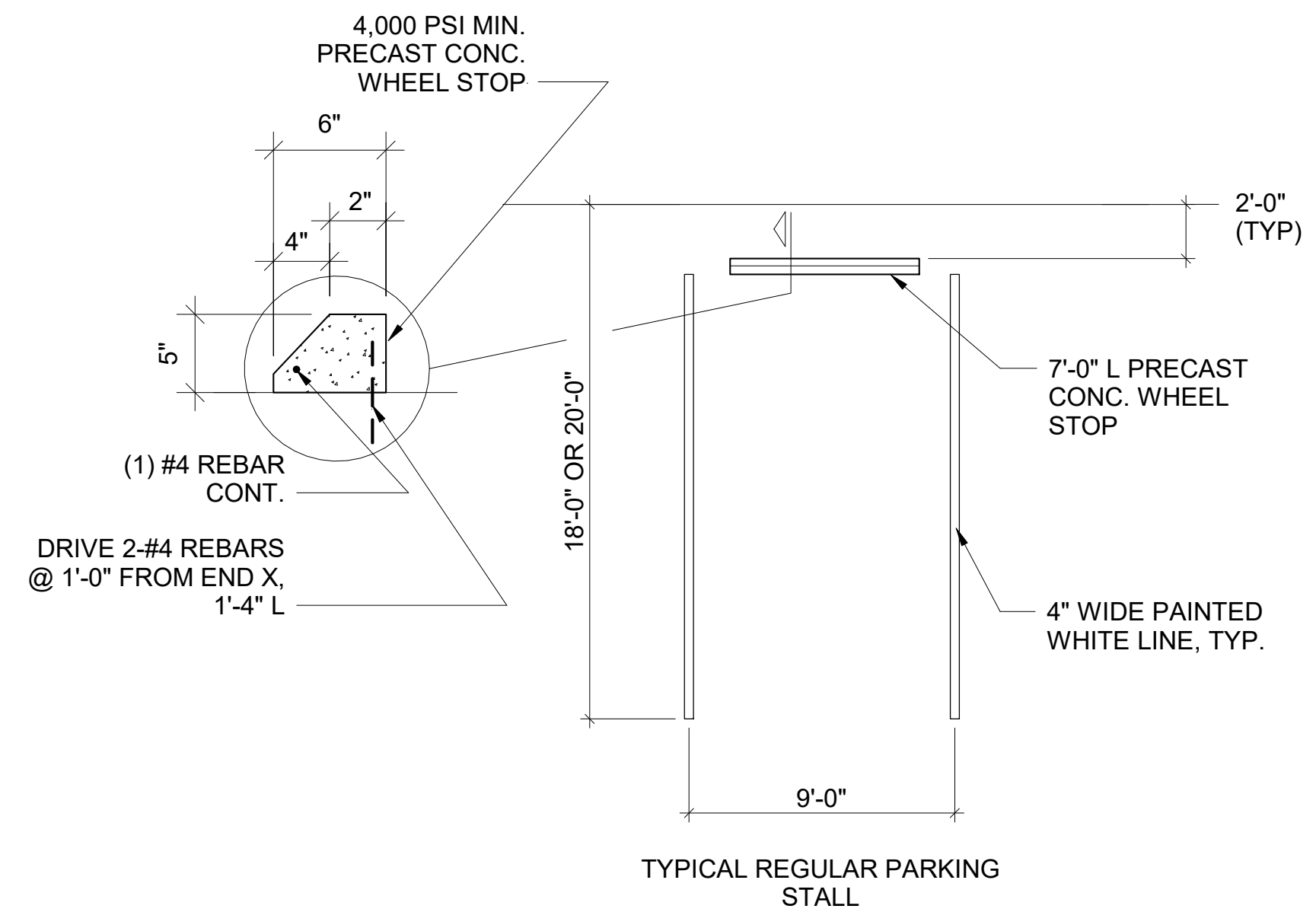
S.E. 1ST AVENUE



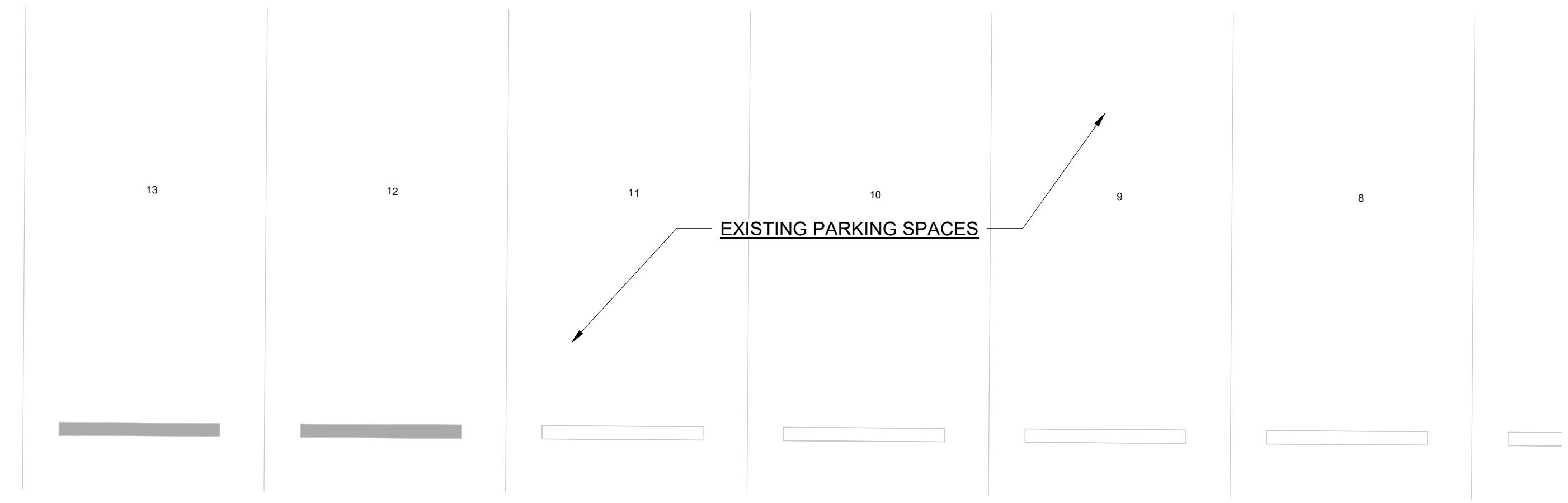
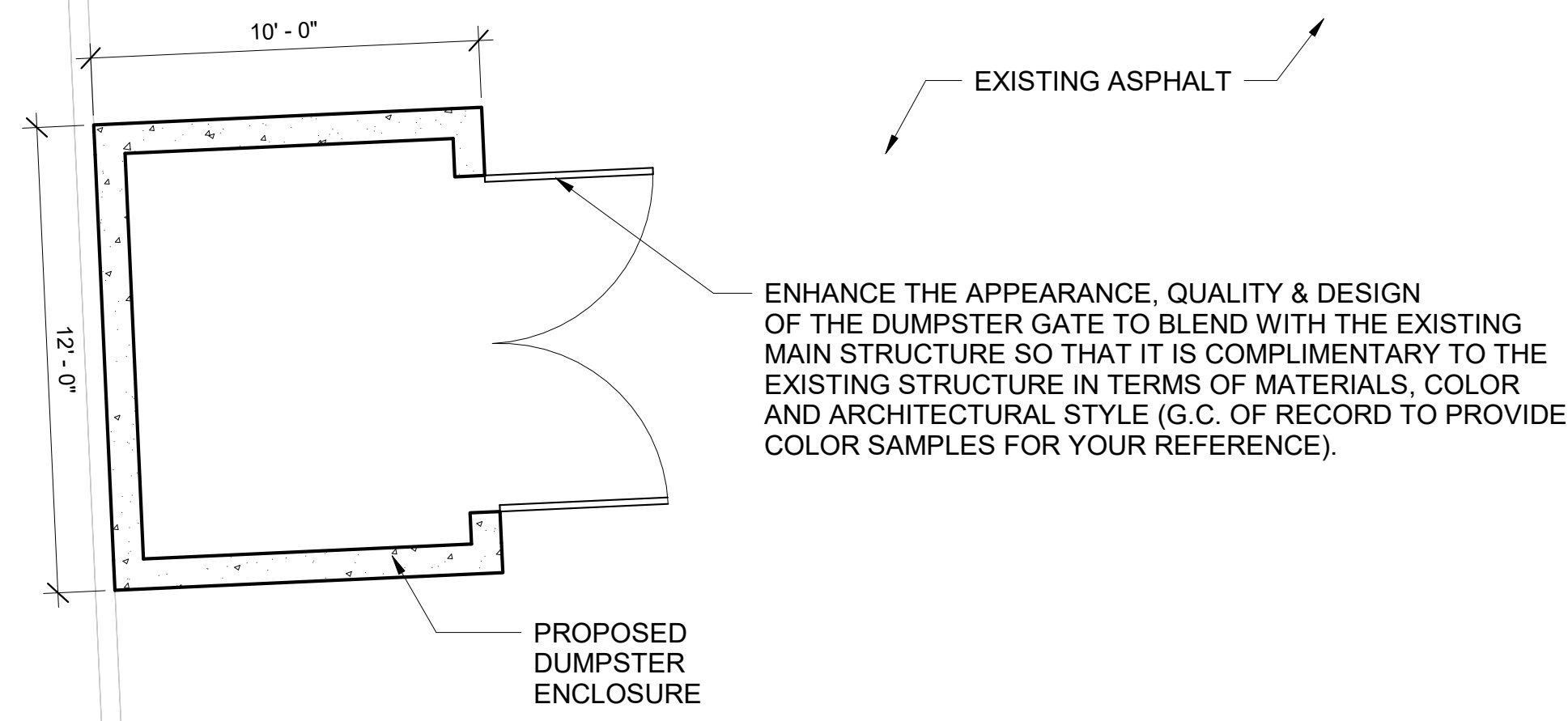
1 KEY EXTERIOR PLAN  
 3/32" = 1'-0"



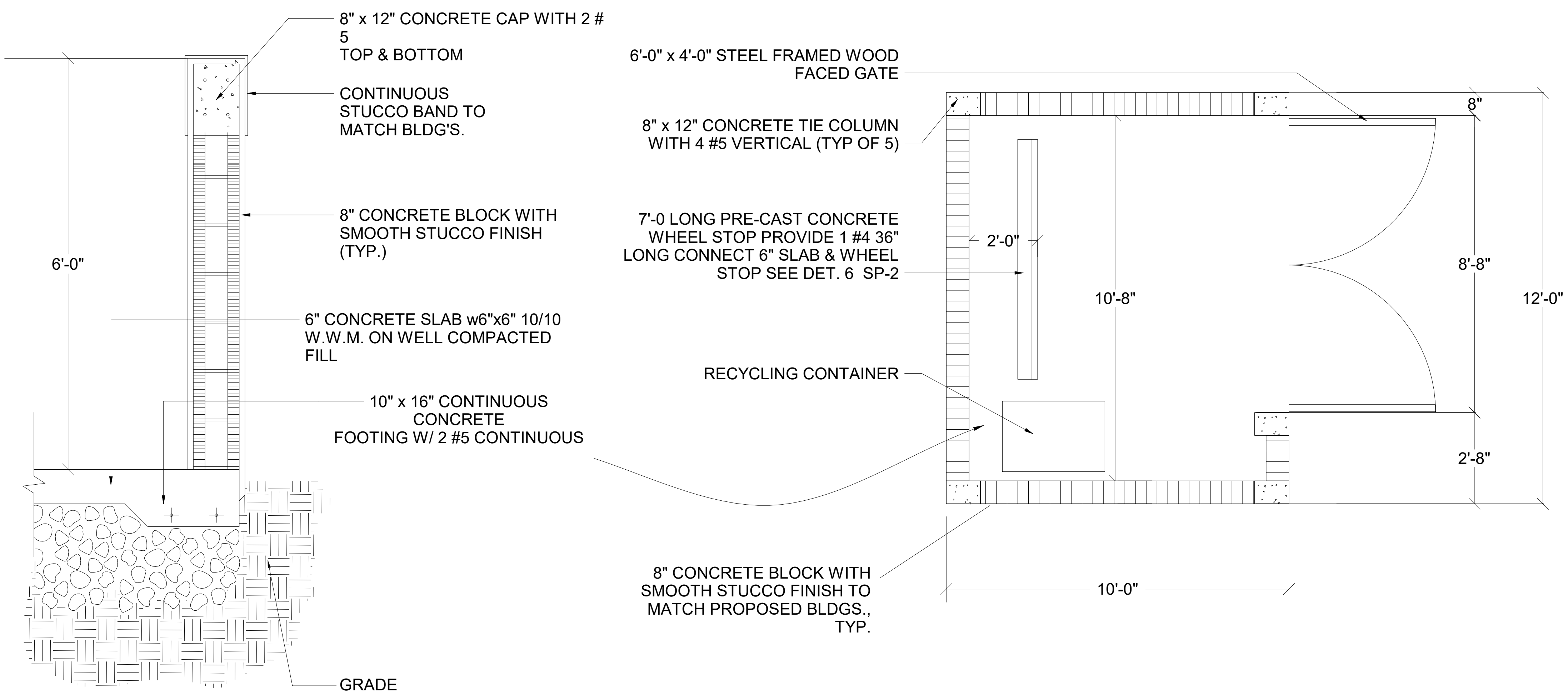
2 SITE DEMO. PLAN  
 1/8" = 1'-0"



3 TYPICAL PARKING STALL  
 1/4" = 1'-0"



3 PROPOSED ENLARGED DUMPSTER PLAN  
1/4" = 1'-0"



SECTION

1 DUMPSTER ENCLOSURE DETAILS  
1/2" = 1'-0"

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3	Revision 2 - Owner Change	07.14.23

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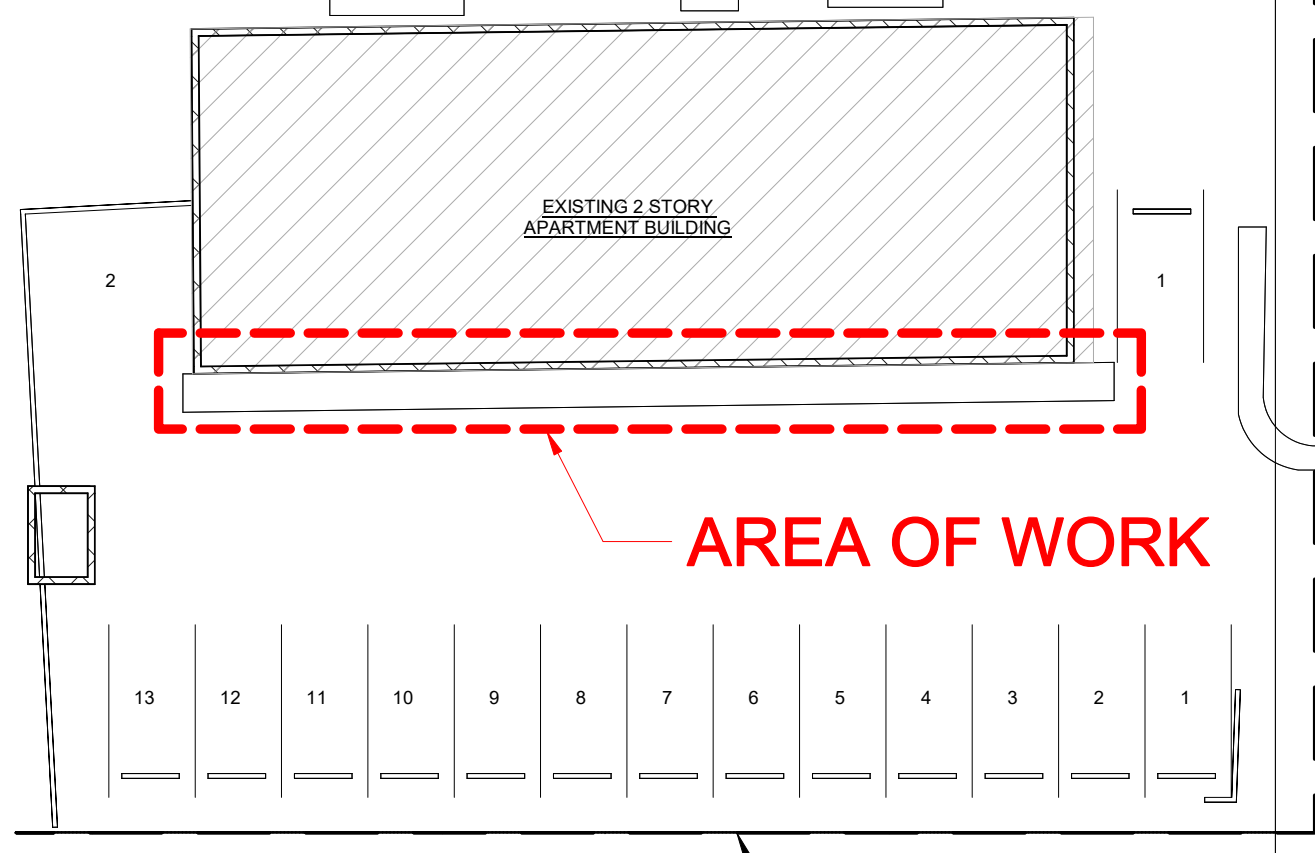
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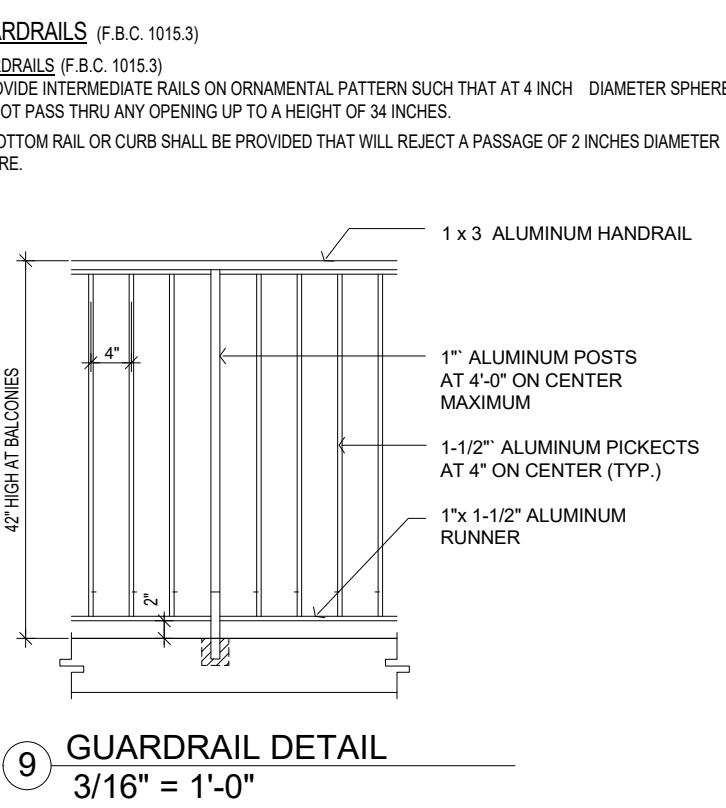
DUMPSTER PLANS

SHEET NO.  
**A-06.6**

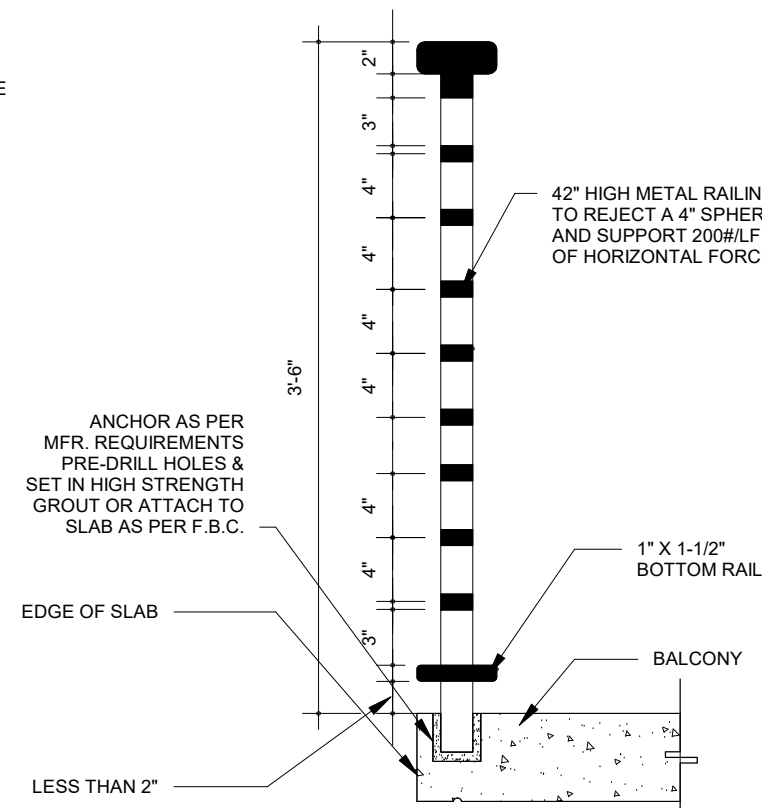
SHEET: \_\_\_\_ OF \_\_\_\_



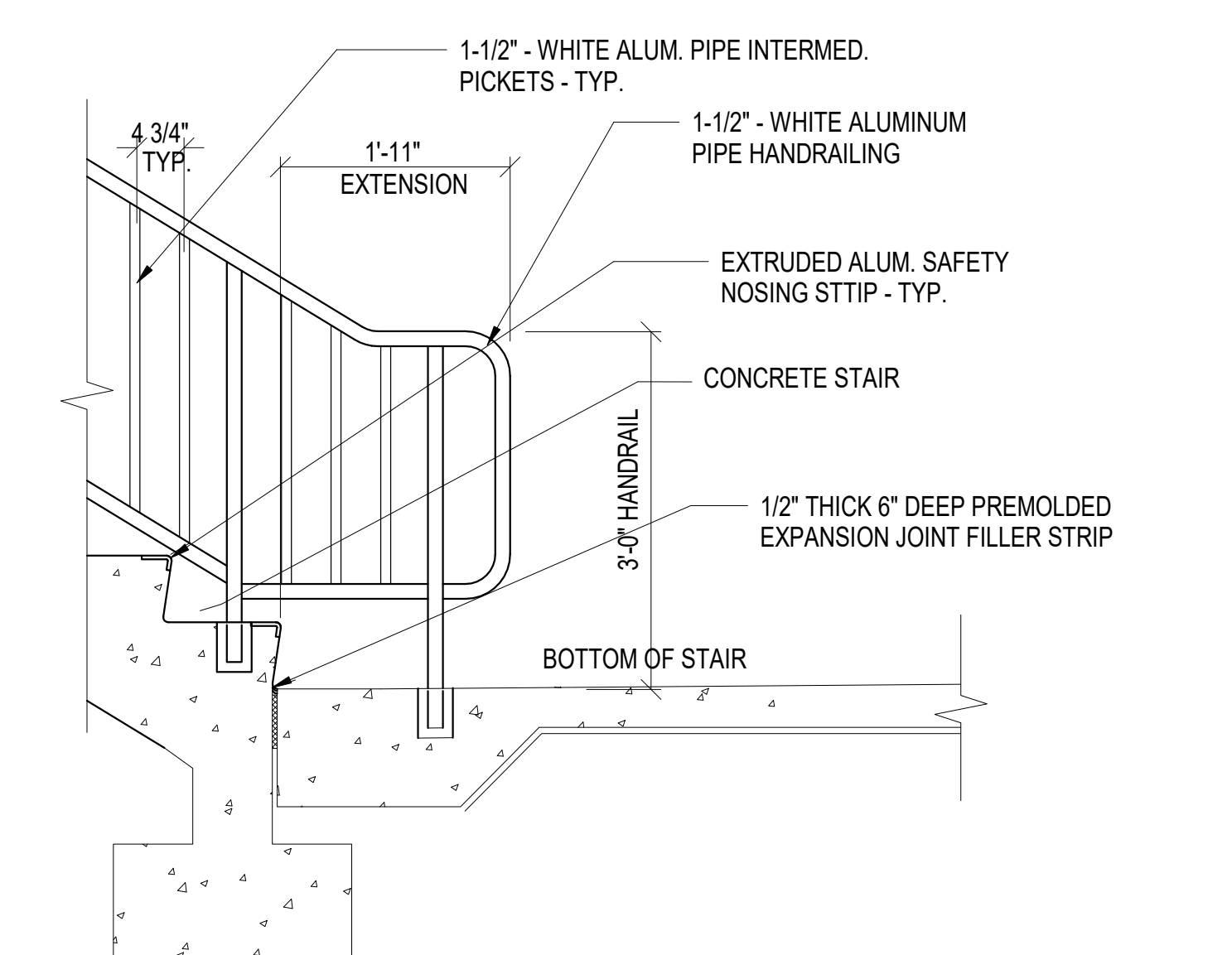
5 KEY PLAN  
1" = 20'-0"



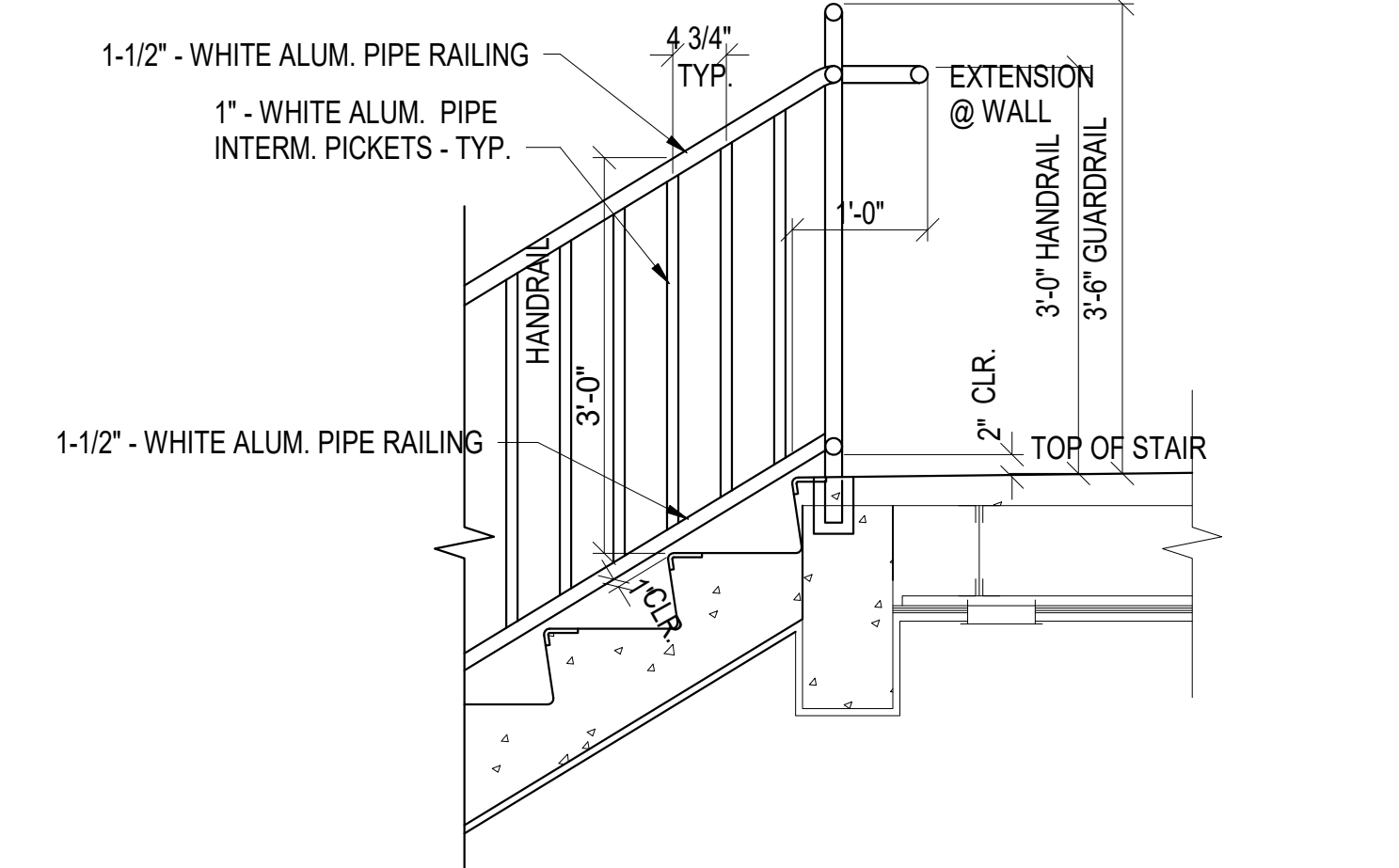
9 GUARDRAIL DETAIL  
3/16" = 1'-0"



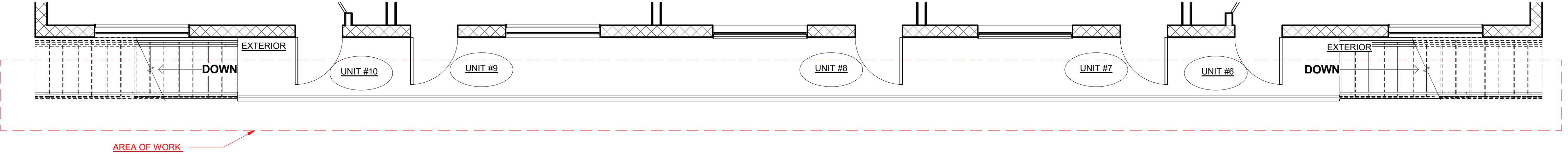
8 RAILING DETAIL  
1" = 1'-0"



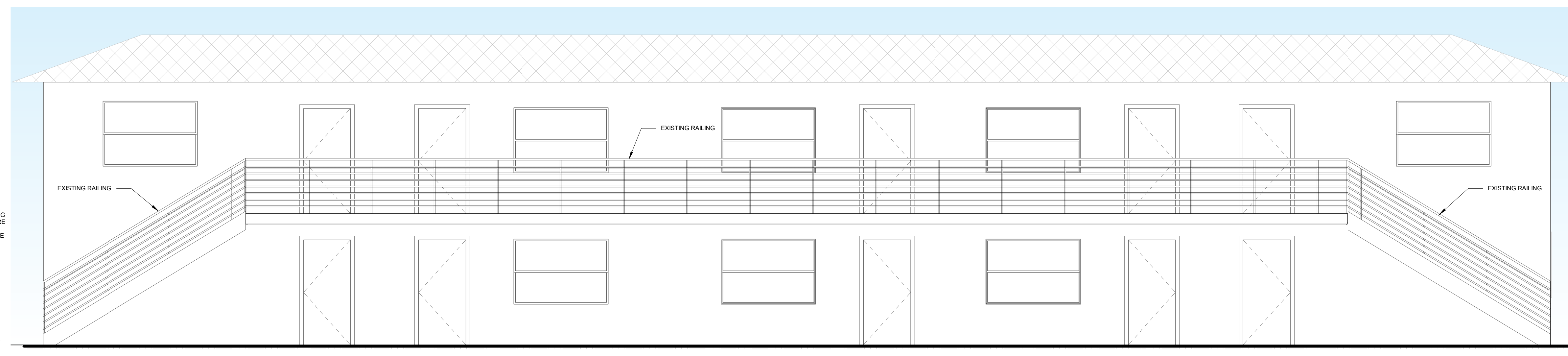
6 BOTTOM OF STAIRS  
3/4" = 1'-0"



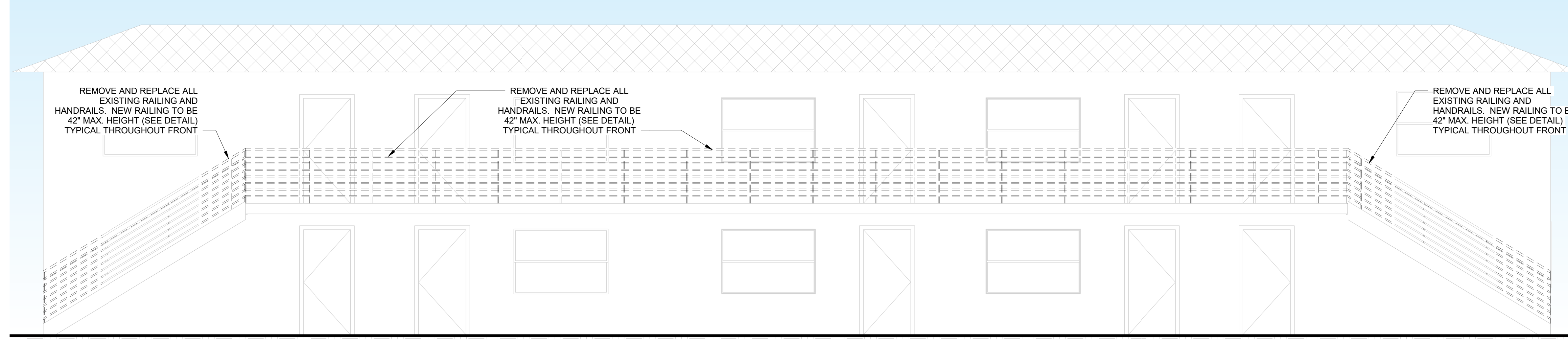
7 RAILING - (TOP OF STAIRS)  
3/4" = 1'-0"



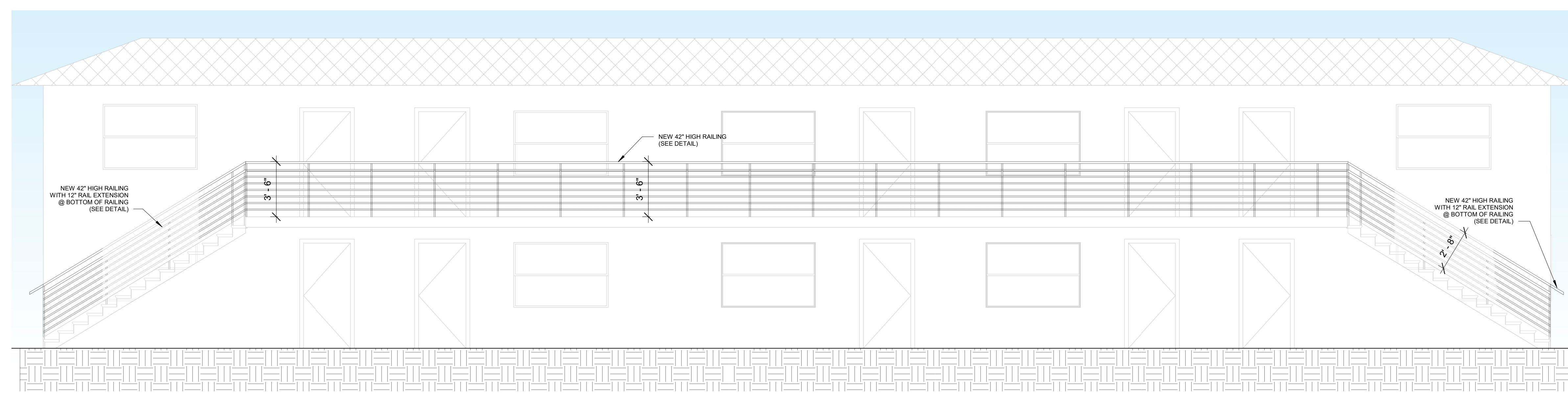
1 EX. 2ND LEVEL EXISTING PARTIAL  
FRONTAL PLAN  
1/4" = 1'-0"



2 EXISTING FRONT (NORTH) ELEVATION  
1/4" = 1'-0"



3 DEMO FRONT (NORTH) ELEVATION  
1/4" = 1'-0"



4 PROPOSED FRONT (NORTH) ELEVATION  
Copy 1  
1/4" = 1'-0"

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