

314 NE. 3RD AVENUE

Project Number:
23075

314 NE 3rd Avenue
Delray Beach, Florida



THIS RENDERING IS FOR REPRESENTATION PURPOSES ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING

Affiniti
architects

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GENERAL NOTES

- GENERAL CONSTRUCTION NOTES** (CONSTRUCTION SHALL FOLLOW THE FLORIDA BUILDING CODE-RESIDENTIAL 8TH EDITION (2023) INCLUDING ACCESSIBILITY, BUILDING, ENERGY CONSERVATION, EXIST. BUILDING, FUEL GAS, PLUMBING, MECHANICAL & HVAC) :
- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS, OR RESTRICTIONS, WHETHER INDICATED OR NOT.
 - BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
 - BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS, DO NOT SCALE DRAWINGS. BUILDER TO NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED TO RECEIVE A BUILDING PERMIT. ARCHITECT SHALL HAVE A REASONABLE AMOUNT OF TIME TO FINALIZE A RESPONSE TO ADDITIONAL REQUESTED INFORMATION.
 - SUBMIT MIN. THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
 - THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL BE FAMILIAR WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILT IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
 - THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS, WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL. (SEE NOTE 39)
 - BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
 - CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
 - WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
 - ALL WINDOW AND DOORS SHALL BE CALKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FLORIDA STATE ENERGY CODE SECTION 502.4.
 - ALL FIXED GLASS, BUT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND THE DESIGNED WIND LOAD.
 - TRUSS MANUFACTURER SHALL SUBMIT THREE COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REG. ENGINEER OF THEIR ROOF/TRUSS DESIGN FOR REVIEW.
 - TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC UNITS AND MISCELLANEOUS EQUIPMENT. BUILDER SHALL COORDINATE LOCATIONS PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
 - PROVIDE GROUDED CELL AT BEARING POINT OF EACH GIRDER TRUSS.
 - ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE AND AS DETAILED.
 - CONCRETE SHALL CONFORM TO ASTM C94. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 AND ACI 301. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/531 MORTAR SHALL MEET THE FOLLOWING STANDARDS:
TYPE S MORTAR, FM = 2,000 PSI
 - FILLED CELLS - 3,000 PSI COARSE GROUT W/ #7 TO 10" SLUMP
 - REINFORCED CONCRETE COLUMNS, BEAMS, SLABS, & BALCONY SLABS - 3,000 PSI. Unless otherwise noted on structural plans, all schedules.
 - MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER 3/4" / BEAMS AND COLUMNS-1 1/2" FORMED / CONCRETE BELOW GRADE-2" UNFORMED / CONCRETE BELOW GRADE-3"
 - REINFORCED STEEL - GRADE 60 (F_y 40,000) ASTM A615S1.
 - PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 318).
 - DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION, AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
 - ADEQUATE VERTICAL AND HORIZONTAL BRACING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
 - CONCRETE BEAM SIZES MAY BE INCREASED (BUT MAX) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOWS AND DOOR BEAMS (BUT MAX) AND ADD 2 #5 BOLT IN DROP EXCEEDS 8".
 - DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND MEMBER OF DOWELS AS VERTICAL BARS ABOVE.
 - VERTICAL CELLS FOR MASONRY TO BE GROUDED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS CELL.
 - CLEAR-OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUDED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
 - REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER HORIZONTAL BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN.
 - STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL", AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
 - ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED OR PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER SEMI-CRISTALINE MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
 - ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12S (FOR WOOD FRAME CONSTRUCTION) DEPENDING ON WALL THICKNESS EXCEPT WHERE NOTED.
 - BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
 - HEADERS FOR FRAMED OPENINGS GREATER THAN 6'-0" MUST BE ENGINEERED AND STAMPED BY THE TRUSS MANUFACTURER.
 - ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3-2X 12S (FOR WOOD FRAME CONSTRUCTION) DEPENDING ON WALL THICKNESS EXCEPT WHERE NOTED.
 - DIMENSION LUMBER FOR HEADERS, COLUMNS, AND BEARING WALLS SHALL BE SOUTHERN YELLOW PINE NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1100 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1,400,000 OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
 - STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL BUILDINGS. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS-A 36 / MACHINE BOLTS-A 325 / TUBULAR STEEL-A 500 GRADE 816 (S1)
 - WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE.
 - ELECTRODES FOR FELD AND SHOP WELDS SHALL BE A 1/8" A51 E70XX.
 - SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFO. ON THESE ITEMS.
 - TOPICAL CURING REQUIRED FOR ALL SLABS AND PLAT WORK UNLESS NOTED OTHERWISE.

- 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 ARCHITECT. ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC., NOT MADE TO THE ARCHITECT (IN WRITING ONLY) WILL FULLY UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT FROM ANY AND ALL RESPONSIBILITY, CLAIMS, AGAINST THE ARCHITECT FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON PLANS ORIGIN UNTIL THE END OF THE.
 - ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED TO MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
 - FOUNDATION NOTES (SEE FOUNDATION PLANS FOR ADDITIONAL NOTES)
 - FLOOR SLABS SHALL BE MIN. 4" THICK POURED CONCRETE SLAB WITH #4, 1.4x1.4 W/WF, ON 6 MIL VISQUEER VAPOR BARRIER, ON WELL-TAMPED SAND FILL (U.O.N. UNLESS ADDITIONAL PLAN).
 - FOOTINGS AND SLAB CONCRETE SHALL CONFORM TO ACI 301 AND SHALL HAVE 2800 PSI COMPRESSIVE STRENGTH IN 28 DAYS, MAXIMUM SLUMP 5".
 - ALL FOOTINGS SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING OFFICIAL.
 - REINFORCING STEEL SHALL BEAR ON SOIL PREPARED AS RECOMMEND BY A FLORIDA CERTIFIED GEOTECHNICAL ENGINEER AND SUBMITTED TO BUILDING OFFICIAL.
 - VERIFICATION OF TEST FOR MODIFIED PROCTOR ASTM D1557 SHALL BE FILED WITH BUILDING OFFICIAL.
 - FOOTINGS HAVE BEEN DESIGNED FOR 2,500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL SUBMIT SOIL BEARING REPORT, PRIOR TO DOING ANY WORK.
 - TERMITE TREAT SOL AS PER CODE.
 - SEE SECTIONS AND/OR DETAILS FOR CONNECTION REQUIREMENTS FOR LOAD BEARING WALLS AND PARTITIONS.
 - TOP OF FINISH SLABS SHALL BE 0' REFERENCE FINISH SLAB (SEE STRUCTURAL PLANS)
 - COLUMN AND FOOTING CENTERLINES SHALL CONFORM UNLESS DIMENSIONED OTHERWISE.
 - REFERENCE ELEVATION +0'-0" (SEE SURVEY PLOT FOR N.A.V.D.)
 - PROVIDE EXPANSION JOINTS BETWEEN INTERIOR AND EXTERIOR SLABS ON GRADE.
 - COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
 - SEE ARCHITECTURAL DRAWINGS FOR THE ORIENTATION OF THE BUILDING.
 - ALL WINDOW & DOOR OPENINGS SHALL BE COORDINATED & VERIFIED WITH MANUFACTURER/SUPPLIER PRIOR TO FABRICATION.
 - SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT.
 - REBARS SHALL BE PLACED AS SHOWN IN THE PLANS; SEE COLUMN SCHEDULE FOR MORE INFORMATION.
 - COORDINATE SLAB ELEVATIONS, STEPS, AND SLOPES WITH ARCHITECTURAL DRAWINGS.
 - REINFORCING FOR FOUNDATION SHALL BE CONTINUOUS AROUND CORNERS AND CHANGES OF DIRECTION WITH THE ADDITION OF A CORNER BAR 48 BAR DIAMETERS ALONG EACH LEG, FOR EACH BAR IN FOUNDATION.
 - PROVIDE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT SHOULD BE IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES.
- ARCHITECT'S STATUS:**
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE 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 CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HAVE CONTROL OR CHARGE 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.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.

THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND A COMPLETE JOB AS INDICATED IN THE CONTRACT DOCUMENTS.

ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK AND DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

PRE-BLOCKING AND DRAFTSMANSHIP:
1. DRAFTSMANSHIP IN FLOOR AND CEILING ASSEMBLIES MUST EXCEED 1000 S.F. IN ATTICS FOR AREAS OVER 9000 S.F.
2. INSTALL FREE BLOCKING IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILING, COVES, STAIR STRINGERS (TOP AND BOT) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

ELECTRICAL NOTES: ELECTRICAL SHALL FOLLOW THE NATIONAL ELECTRICAL CODE LATEST ADOPTED EDITION (SEE ELECTRICAL PLANS FOR ADDITIONAL NOTES).

ABBREVIATIONS

ACCOUS.	ACCOUSTICAL	MTD.	MOUNTED
ADJ.	ADJUSTABLE	MUL.	MULLION
AL.	ALUMINUM	N.J.C.	NOT IN CONTRACT
BLDG.	BUILDING	NO.	NUMBER
B.L.K.	BLOCK	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	O.A.	OVERALL
CAB.	CABINET	OBS.	OBSCURE
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPNG.	OPENING
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	PL.	PLATE
CTSK.	COUNTERSINK	PLAS.	PLASTER
DEC.	DECORATIVE	FR.	FRAM
DET.	DETAIL	PRCST.	PRECAST
D.F.	DOUGLAS FIR	P.T.D.F.	PRESSURE TREATED
DIA.	DIAMETER	PIN.	PARTITION
DN.	DOWN	Q.T.	QUARRY TILE
D.S.	DOWN SPOUT	RAD.	RADIUS
DWG.	DRAWING	RM.	ROOM
E.A.	EACH	R.O.	ROUGH OPENING
E.L.	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	R.W.L.	RAIN WATER LEADER
EQU.	EQUAL	S.C.	SOLID CORE
EXH.	EXHAUST	SCHED.	SCHEDULE
EXP.	EXPANSION	SH.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
EXIST.	EXISTING	SQ.	SQUARE
F.F.	FINISH FLOOR	SSF.	STAINLESS STEEL
FLS.	FLASHING	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT/FEET	STOR.	STORAGE
FTG.	FOOTING	STRUC.	STRUCTURAL
GA.	GAUGE	SUSP.	SUSPENDED
GALV.	GALVANIZED	T.C.	TOP OF CURB
GL.	GLASS	TEL.	TELEPHONE
GR.	GRADE	T&G	TONGUE AND GROOVE
GYP.	GYPSPUM	THK.	THICK
H.B.	HOSE BIBB	T.O.C.	TOP OF CHIMNEY
H.C.	HOLLOW CORE	T.O.FR.	TOP OF FRAMING
HWDD.	HARDWOOD	T.O.L.	TOP OF LEDGER
HWDE.	HARDWARE	T.O.PL.	TOP OF PLATE
HT.	HEIGHT	TPP.	TYPICAL
HOR.	HORIZONTAL	U.O.N.	UNLESS NOTED OTHERWISE
ID.	INSIDE DIAMETER	U.O.n	UNLESS OTHERWISE NOTED
INCAND.	INCANDESCENT	VEST.	VESTIBULE
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	W/O	WITHOUT
LAM.	LAMINATE	W.C.	WATER CLOSET
LAV.	LAVATORY	W.D.	WOOD
LOC.	LOCATION	W.H.	WATER HEATER
MAX.	MAXIMUM	WT.	WEIGHT
MECH.	MECHANICAL	&	AND
MET.	METAL	^	ANGLE
MFR.	MANUFACTURER	B	AT
MIN.	MINIMUM	CL	CENTER LINE
MISC.	MISCELLANEOUS	#	POUND OR NUMBER
M.O.	MASONRY OPENING		

STRUCTURAL ENGINEER

PROJECT CLASSIC
STRUCTURAL ENGINEERING
5948 NW 77TH TER., PARKLAND,
FL 33067
(954) 667-7803

MEP

THOMPSON & YOUNGROSS
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BOYDTON BEACH, FLORIDA 33435(904) 346-1100
(941) 274-0260

BUILDER

RWB CONSTRUCTION
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270-188

LANDSCAPE ARCHITECT

CARTER & ASSOCIATES
LANDSCAPE ARCHITECTURE INC.
74 NE 5TH AVE. DELRAY BEACH, FLORIDA 33483

CIVIL ENGINEER

ENVIRODESIGN
CONSULTANTS INC.
285 NE 2ND AVE.
DELAY BEACH, FLORIDA 33444
(941) 274-0260

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ES-1.1	PHOTOMETRIC SITE PLAN
LS1.0	PROPOSED LIFE SAFETY FLOOR PLANS

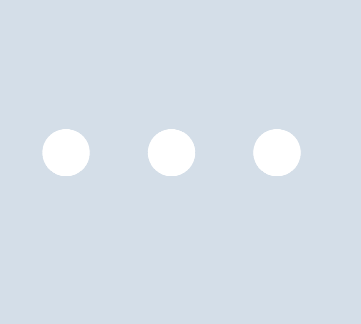
Revisions

T.A.C. COMMENTS	05-01-2024
T.A.C. COMMENTS	06-14-2024

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:



AA0002340 © 2024

A0.0

Revisions

△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24
△	T.A.C. COMMENTS	07.10.24
△	T.A.C. COMMENTS	07.26.24
△	T.A.C. COMMENTS	09.30.24

SITE PLAN APPROVAL

Date | 01/15/2024
 Drawn | Checked | JZ | JG
 Date | Approval | -
 Date | Permit | -
 Date | Construction | -

Seal:

PROJECT DATA
ARCHITECTURAL STYLE

THIS BUILDING IS IN THE MIAMI MODERN ARCHITECTURAL STYLE AND RESPONDS TO THE SUB-TROPICAL CLIMATE OF FLORIDA WITH THE USE OF SHADING DEVICES (BRISE-SOLEIL) FOR SUN SCREENING. OTHER FEATURES INCLUDE ANGLED OR SWEEPING SURFACE SHAPES TO INTRODUCE DRAMA, LACE PATTERN COUTOUTS, ORNAMENTAL METAL WORKS AND OPENINGS TO THE SKY.

PROJECT DESCRIPTION

THIS PROJECT IS A PREVIOUSLY KNOCKED DOWN STRUCTURE TO CREATE A FIRST FLOOR BUSINESS SPACE WITH DEDICATED RESIDENTIAL PARKING GARAGE FOR A 3 BEDROOM PLUS LOFT, 4 BATH SECOND FLOOR APARTMENT INCLUDING A ROOF TERRACE.

PROJECT INFORMATION

PROJECT OWNER: OCEAN PARKER DELRAY LLC
 PROJECT ADDRESS: 314 NE 3RD AVENUE, DELRAY BEACH, FLORIDA
 FOLIO NUMBERS: 12-43-46-16-01-08-0170
 LEGAL DESCRIPTION: TOWN OF DELRAY BEACH, LOT 17, (LESS E. 5 FT. NE 3RD & W. 2 FT. ALLEY R/W/S) BLOCK 81 DELRAY BEACH, FL. AS RECORDED IN PLAT BOOK 11, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FL. SAID LAND SITUATE, LYING, AND BEING IN PALM BEACH COUNTY.

ZONING AND CODE INFORMATION

ZONING CLASSIFICATION: CBD- CENTRAL BUSINESS DISTRICT / RAILROAD CORRIDOR SUB-DISTRICT
 OCCUPANCY/MIXED USE BUSINESS / RESIDENTIAL R-3
 CONSTRUCTION TYPE: VB
 CURRENT USE: VACANT
 PROPOSED USE: BUSINESS / RESIDENCE
 INTERIOR FINISH CLASS: A
 FINISH FLOOR ELEVATION: 15.33' N.A.V.D.
 FLOOD ZONE: D
 BASE FLOOD ELEVATION: 15.12' N.A.V.D.
 PROPOSED BUILDING HEIGHT: 33'-6"
 LOT SIZE: 6,405 SQ. FT.
 SQUARE FOOTAGE: 10,161 SQ. FT.

FLORIDA BUILDING CODE

FBC- 2023 BUILDING CODE
 FBC-FC- FLORIDA BUILDING CODE ENERGY CONSERVATION 2023
 NEC- NFPA 70 2023 EDITION, NATIONAL ELECTRICAL CODE
 F5- FLORIDA STATUTES
 FLORIDA FIRE PREVENTION CODE
 NFPA 101 - LIFE SAFETY CODE 2023
 ACCESSIBILITY CODE: 2023 FLORIDA ACCESSIBILITY CODE

BUILDING DATA

FIRST FLOOR A/C (BUSINESS)	3,236 SQ. FT.
SECOND FLOOR A/C (RESIDENTIAL)	2,645 SQ. FT.
PRIVATE ROOF TERRACE A/C	118 SQ. FT.
TOTAL A/C	5,999 SQ. FT.

SITE / LAND DATA

TOTAL GROSS SITE AREA	6,405 SQFT (0.147 ACRE)
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	ALLOWED	EXISTING	PROPOSED
FAR CALC	3.0 MAX	N/A	1.01 (6,913 SF)
MAX. NO. OF STORIES	2	N/A	2
MAX. SITE COVERAGE (BLDG)	N/A	N/A	69.1% (4,429 SF)
HARDSCAPE (IMPERMEABLE W/ BLDG)	N/A	N/A	70.8% (4,538 SF)
GREEN SPACE (PERMEABLE)	N/A	100% (6,405 SF)	29.2% (1,867 SF)

SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT (EAST)	10'-0" MIN	10'-0"	10'-0"
REAR (WEST)	10'-0" MIN	10'-0"	10'-0"
SIDE (NORTH)	0'-0"	0'-0"	0'-0"
SIDE (SOUTH)	0'-0"	0'-0"	0'-0"

PARKING DATA

DEVELOPMENT STANDARDS PER LDR 4.4.13 (I) (G)	HC REQUIRED	STAND REQUIRED	HC PROVIDED	STAND PROVIDED
BUSINESS	3236 SF	0 SPACES	1 SPACE	0 SPACES
FIRST FLOOR	(1 SPACE)	0 SPACES	1 SPACE	0 SPACES
RESIDENTIAL	0 SPACES	2645 SF	0 SPACES	2 SPACES
SECOND FLOOR	0 SPACES	(2 SPACES)	0 SPACES	3 SPACES
TOTAL SPACES REQUIRED				3 SPACES

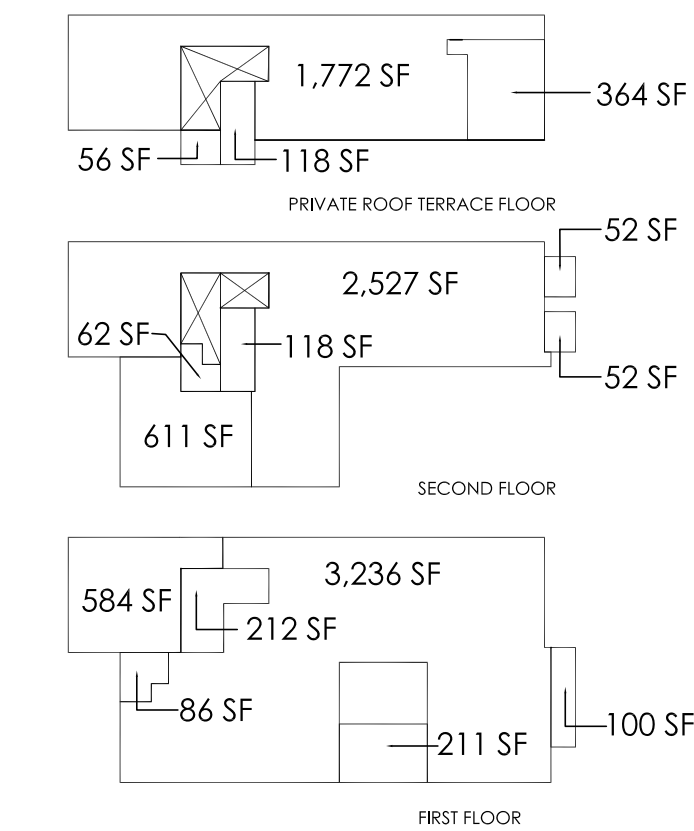
BICYCLE PARKING DATA

1 SP/5,000 SF	REQUIRED	EXISTING	PROPOSED
		0	2

LEGEND

- CONSTRUCTION FENCE
- CONSTRUCTION DUMPSTER
- PUBLIC IMPROVEMENTS-SIDEWALK, CURB ZONE ADDITIONAL DETAILS AND NOT TO BE PROVIDED WITH BUILDING PERMIT SUBMITTAL
- TEMPORARY CONSTRUCTION PARKING

- TEMPORARY CONSTRUCTION PARKING CRA PARKING LOT (362 NE 3RD AVE) AND CITY PARKING LOT (362 NE 3RD AVE) JUST NORTH OF THE PROPERTY.
- CONSTRUCTION MATERIALS TO BE DELIVERED AS NEEDED AND STORED ON SITE.
- NO ROADWAY CLOSURES NE 3RD AVE OR ALLEY.



DIMENSIONAL REQUIREMENTS FOR STOREFRONT 4.4.13(I)

	MIN	MAX	PROVIDED
A BUILDING SETBACK	10'	15'	10'
B STORE WIDTH	N/A	75' ON REAR RETAIL STREET	22'-2"
C STOREFRONT BASE	9'	3'	9'
D GLAZING HEIGHT PLUS STOREFRONT BASE	12'	-	12'
E REQUIRED OPENINGS	80%	-	80.2%
MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS			
F AWNING/EYEBROW PROJECTION	5'	-	4'
G PROJECTING SIGN	N/A	3'	N/A

DEVELOPMENT STANDARDS PER LDR TABLE 4.4.13

ZONE	MIN. LOT SIZE (SF)	MIN. LOT WIDTH (SF)	MIN. LOT DEPTH (SF)	MIN. LOT COVER (%)	MIN. BUFFER (FT)	MIN. OPEN SPACE (FT)	MIN. FRONT SETBACK (FT)	MIN. SIDE STREET SETBACK (FT)	MIN. SOUTH REAR SETBACK (FT)	MIN. WEST MIN. REAR SETBACK (FT)	MAX. BUILDING HEIGHT (FT)
REQUIRED	2,000	20'	N/A	N/A	N/A	N/A	10'-0"	0'-0"	0'-0"	0'-0"	54'-0"
PROVIDED	6,405	50'	125'-10"	69.1%	0'	N/A	10'-0" PROPOSED	N/A	0'-0" EXISTING	10'-0" PROPOSED	33'-6"

DIMENSIONAL REQUIREMENTS FOR LOBBY ENTRY TABLE 4.4.13(K)

	MIN	MAX	PROVIDED
A BUILDING SETBACK	10'	15'	10'
B LOBBY ENTRY WIDTH	N/A	N/A	17'

MAX. ALLOWABLE ENCROACHMENT OF ELEMENTS IN ALL DISTRICTS

	MIN	MAX	PROVIDED
C OVERHANG/AWNING PROJECTION	N/A	10'	4'
D COLUMNS, PILASTERS, POSTS	N/A	5'	N/A

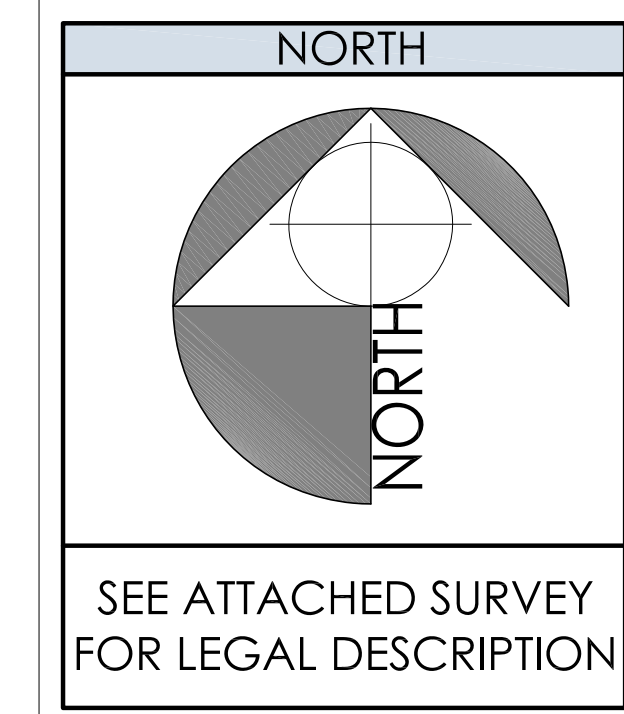
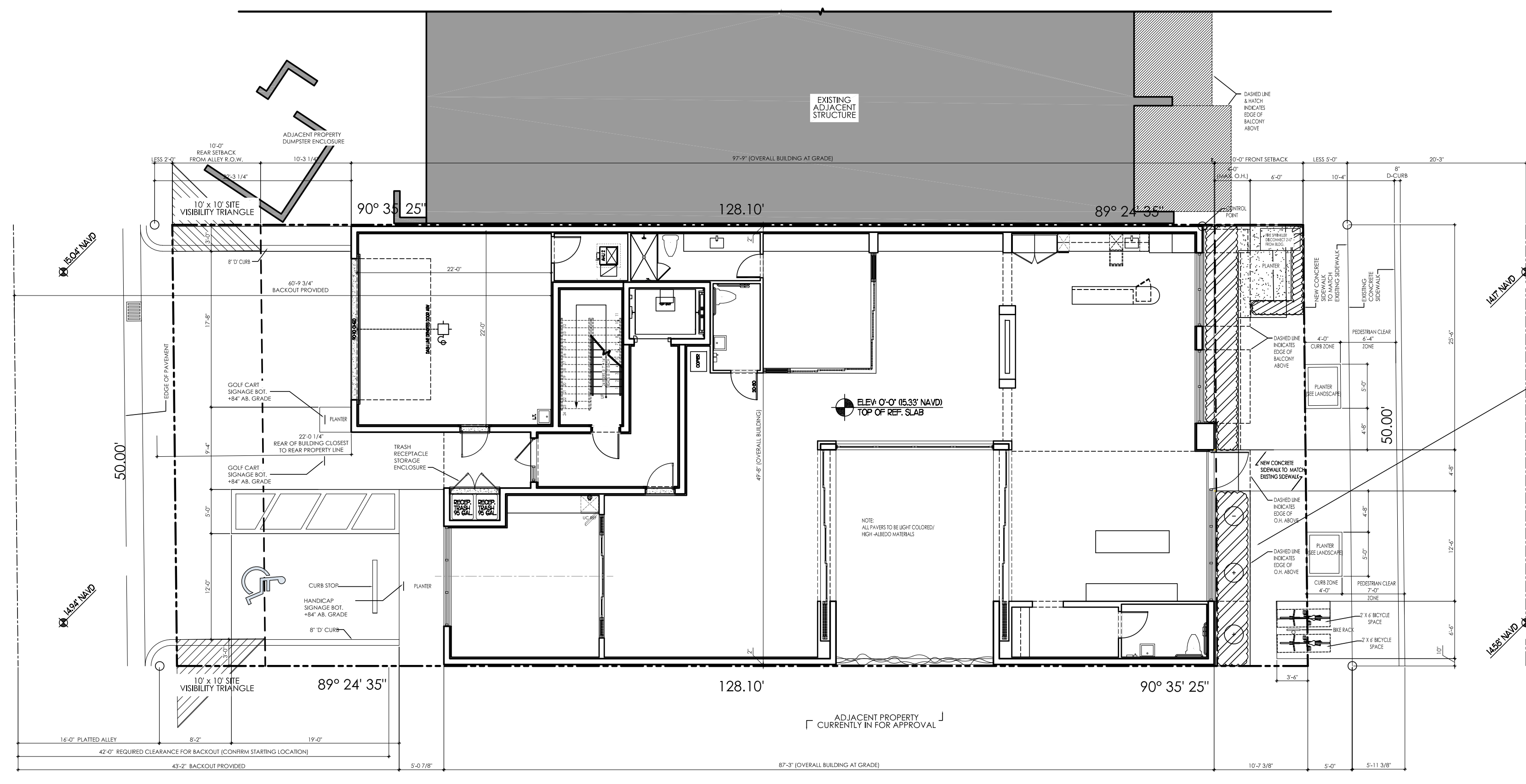
SETBACK WAIVER HAS BEEN APPLIED FOR

LOBBY FRONTAGE ENTRANCE (SEE LOBBY ENT. TABLE THIS SHT.)

BUILDING FACADE TRANSPARENCY PER LDR 4.4.13(I)(G)
 BUILDING FACADE AREA: 201-755' (1,638 SQFT)
 GLAZING AREA: 599 SQFT (36.8%)
 GLASS TRANSPARENCY: NOT TO EXCEED 20%

METAL CURTAIN WALL AREA PER LDR 4.4.13(I)(G)
 BUILDING FACADE AREA: 1,638 SQFT
 METAL CURTAIN WALL AREA: 423 SQFT (25.8%)
 METAL CURTAIN AREA LIMIT: NOT TO EXCEED 50%

DIMENSIONAL REQUIREMENTS FOR STOREFRONT PER LDR 4.4.13(I)
 BUILDING FACADE AREA: 3236 SQFT
 STOREFRONT GLAZING AREA: 78 SQFT (2.5%)
 MIN. STOREFRONT GLAZING AREA: 80%



SITE PLAN
1" = 10'-0"

Revisions

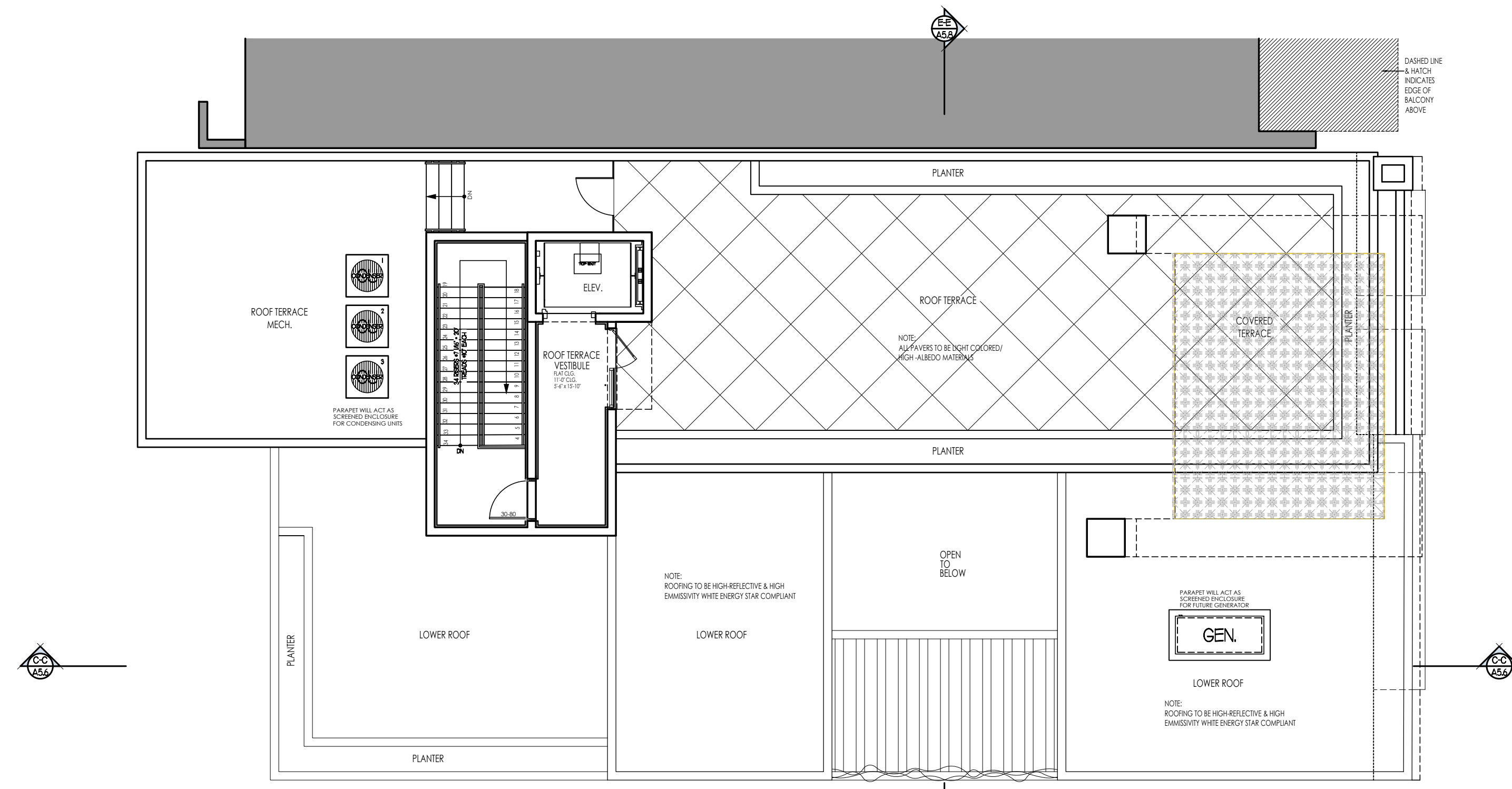
▲ T.A.C. COMMENTS	05.01.24
▲ T.A.C. COMMENTS	06.14.24
▲ T.A.C. COMMENTS	07.26.24

SITE PLAN APPROVAL

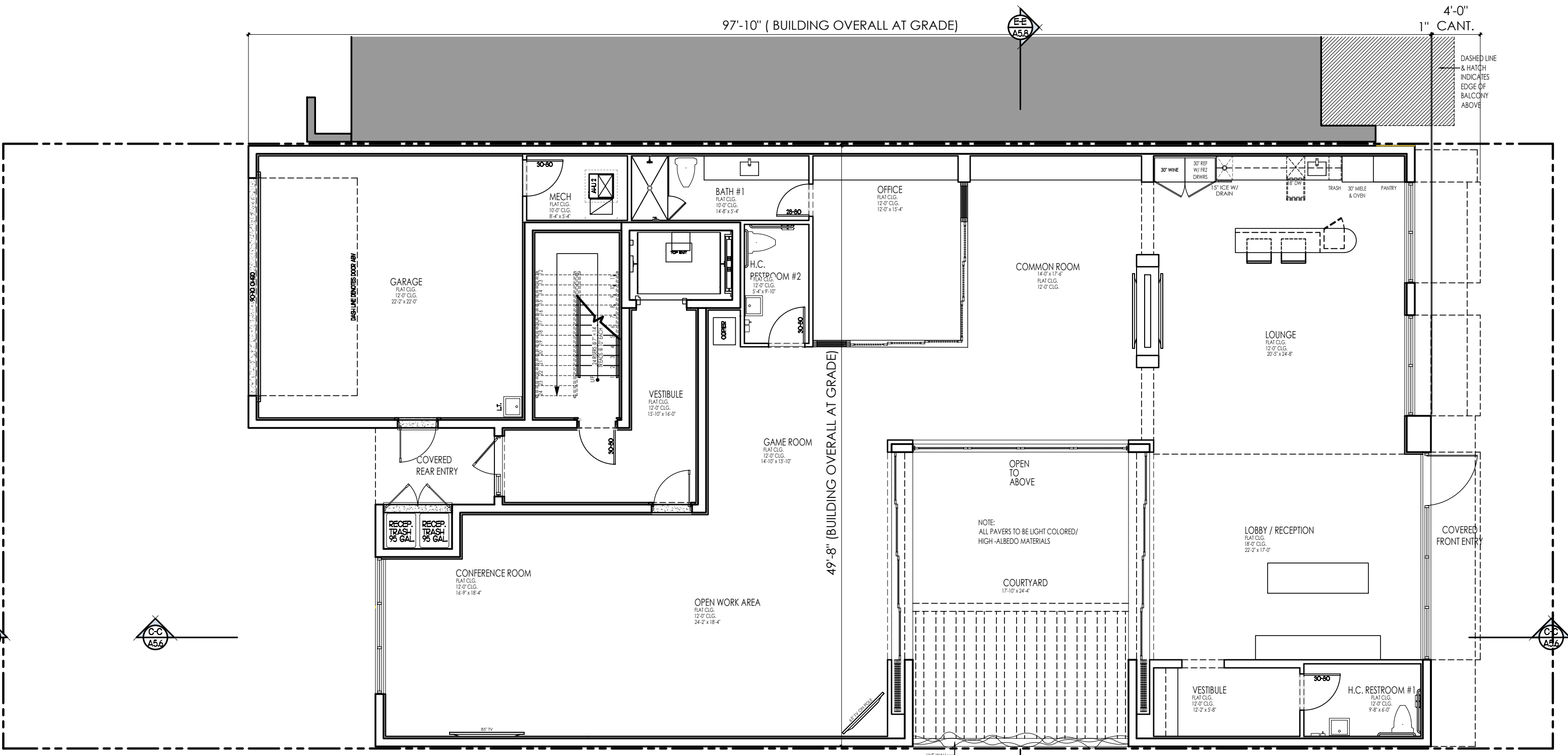
Date	04/09/2024
Drawn Checked	JZ JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

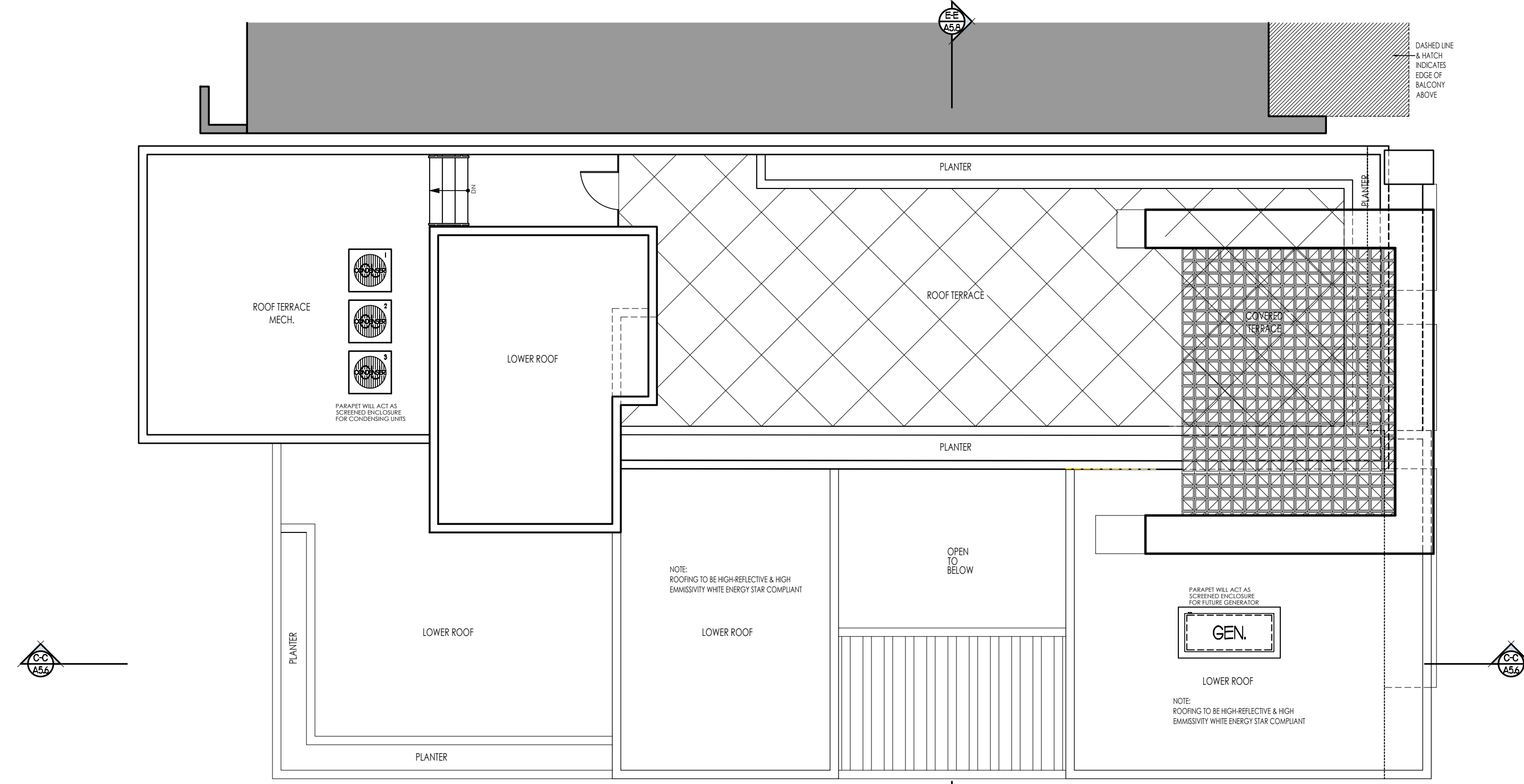
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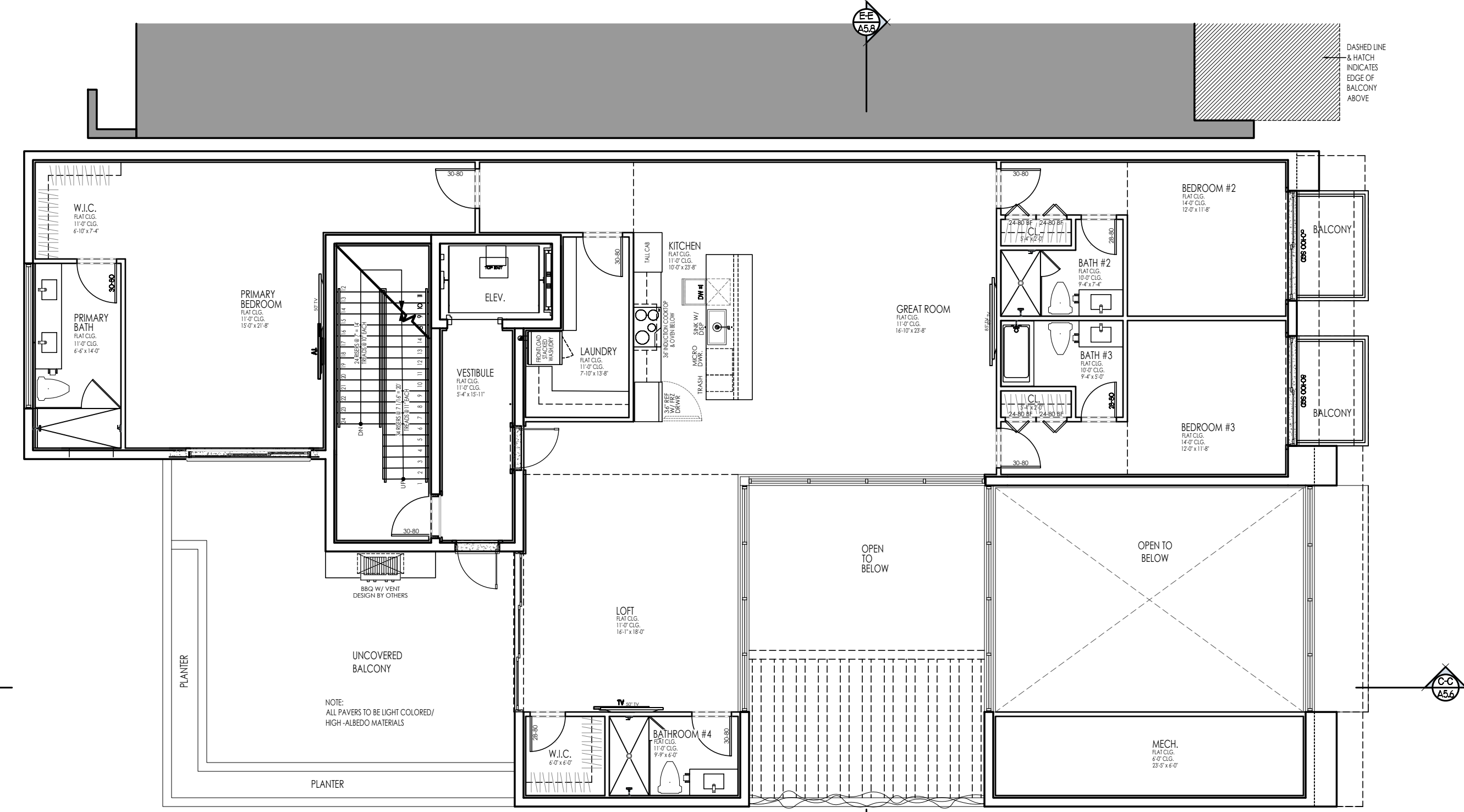
PROPOSED PRIVATE ROOF TERRACE PLAN
SCALE 1/8" = 1'-0"



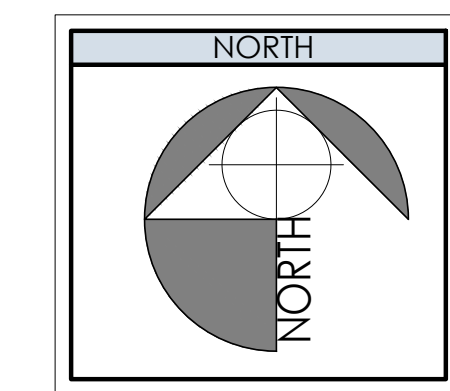
PROPOSED FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

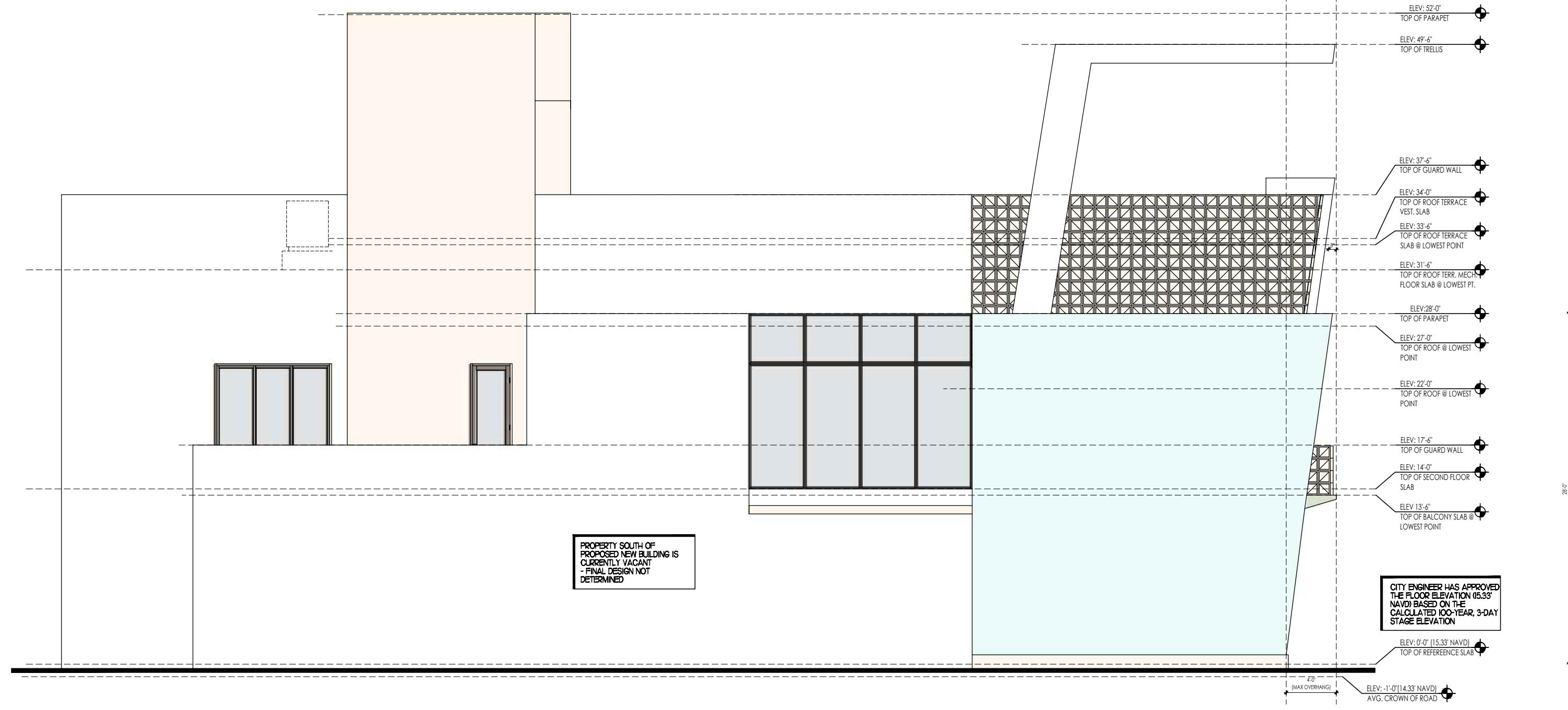


PROPOSED SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

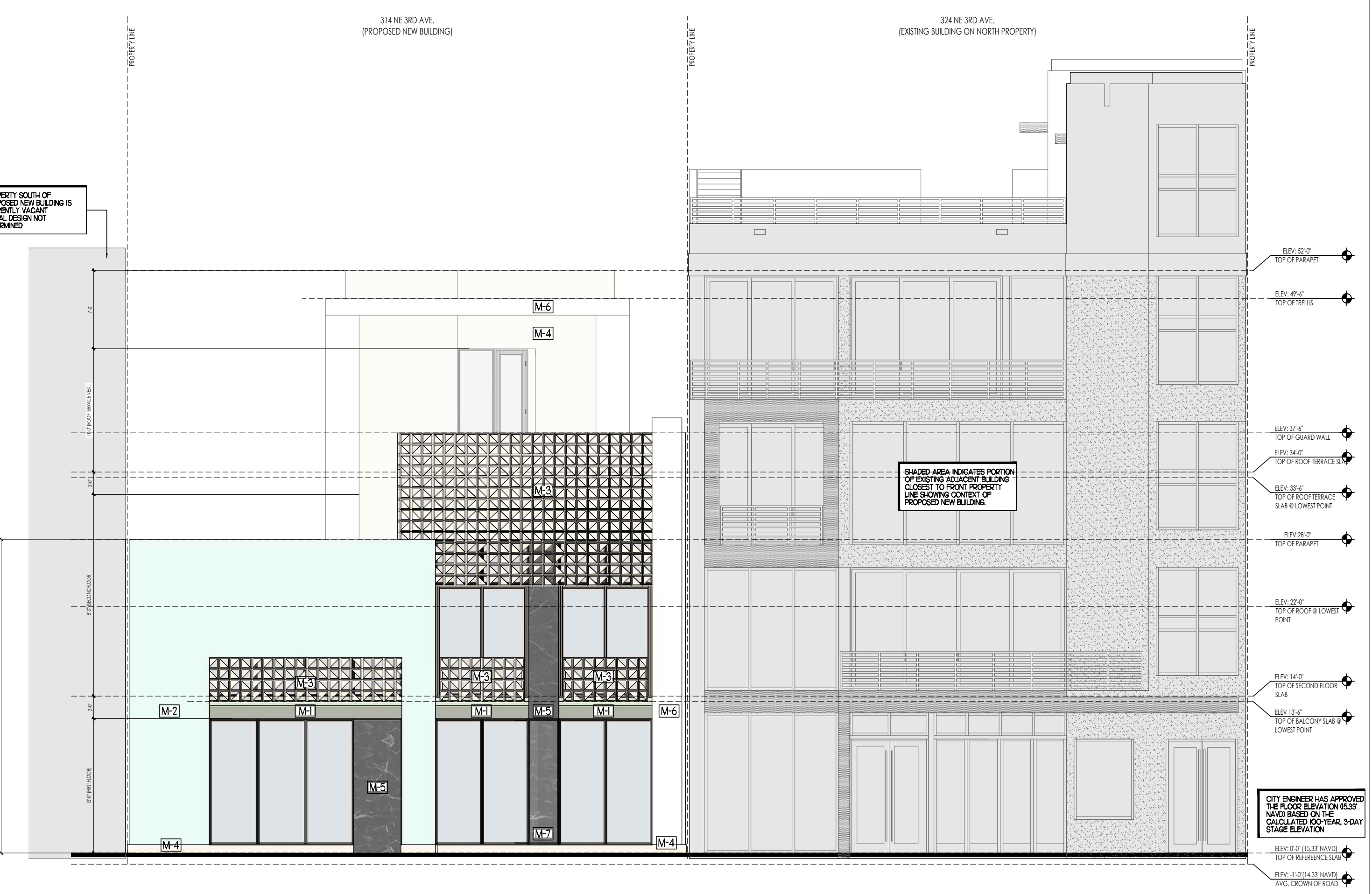


FINISH SCHEDULE

M-1	PAINT SHERWIN-WILLIAMS COLOR: SW 6730 ROMANE 150-C2
M-2	PAINT SHERWIN-WILLIAMS COLOR: SW 6225 SLEEPY BLUE CUSTOM DESIGNED MTL LOUVER / PREFAB RAILING SHERWIN-WILLIAMS COLOR: SW 9101 TRES NATURALE 203-C1 PAINTED SMOOTH CEMENTITIOUS FINISH BELOW SHERWIN-WILLIAMS COLOR: SW 7757 HIGH REFLECTIVE WHITE 256-C1
M-3	PAINT SHERWIN-WILLIAMS COLOR: SW 4357 G-CHOICE CREAM 265-C5
M-4	CLADDING DARK MARBLE PATTERN
M-5	PAINTED SMOOTH CEMENTITIOUS FINISH SHERWIN-WILLIAMS COLOR: SW 7757 HIGH REFLECTIVE WHITE 256-C1
M-6	SPANDREL GLASS TO MATCH M-5



LEFT SIDE ELEVATION (SOUTH)
1/8" = 1'-0"



FRONT ELEVATION (EAST)
1/8" = 1'-0"

METAL CURTAIN WALL AREA
PER LDR. 4.4.13(C)(4)(e)

BUILDING FACADE AREA:	1,638 SQ.FT.
METAL CURTAIN WALL AREA:	423 SQ.FT. (25.8%)
METAL CURTAIN AREA LIMIT:	NOT TO EXCEED 30%

BUILDING FACADE TRANSPARENCY
PER LDR. 4.4.13(F)(5)(a)

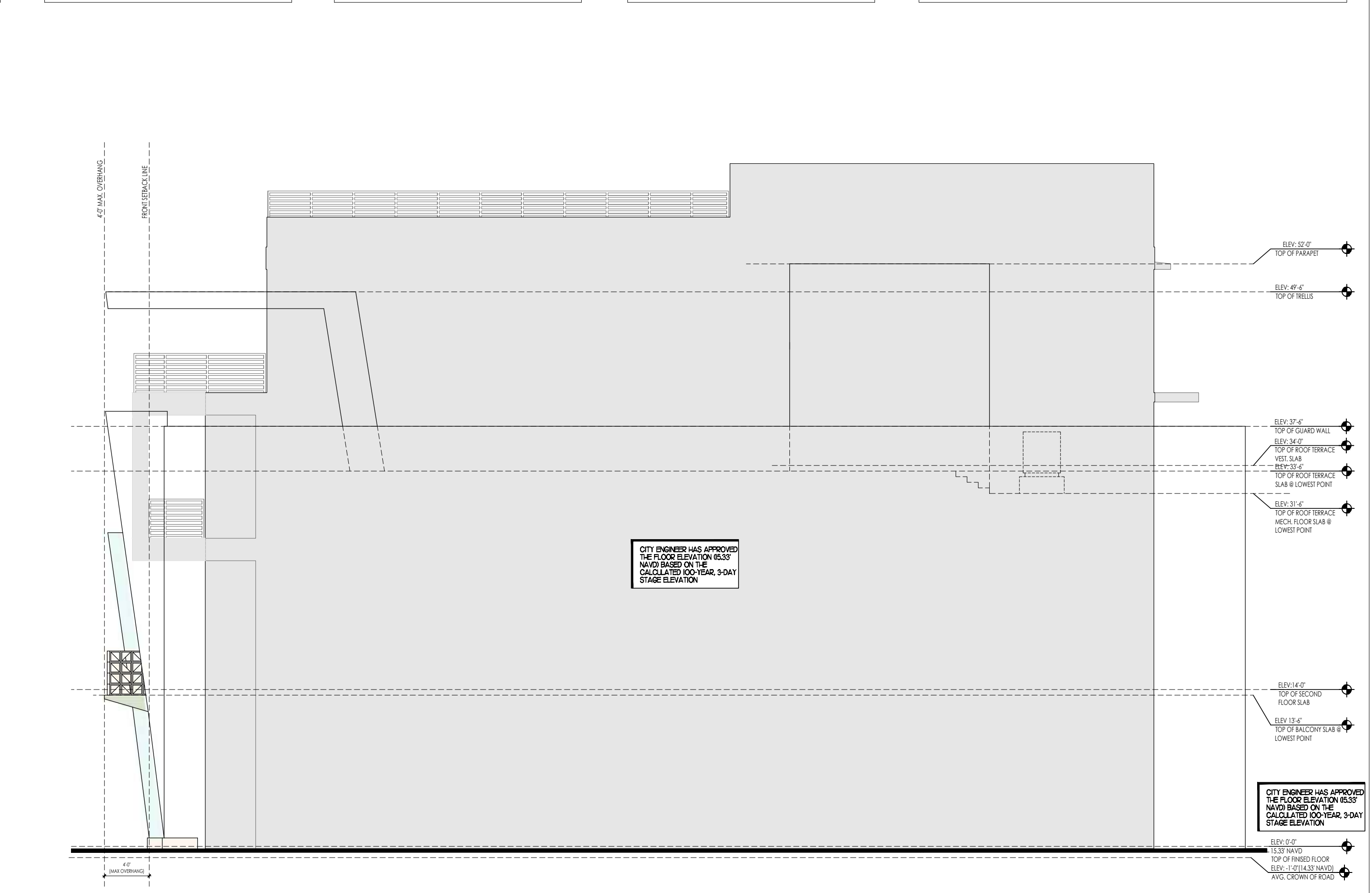
BUILDING FACADE AREA 201-754:	1,638 SQ.FT.
GLAZING AREA:	592 SQ.FT. (36.1%)
GLASS TRANSPARENCY:	NOT TO EXCEED 20%

DIMENSIONAL REQUIREMENTS FOR STOREFRONT
PER LDR. 4.4.13(I)

BUILDING FACADE AREA:	268 SQ.FT.
STOREFRONT GLAZING AREA:	215 SQ.FT. (80.2%)
MIN. STOREFRONT GLAZING AREA:	80%



REAR ELEVATION (WEST)
1/8" = 1'-0"



RIGHT SIDE ELEVATION (NORTH)
1/8" = 1'-0"

Revisions

1	T.A.C. COMMENTS	05.01.24
2	T.A.C. COMMENTS	06.14.24
3	T.A.C. COMMENTS	07.10.24
4	T.A.C. COMMENTS	07.26.24
5	T.A.C. COMMENTS	09.30.24

SITE PLAN APPROVAL

Date | 04/09/2024
 Drawn | Checked | KG | J.G.
 Date | Approval | -
 Date | Permit | -
 Date | Construction | -

Seal:

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A5.0

Revisions

1	T.A.C. COMMENTS	05.01.24
2	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	KG JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:

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KEY MAP
SCALE N.T.S.



PERSPECTIVE VIEW C
SCALE N.T.S.



PERSPECTIVE VIEW B
SCALE N.T.S.



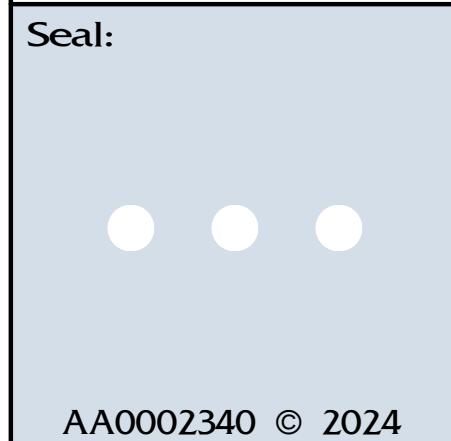
PERSPECTIVE VIEW A
SCALE N.T.S.

Revisions

△	T.A.C. COMMENTS	05.01.24
△	T.A.C. COMMENTS	06.14.24

SITE PLAN APPROVAL

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KEY MAP
SCALE N.T.S.



PERSPECTIVE VIEW D
SCALE N.T.S.



PERSPECTIVE VIEW C
SCALE N.T.S.



PERSPECTIVE VIEW B
SCALE N.T.S.



PERSPECTIVE VIEW A
SCALE N.T.S.

Revisions

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△	T.A.C. COMMENTS	06.14.24

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Revisions		
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2	T.A.C. COMMENTS	06.14.24

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Seal:



KEY MAP

SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW D

SCALE N.T.S.



EXIST. BLDG. PERSPECTIVE VIEW C

SCALE N.T.S.



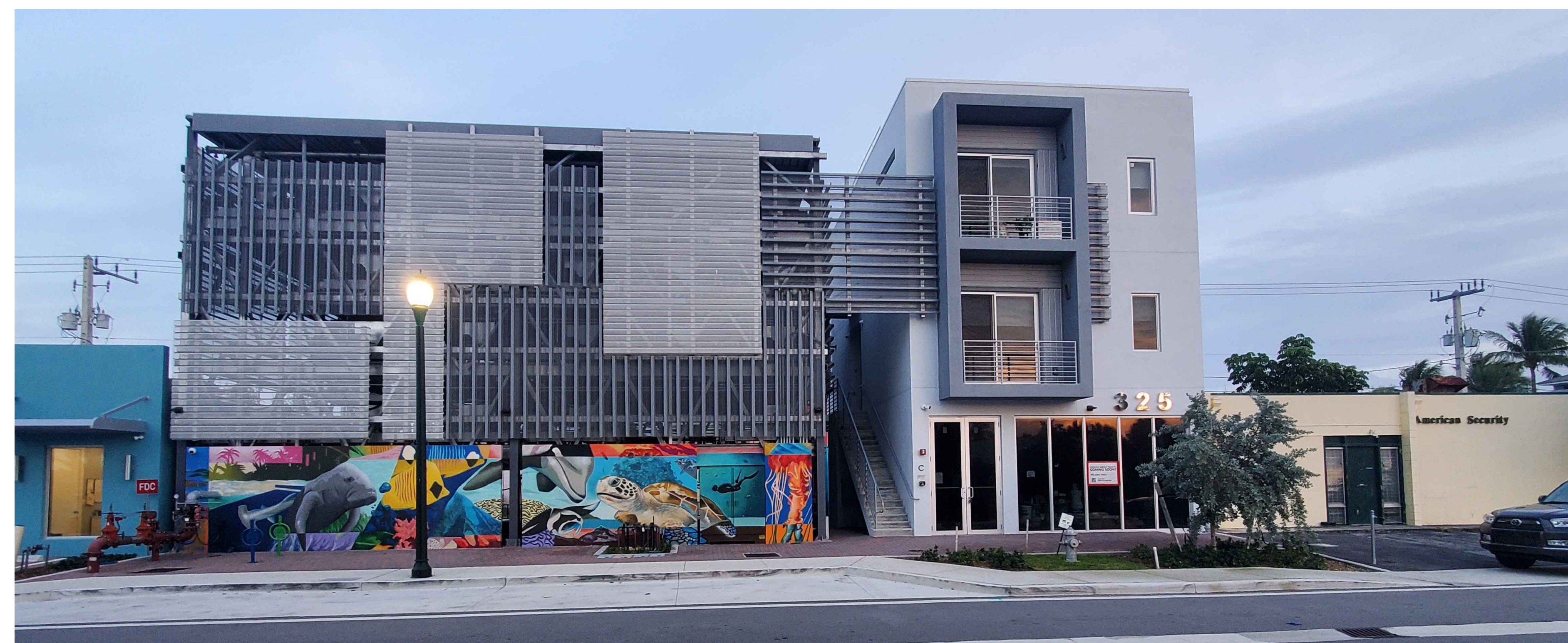
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SCALE N.T.S.

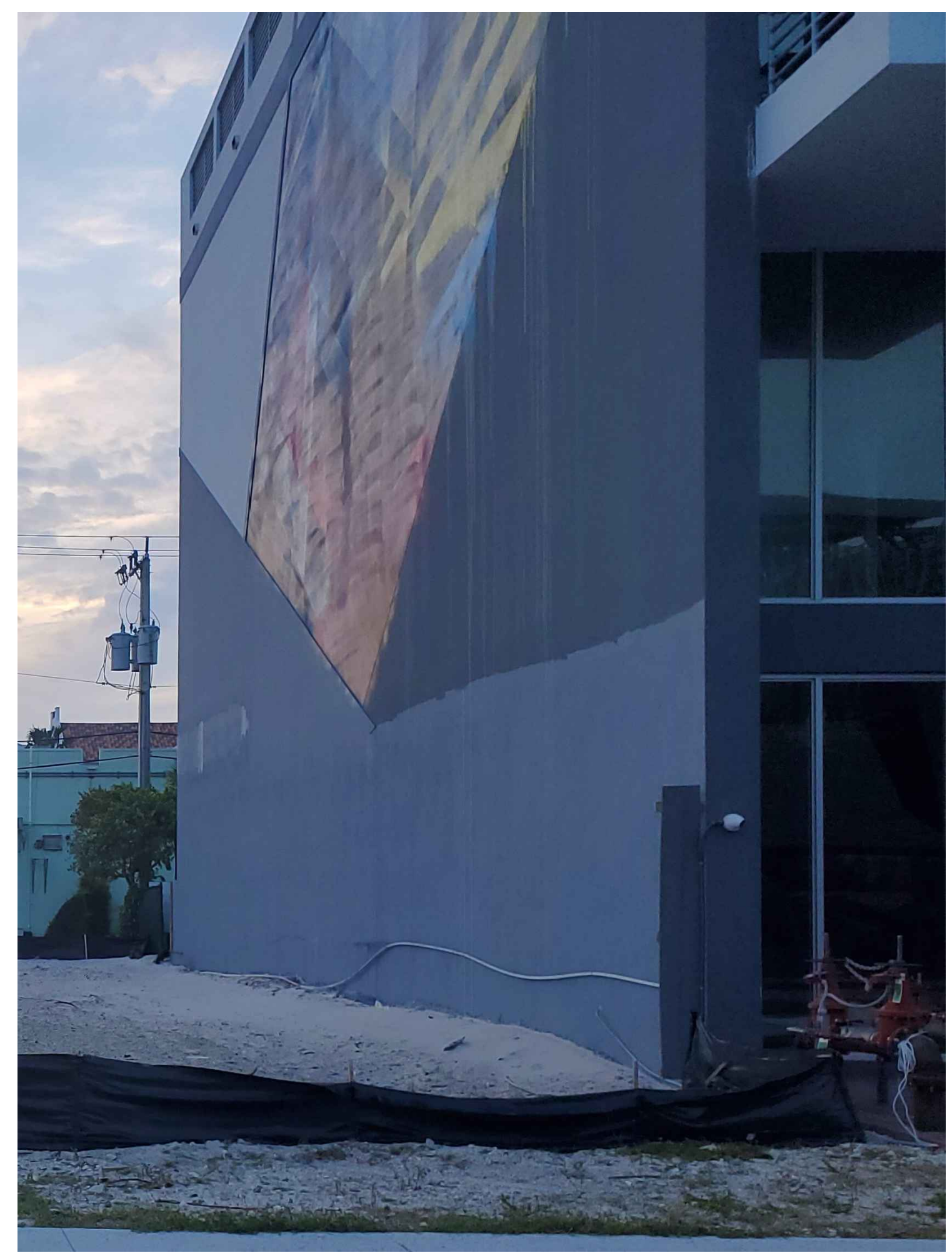


EXIST. BLDG. PERSPECTIVE VIEW A

SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH C
SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH B
SCALE N.T.S.



KEY MAP
SCALE N.T.S.



EXIST. BLDG. PHOTOGRAPH A
SCALE N.T.S.

Revisions

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△	T.A.C. COMMENTS	06.14.24

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Seal:

Revisions

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△	T.A.C. COMMENTS	06.14.24
△	T.A.C. COMMENTS	09.30.24

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Date Permit	-
Date Construction	-

Figure 4.4.13-F-1 Façade Articulation Proportions

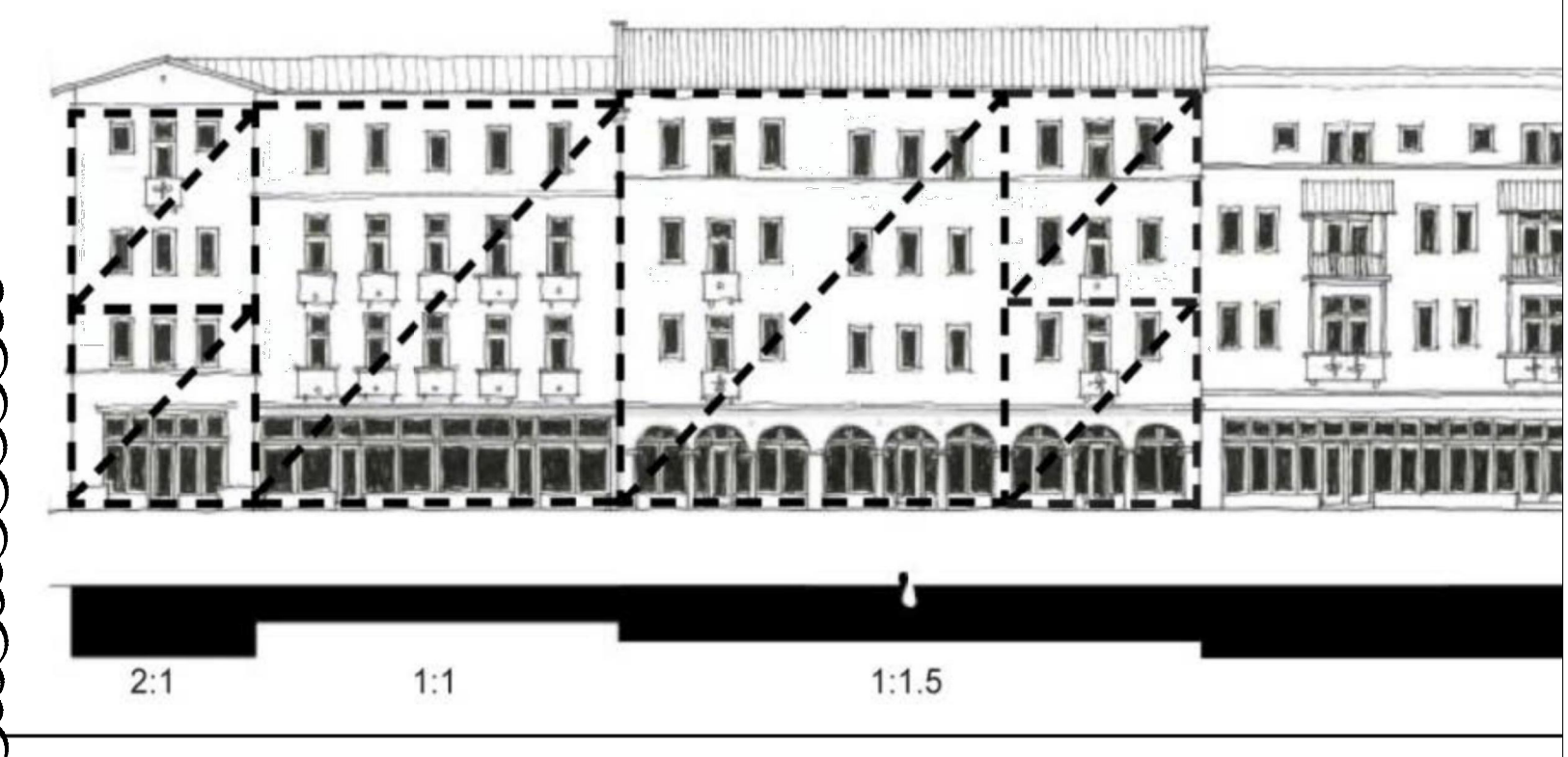
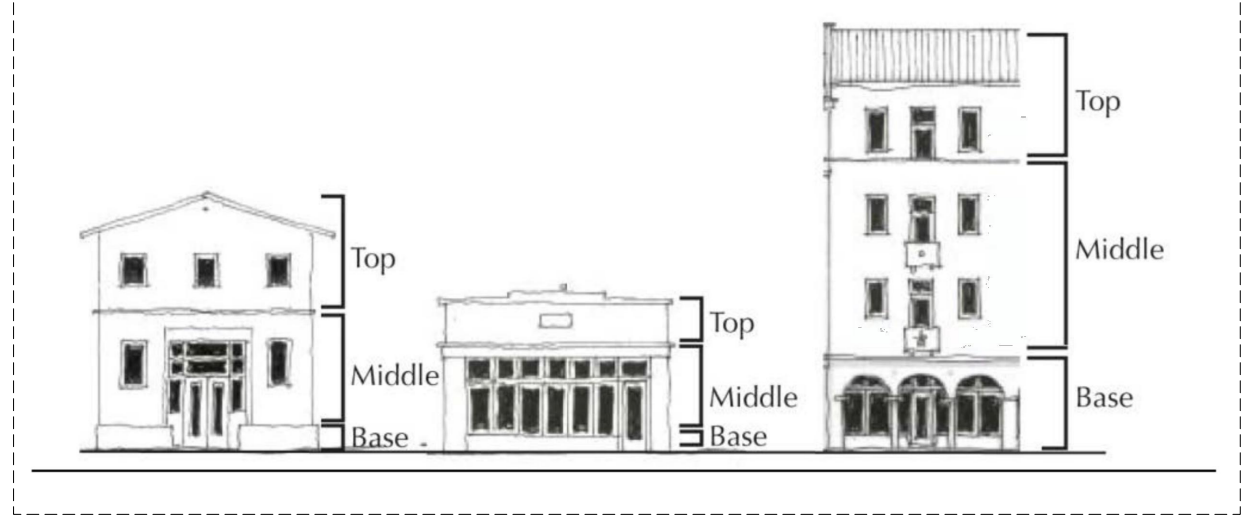
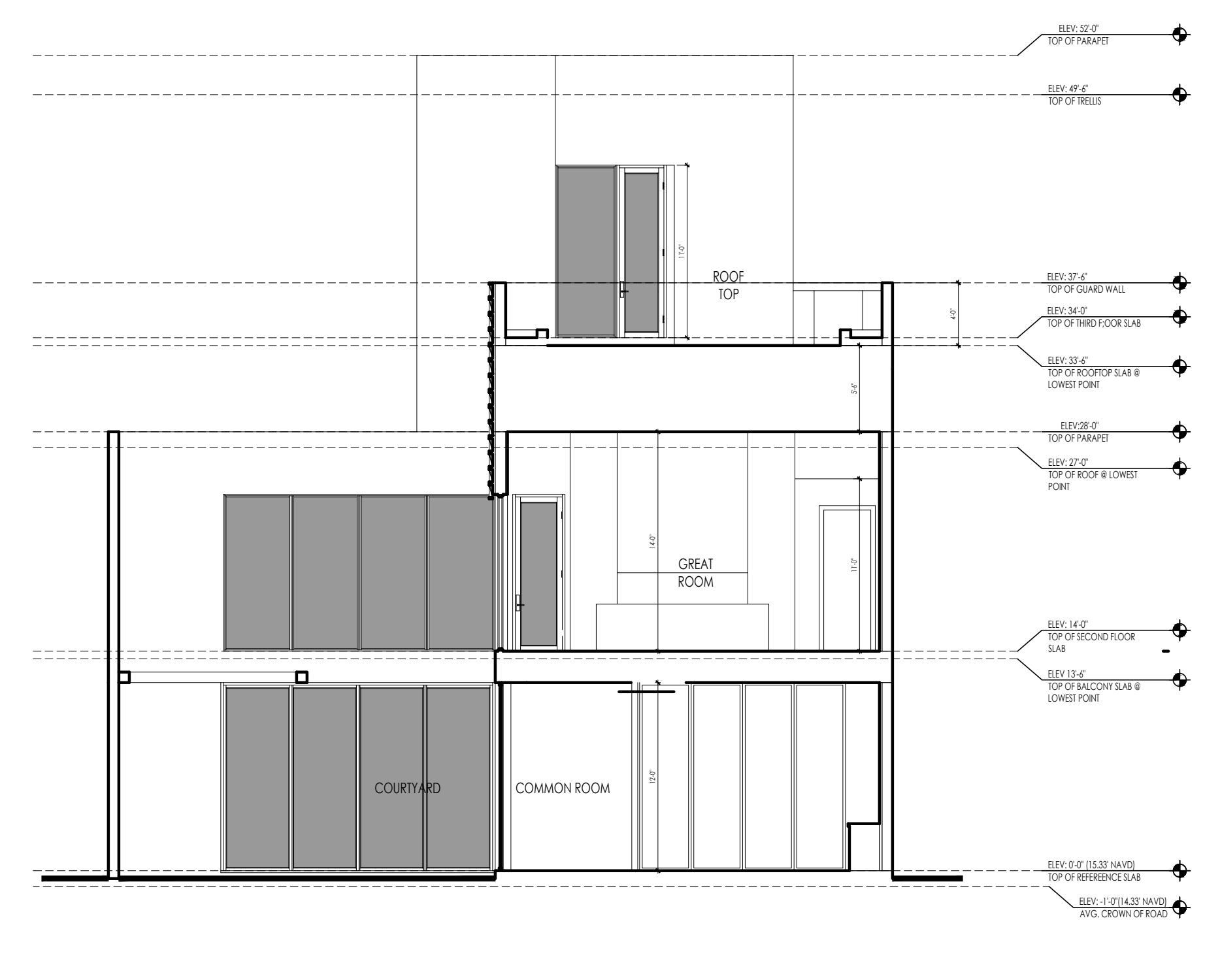
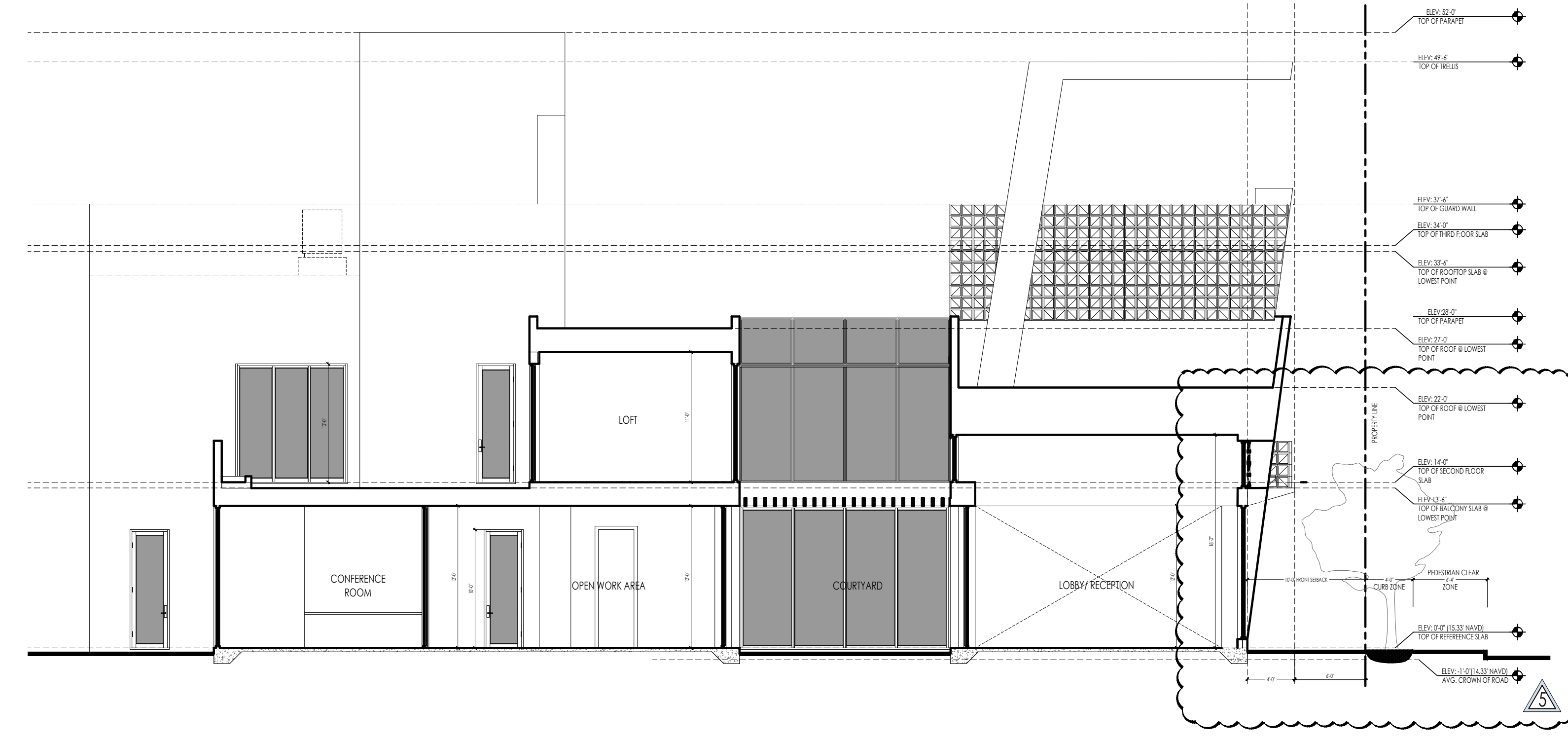
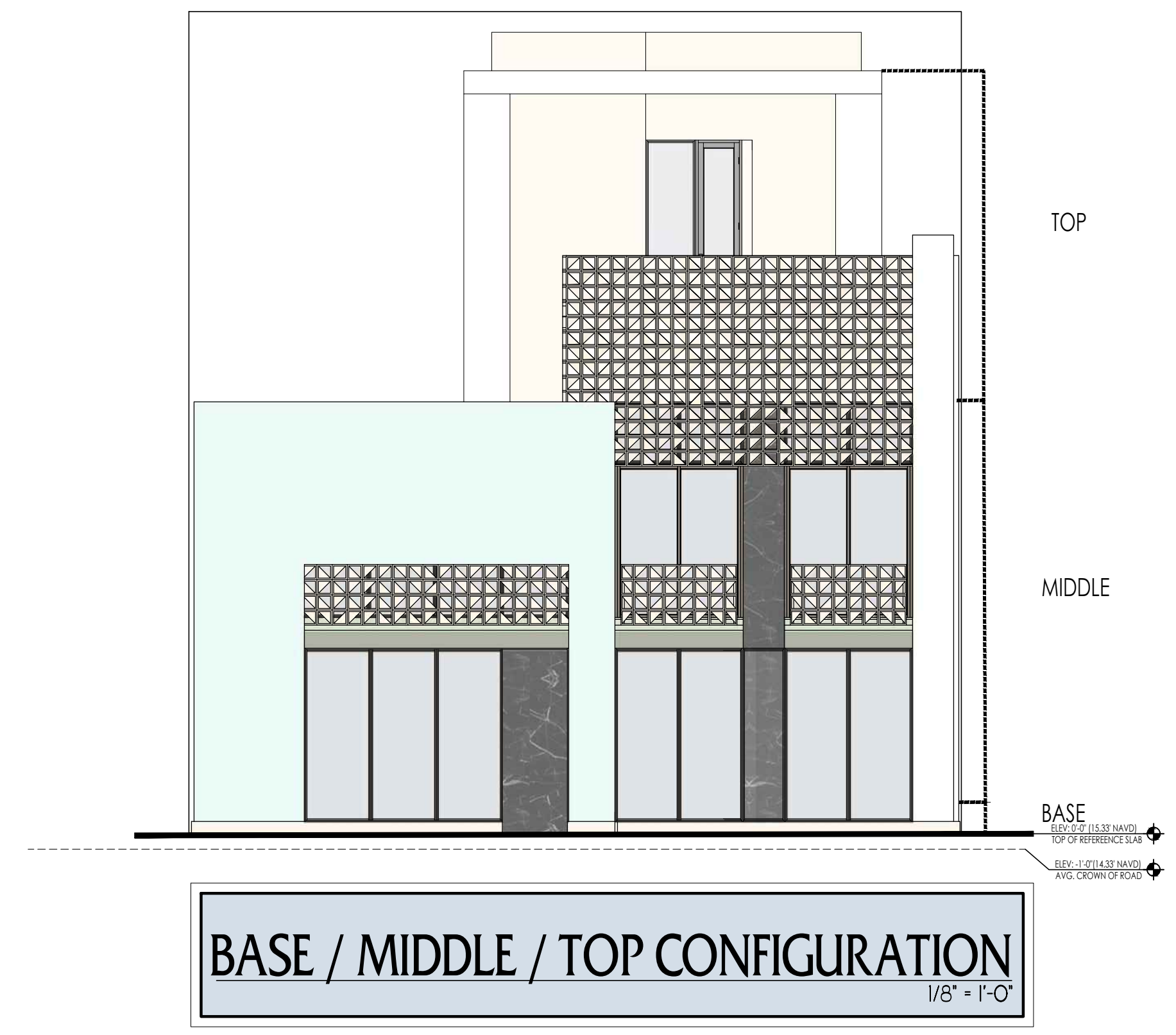
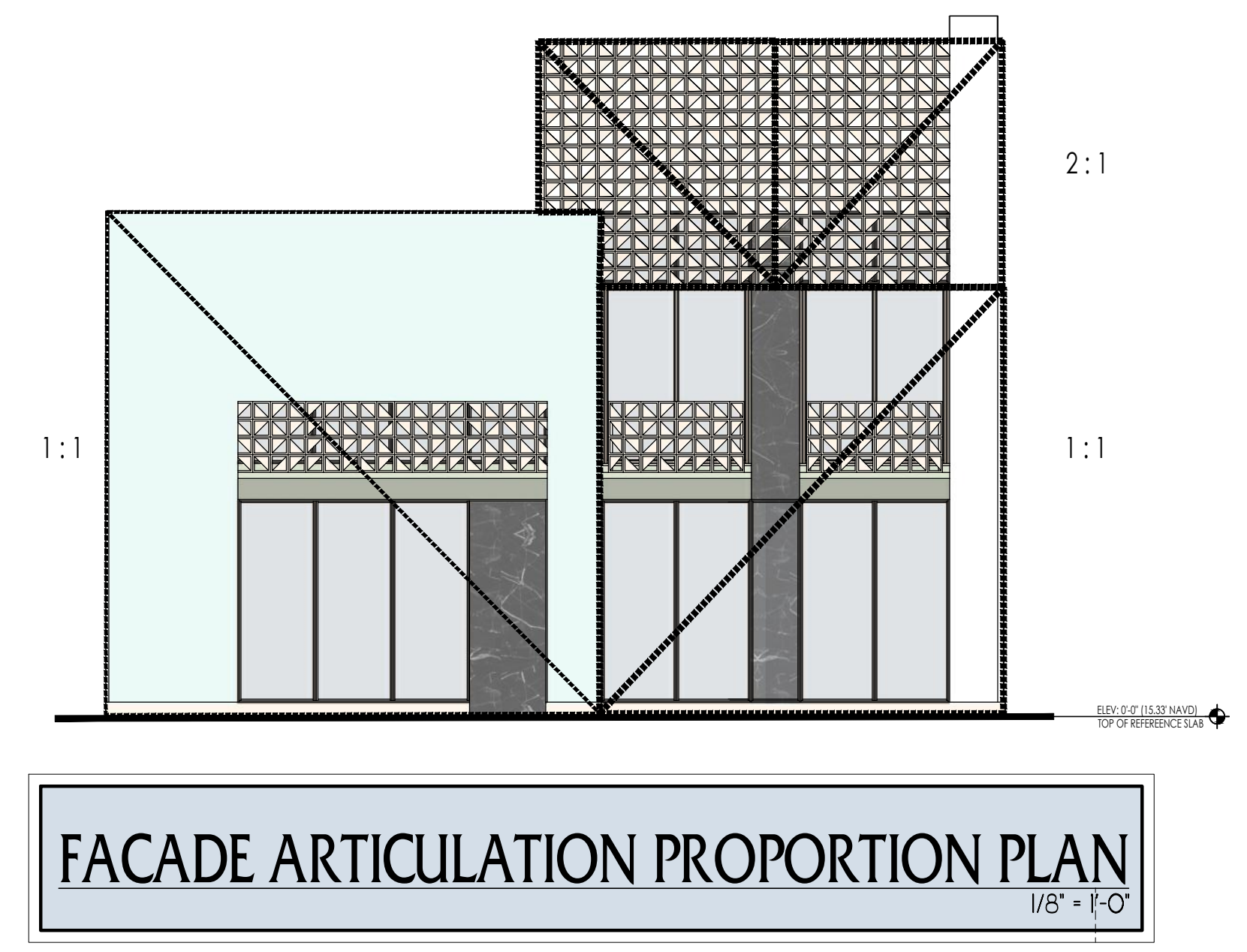
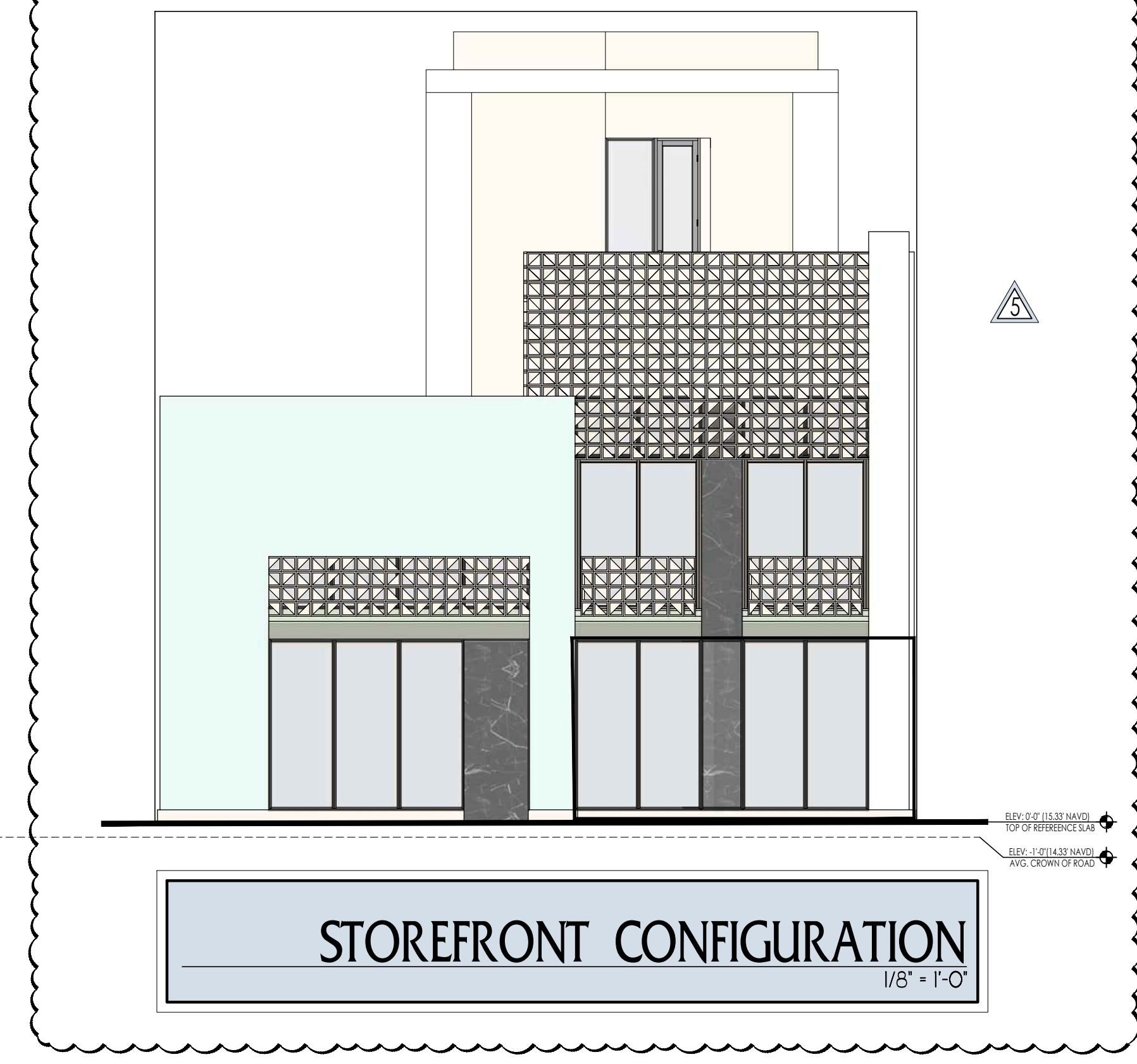
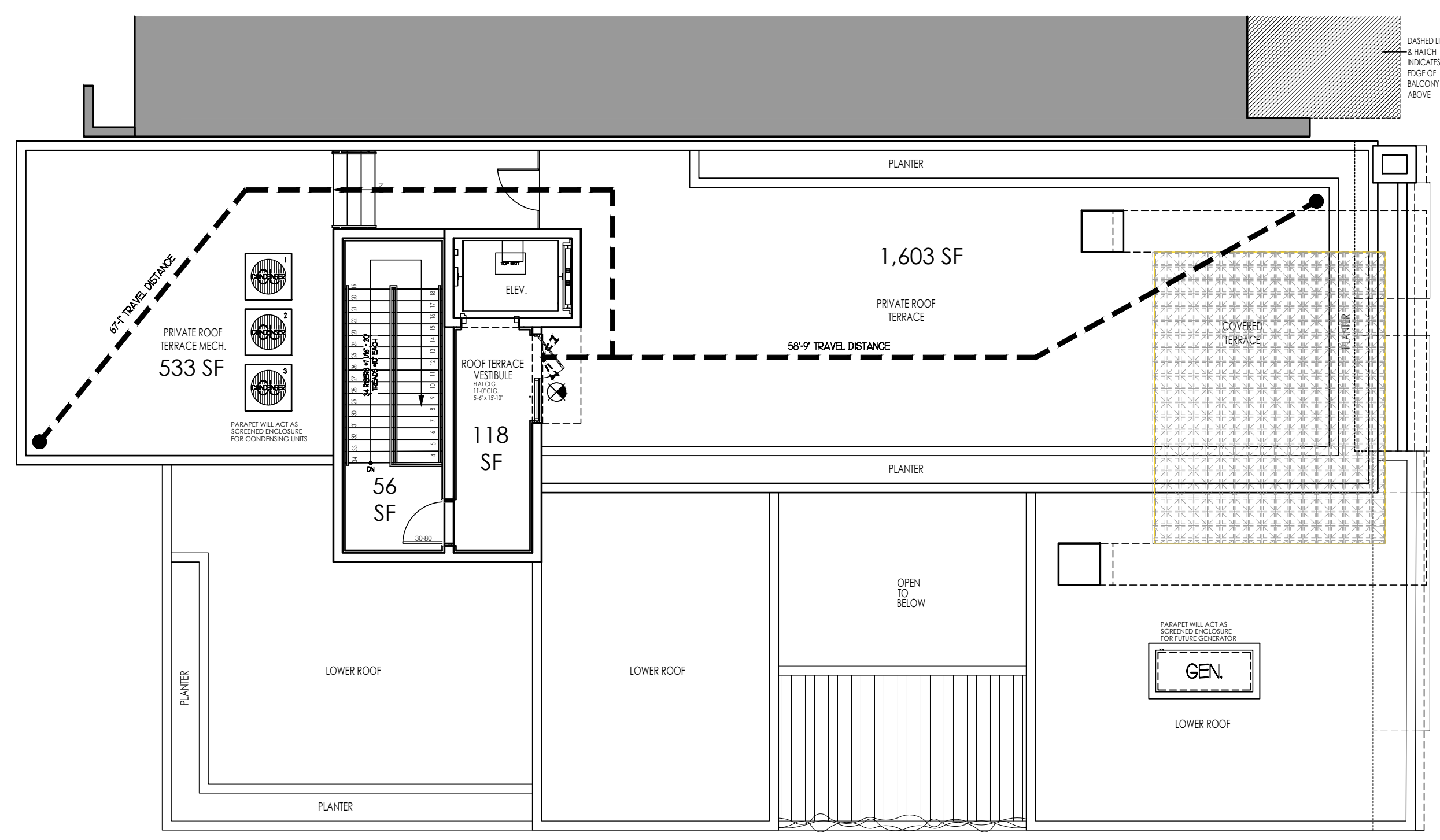


Figure 4.4.13-F-2 Examples of Base, Middle, Top Configurations



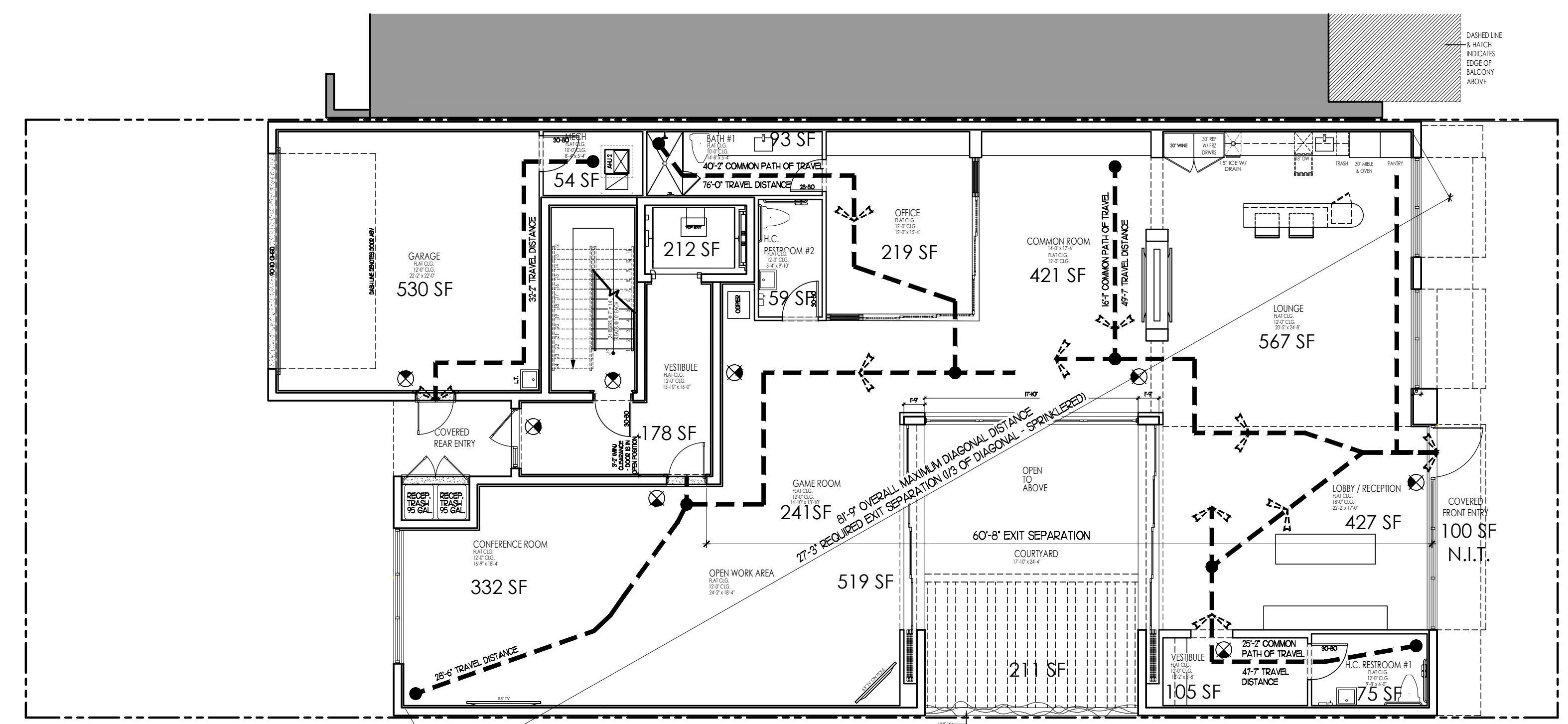
DIMENSIONAL REQUIREMENTS FOR STOREFRONT PER LDR 4.4.13.01
BUILDING FACADE AREA: 268 SQFT.
STOREFRONT GLAZING AREA: 215 SQFT. (80.2%)
MIN. STOREFRONT GLAZING AREA: 80%





PROPOSED PRIVATE ROOF TERRACE LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

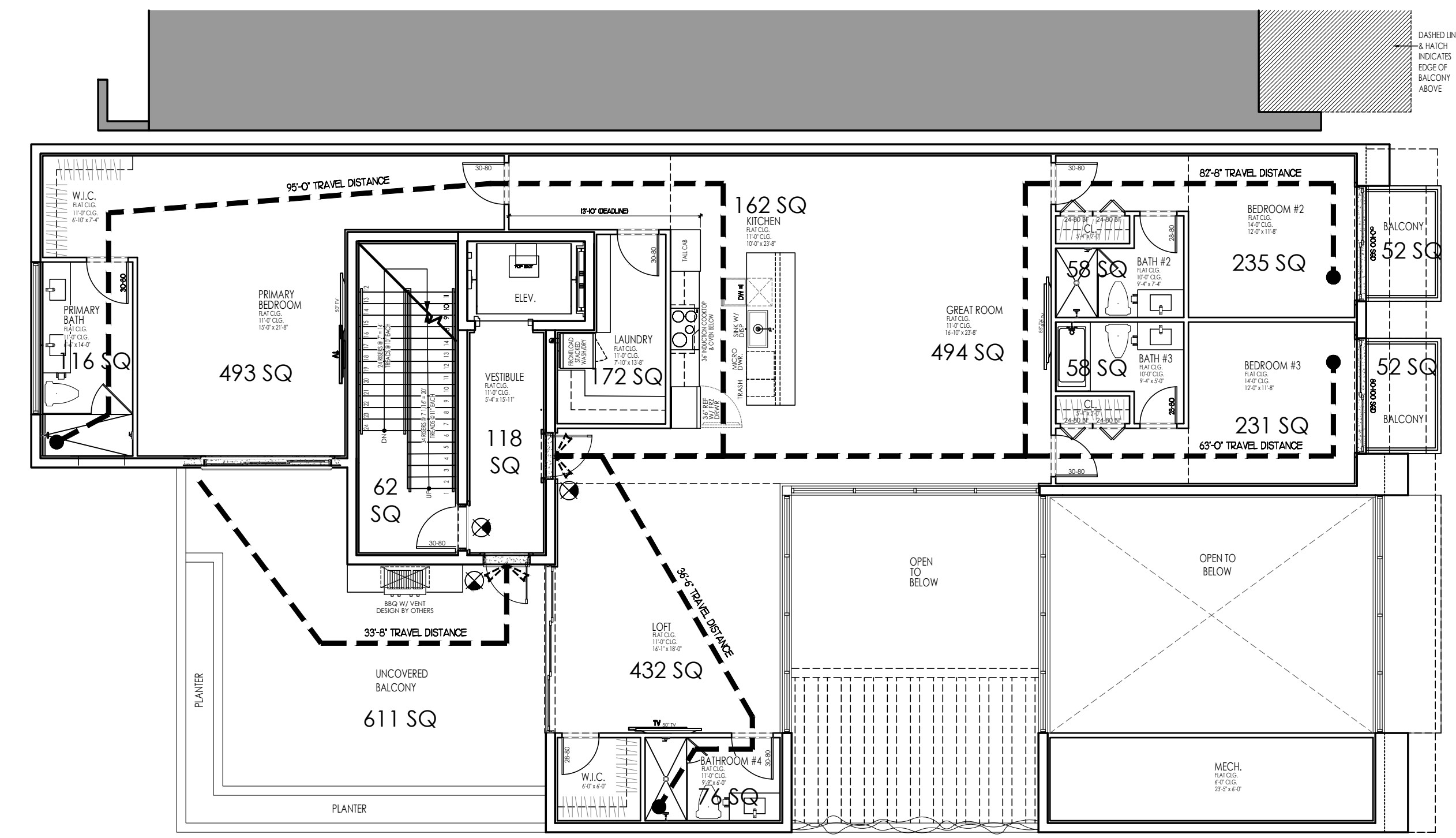


PROPOSED FIRST FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"

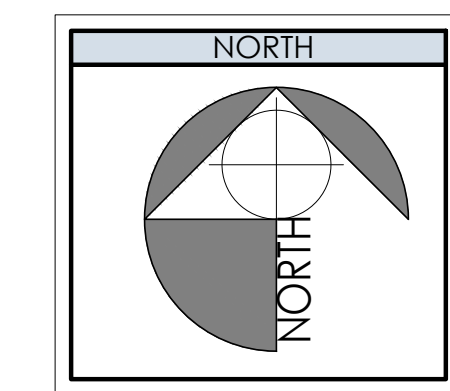
CONSTRUCTION REQUIREMENTS				
GROUP 1B-3				
TYPE: VES/SPRINKLERED				
BUILDING CAPACITIES OFFICE BUILDING				
INTERIOR				
USE	AREA	SQ. FT. PER OCCUPANT	NO. OF OCCUPANTS	
BUSINESS				
1ST FLR. VEST./CORR.	390 SF.	150	BUSINESS AREA	3
COMMON ROOM	42 SF.	150	BUSINESS AREA	3
CONFERENCE ROOM	332 SF.	150	BUSINESS AREA	3
LOBBY/RECEPTION	427 SF.	150	BUSINESS AREA	3
LOUNGE	567 SF.	150	BUSINESS AREA	4
OPEN WORK AREA	519 SF.	150	BUSINESS AREA	4
OFFICE	219 SF.	150	BUSINESS AREA	2
GAME ROOM	241 SF.	150	BUSINESS AREA	2
TOTAL	336 SF.			24
TOILET ROOMS				
BATH #1	93 SF.			1
H.C. RESTROOM H/L VEST.	180 SF.			1
H.C. RESTROOM #2	92 SF.			1
TOTAL	332 SF.			3
STORAGE				
MEDIA STORAGE ROOM	54 SF.	150		1
TOTAL	54 SF.			1
RESIDENTIAL				
2ND FLR. VEST./CORR.	180 SF.	200		1
GREAT ROOM	494 SF.	200		3
KITCHEN	162 SF.	200		1
LAUNDRY	72 SF.	200		1
PRIMARY BATH/VCL.	493 SF.	200		3
PRIMARY BATH	16 SF.	200		1
BED #1/VCL.	235 SF.	200		2
BATH #2	58 SF.	200		1
BED #2/VCL.	231 SF.	200		2
BATH #3	58 SF.	200		1
LOFT / VCL.	432 SF.	200		3
BATH #4	76 SF.	200		1
PRIVATE ROOF TERR. VEST./CORR.	174 SF.	200		1
2ND RESIDENT GAR.	250 SF.	200		3
TOTAL	3,481 SF.			24
TOTALS				
BUILDING A.C. TOTALS	5,999 SF.			
ALL NON-AC STAIR LAND.	330 SF.			
COV. ENTRIES	186 SF.			
COV. COURTYARDS	28 SF.			
2ND RESIDENT GAR. / MECH.	544 SF.			
2ND FLR. BALCONIES	75 SF.			
PRIVATE ROOF TERRACE	1,603 SF.			
PRIVATE ROOF TERR. MECH.	533 SF.			
GRAND TOTAL	10,346 SF.			

LIFE SAFETY LEGEND	
(X)	NUMBER OF OCCUPANTS PER ROOM/AREA
(DASHED LINE)	MINIMUM TRAVEL DISTANCE
(DASHED LINE 1/4" THICK)	EDGE OF BALCONY ABOVE
(DASHED LINE 1/4" THICK)	EDGE OF BALCONY ABOVE
(DASHED LINE 1/4" THICK)	EDGE OF BALCONY ABOVE
(E)	CEILING MOUNTED EMERGENCY EXIT SIGN (SEE ELECTRICAL PLANS FOR ALL LOCATIONS)
(F)	ALL FIRE EXTINGUISHERS TO BE SUB ABC TYPE IN CABINETS PLACED NO MORE THAN 75'-0" APART + 5A FLOOR.



PROPOSED SECOND FLOOR LIFE SAFETY PLAN

SCALE 1/8" = 1'-0"



Revisions	
△ T.A.C. COMMENTS	05.01.24
△ T.A.C. COMMENTS	06.14.24
△ T.A.C. COMMENTS	08.01.24

SITE PLAN APPROVAL

Date	04/09/2024
Drawn Checked	JZ JG
Date Approval	-
Date Permit	-
Date Construction	-

Seal:
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