

ALLEY



**SITE PLAN**

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

**LEGAL DESCRIPTION**

LOT 17 AND 18, BLOCK 32, DELRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**STRUCTURAL DESIGN CRITERIA**

**ONE STORY ENGINEERED UNIT MASONRY SINGLE FAMILY RESIDENCE**  
FLORIDA BUILDING CODE  
GROUP (R3) BUILDING TYPE (V-8) UNPROTECTED

- 1) APPLICABLE CODES:  
THE DESIGN COMPLIES WITH THE FLORIDA BUILDING CODE (F.B.C.) AND OTHER REFERENCED CODES AND SPECIFICATIONS.  
A. 7TH EDITION FLORIDA BUILDING CODE (2020) BUILDING & RESIDENTIAL, INCLUDING HIGH VELOCITY WIND ZONE REQUIREMENTS OF CHAPTERS 3 & 4.  
B. REINFORCED MASONRY BY FBC R407 & B2121 & ACI 530-11/ASCE & THE MASONRY DESIGNERS GUIDE BY A.C.I., T.M.S., A.S.C.E.
- 2) WIND LOAD CRITERIA: (ASCE 7-16)  
BASIC WIND VELOCITY 170 MPH, ENCLOSED  
WIND EXPOSURE "C"  
RISK CATEGORY = II  
Kd = 0.85  
APPLICABLE INTERNAL PRESSURE COEFFICIENT: ± 0.18  
MEAN ROOF HEIGHT ± 13'-3"  
NET UPLIFTS SHOWN HEREIN ARE BASED ON (GROSS UPLIFT) PER ASCE COMPONENTS & CLADDING ZONES 1 AND 2.  
ZONE 1 - 46.51 PSF  
ZONE 2a - 64.58 PSF  
ZONE 2b - 64.58 PSF  
ZONE 3 - 64.58 PSF  
END A-ZONE DISTANCE 3'-5"
- 3) WIND NET UPLIFT: ARE AS INDICATED ON PLANS
- 4) ROOF DESIGN LOADS:  
SUPERIMPOSED DEAD LOAD TOP CHORD 25 PSF  
SUPERIMPOSED DEAD LOAD BOTTOM CHORD 10 PSF LIVE  
LOAD TOP CHORD 20 PSF  
PANEL POINTS 200 LBS LIVE

**SITE NOTES**

- SLOPES ARE NOT TO EXCEED 4:1
- OWNER SHALL SUBMIT A FINAL (AS BUILT) SURVEY TO THIS OFFICE PRIOR TO FINAL INSPECTION. SURVEY MUST INCLUDE SUFFICIENT TOPOGRAPHY TO VERIFY CONFORMANCE TO THE DESIGN, APPROXIMATE LOCATIONS OF SEPTIC TANK, DRAINFIELD, WELLS, AND SERVICE LINES TO THE BUILDING.
- BEST MANAGEMENT PRACTICES (BMP) WILL BE OBSERVED, AND A SURFACE WATER MANAGEMENT PLAN WILL BE IN EFFECT AT ALL TIMES DURING CONSTRUCTION.
- ALL TREES WITHIN A 50 FT. RADIUS OF THE NEW BUILDING WILL BE PROTECTED WITH BARRIERS THROUGHOUT ALL PHASES OF THE CONSTRUCTION.
- GATE LIGHTING MUST CONFORM TO OUTDOOR LIGHTING STANDARD (ARTICLE 95 OF THE ULCI); NO GLARE ONTO ADJACENT PROPERTIES OR STREETS IS PERMITTED. ALL FIXTURES MUST BE FULL CUTOFF FIXTURES, OVERSPILL OF LIGHT CANNOT EXCEED .10 HORIZONTAL FOOT CANDLE AND ONLY 1800 MAX LUMENS IS ALLOWED.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR DRAINAGE INFORMATION.
- LANDSCAPE SCREENING TO BE PROVIDED AROUND ALL A/C COMP. & POOL EQUIP. PADS.

**SITE DATA**

ZONING DISTRICT = R-1-A  
MINIMUM FRONT YARD SETBACK = 25'-0"  
MINIMUM SIDE YARD SETBACK = 7'-6"  
MINIMUM REAR YARD SETBACK = 10'-0"  
LOT SIZE = 4,501 SQ. FT. / 0.103 ACRES  
FLOOD ZONE: X  
PROPOSED A/C LIVING AREA: 1,362 SQ. FT.  
PROPOSED GARAGE: 400 SQ. FT.  
PROPOSED COVERED ENTRY AREA: 22 SQ. FT.  
PROPOSED UNDER ROOF AREA: 1,784 SQ. FT.  
PROPOSED DRIVEWAY/WALKWAY AREA: 457 SQ. FT.  
PROPOSED A/C & IRRIG. PAD AREA: 32 SQ. FT.  
PROPOSED IMPERVIOUS AREA: 2,273 SQ. FT.  
(50.5% OF LOT)

Digitally signed  
by Maurice Menasche

Date: 2022.03.15

10:24:56 -0400

**TABLE OF DRAWINGS**

A-1	SITE PLAN
A-2	FOUNDATION PLAN
A-3	FLOOR PLAN
A-4	ROOF FRAMING PLAN
A-5	ELEVATIONS
A-6	TYPICAL DETAILS
A-7	TYPICAL NOTES
A-8	TYPICAL DETAILS
M-1	MECHANICAL PLAN & LEGENDS
M-2	MECHANICAL DETAILS & NOTES
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL RISER & NOTES
P-1	PLUMBING SANITARY & WATER DISTR.
P-2	PLUMBING ISOMETRICS



Maurice Menasche, P.A.  
Architecture - Planning - Design  
12555 Orange Drive, Suite 122  
Davie, Florida 33331  
Ph: (561) 474-8550 Fax: (561) 474-8559  
www.MenascheArchitecture.com

**REVISIONS**


ALL SCALE, DIMENSIONS, AND PLANS SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

A STUART & SHELBY  
DEVELOPMENT, INC. PROJECT

**SPEC RESIDENCE**  
FOUR BEDROOMS & TWO BATHS  
342 SW 4TH AVENUE  
DELRAY BEACH, FLORIDA 33448

STRUCTURAL ENGINEERING  
SERVICES PROVIDED BY:

PROJECT CLASSIC LLC  
5908 NW 77TH TERRACE  
PARKLAND, FL 33487  
(954) 697-7803

FARID ABUGATTAS, PE  
FL PE #12471

TO THE BEST OF MY KNOWLEDGE, THE DESIGN  
CONFORMS TO THE FLORIDA BUILDING CODE  
AND THE APPLICABLE MINIMUM BUILDING CODE IN  
EFFECT AS OF DATE OF CERTIFICATION BELOW.



Maurice Menasche, AIA, LEED AP  
P. 16544

**SHEET TITLE**

**SITE PLAN**

DRAWN

MM

CHECKED

MM

DATE

3/15/22

SCALE

1/8" = 1'-0"

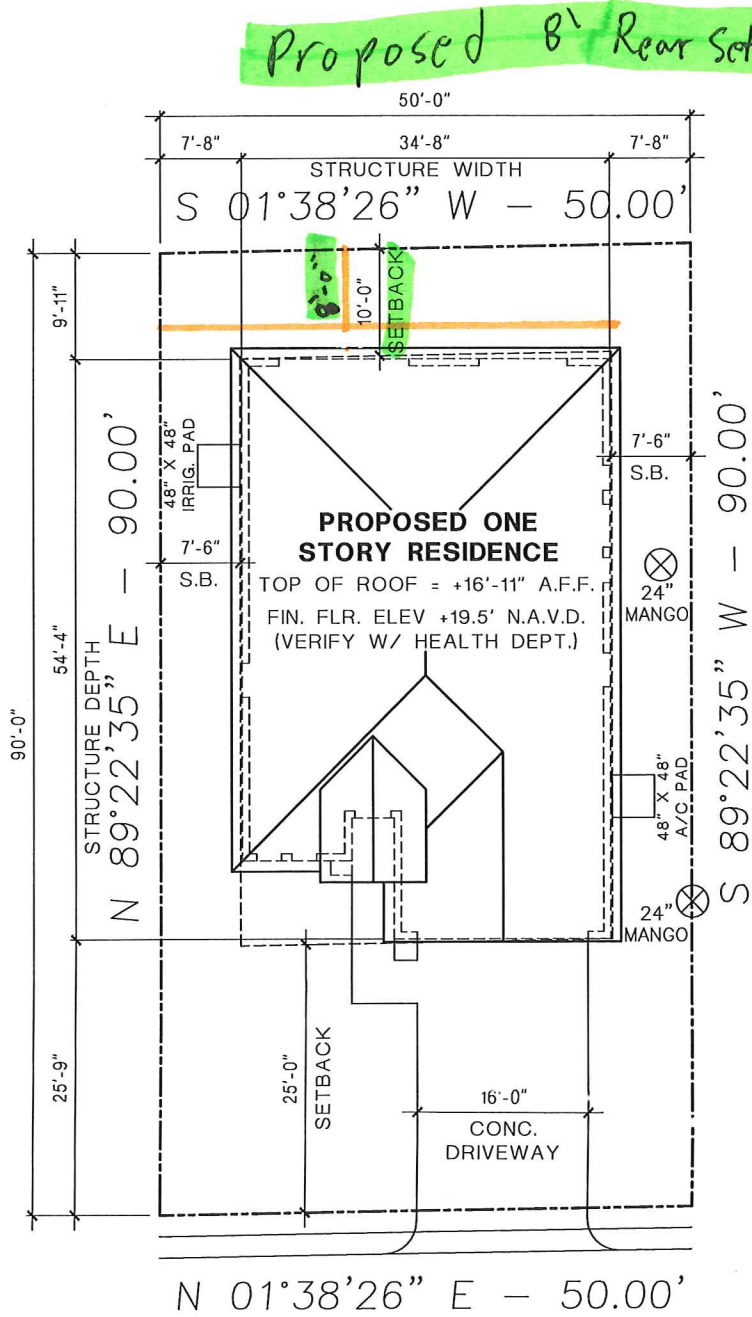
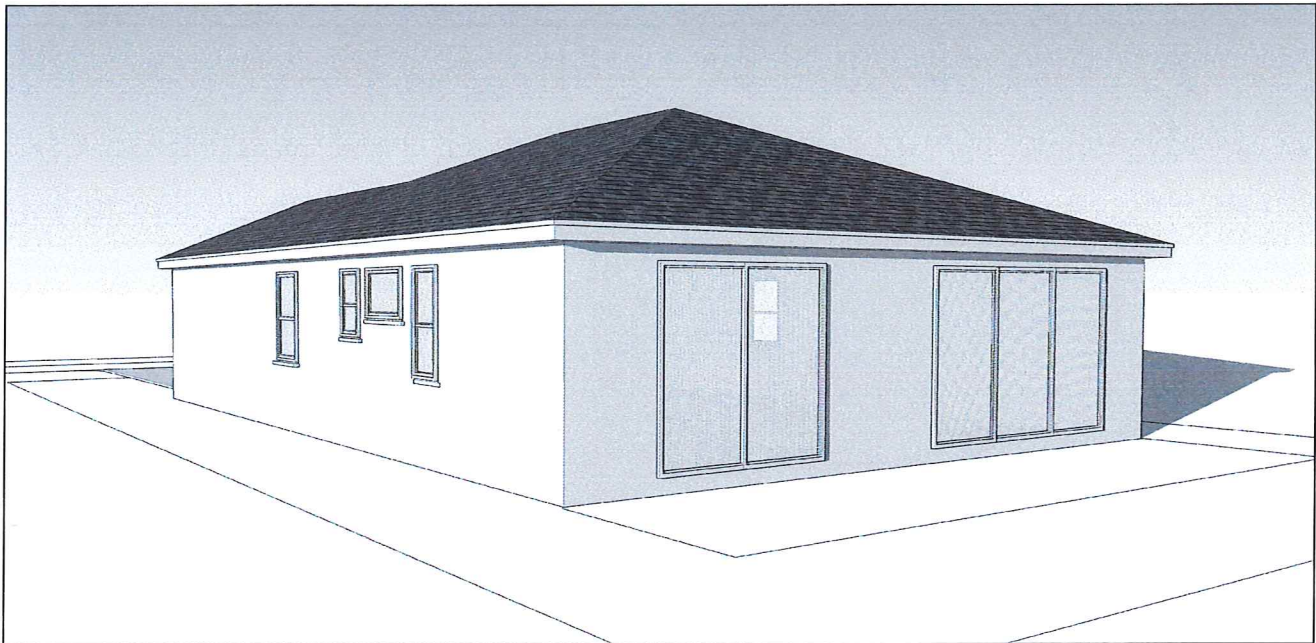
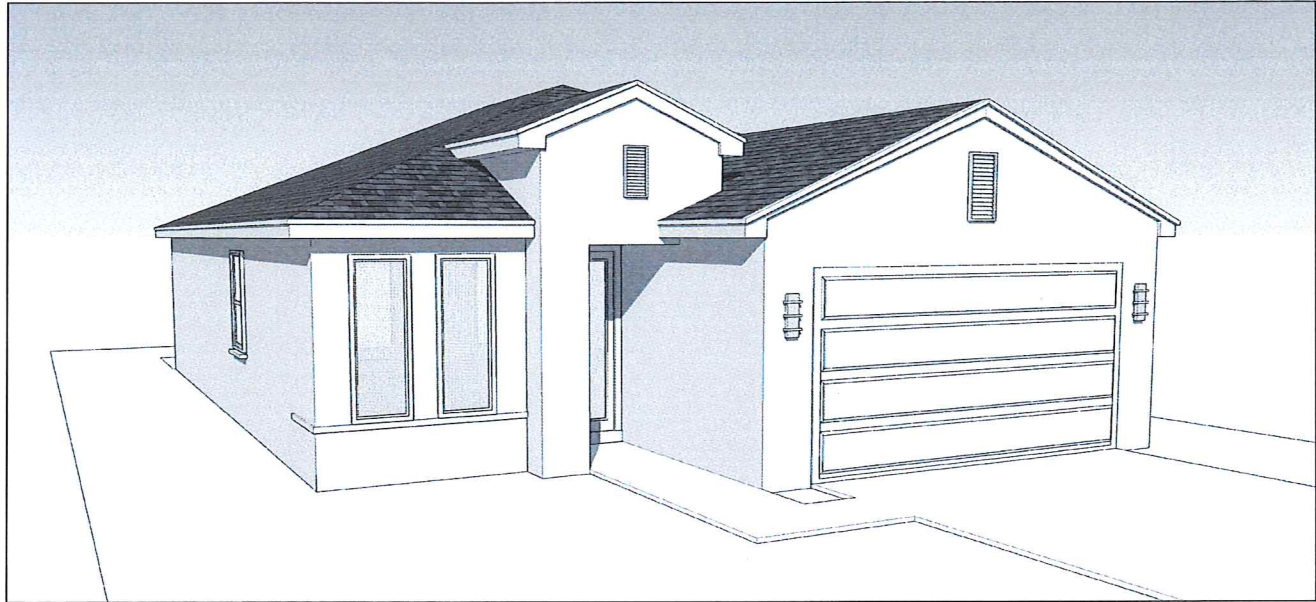
JOB. NO.

220309

SHEET

**A-1**

OF 14 SHEETS



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B. A.C.I. 318-11 REINFORCED CONCRETE  
C. REINFORCED MASONRY BY FBC R407 & B2121 & ACI 530-11/ASCE & THE MASONRY DESIGNERS GUIDE BY A.C.I. T.M.S., A.S.C.E.

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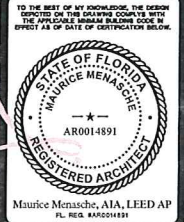
REVISIONS

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FARID ABUGATTAS, PE  
FL PE #72471



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CHECKED	MM
DATE	3/15/22
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SHEET	A-1
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