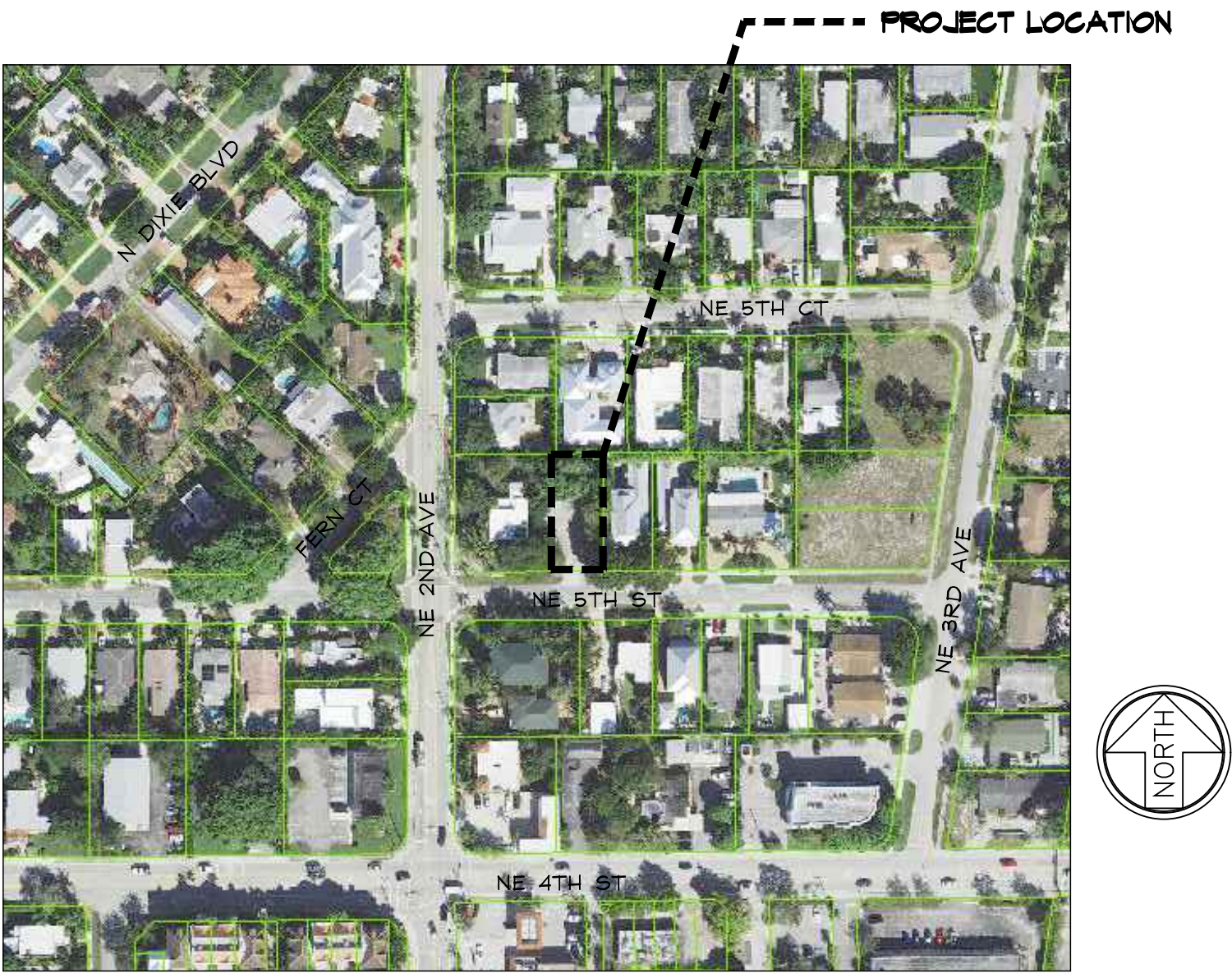


LOCATION MAP



CODE RESEARCH

PROPOSED PROJECT:	TWO STORY SINGLE FAMILY-RESIDENTIAL GROUP R
GOVERNING CODE:	FBC 2020 (7TH EDITION), FPFC 2007 EDITION, NFPA 1 UFC FLORIDA 2010 EDITION, NFPA 101 LSC FLORIDA 2010 EDITION
MAXIMUM ROOF HEIGHT:	35'-0" MEAN ROOF HEIGHT FROM BASE BUILDING ELEVATION
TYPE OF CONSTRUCTION:	TYPE III-B UNSPRINKLERED
BUILDING DESIGNED:	ENCLOSED
WIND SPEED:	170 MPH ULTIMATE WIND SPEED
EXPOSURE:	C
ZONING DISTRICT:	RL DELRAY BEACH L.D.R. (FOLLOW RI-A FOR SINGLE FAMILY) HISTORIC DISTRICT
FLOOD ZONE:	ZONE 'X'
REQUIRED SETBACKS:	FRONT SETBACK = 25'-0" REAR SETBACK = 10'-0" SIDE STREET = N/A SIDE INTERIOR SETBACK = 7'-6"

ELECTRICAL NOTES:

- ALL FIXTURE AND OUTLET LOCATIONS SHALL BE VERIFIED AND COORDINATED WITH STRUCTURAL ELEMENTS.
- CONTRACTOR SHALL VERIFY W/ FPL# LOCATION OF SERVICE. LOCATE METER, DISCONNECT & PANEL ACCORDINGLY.
- ALL ELECTRICAL WORK SHALL BE PERFORMED BASED ON THE N.E.C. AND ALL APPLICABLE CODES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND SHALL COMPLY WITH ALL LOCAL RULES AND ORDINANCES.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH "THW" INSULATION FOR SIZE #10 AND SMALLER. CONDUCTORS LARGER THAN #10 SHALL HAVE "THW" INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID. ALL CONDUCTORS #8 AND LARGER SHALL BE STANDARD.
- ALL RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER.
- ALL CONVENIENCE OUTLETS TO BE OF GROUNDING TYPE.
- SMOKE DETECTORS SHALL BE INSTALLED ON THE CEILING AT BOTTOM OF STAIRS AND AT THE TOP LANDINGS.
- SMOKE DETECTORS TO BE POWERED BY HOUSE ELECTRICAL SERVICE WITH BATTERY BACK-UP, VISIBLE "POWER-ON" INDICATOR AND A TEST BUTTON. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND MUST SIGNAL SIMULTANEOUSLY WITH TEMPORAL SOUND.
- CONTRACTOR SHALL VERIFY WITH FPL# THE LOCATIONS OF SERVICE AND SHALL LOCATE METER AND PANEL ACCORDINGLY.
- VERIFY ALL CONDUCTORS AND BREAKERS WITH EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- PROVIDE G.F.I. OUTLETS IN GARAGE, AND LIGHTING FIXTURES WITHIN 5'-0" OF SWIMMING POOL EDGE.
- ALL BRANCH CIRCUITS SHALL BE IN RACEWAY OR NON-METALLIC SHEATHED CABLE.
- ALL CONDUCTORS SHALL BE COPPER, UNLESS OTHERWISE NOTED. ALL SMOKE DETECTORS SHALL HAVE T.H.W. INSULATION. CONDUCTORS LARGER THAN #8 SHALL HAVE T.H.W. INSULATION.
- INSTALL ELECTRICAL SWITCHES 48" A.F.F. UNLESS OTHERWISE NOTED.
- ALL RECEPTACLES SHALL BE INSTALLED 12" A.F.F. UNLESS OTHERWISE NOTED.
- CLOSET LIGHTING SHALL BE MIN. 18" CLEAR FROM EDGE OF SHELVES.

PLUMBING NOTES

- SANITARY LINES SHALL BE OF CAST IRON, OR PVC (SCHEDULE 40) AS APPROVED BY THE BUILDING OFFICIAL.
- WATER LINES SHALL BE COPPER (UNLESS NOTED OTHERWISE).
- CONDENSE LINES SHALL BE 3/4" Ø PVC (SCHEDULE 40), INSULATED WITH 1/2" AMAFLEX.
- HOT WATER LINES INSULATED WITH 1" AMAFLEX ABOVE.
- PROVIDE AIR CHAMBER WITH ALL WATER SUPPLIES.
- COPPER WATER LINES RUN UNDER SLAB SHALL BE PROTECTED BY MINIMUM OF 12" OF EARTH COVER, 1" AMAFLEX (HOT WATER ONLY) AND SLEEVED TO 12" ABOVE SLAB.
- PROVIDE CONDENSE DRIP PAN UNDERNEATH ELECTRIC WATER HEATERS. METAL PANS SHALL BE GALVANIZED AND RUSTPROOF. PROVIDE DRAIN LINE FROM DRIP PAN TO EXTERIOR OF BUILDING.
- SHOWER HEADS TO HAVE FLOW CONTROL DEVICE TO GIVE MAXIMUM FLOW OF (2 1/2) GALLONS PER MINUTE EACH.
- HOSE BIBS TO BE PROVIDED WITH BACK FLOW PREVENTER.
- ELECTRIC WATER HEATER SHALL HAVE A STAND BY LOSS NOT TO EXCEED 4.0 WATTS PER SQUARE FOOT TO TANK SERVICE AREA.
- PLUMBING FIXTURES, TRIM, ACCESSORIES, COLORS, ETC. SHALL BE SELECTED. (SEE BUILDER TO VERIFY)
- ALL POOL PLUMBING AND RELATED EQUIPMENT SHALL BE PROVIDED BY POOL SUBCONTRACTOR AND SHALL BE PERMITTED SEPARATELY. SEE POOL SUBCONTRACTOR'S ENGINEERED SHOP DRAWING. PLUMBING CONTRACTOR SHALL PROVIDE (2) TWO COPIES OF THE "AS-BUILT" PLUMBING RISER DIAGRAM TO THE ARCHITECT OF RECORD.
- THE PLUMBING SUBCONTRACTOR SHALL PROVIDE A HOSE BIB AT THE POOL EQUIPMENT LOCATION (VERIFY LOCATION WITH OWNER) AND SHALL LOCATE A POOL-FILL LINE WITH A VACUUM BREAKER. PLUMBING SUBCONTRACTOR SHALL COORDINATE WITH POOL SUBCONTRACTOR AND SHALL ALSO PROVIDE A LINE, TIED DIRECTLY FROM THE "FILL" LOCATION, UNDER POOL DECK (SLEEVED IN PVC PIPE) INTO TILE BAND AREA OF POOL AND COORDINATE SAME WITH SUBCONTRACTOR.
- ALL CLEAN OUTS TO GRADE.
- NO VENT STACKS SHALL PASS THROUGH ROOF CRICKETS OR VALLEYS.
- SIZE AND LOCATION OF CLEAN OUTS SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- FIXTURE SUPPLY SIZES SHALL CONFORM TO ALL LOCAL BUILDING CODE.
- PLUMBER TO DIVERT ALL VENTS TO REAR ELEVATION.

GENERAL NOTES:

- CONSTRUCTION SHALL FOLLOW "F.B.C.2020 7TH EDITION" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.
- BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.
- BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY ARCHITECT OF RECORD (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.
- TO THE BEST OF MY KNOWLEDGE AND ABILITY 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.
- SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557, CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN.
- WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.
- THE ARCHITECT OF RECORD RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE ARCHITECT OF RECORD, IN EACH AND EVERY INSTANCE.
- ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE ARCHITECT OF RECORD ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE ARCHITECT OF RECORD (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE ARCHITECT OF RECORD FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE ARCHITECT OF RECORD FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF THE PROJECT.
- BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.
- ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.
- APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS, AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE ARCHITECT OF RECORD FOR VERIFICATION. OTHERWISE, THE ARCHITECT OF RECORD WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.
- ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH F.B.C. 2020 7TH EDITION.
- ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
- ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
- GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH F.B.C. 2010.
- ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
- ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

GENERAL FLOOR PLAN NOTES:

- SEE FOUND. PLAN FOR SLAB STEPS & SLOPES & FOR COLUMNS, FILLED BLOCK CELLS, ETC.
- VERIFY ALL MASONRY & WD. FRAME OPENING SIZES TO FIT DOORS & WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF A CONFLICT EXISTS.
- USE WATER-RESISTANT GYP. BOARD IN ALL BATHROOMS & OTHER WET AREAS.
- PROVIDE WOOD BACKING BEHIND CABINETS, SHELVES, BATH ACCESSORIES, ETC.
- ALL ATTIC SPACES ABOVE CEILING SHALL BE DIVIDED INTO HORIZONTAL AREAS NOT TO EXCEED 3,000 S.F. BY DRAFT STOPS. PROVIDE A 22"x36" (MIN) ATTIC ACCESS INTO EACH SPACE DIVIDED BY A DRAFT STOP. (SEE DTL SHEET)

DOOR / WINDOW NOTES

- SEE PLAN AND ELEVATIONS FOR HIGH GLASS SIZE AND LOCATIONS.
- ALL GLAZING SHALL COMPLY WITH CHAPTER 24, OF F.B.C. 2010 RES. 5th EDITION.
- SEE DETAIL SHEETS FOR ANCHORAGE OF ALL DOOR JAMBS, HEADS AND SILLS. ALSO REFER TO DETAIL SHEET FOR ANCHORAGE OF GARAGE DOOR BUCKS.
- ALL WINDOWS AND GLASS IN EXT. DOOR TO BE IMPACT-RESISTANT GLASS.
- EGRESS WINDOWS SHALL COMPLY WITH SEC. 1005.4.2/F.B.C. 2020 RES. 7TH EDITION EACH EGRESS WINDOW SHALL PROVIDE A CLEAR OPENING NOT LESS THAN 20" IN WITH, 24" IN HEIGHT AND MIN. OF 5.7 S.F. IN AREA. BOTTOM EDGE OF SUCH OPENING SHALL NOT BE MORE THAN 44" AFF. AND NO PART OF THE OPERATING MECHANISM SHALL BE MORE THAN 54" AFF. THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLASS SHOWER & TUB ENCLOSURES SHALL BE TEMPERED GLASS.
- EMERGENCY EGRESS DOOR - DO NOT SHUTTER.
- DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK W/ 2x4 SOLID RABBETED JAMB, OR A C-LABEL METAL DOOR & JAMB. DOORS TO HAVE AUTOMATIC CLOSER AS INDICATED IN DOOR SCHEDULE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL WINDOW & DOOR SIZES/OPENINGS PRIOR TO ORDERING FROM SUPPLIER.
- FOR ALL EXTERIOR DOORS/WINDOWS, PRODUCT APPROVAL IS REQUIRED. SUBMIT TO ARCHITECT OR ENGINEER FOR REVIEW AND TO BUILDING DEPT. FOR APPROVAL.
- GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER.
- ALL GLASS IN DOORS & ALL SLIDING GLASS DOORS TO BE TEMPERED GLASS.
- G.C. TO COORDINATE THRESHOLD FOR ALL DOORS ON MASONRY WALL.
- OPERABLE WINDOWS WITH MORE THEN ONE LOCKING POINT SHALL HAVE ONLY ONE POINT OF OPERATION.)

INDEX OF DRAWINGS

SHEET NO.	SHEET CONTENTS
CVR	COVER SHEET
SP-1	SITE PLAN
SP-2	SITE SETBACK DIAGRAM (SECOND FLOOR)
P-1	PROPOSED FIRST FLOOR
P-2	PROPOSED SECOND FLOOR
P-3	PROPOSED ROOF PLAN
P-4	NORTH & SOUTH ELEVATIONS
P-5	EAST & WEST ELEVATIONS
P-6	BUILDING SECTIONS
P-7	WINDOW AND DOOR SCHEDULES
P-8	PROPOSED STREET VIEW
P-9	COLOR RENDERINGS



SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:	
1. TAC COMMENTS:	12.19.22

LAND SURVEYOR

RENNER BURGESS, INC.  
801 SE 6TH AVENUE,  
SUITE 203  
DELRAY BEACH, FL 33483  
TELEPHONE: 561-243-4624

SUBMITTALS:	
ISSUED TO H.B.:	10.03.22

PROJECT #:	21-1029
DESIGNER:	RB
DRAWN BY:	KR/RB
PLAN REVIEW:	RB

COVER SHEET

CVR

CLIENT

RTG CONSTRUCTION INC  
3300 S CONGRESS AVE #5  
BOYNTON BEACH FL 33426  
TELEPHONE: 561-244-9908

DESIGNER

OPUS HOMES  
DESIGN & ENGINEERING  
455 NE 5TH AVENUE  
SUITE D-332  
DELRAY BEACH, FL 33483  
TELEPHONE: 561-577-8786

STRUCTURAL

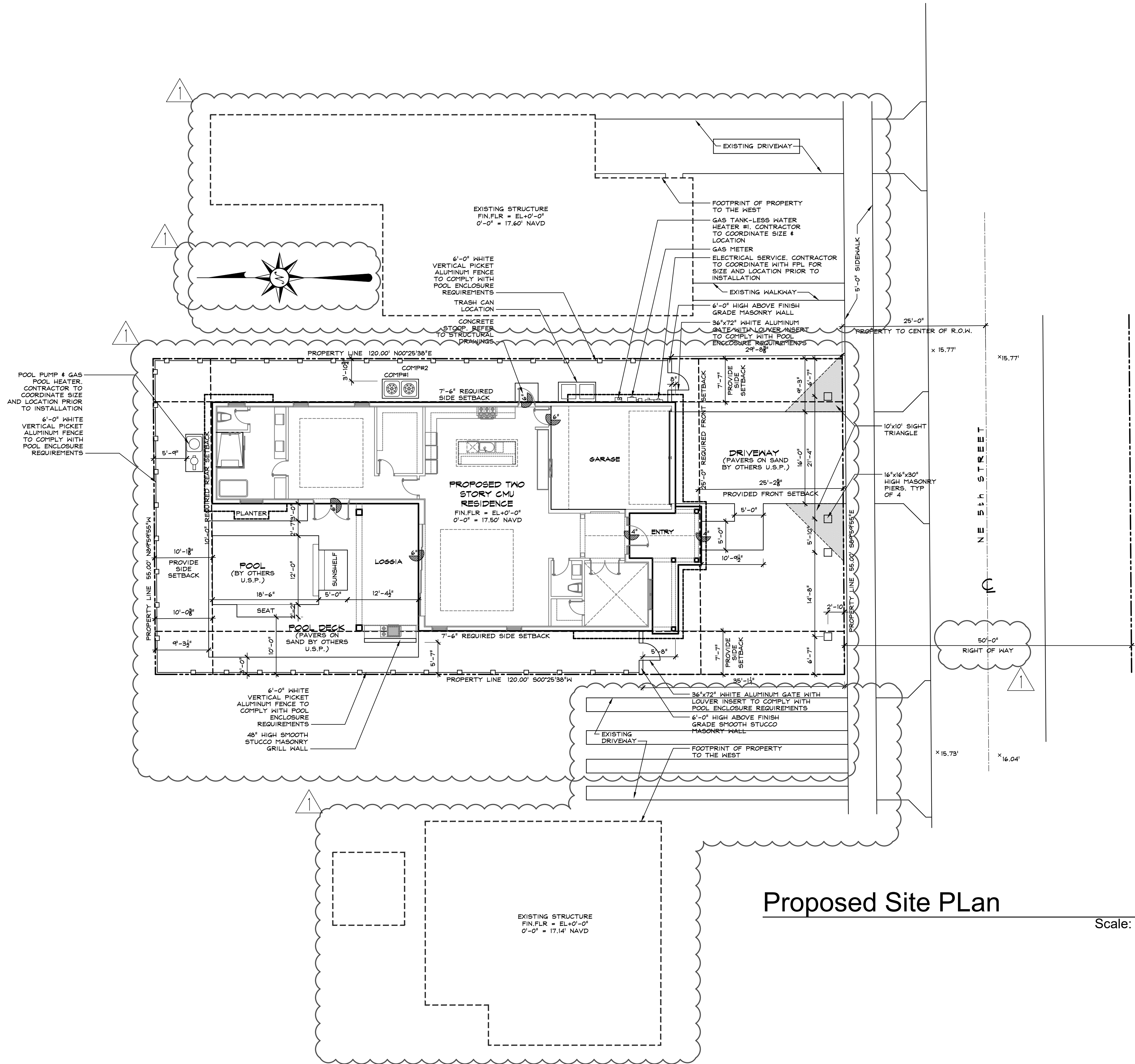
SPECIALTY ENGINEERING  
CONSULTANT INC  
1599 SW 30TH AVENUE #20  
BOYNTON BEACH, FL 33426  
TELEPHONE: 561-752-5440

LANDSCAPE

CIVIL ENGINEER

FLORIDA CONSULTING  
ENGINEERS INC.  
134 NW 16TH STREET #1  
BOCA RATON, FL 33432  
TELEPHONE: 561-353-1152





ZONING DATA		
ZONING DISTRICT	RL - RI-A - (Historic District)	
FUTURE LAND USE	LD (Historic District)	
ARCHITECTURAL STYLE	VERNAICULAR	
FLOOD ZONE	X	
LEGAL DESCRIPTION		
LOT 5 BLOCK 8 DEL-IDA PARK AS RECORDED IN PLAT BOOK 9 PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.		
BUILDING SETBACK		
	REQUIRED	PROVIDED
FRONT SETBACK (SOUTH)	25'-0"	25'-2 5/8"
SIDE STREET SETBACK	N/A	N/A
EAST SIDE SETBACK	7'-6"	7'-7"
WEST SIDE SETBACK	7'-6"	7'-7"
REAR SETBACK (NORTH)	10'-0"	10'-1 3/8"
SITE DATA CHART		
	REQUIRED	PROVIDED
BUILDING FOOTPRINT	N/A	2694 S.F.
IMPERVIOUS AREA	N/A	3994 S.F.
PERVIOUS AREA	N/A	2606 S.F.
TOTAL SITE AREA	7500 S.F.	6600 S.F.
LOT COVERAGE	N/A	2694 S.F.
% IMPERVIOUS AREA	N/A	60.5 %
% PERVIOUS AREA	N/A	39.5 %
% OPEN SPACE	25 %	39.5 %
LOT WIDTH	60'/80'	55.0'
LOT DEPTH	100'	120.0'
LOT FRONTAGE	60'/80'	55.0'
TOTAL BUILDING AREA	1500 S.F.	4298 S.F.
FINISH FLOOR ELEVATION (FFE)		17.50' NAVD
BASE FLOOD ELEVATION (BFE)		N/A
BASE BUILDING ELEVATION (BBE)		17.50' NAVD
BUILDING MEAN ROOF HEIGHT (35'-0" ABOVE BBE)		25'-3"
AVERAGE CROWN OF ROAD (USED FOR BHP ELEVATION POINT)		15.92' NAVD
AREA CALCULATIONS		
FIRST FLOOR		
AIR CONDITIONED AREA		1894 S.F.
PARKING GARAGE		410 S.F.
LOGGIA		240 S.F.
COVERED ENTRY		150 S.F.
SECOND FLOOR		
AIR CONDITIONED AREA		1425 S.F.
ROOFED BALCONY		240 S.F.
TOTAL AIR CONDITIONED AREA		3319 S.F.
TOTAL ENCLOSED AREA		410 S.F.
TOTAL UNDER ROOF		630 S.F.
TOTAL LIVABLE ROOF AREA		4316 S.F.

- SITE NOTES:**
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE BUFFER AROUND EQUIPMENT, G.C. TO COORDINATE.
  - ALL EQUIPMENT TO BE INSTALLED MINIMUM AT FEMA FLOOD ELEVATION, G.C. TO COORDINATE.
  - 5'-0" WIDE FUTURE SIDEWALK (NOTE: THE APPLICANT WILL SEEK TO PAY THE IN-LIEU FEE & DOES NOT INTEND TO CONSTRUCT AT THIS TIME).
  - REFER TO LANDSCAPE DRAWINGS FOR FINAL HARDSCAPE DESIGN, FINISHES AND DIMENSIONS.
  - REFER TO POOL DRAWINGS FOR FINAL POOL LAYOUT, DIMENSIONS AND FINISHES.



**SPEC HOUSE**

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:	
1. TAC COMMENTS:	12.19.22
SUBMITTALS:	
ISSUED TO H.B.:	10.03.22
PROJECT #:	
DESIGNER:	RB
DRAWN BY:	KR/RB
PLAN REVIEW:	RB
SITE PLAN	
SP-1	

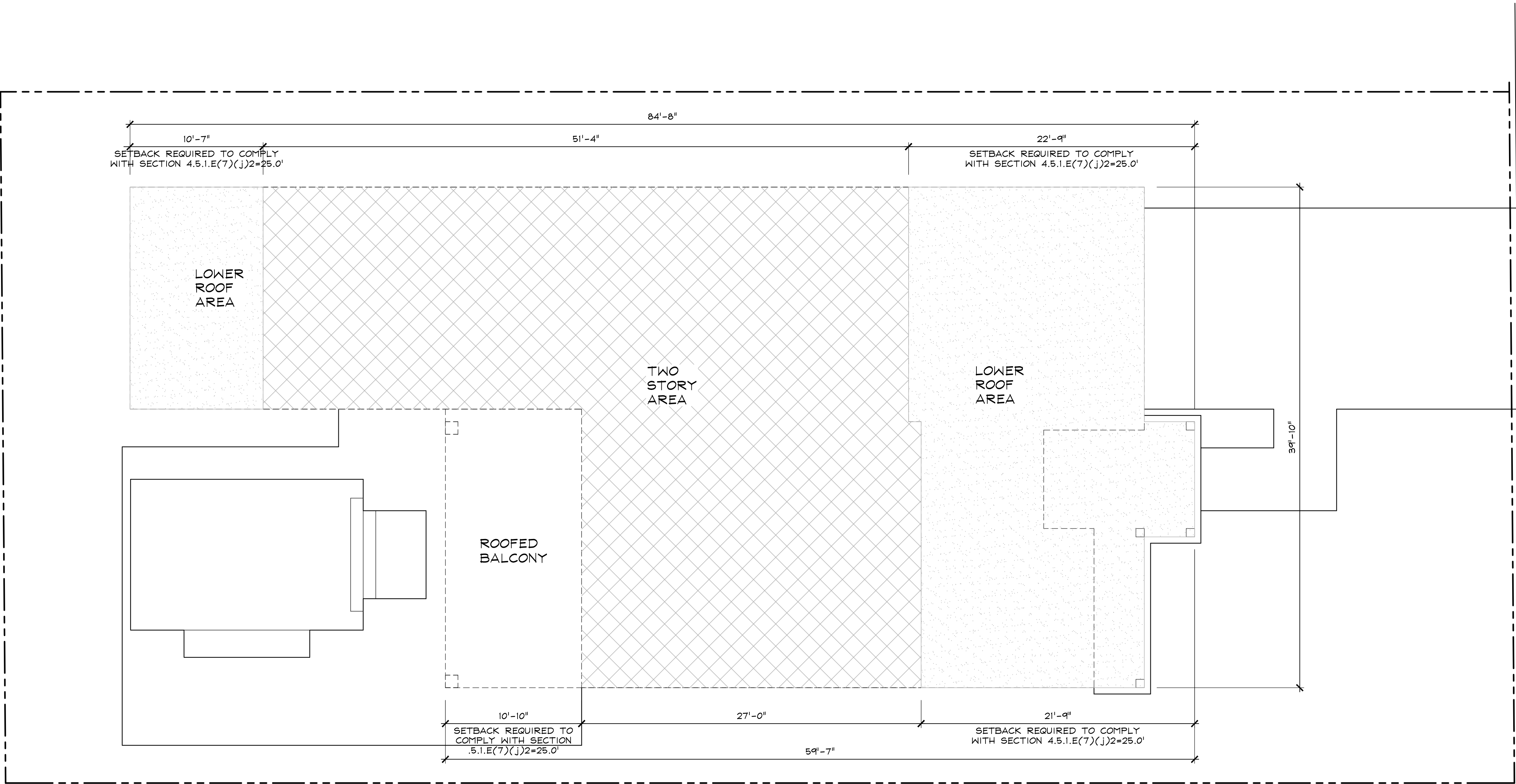
**BUILDING MASS CALCULATION FOR SIDE FACADES:**  
FRONT FACADE N/A (LOT IS LESS THAN 65 FEET IN WIDTH)

LOT DEPTH X 50% MINUS FRONT AND REAR SETBACK =  
DISTANCE TO BE SE AN EXTRA 5 FEET  
SECTION 4.5.1.E(7)(j)2

$120.0' \times 0.50 = 60.0'$   
 $60.0' - 25' - 10' = 25.0'$  REQUIRED

EAST ELEVATION ADDITIONAL SECOND FLOOR SETBACK  
PROVIDED = 33'-4"

WEST ELEVATION ADDITIONAL SECOND FLOOR SETBACK  
PROVIDED = 32'-7"



Site Setback Diagram (Second Floor)  
Scale: 3/16"=1'-0"



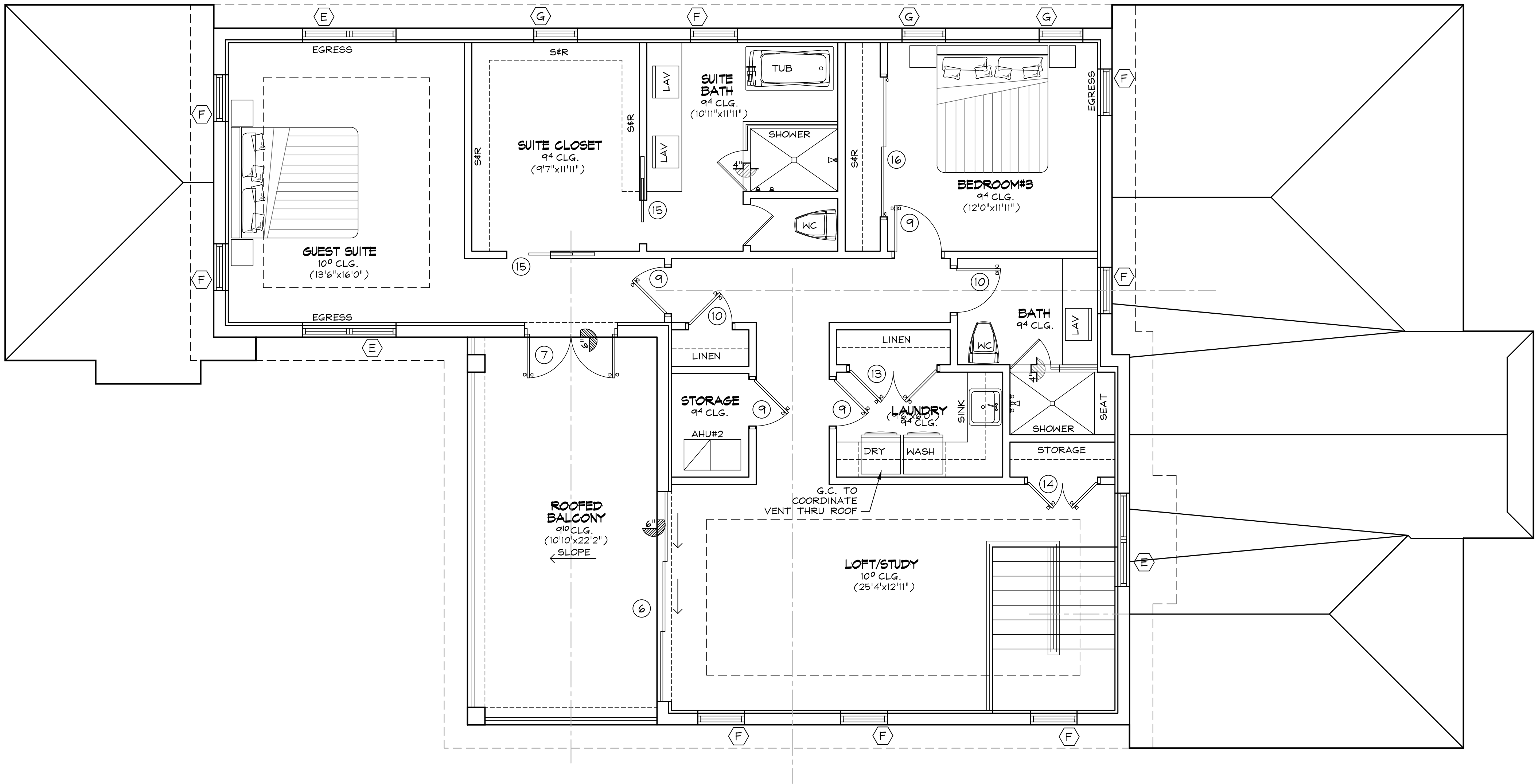
LOL 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

PROJECT #:	21-1029
DESIGNER:	RB
DRAWN BY:	KR/RB
PLAN	RB
REVIEW:	

**P-1**

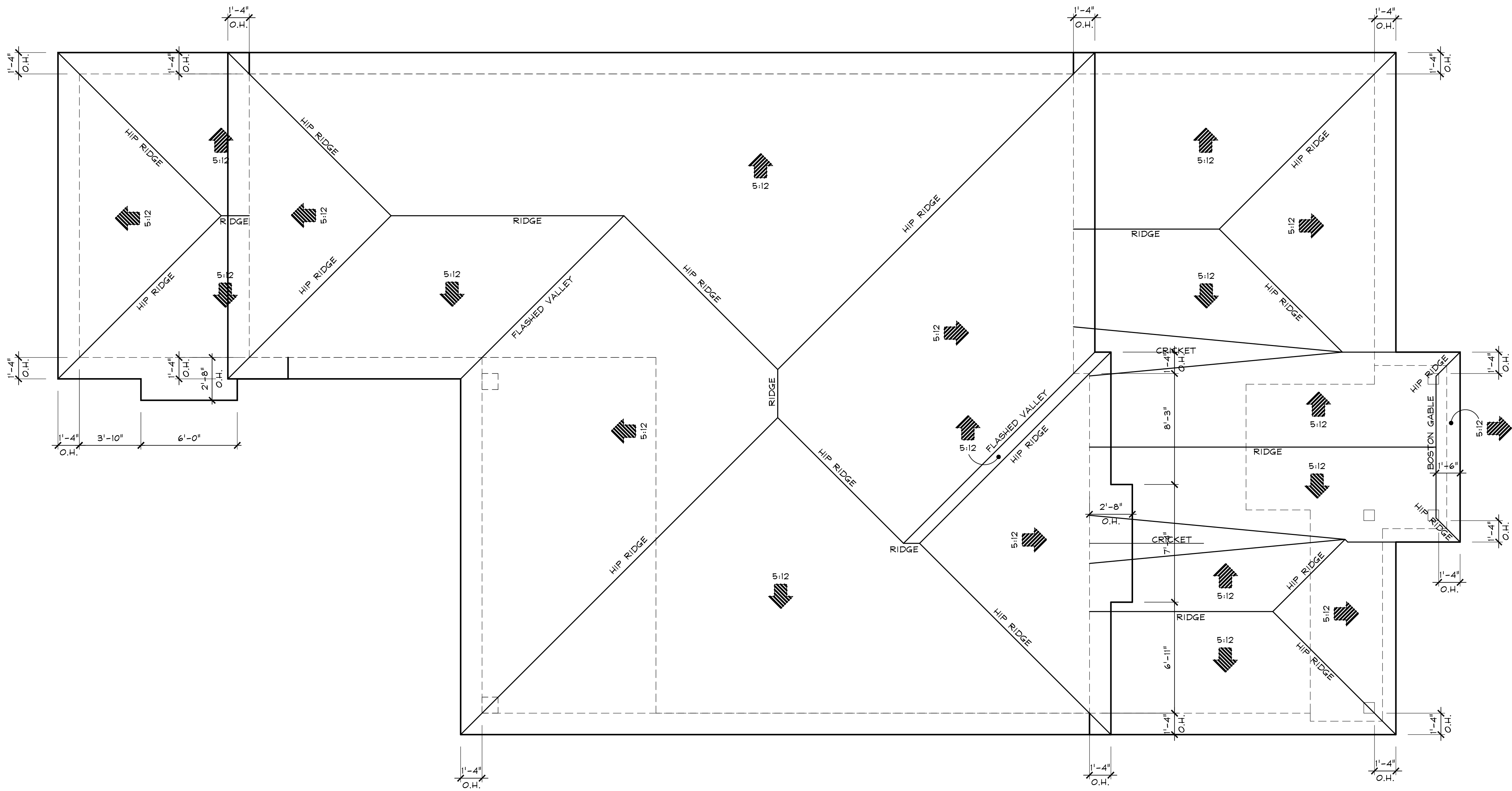


Scale: 1/4"=1'-0"



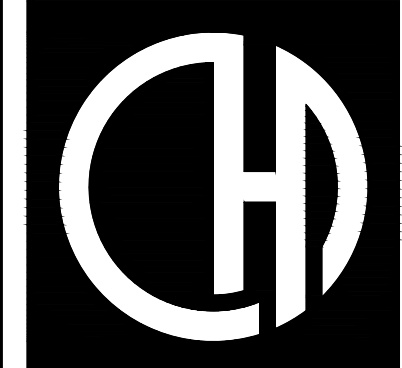
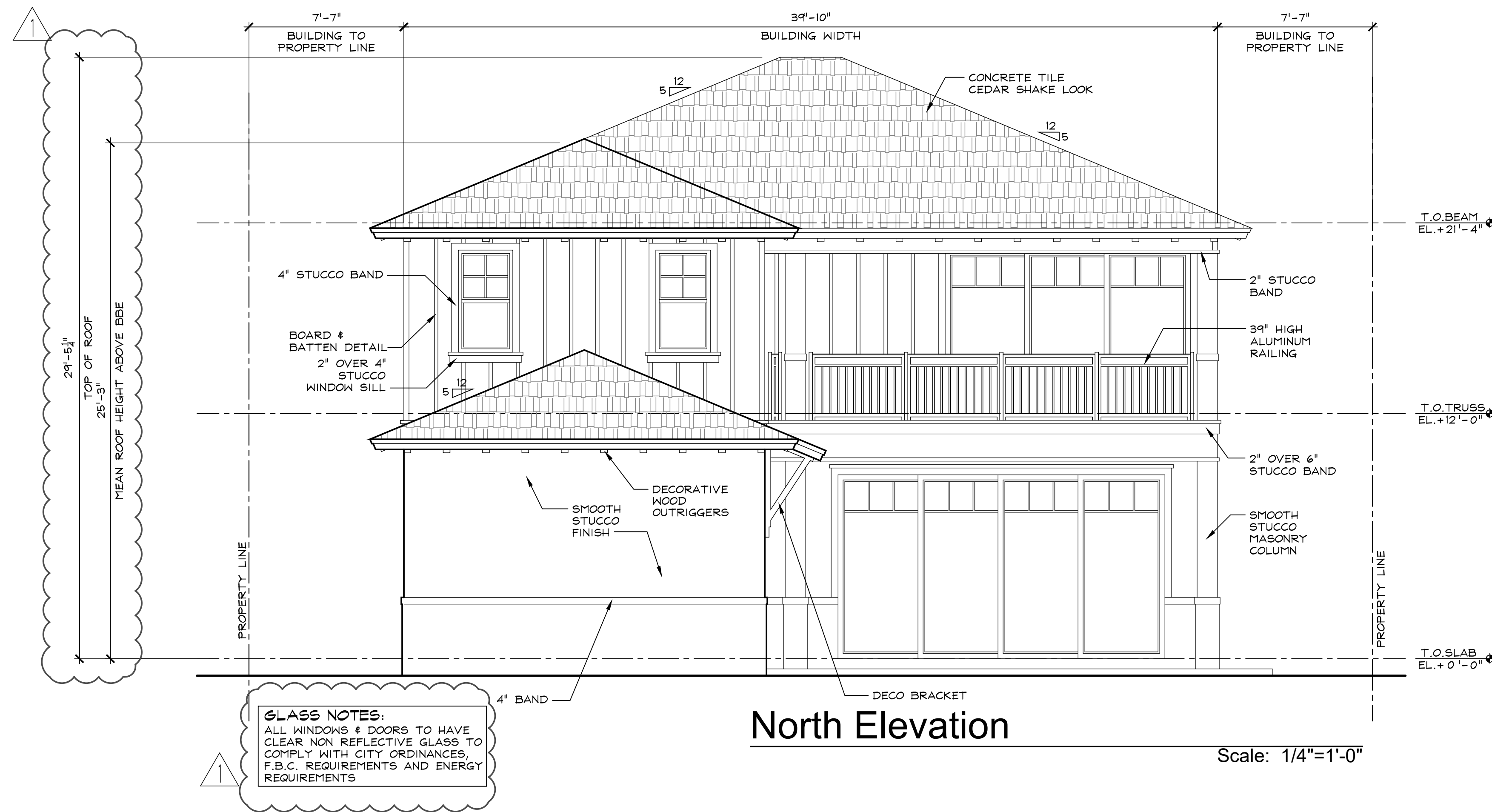
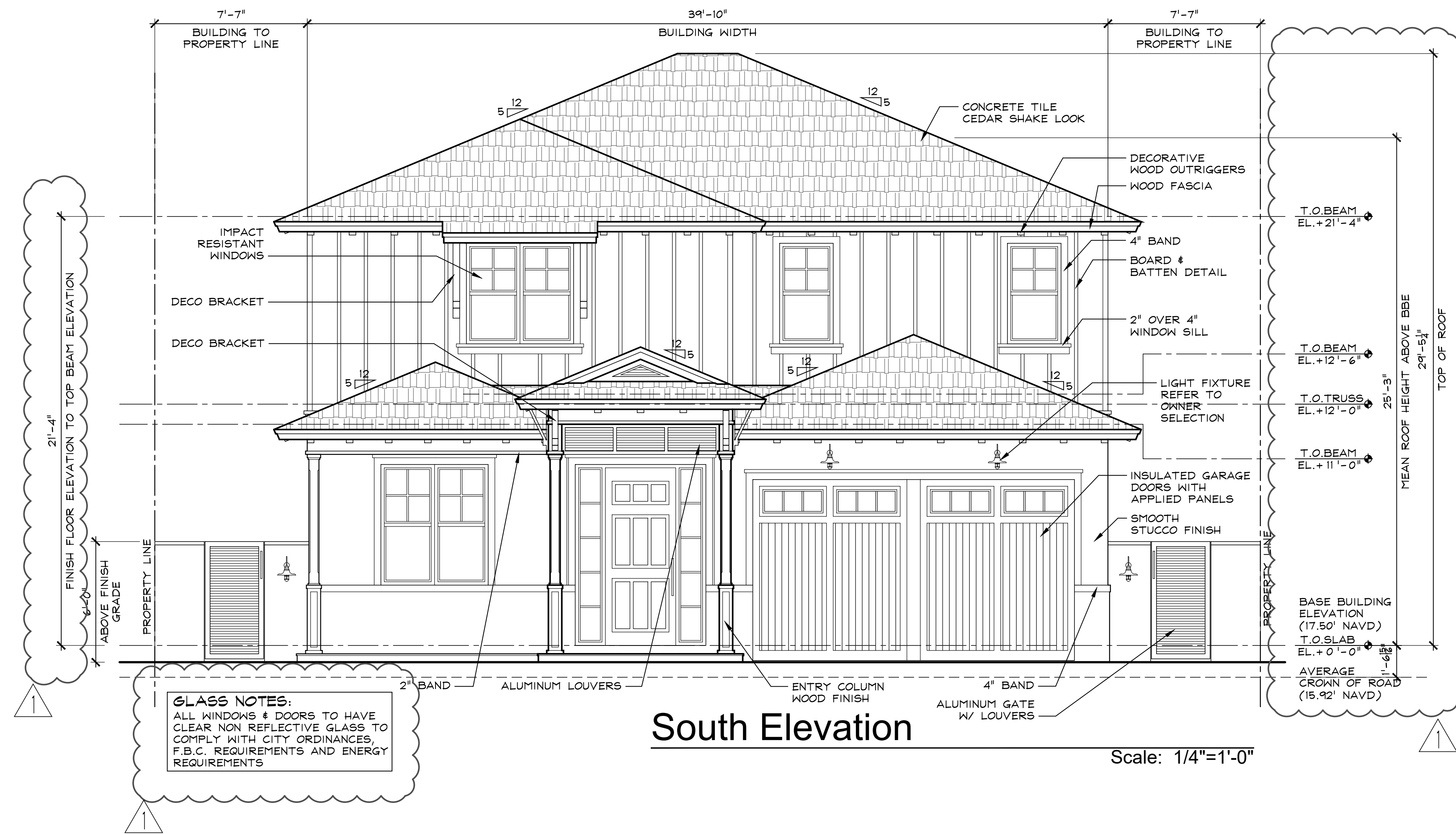
Proposed 2nd Floor

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



Proposed Roof Plan

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



OPUS HOMES  
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Richard@OpusHomes.net  
Ph: 561.577.8766

SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:  
1. TAC COMMENTS: 12.19.22

SUBMITTALS:  
ISSUED TO H.B.: 10.03.22

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

SOUTH &  
NORTH  
ELEVATIONS

P-4





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SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

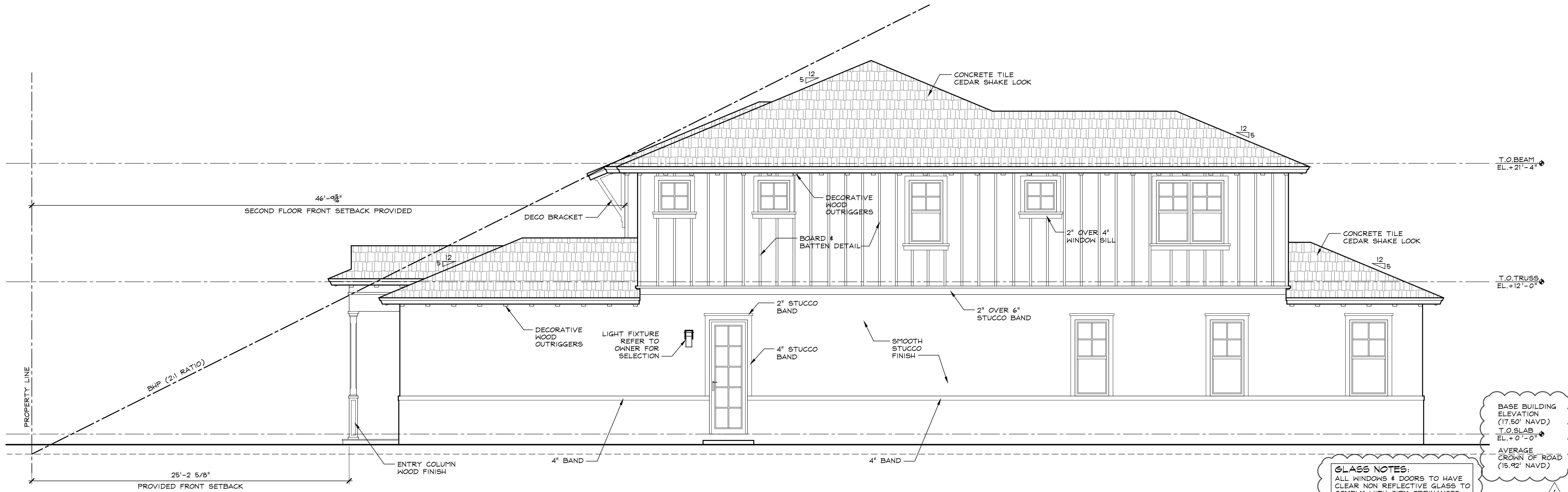
REVISIONS:  
1. TAC COMMENTS: 12.19.22

SUBMITTALS:  
ISSUED TO H.B.: 10.03.22

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

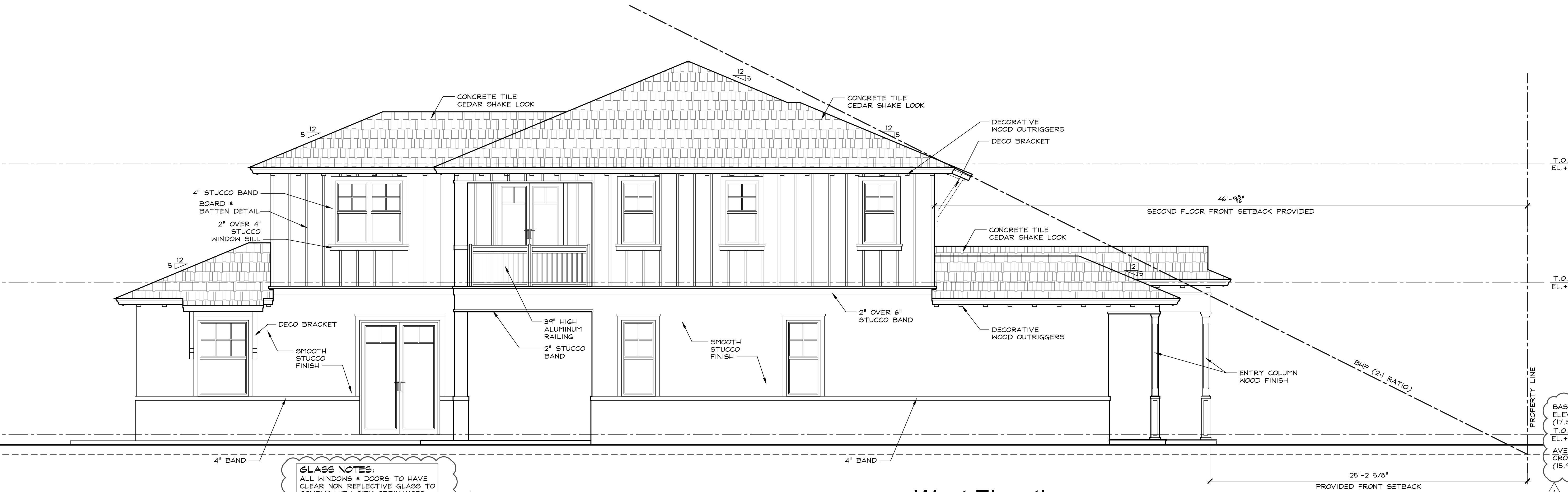
EAST &  
WEST  
ELEVATIONS

P-5



East Elevation

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



West Elevation

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





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SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

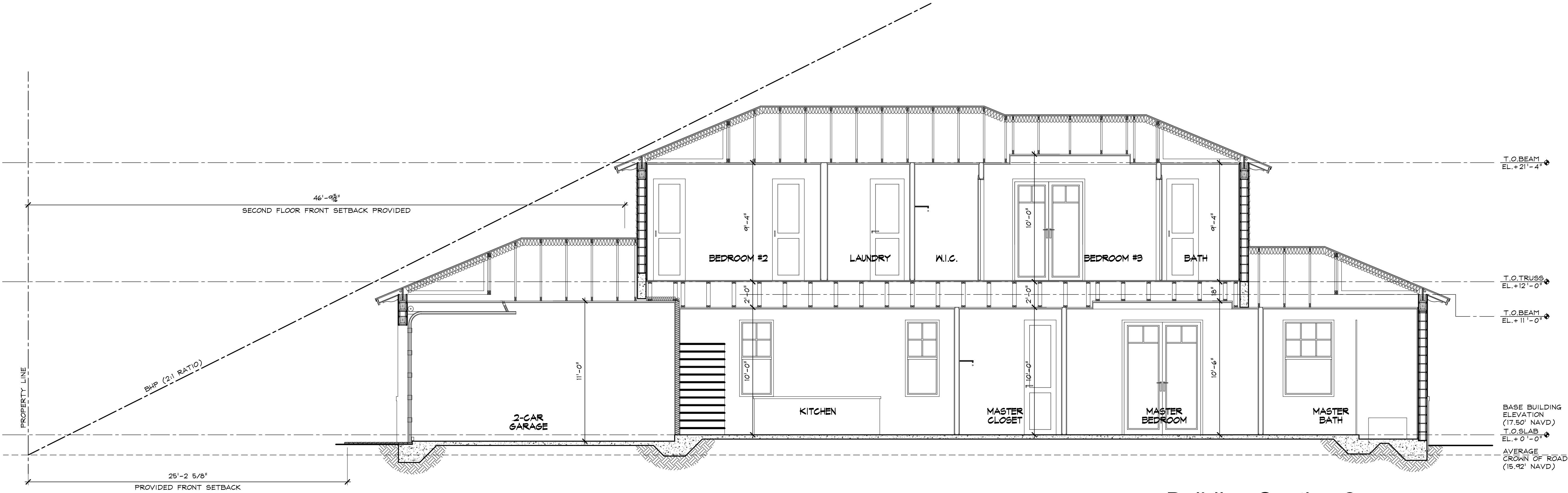
REVISIONS:  
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DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

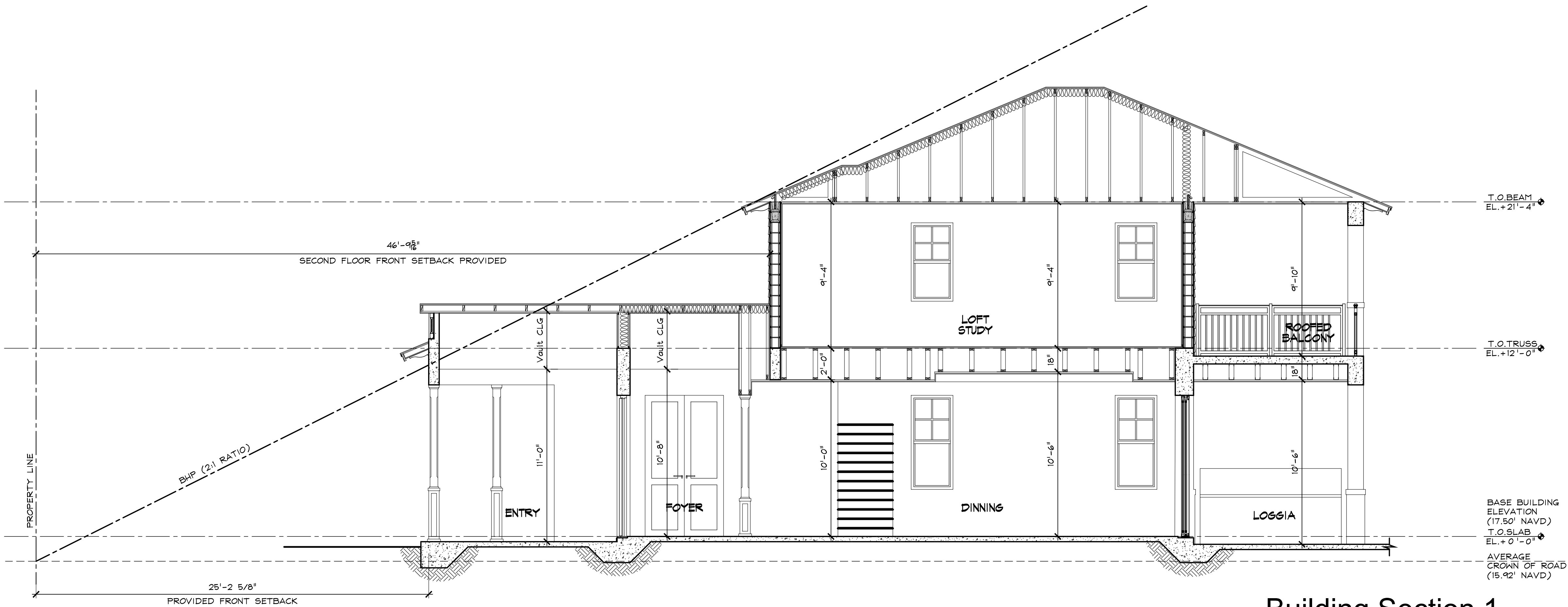
BUILDING SECTIONS

P-6



Building Section 2

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



Building Section 1

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

[illegible]

1. ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS.)
2. COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS, PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS
3. ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 2020 7th EDITION.
4. PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALL DOORS TO COMPLY WITH CODE, IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET / PRODUCT APPROVALS.)
6. ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 2020 7th EDITION PRIOR TO FABRICATION.
7. ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. 2020 7th EDITION SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20". MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ FT. @ 1ST FLOOR).
8. ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT
9. EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
10. ALL MUNTINS TO BE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. APPLY SHERWIN WILLIAMS SHER-CRETE FLEXIBLE CONCRETE WATER PROOF (TEXTURED AS SERIES) AT EXTERIOR PERIMETER OF ALL DOOR & WINDOW MASONRY OPENINGS TO A DISTANCE OF 12" FROM EDGE OF OPENING UNLESS OTHERWISE NOTED.
12. USE LOUVER DOGS AT HVAC OPENINGS IF NO RETURN AIR IS PROVIDED
13. PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL OF TYPE AND FINISHES.
14. G.C. TO VERIFY EXISTING OPENINGS FOR STRUCTURAL INTEGRITY, ADVISE ENGINEER IF STRUCTURAL INTEGRITY IS NOT MET.

The image displays seven architectural drawings of window and door configurations, labeled 1 through 7, arranged in two rows. Each drawing includes dimensions and labels for its components.

**Row 1:**

- 1:** A single door with a transom. Dimensions: 6'-6" (total width), 3'-6" (door width), 1'-4" (transom width). Height: 9'-0".
- 2:** A set of four sliding glass doors. Dimensions: 16'-0" (total width), 4'-0" (EQ) (individual door width). Height: 9'-0".
- 3:** A set of double doors with transoms. Dimensions: 6'-4" (total width), 3'-0" (EQ) (individual door width). Height: 9'-0".
- 4:** A single door with a transom. Dimensions: 3'-0" (total width), 2'-8" (door width). Height: 9'-0".

**Row 2:**

- 5:** A set of four sliding glass doors with transoms. Dimensions: 16'-0" (total width), 3'-4" (EQ) (individual door width), 6'-4" (transom width), 4'-0" (EQ) (individual transom width). Height: 9'-0".
- 6:** A set of three sliding glass doors. Dimensions: 12'-0" (total width), 4'-0" (EQ) (individual door width). Height: 8'-0".
- 7:** A set of double doors with transoms. Dimensions: 5'-8" (total width), 2'-8" (EQ) (individual door width), 2'-8" (transom width). Height: 8'-0".

[illegible]

Technical drawings of window options A through G, showing dimensions and labels.

**Option A:** SINGLE HUNG. Overall width: 5'-4". Top sash width: 2'-8" (left), 2'-8" (right). Bottom sash width: 2'-8" (left), 2'-8" (right). Overall height: 9'-0". Top sash height: 6'-0". Bottom sash height: 3'-0".

**Option B:** SINGLE HUNG. Overall width: 2'-8". Top sash width: 2'-8". Bottom sash width: 2'-8". Overall height: 9'-0". Top sash height: 6'-0". Bottom sash height: 3'-0".

**Option C:** SINGLE HUNG. Overall width: 4'-0". Top sash width: 4'-0". Bottom sash width: 4'-0". Overall height: 9'-0". Top sash height: 6'-0". Bottom sash height: 3'-0".

**Option D:** SINGLE HUNG. Overall width: 3'-0". Top sash width: 3'-0". Bottom sash width: 3'-0". Overall height: 9'-0". Top sash height: 6'-0". Bottom sash height: 3'-0".

**Option E:** SINGLE HUNG. Overall width: 5'-4". Top sash width: 2'-8" (left), 2'-8" (right). Bottom sash width: 2'-8" (left), 2'-8" (right). Overall height: 9'-0". Top sash height: 6'-0". Bottom sash height: 3'-0".

**Option F:** SINGLE HUNG. Overall width: 2'-8". Top sash width: 2'-8". Bottom sash width: 2'-8". Overall height: 8'-0". Top sash height: 5'-0". Bottom sash height: 3'-0".

**Option G:** FIXED. Overall width: 2'-6". Top sash width: 2'-6". Bottom sash width: 2'-6". Overall height: 8'-0". Top sash height: 5'-6". Bottom sash height: 2'-6".



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SPEC HOUSE

LOT 5 NE 5TH STREET  
DELRAY BEACH FLORIDA

REVISIONS:  
1. TAC 12.19.22  
COMMENTS:

SUBMITTALS:  
ISSUED TO 10.03.22  
H.B.:

PROJECT #: 21-1029  
DESIGNER: RB  
DRAWN BY: KR/RB  
PLAN REVIEW: RB

STREET  
ELEVATION

P-8

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Proposed Street View

Scale: 1"=10'-0"



