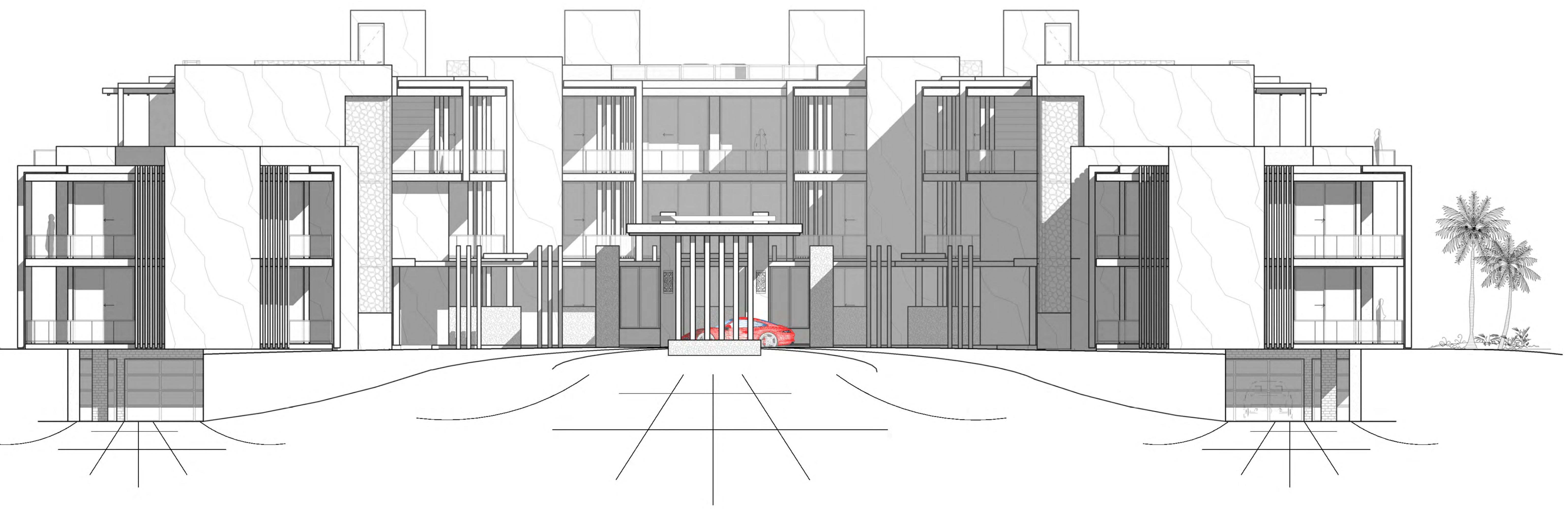
OCEAN DELRAY



DESIGN PARAMETERS

CURRENT ZONING: RM

BUILDING CLASSIFICATION:
3-LEVELS OF CONDOMINIUMS R-2
ABOVE PARKING GARAGE S-2

CODES TO WHICH THIS PROJECT WAS DESIGNED:
2017 FLORIDA BUILDING CODE / BUILDING
2017 FLORIDA BUILDING CODE / FIRE PREVENTION
2017 FLORIDA BUILDING CODE / FUEL GAS
2017 FLORIDA BUILDING CODE / MECHANICAL
2017 FLORIDA BUILDING CODE / PLUMBING
2017 FLORIDA BUILDING CODE / ACCESSIBILITY
2014 NATIONAL ELECTRICAL CODE (NEC)

OCCUPANCY CLASSIFICATIONS:
(PER FBC 2017, CHAPTER 3,
SECTION 303)

PRIMARY CONDOMINIUMS: R-2 (RESIDENTIAL)

BASEMENT GARAGE: S-2 (STORAGE)
(ENCLOSED PARKING GARAGE)

CONSTRUCTION TYPE: IIIB SPRINKLED (PER 903.3.1.1)
LIMITED TO 5 STORIES, 48,000 SF/FLOOR, 75'-0" IN HEIGHT
(PER FBC 2017, CHAPTER 5, TABLES 504.3, 504.4, 506.2)

TYPE IIIB 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:
(PER FBC 2017, CHAPTER 5, TABLE 508.4)

CONDOMINIUMS R-2,
DWELLING UNIT SEPARATION WALLS:
1/2 HOUR (SPRINKLED) PER FBC 708.3
HORIZONTAL ASSEMBLIES BETWEEN DWELLING UNITS:
1/2 HOUR (SPRINKLED) PER FBC 711.2.4.3

BETWEEN R-2 CONDOMINIUMS & S-2 GARAGE
1-HR SEPARATION (HORIZ.) FOR SPRINKLED, PRIVATE GARAGE

SITE PLAN SUBMISSION 10-11-18

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 45 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

		PERMIT SET 10.11.18
ARCHITECTURAL		
A001	COVER SHEET	X
A101	OVERALL SITE PLAN	X
A102	DETAILED SITE PLAN	X
A200	GARAGE LEVEL PLAN	X
A201	OVERALL FIRST FLOOR PLAN	X
A202	OVERALL SECOND FLOOR PLAN	X
A203	OVERALL THIRD FLOOR PLAN	X
A204	ROOF PLAN	
A301	BUILDING ELEVATIONS	X
A302	BUILDING ELEVATIONS	X
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	X
PD-1	GENERAL NOTES PLAN	X
PD-1A	DEMOLITION PLAN	X
PD-2	PAVING & GRADING PLAN	X
PD-2A	DRAINAGE PLAN	X
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	X
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	X
LP-2	DETAILS AND SPECIFICATIONS	X
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		
M001	MECHANICAL LEGEND, NOTES & SCHEDULES	
M200	OVERALL GROUND PARKING MECHANICAL PLAN	
M201	OVERALL FIRST FLOOR MECHANICAL PLAN	
M202	OVERALL SECOND FLOOR MECHANICAL PLAN	
M203	OVERALL THIRD FLOOR MECHANICAL PLAN	
M700	MECHANICAL DETAILS	
ELECTRICAL		
	PHOTOMETRIC PLAN	X
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		
P001	SPECS, GENERAL NOTES, EQUIPMENT & DETAILS	
P100	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 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 CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR 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.

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 ASD/13th 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/NFOPA NDS-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 IT'S 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 ALTERATION(S) 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.I.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 **'NEGLIGIBLE'.** TERMITE 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 5 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 TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-69 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 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, SILL 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 DWG'S. 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 2,500 PSI FOR FOOTINGS & SLABS ON GRADE & 3,000 PSI FOR BEAMS, COLUMNS AT 28 DAYS. ALL CONCRETE WORK SHALL COMPLY W/ THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-14) THE ACI DETAILING MANUAL (ACI 315/LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301/LATEST 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 WWF A MINIMUM OF 6 INCHES U.N.O. ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. U.N.O. ON DRAWINGS. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS U.N.O.

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 CONTRACT DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL.
* SLAB ON VAPOR BARRIER 2" (ELEVATED 1 1/2")
* BEAMS AND COLUMNS 1 1/2 "
* FORMED CONCRETE BELOW GRADE 2"
* UNFORMED BELOW GRADE 3"
* FOOTING 3"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 STIRRUPS
* COLUMNS 1 1/2" CLEAR TO TIES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL BEAM NOTES:
1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM U.N.O.
2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS 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 (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
5) DROP BOTTOM OF TIE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (28" MAX. BEAM DEPTH) & ADD 2 #5 BOTTOM, IF DROP EXCEEDS 8" U.N.O. ON PLANS.
6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT U.N.O.

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 ROOF TRUSSES PER TPI 1-2014; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 80; HANDLING, INSTALLATING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSI 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 II 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 U.N.O. 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 1800 PSI AT 28 DAYS. 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 9 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 TIE BEAMS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR 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 A-500 GRADE B (FY=46KSI). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED, AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE" (ASW D1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING RODS 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, SPIKED TOGETHER w/ 16d'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 UU-B-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE 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: 19/32" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-D GRADE, 4 PLY, INDES 24/0, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AMD FABRICATED STEEL OF THE TYPE INDICATED, NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.

K. DRAFT-STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 S/F. IN ATTICS FOR AREAS OVER 3,000 S/F

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, .SUCH AS BUT NOT LIMITED TO, STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, 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 U.N.O.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
* FB = 1,150 PSI FV = 90 PSI E = 1,600,000 PSI AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL; NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION; AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION; AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS; NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-94.

E. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH IT'S GRADE AND PLYWOOD WITH IT'S GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP I STANDARD (C-D) EXT-DFPA, (C-C) EXT-DFPA, STRUCTURAL I (C-D) EXT-DFPA OR STRUCTURAL I (C-C) EXT-DFPA.

DOORS AND WINDOWS:

A. DOOR OPENINGS BETWEEN THE GARAGE AND DWELLING TO BE SOLID CORE NOT LESS THAN 1 3/8" 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 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY I AND SHALL BE CAPABLE OF WITHSTANDING A 150 FOOT-POUND IMPACT TEST.

C. DOORS , BATH & SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II 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, TRI-PLEXES, CONDOMINIUMS AND TOWNHOUSES SHALL PROVIDE AT LEAST ONE BATHROOM, LOCATED WITH MAX. POSSIBLE PRIVACY, WHERE BATHROOMS ARE PROVIDED ON HABITABLE GRADE LEVELS, WITH A DOOR THAT HAS A MIN. 29" CLEAR OPENING.

THERMAL MOISTURE PROTECTION:

A. INSULATION: INSULATION SHALL BE PROVIDED AND INSTALLED PER FBC 2017 ENERGY CONSERVATION CODE. PRESCRIPTIVE REQUIREMENTS INCLUDE:
MINIMUM OF R-30 CLG INSUL IN CLIMATE ZONE 1, R-38 CLG INSUL IN CLIMATE ZONE 2.
MASONRY WALLS A MINIMUM OF R-4 IN CLIMATE ZONE 1, R-6 IN CLIMATE ZONE 2.
FRAME WALLS A MINIMUM OF R-13 IN BOTH CLIMATE ZONE 1 & 2.
VERIFY REQUIRED INSULATION VALUES TO BE INSTALLED AGAINST FBC ENERGY CONSERVATION ENERGY CALCULATIONS AS SUBMITTED.

B. ROOF / TILE: TILE SHALL BE AS SHOWN ON DRAWINGS AND AS SELECTED BY ARCHITECT/DESIGNER. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA BUILDING CODE 2017. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH A ROOFERS WRITTEN GUARANTEE COVERING WORKMANSHIP. MATERIAL MANUFACTURERS GUARANTEE FOR REPLACEMENT OF THE SAME AT NO COST TO THE OWNER WITHIN WARRANTEE PERIOD.

ABBREVIATIONS

ABV.	ABOVE	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING
ACOUS.	ACOUSTICAL	HDWD.	HARDWOOD	RWD.	REDWOOD
ADJ.	ADJUSTABLE	HDWE.	HARDWARE	R.W.L.	RAIN WATER LEADER
AL.	ALUMINUM	HGT.	HEIGHT	S.C.	SOLID CORE
APPROX.	APPROXIMATE	HORIZ.	HORIZONTAL	SCHED.	SCHEDULE
BD.	BOARD	I.D.	INSIDE DIAMETER	SHT.	SHEET
BLDG.	BUILDING	INCAND.	INCANDESCENT	SIM.	SIMILAR
BLK.	BLOCK	INSUL.	INSULATION	SQ.	SQUARE
BOT.	BOTTOM	INT.	INTERIOR	SST.	STAINLESS STEEL
CAB.	CABINET	JT.	JOINT	STD.	STANDARD
CER.	CERAMIC	LAM.	LAMINATE	STL.	STEEL
C.I.	CAST IRON	LAV.	LAVATORY	STOR.	STORAGE
CLR.	CLEAR	LOC.	LOCATION	STRUCT.	STRUCTURAL
COL.	COLUMN	MAX.	MAXIMUM	SUSP.	SUSPENDED
CONC.	CONCRETE	MECH.	MECHANICAL	SYM.	SYMMETRICAL
CONN.	CONNECTION	MET.	METAL	T.C.	TOP OF CURB
CONT.	CONTINUOUS	MFR.	MANUFACTURER	TEL.	TELEPHONE
CTSK.	COUNTERSUNK	MIN.	MINIMUM	T&G	TONGUE AND GROOVE
DECOR.	DECORATIVE	MISC.	MISCELLANEOUS	THK.	THICK
DET.	DETAIL	M.O.	MASONRY OPENING	T.O.C.	TOP OF CHIMNEY
D.F.	DOUGLAS FIR	MTD.	MOUNTED	T.O.FR.	TOP OF FRAMING
DIA.	DIAMETER	MUL.	MULLION	T.O.L.	TOP OF LEDGER
DIM.	DIMENSION	N.I.C.	NOT IN CONTRACT	T.O.P.	TOP OF PLATE
DN.	DOWN	NO.	NUMBER	T.O.PL.	TOP OF PLATE
D.S.	DOWN SPOUT	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
DWG.	DRAWING	O.A.	OVERALL	U.O.N.	UNLESS OTHERWISE NOTED
EA.	EACH	OBS.	OBSCURE	VERT.	VERTICAL
EL.	ELEVATION	O.C.	ON CENTER	VEST.	VESTIBULE
ELEV.	ELEVATOR	O.D.	OUTSIDE DIAMETER	V.G.D.F.	VERTICAL GRAIN
ELEC.	ELECTRICAL	OFF.	OFFICE	W/	WITH
EQ.	EQUAL	OPNG.	OPENING	W/O	WITHOUT
EXH.	EXHAUST	OPP.	OPPOSITE	W.C.	WATER CLOSET
EXP.	EXPANSION	PL.	PLATE	WD.	WOOD
EXT.	EXTERIOR	PLAS.	PLASTER	WDW.	WINDOW
EXIST.	EXISTING	PLYWD	PLYWOOD	W.H.	WATER HEATER
F.F.	FINISH FLOOR	PR.	PAIR	WSCT.	WAINSCOT
FLASH.	FLASHING	PRCST.	PRECAST	WT.	WEIGHT
FLUOR.	FLUORESCENT	P.T.	PRESSURE TREATED	SYMB.	SYMBOLS
FT.	FOOT/FEET	PTN.	PARTITION	&	AND
FTG.	FOOTING	Q.T.	QUARRY TILE	∠	ANGLE
GA.	GAUGE	RAD.	RADIUS	@	AT
GALV.	GALVANIZED	REINF.	REINFORCE	℄	CENTER LINE
GL.	GLASS	REQ.	REQUIRED	Ø	DIAMETER OR ROUND
GR.	GRADE	RM.	ROOM	#	POUND OR NUMBER
GYP.	GYPSUM				
H.B.	HOSE BIBB				

PROJECT TEAM

ARCHITECT
RANDALL STOFFT ARCHITECTS
42 NORTH SWINTON AVE., SUITE 1
DELRAY BEACH, FL. 33444
561-243-0799 (T)
CONTACT: CARLOS LINARES
EMAIL: carlos@stofft.com

STRUCTURAL & MEP ENGINEER
TLC ENGINEERING
874 DIXON BOULEVARD
COCOA, FL. 32922
321-636-0274 (T), 321-639-8986 (F)
CONTACT: JIM MULLEN, P.E., LEED-AP
EMAIL: jim.mullen@tlc-eng.com

CIVIL ENGINEER
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL. 33434
561-392-1991 (T)
CONTACT: MATTHEW KAHN, P.E.
EMAIL: matthew@cwiassoc.com

LANDSCAPE ARCHIITECT
DESIGN STUDIO BOCA
2300 CORPORATE BOULEVARD. NW
SUITE 214
BOCA RATON, FL. 33431
561-955-8623 (T)
CONTACT: MARK JACOBSEN, RLA, ASLA
EMAIL: mark@dsboca.com

INTERIOR DESIGNER
IKASU DESIGN
305 NORTH SWINTON AVE.
DELRAY BEACH, FL. 33444
561-542-3515 (T)
CONTACT: BERIL YURDAKUL, NCIDQ, ASID
EMAIL: studio@ikasudesign.com

BUILDER
KAST CONSTRUCTION
701 NORTHPOINT PARKWAY
SUITE 400
WEST PALM BEACH, FL. 33407
561-402-8632 (T), 561-689-1194 (F)
CONTACT: MARCO VITERI
EMAIL: mviteri@kastbuild.com

REVISIONS	BY	DATE
PRELIMINARY SET	CL/SKH	05.16.18
DD SET	CL/JRM	06.29.18
ENGINEER SET	CL/JRM	07.20.18
DD SET	CL/JRM	08.08.18
DD SET	CL/JRM	08.24.18
SITE PLAN SUBMITTAL	CL/JRM	10.11.18

OCEAN DELRAY
1901 OCEAN BLVD
DELRAY BEACH, FLORIDA

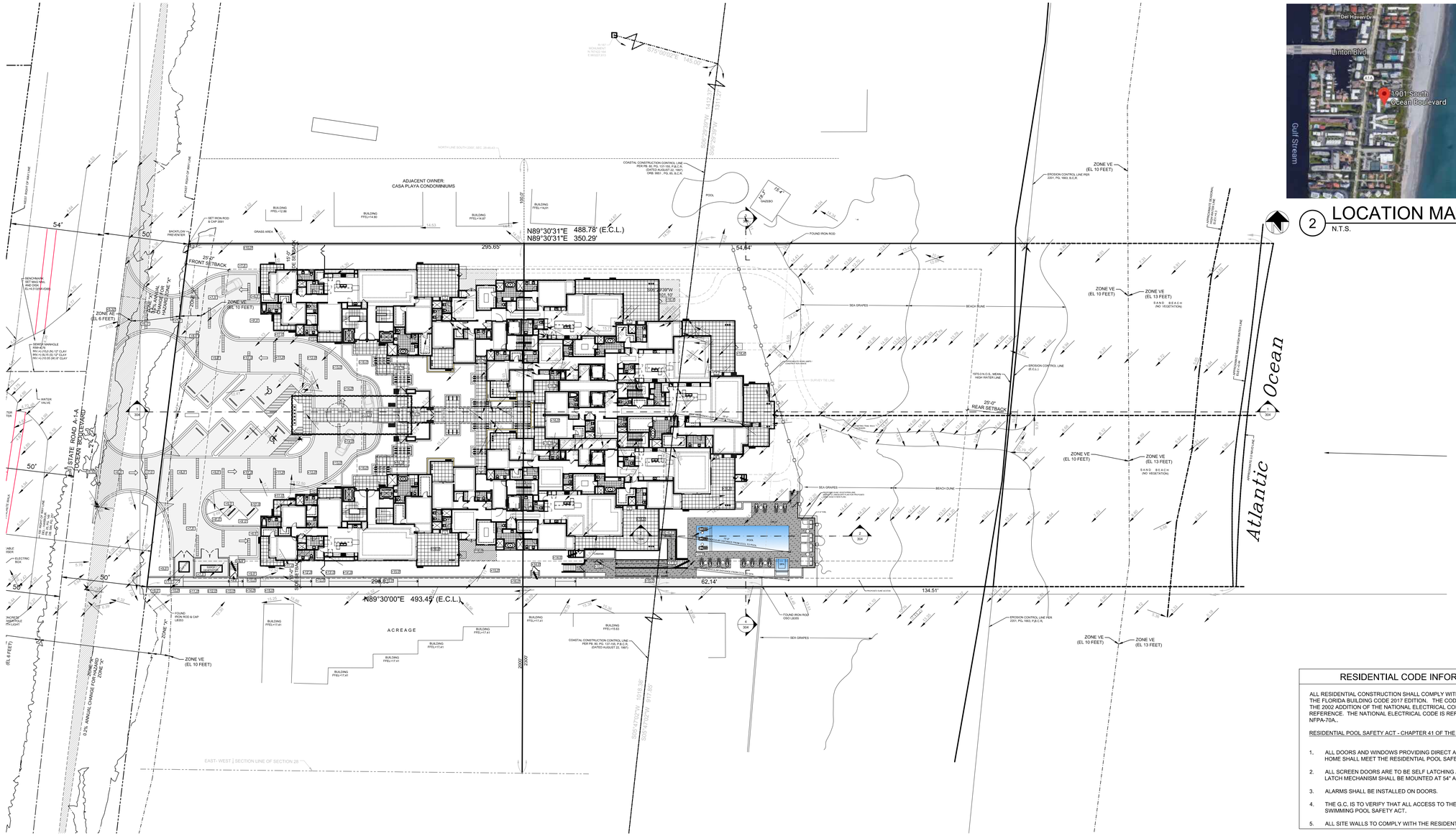
OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1802012

FL-0011105 FIRM-AA003379

A001



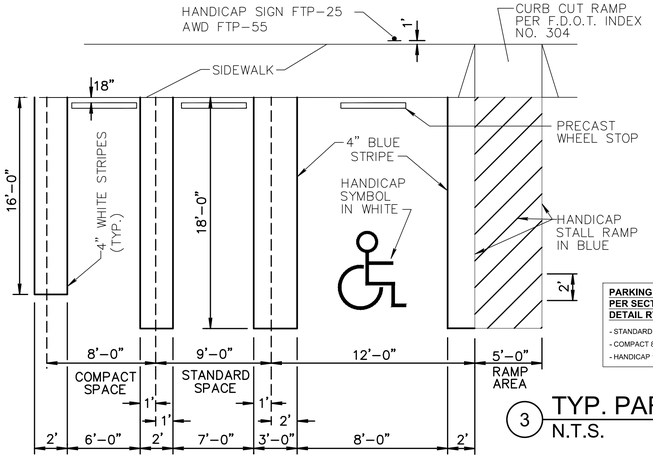
2 LOCATION MAP
N.T.S.

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

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



3 TYP. PARKING STALL
N.T.S.

PARKING STALL DIMENSIONS PER SECTION 4.6.9.(D) (6) (e), DETAIL RT 4.2

- STANDARD 9'x18'
- COMPACT 8'x16'
- HANDICAP 12'X18' PLUS 5' RAMP AREA

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	3,464 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.	36.7%
- 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.	0%
- NO. OF DWELLING UNITS	19 UNITS	
- DWELLING UNIT PER ACRE	8.4 / ACRE	
- PARKING REQUIRED (2.5 SPACES / UNIT)	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%)

PARKING ANALYSIS	
GARAGE PARKING	39
DRIVEWAY PARKING	9
ADDITIONAL PARKING	0
TOTAL PARKING	48

	REQ.	PROP.
UNIT PARKING	48	45
ADDITIONAL PARKING	0	10
TOTAL PARKING	48	55

** REQUIRED: 38/A UNIT + 2.5 PARKING / UNIT

AREA TABULATION	
DRIVEWAYS	10,805 SF
WALKWAYS	2,921 SF
MAIN POOL & TERRACE	2,548 SF
TOTAL	16,274 SF

AREA SEAWARD OF CCCL	
AC - 1ST FLOOR	2,919 SF
TERRACES	1,735 SF
MAIN POOL TERRACE & SPA	2,548 SF
TOTAL	7,202 SF

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

1 OVERALL SITE PLAN
1"=30'-0"

SITE PLAN RE-SUBMISSION 02-05-19

	REVISIONS	BY	DATE
1	PRELIMINARY SET	CL/SKH	05.16.18
2	DD SET	CL/JRM	06.29.18
3	ENGINEER SET	CL/JRM	07.20.18
4	DD SET	CL/JRM	08.08.18
5	DD SET	CL/JRM	08.24.18
6	SITE PLAN SUBMITTAL	CL/JRM	10.11.18
7	SITE PLAN RE-SUBMIT.	CL/JRM	01.14.19

OCEAN DELRAY
1901 OCEAN BLVD
DELRAY BEACH, FLORIDA

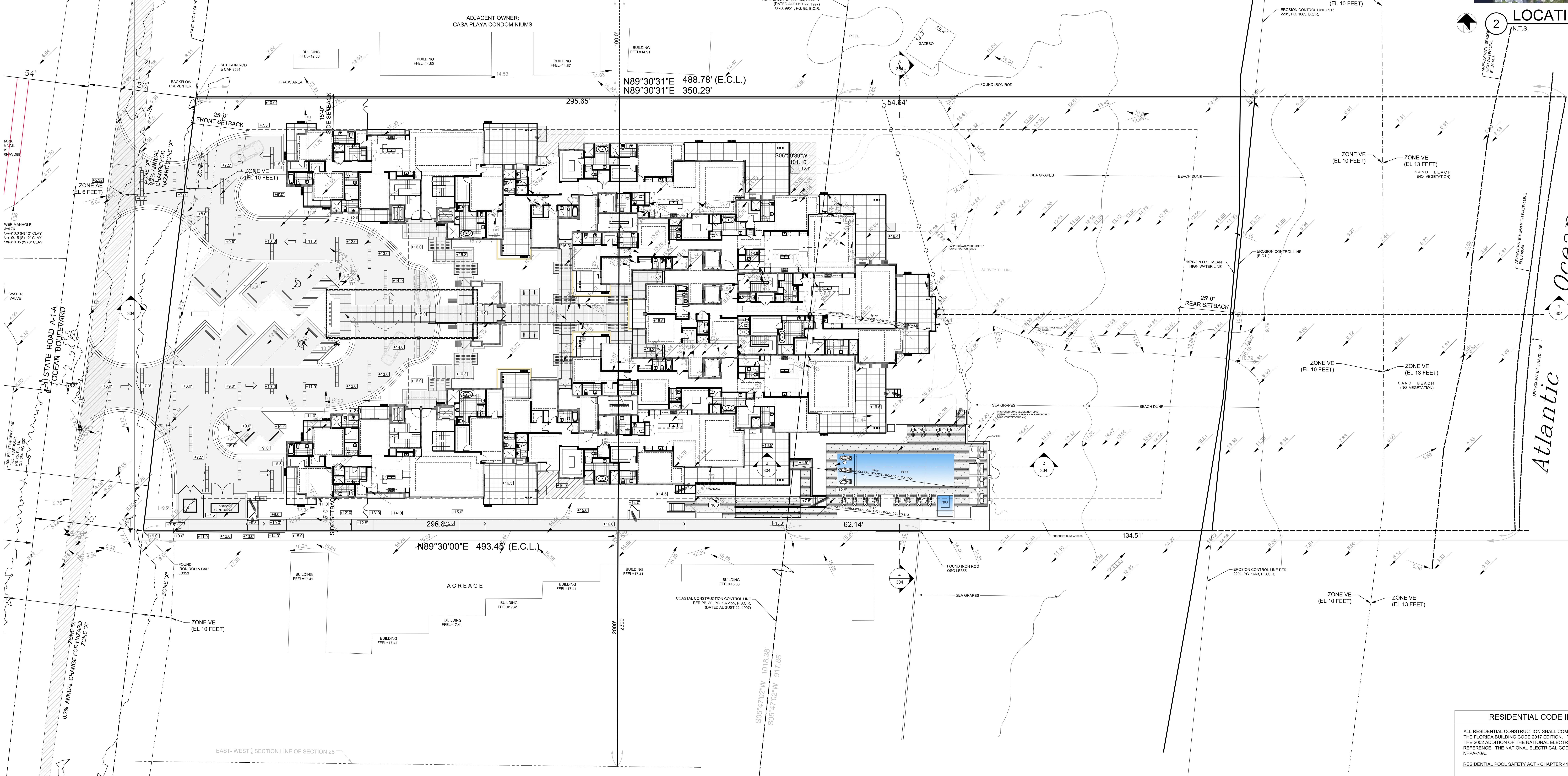
OCEAN DELRAY

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1802012

FL-0011105 FIRM-AA003379

A101



2 LOCATION MAP
N.T.S.

SITE PLAN RE-SUBMISSION 02-05-19

REVISIONS	BY	DATE
PRELIMINARY SET	CL/SKH	05.16.18
DD SET	CL/JRM	06.29.18
ENGINEER SET	CL/JRM	07.20.18
DD SET	CL/JRM	08.08.18
DD SET	CL/JRM	08.24.18
SITE PLAN SUBMITTAL	CL/JRM	10.11.18
DEP SUBMITTAL	CL/JRM	12.13.18
SITE PLAN RE-SUBMIT.	CL/JRM	01.14.19

OCEAN DELRAY
1901 OCEAN BLVD
DELRAY BEACH, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

RESIDENTIAL CODE INFORMATION

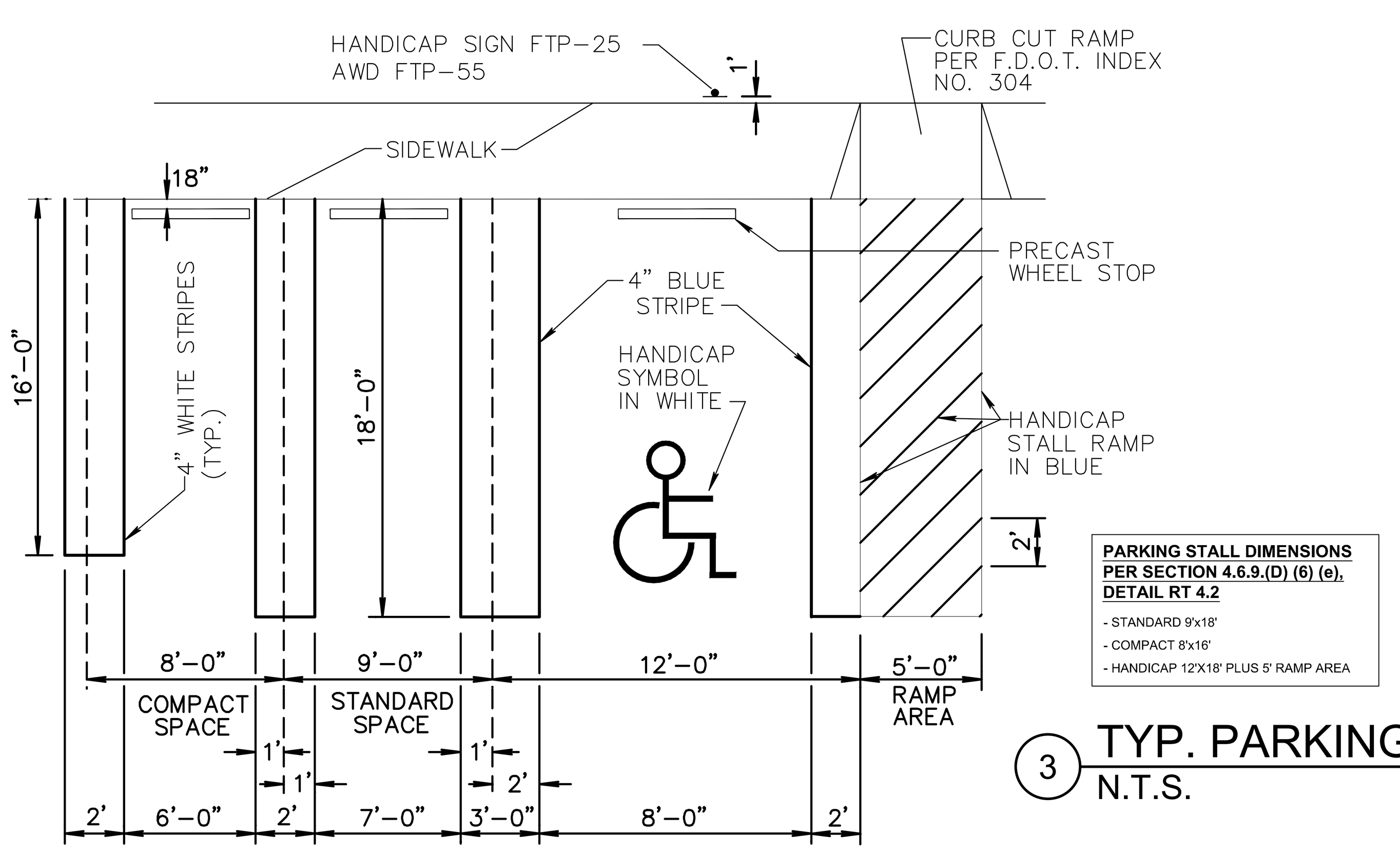
ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2017 EDITION. THE CODE IS COMPILED WITH THE 2002 ADDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70A..

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

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

Job No. 1802012

FL-0011105 FIRM-AA003379



PARKING STALL DIMENSIONS PER SECTION 4.6.9.(D) (6) (e), DETAIL RT 4.2

- STANDARD 9'x18'
- COMPACT 8'x16'
- HANDICAP 12'X18' PLUS 5' RAMP AREA

3 TYP. PARKING STALL
N.T.S.

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	3,464 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.	36.7%
- 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.	0%
- NO. OF DWELLING UNITS	19 UNITS	
- DWELLING UNIT PER ACRE	8.4 / ACRE	
- PARKING REQUIRED (2.5 SPACES / UNIT)	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%)

PARKING ANALYSIS

GARAGE PARKING	39
DRIVEWAY PARKING	9
ADDITIONAL PARKING	0
TOTAL PARKING	48

	REQ.	PROP.
UNIT PARKING	48	45
ADDITIONAL PARKING	0	10
TOTAL PARKING	48	55

** REQUIRED: 3BR UNIT = 2.5 PARKING / UNIT

AREA TABULATION

DRIVEWAYS	10,805 SF
WALKWAYS	2,921 SF
MAIN POOL & TERRACE	2,548 SF
TOTAL	16,274 SF

AREA SEAWARD OF CCCL

AC - 1ST FLOOR	2,919 SF
TERRACES	1,735 SF
MAIN POOL TERRACE & SPA	2,548 SF
TOTAL	7,202 SF

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

1 OVERALL SITE PLAN
1"=20'-0"

A101

REVISIONS	BY	DATE
PRELIMINARY SET	CLSKH	05.16.18
DD SET	CLURM	06.29.18
ENGINEER SET	CLURM	07.20.18
DD SET	CLURM	08.08.18
DD SET	CLURM	08.24.18
SITE PLAN SUBMITTAL	CLURM	10.11.18
DEP SUBMITTAL	CLURM	12.13.18
SITE PLAN RE-SUBMIT.	CLURM	01.14.19

SITE PLAN RE-SUBMISSION 02-05-19

OCEAN DELRAY

1901 OCEAN BLVD
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

Job No. 1802012

FL-0011105 FIRM-AA003379

A102

1 DETAILED SITE PLAN
1"=10'-0"

SITE PLAN SUBMISSION 10/11/18

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18

OCEAN DELRAY

1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

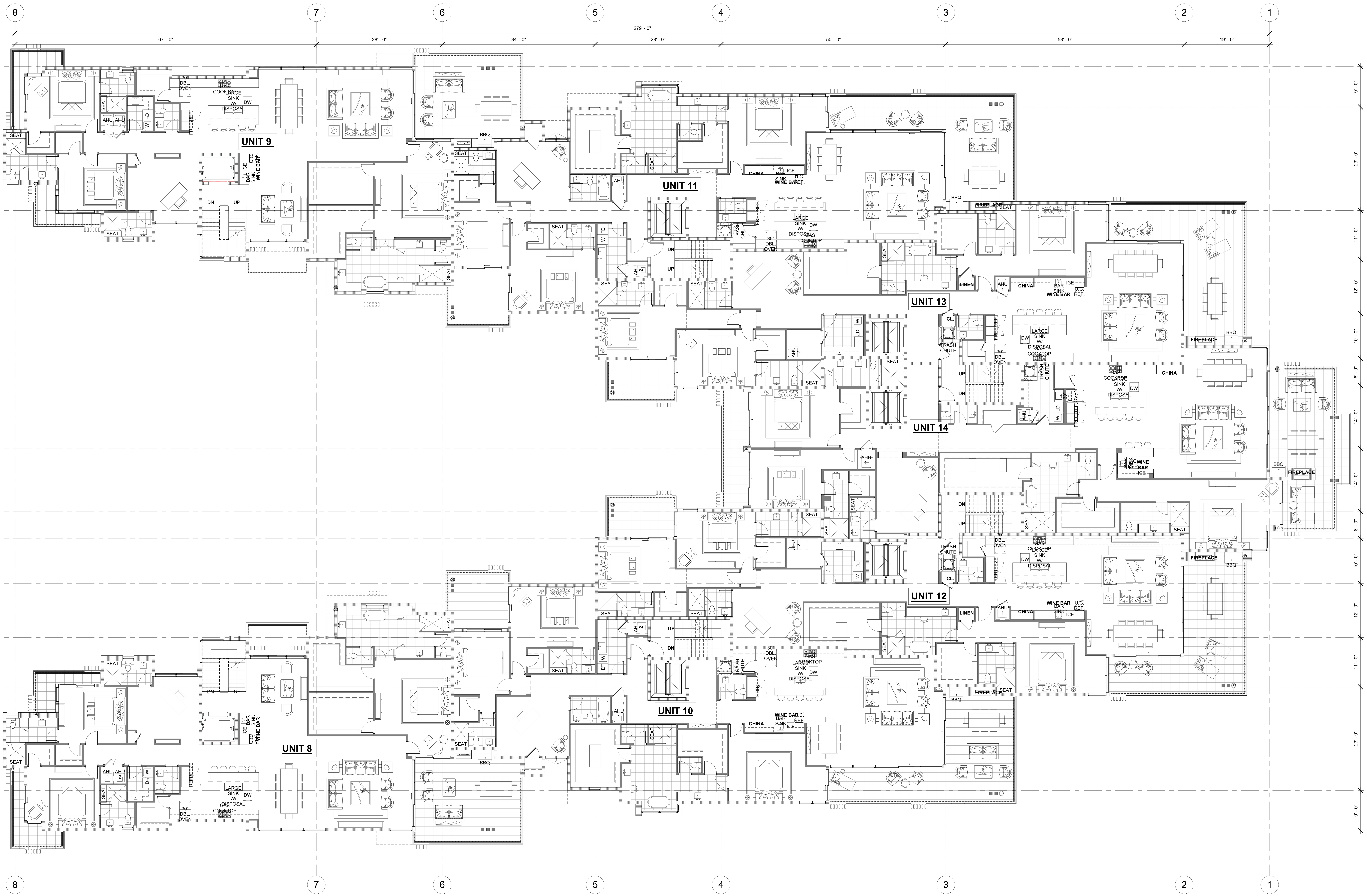
42 N SWINTON AVE., DELRAY BEACH, FL 33444 (561) 243-0799 · NAPLES, FL (239) 262-7677 · WWW.STOFFT.COM

1802012

FL-0011105 FIRM-AA003379

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

A201



No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18

SITE PLAN SUBMISSION 10/11/18

OCEAN DELRAY

1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

42 N SWINTON AVE., DELRAY BEACH, FL 33444 (561) 243-0799 • NAPLES, FL (239) 262-7677 • WWW.STOFFT.COM

1802012

FL-0011105 FIRM-AA003379

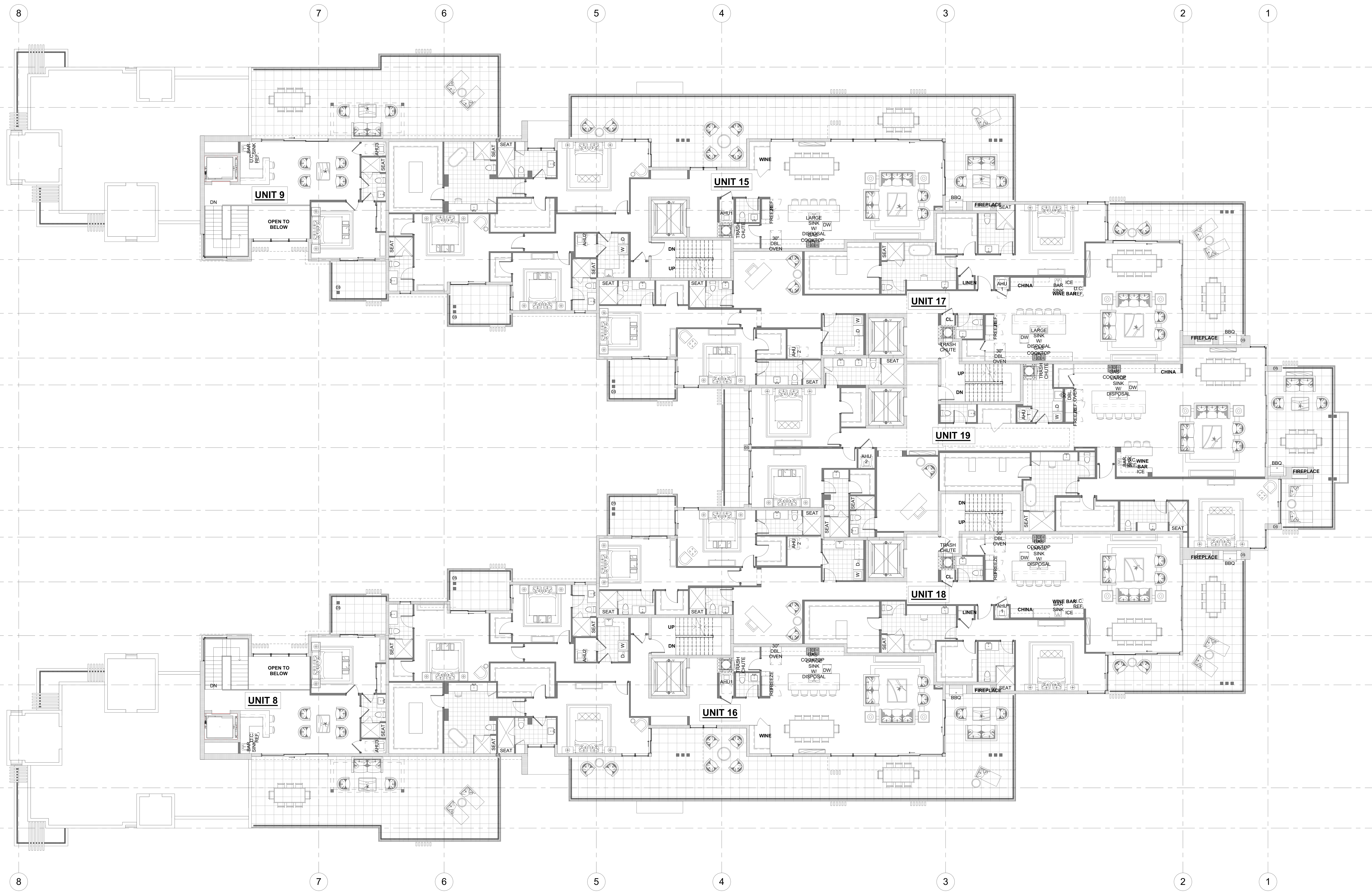
A202

N

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

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18

SITE PLAN SUBMISSION 10/11/18



OCEAN DELRAY

1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive. inspirational. architecture.

42 N SWINTON AVE., DELRAY BEACH, FL 33444 (561) 243-0799 · NAPLES, FL (239) 262-7677 · WWW.STOFFT.COM

1802012

FL-0011105 FIRM-AA003379

N

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

A203

NOTE:

1. PROVIDE MOISTURE RESISTANT FINISH MATERIAL ON ALL WALLS UP TO ELEVATION +10'-0" N.A.V.D.

2. A SYSTEM OF INTERLOCKING CONTROLS WITH ONE OR MORE FLOAT SWITCHES ON THE ELEVATOR SHALL BE INSTALLED TO KEEP ELEVATOR CAB FROM DESCENDING INTO FLOOD WATERS UPON LOST OF ELECTRICAL POWER.

3. ELECTRICAL JUNCTION BOXES & CIRCUIT BREAKERS & CONTROL PANELS SHALL BE ABOVE ELEVATION +10'-0" N.A.V.D.

4. MECHANICAL EQUIPMENT SHALL BE ABOVE ELEVATION +10'-0" N.A.V.D.

PROPERTY LINE

O.H. ROLL-UP GATE

UP

O.H. ROLL-UP GATE (TYP.)

STO.

GOLF CART (UNIT 11)

GOLF CART (UNIT 3)

GOLF CART (UNIT 9)

GOLF CART (UNIT 1)

STORAGE

ELEV. 1

STAIR 1

UP

TRASH

MACHINE RM.

16' - 2" DRIVE AISLE

STORAGE

ELEV. 3

STAIR 3

UP

24' - 6" DRIVE AISLE

UNIT 9 GARAGE

UNIT 1 GARAGE

20' - 10"

20' - 6"

UNIT 2 GARAGE

23' - 6"

20' - 11"

UNIT 8 GARAGE

STO.

GOLF CART (UNIT 10)

GOLF CART (UNIT 4)

GOLF CART (UNIT 8)

GOLF CART (UNIT 2)

O.H. ROLL-UP GATE (TYP.)

STORAGE

ELEV. 2

STAIR 2

UP

TRASH

MACHINE RM.

STORAGE

ELEV. 4

STAIR 4

UP

24' - 6" DRIVE AISLE

O.H. ROLL-UP GATE

DN

16' - 2" DRIVE AISLE

GOLF CART / COMPACT CAR

GLASS O.H. DOOR (TYP.)

UNIT 15 GARAGE

MECHANICAL

MACHINE RM.

LOBBY

ELEV. 5

TRASH

TRASH CHUTE

STAIR 5

UP

UNIT 11 GARAGE

UNIT 3 GARAGE

GOLF CART / COMPACT CAR

UNIT 5 GARAGE

GARAGE FFE (+6.5' NAVD)

24' - 4" DRIVE AISLE

GLASS O.H. DOOR (TYP.)

21' - 11"

UNIT 4 GARAGE

20' - 11"

GOLF CART / COMPACT CAR

29' - 0"

UNIT 13 GARAGE

20' - 2"

23' - 1"

UNIT 10 GARAGE

20' - 6"

21' - 5"

UNIT 16 GARAGE

29' - 3"

GOLF CART / COMPACT CAR

MECHANICAL

LOBBY

ELEV. 6

TRASH

TRASH CHUTE

STAIR 6

UP

MACHINE RM.

28' - 0" DRIVE AISLE

GOLF CART

28' - 0"

UNIT 17 GARAGE

21' - 2"

29' - 6"

UNIT 7 GARAGE

UNIT 14 GARAGE

30' - 2"

GLASS O.H. DOOR (TYP.)

COASTAL CONSTRUCTION CONTROL LINE 1992

O.H. ROLL-UP GATE (TYP.)

TRASH

TRASH CHUTE

GOLF CART (UNIT 12)

GOLF CART (UNIT 1)

ELEV. 7

LOBBY

UP

STAIR 7

TRASH CHUTE

TRASH

ELEV. 9

GOLF CART

POOL EQUIP / STO.

POOL EQUIPMENT TO BE ABOVE FLOOD ELEVATION & SHALL NOT EXCEED 3'-0" IN HEIGHT.

UNEXCAVATED

UNIT 19 GARAGE

22' - 10"

19' - 2"

23' - 3"

SINK

STAIR 8

UP

OFFICE

LOBBY

ELEV. 8

TRASH

TRASH CHUTE

MACHINE RM.

20' - 10"

GOLF CART

30' - 2"

UNIT 18 GARAGE

26' - 6" DRIVE AISLE

UNIT 6 GARAGE

GOLF CART

26' - 0"

21' - 2"

UNIT 12 GARAGE

20' - 0"

LOCKERS

POOL ACCESS

U.C. REF.

ICE

BAR SINK

DRESS RM.

CABANA FFE (+10.0' NAVD)

COASTAL CONSTRUCTION CONTROL LINE 1992

PROPERTY LINE

N

1 PARKING LEVEL PLAN
1/8" = 1'-0"

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKI	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18
	DEP SUBMITTAL	CL/JRM	12.13.18
	SITE PLAN RE-SUBMITTAL	CL/JRM	01.14.19

SITE PLAN RE-SUBMISSION 02-05-19

OCEAN DELRAY

1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT ARCHITECTS
distinctive inspirational architecture
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0799 NAPLES, FL (239) 262-7677 - WWW.STOFFT.COM

1802012

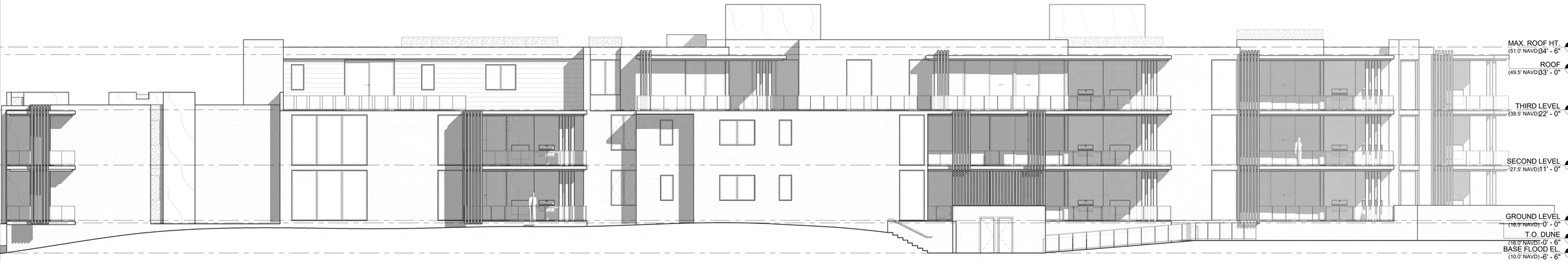
FL-0011105 FIRM-AA003379

A200

MATERIAL LEGEND

- 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)
- COLUMS / FINS / ENTRY DOORS "ESPRESSO" (HARDIE BOYS)
- WINDOWS & DOORS FRAMES "MEDIUM GREY ALUMINUM"

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



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

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKI	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18
	DEP SUBMITTAL	CL/JRM	12.13.18
	SITE PLAN RE-SUBMITTAL	CL/JRM	01.14.19

SITE PLAN RE-SUBMISSION 02-05-19

OCEAN DELRAY

1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

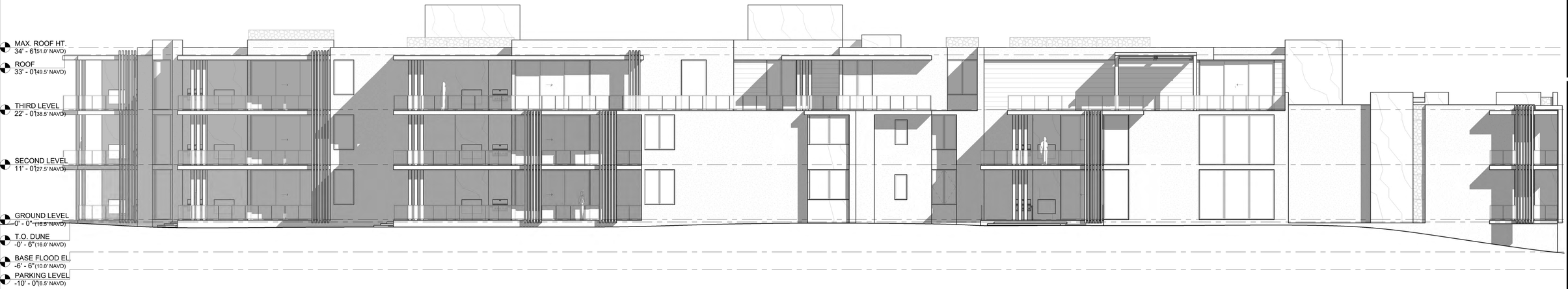
RANDALL STOFFT ARCHITECTS
distinctive inspirational architecture.
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0799 NAPLES, FL (239) 262-7677 - WWW.STOFFT.COM

1802012

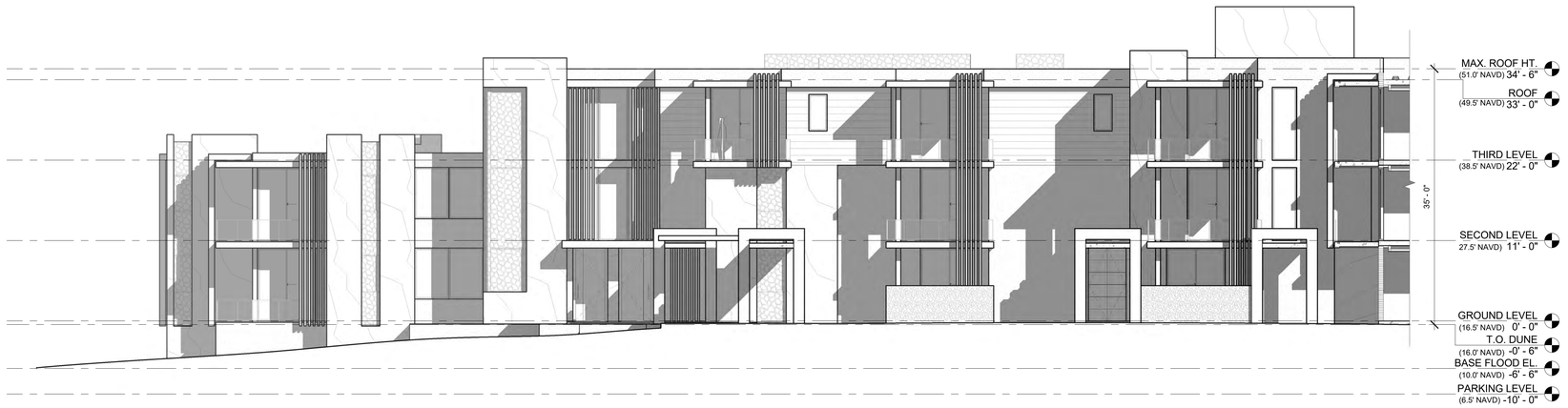
FL-0011105 FIRM-AA003379

A301

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



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



3 INTERIOR SIDE (NORTH & SOUTH)
1/8" = 1'-0"

SITE PLAN RE-SUBMISSION 01/14/19

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18

OCEAN DELRAY
1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

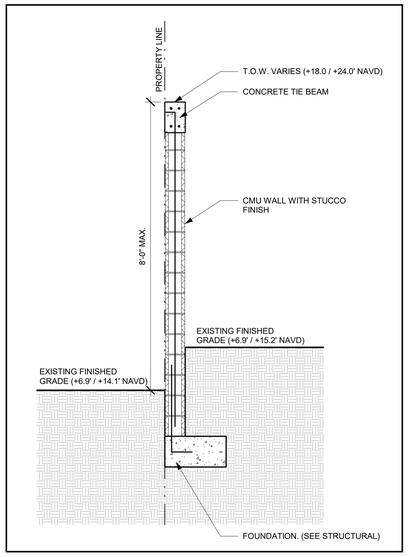
OCEAN DELRAY

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture.
42 N SWINTON AVE · DELRAY BEACH, FL 33444 (561) 243-0799 · NAPLES, FL (239) 262-2677 · WWW.STOFFT.COM

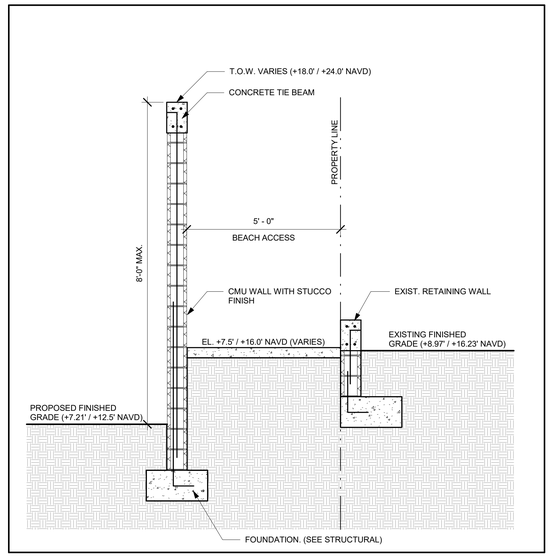
1802012

FL-0011105 FIRM-AA003379

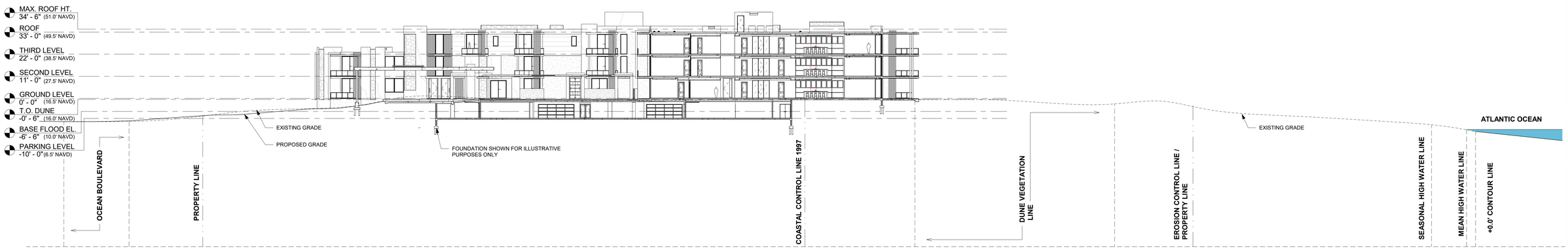
A302



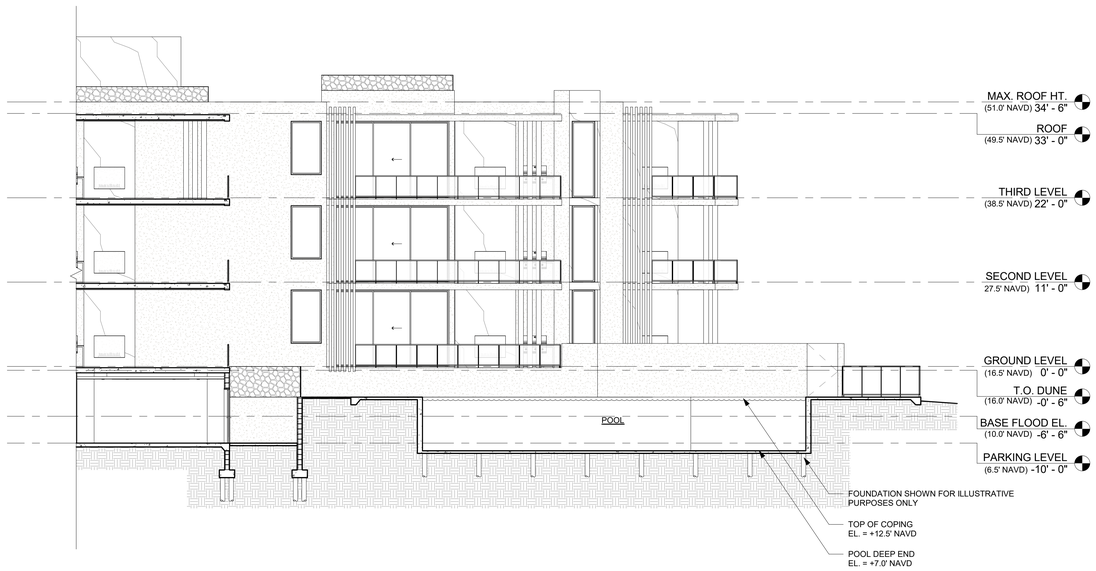
3 SITE WALL DETAIL (NORTH)
1/2" = 1'-0"



4 BEACH ACCESS SECTION DETAIL (SOUTH)
1/2" = 1'-0"



1 SITE SECTION
1" = 20'-0"



2 PARTIAL POOL SECTION
1/8" = 1'-0"

SITE PLAN RE-SUBMISSION 01/14/19

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18
	DEP SUBMITTAL	CL/JRM	12.13.18

OCEAN DELRAY
1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

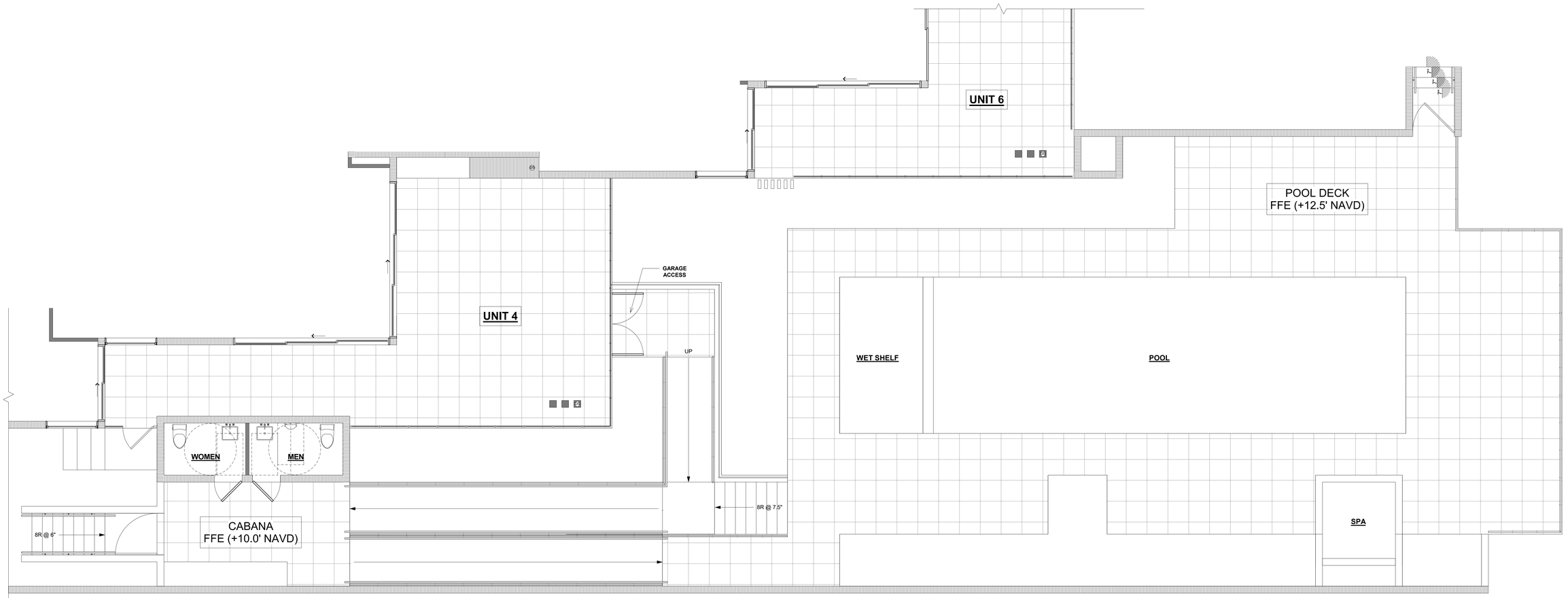
OCEAN DELRAY

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational architecture.
42 N. SWINTON AVE., DELRAY BEACH, FL 33444 (561) 243-0799 - NAPLES, FL (239) 262-7677 - WWW.STOFFT.COM

1802012

FL-0011105 FIRM-AA003379

A304



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

SITE PLAN RE-SUBMISSION 02-05-19

No.	REVISIONS	BY	DATE
	PRELIMINARY SET	CL/SKH	05.16.18
	DD SET	CL/JRM	06.29.18
	ENGINEER SET	CL/JRM	07.20.18
	DD SET	CL/JRM	08.08.18
	DD SET	CL/JRM	08.24.18
	SITE PLAN SUBMITTAL	CL/JRM	10.11.18
	DEP SUBMITTAL	CL/JRM	12.13.18
	SITE PLAN RE-SUBMITTAL	CL/JRM	01.14.19

OCEAN DELRAY
1901 OCEAN BLVD.
DELRAY BEACH, FLORIDA

OCEAN DELRAY

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture.
42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0799 - NAPLES, FL (239) 262-7677 - WWW.STOFFT.COM

1802012

FL-0011105 FIRM-AA003379

A404