DARACK RESIDENCE
RENOVATIONS & ADDITIONS
235 NE First Avenue,
Delray Beach, Florida 33444

Note: Design Package for COA 2019-250 & Variance 2019-___ Applied for Historic Preservation Board Approval

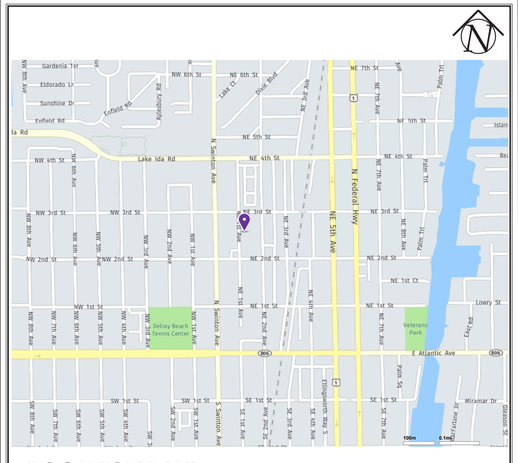
STRUCTURAL ENGINEER:
McCARTHY & ASSOC, .
A Division of Pennoni.. ENGINEERS
Robert Selinsky, PE, SI, Project Mgr.
601 N. Congress Ave, Ste. 106a ,
Delray Beach, FL 33445
(561) 265-6864
email: rselinsky@pennoni.com
PE CA# 49952

ARCHITECT:
SLOAN & SLOAN, INC.-
ARCHITECTS & INT. DESIGNERS
Dan Sloan, Project Mgr.
106 SE 7th Ave., Ste. B
Delray Beach, FL 33483
(561) 243-8755
email: dan@sloandesign.biz
AR 95577 & AA26002208

OCCUPANCY CLASSIFICATION:
SINGLE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION:
TYPE V -Unprotected/Unsprinkled
(Existing 1 Single Family Residential Structure)

APPLICABLE CODES:
2017 FLORIDA BUILDING CODE
2017 FLORIDA MECHANICAL CODE
2017 FLORIDA ELECTRICAL CODE
2017 FLORIDA PLUMBING CODE
2017 FLORIDA BUILDING CODE
2008 ICC 600- STD. FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND AREAS



LOCATION MAP: 235 NE 1st Avenue, Delray Bch., FL.

Scale: Not To Scale

Darack Residence
235 NE 1st Avenue, Delray Beach, FL

Design Parameters- revised 6/20/2019

Zoning: Single Family: OSSHAD
File: Darack_SiteTblns&DsnParamtrs.xls

#	ITEM		
1	**OCCUPANCY:** (Single Family, Multifamily, Commercial, Industrial, Institutional)	**Single Family**	[X] SEC. R301.2.1.4.3 2014 FLORIDA RESIDENTIAL CODE
2	**EXPOSURE CONDITION:**	**B**	
3	**MEAN ROOF HEIGHT: Feet (Principal Roof Form)**	**13.3**	
4	**BUILDING HEIGHT:** (if < or = 60' may use FBC 2017 Low Rise Provisions. If >60' use ASCE7-10		[X] < or = 60' Height [ ] > 60' Height
5	**BUILDING DESIGNED AS:**		[ ] Partly enclosed [X] Enclosed [ ] Open [ ] Tested (Wind Tunnel)
6	**IMPORTANCE FACTOR:** (Determined by Building Use /Occupancy. Refer to FBC 2017 or ASCE 7-10)	**1.0**	
7	**BASIC WIND VELOCITY PRESURES: FBC 2017. VERIFY APPROPRIATE POSITIVE/VEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS & CLADDING AS APPLICABLE.**		
	FBC 2017 WIND SPEED:	**132**	(Wind Speed in mph)
	FBC 2017 BASIC VELOCITY PRESSURE:	**32**	IN PSF
	ASCE 7-10 WIND SPEED:	**170**	(Ultimate Wind Speed in mph)
	ASCE 7-10 BASIC VELOCITY PRESSURE:	**n/a**	IN PSF
	NOTE: Actual Design Pressures for All Exterior Windows, Doors, Garage Doors, and Similar Envelope Elements Must Be Indicated on Construction Plans.		
8	**ROOF DEAD LOAD** (Actual Dead Load of Materials Used for Determining Net Uplift Reactions.	**15**	LBS
9	**SOIL BEARING CAPACTIY:** (Supported by Soils Report from Geotechnical Engineer)	**2500**	PSF
10	**REVIEWED FOR SHEARWALL REQUIREMENTS:**		[X] Yes [ ] No (if no Explain why)

If NO Explain Why:_____

6/23/19 Darack_DrawingIndex.xls 5:06 PM

LIST OF DRAWINGS

Darack Residence: Renovations & Entry Addition
235 NE 1st Avenue, Delray Beach, FL.
Revised: 6/21/19 By Dan Sloan

#	Title	Includes
A0.00	Cover Sheet	W/ Consultant List, Location Map, Drawing List
A1.01	Site Plan- Existing & New Configurations	Showing Setbacks, Driveway, Pool Deck Areas
A2.01	Existing First Floor Plan	Showing EXTG Walls, Cabinetry, Doors, Windows
A2.02	NEW First Floor Plan	With Door & Window Schedule, General Notes
A2.05a	Existing Roof Plan	With Existing Roof Elements
A2.05b	NEW Roof Plan	With Additonal Roof Elements
A3.01	EXISTING North, South, East & West Elevations	Showing Extg. Windows, Doors, & Exterior Elements
A3.02	NEW North, South, East, & West Elevations	Showing New Windows, Doors, & Exterior Elements
A4.01	NEW Building Section(s)	With New Materials & Components Noted
S1.01	Existing & New Foundation & Wall Framing Plans	Showing New & Existing Foundations, Walls, Beams
S2.01	New 1st Fl. Roof Framing Plan-	Showing Addition Roof Framing
S2.02	Reserved	Reserved
S8.01	Structural Notes and Details	Standard Structual Notes
M1.02	New 1st Floor HVAC Plan	incl. Mechanical Notes, Details, & Schedule(s)
E1.01	New First Floor Electrical Plan	Showing All NEW Outlets & Devices- W/ Symbol Key, Electrical Note
E1.02	New 1st Floor Lighting/RCP Plan	Showing NEW Lighting, Fans, Switches
P1.01	New 1st Floor PLUMBING Plan	Showing Plumbing Fixtures & Notes & Schedule

Cover Sheet
A0.00

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

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ARCHITECTURE & INTERIOR DESIGN

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AA26002208

No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:_____

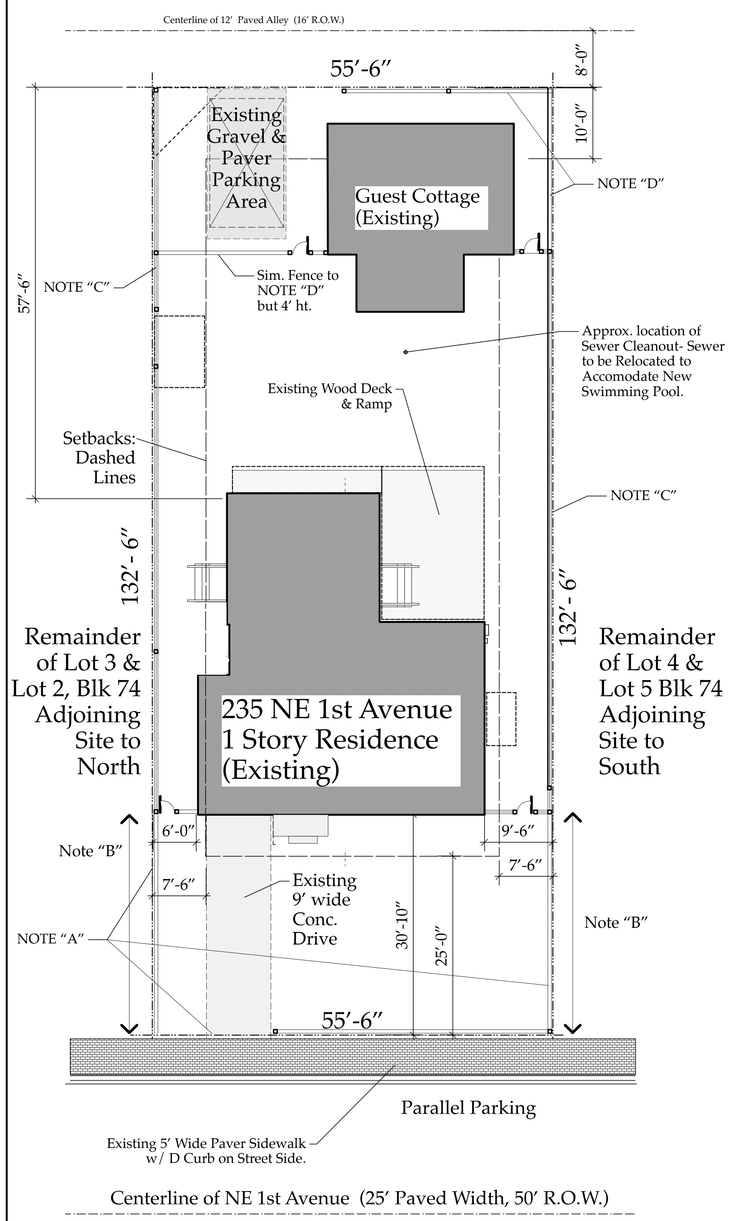
Design Firm
Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
COVER SHEET

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No.
Date: 8/24/2019	A).0) _____ of _____ Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



EXISTING SITE PLAN

Scale: 1" = 10 ft

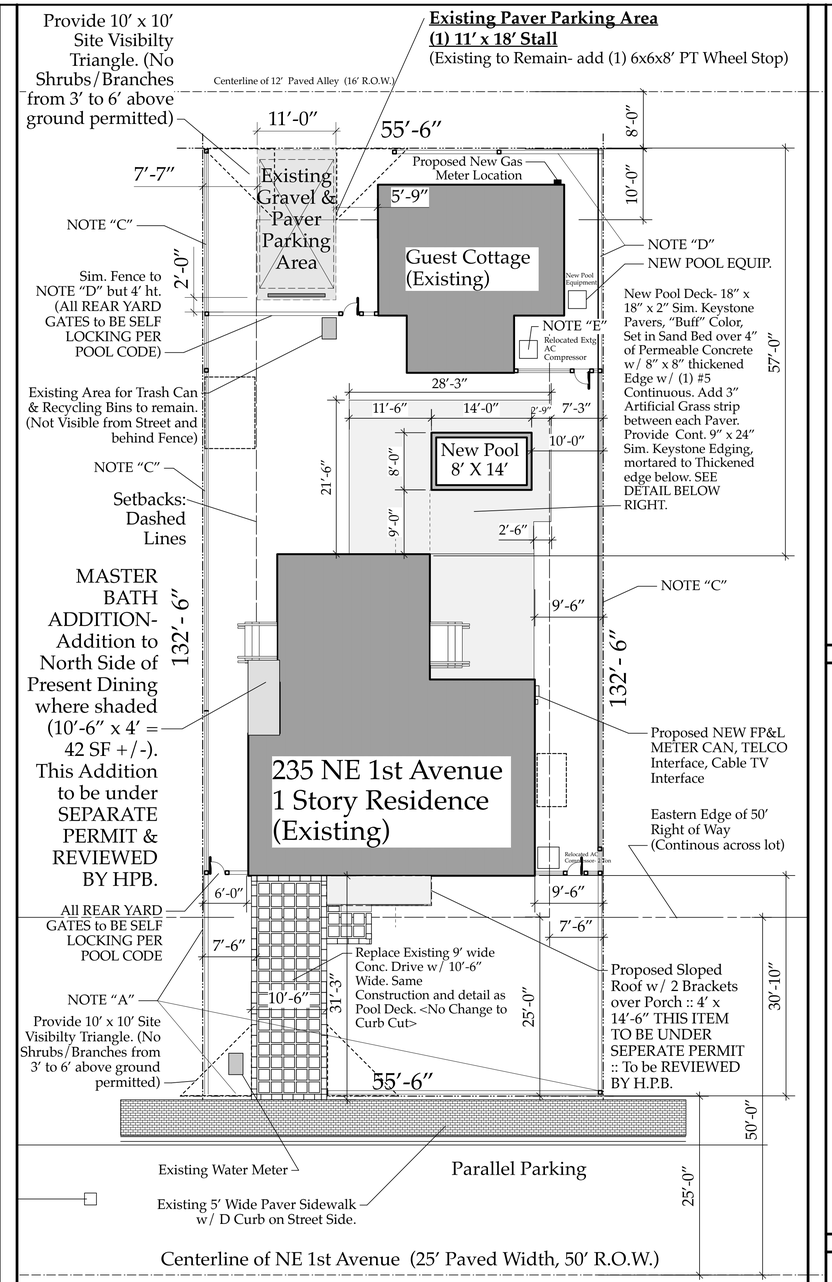
NOTES:

NOTE "A": Existing 3' to 4' Picket Fence in Front Yard at west property line and north/south property lines up to line of front face of the building. (typical double line symbol)

NOTE "B": Arrow indicates Extent of 3-4' Ht Wht. Picket Fence on No. & So. Property Lines Where Shown

NOTE "C": Existing 6' Shadow Box Fence. (typical Tripple line symbol) on North & South Property Lines

NOTE "D": Existing 3' to 4' Picket Fence in Guest CottageYard. (typical double line symbol)



NEW SITE PLAN

Scale: 1" = 10 ft

NOTES:

NOTE "A": Existing 3' to 4' Picket Fence in Front Yard at west property line and north/south property lines up to line of front face of the building. (typical double line symbol)

NOTE "B": Arrow indicates Extent of 3-4' Ht Wht. Picket Fence on No. & So. Property Lines Where Shown

NOTE "C": Existing 6' Shadow Box Fence. (typical Tripple line symbol) on North & South Property Lines

NOTE "D": Existing 3' to 4' Picket Fence in Guest CottageYard. (typical double line symbol)

NOTE "E": New Pool Equip. Location + Relocated Cottage AC Unit

Darack Residence
235 NE 1st Avenue, Delray Beach, FL

Site Tabulations- revised 8/24/2019

Zoning: Single Family: OSSHAD
File: Darack_SiteTblrns&DimParamtrs.xls

Future Land Use Map Designation:"Historic District- Other Mixed Use"

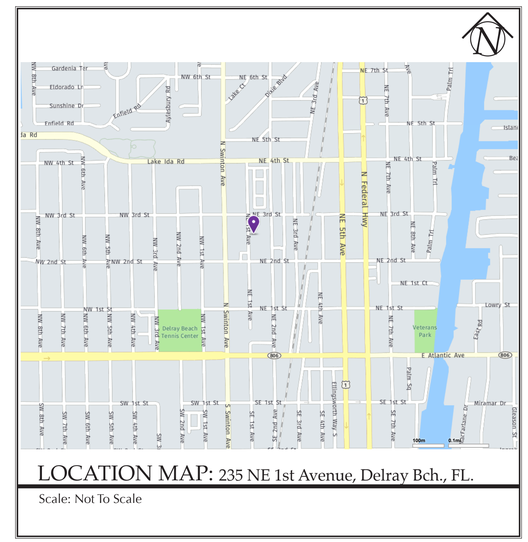
#	ITEM	(EXISTING Measurement or Quantity) AREA (SF)	%'s	(PROPOSED Measurement or Quantity) AREA (SF)	%'s
1	**Total** Air Conditoned SF - Existing Residence	1503 SF		1503 SF	
2	**Total** Existing Guest Cottage SF	516 SF		516 SF	
3	**Total** Proposed new MASTER BATH ADDITION SF	0 SF		42 SF	
GRAND TOTAL AREA UNDER ROOF		2019 SF		2061 SF	
4	Area of Existing Rear Paver Parking Spot	264 calculated		264 calculated	
5	Area of Wood Decking is ignored as is Permeable area	0 calculated		0 calculated	
6	Area of Proposed Swimming Pool & Paver Pool Deck	0 calculated		607 calculated	
7	Area of Front Porch (concrete)	20 calculated		49 calculated	
8	Area of Existing Paver Walkways North Side of Property	324 calculated		324 calculated	
9	Area of Existing Front Conc./New Paver Driveway	279 calculated		310 calculated	
10	Total Estimated Area of Hardscape (only SF within property line)	887 SF		1554 SF	
11	TOTAL LOT SIZE	7359 SF	100%	7359 SF	100%
12	Total Proposed Home + Guest Cottage. Bldg (Under Roof)	2019 SF	27%	2061 SF	28%
13	Total Proposed Area of Pavers, Pool, Gazebo	887 SF	12%	1554 SF	21%
14	Total GREENSPACE PROVIDED	4453 SF	61%	3744 SF	51%
15	TOTAL LOT COVERAGE RATIO (Gross Bldg Area vs. Lot Area)	**27.43%**		**28.01%**	
	MAX LOT COVERAGE RATIO = N/A (NO MAX LOT COVERAGE RATIO)				

SETBACKS: OSSHAD zoning	(REQUIRED Measurement or Quantity)	(EXISTING Measurement or Quantity)	(PROPOSED Measurement or Quantity)
Front (one story)	25 ft	30.80 ft	30.80 ft (to bldg face)
Side (interior lot- one story)	7.5 ft	9.50 ft (South)	9.50 ft
Side (interior lot- one story)	7.5 ft	6.00 ft (North)	6.00 ft *(VARIANCE REQUESTED)*
Rear	10 ft	57.50 ft	57.50 ft
Min Non Vehicular Open Space	25 %	60.51% %	50.87% %
Min. Greenspace %	No Min	No Min	No Min
Max. Ht. from Crown of Rd. to midpoint of Roof (Range of Roof Height: 6.83' minimum to 15.5' above FFL.)	35 ft	13.29 ft	13.29 ft
Max Size of Guest Cottage 700 SF or 1/20 lot	368 SF	497 SF (Actual)	497 (Actual SF of Guest Cottage)
Max Size of Guest Cottage = 40% of Main House	601 SF	497 SF (Actual)	497 (Actual SF of Guest Cottage)

PARKING CALCULATIONS	REQUIRED	PROVIDED	PROPOSED (No Changes)
Per LDR Section 4.6.9(B)a Single Family Residential Units Shall Provide 2 Spaces/Residence.	2 Parking Spaces	3 Parking Spaces	3 Parking Spaces

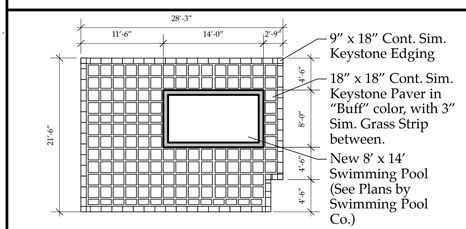
SETBACKS: Old School Square Historic Arts District (OSSHAD) zoning

SPECIAL NOTE: *The Landscape Improvements (foundation plantings around base of new Master Bath Addition & Pool Deck) will cost Less than $1000 and therefore do not require a Landscape Plan.*



LOCATION MAP: 235 NE 1st Avenue, Delray Bch., FL.

Scale: Not To Scale



NEW POOL DECK DETAIL

Scale: 1" = 10 ft

Site Plans
A1.01

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information, Site Triangles, Notes per TAG Comments of Aug 22, 2019

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	x/x/19	Issue Note

Daniel Sloan, AR95577
Date:

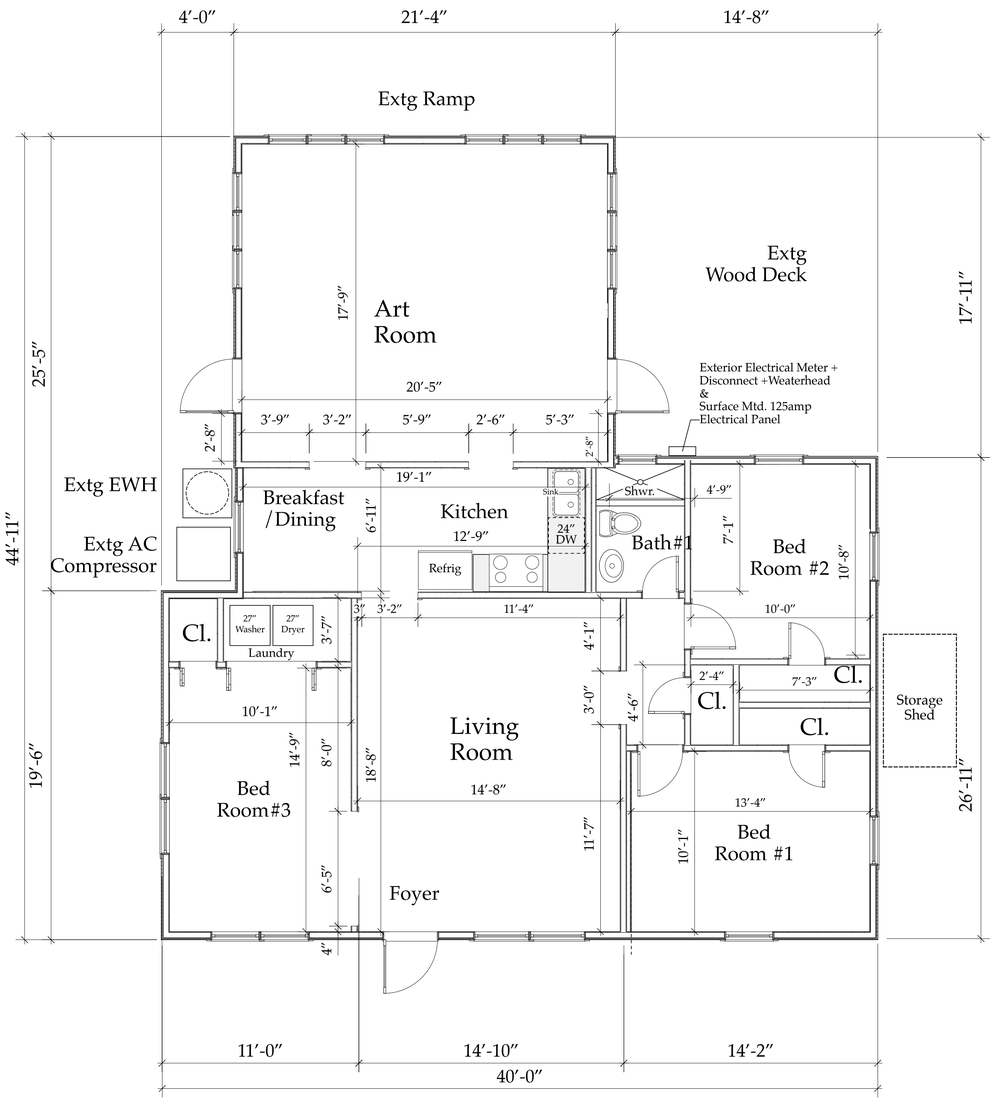
Design Firm
Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
Site Plan-Existing Conditions & New Proposed Additions

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No. A1.01
Date: 8/24/2019	of Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



EXISTING FIRST FLOOR PLAN

Scale: 1/4″ = 1′-0″

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

GENERAL CONSTRUCTION NOTES-

Darack Residence New Single Family Home Project

1. All dimensions, Specifications, and Notes provided herein shall be verified by each Subcontractor and Vendor prior to performance of the work, any discrepancies shall be immediately brought to the attention of the GC/Project Manager and Architect. Written dimensions shall take precedence over scale dimensions at all times. The work shall conform to the Florida Building Code latest edition and County/Municipalities Interpretations thereof. ***Included in the work is Submitting Samples/Specifications/Colors/Paperwork as may be required to obtain City of Delray Beach Historic Preservation Board or HOA Board Pre-Approval for any items or assemblies where such approval is required such as WINDOWS and EXTERIOR DOORS***.

2. DRAWINGS: These Drawings are diagrammatic only. It is not the intent of these drawings to show every minor detail of construction. The Subcontractor and Vendor shall furnish and install all items needed for a complete building system and provide all requirements for the equipment to be placed in proper working order. Prior to submission of bids, Contractor, Subcontractors, and Vendors shall visit the site and bring any descrepencies at the stie, with the plans, and specs to the attention of the Architect and shall verify that their final bid includes all items and assemblies needed to commply with the FBC, PBC, and City requirements, codes, and rules and the intent depicted in these drawings. A complete set of approved, signed and sealed drawings, together with approved "Change Order" sheets, addenda, Shop Drawings, and Supplemental Information, along with all permit copies shall be maintained at the jobsite at all times.

3. Work shall include all items (building and site) indicated on these drawings unless otherwise noted. (co-ordinate with written specifications, as applicable)

4. Shop drawings shall be submitted for approval for the following items:

1. Trusses	XX	6. Stairs	____
2. Wall Panels	____	7. Structural Connections	XX
3. A/C<Duct,Loads>	XX	8. Plumbing Riser	____
4. Windows/Storefront	XX	9. Electrical Riser	____
5. Doors	XX	10. Cabinets	XX
		11. Other	____

5. ____ General Contractor or XX Owner : shall maintain Temporary Electrical, Water, and Sanitary Facilities for the duration of construction unless Specifically otherwise provided for in the Construction Contract.

6. Deposits and Fees: Deposits for Water Meter, Telephone, Water, if applicable, shall be billed to Owner at GC net cost.

7.All trades shall be responsible for cleaning up and bringing their own trash and scrap materials to the on site dumpster each day. Jobsite shall be cleaned daily by each Subcontractor. If not done, GC may backcharge Subcontractor for the cost of such cleanup as required.

8. Every Subcontractor and Vendor shall carry adequate Public Liability and Workers Comp Insurance for the duration of the work. SEE RFP for any limits required above the Statutory Requirements. All work shall be in accordance with applicable National, State, and local Codes, rules, and ordinances. Each Subcontractor shall have Conch Custom Homes added as an Additional Named Insured and furnish GC a Certificate of Insurance attesting to same.

9. TRUSS MANUFACTURER; co-ordinate truss profiles to accommodate HVAC Ductwork per Sheet M-1 & M.2 (as applicable). All Truss to Truss Metal connectors shall be furnished by Truss Manf. as part of Truss Package.

10. All Demolition Work accomplished by Subcontractor shall follow latest EPA Leadsafe Workplace Standards for containment and removal of possible lead paint in any residential structure constructed prior to 1979, unless such demolition work was accomplished by the Owner acting as "Owner/Builder".

11. No Contractor, Subcontractor, or Vendor shall bring onto the site or incorporate into the building any material containing Aebestos or PCBs. If the project is a renovation project the observation of either substance shall immediately be brought to the attention of the Architect and GC so that they can be appropriatley remediated or removed.

12. Each Subcontractor, Speciality Contractor, and Vensdor shall install his/her portion of the work in a neat, workmanlike manner and in accordance with the highest standards and methods promulgated by their appropriate trade group. See Written Specs for added information. Each Contractor will protect the work of other Contractors during the installation of their materials or assemblies. If one Contractor damages the work of antother Contractor the Contractor causing such damage shall be responsible for the costs of repair of such damage. Any such conflicts shall immedialty be brought to the attention of the GC.

13. MILLWORK: Contractor shall coordinate the Millwork/Cabinetry Installer with Electrical, Plumbing, and Gas trades for device & fixture locations prior to roughing in for devices, fixtures, or equipment. All millwork shall have finished interiors be fabricated and installed in accordance with the Architectural Millwork Institute "Premium Grade" standard. No Urea Formaldahyde Glues or VOC containing Stains or Finishes shall be utilized. SEE INTERIOR DESIGN DRAWINGS & WRITTEN SPECS FOR ADDITIONAL INFORMATION.

14: GREEN PROJECT: (***ONLY IF STIPULATED IN BIDDING DOCUMENTS***) This project is going to be submitting for Green Certification thru the Florida Green Builidng Coaliiton, or the USGBC's LEED program, or Green Globes program. As such, All Vendors, Suppliers, and Subcontractaors shall warrant that they shall not utiliize paints, sealants, glues, adhesives, primers, finishes, and other such materials containing VOC's or utilize urea formaldahyde glues (particularly in millwork and cabinetry) SEE WRITTEN SPECS for more information. If in Doubt about a particular item, ask the GC and Green Certification Constultant in advance of ordering or utilizing any such item.

Existing Floor Plan
A2.01

SLOAN & SLOAN
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No.	Date	Appr	Revision Notes
1	514/19		Field Verify Interior Dimensions

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

Design Firm
Sloan & Sloan- Architecture + I.D.
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Delray Bch, FL 33483
(561) 243-8755

Consultant

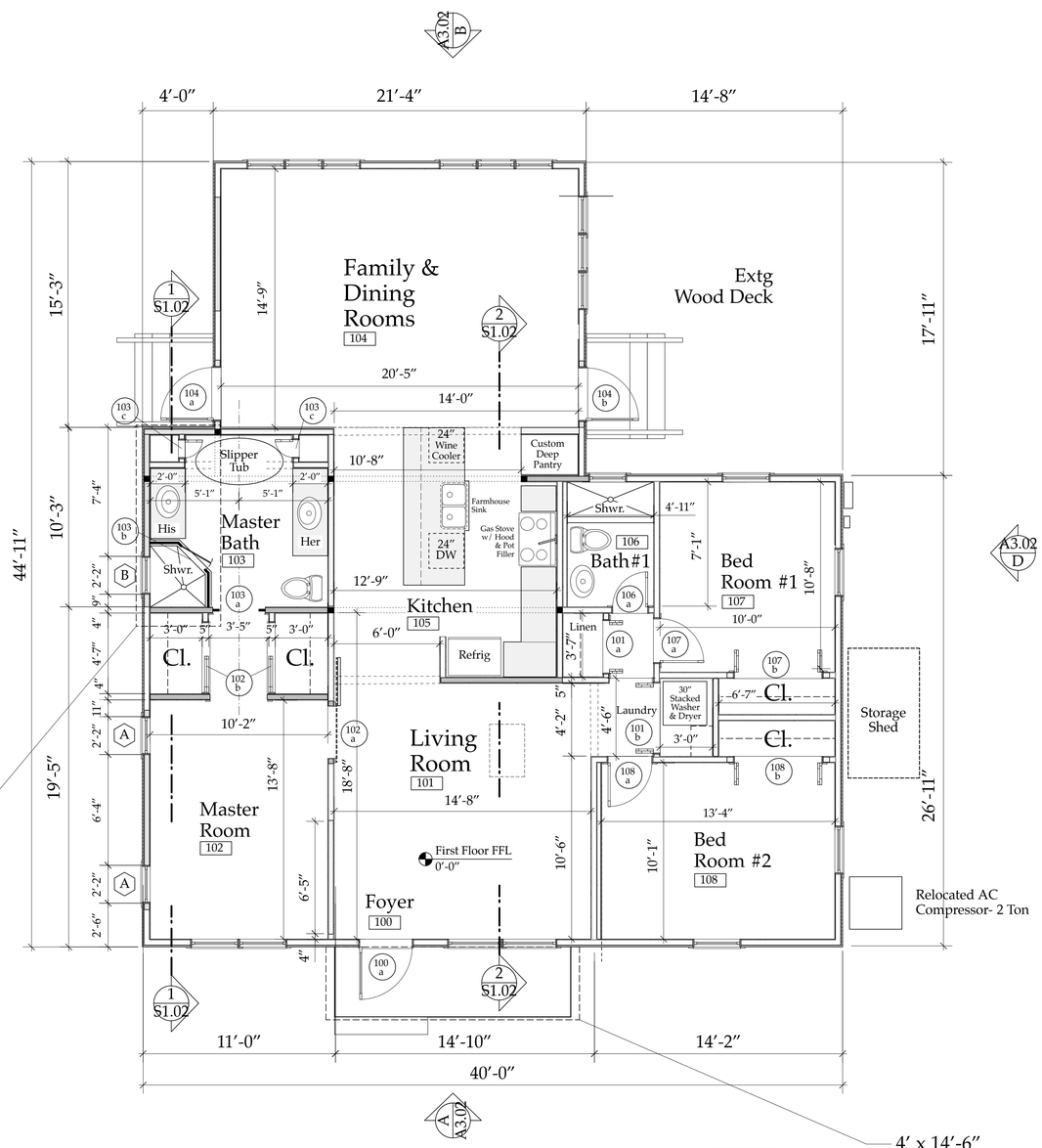
Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
EXTG FIRST FLOOR PLAN-
of Main Residence

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No. A2.01
Date: 5/01/2019	of Total Sheets
CAD File Name: Darack_Reno_ExtgBldg.vwx	

Wall Type Key

- New Exterior Bearing Wall (or rebuilt/infill segment) w/ 2x4 PT #2 SYP. Studs at 16″ oc., 2x4 PT sole plate,R11 Open Cell Spray Foam, and 1/2″ GWB inside, 1/2″ PT Ply Ext, Tyvek, & 1x wood or Hardiboard siding to match.
- Existing Exterior Wood Frame Wall- To Remain
- New Non Bearing Int. Wall w/ 1.625″ Mtl. Stud at 12″ oc., and 1/2″ GWB ea Side.
- New Interior Bearing Wall w/ 2x4 PT Studs at 16″ oc., 2x4 PT sole plate dbl. top plate,Sound Batts, and 1/2″ GWB each Side.
- New Interior Non Bearing Wall w/ 2x4 PT Studs at 24″ oc., 2x4 PT sole plate dbl. top plate, OR 3 5/8″ Metal Stud Walls, Sound Batts, and 1/2″ GWB each Side.



NEW FIRST FLOOR PLAN

Scale: 1/4″ = 1′-0″

8/24/19 Darack_DOOR Schedule.xls 9:25 AM

DOOR SCHEDULE: DARACK RESIDENCE:

Revised: 8/24/2019, Dan Sloan, Sloan & Sloan, Inc. (561) 243-8755
235 NE 1st Avenue, Delray Beach, FL

DOOR #	DOOR SIZE/TYPE	DOOR MANF.	CONST.	FINISH	FRAME MATERIAL	Hardware TYPE	Hardware Style & Finish	HINGES	REMARKS	Door "OP" Wind Pressure Rating per manf	Actual Wind Pressure on Door (Exp. B)
100a	3068 CRAFTSMAN STYLE ENTRY DOOR- IMPACT RATED	Jeld Wen "Design Pro Fir"	Fiberglass w/ Sim. Fir Finish	Medium Fir Finish	Composite Prehung	EMTEK (model TBS) Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Lever & Dummy on Inactive side	Bright Chr. US26 Stainless Steel	Impact Rated- Provide NOA. Exterior to be Finished in Med. Fir	+65/-65	+31/-38
101a	3068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
101b	4068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
102a	3068 "Barn" Door	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood Cased Opening	TBS:: Privacy Lock- Surfact Mounted	"Industrial by Design" www.industrialbydesignco.com	Flat Blk. Cars & Track	Casing TBS	N/A	N/A
102b	2068 Pocket Door in Cased Opening	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood prehung	TBS:: Flush Edge Pull	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
103a	3068 Pocket Door in Cased Opening	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood prehung	TBS:: Flush Edge Pull	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
103b	26" Clr. Glass Shwr Door w/Frosted Modesty Panel	Custom	1/2" Clr. Glass & 1/2" Side Panels		Frameless 1/2" Butt Panels	TBS: Pull & Stock Hinges/Clips	Pol. Chr. D Handles & Hinges & clips	Bright Chr. US26	By Shower Door Co.	N/A	N/A
103c	12" x 36" Custm Prehung Door (Cut down 1268 2 panel)	2" Plantation Louvered Pine	1 3/8" SOLID CORE Stiles	Painted- Color TBS	3/4 wood prehung	Passage Set	TBS	Bright Chr. US26	***Bottom at 36" AFF*** Casing TBS	N/A	N/A
104a	2668 Alum. French Door w/ 1 Light- IMPACT RATED (Adjust Extg. Rough Opening)	PGT Window Co. Mod. FD750 "WinGuard"	"Energy Max" Low E Glass, Insulated	Powdercoated White Finish	Alum.: install w/ SS Tapcons per NOA	EMTEK (model TBS) Plate in SS Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Lever & Deadbolt	PGT Factory Installed	Impact Rated- Provide NOA.	+70/-80	+31/-38
104b	2668 Alum. French Door w/ 1 Light- IMPACT RATED (Adjust Extg. Rough Opening)	PGT Window Co. Mod. FD750 "WinGuard"	"Energy Max" Low E Glass, Insulated	Powdercoated White Finish	Alum.: install w/ SS Tapcons per NOA	EMTEK (model TBS) Plate in SS Schlage Keyway (Lever & Deadbolt)	EMTEK (model TBS) Lever & Deadbolt	PGT Factory Installed	Impact Rated- Provide NOA.	+70/-80	+31/-38
106a	2068 Prehung Door	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood prehung	TBS:: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
107a	2668 Prehung Door	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood prehung	TBS:: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
107b	3068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A
108a	2668 Prehung Door	Masonite "Heritage-Winslow"	1 3/8" SOLID CORE	Painted- Color TBS	3/4 wood prehung	TBS:: Privacy Lock	TBS	Bright Chr. US26	Casing TBS	N/A	N/A
108b	3068 two panel Bi-Fold Door Plantation Style w/ 2" louvers in Cased Opening	Commodity	1 1/8" Pine Slabs	Painted- Color TBS	3/4 wood prehung	Johnson FD100 Car/Track	TBS	Bright Chr. US26	Casing TBS Provide Jamb Stock	N/A	N/A

NOTE #1: Entry Sets to have Lifetime Finish. All locks keyed alike, all Thresholds are _____.
NOTE #2: All exterior hardware to have lifetime finish factory applied.
NOTE #3 All French Doors to have crash chains with cloth covers. Double French Doors to have flush bolts top and bottom.
NOTE #4 All Double Doors to have dummy set to match active set of hardware.
NOTE #5: All interior Doors to have Screw on Bravura #Bravura 3" Door Stop LDS 920- Bright Chrome US26 except 102a to have Bravura Bumper stop in US26

8/24/19 Darack_WINDOW Schedule.xls 9:46 AM

PGT WINDOW SCHEDULE: NEW Aluminium Windows

JOB ADDRESS: 235 NE 1st Avenue, Delray Beach, FL, Revised 8/24/19

WINDOW #	MULL PATTERN	Quantity of this type	DESCRIPTION	GLASS TYPE	Exterior FRAME FINISH	Exterior SASH FINISH	MANUF.	MODEL #	WOOD FRAME R. Opening Width (in)	WOOD FRAME R. Opening Height (in)	Remarks	Head Ht. above FFL of that Room
First Floor Windows			***ALL EXISTING WINDOWS TO BE CHANGED OUT WITh SAME SIZE IMPACT RATED UNITS***									
NO #'ts on Extg windows			EXISTING NON IMPACT" RATED Units are PGT ALUM. Single Hungs					Vairous	Vairous	Vairous	*Exisiting*	*Exisiting*
to be Replaced			**W/ DIMENSIONAL MULS TO SIM. 2/2- Typical All Replacement Windows as per Elevatins**									
NEW First Floor Windows			*ALL ARE FIN FRAME (1.125" fin)*									
A	2/2	2	Alum. Single Hung Window: SH700 Series	Note #1	**White**	**White**	PGT Windguard	H34	25.75"	50.125"	Low E glass	**6'- 8"**
B	2/2	1	Alum. Single Hung Window: SH700 Series	Note #1	**White**	**White**	PGT Windguard	H33	25.75"	37.875"	Low E glass & Frosted	**6'- 8"**

Note #1: All windows IMPACT RESISTANT, Fla. Bldg. Code Approved (Palm Beach Co.), CLEAR glass.
Use High Performance Impact Rated "Low E" Glass=(Impact Resistant Laminate "Energy Star Max")
Note #2: All windows poplar 1x Jamb Extensions/ wood sills & to be Cased out by TRIM CARPENTER (to match 1st Floor Doors).<Price Option for GWB Returns>
Outside to have 2" x1.25" Solid Composite Fla. Brickmold to match 1st Floor Windows. IF Sill is 24" or less provide ASTM F2090 Window Guard(s)
All Simulated Divided Lights to have 3/4" Dimensional Grilles INSIDE & OUT
Note #3 : Must Comply with all Local Codes for Strength & Installation techniques. Also Window Installer to follow manufacturers installation and
flashing directions. Window Installer to Flash w/ WR Grace VYCOR PLUS "peel & stick" system. Also provide tempered glass units where code required.
Note #4: Verify all Wood & Masonry Openings with Window Manufacturer PRIOR to framing.
Note #5: ALL Windows to have screens; color to match sash. Where mulls are specified use 3/4" colonial outside/low profile colonial inside; match interior/exterior finish.
Note #6: PGT Windows are White Finish.

New Floor Plan
A2.02

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

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AA26002208

No.	Date	Appr	Revision Notes
1	5/14/19		Field Verify Interior Dimensions
2	7/19/19		Issued for C.O.A. & VARIANCE Review.

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:_____

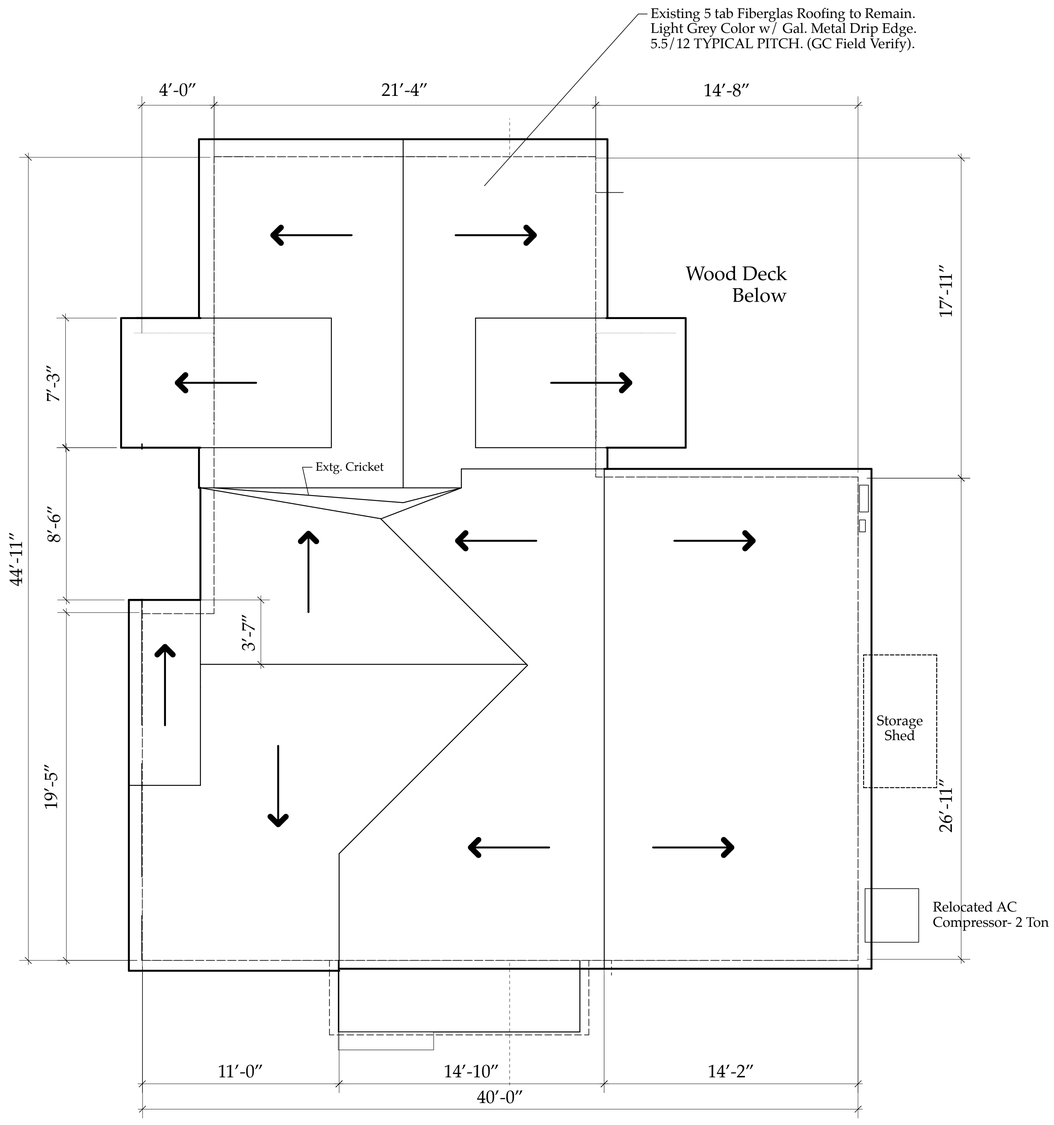
Design Firm
Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
(561) 243-8755

Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
NEW FIRST FLOOR PLAN-
of Main Residence

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No. A2.02
Date: 8/24/2019	of Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



EXISTING ROOF PLAN

Scale: 1/4″ = 1′-0″

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

Design Firm
Sloan & Sloan- Architecture + I.D.
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Delray Bch, FL 33483
(561) 243-8755

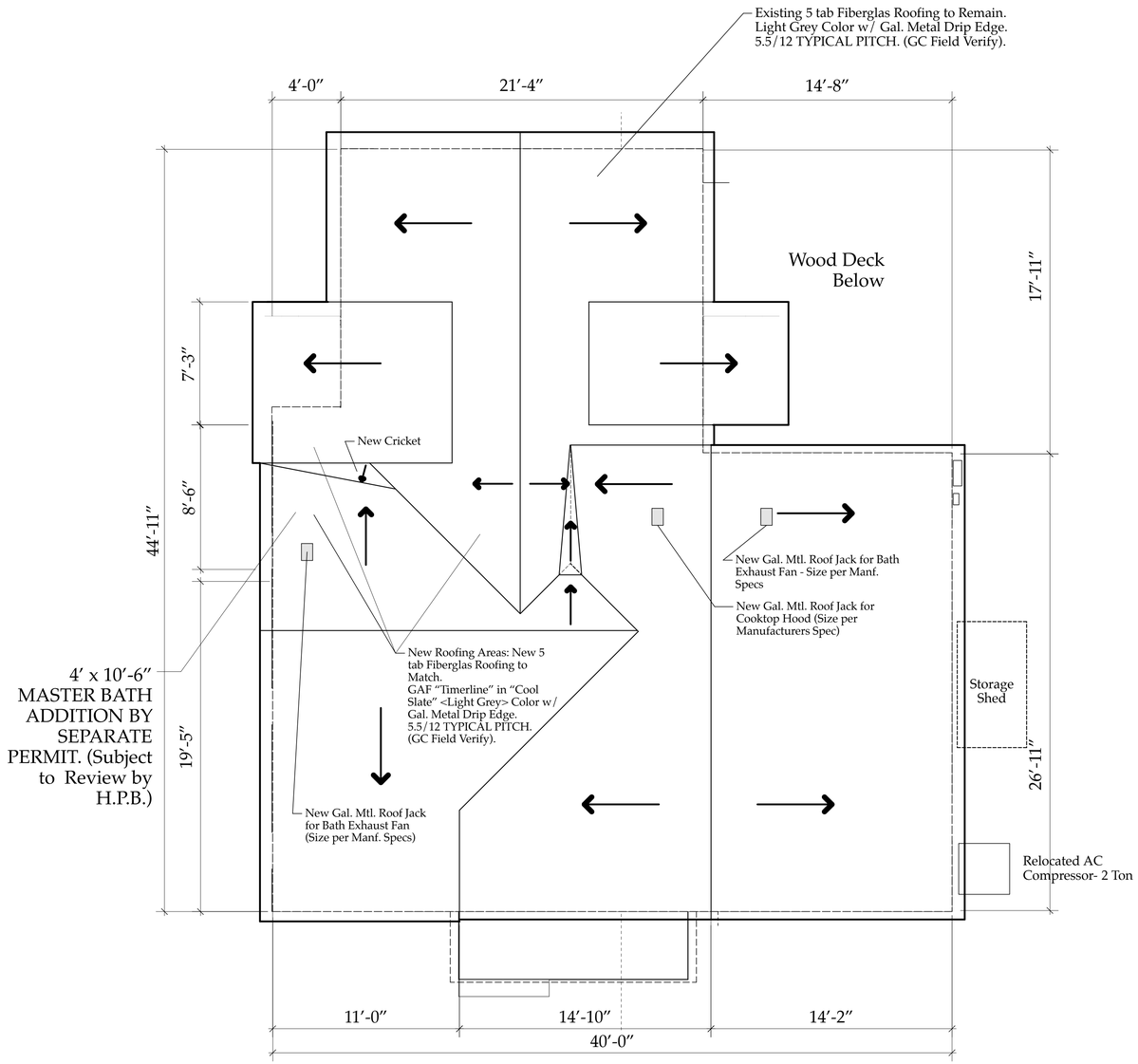
Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
EXISTING ROOF PLAN-
of Main Residence

Existing Roof Plan
A2.05a

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No.: A2.05a
Date: 8/24/2019	____ of ____ Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



NEW ROOF PLAN

Scale: 1/4″ = 1′-0″

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No.	Date	Appr	Revision Notes
1	5/14/19		Field Verify Interior Dimensions
2	7/19/19		Issued for C.O.A. & VARIANCE Review.

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

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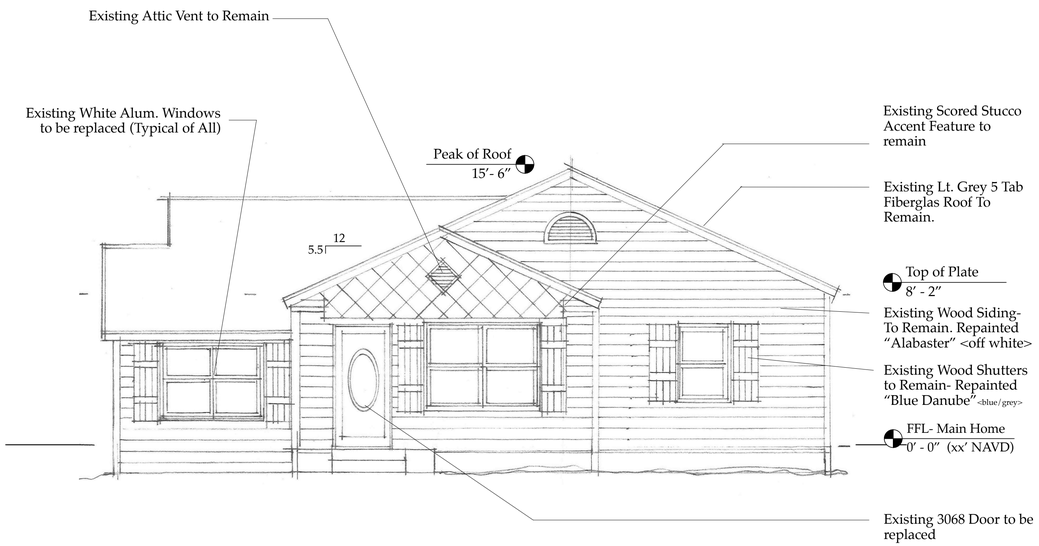
Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
NEW ROOF PLAN-
of Main Residence

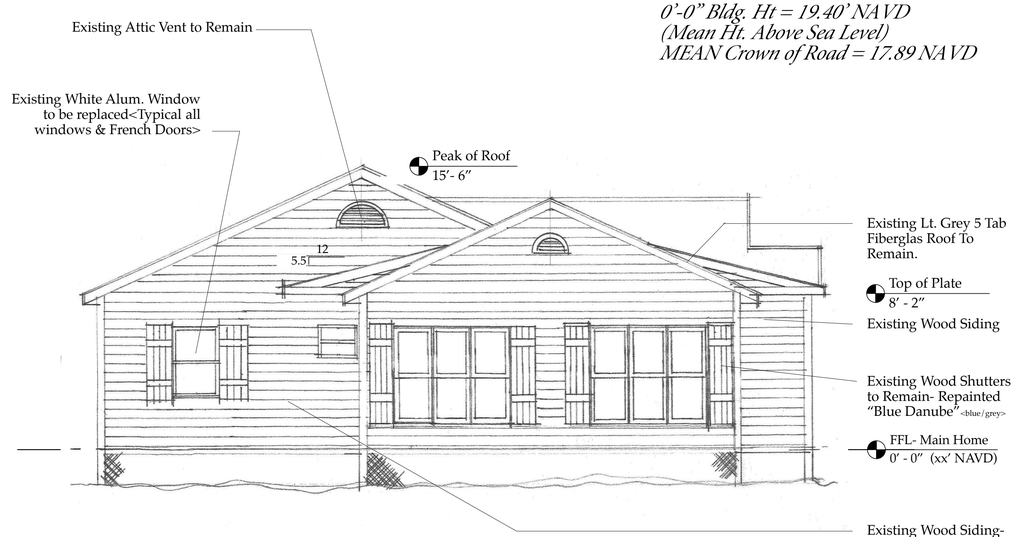
NEW Roof Plan
A2.05b

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: As Noted
Reviewed By: D. Sloan	Drawing No. A2.05b
Date: 8/24/2019	____ of ____ Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



A A.3.01 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"

NOTE:
0'-0" Bldg. Ht = 19.40' NAVD
(Mean Ht. Above Sea Level)
MEAN Crown of Road = 17.89 NAVD



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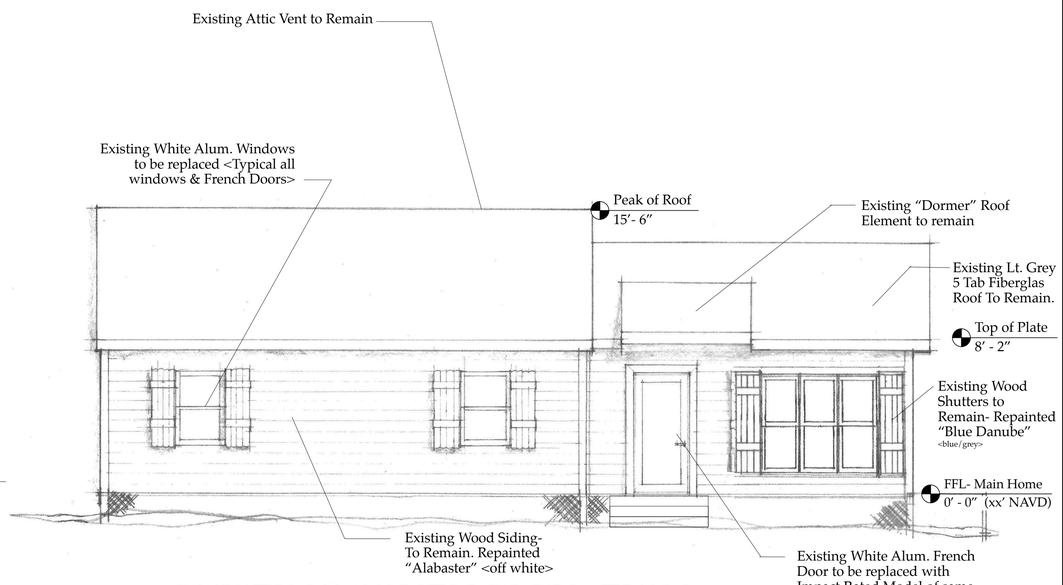
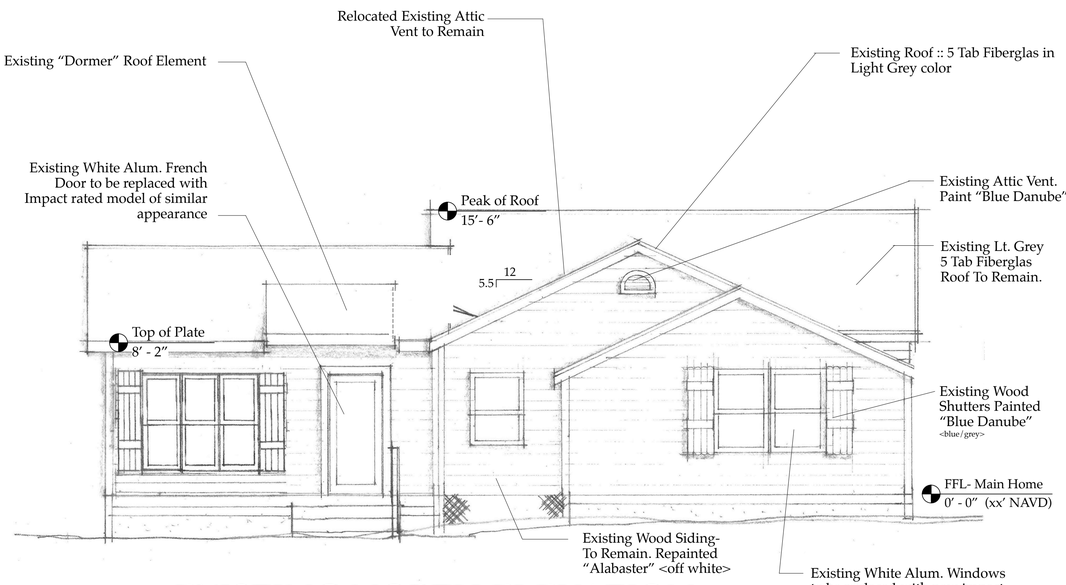


C A.3.01 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



D A.3.01 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXISTING East & West, North & South Elevations
A3.01

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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

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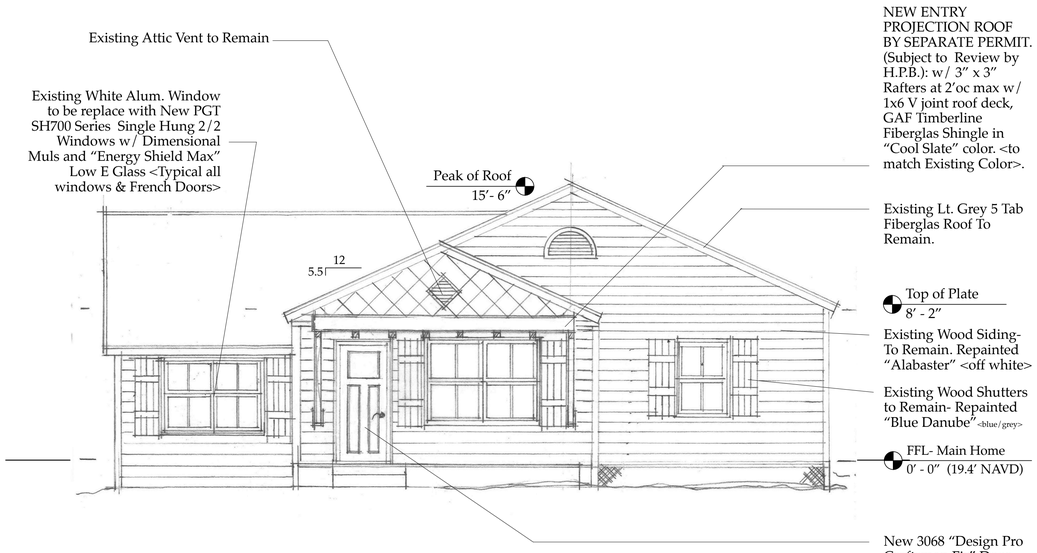
Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

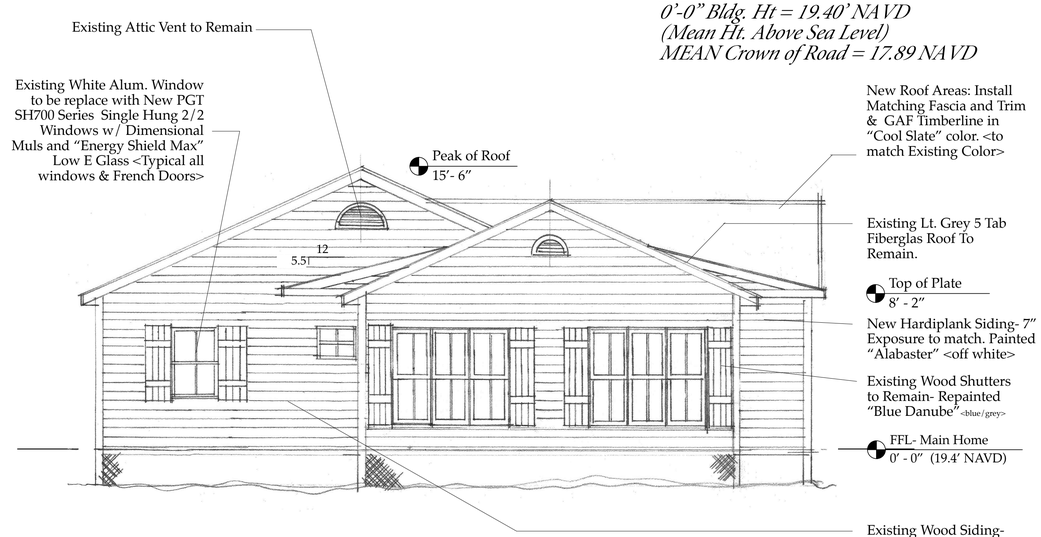
Drawing Title
EXISTING N-S-E-W ELEVATIONS
of Main Residence

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: 1/4" = 1'-0"
Reviewed By: D. Sloan	Drawing No. A3.01
Date: 8/24/2019	of Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	



A A.3.02 NEW WEST ELEVATION
Scale: 1/4" = 1'-0"

NOTE:
0'-0" Bldg. Ht = 19.40' NAVD
(Mean Ht. Above Sea Level)
MEAN Crown of Road = 17.89 NAVD



B A.3.02 NEW EAST ELEVATION
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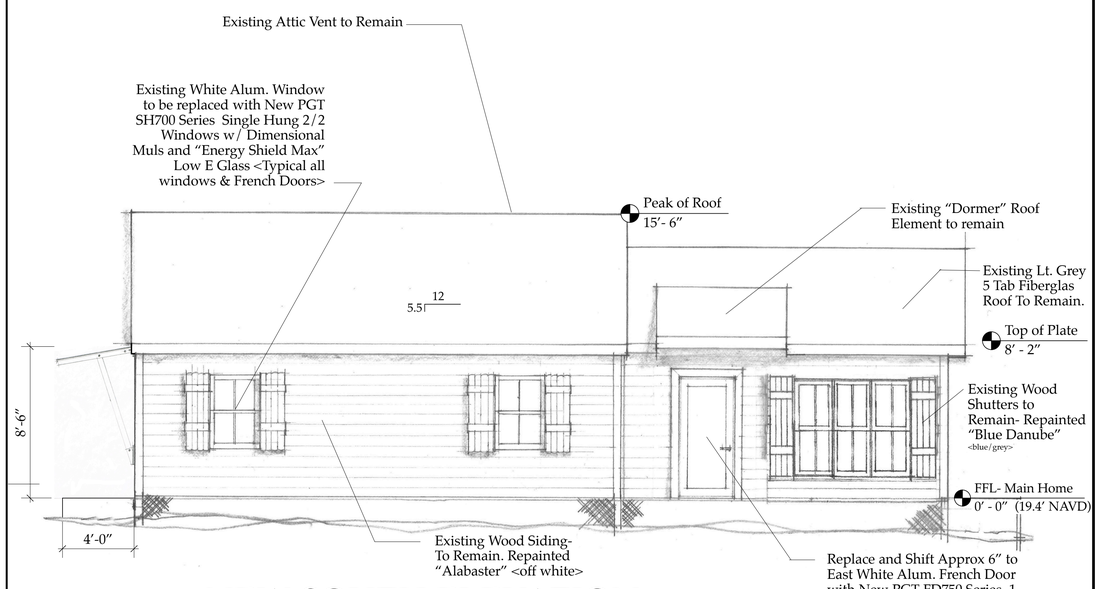
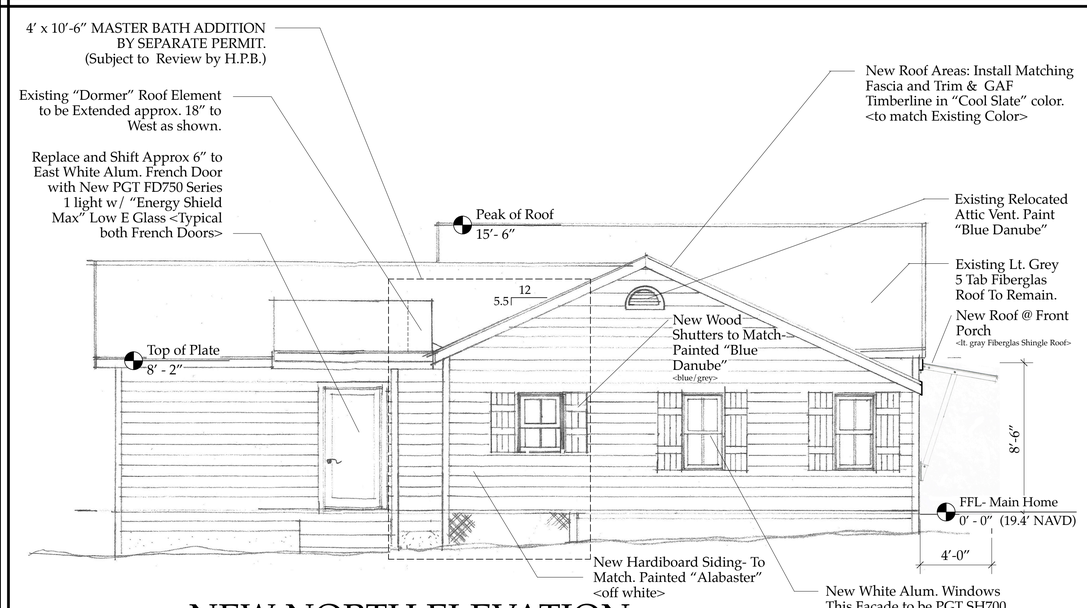


C A.3.02 NEW SOUTH ELEVATION
Scale: 1/4" = 1'-0"



D A.3.02 NEW NORTH ELEVATION
Scale: 1/4" = 1'-0"

NEW PAINT COLORS

1. Front Door - "Jeld Wen Design Pro Fir Craftsman" Factory Stained Med. Fir Color
1b. All other Exterior Doors are PGT Factory White
2. Shutters - Benjamin Moore "Blue Danube" (2062-30)
3. Siding- Benjamin Moore "Alabaster" (OC-129)
4. Cornerboards, Window & Door Surrounds- Benjamin Moore "Alabaster" (OC-129)

NEW East & West, North & South Elevations
A3.02

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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

Design Firm
Sloan & Sloan- Architecture + I.D.
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Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
NEW N-S-E-W ELEVATIONS of Main Residence

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: 1/4" = 1'-0"
Reviewed By: D. Sloan	Drawing No.: A.3.02
Date: 8/24/2019	of Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	

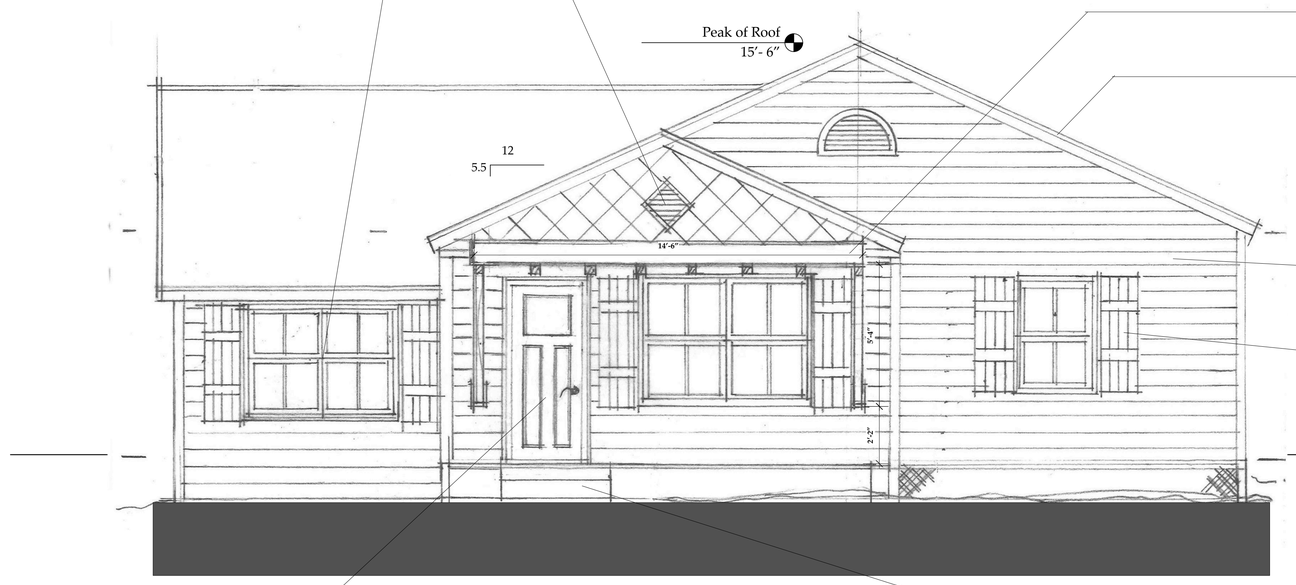
NOTE:
0'-0" Bldg. Ht = 19.40' NAVD
(Mean Ht. Above Sea Level)
MEAN Crown of Road = 17.89 NAVD

Existing Attic Vent to Remain

Existing White Alum. Window to be replace with New PGT SH700 Series Single Hung 2/2 Windows w/ Dimensional Muls and "Energy Shield Max" Low E Glass <Typical all windows & French Doors>

NEW ENTRY PROJECTION ROOF BY SEPARATE PERMIT. (Subject to Review by H.P.B.): w/ 3" x 3" Rafters at 2'oc max w/ 1x6 V joint roof deck, GAF Timberline Fiberglas Shingle in "Cool Slate" color. <to match Existing Color>.

Existing Lt. Grey 5 Tab Fiberglas Roof To Remain.



Top of Plate
8' - 2"

Existing Wood Siding- To Remain. Repainted "Alabaster" <off white>

Existing Wood Shutters to Remain- Repainted "Blue Danube"<blue/grey>

FFL- Main Home
0' - 0" (19.4' NAVD)

New 3068 "Design Pro Craftsman Fir" Door - w/ Composite Jambs in Factory Med. Fir Finish.

Extended Conc. Porch with New Conc. Steps to match existing

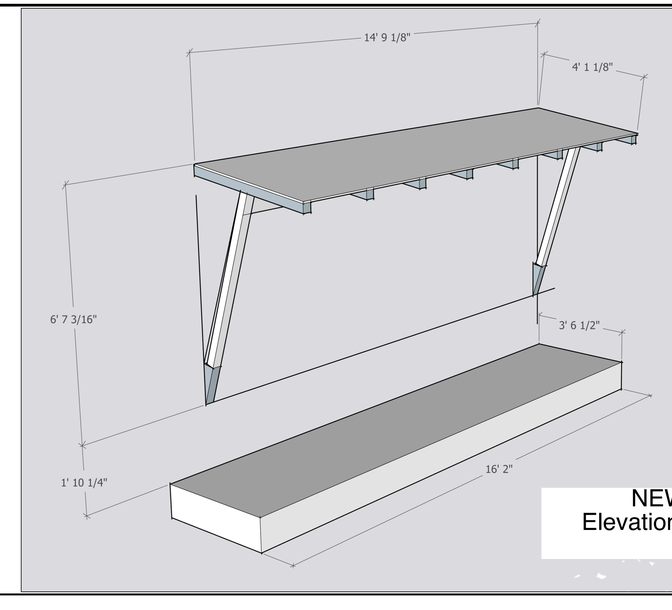
A / A.3.02 NEW WEST ELEVATION
Scale: 3/8" = 1'-0"

NEW PAINT COLORS

1. Front Door - "Jeld Wen Design Pro Fir Craftsman" Factory Stained Med. Fir Color
1b. All other Exterior Doors are PGT Factory White
2. Shutters - Benjamin Moore "Blue Danube" (2062-30)
3. Siding- Benjamin Moore "Alabaster" (OC-129)
4. Cornerboards, Window & Door Surrounds- Benjamin Moore "Alabaster" (OC-129)

Existing Fabric Awning to be Replaced at Front Entry

"3 D" View of New Projection Roof Element at Front Entry



NEW West Elevation Detail
A3.03

The Work Shown in these Plans Shall Comply with the 2014 Florida Building Code w/ any Amendments and (as applicable) the same version of the Florida Mechanical, Electrical, Plumbing, and Existing Building Code(s). Framing and Other Structural Details will also comply with ICC-600 (Previously SSTD 10-99).

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No.	Date	Appr	Revision Notes
1	7/19/19		Issued for C.O.A. & VARIANCE Review.
2	8/24/19		ADDED NAVD Elevation Information & Porch Photo

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Darack Residence
Renovations & Additions

No.	Date	Issue Notes
A	5/16/09	Issue Note

Daniel Sloan, AR95577
Date:

Design Firm
Sloan & Sloan- Architecture + I.D.
106 SE 7th Avenue, Ste. B
Delray Bch, FL 33483
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Consultant

Project Title
Darack Residence
Renovations & Additions
235 NE 1st Avenue

Drawing Title
NEW WEST ELEVATION-DETAIL
of Main Residence

Project Manager: D. Sloan	Project ID: Darack Residence Project
Drawn By: D. Sloan	Scale: 1/4" = 1'-0"
Reviewed By: D. Sloan	Drawing No. A.3.03
Date: 8/24/2019	of Total Sheets
CAD File Name: Darack_Reno_NEWBldg.vwx	