Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name:	**230 George Bush Boulevard**
Project Location:	**230 George Bush Boulevard, Del-Ida Park Historic District**
Request:	**Certificate of Appropriateness (2019-268)**
Board:	**Historic Preservation Board**
Meeting Date:	**October 2, 2019**

Board Action:
Approved the Certificate of Appropriateness (2019-268), by a vote of 5-0 for the property located at **230 George Bush Boulevard**, **Del-Ida Park Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5).

Project Description:
The subject 0.46-acre property is located on the south side of George Bush Boulevard, between NE 2nd Avenue and NE 5th Avenue (Federal Highway), consists of Lots 23 and 24, block 11, Del-Ida Park and contains a 3,837 sq. ft. office building. The property is located within the Del-Ida Park Historic District and the Residential Office (RO) zoning district.

The structure was built in 1959 as a residential duplex. In 1977, architect Charles E. Toth designed a major remodel of the structure which included a substantial addition that was built for conversion of the duplex to a dental office for Dr. A. Merlin Wuebbenhorst. Due to the major alteration of the original structure in 1977, it was deemed to be a non-contributing resource with the last district historic resource survey.

At its meeting of November 1, 2017, the Historic Preservation Board (HPB) approved the Class IV Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2017-155), for a new 3,427 square foot second-floor medical office addition to the existing 3,837 square foot, single-story medical office.

At its meeting of December 5, 2018, the Historic Preservation Board (HPB) approved the COA request for change of the proposed use of the second-story addition from the previously approved (not constructed) medical office to a single-family dwelling unit, increase the overall building height, increase of window sizes, adjustment of second floor banding and lap siding, new roof deck and addition of a stair tower to access new roof deck on the structure. Then, at its meeting of March 6, 2019, the Historic Preservation Board (HPB) approved a COA to modify the elevation of the previously approved stair tower to now include an elevator shaft to access the roof deck.

The subject request is for the elimination of surface parking spaces and the addition of a 2-car garage to the west side of the structure. The COA is now before the board.

Board Comments:
The Board comments were supportive.

Public Comments:
There were no public comments.

Associated Actions: All required actions were taken.

Next Action: HPB action is final unless appealed by the City Commission.

HISTORIC PRESERVATION BOARD STAFF REPORT

230 George Bush Boulevard

Meeting	File No.	Application Type
September 4, 2019	2019-268	Class II Site Plan and Certificate of Appropriateness

REQUEST

The item before the Board is in consideration of a Class II Site Plan Modification and Certificate of Appropriateness (2019-268) request for the addition of a 2-car garage to the southwest side of the property located at **230 George Bush Boulevard, Del-Ida Park Historic District**, pursuant to LDR Sections 2.4.5(G), 2.4.6(H), and 2.4.5(I)(5).

GENERAL DATA

Agent: Gary Eliopoulos, AIA - GE Architecture, Inc.
Owner: S&E Holdings, Inc.
Location: 230 George Bush Boulevard
PCN: 12-43-46-09-34-29-011-0230
Property Size: 0.46Acres
Zoning: RO – Residential Office
Historic District: Del-Ida Park Historic District
FLUM: TRN - Transitional

Adjacent Zoning:
- RO – Residential Office (North)
- RO – Residential Office (West)
- RO – Residential Office (South)
- RO – Residential Office (East)

Existing Land Use: Residence
Proposed Land Use: Residence

BACKGROUND INFORMATION & ITEM DESCRIPTION

The subject 0.46-acre property is located on the south side of George Bush Boulevard, between NE 2nd Avenue and NE 5th Avenue (Federal Highway), consists of Lots 23 and 24, block 11, Del-Ida Park and contains a 3,837 sq. ft. office building. The property is located within the Del-Ida Park Historic District and the Residential Office (RO) zoning district.

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Project Planner:	Review Dates:	Attachments:
Project Planners: Katherina Paliwoda, Planner PaliwodaK@mydelraybeach.com	HPB: September 4, 2019	1. Architectural Plans 2. Photos

At its meeting of December 5, 2018, the Historic Preservation Board (HPB) approved the COA request for change of the proposed use of the second-story addition from the previously approved (not constructed) medical office to a single-family dwelling unit, increase the overall building height, increase of window sizes, adjustment of second floor banding and lap siding, new roof deck and addition of a stair tower to access new roof deck on the structure. Then, at its meeting of March 6, 2019, the Historic Preservation Board (HPB) approved a COA to modify the elevation of the previously approved stair tower to now include an elevator shaft to access the roof deck.

The subject request is for the elimination of surface parking spaces and the addition of a 2-car garage to the west side of the structure. The COA is now before the board.

REVIEW AND ANALYSIS

Pursuant to LDR Section 2.4.5(G), Modifications to site and development plans - Class II. Approval of a modification to a site plan (other than Class I applications), which requires no review of Performance Standards found in Section 3.1.1, but which requires action by a Board.

Pursuant to LDR Section 2.4.5(G)(5), Findings. Formal findings are not required for a Class I or II modification.

Pursuant to Land Development Regulation (LDR) Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to Land Development Regulation (LDR) Section 2.4.5(I)(5), Architectural (appearance) elevations, the Site Plan Review and Appearance Board or the Historic Preservation Board, as appropriate, may approve subject to conditions or deny architectural elevations or plans for a change in the exterior color of a building or structure, or for any exterior feature which requires a building permit.
Items identified in the Land Development Regulations (LDRs) shall be specifically addressed by the body taking final action on the site and development proposal.

Pursuant to LDR Section 4.4.17(B) – Principal Uses and Structures: Within the RO zoning district Business, Professional and Medical Offices as well as Single-Family Detached Dwelling Units are listed as Permitted Uses.

Pursuant to LDR Section 4.4.17 (H) - Special Regulations:

(1) All buildings and structures shall appear to be residential in character regardless of the actual use therein, shall be kept in a sound and attractive condition, and in established neighborhoods shall be generally compatible in architectural style and scale with the surrounding area.

The existing structure is a non-contributing building within the northern most portion of the Del-Ida Park Historic District fronting on George Bush Boulevard. The proposal is for the elimination of surface parking spaces and the addition of a new 2-car garage. The structures on George Bush Boulevard between NE 2nd Avenue and the Florida East Coast Railway are predominantly commercial office buildings that are surrounded by a mix of residential uses and offices within converted residential structures. The addition of a 2-car garage will give the mixed-use building a residential appeal and will be generally compatible with the architectural style and scale of the surrounding area.

LDR SECTION 4.5.1
HISTORIC PRESERVATION: DESIGNATED DISTRICTS, SITES, AND BUILDINGS
Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic

districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(2)(b)2 – Major and Minor development: The subject proposal is classified as Minor Development as it is "The construction, reconstruction, or alteration of any part of the front façade of an existing noncontributing residential or non-residential structures and all appurtenance."
In accordance with the above, the subject proposal has been reviewed as a Minor Development.

Pursuant to LDR Section 4.5.1(E)(4) – Alterations: in considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.
The existing structure, and its remaining original form, has been considered with respect to the proposed addition and site improvements.

Pursuant to LDR Section 4.5.1(E)(5) - Standards and Guidelines: a historic site, building, structure, improvement, or appurtenance within a historic district shall only be altered, restored, preserved, repaired, relocated, demolished, or otherwise changed in accordance with the Secretary of the Interior's Standards for Rehabilitation, and the Delray Beach Historic Preservation Design Guidelines, as amended from time to time.

Standard 1
A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3
Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Standard 4
Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Standard 5
Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Standard 6
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7
Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Standard 8
Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard 10
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards 9, & 10 are applicable. While the structure is not designated contributing, the proposed improvements contribute to the environment, protecting the historic integrity of the Del-Ida Park Historic District. The proposed garage addition of the existing structure has been designed to ensure that the essential form and integrity of the historic property and its environment will be unimpaired while also maintaining a well-known medical business in town. This is an important contribution to the fabric of the surrounding community may spur restoration and improvement of other properties in the district.

Pursuant to LDR Section 4.5.1(E)(3)(a)(2.)- Garages and carports.

a. **Garages and carports are encouraged to be oriented so that they may be accessed from the side or rear and out of view from a public right-of-way.**
b. **The orientation of garages and carports shall be consistent with the historic development pattern of structures of a similar architectural style within the district.**
c. **The enclosure of carports is discouraged. When permitted, the enclosure of the carport should maintain the original details, associated with the carport, such as decorative posts, columns, roof planes, and other features.**
d. **Garage doors shall be designed to be compatible with the architectural style of the principal structure and should include individual openings for vehicles rather than two car expanses of doors. Metal two car garage doors are discouraged; however, if options are limited and metal is proposed, the doors must include additional architectural detailing appropriate to the building.**

The proposal is for construction of a new single story, 2-car garage. Given the existing site layout on the corner of 3 rights-of-way (George Bush Boulevard, SE 3rd Street, and Dixie Boulevard, locating the garage on a side of the building where it would be out of view from a public right-of-way was not possible. The garage has been oriented to be on the least conspicuous side of the building where access is most efficient. Individual garage doors are proposed and have been designed to be compatible with the architectural style of the structure with a faux wood grain.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section regarding height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

The following criteria apply:

a. **Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the Building Height Plane.**
b. **Front Facade Proportion: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district.**
c. **Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district.**
d. **Rhythm of Solids to Voids: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades.**
e. **Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between existing historic buildings or structures within the subject historic district.**
f. **Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.**
g. **Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.**
h. **Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building.**
i. **Walls of Continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related.**
j. **Scale of a Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only:**
    a. **For buildings wider than sixty percent (60%) of the lot width, a portion of the front façade must be setback a minimum of seven (7) additional feet from the front setback line:**
    b. **For buildings deeper than fifty percent (50%) of the lot depth, a portion of each side façade, which is greater than one story high, must be setback a minimum of five (5) additional feet from the side setback line:**
k. **Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal.**
l. **Architectural Style: All major and minor development shall consist of only one (1) architectural style per structure or property and not introduce elements definitive of another style.**

(m) Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows:

1. **Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible.**

2. **Additions or accessory structures shall not be located in front of the established front wall plane of a historic building.**
3. **Characteristic features of the original building shall not be destroyed or obscured.**
4. **Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed.**
5. **Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design but shall be coherent in design with the existing building.**
6. **Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building.**

The subject request is for the addition of a 1-story, 2-car garage. The modifications to the non-contributing structure have been designed to address the Visual Compatibility Standards while allowing for the continued use of the structure as a mixed-use. Based upon the above, the proposal is compliant with the requirements for Visual Compatibility.

COMPREHENSIVE PLAN

Pursuant to the Future Land Use Element, Objective A-4, the redevelopment of land and buildings shall provide for the preservation of historic resources. The objective shall be met through continued adherence to the City's Historic Preservation Ordinance and, where applicable, to architectural design guidelines through the following policies:

Future Land Use Objective A-1 Property shall be developed or redeveloped, in a manner so that the future use, intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.

The development proposal involves an addition to the west side of the existing structure within the subject property. There are no concerns with respect to soil, topographic or other physical considerations. With respect to the adjacent land uses, the property is in an area surrounded by a residential uses. The proposal is consistent with the subject Objective.

Future Land Use Policy A-4.1 Prior to approval or recommending approval of any land use or development application for property located within a historic district or designated as a historic site, the Historic Preservation Board must make a finding that the requested action is consistent with the provisions of Section 4.5.1 of the Land Development Regulations relating to historic sites and districts and the "Delray Beach Design Guidelines".

The structure is non-contributing to the Del-Ida Park Historic District. The proposal can be found to be consistent with the requirements of the Comprehensive Plan and the provisions of LDR Section 4.5.1 relating to historic sites and districts as well as the "Delray Beach Historic Preservation Design Guidelines".

The proposed changes to the approved addition are appropriate and compatible, and will have a positive impact on the surrounding area as well as the Del-Ida Park Historic District. The property is surrounded by a variety of established professional office uses and residential structures. As a result, the proposal can be deemed to be consistent with the subject Objective and Policies.

ALTERNATIVE ACTIONS

A. Move to continue with direction

B. Approve Certificate of Appropriateness (2019-268), for the property located at **230 George Bush Boulevard, Del-Ida Park Historic District** by finding that the request and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5).

C. Approve Certificate of Appropriateness (2019-268), for the property located at **230 George Bush Boulevard, Del-Ida Park Historic District** by finding that the request and approval thereof is consistent

with the Comprehensive Plan and meets the criteria set forth in LDR Sections 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5) subject to the following conditions:

Site Plan Technical Item

1. Add details and elevation drawings for refuse area to site plan and elevation sheets;
2. Depict and illustrate proposed charging station location on site plans; and,
3. Provide a Notice of Acceptance for the garage doors.

D. Deny Certificate of Appropriateness (2019-268), for the property located at **230 George Bush Boulevard, Del-Ida Park Historic District,** by finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria set forth in LDR Sections 2.4.5(G), 2.4.6(H)(5), and 2.4.5(I)(5).

PUBLIC AND COURTESY NOTICES

_ Courtesy Notices are not applicable to this request	X Public Notices are not required for this request.
X Courtesy Notices were provided to the following, at least 5 working days prior to the meeting:	_ Public Notice was posted at the property on (insert date), 7 calendar days prior to the meeting.
Del-Ida Park Historic District Homeowners Association	_ Public Notice was mailed to property owners within a 500' radius on (8/22/2019), 10 days prior to the meeting.
	_ Public Notice was mailed to the adjacent property owners on (insert date), 20 days prior to the meeting.
	_ Public Notice was published in the (insert publication) on (insert date), 10 calendar days prior to the meeting.
	_ Public Notice was posted to the City's website on (8/22/19)), 10 calendar days prior to the meeting.
	_ Public Notice was posted in the main lobby at City Hall on (8/22/19), 10 working days prior to the meeting.
	X Agenda was posted on (8/28/19), 5 working days prior to meeting.

North Elevation

230 GEORGE BUSH BLVD

Delray Beach, Florida

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South Elevation

230 GEORGE BUSH BLVD

Delray Beach, Florida

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West Elevation

230 GEORGE BUSH BLVD

Delray Beach, Florida

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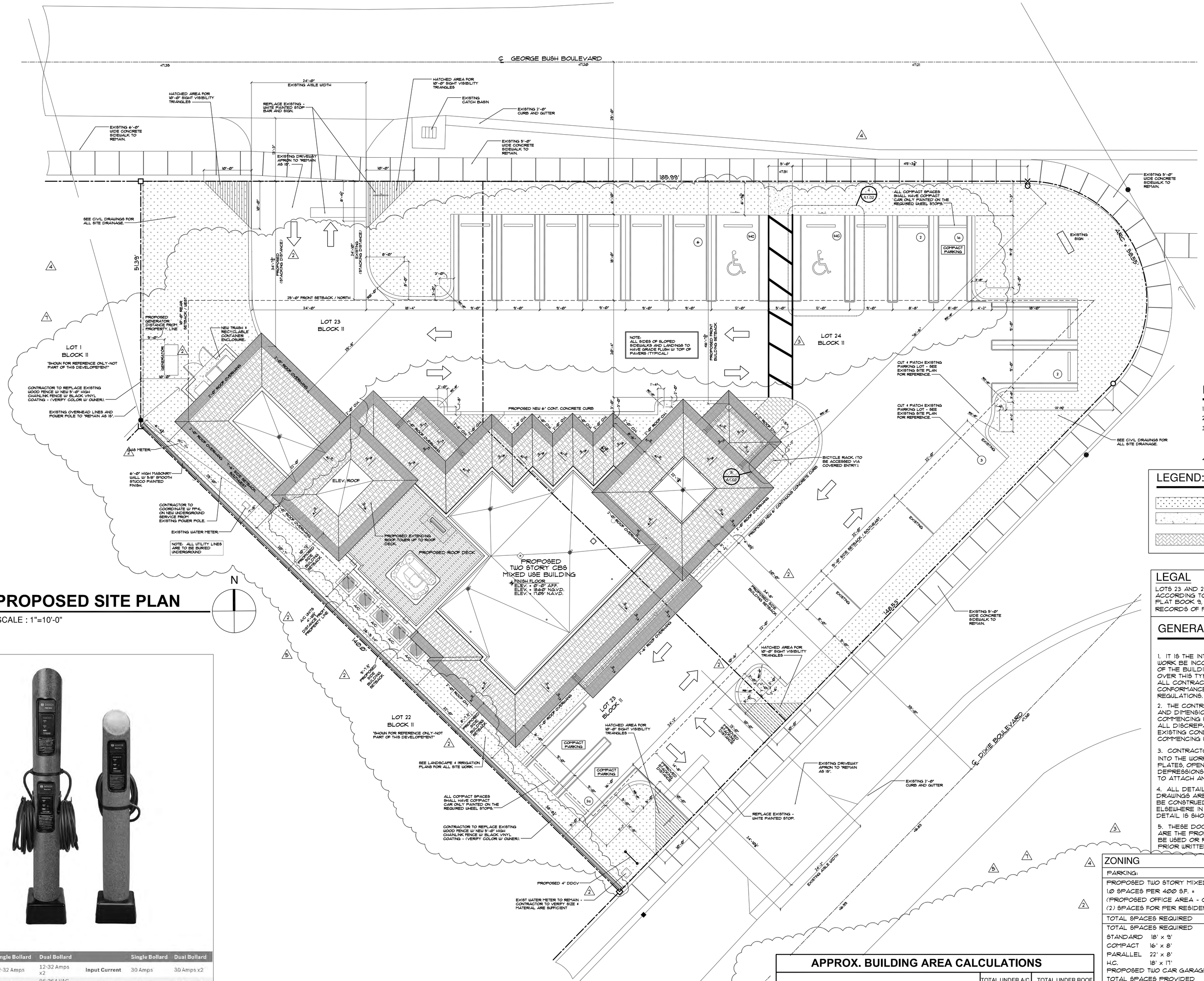
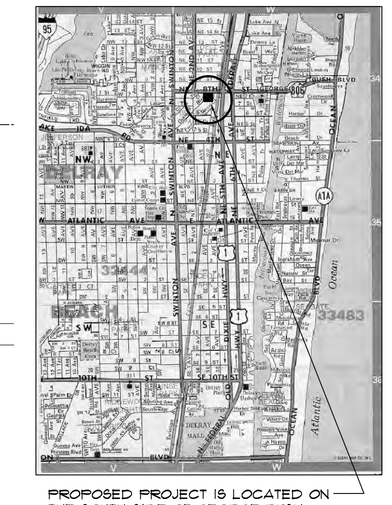


1 A1.01 **PROPOSED SITE PLAN**

SCALE : 1"=10'-0"



PROPOSED PROJECT IS LOCATED ON THE SOUTH SIDE OF GEORGE BUSH BLVD. AND DIXIE BOULEVARD, IN THE HISTORIC DEL- IDA DISTRICT.

VICINITY MAP

N

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.

LEGEND:

- GRASS
- EXISTING CONCRETE WALKWAY TO REMAIN 'AS IS' & PROPOSED DUMPSTER ENCLOSURE.
- 'OLD CHICAGO BRICK PAVERS' OR EQUAL.

LEGAL

LOTS 23 AND 24, BLOCK 11, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

3. CONTRACTOR SHALL SUPPLY,LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES, AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

Specifications	Single Bollard	Dual Bollard		Single Bollard	Dual Bollard
Adjustable Amperage	12-32 Amps	12-32 Amps x2	Input Current	30 Amps	30 Amps x2
Voltage	96-264 VAC	96-264 VAC x2	Breaker Size	40 Amps	40 Amps x2
Cord Length	23 ft	23 ft x2	Temperature Rating	-40°F to +122°F (-40°C to +50°C)	
Weight	125 lbs	150 lbs	Enclosure	NEMA Type 4X; rain, sleet, snow, ice, cold, and heat resistant	
Dimensions	Diameter 7.2" Height 58"	Diameter 7.2" Height 68"	Input/Output Power	7.2 kW	7.2 kW x2

2 A1.01 **VEHICLE CHARGING BOLLARD**

SCALE : N.T.S.

APPROX. BUILDING AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
OFFICE AREA (GROUND FLOOR)	3,208 SQ.FT.	
TWO CAR GARAGE (GROUND FLOOR)		555 SQ.FT.
COVERED ENTRY (GROUND FLOOR)		87 SQ.FT.
COVERED PORCH (GROUND FLOOR)		124 SQ.FT.
ENTRY FOYER & STAIR (GROUND FLOOR)	336 SQ.FT.	
COVERED ENTRANCE (GROUND FLOOR)		88 SQ.FT.
PROPOSED GROUND FLOOR AREA:	3,544 SQ.FT.	4,398 SQ.FT.
FRONT COVERED PORCH (SECOND FLOOR)		87 SQ.FT.
EAST SIDE COVERED BALCONY (SECOND FLOOR)		124 SQ.FT.
WEST SIDE COVERED BALCONY (SECOND FLOOR)		88 SQ.FT.
PROPOSED SECOND FLOOR AREA:	3,465 SQ.FT.	3,764 SQ.FT.
PROPOSED THIRD FLOOR AREA: (NOT INCLUDING 468 SQ. FT. SUN DECK)	226 SQ.FT.	226 SQ.FT.
TOTAL FLOOR AREA:	7,235 SQ.FT.	8,388 SQ.FT.

ZONING

RO/DEL-IDA

PARKING:

PROPOSED TWO STORY MIXED USE BUILDING
10 SPACES PER 400 S.F. =
(PROPOSED OFFICE AREA - GROSS) = 3,208 SF.
(2) SPACES FOR PER RESIDENTAIL UNIT (1-UNIT)

TOTAL SPACES REQUIRED		15.72 SP - 16 SPACES
TOTAL SPACES REQUIRED		11 SP
STANDARD	18' x 9'	10
COMPACT	16' x 8'	3
PARALLEL	22' x 8'	3
H.C.	18' x 17'	2
PROPOSED TWO CAR GARAGE		2
TOTAL SPACES PROVIDED		20 SP

SITE DATA FOR EXISTING OFFICE BUILDING

TOTAL EXISTING SITE AREA = 20,087 S.F. (.46 ACRES)		100%
TOTAL BUILDING AREA = 4,398 S.F.		21.89%
IMPERVIOUS		
(BRICK PAVERS / CONCRETE WALKWAYS)	= 271 S.F.	1.4%
ASPHALT PARKING	= 9,660 S.F.	48.0%
LANDSCAPE (PERV.)	= 5,758 S.F.	28.71%

REQUIRED SETBACKS		PROPOSED SETBACKS	
FRONT	25'-0"	FRONT (NORTH)	47'-2" TO 51'-2"
SIDE STREET	15'-0"	SIDE STREET (EAST)	34'-8" TO 37'-10"
SIDE INT.	7'-6"	SIDE INT. (SOUTH)	8'-7 1/2" TO 10'-7 1/2"
REAR	10'-0"	REAR (WEST)	10'-0"
ALLOWABLE HT.	35'-0"	HEIGHT	34'-11 3/4" MEAN RF HT.

ge architecture, inc.

Architect, Planner and Designer
AA-26002044
1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR

BIDS

PERMIT

CONSTRUCTION

PROJECT TITLE

MIXED USE BUILDING ADDITION / RENOVATION

230 GEORGE BUSH BLVD. DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
1. REVISED 07.18.17 AS PER PMZ COMMENTS- 1. ADJUSTED SETBACKS. 2. ADDED ADA ACCESS FROM EXISTING SIDEWALK.
2. REVISED 09.06.17 AS PER PMZ COMMENTS. 1. REDUCED (1) PARKING SPACE AND INCREASED STACKING DISTANCE. 2. ADJUSTED LOCATION OF DDCV (SEE CIVIL DRAWINGS). 3. SETBACK DIMENSIONS OF A/C UNITS AND GENERATORS HAVE BEEN PROVIDED. 4. CORRECTED LABELING OF REAR AND SIDE SETBACKS. 5. CHANGED DRAWING SCALE TO 1" = 10'-0".
3. REVISED 11.8.17 AS PER PMZ COMMENTS- CHANGED PARKING REQUIREMENTS.
4. REVISED 4.18 AS PER MPB COMMENTS- 1. NOW SHOWING 2 H.C. SPACES AND ELECTRIC VEHICLE CHARGERS. 2. CROSSWALK TO U.C. BRICK PAVERS. 3. NOW SHOWING HEAVY LINE WEIGHT. 3. NOW SHOWING ACCESSIBLE PARKING SPACE SYMBOL ON BOTH H.C. SPACES. 4. DUMPSTER ENCLOSURE HAS BEEN UPDATED TO REFLECT DIMENSION AND MATERIAL CHANGES.
5. REVISED 11.6.18 AS PER OWNER COMMENTS- 1. ADDED STAIRS TOWER TO ROOF DECK. 2. UPDATED CALCULATIONS TO REFLECT OFFICE AND RESIDENTIAL USE.
6. REVISED 01.07.19 AS PER OWNER COMMENTS- 1. ADDED ELEVATOR TO STAIR TOWER TO ROOF DECK. 2. PROPOSED SETBACKS.
7. REVISED 09.09.19 AS PER OWNER COMMENTS- 1. PROPOSED TWO-CAR GARAGE ADDITION.

FILE NUMBER **616A101**

DRAWING TITLE

PROPOSED SITE PLAN

DATE **03.22.17** | DRAWN BY **GE/JC**

JOB NUMBER **20150616**

DRAWING NUMBER

A1.01

PLOTTED 01.01.19 - 10:00 AM
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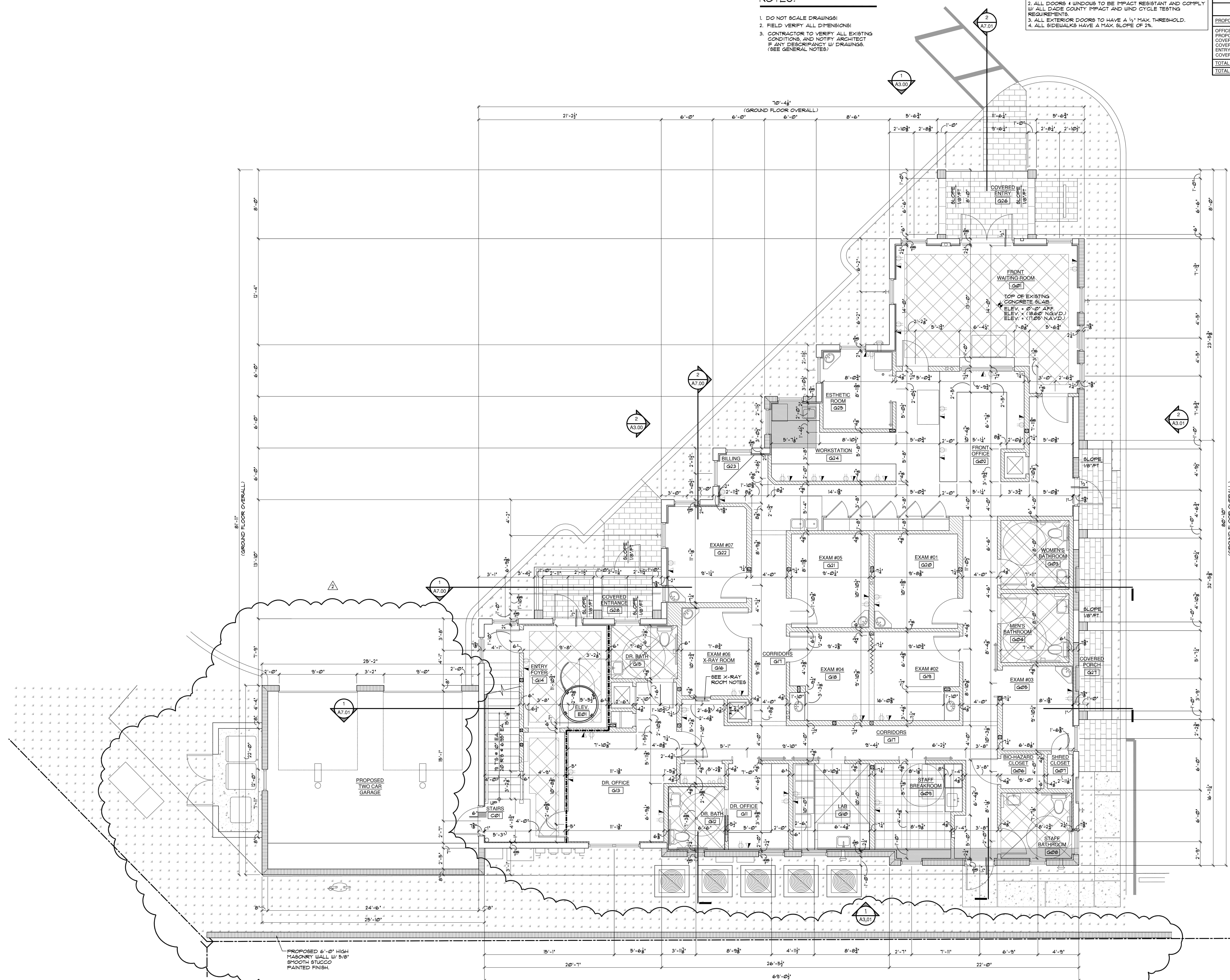
NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCRIPANCY W/ DRAWINGS. (SEE GENERAL NOTES)

NOTE:
1. ALL RAMPS DEPICTED ON PLANS TO HAVE MAX. SLOPE OF 1:12.
2. ALL DOORS & WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLE TESTING REQUIREMENTS.
3. ALL EXTERIOR DOORS TO HAVE A ½" MAX. THRESHOLD.
4. ALL SIDEWALKS HAVE A MAX. SLOPE OF 2%.

APPROX. AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
PROPOSED GROUND FLOOR AREA:		
OFFICE AREA	3,208 SQ.FT.	
PROPOSED TWO CAR GARAGE		555 SQ.FT.
COVERED ENTRY		87 SQ.FT.
COVERED PORCH		124 SQ.FT.
ENTRY FOYER & STAIR	336 SQ.FT.	
COVERED ENTRANCE		88 SQ.FT.
TOTAL GROUND FLOOR AREA UNDER A/C	3,544 SQ.FT.	
TOTAL GROUND FLOOR AREA UNDER ROOF		4,398 SQ.FT.



PROPOSED GROUND FLOOR DIMENSION PLAN

1 / A2.00D SCALE : 3/16"=1'-0"

WALL LEGEND

1. EXISTING 8" CONCRETE BLOCK WALL TO BE STRIPPED DOWN TO BLOCK W/ NEW 5/8" 2-COAT SMOOTH STUCCO FIN. PAINTED ON EXT. SIDE, INTERIOR SIDE TO RECEIVE 1 5/8" MT'L FURRING @ 24" O.C. - R4.1 FOIL BACKED INSULATION BETWEEN FURRING & 5/8" TYPE 'X' G.W.B. - LEVEL IV FINISH PAINTED.
2. 5" INTERIOR (NON-LOAD BEARING PARTITION) W/ 3⅝" 25 GA. MTL. STUDS @ 24" O.C. (SEE DIM. FLR. PLANS FOR ACTUAL WALL THICKNESS) (M.R. DRYWALL @ BATHROOMS, KITCHENETTES, LAUNDRY & 5/8" DENS-SHEILD BEHIND TILE). (NOTE: STUDS TO BE 12" O.C. WHEN INSTALLING M.R. DRYWALL CEILINGS, TYP.) - LEVEL IV (1HR RATED NON-LOADING PARTITIONS TO BE UL-#U419 OR EQUAL).
3. 3⅛" 1-HR. RATED - 35-39 STC SOUND W/ 1" MINERAL FIBER INSULATION BETWEEN STUDS & SHAFT WALL #WP7008 OR EQUAL.
4. X-RAY ROOM TO RECIEVE 1/32" LEAD LINED SHEETROCK AND ALL WALL CUT OUTS, SEAMS AND PENETRATIONS (RECEPTACLES, LIGHT SWITCHES, DUCTS ETC. TO BE PROPERLY PROTECTED W/ LEAD LINING AS PER "BUREAU OF RADIATION CONTROL"- F.D.O.H. (SEE X-RAY NOTES ON NOTED FLOOR PLAN).
5. ⅝" 2-COAT STUCCO FIN.-PAINTED ON 8" CONCRETE BLOCK W/ ⅝" TYPE 'X' GYPSUM WALL BOARD. PAINTED ON 1 5/8" MT'L FURRING @ 24"O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING CHANNELS & DRYWALL-TYP. @ EXTERIOR WALL.
6. ⅞"TH 3-COATS SMOOTH STUCCO FINISH W/ BOARD AND BATTEN PATTERN ON 8" CONCRETE BLOCK (NOTE: SCRATCH COAT APPLIED DIRECTLY TO BLOCK PRIOR TO "BOARD AND BATTEN PVC TRIM) - INTERIOR SIDE TO REC. 1 5/8" MTL FURRING @ 24"O.C. W/ R4.1 FI-FOIL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL.
7. 7/8"TH 3-COAT SMOOTH STUCCO LAP SIDING W/ 6" LAP - (NOTE: SCRATCH COAT APPLIED DIRECTLY TO BLOCK PRIOR TO LAP SIDING PVC TRIM) FIN.-PAINTED ON 8" CONCRETE BLOCK W/ ⅝" TYPE 'X' GYPSUM WALL BOARD PAINTED ON 1 ⅝" METAL FURRING @ 24"O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL-TYP.
8. 7/8"TH 3-COAT SMOOTH STUCCO LAP SIDING W/ 6" LAP - (NOTE: SCRATCH COAT APPLIED DIRECTLY TO BLOCK PRIOR TO LAP SIDING PVC TRIM) FIN.-PAINTED ON NEW 8" CONCRETE BLOCK & EXISTING 8" CONCRETE BLOCK WALL W/ ⅝" TYPE 'X' GYPSUM WALL BOARD PAINTED ON 1 ⅝" METAL FURRING @ 24"O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL-TYP.
9. 5/8"TH 2-COAT SMOOTH STUCCO FIN.-PAINTED ON 4" / 6" CONCRETE BLOCK W/ ⅝" TYPE 'X' GYPSUM WALL BOARD PAINTED ON 1 ⅝" METAL FURRING @ 24"O.C. W/ R4.1 FI FOIL BACKED INSULATION BETWEEN FURRING STRIPS & DRYWALL-TYP. (STUCCO TO BE PAINTED BLACK AT ALL FALSE WINDOW LOCATIONS).
10. 8" CONCRETE BLOCK WALL W/ 5/8" 2-COAT SMOOTH STUCCO FIN. PAINTED ON BOTH SIDES TYP. @ DUMPSTER - (SEE STRUCT.).
11. 3½" 1HR RATED W/ 2"th. MINERAL FIBER BETWEEN STUDS-SHAFT WALL #WP 1071. TYP. AT ROOF RAIN LEADERS.
12. ACCORDION ACOUSTICAL PARTITION WALL BY "HUFCOR" OR EQUAL.

CONCRETE COLUMN

STRUCTURAL STEEL COLUMN

B — WINDOW NUMBER

2 — DOOR NUMBER

NOTE:
1. ALL INTERIOR WALLS W/ CABINETS OR STAIR RAILINGS TO BE PROVIDED W/ 1/2" PLYWOOD OR P.T. WOOD BLOCKING.

2. ALL KITCHENETTES, LAUNDRY AND BATHROOM WALLS TO RECEIVE BATT SOUND INSULATION (TYP.).

3. ALL TILED WALLS TO RECEIVE 5/16"-"DUROCK" BACKING OR EQUAL.

4. ALL EXTERIOR WALLS TO RECEIVE CORE FILL 500 INSULATION.

5. ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIER, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE THE DECORATIVE CEILING AND IN CONCEALED SPACES OF THE WALL WITH SUGGESTED WORDING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" AS PER CHAPTER 7 - FBC 2017 ED.

6. NOTE: CONTRACTOR TO PROVIDE SIGNAGE, PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ON SECOND AND THIRD FLOOR STORAGE AREAS THAT THEY ARE DESIGN FOR RESIDENTIAL LOADS - "COMMERCIAL STORAGE - NOT ALLOWED".

F-1 — 1HR. RATED PARTITION - UL - U419. OR #WP 1071 1HR. RATED SHAFT PARTITION.

SA — TYPE "SA" = SITE LIGHTING ANP LIGHTING MODEL # BVB2401 - T3 - MATTE BLACK W/ DECORATIVE POST MOUNTS #PA201 AND PRESTRESSED CONCRETE POLE (NOTE: CONTRACTOR TO INCLUDE (2) EXISTING LIGHT POLES FROM 226 PALM COURT.

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PLOTTED 8.05.19 - 9:00 AM

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ISSUED FOR: BUILDING PERMIT
BIDS: 3. 19. 19
PERMIT
CONSTRUCTION

PROJECT TITLE
MIXED USE BUILDING ADDITION / RENOVATION

230 GEORGE BUSH DELRAY BEACH, FL

CLIENT APPROVAL

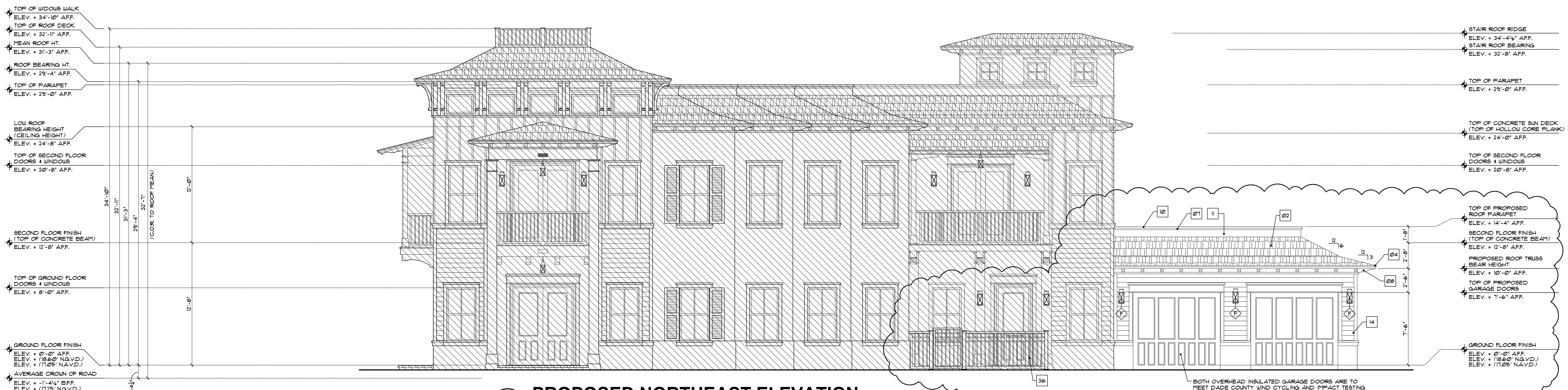
REVISIONS
1. REVISED 03.14.19 AS PER OWNER COMMENTS: 1. CHANGED TITLE BLOCK. 2. REVISED FLOOR PLAN LAYOUT.
2. REVISED 08.05.19 AS PER OWNER COMMENTS: 1. ADDED TWO CAR GARAGE AND 6'-0" MASONRY STUCCO WALL.

THIS DRAWING IS NOT FOR CONSTRUCTION, IT HAS BEEN ISSUED FOR GOVERNMENTAL REVIEW AND/OR PRELIMINARY PRICING ONLY.

FILE NUMBER: **616A200D**

DRAWING TITLE
PROPOSED GROUND FLR. DIMENSION PLAN

DATE: 1.28.19
DRAWN BY: GE/MJ
JOB NUMBER: 20150616
DRAWING NUMBER: **A2.00D**



1 / A3.00 **PROPOSED NORTHEAST ELEVATION**
SCALE : 3/16"=1'-0"

2 / A3.00 **PROPOSED NORTHWEST ELEVATION**
SCALE : 3/16"=1'-0"

EXTERIOR STUCCO

METAL LATH APPLICATION:
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLING WITH ASTM D 518 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, COMPONENTS AND CLADDING

TRIBUTARY AREA (ft)²	ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-48	41	-60
21 TO 50	39	-46	39	-56
51 TO 100	37	-44	37	-50
101 TO 150	35	-42	35	-46
151 TO 250	34	-41	34	-44

NOTES:
1) ZONE 5 IS DEFINED AS ANY DOOR OR WINDOW WITHIN 7'-0" FROM ANY CORNER OF THE BUILDING. ALL OTHER LOCATIONS ARE DEFINED AS ZONE 4.
2) PRESSURE RATINGS REQUIRED FOR WINDOWS / DOORS SHOWN HEREIN ARE BASED ON ASCE 7-10 COMPONENTS AND CLADDING - ASD DESIGN (0.6W) NO FURTHER REDUCTION IS ALLOWED.

LIGHT FIXTURES

- (F) TROY LIGHTING 'NEWTON' #BCD9007OBZ - ELECT. WALL MOUNTED.
- (G) TROY LIGHTING 'NEWTON' #FCD9004OBZ - ELECT. CEILING MOUNTED.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.

P-1	ACADIA WHITE #AC-41 (SMOOTH STUCCO & 'BOARD & BATTEN')
P-2	TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' 'PEWTER GRAY'
P-3	BRILLIANT WHITE (WINDOW FRAMES - 'PGT') STUCCO HEADERS, SILLS, BANDING AND FASCIA.
P-4	GRAND TETON WHITE #AC-42 (LAP-SIDING)
P-5	'THERMA TRU' FIBERGLASS ENTRY DOORS (W/ MAHOGANY FINISH)
P-6	BLACK BEAUTY #2128-10 DECORATIVE ALUM. RAILINGS, ALUMINUM SHUTTERS.

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY. CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

(shaded) SECOND FLOOR STRUCTURE & ROOF

△2

ELEVATION NOTES

01. ALUM RAIL WIDOWS WALK W/ E.S.P. POWDER COAT FINISH (COLOR WHITE), 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF @ OUTER EDGE. TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DWGS & SAMPLE BY 'SOUTH FL ALUM' OR EQ.
02. TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' (PEWTER GRAY) OR EQUAL ON 30# FELT T.T. TO 19/32" A.P.A. RATED EXT. GRADE PLYWOOD SHEATHING.
03. LINE OF 3 & 12 ROOF PITCH BREAK -SEE STRUCT. DWGS. & ROOF PLAN.
04. CONT. ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED.
05. DBL P.T. S4S 3" x 6" x 36" DECORATIVE BRACKETS -PAINTED- @ ±36" O.C. -SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. @ ENTRY TOWER FEATURE). PROVIDE ALT. PRICE FOR DECORATIVE FOAM BRACKETS.
06. RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK -SEE STRUCTURAL DRAWINGS (TYP. @ ENTRY TOWER FEATURE AT ENDS / MANSARD ROOFS).
07. DECORATIVE RAISED STUCCO BANDING @ ROOF PARAPET (TOP LAYER 2"HT x 2"W & BOTT. 2" HT. x 1" W). WITH LIGHT TEXTURED FINISH , CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
08. 3" x 6" x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30") -PAINTED- @ 24" O.C. BY 'FOAM FACTORY' OR EQUAL W/ HARDCOAT FINISH ON 1" x 6" CONT. RAISED STUCCO FRIEZE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
09. CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO FRIEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
10. PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED .032 ALUM. - IN 10'-0" STRAIGHT SECTIONS. - ALLOW A ¼" SPACE BETWEEN THE ENDS FOR EXPANSION. - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
11. UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 7/8"th. SMOOTH STUCCO FINISH ON 2.5 SELF FURRING PAPER BACKED GALV. METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD - PAINTED (TYP.).
12. 4" x 8" EMERGENCY ROOF SCUPPER (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK - TYP. OF 1).
13. SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS @ 16" O.C. OVER 7/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
14. 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-FINISH-PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.).
15. ½" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
16. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
17. DECORATIVE ALUM. LEADER CONDUCTOR HEADS - (WITH DECORATIVE GUTTER HANGERS / BRACKETS) - 4" ROUND DOWNSPOUTS - COLOR WHITE BY PRECISION GUTTERS LLC. OR EQUAL (TYP. OF 2).
18. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2"ht. x 2"dp TOP LAYER W/ LOWER LAYER BEING 4"ht. x 1" PROJECTION - LOCATED @ BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
19. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2"ht. x 2"dp TOP LAYER W/ LOWER LAYER BEING 6"ht. x 1" PROJECTION - LOCATED @ UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
20. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG.)
21. 1" TH. x 2"HT. SMOOTH RAISED STUCCO SILL WINDOW & 1"TH x 4"HT. STUCCO SKIRT - PAINTED (TYP.).
22. 1" TH. x 8"HT. 'AZEK' (WOOD SIMULATED) HEADER TRIM (W/ DECORATIVE 1" x 'AZEK' TRIM), PAINTED (TYP. @ DOORS) SLOPED FOR POSITIVE DRAINAGE.
23. 1¼" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
24. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. @ ENTIRE PERIMETER).

NOTE: APPLY TREMPROOF WATERPROOFING MEMBRANCE BY 'TREMCO' OR EQUAL. ALONG NORTHEAST & SOUTHEAST ELEVATIONS - SEE CIVIL DRAWINGS.

25. 6" x 12" SMOOTH CLEAR CEDAR WOOD BEAM S4S PAINTED (ALL CONN. TO BE HIDDEN -SEE STRUCT.)
26. 6W x 8D x 8'-0" DECORATIVE FOAM BEAMS (W/ HARDCOAT FINISH BY FOAM FACTORY OR EQUAL) AT LOWER MAIN COVERED ENTRANCE) -SUBMIT SHOP DRAWING FOR APPROVAL.
27. 6" x 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" x 10" 'AZEK' TRIMMED BASE & 1" x 1" @ THE TOP- SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DWG'S FOR APPROVAL).
28. 4 x 6 SMOOTH CLEAR CEDAR WOOD BRACKET S4S PAINTED - SEE STRUCT. DWG'S. FOR ALL HIDDEN CONNECTIONS.
29. 8" x 12" CONCRETE BEAM W/ ⅝" 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMNS BELOW - SEE STRUCTURAL DRAWINGS.
30. 12" x 12" CONCRETE COLUMNS & PILASTERS (SEE FLOOR PLAN) W/ ⅝" 2-COATS SMOOTH STUCCO PAINTED FINISH (1" x 1" DECORATIVE AZEK TRIM AT THE TOP) & 1 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
31. 16"d x 8"w x 42"L & 64"L, DECORATIVE BRACKETS W/ TAPERED PROFILE BY 'FOAM FACTORY' OR EQ. W/ TOUGH COAT FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
32. POURED IN PLACE CONC SLAB, SEE STRUC DWGS (TYP.) ALL BALCONIES TO SLOPE ⅛"/FT. (WRAPPED W/ 'AZEK' TO SIMULATE WOOD DECK).
33. CONT 1 1/4"HT. x 4" COPPER DRIP EDGE @ ALL BALCONIES.
34. PAVERS BY 'GEMPAVERS' OR EQUAL - 'OLD CANADA' RANDOM SIZES (9 x 6, 9 x 9 & 9 x 12) GREY CEMENT MIXES 'TAN CHOCOLATE' - SLAB TO BE MUDSET OVER .125" LIQUID WATERPROOFING ON CONC. DECK, 'VULKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL)
35. DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 x SPACERS @ REAR FOR PROTECTION FROM BUILDING. AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
36. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE SPACED TO BLOCK PASSAGE OF 4" SPHERE. (BOTTOM RAIL MAX. 2" A.F.F. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE. BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2017 EDITION).
37. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ALL LOCATIONS OF EXTERIOR DOORS TO BE IMPACT RESISTANT & HAVE PRODUCT APPROVAL ('FLEMING' D - SERIES) OR EQUAL.
38. 'THERMA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO .085 AND AVG. SHGC EQUAL TO .06 WITH .03 FENESTRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
39. 'PGT' SINGLE HUNG, FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY WALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). (NOTE: REFLECTIVE GLASS IS NOT PERMITTED). - ALL GROUND FLOOR WINDOWS TO BE 'FIXED'.
40. 'PGT' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK).
41. DECORATIVE FIXED ALUMINUM LOUVERED VENTS, FIXED IN CLOSED POSITION W/ - ALL E.S.P. POWDER COAT FINISH (COLOR BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (TYP. AT ROOF DECK TOWER).
42. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN 'VULKEM 350' OR EQUAL & CONCRETE THRESHOLD/ CONCRETE SILL (W/ ½" MAX. HT. DOOR THRESHOLD).
43. ALL EXTERIOR DOORS & WINDOWS TO HAVE 'DYMONIC 100' CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
44. ALL DOOR & WINDOW CORNERS, HDR'S, & JAMBS TO BE SEALED W/ 'VULKEM 350' - APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPEC'S BY 'TREMCO' OR EQ.
45. ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
46. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
47. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
48. ADDRESS NUMBERS & LOCATION TO BE APPROVED BY OWNER. (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON A CONTRASTING BACKGROUND).
49. SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS.
50. ALL BALCONIES/PORCHES TO RECEIVE THINSET 'MARBLE OF THE WORLD' - LOTUS STYLE: QUARTZITE SET - 18" L x 18" W WITH 3/16" GROUT JOINTS OVER .125" LIQUID WATERPROOFING ON CONC. DECK, 'VULKEM 360' OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
51. MEDICAL OFFICE AND RESIDENCE DOORS TO BE EQUIPPED W/ LOW-VOLTAGE WIRING FOR 'NEST' OR 'RING' VIDEO DOOR BELL OR EQUAL - VERIFY W/ OWNER.
52. JOHNS MANVILLE FOUR PLY HOT MOPPED MODIFIED BITUMEN MINERAL SURFACED ROOFING SYSTEM '4FID (FR)' ON 1½" MIN. POLYISOCYANURATE INSULATION BOARD (SLOPE ¼"/FT.) MECHANICALLY ATTACHED TO PLYWOOD ROOF DECK AS PER MANUF. SPEC'S (TYP. AT MAIN ROOF AND STAIR TOWER ROOF).
53. IMPACT RESISTANT 'PGT ST3550' SYSTEM OR EQUAL- ALUMINUM GLAZED STOREFRONT SYSTEM W/ 'KYNAR 500' FINISH - (COLOR BRONZE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE. (NOTE: NO REFLECTIVE GLASS ALLOWED).
54. 'PGT' 780 SERIES (COLOR BRONZE) OR EQUAL ALUM. SLIDING DOORS - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS, CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).

△7

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES)
4. ALL AREA CALCULATIONS ARE APPROX.
5. ALL EXTERIOR DOOR & WINDOW LOCATIONS TO MATCH EXTERIOR ELEVATIONS- SEE SHEETS A3.00 & A3.01.
6. CONTRACTOR TO PROVIDE 'KNOX-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).
7. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL EXTERIOR DOORS TO HAVE LOW-VOLTAGE WIRING FOR 'NEST' OR 'RING' VIDEO DOOR BELL.

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1045 East Atlantic Ave. Suite 303
Delray Beach, Florida 33483
TEL: 561-276-6011
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ISSUED FOR
BIDS
PERMIT
CONSTRUCTION

PROJECT TITLE △6
MIXED USE BUILDING ADDITION / RENOVATION

230 GEORGE BUSH AVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
- △1 REVISED 07.10.17 AS PER P&Z COMMENTS: 1. ADJUSTED SETBACKS.
- △2 REVISED 8.18.17 AS PER P&Z COMMENTS: 1. ADDED REFERENCE DIMENSION FROM CROWN OF ROAD TO ROOF MEAN HEIGHT. 2. ADDED HATCH PATTERN TO DENOTE ROOF STRUCTURE. 3. CHANGED DECORATIVE LOUVERS ON NORTHWEST ELEVATION TO REAL WINDOWS. 4. CHANGED FAUX WINDOW ON NORTHEAST ELEVATION INTO A REAL WINDOW.
- △3 REVISED 6.1.18 AS PER HPB COMMENTS: 1. ALL EXTERIOR DOORS ARE NOW SHOWN AS FIBERGLASS W/ MAHOGANY FINISH. 2. NORTHWEST ELEVATION NOW SHOWS STUCCO PANEL AS NOTED.
- △4 REVISED 7.24.18 AS PER OWNER COMMENTS: 1. ADDED FIXED GLASS AT TOWER ENTRY FEATURE. 2. ADDED 8" TO SECOND FLOOR STRUCTURE. 3. ADJUSTED WINDOW SIZES FROM 36" x 60" to 36" x 72".
- △5 REVISED 01.02.19 AS PER OWNER COMMENTS: 1. EXTENDED ELEVATOR TO ROOF DECK 2. REMOVED BAHAMA SHUTTERS.
- △6 REVISED 3.8.19 AS PER OWNER COMMENTS: 1. CHANGED TITLE BLOCK. 2. ADDED STAIR TOWER.
- △7 REVISED 4.25.19 AS PER OWNER COMMENTS: 1. CHANGED WINDOWS AND EXTERIOR DOORS.
- △8 REVISED 08.05.19 AS PER OWNER COMMENTS: 1. TWO CAR ADDITION.

FILE NUMBER
616A300

DRAWING TITLE
PROPOSED ELEVATIONS

DATE	DRAWN BY
11.20.16	GE/JC

JOB NUMBER
20150616

DRAWING NUMBER
A3.00

PLOTTED 8.05.19 - 10:30 AM

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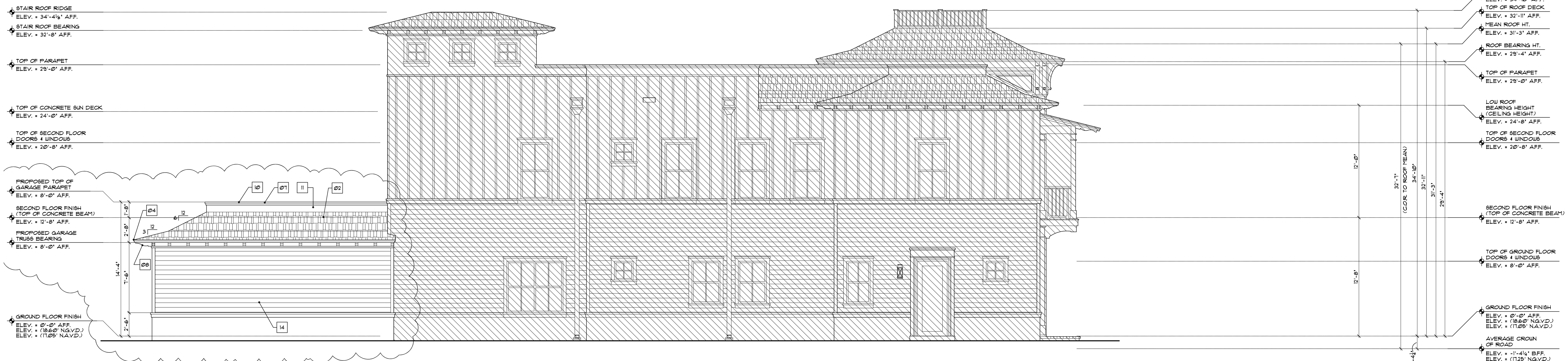

1 PROPOSED SOUTHWEST ELEVATION
A3.01
SCALE : 3/16"=1'-0"

2 PROPOSED SOUTHEAST ELEVATION
A3.01
SCALE : 3/16"=1'-0"

WIND PRESSURES (PSF) EXTERIOR DOORS, WINDOWS, COMPONENTS AND CLADDING

TRIBUTARY AREA (ft)²	ZONE (4)		ZONE (5)	
	(+) POSITIVE	(-) NEGATIVE	(+) POSITIVE	(-) NEGATIVE
1 TO 20	41	-48	41	-60
21 TO 50	39	-46	39	-56
51 TO 100	37	-44	37	-50
101 TO 150	35	-42	35	-46
151 TO 250	34	-41	34	-44

NOTES:
1) ZONE 5 IS DEFINED AS ANY DOOR OR WINDOW WITHIN 7'-0" FROM ANY CORNER OF THE BUILDING. ALL OTHER LOCATIONS ARE DEFINED AS ZONE 4.
2) PRESSURE RATINGS REQUIRED FOR WINDOWS / DOORS SHOWN HEREIN ARE BASED ON ASCE 7-10 COMPONENTS AND CLADDING - ASD DESIGN (0.6W) NO FURTHER REDUCTION IS ALLOWED.

EXTERIOR STUCCO

METAL LATH APPLICATION:
1. APPLY SCRATCH COAT WITH SUFFICIENT PRESSURE TO KEY WELL INTO LATH. TROWEL AFTER INITIAL SET AND SCRATCH TO ROUGHEN SURFACE.
2. APPLY BROWN COAT AFTER SCRATCH COAT HAS SET FIRM AND HARD AND HAS BEEN STRAIGHTENED TO A TRUE SURFACE WITHOUT THE USE OF ADDITIONAL WATER. LEAVE ROUGH TO RECEIVE FINISH COAT.
3. DAMPEN BROWN COAT EVENLY PRIOR TO APPLICATION OF FINISH COAT. APPLY FINISH COAT AND BRING FINISH COAT TO A TRUE, EVEN SURFACE, FINISHED AS APPROVED BY OWNER.
4. TWO (2) COAT WORK (ON MASONRY): APPLY TWO (2) COAT STUCCO TO CONCRETE AND MASONRY AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
5. THREE (3) COAT WORK (ON LATH): APPLY THREE (3) COAT STUCCO TO METAL LATH: TOTAL (1) INCH THICK AREAS: TOTAL THICKNESS, FIVE-EIGHTHS (5/8) INCH MINIMUM.
6. RUN DRIP GROOVES IN STUCCO. PROVIDE RUN DRIP GROOVES IN EXTERIOR DOORWAY HEADS AND EXTERIOR WINDOW HEADS.
7. ALL STUCCO HEADERS, SILLS AND BANDING TO BE PROVIDED WITH A MIN. 1/8" SLOPE FOR PROPER SHEDDING OF RAIN WATER.
8. ALL POLYSTYRENE BOARD SHALL BE INSTALLED AS PER CURRENT MANUFACTURER'S PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. REINFORCING FABRIC CONSISTS OF A BALANCED, ALKALINE-RESISTANT OPEN-WEAVE GLASS-FIBER COMPLING WITH ASTM D 578 AND WEIGHING NOT LESS THAN 8 OZ. PER SQUARE YARD.

LIGHT FIXTURES

(F) TROY LIGHTING 'NEWTON' #BCD9070BZ - ELECT. WALL MOUNTED.
(G) TROY LIGHTING 'NEWTON' #FCD9040BZ - ELECT. CEILING MOUNTED.

ALL LIGHT FIXTURES TO BE APPROVED BY OWNER/ARCHITECT

PAINT LEGEND

- ALL SURFACES TO BE CLEANED & PRIMED AS PER BENJAMIN MOORE.

P-1 ACADIA WHITE #AC-41 (SMOOTH STUCCO & 'BOARD & BATTEN')
P-2 TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' "PEWTER GRAY"
P-3 BRILLIANT WHITE (WINDOW FRAMES - "PGT") STUCCO HEADERS, SILLS, BANDING AND FASCIA
P-4 GRAND TETON WHITE #AC-42 (LAP-SIDING)
P-5 "THERMA TRU" FIBERGLASS ENTRY DOORS (W/ MAHOGANY FINISH)
P-6 BLACK BEAUTY #2128-10 DECORATIVE ALUM. RAILINGS, ALUMINUM SHUTTERS.

NOTE: ALL COLORS ARE FOR PRICING PURPOSES ONLY, CONTRACTOR TO PROVIDE SAMPLES FOR OWNER APPROVAL.

SECOND FLOOR STRUCTURE & ROOF

ELEVATION NOTES

01. ALUM RAIL WIDOWS WALK W/ E.S.P. POWDER COAT FINISH (COLOR WHITE) 2-PIECE CONT. ALUMINUM FLASHING TO MATCH ROOF @ OUTER EDGE. TOP OF RAIL 36" ABOVE ROOF DECK. PROVIDE SHOP DWGS & SAMPLE BY 'SOUTH FL ALUM' OR EQ.
02. TIMBERLINE ULTRA HD SERIES SHINGLE ROOFING SYSTEM 'GAF' (PEWTER GRAY) OR EQUAL ON 30# FELT T.T. TO 19/32" A.P.A. RATED EXT. GRADE PLYWOOD SHEATHING.
03. LINE OF 3 & 12 ROOF PITCH BREAK -SEE STRUCT. DWGS. & ROOF PLAN.
04. CONT. ALUM. DRIP EDGE ON CONT. P.T. 1 x 2 ON CONT. 2 x 4 SMOOTH CLEAR CEDAR FASCIA -PAINTED.
05. DBL P.T. S4S 3" x 6" x 36" DECORATIVE BRACKETS -PAINTED- @ +/36" O.C. -SEE REFLECTIVE CEILING PLAN FOR LAYOUT (TYP. @ ENTRY TOWER FEATURE). PROVIDE ALT. PRICE FOR DECORATIVE FOAM BRACKETS.
06. RECESSED SMOOTH STUCCO PANELS ON 6" CONCRETE BLOCK -SEE STRUCTURAL DRAWINGS (TYP. @ ENTRY TOWER FEATURE AT ENDS / MANSARD ROOFS).
07. DECORATIVE RAISED STUCCO BANDING @ ROOF PARAPET (TOP LAYER 2"HT x 2"W & BOTT. 2" HT. x 1" W). WITH LIGHT TEXTURED FINISH , CONTRACTOR TO PROVIDE SAMPLES OF ALL BANDING FOR APPROVAL BY OWNER.
08. 3" x 6" x 20" DECORATIVE OUTRIGGER (NOTE: KING OUTRIGGERS 30") -PAINTED- @ 24" O.C. BY 'FOAM FACTORY' OR EQUAL W/ HARDCOAT FINISH ON 1" x 6" CONT. RAISED STUCCO FRIEZE BOARD - SEE REFLECTIVE CEILING PLAN FOR LAYOUT.
09. CONT. 2" x 2" CONT. SMOOTH STUCCO BANDING AT UNDERSIDE OF OUTRIGGERS AND STUCCO FRIEZE BOARD - TYP. AT UNDERSIDE OF ROOF OVERHANG.
10. PARAPET COPING TO BE SLOPED FOR POSITIVE DRAINAGE - ALL CAPS TO BE FABRICATED FROM PRE-FINISHED .032 ALUM. - IN 10'-0" STRAIGHT SECTIONS. - ALLOW A ¼" SPACE BETWEEN THE ENDS FOR EXPANSION. - ALL CORNERS SHALL BE PRE-FABRICATED FROM ONE PIECE WITH EA. LEG BEING A MIN. 2'-0" IN LENGTH.
11. UPPER FRAMED EXTERIOR PARAPET WALL TO RECEIVE 3-COAT 7/8"th. SMOOTH STUCCO FINISH ON 2.5 SELF FURRING PAPER BACKED GALV. METAL LATH OVER 'TYVEK' (COMMERCIAL) STUCCO WRAP OVER 19/32" APA RATED EXTERIOR GRADE PLYWOOD - PAINTED (TYP.).
12. 4" x 8" EMERGENCY ROOF SCUPPER (2" MIN. 4" MAX. ABOVE FINISHED ROOF DECK - TYP. OF 1).
13. SECOND FLOOR EXTERIOR TO RECEIVE 1" x 2" VERTICAL STUCCO BATTENS @ 16" O.C. OVER 7/8" 3-COATS SMOOTH STUCCO FINISH - PAINTED.
14. 7/8" 3-COAT SMOOTH STUCCO W/ 6" LAP SIDING-FINISH-PAINTED (NOTE: APPLY SCRATCH DIRECTLY TO BLOCK PRIOR TO LAPSIDING PVC TRIM) (TYP.).
15. ¾" STUCCO CONTROL JOINTS - STUCCO SUB-CONTRACTOR TO COORDINATE WITH ARCHITECT FOR ALL LOCATIONS.
16. 2-COAT 5/8" SMOOTH STUCCO FINISH, PAINTED TYP.
17. DECORATIVE ALUM. LEADER CONDUCTOR HEADS - (WITH DECORATIVE GUTTER HANGERS / BRACKETS) - 4" ROUND DOWNSPOUTS - COLOR WHITE BY PRECISION GUTTERS LLC. OR EQUAL (TYP. OF 2).
18. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2"h. x 2"dp TOP LAYER W/ LOWER LAYER BEING 4"h. x 1" PROJECTION - LOCATED @ BOARD AND BATTEN STUCCO SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
19. (2) LAYER STEP RAISED HORIZONTAL STUCCO BANDING W/ 2"h. x 2"dp TOP LAYER W/ LOWER LAYER BEING 6"h. x 1" PROJECTION - LOCATED @ UNDERSIDE OF STUCCO LAP SIDING - PAINTED - SLOPED FOR POSITIVE DRAINAGE.
20. 2" x 4" SMOOTH STUCCO- PAINTED (TYP. @ ALL CORNERS AND WINDOW SURROUNDS - NOTE: WINDOW HEADERS TO HAVE 2" RAISED SMOOTH STUCCO BAND W/ 1" OVERHANG.)
21. 1" TH. x 2"HT. SMOOTH RAISED STUCCO SILL WINDOW & 1"TH x 4"HT. STUCCO SKIRT - PAINTED (TYP.).
22. 1" TH. x 8"HT. "AZEK" (WOOD SIMULATED) HEADER TRIM (W/ DECORATIVE 1" x "AZEK" TRIM), PAINTED (TYP. @ DOORS) SLOPED FOR POSITIVE DRAINAGE.
23. 1¼" RAISED SMOOTH STUCCO BASE, TYPICAL ALONG FRONT OF STRUCTURE.
24. EXTERIOR STUCCO TO EXTEND A MIN. 1'-0" BELOW GRADE - (TYP. @ ENTIRE PERIMETER).

NOTE: APPLY TREMPROOF WATERPROOFING MEMBRANCE BY "TREMCO" OR EQUAL. ALONG NORTHEAST & SOUTHEAST ELEVATIONS - SEE CIVIL DRAWINGS.

25. 6" x 12" SMOOTH CLEAR CEDAR WOOD BEAM S4S PAINTED (ALL CONN. TO BE HIDDEN -SEE STRUCT.)
26. 6W x 8D x 8'-0" DECORATIVE FOAM BEAMS (W/ HARDCOAT FINISH BY FOAM FACTORY OR EQUAL) AT LOWER MAIN COVERED ENTRANCE) -SUBMIT SHOP DRAWING FOR APPROVAL.
27. 6" x 6" CLEAR SMOOTH CEDAR WOOD COLUMNS (W/ 1" x 10" "AZEK" TRIMMED BASE & 1" x 1" @ THE TOP- SEE STRUCT. DRAWINGS FOR HIDDEN CONNECTIONS. (CONTRACTOR TO SUBMIT SHOP DWG'S FOR APPROVAL).
28. 4 x 6 SMOOTH CLEAR CEDAR WOOD BRACKET S4S PAINTED - SEE STRUCT. DWG'S. FOR ALL HIDDEN CONNECTIONS.
29. 8" x 12" CONCRETE BEAM W/ ⅝" 2-COATS SMOOTH STUCCO FINISH TO BE CENTERED OVER CONC. COLUMNS BELOW - SEE STRUCTURAL DRAWINGS.
30. 12" x 12" CONCRETE COLUMNS & PILASTERS (SEE FLOOR PLAN) W/ ⅝" 2-COATS SMOOTH STUCCO PAINTED FINISH (1" x 1" DECORATIVE AZEX TRIM AT THE TOP) & 1 1/4" RAISED SMOOTH STUCCO BANDING AT BASE - SEE STRUCTURAL DRAWINGS.
31. 16"d x 8"w x 42"L & 64"L, DECORATIVE BRACKETS W/ TAPERED PROFILE BY "FOAM FACTORY" OR EQ. W/ TOUGH COAT FINISH (TYP. AT UNDERSIDE OF COVERED PORCHES). NOTE: CONTRACTOR TO PROVIDE SAMPLE FOR OWNER/ARCH APPROVAL.
32. POURED IN PLACE CONC SLAB, SEE STRUC DWGS (TYP.) ALL BALCONIES TO SLOPE ⅛"/FT. (WRAPPED W/ "AZEK" TO SIMULATE WOOD DECK).
33. CONT 1 1/4"HT. x 4" COPPER DRIP EDGE @ ALL BALCONIES.
34. PAVERS BY 'GEMPAVERS' OR EQUAL - 'OLD CANADA' RANDOM SIZES (9 x 6, 9 x 9 & 9 x 12) GREY CEMENT MIXES 'TAN CHOCOLATE' - SLAB TO BE MUDSET OVER .125" LIQUID WATERPROOFING ON CONC. DECK "VULKEM 360" OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL)
35. DECOR. ALUM. SHUTTERS (COLOR BLACK) TO HAVE 2 X SPACERS @ REAR FOR PROTECTION FROM BUILDING, AS PER 'SOUTH FLORIDA ALUMINUM' OR EQUAL.
36. ALUMINUM DECORATIVE RAIL W/ E.S.P. POWDER COAT FINISH (COLOR BLACK) - TOP OF RAIL MIN. 42" WITH VERTICAL PICKET PATTERN TO BE SPACED TO BLOCK PASSAGE OF 4" SPHERE. (BOTTOM RAIL MAX. 2" AFF. -TYP.) - PROVIDE SHOP DRAWINGS FOR STYLE, SIZES AND DESIGN SAFETY / SAMPLE BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL. (NOTE: ALL EXTERIOR RAILINGS SHALL COMPLY W/ F.B.C. 2017 EDITION).
37. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ALL LOCATIONS OF EXTERIOR DOORS TO BE IMPACT RESISTANT & HAVE PRODUCT APPROVAL ('FLEMING' D - SERIES) OR EQUAL.
38. 'THERMA TRU' DOORS (GLAZED FIBERGLASS ENTRY DOOR W/ MAHOGANY FINISH) - W/ DOUBLE-GLAZED TINTED GLASS W/ AN AVG. U-FACTOR EQUAL TO 085 AND AVG. SHGC EQUAL TO 06 WITH 03 FENESTRATION VALUE TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).
39. 'PGT' SINGLE HUNG, FIXED ALUM. WINDOWS TO BE IMPACT RESISTANT AND COMPLY W/ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.). (NOTE: REFLECTIVE GLASS IS NOT PERMITTED). - ALL GROUND FLOOR WINDOWS TO BE 'FIXED'.
40. 'PGT' - FAUX - FIXED WINDOW W/ INTERIOR SIDE TO BE PAINTED BLACK (TYP.) SEE DETAIL FOR RECESSED STUCCOED 4" CONC. BLOCK).
41. DECORATIVE FIXED ALUMINUM LOUVERED VENTS, FIXED IN CLOSED POSITION W/ - ALL E.S.P. POWDER COAT FINISH (COLOR BLACK) BY 'SOUTH FLORIDA ALUMINUM' OR EQUAL (TYP. AT ROOF DECK TOWER).
42. ALL ALUM. EXT. DOOR THRESHOLDS & WINDOW SILLS TO BE SET IN "VULKEM 350" OR EQUAL & CONCRETE THRESHOLD/ CONCRETE SILL (W/ ½" MAX. HT. DOOR THRESHOLD).
43. ALL EXTERIOR DOORS & WINDOWS TO HAVE 'DYMONIC 100' CAULKING @ BUCK/CMU/ALUM. FRAME CONDITIONS (TYP.).
44. ALL DOOR & WINDOW CORNERS, HDR'S. & JAMBS TO BE SEALED W/ "VULKEM 350" - APPLIED SYNTHETIC PERMEABLE AIR AND VAPOR BARRIER MEMBRANE - INSTALLED AS PER MANUF. SPEC'S BY "TREMCO" OR EQ.
45. ALL WINDOWS TO HAVE 1 x P.T. WD BUCKS ANCHORED TO CONC AS PER PRODUCT APPROVAL.
46. SEE ROOF PLAN FOR BUILT-UP CRICKET FOR POSITIVE DRAINAGE.
47. PROVIDE KICK OUT FLASHING TO DIVERT ROOF WATER FLOW AWAY FROM WALL.
48. ADDRESS NUMBERS & LOCATION TO BE APPROVED BY OWNER. (NOTE: NUMBERS MUST BE MIN. 6" IN HEIGHT AND ON A CONTRASTING BACKGROUND).
49. SEE ELECTRICAL DRAWING FOR ALL EXTERIOR LIGHTING FIXTURES & SPECS.
50. ALL BALCONIES/PORCHES TO RECEIVE THINSET "MARBLE OF THE WORLD" - LOTUS STYLE: QUARTZITE SET - 18" L X 18" W WITH 3/16" GROUT JOINTS OVER .125" LIQUID WATERPROOFING ON CONC. DECK. "VULKEM 360" OR EQ. (REQ. SAMPLE FOR OWNER APPROVAL).
51. MEDICAL OFFICE AND RESIDENCE DOORS TO BE EQUIPPED W/ LOW-VOLTAGE WIRING FOR 'NEST' OR 'RING' VIDEO DOOR BELL OR EQUAL - VERIFY W/ OWNER.
52. JOHNS MANVILLE FOUR PLY HOT MOPPED MODIFIED BITUMEN MINERAL SURFACED ROOFING SYSTEM '4FID (FR)' ON 1½" MIN. POLYISOCYANURATE INSULATION BOARD (SLOPE ¼"/FT.) MECHANICALLY ATTACHED TO PLYWOOD ROOF DECK AS PER MANUF. SPEC'S (TYP. AT MAIN ROOF AND STAIR TOWER ROOF).
53. IMPACT RESISTANT 'PGT ST3550' SYSTEM OR EQUAL- ALUMINUM GLAZED STOREFRONT SYSTEM W/ 'KYNAR 500' FINISH - (COLOR BRONZE) - NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS & CERT. OF COMPLIANCE. (NOTE: NO REFLECTIVE GLASS ALLOWED).
54. 'PGT' 780 SERIES (COLOR BRONZE) OR EQUAL ALUM. SLIDING DOORS - TO BE IMPACT RESISTANT AND COMPLY W/ ALL DADE COUNTY IMPACT AND WIND CYCLING TESTING REQUIREMENTS. CONTRACTOR TO PROVIDE CERTIFICATE OF COMPLIANCE (TYP.).

NOTES:

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4. ALL AREA CALCULATIONS ARE APPROX.
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6. CONTRACTOR TO PROVIDE 'KNOX-BOX' (PROVIDE KEYS FOR BOTH FRONT ENTRY DOORS).
7. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL EXTERIOR DOORS TO HAVE LOW-VOLTAGE WIRING FOR 'NEST' OR 'RING' VIDEO DOOR BELL.

PLOTTED 08.05.19 - 10:30 AM

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ISSUED FOR
BIDS
PERMIT
CONSTRUCTION

PROJECT TITLE
MIXED USE BUILDING ADDITION/ RENOVATION

230 GEORGE BUSH AVE DELRAY BEACH, FL

CLIENT APPROVAL

REVISIONS
1. REVISED 07.10.17 AS PER P&Z COMMENTS: 1. ADJUSTED SETBACKS.
2. REVISED 8.18.17 AS PER P&Z COMMENTS: 1. ADDED REFERENCE DIMENSION FROM CROWN OF ROAD TO ROOF MEAN HEIGHT. 2. CONVERTED FAUX WINDOW ON SOUTHEAST ELEVATION TO A REAL WINDOW. 3. ADDED HATCH PATTERN TO DENOTE ROOF STRUCTURE.
3. REVISED 6.1.18 AS PER HPB COMMENTS: 1. ALL EXTERIOR DOORS ARE NOW SHOWN AS FIBERGLASS W/ MAHOGANY FINISH. 2. SOUTHWEST ELEVATION NOW SHOWS STUCCO PANEL AS NOTED.
4. REVISED 12.4.18 AS PER OWNER COMMENTS: 1. ADDED FIXED GLASS AT TOWER ENTRY FEATURE. 2. ADDED 8" TO SECOND FLOOR STRUCTURE. 3. INCREASED WINDOW SIZES FROM 30" x 60" to 36" x 72".
5. REVISED 02.01.19 AS PER OWNER COMMENTS: 1. EXTENDED ELEVATOR TO ROOF DECK.
6. REVISED 3.18.19 AS PER OWNER COMMENTS: 1. CHANGED TITLE BLOCK. 2. ADDED STAIR TOWER.
7. REVISED 04.25.19 AS PER OWNER COMMENTS: 1. CHANGED WINDOWS AND DOORS.
8. REVISED 08.05.19 AS PER OWNER COMMENTS: 1. ADDITION OF TWO-CAR GARAGE.

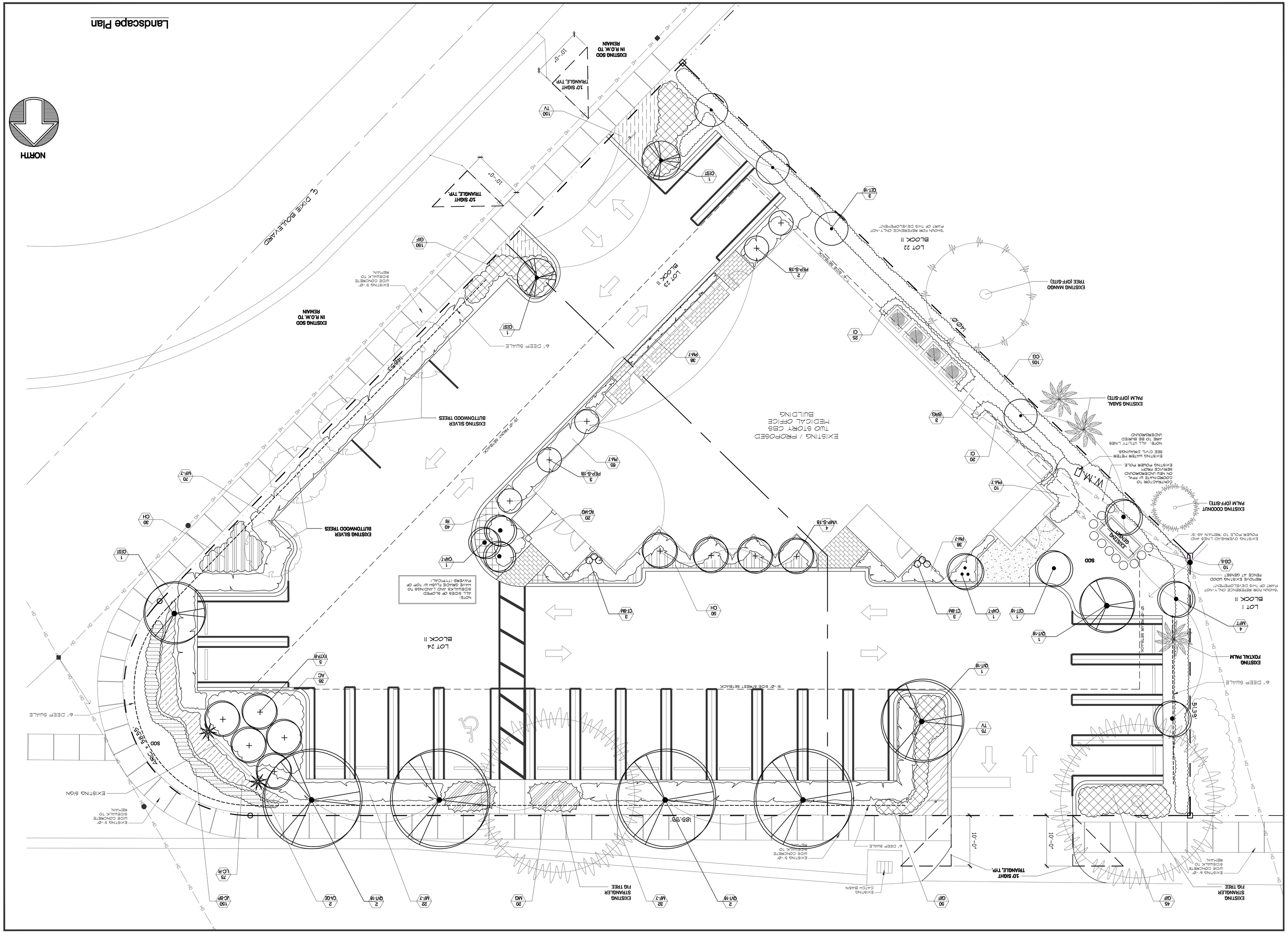
FILE NUMBER 616A301

DRAWING TITLE
PROPOSED ELEVATIONS

DATE	DRAWN BY
11.20.16	GE/JC

JOB NUMBER 20150616

DRAWING NUMBER
A3.01



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TE
CHECKED
D.H.C.
DATE
04.28.17
SCALE
1/8" = 1'-0"
JOB NO.
4171 7
SHEET
L-2
OF 5 SHEETS

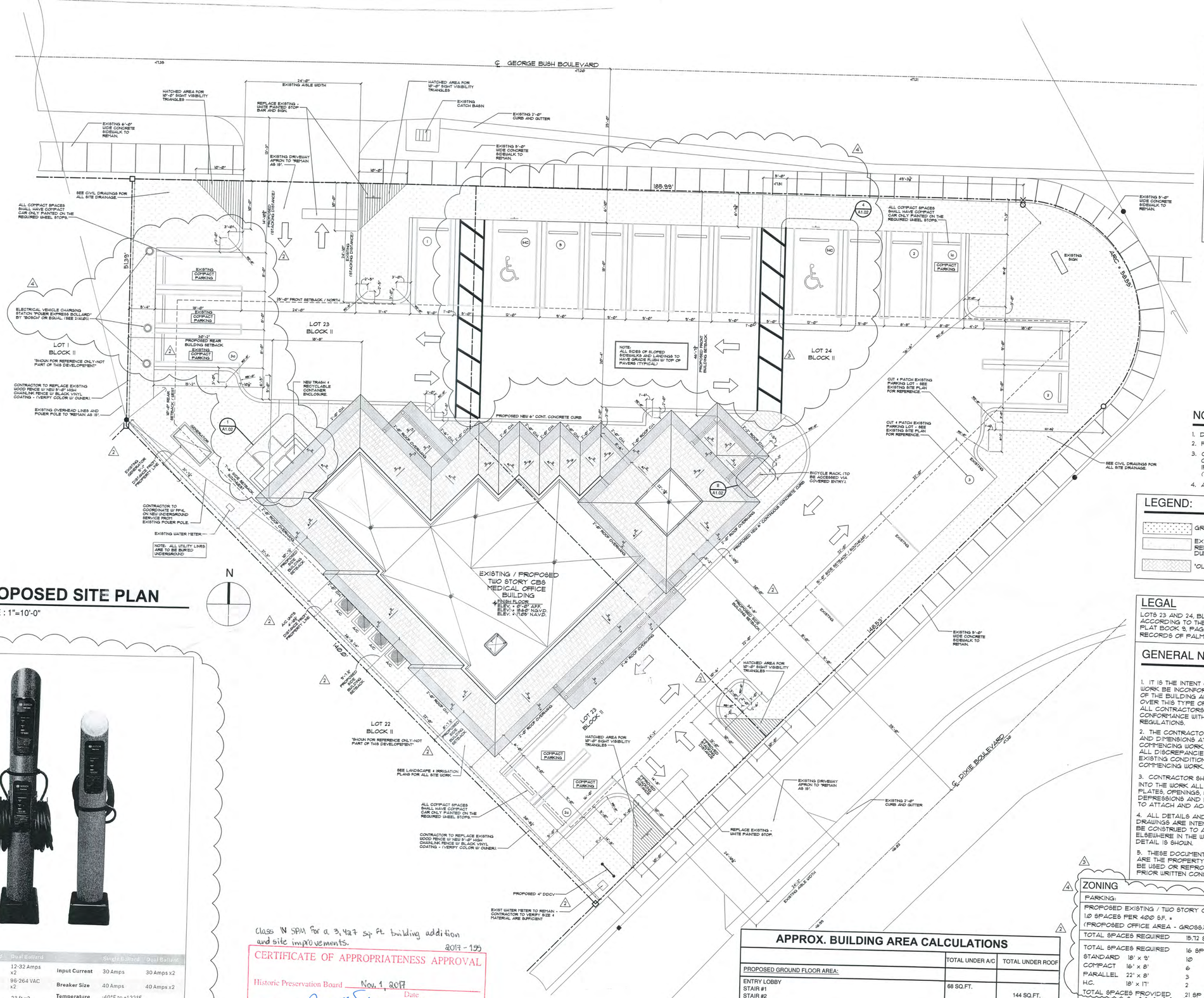
Landscape & Irrigation Plans for:

Medical Office Bldg

230 George Bush Blvd
Delray Beach, Florida

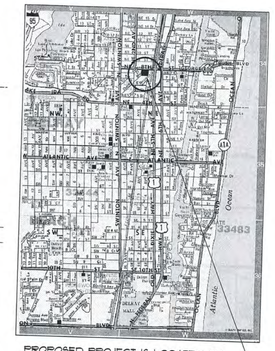
DESIGNED BY:
CARTER & ASSOCIATES LANDSCAPE ARCHITECTS INC.
74 N.E. 5th AVE. Delray Beach, FL 33483
561-272-9621 dhclainc@bellsouth.net LA. 831

REVISIONS	BY
05/01/17 H.P.B. Submittal	TE
07/17/17 Per City Comments (05/08/17)	TE



1 A1.01 **PROPOSED SITE PLAN**

SCALE : 1"=10'-0"



PROPOSED PROJECT IS LOCATED ON THE SOUTH SIDE OF GEORGE BUSH BLVD. AND DIXIE BOULEVARD, IN THE HISTORIC DEL-IDA DISTRICT.

VICINITY MAP

N

NOTES:

1. DO NOT SCALE DRAWINGS!
2. FIELD VERIFY ALL DIMENSIONS!
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, AND NOTIFY ARCHITECT IF ANY DESCREPANCY W/ DRAWINGS. (SEE GENERAL NOTES.)
4. ALL AREA CALCULATIONS ARE APPROX.

LEGEND:

- GRASS
- EXISTING CONCRETE WALKWAY TO REMAIN 'AS IS' & PROPOSED DUMPSTER ENCLOSURE.
- 'OLD CHICAGO BRICK PAVERS' OR EQUAL.

LEGAL

LOTS 23 AND 24, BLOCK 11, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 52 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GENERAL NOTES:

1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE INCONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

3. CONTRACTOR SHALL SUPPLY-LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.

4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT FROM THE ARCHITECT.

Specifications	Single Bollard	Dual Bollard		Single Bollard	Dual Bollard
Adjustable Amperage	12-32 Amps	12-32 Amps x2	Input Current	30 Amps	30 Amps x2
Voltage	96-264 VAC	96-264 VAC x2	Breaker Size	40 Amps	40 Amps x2
Cord Length	23 ft	23 ft x2	Temperature Rating	-40°F to +122°F (-40°C to +50°C)	
Weight	125 lbs	150 lbs	Enclosure	NEMA Type 4X; rain, sleet, snow, ice, cold, and heat resistant	
Dimensions	Diameter 7.2" Height 58"	Diameter 7.2" Height 68"	Input/Output Power	7.2 kW	7.2 kW x2

2 A1.01 **VEHICLE CHARGING BOLLARD**

SCALE : N.T.S.

Class 'N' SPM for a 3,427 sq. ft. building addition and site improvements.

2017 - 195

CERTIFICATE OF APPROPRIATENESS APPROVAL

Historic Preservation Board Nov. 1, 2017
Date

Planning Dept. Jennifer Stilling 10/6/18
Name & Date

All Applications For Permits Must Conform In Every Respect To These Approved Plans.

Waiver: ☒ NO ☐ YES CODE SECTION: N/A

APPROX. BUILDING AREA CALCULATIONS

	TOTAL UNDER A/C	TOTAL UNDER ROOF
PROPOSED GROUND FLOOR AREA:		
ENTRY LOBBY	68 SQ.FT.	
STAIR #1		144 SQ.FT.
STAIR #2		149 SQ.FT.
ELEVATOR #1		70 SQ.FT.
GROUND FLOOR TENANT SPACE	3,091 SQ.FT.	
TOTAL GROUND FLOOR AREA		3,522 SQ.FT.
FRONT COVERED ENTRY		88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED ENTRANCE		103 SQ.FT.
TOTAL GROUND FLOOR AREA UNDER ROOF		3,837 SQ.FT.
PROPOSED SECOND TENANT SPACE:	3,127 SQ.FT.	
FRONT COVERED PORCH		88 SQ.FT.
EAST SIDE COVERED PORCH		124 SQ.FT.
WEST SIDE COVERED PORCH		88 SQ.FT.
TOTAL SECOND FLOOR AREA UNDER ROOF		3,427 SQ.FT.
TOTAL FLOOR AREA UNDER A/C	6,286 SQ.FT.	
TOTAL FLOOR AREA UNDER ROOF		7,264 SQ.FT.

ZONING

RO/DEL-IDA

PARKING:

PROPOSED EXISTING / TWO STORY OFFICE BUILDING
1.0 SPACES PER 400 S.F. =
(PROPOSED OFFICE AREA - GROSS) = 6,286 S.F.

TOTAL SPACES REQUIRED 15.72 SP - 16 SPACES

TOTAL SPACES REQUIRED		16 SP
STANDARD	18' x 9'	10
COMPACT	16' x 8'	6
PARALLEL	22' x 8'	3
H.C.	18' x 17'	2
TOTAL SPACES PROVIDED		21 SP

SITE DATA FOR EXISTING OFFICE BUILDING

TOTAL EXISTING SITE AREA = 20,087 S.F. (.46 ACRES)		100%
TOTAL BUILDING AREA = 3,837 S.F.		19.1%
IMPERVIOUS (BRICK PAVERS / CONCRETE WALKWAYS)	= 271 S.F.	1.4%
ASPHALT PARKING	= 10,427 S.F.	51.9%
LANDSCAPE (PERV.)	= 5,552 S.F.	27.6%

REQUIRED SETBACKS		PROPOSED SETBACKS	
FRONT	25'-0"	FRONT (NORTH)	47'-2" TO 51'-2"
SIDE STREET	15'-0"	SIDE STREET (EAST)	34'-6 1/4" TO 38'-8"
SIDE INT.	7'-6"	SIDE INT. (SOUTH)	7'-6" TO 10'-7 1/2"
REAR	10'-0"	REAR (WEST)	30'-1 1/2" TO 48'-10"
ALLOWABLE HT.	35'-0"	HEIGHT	31'-9 1/4" MEAN RF HT.

Architect, Planning & Interior Designer
AA-26002044
1045 East Atlantic Avenue
Delray Beach, Florida 33483
TEL: 561-276-6011
FAX: 561-276-6129

ISSUED FOR	PLANNING (HPB)
BIDS	6.4.18
PERMIT	
CONSTRUCTION	

6-18

PROJECT TITLE

RENOVATION ADDITION O EXIST'G MED OFFICE BUIL

230 GEORGE BUSH DELRAY BEACH,

CLIENT APPROVAL

REVISIONS

1. REVISED 9.13.17 AS PER P+Z CO
1. ADJUSTED SETBACKS.
2. ADDED ADA ACCESS FROM E SIDEWALK.

2. REVISED 09.16.17 AS PER P+Z COMMENTS:
1. REMOVED (1) PARKING SPACE AND INCREASE STACKING DISTANCE.
2. ADJUSTED LOCATION OF DDCV (SEE CIVIL DRAWINGS).
3. SETBACK DIMENSIONS OF A/C UNITS AND GENERATORS HAVE BE PROVIDED.
4. CORRECTED LABELING OF REA AND SIDE SETBACKS.
5. CHANGED DRAWING SCALE TO 1" = 10'-0".

3. REVISED 11.16.17 AS PER P+Z CO CHANGED PARKING REQUIREMENT

4. REVISED 6.18.18 AS PER HPB COMM
1. NOW SHOWING 2 H.C. SPACES AND ELECTRIC VEHICLE CHARGERS.
2. CROSSWALK TO H.C. SPACES IS N WITH A HEAVIER LINE WEIGHT.
3. NOW SHOWING ACCESSIBLE PARK SPACE SYMBOL ON BOTH H.C. SPA
4. DUMPSTER ENCLOSURE HAS BEE UPDATED TO REFLECT DIMENSION MATERIAL CHANGES.

THIS DRAWING IS NOT FOR CONSTR IT HAS BEEN ISSUED FOR GOVERN REVIEW AND/OR PRELIMINARY PR ONLY.

FILE NUMBER	616A101
DRAWING TITLE	**PROPOSED SITE PLAN**
DATE	03.22.17
DRAWN BY	GE/JC
JOB NUMBER	20150616
DRAWING NUMBER	**A1.01**

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...OTED 6.18 - 3:00 PM