

KEY NOTES

- 48" REFRIGERATOR/FREEZER (REFER TO I.D. DRAWINGS).
- DOUBLE BOWL SINK w/ DISPOSAL (REFER TO I.D. DRAWINGS).
- 48" GAS RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
- UNDER COUNTER MICROWAVE DRAWER (REFER TO I.D. DRAWINGS).
- DISHWASHER (REFER TO I.D. DRAWINGS).
- ELECTRIC CAR CHARGING STATION W/ DEDICATED CIRCUIT (G.C. TO COORD. W/ OWNER).
- KITCHEN ISLAND w/ KNEE SPACE - COUNTER +36" A.F.F. (REFER TO I.D. DWGS.)
- HOSE BIB (ALSO REFER TO SHEET SP-1 SITE PLAN FOR ADDITIONAL LOCATIONS).
- WASHING MACHINE (REFER TO I.D. DRAWINGS).
- DRYER - VENT TO EXTERIOR (REFER TO I.D. DRAWINGS).
- UNDER COUNTER REFRIGERATOR (REFER TO I.D. DRAWINGS).
- FLAT HEADER +8'-0" ABOVE FINISH FLOOR.
- LAUNDRY SINK (REFER TO I.D. DRAWINGS).
- LAVATORY (REFER TO I.D. DRAWINGS).
- WATER CLOSET (REFER TO I.D. DRAWINGS).
- MASONRY PARAPET +42" ABOVE FINISH ROOF DECK.
- AIR HANDLER UNIT #1 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #2 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- AIR HANDLER UNIT #3 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
- FLOOR DRAIN. VERIFY LOCATION IN FIELD. SLOPE FLR. TO DRAIN.
- CONCRETE STEPS (REFER TO STRUCTURAL DRAWINGS).
- R-11 INSULATION AND TYPE 'X' GYPSUM BOARD AT GARAGE CEILING.
- R-11 INSULATION AT GARAGE WALL.
- TEMP. GLS. SHWR. ENCLOS. (W/ TEMP. GLS. DOOR WHERE APPLICABLE) SEE I.D. DRAWINGS.
- INTERIOR STAIR WITH RAILING SYSTEM - SEE ENLARGED STAIR DETAILS SHEET A-7.1 (REFER TO I.D. DRAWINGS) PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL.
- PANTRY BUILT-IN (BY OTHERS - REFER TO I.D. DRAWINGS).
- BUILT-IN (BY OTHERS) SEE CABINET SHOP DRAWINGS FOR DIMENSIONS.
- ELECTRICAL PANEL IN G.W.B BUILT OUT (REFER TO ELEC. SHEETS E-1 THRU E-4).
- DASHED LINE INDICATES BALCONY ABOVE.
- CANTILEVERED CONCRETE EYEBROW BELOW - SLOPE MAXIMUM 1/8" PER FOOT.
- STRUCTURAL COLUMN (REFER TO STRUCTURAL DRAWINGS).
- GAS METER.
- 6" PEDESTAL TUB (REFER TO I.D. DRAWINGS).
- SHOWER (REFER TO I.D. DRAWINGS).
- WET BAR SINK (REFER TO I.D. DRAWINGS).
- POURED CONCRETE COLUMN.
- 42" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS SILVER POWDER COATED (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- 12" VENTILATED WIRE SHELVING AND HANGING ROD.
- 2" GARAGE DOOR RAIN RECESS (TYPICAL).
- NOMINAL STORM DRAIN ROUTE AT THIS FLOOR LEVEL.
- FIRE SPRINKLER RISER LOCATION.
- TANK-LESS GAS WATER HEATER (G.C. TO SIZE ACCORDINGLY).
- NOMINAL STORM DRAIN ROUTE IN CEILING PLENUM FROM FLOOR ABOVE (DASHED LINE).
- COUNTER +36" A.F.F. (REFER TO INTERIOR DESIGNER DRAWINGS).
- TERRACE / BALCONY WATER PROOFING & FLASHING SYSTEM - WATERPROOF CLEAR SEALER OVER TILE WITH THIN SET "LATI-CRETE" EPOXY GROUT OVER TREMCO 350/351 SYSTEM (OR EQUAL) SLOPE MINIMUM 1/8" PER FOOT (INSTALL PER MANUFACTURER'S SPECIFICATIONS) UNDERSIDE OF DECK MINIMUM 3" ICYNENE PRO SEAL INSULATION (AVG. R-19 INSULATION ENTIRE ASSEMBLY) WHERE TERRACE / BALCONY ENCLOSES A/C SPACE BELOW.
- 42" H. TEMP. SAFETY GLASS RAILING SYSTEM W/ ALUM. FRAME (TO REJECT 4" SPHERE) SILVER POWDER COATED (PROV. SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- ELEC. METER W/ MAIN DISC. (G.C. TO VERIFY LOCATION W/ FPL PRIOR TO INSTALLATION).
- 28" H. ALUM. RAILING SYSTEM W/ 3/4" SQ. HORIZ. TUBING W/ RECESSED MOUNTED POSTS ON 14" H. CONC. LOW WALL (PROVIDE SHOP DWGS. FOR ARCHITECT'S REVIEW & APPROVAL).
- 22"x36" ACCESS PANEL (FOR EMERGENCY ACCESS TO ELEVATOR MOTOR).
- SMART VENT FLOOD VENT BLOCKS (VENT MUST BE INSTALLED 0" TO 12" A.F.F. ENTIRE VENT MUST BE BELOW BASE FLOOD ELEVATION / DESIGN FLOOD ELEVATION).
- 2" STRUCTURAL BUMP OUT.
- NOMINAL ROUTE OF HVAC SUPPLY FROM AHU #1 ABOVE AT SECOND FLOOR.
- 2-HOUR DEMISING WALL.
- NOMINAL ROUTE OF HVAC SUPPLY FROM AHU #3 ABOVE AT APPURTENANCE FLOOR.
- 13" HIGH MASONRY PARAPET.
- ROOF DECK WATER DRAIN.
- MASONRY KNEE WALL +42" ABOVE FINISH DECK.
- MASONRY PRIVACY WALL +6'-4" ABOVE FINISH DECK.
- FLUSH PANEL METAL GARAGE DOOR W/ PAINTED FINISH (PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW & APPROVAL) REFER TO DOOR SCHEDULE.
- MASONRY PRIVACY WALL +7'-2" ABV. FIN. DECK W/ COLOR COORD. ALUM. DRIP EDGE CAP.
- ALUM. GATE (SEE SITE PLAN & DTL.) PROV. SHOP DWGS. FOR ARCH'S. REVIEW & APPROVAL.
- PRE-FAB GAS FIRE PIT (G.C. TO COORD. W/ OWNER (REFER TO I.D. DRAWINGS).
- OPTIONAL FREE STANDING SPA (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
- TRACTION ELEVATOR (BY OTHERS).
- CENTRAL VACUUM SYSTEM (BY OTHERS) G.C. TO COORDINATE W/ OWNER.
- 4" WIDE x 2" HIGH EMERGENCY OVERFLOW SCUPPER.
- DASHED LINE INDICATES EYEBROW ABOVE.
- TERRACE / AMENITY DECK WATER DRAIN.
- GENERATOR (BY OTHERS UNDER SEPARATE PERMIT) G.C. TO COORDINATE SIZING REQ'S.
- EPOXY PAINT FINISH ON GARAGE FLOOR (G.C. TO COORDINATE W/ OWNER / I.D. DWGS.).
- T.V. NICHE 4" INSET FROM FACE OF MASONRY WALL (G.C. TO COORD. SIZING W/ ELEC. SUB).
- 48" ELECTRIC / INDUCTION RANGE w/ HOOD (REFER TO I.D. DRAWINGS).
- GAS BARBECUE.
- RAYNOR GLASS OVER HEAD DOOR (PROVIDE NOA AND SHOP DWGS. FOR ARCH'S. REVIEW & APPROVAL) REFER TO DOOR SCHEDULE.
- APPLIED PORCELAIN TILE OVER WATER PROOFING ON MASONRY WALL (G.C. TO COORDINATE FINISH SELECTION WITH OWNER) TYP. @2ND FLR. BALCONY END BUMP-OUTS.
- FASCIA BOARD CONCEALED DRAPERY POCKET (REFER TO I.D. DRAWINGS).
- STRUCT. COL. CLAD IN CLEAR ANODIZED ALUM. TO MATCH WINDOW (SEE STRUCT. DWGS.).
- SHOWER SEAT +22" A.F.F. (REFER TO INTERIOR DRAWINGS).

NOTES

- ALL FINISHES AND PAINT COLORS SHALL BE SELECTED BY INTERIOR DESIGNER.
 - 5/8" THICK DENS-SHIELD SHALL BE INSTALLED IN LIEU OF GYPSUM BD. @ ALL WET AREAS.
 - MIRRORS SHALL BE INSTALLED OVER ALL VANITIES. HEIGHT & WIDTH SHALL BE DETERMINED BY INTERIOR DESIGNER.
 - ALL EXPOSED GYP. BD. WALLS AND CEILING SHALL RECEIVE 2 COATS OF FLAT LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 - ALL INTERIOR WOOD, DOORS, BASE OR TRIM SHALL RECEIVE 2 COATS OF SEMI-GLOSS LATEX PAINT AS MANUF. BY SHERWIN WILLIAMS OR EQUAL.
 - FINISH FOR CLOSETS SHALL BE SAME AS FINISH OF ROOM CLOSET IS IN (U.O.N.).
 - ALL KITCHEN, LAUNDRY ROOM, FINISHED BATHROOMS & POWDER ROOMS SHALL HAVE IMPERVIOUS FLOORING & BASE.
- NOTE: ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AND MIN OPG. WIDTH SHALL BE 20" MIN. CLEAR OPEN AREA SHALL BE 5.7 SQ. FT. (5.0 SQ. FT. @ 1ST FLOOR)

WALL HATCH SCHEDULE

	DENOTES SOUND ATTENUATION INSULATION WITHIN WALL.
	DENOTES R-11 BATT INSULATION WITHIN WALL.

NORTH UNIT BUILDING AREA CALCULATIONS

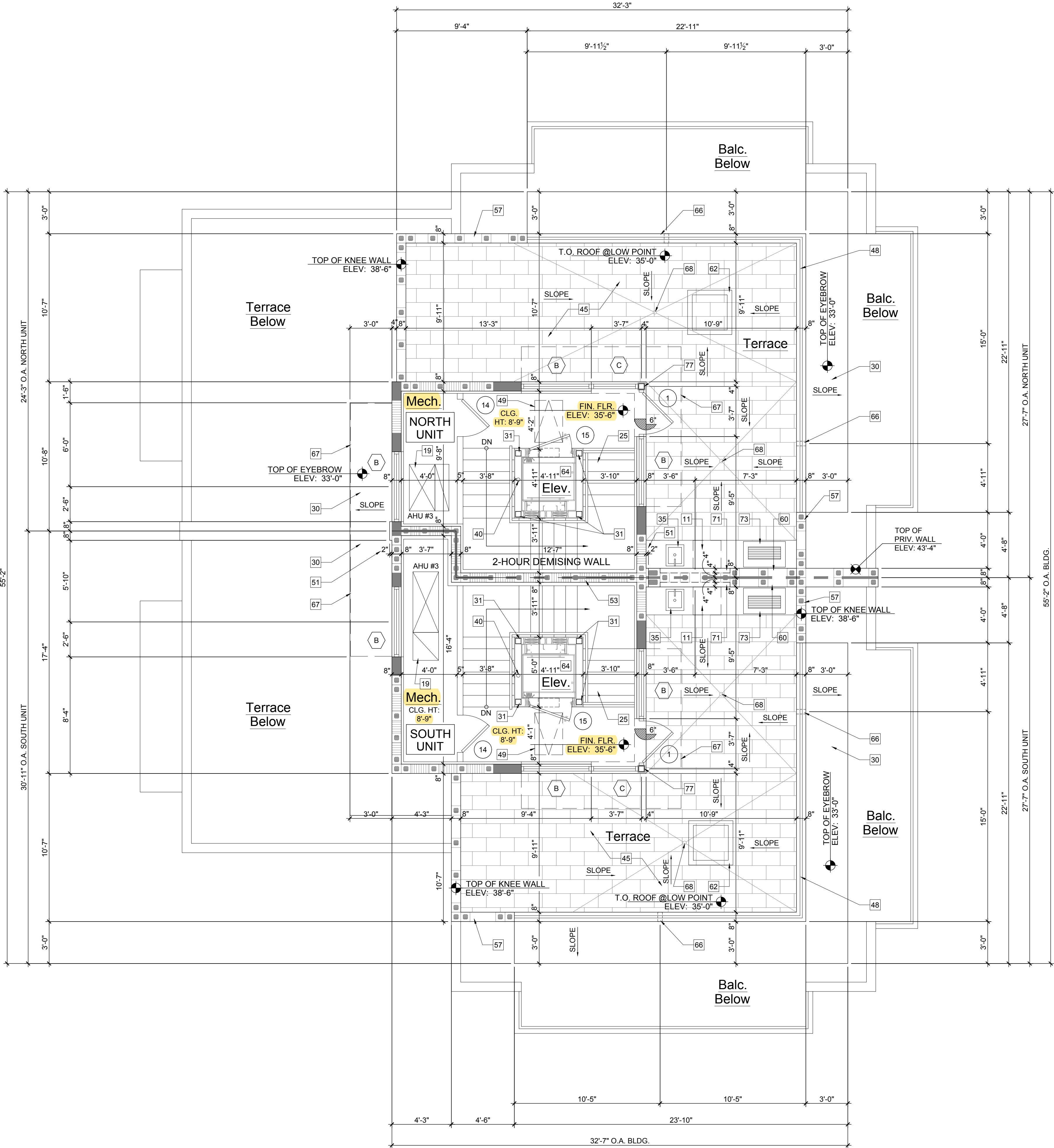
GROUND FLOOR A/C	886 SQ. FT.
SECOND FLOOR A/C	1,322 SQ. FT.
THIRD FLOOR A/C	694 SQ. FT.
APPURTENANCE A/C	145 SQ. FT.
TOTAL A/C	3,047 SQ. FT.

GARAGE	452 SQ. FT.
BALCONIES	560 SQ. FT.
TERRACE	472 SQ. FT.
TOTAL BUILDING FLOOR AREA	4,531 SQ. FT.

SOUTH UNIT BUILDING AREA CALCULATIONS

GROUND FLOOR A/C	889 SQ. FT.
SECOND FLOOR A/C	1,324 SQ. FT.
THIRD FLOOR A/C	680 SQ. FT.
APPURTENANCE A/C	175 SQ. FT.
TOTAL A/C	3,068 SQ. FT.

GARAGE	452 SQ. FT.
BALCONIES	565 SQ. FT.
TERRACE	427 SQ. FT.
TOTAL BUILDING FLOOR AREA	4,512 SQ. FT.



Roof Terrace Plan

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



RICHARD JONES
ARCHITECTURE

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AA26001617 | IB26001056

COMMISSION # 17-058
DESIGNER: RJ
DRAWN BY: Gsj
PLAN REVIEW: RJ

SUBMITTALS:
CLASS V
SPECIAL SITE
PLAN
SUBMITTAL
10.25.19

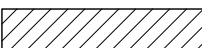
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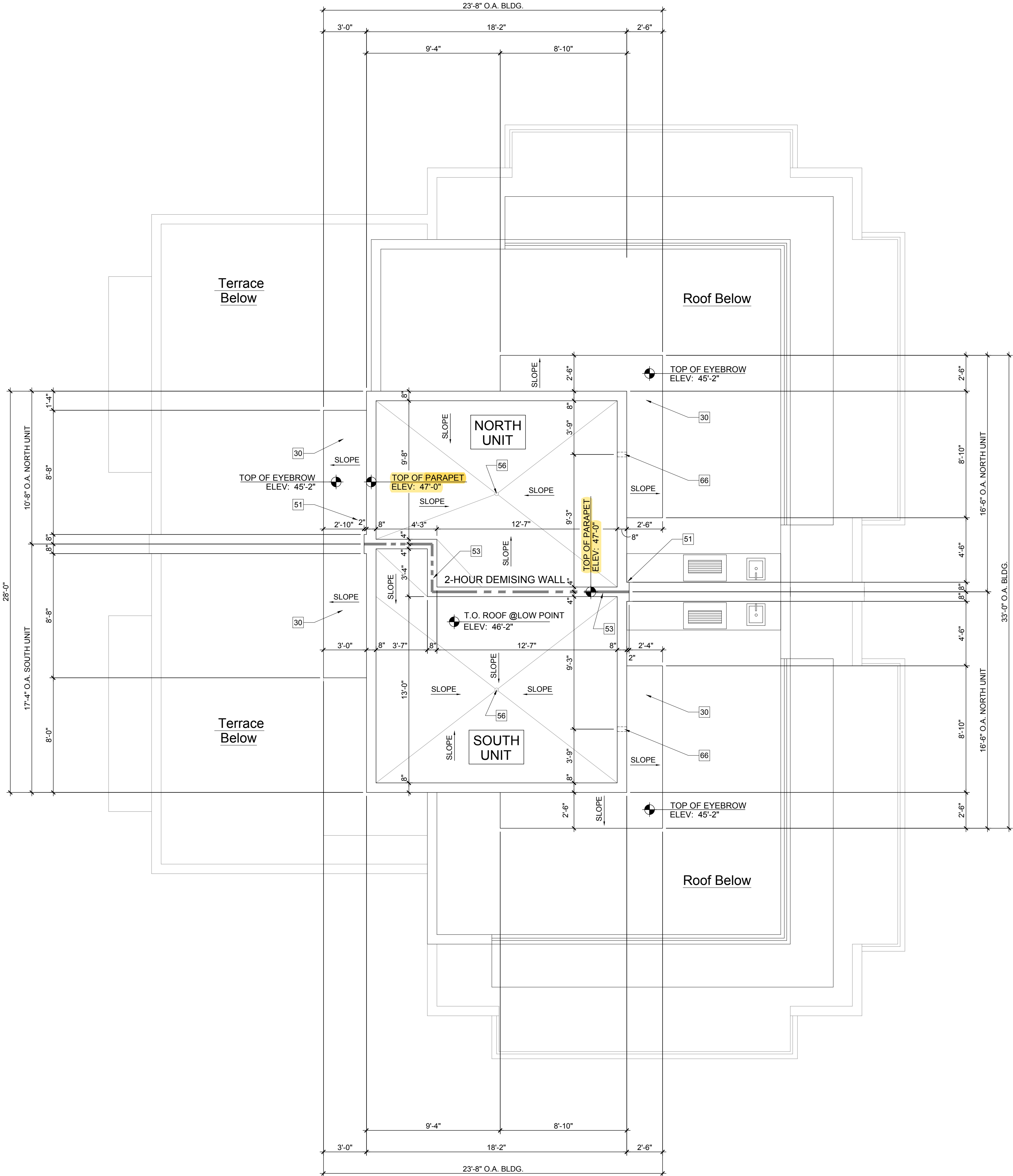
ROOF
TERRACE
PLAN

A-1.4

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2.	DOUBLE BOWL SINK w/ DISPOSAL (REFER TO I.D. DRAWINGS).
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5.	DISHWASHER (REFER TO ID DRAWINGS).
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15.	WATER CLOSET (REFER TO I.D. DRAWINGS).
16.	MASONRY PARAPET +42" ABOVE FINISH ROOF DECK.
17.	AIR HANDLER UNIT #1 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
18.	AIR HANDLER UNIT #2 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
19.	AIR HANDLER UNIT #3 W/ DUAL CONDENSATE OVERFLOW EMERG. SHUT OFF SENSORS.
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22.	R-11 INSULATION AND TYPE 'X' GYPSUM BOARD AT GARAGE CEILING.
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66.	4" WIDE x 2" HIGH EMERGENCY OVERFLOW SCUPPER.
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TERRACE	427 SQ.FT.
TOTAL BUILDING FLOOR AREA	4,612 SQ.FT.



Upper Roof Plan

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



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100 GLEASON STREET DELRAY BEACH	JOHN DELEONIBUS 100 GLEASON STREET DELRAY BEACH, FL 33483
FLÓRIDA	LICENSURE
AA26001617 IB26001056	
COMMISSION #	17-058
DESIGNER:	RJ
DRAWN BY:	Gsj
PLAN REVIEW:	RJ
SUBMITTALS: CLASS V SPECIAL SITE PLAN SUBMITTAL	10.25.19
REVISIONS:	
UPPER ROOF PLAN	
A-2	