

## **Project Benefits**

The renovation project planned for the properties at 415-419 E. Atlantic Ave is aimed at improving the visual appearance of the building's façade. The renovations will greatly enhance the appearance of the building and help elevate property values in the Downtown Delray Beach community. In addition to raising the quality of Downtown Delray Beach, the finished storefronts will become more attractive to prospective tenants who can bring more jobs to the community. The properties within the Association are leased to administrative office and retail tenants who can provide additional job opportunities to Delray Beach residents.

## **Project Scope**

The project will be managed by the general contractor, Jupiter Construction & Consulting. The project description is summarized in the pdf submitted with the application "Jupiter Construction & Consulting Proposal". Roy Simon is the project's architect and his renderings and description of his work have also been submitted with the application in the pdf "Architect Project Description".

In short, the renovations will be to the building's exterior only, including the storefronts of units 415 and 417, the windows of the upstairs unit 419, the awnings of all three units and the exterior paint color of all three units. Photographs of the existing condition can be seen in the file "Existing Property Condition" that was submitted with the application. Renderings of the expected appearance at project completion can be found in the "Architect Project Description". Below is a summary of the total project which can also be referenced in the documents referenced above.

### **General**

Obtain Building Permit from City of Delray Beach.

**\*\*NOTE\*\*** Permit fee is to be paid by Owner

Erect temporary barrier to isolate work area from public sidewalk using wood framing and plywood

sheeting, approx. 25 ln. ft.

Erect Temporary Interior wall to isolate work from Store Interior. Approx. 25'

### **Demolition**

**\*\*NOTE\*\*** Removal of existing glass is by others.

Remove stucco, sheathing and wood framing at store front opening to existing beam at approx. 9' AFF

Remove 4"x 8" paver brick approx. 28 sq. ft.

## **Concrete**

Form & Pour New Concrete Sill at opening using 3000 psi concrete.

## **Structural**

Install 2 5-1/2"x 3" red iron Columns 6 - 1/2" bolts drilled and epoxy set into existing concrete Beam &

Foundation

Install 8"x 3' Steel C Chanel Bolted to Existing beam w/ 12" bolts 16" centers

Frame in Balance of Opening if required with 2"x 6" PT Framing with Plywood Sheeting

## **Store Front**

Stainless Steel Store Front, Glazing & Door to be installed by A-Christian Glass

Matching awnings for all units to be installed by Delray Awning

## **Stucco**

Above opening to beam, install 30# Felt over plywood sheeting.

Install Wire Lath over plywood sheeting and felt.

Install 1/2"- 3-4" scratch Coat of stucco and 1/2" finish coat Stucco.

## **Paint**

Entire South Elevation

Painting exterior stucco to match existing using;

(1) One coat: Sherwin Williams Loxon Stucco Primer

(2) Two coats: Sherwin Williams SW 7006 Extra White Acrylic Exterior Satin

## **Final**

Remove Temporary barrier and clean up.

## **Project Financing**

The costs of the renovation will be covered initially in the form of private funds by the property owners of the Association. Cash balances, which show proof of funds, have been submitted with the application in the pdf "Financial Proof".