THE HALBERG RESIDENCE

120 NW 4th Ave.
DELRAY BEACH, FLORIDA , 33444

LOCATION MAP:

LIST OF DRAWINGS:

GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. ONLY REQUESTED SHOP DRAWINGS AND SUBMITTALS TO BE PROVIDED TO ARCHITECT FOR REVIEW. ALL OTHERS TO BE APPROVED AND REVIEWED BY G.C.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.
4. ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY LOCAL MUNICIPALITY OR A LICENSED CIVIL ENGINEER OR LICENSED SURVEYOR.

ARCHITECTURAL RENDERING:

ABBREVIATIONS:

@	AT	H.C.	HOLLOE CORE
ACT	ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJ.	ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION. & AIR CONDITIONING
A.B.	ANCHOR BOLT		
A.C.	AIR CONDITIONING	INSUL.	INSULATION
AFF	ABOVE FINISH FLOOR	INV.	INVERT
ALUM.	ALUMINUM	LAM.	LAMINATED
ALT.	ALTERNATE	MAT.	MATERIAL
BD.	BOARD	M.C.	MECHANICAL CONTRACTOR
BLDG.	BUILDING	M.H.	MAN HOLE
B.M.	BENCH MARK	MLDG.	MOLDING
BRG.	BRIDGING OR BEARING	MTL. MET.	METAL
C/C	CENTER TO CENTER	MIN.	MINIMUM
CL	CENTER LINE	M.T.	METAL THRESHOLD
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.B.	CATCH BASIN	NO.	NUMBER
C.I.	CAST IRON	NOM.	NOMINAL
CER.	CERAMIC	O.C.	ON CENTER
CLG.	CEILING	OPG.	OPENING
C.O.	CLEAN OUT	O.W.	OPEN WEB
CONC.	CONCRETE	P.C.	PLUMBING CONTRACTOR
COORD.	COORDINATE	PL	PLATE
COL.	COLUMN	PT.	PRESSURE TREADED
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQARE INCH
DET.	DETAIL	R.A.	RETURN AIR
DN.	DOWN	RM.	ROOM
DK.	DECK	REQ'D	REQUIRED
D.S.	DOWN SPOUT	REIN.	REINFORCING
D.W.	DRY WALL	S.B.	SPALSH BLOCK
DWG.	DRAWING	SCH.	SCHEDULE
E.C.	ELECTRICAL CONTRACTOR	SEC.	SECTION
EL. ELEV.	ELEVATION	S.C.	SOLID CORE
ELEC.	ELECTRICAL	SIM.	SIMILAR
EX./EXIST	EXISTING	S.S.	STAINLESS STEEL
EXP.	EXPOSED OR EXPANSION	S.V.B.	STRAIGHT VINYL BASE
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.F.	FINISHED FLOOR	T.O.	TOP OF
FIN.	FINISH	T.O.F.	TOP OF FOOTING
FLR.	FLOOR	T.O.P.	TOP OF PLATE
F.S.	FULL SIZE	T.O.S.	TOP OF STEEL
F.T	FOOT OR FEET	TYP.	TYPICAL
FTG.	FOOTING	THK.	THICK OR THICKNESS
G.C.	GENERAL CONTRACTOR	T&G	TOUNGUE AND GROOVE
GL.	GLASS OR GLAZING	V.C.T.	VINYL COMPOSITION TILE
G.PT.	GLAZED PAINT	V.C.B.	VINYL COVE BASE
GYP.	GYPSUM	VIF	VERIFY IN FIELD
H.B.	HOSE BIB	W/	WITH
HGT.	HEIGHT	W.I.	WROUGHT IRON
HRD'R	HARDENER	WD.	WOOD
		W.W.F.	WELDED WIRE FABRIC

WALL LEGEND:

- EXISTING CMU WALL
- EXISTING INTERIOR WALL
- EXISTING FIRE RATED PARTITION WALL
- CMU WALL
- CMU WALL, W/ ONE SIDE 1x PT FURRING & GYPSUM BOARD
- CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
- CMU WALL, W/ ONE SIDE 1-5/8" MTL. STUD & GYPSUM BOARD
- PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 1-5/8" MTL. STUD, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
- PARTITION WALL (PARTTY WALL)- CMU WALL, W/ 2x PT FURRING, (SFAB) & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
- INTERIOR WALL
- INTERIOR FIRE RATED PARTITION WALL

ARCHITECTURAL SYMBOLS:

- REVISION MARKER
- ELEVATION MARK
- 101 — ROOM NUMBER
- D101 — DOOR TAG- REFER TO DOOR SCHEDULE
- W10 — WINDOW TAG- REFER TO WINDOW SCHEDULE
- P1 — WALL DETAIL, REFER TO PARTITION DETAILS
- 1 — FIXTURE TAG
- SECTION LETTER / SHEET NUMBER — WALL SECTION
- SECTION LETTER / SHEET NUMBER — BUILDING SECTION
- DETAIL NUMBER / SHEET NUMBER — DETAIL

PROJECT DATA:

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS FOR A NEW WOOD FRAMED STRUCTURAL ADDITION TO AN EXISTING SINGLE FAMILY HOME AND FOR THE CONSTRUCTION OF A NEW DETACHED CMU GARAGE, LOCATED ON AN EXISTING SITE IN DELRAY BEACH, FLORIDA.

PROJECT INFORMATION:

OWNER: CHARLES HALBERG

ADDRESS: 120 NW 4th Ave.
DELRAY BEACH, FLORIDA , 33444

PCN: 12-43-46-16-01-027-0130

LEGAL: TOWN OF DELRAY LT 13 BLK 27

ZONING AND CODE INFORMATION:

ZONING: R1-A SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: V-B
CURRENT USE: 0100 - SINGLE FAMILY
PROPOSED USE: 0100 - SINGLE FAMILY

FLORIDA BUILDING CODE:
FBC-2017 BUILDING CODE & FBC-2017, 6TH EDITION RESIDENTIAL
FBC EC= FLORIDA BUILDING CODE ENERGY CONSERVATION 2017
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NEC= NFPA 70 2014 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES

SITE/LAND DATA(LDR 4.3.4):

	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA:	+/-10,371.64 SF (.2381 AC)		
MIN. LOT AREA:	7,500 SF	10,372 SF	10,372 SF
MIN. LOT WIDTH:	60/80'	112.81'	112.81'
MIN. LOT DEPTH:	100'	135.6'	135.6'
MIN. LOT FRONTAGE:	60/80'	76.5'	76.5'
MIN. FLOOR AREA:	1,000 SF	1,552 SF	3,253 SF
MAX. LOT COVERAGE (BLDG):	NA	15.0%	31.4%
MIN. OPEN SPACE:	(3)25%	81.5%	55.4% (5,744 SF)
DENSITY:	NA	NA	NA
MAX. BLDG. HT.	35'	16'-0"	16'-0"

SITE/LAND DATA(LDR 4.3.4):

	REQUIRED	EXISTING	PROPOSED
FRONT:	25.0'	13.06'	13.06'
REAR:	10.0'	65.83'	12.0'
SIDE (INTERIOR):	7.5'	23.69'	8.17'
SIDE (STREET):	15.0'	NA	NA
POOL:	10.0'	NA	17.25',11.51'

BUILDING DATA:

EXISTING TOTAL SF =	1,552 SF
EXISTING SF (UA):	1,400 SF
NEW ADDITION SF (UA):	518 SF
TOTAL SF (UA):	1,918 SF
NEW GARAGE:	574 SF
NEW GYM:	363 SF
NEW COVERED PORCH:	246 SF
EXISTING FRONT PORCH:	152 SF
TOTAL SF (UC):	1,335 SF
NEW TOTAL SF =	3,253 SF

DESIGN TEAM:

OWNER:
CHARLES & PAMELA HALBERG
120 NW 4th Ave.
DELRAY BEACH, FL 33444

ARCHITECT:
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SEAL

STEVEN W. SIEBERT

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NEW JERSEY	21AI01517500
TEXAS	26934

RENOVATION FOR
THE HALBERG RESIDENCE
120 NW 4th Ave.
DELRAY BEACH, FLORIDA 33444

CONSTRUCTION DRAWINGS

PROJECT NO: 20-260
DATE: 11.03.20
DRAWN BY: BRT
CHECKED BY: SWS
REVISIONS: CLIENT CHGS 1.7.21

COVER SHEET

CS.1

HALBERG RESIDENCE
SCOPE OF WORK –AND- OUTLINE SPECIFICATIONS:

01.0 GENERAL REQUIREMENTS:

THE PROJECT IS A NEW HOME ON AN EXISTING SITE.
THE GENERAL CONTRACTOR AND DEVELOPER SHALL BE SELECTED BY OWNER. ALL SUB-CONTRACTOR AND SUPPLIER PROPOSALS AND BIDS SHALL BE REVIEWED WITH CHOSEN CONTRACTOR FOR COMPLETENESS AND FINAL ACCEPTANCE.

THE FOLLOWING SPECIFICATIONS ARE NOT INTENDED TO BE A FULL COMPREHENSIVE CONSTRUCTION SPECIFICATION AND SHOULD NOT BE USED AS SUCH. THE ATTACHED DRAWINGS HAVE BEEN PREPARED TO BEST REPRESENT THE SCOPE AND INTENT OF THE PROJECT. EVERY EFFORT HAS BEEN MADE TO PRODUCE THE MOST ACCURATE DOCUMENTS POSSIBLE. THE ARCHITECT OF RECORD SHALL BE NOTIFIED IMMEDIATELY OF ANY SCALE AND/OR DIMENSIONAL ERRORS DISCOVERED IN YOUR REVIEW. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY MIS-ORDERED MATERIAL DUE TO SCALE OR DIMENSION DISCREPANCIES.

1. THE G.C. SHALL ASSIST THE OWNER IN THE PREPARATION AND FILING OF A NOTICE OF COMMENCEMENT.
2. THE BUILDING PERMIT AND NOTICE OF COMMENCEMENT SHALL BE PROMINENTLY POSTED ON THE PROPERTY AND PROTECTED FROM ALL FORMS OF DAMAGE.
3. POWER & WATER ARE EXISTING AND AVAILABLE ON-SITE (THE OWNER SHALL PAY ALL UTILITIES DURING CONSTRUCTION)
4. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK
5. WORKER'S COMPENSATION: STATE: STATUTORY, EMPLOYER'S LIABILITY: STATUTORY
6. SAFETY AND OSHA COMPLIANCE IS THE RESPONSIBILITY OF THE G.C.
7. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANSHIP LIKE MANNOR IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, THE FLORIDA BUILDING CODE, THE STATE ENERGY EFFICIENCY CODE, INDUSTRY STANDARDS, AND ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND RULES.
8. THE G.C. IS RESPONSIBLE FOR DAILY SITE CLEANUP OF ALL DEBRIS, IMPLEMENTS AND SURPLUS MATERIAL TO "BROOM-CLEAN" DAILY. FINAL CONSTRUCTION CLEANUP SHALL INCLUDE POLISHING OF ALL GLASS, HARDWARE, CERAMIC, AND MIRRORS, WASHING OF ALL FLOOR AND VERTICAL SURFACES REMOVING ALL FOOTPRINTS, HANDPRINTS, DUST, DIRT PUTTY, AND OVER PAINTING IN PREPARATION FOR OCCUPANCY.
9. SUBMITTALS: WHERE REQUIRED: SUBMIT MATERIAL SAMPLES FOR OWNER AND ARCHITECT TO REVIEW IN A TIMELY MANNOR (A MINIMUM OF 3 SAMPLES FOR EACH CATEGORY REQUIRED: (1) FOR OWNER TO RETAIN, (1) FOR ARCHITECT TO RETAIN, & (1) RETURNED TO THE SUPPLIER. (MAX OF 3 WILL BE MARKED AND RETURNED). IT IS THE SUPPLIER'S RESPONSIBILITY TO SUBMIT AHEAD OF YOUR ORDERING SCHEDULE TO ALLOW THE OWNER & ARCHITECT UP-TO 5 BUSINESS DAYS TO RETURN REVIEWED SUBMITTALS.
10. THE G.C. IS SOLELY RESPONSIBLE FOR CHECKING/REVIEWING ALL NOA'S/ FL. APPROVALS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE WIND PRESSURES, SILL HEIGHTS, MATERIALS, ETC. THE FOLLOWING SCOPE OF WORK AND SPECIFICATIONS ARE INTENDED FOR GENERAL INFORMATION AND TO SUPPLEMENT THE REQUIREMENTS SHOWN ON THE DRAWINGS.

02.0 SITE WORK & DEMOLITION:

REFER TO THE ARCHITECTURE SITE PLAN – LOCATE THE HOME AS NOTED, AND FILL AND COMPACT GRADE AS REQUIRED. (CIVIL ENGINEERING IS NOT IN CONTRACT)
ALL SITE WORK SHOWN SHALL BE BY OTHERS; SITE WORK REQUIRED, BUT NOT INCLUDED IN THESE DOCUMENTS COULD INCLUDE: DRAINAGE, GRADING, LANDSCAPE & IRRIGATION, DRIVE-WAY, WALKWAYS, AND POOL.
ON-SITE WELL IS REQUIRED FOR POTABLE & IRRIGATION WATER, DESIGN AND APPROVAL OF THE SEPTIC SYSTEM IS BY OTHERS. ALL SITE WORK SHOWN SHALL BE BY OTHERS; SITE WORK REQUIRED, BUT NOT INCLUDED IN THESE DOCUMENTS COULD INCLUDE: DRAINAGE, GRADING, LANDSCAPE & IRRIGATION, DRIVE-WAY, WALKWAYS, AND POOL.

02.1 LANDSCAPE PLAN:
UNDER-SEPARATE AGREEMENT THE OWNER/DEVELOPER SHALL ENGAGE A LANDSCAPE PROVIDER FOR THE DESIGN AND INSTALLATION OF A MINIMUM LANDSCAPE REQUIREMENT (TO COMPLY WITH ANY HOA/CITY REQUIREMENTS)

02.2 FUTURE POOL
UNDER SEPARATE AGREEMENT – THE OWNER/DEVELOPER SHALL ENGAGE A POOL SPECIALTY SUBCONTRACTOR FOR THE DESIGN, PERMITTING, AND INSTALLATION OF THE FOLLOWING:
1. POOL
2. POOL EQUIPMENT (PUMP, FILTER, HEATER, ETC..)
3. POOL DECK (PAVERS – CONCRETE – TILE – ETC..)

02.3 UTILITIES
EXISTING OVERHEAD ELECTRICAL SERVICE TO REMAIN

03.0 CONCRETE:

REFER TO THE DRAWINGS FOR ALL CONCRETE SPECIFICATIONS.
THE CONCRETE SCOPE INCLUDES: NEW CONCRETE FLOOR SLABS, FOUNDATIONS ALL AS SHOWN.
1. CONCRETE SHALL BE MINIMUM 3,000 PSI STANDARD MIX CONCRETE.
2. MINIMUM 6x6 – 10/10 WELDED WIRE FABRIC REINFORCING IN SLAB WORK.
3. DEFORMED STEEL BARS OF SIZES SHOWN ON THE STRUCTURAL DRAWINGS FOR ALL COLUMNS, BEAMS, AND REINFORCING.
4. BROOM FINISH EXTERIOR SLABS, TROWEL FINISH INTERIOR SLABS TO MATCH EXISTING ADJACENT WORK.
6. TREAT THE GROUND BELOW SLABS WITH TERMITE TREATMENT AND RETAIN THE CERTIFICATE WITH THE PLANS.CONCRETE IS LIMITED TO THE POUR-BACK REQUIREMENTS WHERE SLAB CUTTING REQUIRED FOR DRAIN PIPE WORK.
4. POUR-BACK FOR SLAB CUT(S) SHALL HAVE #4 DOWELS X 12" LONG AT 24" O/C, 3" IMBED INTO EXISTING SLAB, ON BOTH SIDES OF TRENCH.
5. TROWEL FINISH INTERIOR SLABS.
6. WHERE REQUIRED, TREAT THE GROUND WORK BELOW SLABS WITH TERMITE TREATMENT AND RETAIN THE CERTIFICATE WITH THE PLANS.

04.0 MASONRY: - MASONRY IS SPECIFIED IN THE STRUCTURAL DRAWINGS.

05.0 METALS: - LIGHT GAUGE INTERIOR FRAMING SHALL BE WITH GYPUSM WALL BOARD SHALL BE AS SPECIFIED IN DIVISION 09.

06.0 WOOD & PLASTIC:

06.1 ALL STRUCTURAL WOOD, FABRICATED TRUSSES, PLYWOOD SHEETING ETC... IS AS SPECIFIED AND DETAILED ON THE STRUCTURAL DRAWINGS.

06.2 ALL WOOD IN CONTACT W/ CMU, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.

06.6 CONCEALED SPACES (FBC SECTION 718)
FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS, FOLLOWS: (FBC 718.2.2)
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'-0"
PROVIDE 1x2 OR 2x2 (PER WALL TYPE) FIRE STOP HORIZONTAL @ CEILING & WALL INTERSECTIONS AND/OR 8'-0" O/C VERT. MAX. AND ALL OTHER LOCATIONS

07.0 THERMAL & MOISTURE PROTECTION:

07.1 BUILDING INSULATION
A. ROOF INSULATION IN EXPOSED ROOF TRUSS SHALL BE CLOSED SPRAY-FOAM ON UNDERSIDE OF TRUSS SHEETING. (R-30) - REFER TO ENERGY CALC.
B. ALL EXTERIOR BLOCK WALL SHALL BE 3/4" PT FURRING WITH R-4.1 FI-FOIL SHEETING OVER THE CAVITY

(IF APPLICABLE) 2X6 WOOD STUDS – LOAD-BEARING EXTERIOR WALLS ARE USED – INSULATE WITH 6" R-19 FIBERGLASS INSULATION BETWEEN EACH STUDS (PRIOR TO SHEETING WITH 5/8" GWB)

07.2 NEW (PITCHED) WOOD TRUSSES SHALL BE SHEATHED WITH 5/8" STRUCTURAL PLYWOOD (SPECIFICATIONS & NAILING PATTERN ON STRUCTURAL NOTES) AND FINISHED WITH GULF COAST – OCEAN GUARD, COASTAL ALUMINUM ROOFING OVER NOA-APPROVED MEMBRANE. (COLOR SHALL BE SILVER-ALUMINUM FINISH ON THE FRONT AND BACK, AND THE GARAGE ROOF DECK ROOF, AND DARK CHARCOAL GREY ON THE MAIN-HOUSE – COORDINATE COLORS WITH THE OWNER) USE GULF-SEAM (138 PSF) UPLIFT RESISTANT SYSTEM OR APPROVED EQUAL

07.3 FLASHING, WHERE INDICATED SHALL BE MINIMUM .032 ALUMINUM FLASHING – INSTALL AS NECESSARY TO PROVIDE WATER-TIGHT PENETRATIONS (ROOF-FLASHING SHALL BE PART OF ROOF PERMIT BY OTHERS)

07.4 SEALANT (CAULK) SEALANT FOR DOORS, WINDOWS, & WALL PENETRATIONS SHALL BE SILICONIZED LATEX (PAINTABLE).

07.5 BLOCK CORE (FOAM)

USE CFI FOAM, INC. INJECTION FOAM INSULATION IN ALL OPEN (HOLLOW BLOCK CORES) ALL UNITS INTERIOR & EXTERIOR. PRODUCT IS A CLASS 1/CLASS A FIRE RATED PRODUCT. AT 85 PCF – 8" MASONRY WALL INSULATION WILL BE BETWEEN 12.0 & 7.8 R (USE R.10 AVERAGE)

08.0 OPENINGS:

08.1 EXTERIOR DOORS & WINDOWS
EXTERIOR DOORS AND WINDOWS SHALL BE BE AS SCHEDULED, WITH MIAMI-DADE APPROVED NOA OR FLORIDA APPROVAL. (SUBSTITUTIONS ARE PERMITTED WITH WRITTEN APPROVAL OF THE ARCHITECT)

08.2 EGRESS WINDOWS
EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS. EGRESS WINDOWS SHALL HAVE A MINIMAL NET OPENING OF 24" HIGH, 20" WIDE, AND MIN. NET AREA OF 5.7 S.F. FOR 2nd FLOOR WINDOWS AND 5.0 S.F. FOR 1st FLOOR WINDOWS. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR, LATCH AT 54" A.F.F. MAX. IN HVHZ AREAS WHERE THERE IS MORE THAN A 4'-0" DROP, THE SILL SHALL BE NO LESS THAN 24" AFF OR PROVIDE AN APPROVED SAFEGUARD. REFER TH FBC R310.1

08.3 INTERIOR WOOD DOORS & FRAMES
ALL INTERIOR DOORS SHALL BE PAINT-GRADE SOLID CORE WITH HORIZONTAL PANELS OR FULL LOUVER, AS SCHEDULED. ALL INTERIOR DOORS SHALL BE JENWELD OR OWNER APPROVED EQUAL. ALL SHALL BE PRE-HUNG, FINGER-JOINTED, PAINT GRADE PINE. TRIM AS SELECTED BY THE OWNER.

08.5 DOOR HARDWARE
PROVIDE ALL DOOR HARDWARE AS SCHEDULED ON THE DRAWINGS AND AS REQUIRED TO COMPLETE THE DOOR OPERATION AND FUNCTION. ALL DOOR HARDWARE TO BE SCHLAGE RESIDENTIAL SERIES OR OWNER APPROVED EQUAL.
1. DOOR LEVER SETS SHALL BE: PASSAGE SET, PRIVACY SET, OR LOCK SET AS SCHEDULED (FINISH BY OWNER). PROVIDE STRIKE-PLATES TO MATCH.
2. ALL DOORS SHALL HAVE A MINIMUM OF 1 1/2 PAIR HINGES.
3. PROVIDE WALL BUMPERS FOR ALL DOORS.

08.6 EXTERIOR DOORS:

WHERE INDICATED, EXTERIOR SWING DOORS SHALL BE IMPACT RATED STEEL OR WOOD DOORS TO MEET THE REQUIRED WIND PRESSURES (SEE DRAWINGS & NOA).
1. FRENCH DOORS AS DETAILED ON THE DRAWINGS SHALL BE LAWSON (WOOD & GLASS) NOA#18-0903.06
2. GARAGE DOORS TO BE MODEL 2000 STEEL SECTIONAL GARAGE DOORS AS MANUFACTURED BY ADVANCED GARAGE DOOR CORP. NOA#16-0906.06

08.7 WINDOWS:
1. ALL EXTERIOR WINDOWS ARE IMPACT RATED LAWSON ALUMINUM WINDOWS. SEE SCHEDULE FOR TYPE(S): SLIDING, SINGLE HUNG, OR FIXED WINDOWS SHALL BE INSTALLED ACCORDING TO THE PUBLISHED NOTICE OF ACCEPTANCE (SEE NOA). ALL WINDOWS SHALL BE IN FINISH SELECTED BY OWNER. (GLASS TINT TO BE SELECTED BY OWNER.)

09.0 FINISHES:

09.1 METAL STUD AND GYPSUM WALL BOARD:
1. INTERIOR METAL STUDS TO BE 3 1/2" 25GA STANDARD INTERIOR STUDS ASSEMBLED WITH TOP & BOTTOM CHANNELS, HORIZONTAL CHANNEL BRIDGING @ 60" AFF, W FASTENERS BY SAME MANUFACTURER.
2. ALL GWB SHALL BE 5/8" STANDARD THICKNESS FOR WALLS AND 5/8" STANDARD THICKNESS FOR CEILINGS, IN 12' LENGTHS AND INSTALLED IN ACCORDANCE WITH INDUSTRY-STANDARDS. PROVIDE A PAINT READY LEVEL-4 FINISH.
3. WOOD BLOCKING SHALL BE AT ALL DOOR FRAMES
4. STUD WORK SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADD MISCELLANEOUS WOOD BLOCKING (2x OR 3/4" PLYWOOD) AT ALL LOCATIONS REQUIRING ADDITIONAL SUPORT. WOOD BLOCKING TO BE PROVIDED, AT A MINIMUM, IN THE FOLLOWING LOCATIONS (SEE PLANS):
A. CABINET WORK, AND COUNTER TOPS
B. TOILET ROOM ACCESSORIES
C. LAVATORIES & VANITIES
D. SHELVING
E. PROVIDE TV MOUNTS AS NOTED ON PLANS.
F. OTHER; AS DIRECTED BY THE OWNER.

09.2 PAINTING:
ALL PAINT LISTED IN SUGGESTED SPECIFICATIONS IS COMMERCIAL GRADE SHERWIN-WILLIAMS (OWNER APPROVED SUBSTITUTIONS PERMITTED)
1A. INTERIOR WALLS (GYPSUM - IN ALL TOILET ROOMS)
PRIMER –Multi-Purpose Latex Primer (B51W450)
PAINT – Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
1B. INTERIOR WALLS (TYPICAL FLAT PAINTED GYPSUM BOARD)
PRIMER –Multi-Purpose Latex Primer (B51W450)
PAINT – Pro-Mar 200) VOC Latex Flat
1C. INTERIOR STAINED WOOD (WHERE NOTED)
PRIMER –Multi-Purpose Latex Primer (B51W450)
PAINT –Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
1D. INTERIOR METAL FRAMES (PRIMED STEEL)
PRIMER -Pro-Cryl Universal Metal Primer (B66W310)
PAINT – Pro-Mar 200 0 VOC Semi-Gloss Latex Enamel
1E. CEILINGS (PAINTED GYPSUM (THROUGH OUT)
PRIMER –Multi-Purpose Latex Primer (B51W450)
PAINT –Pro-Mar 200) VOC Latex Flat

09.8 EXTERIOR FINISH:
GARAGE EXTERIOR WALLS SHALL BE FINISHED WITH A SIMULATED SIDING STUCCO FINISH IN 8" WIDE-PLANK SIMULATING SIDING AS INDICATED ON THE EXTERIOR ELEVATIONS. THE FINISHES ARE AS NOTED ON THE ELEVATIONS. PROVIDE SAMPLE FOR ARCHITECT AND OWNER APPROVAL PRIOR TO FINISHING WALL SURFACES.

1. STUCCO SUBSTRATES ON THIS PROJECT INCLUDE THE FOLLOWING:
a. PLYWOOD SHEETING – COVER WITH 15# FELT AND WIRE LATH
b. NEW EXPOSED BLOCK – POWER WASH AND LEAVE DAMP
c. NEW POURED CONCRETE – COAT WITH PURPLE BONDING AGENT
2. INSTALL STUCCO BASE AND FINISH COATS ACCORDING TO ASTM 926 GUIDELINES
3. ACCESSORIES: USE FRY-REGLET BRUSHED ALUMINUM REGLETS WHERE INDICATED, USE DOUBLE "J" CONTROL JOINTS WERE INDICATED, ALL CORNER TRIM, DOUBLE J'S, AND OTHER METAL ACCESSORIES SHALL BE ZINC-ALOY ONLY (NO GALV OR VINYL SUBSTITUTIONS PERMITTED)
4. ALL 90 DEGREE DOOR AND WINDOW CORNERS (WITH OUT AN EXPANSION JOINT, CONTROL JOINT, OR REGLET LEADING AWAY) – INSTALL A 6" WIDE, BY 12" LONG PIECE OF LATH AT 45% TO THE WINDOW IN THE BASE COAT. (AND/OR) LAMINATE IN THE FINISH COAT.
5. CUT ALL LATH BEHIND ALL EXPANSION, CONTROL, & REGLET JOINTS.
6. LAP ALL LATH JOINTS AS REQUIRED PER ASTM 1063
7. INSTALL BASE AND FINISH COATS, IN A UNIFORM THICKNESS, PER ASTM C926, MIST OR FOG CURE FOR 3 DAYS WHEN HUMIDITY IS BELOW 80% OR WIND ABOVE 10MPH.

10.0 SPECIALTIES: (NOT INCLUDED IN THIS SCOPE)

11.0 EQUIPMENT: GENERATOR BY OWNER

12.0 FURNISHINGS: (NOT INCLUDED IN THIS SCOPE)

13.0 SPECIAL CONSTRUCTION: AS NOTED ON PLANS

14.0 CONVEYING SYSTEMS: (NOT REQUIRED)

15.0 MECHANICAL & PLUMBING; SEE M & P DRAWINGS BY OWNER FOR MECHANICAL & PLUMBING

16.0 ELECTRICAL; SEE ELECTRICAL CONTRACTOR'S DRAWINGS FOR ELECTRICAL

END-OF-SCOPE AND SPECIFICATIONS

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TEXAS 26934

RENOVATION FOR
THE HALBERG RESIDENCE
120 NW 4th Ave.
DELRAY BEACH, FLORIDA 33444

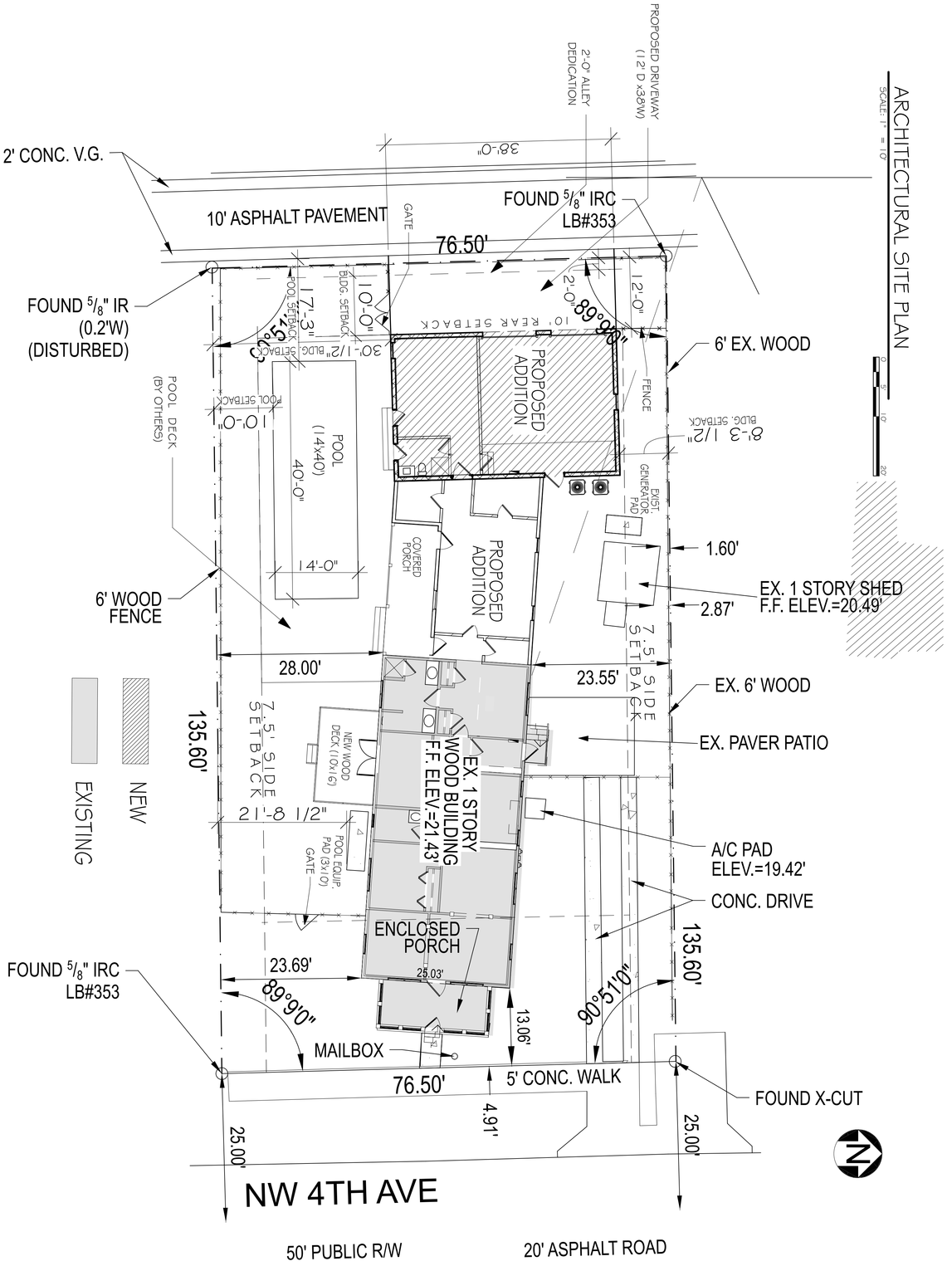
CONSTRUCTION DRAWINGS

PROJECT NO: 20-260
DATE: 11.03.20
DRAWN BY: BRT
CHECKED BY: SWS
REVISIONS:

GENERAL NOTES & SPECS.

A0.1

/Volumes/SSA Projects/Active Projects/20-260 Halberg Residence/HALBERG 1.7.21.pln



SP1.1

SITE PLAN

REVISIONS: CLIENT CHGS 1.7.21
CHECKED BY: SWS
DRAWN BY: BRT
DATE: 11.03.20
PROJECT NO: 20-260

CONSTRUCTION DRAWINGS

RENOVATION FOR
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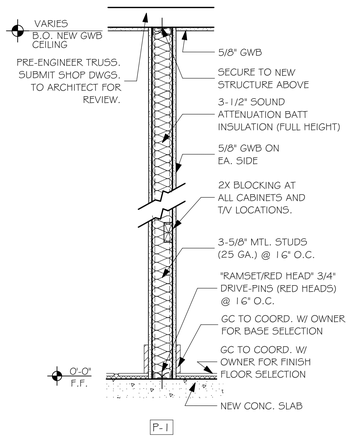
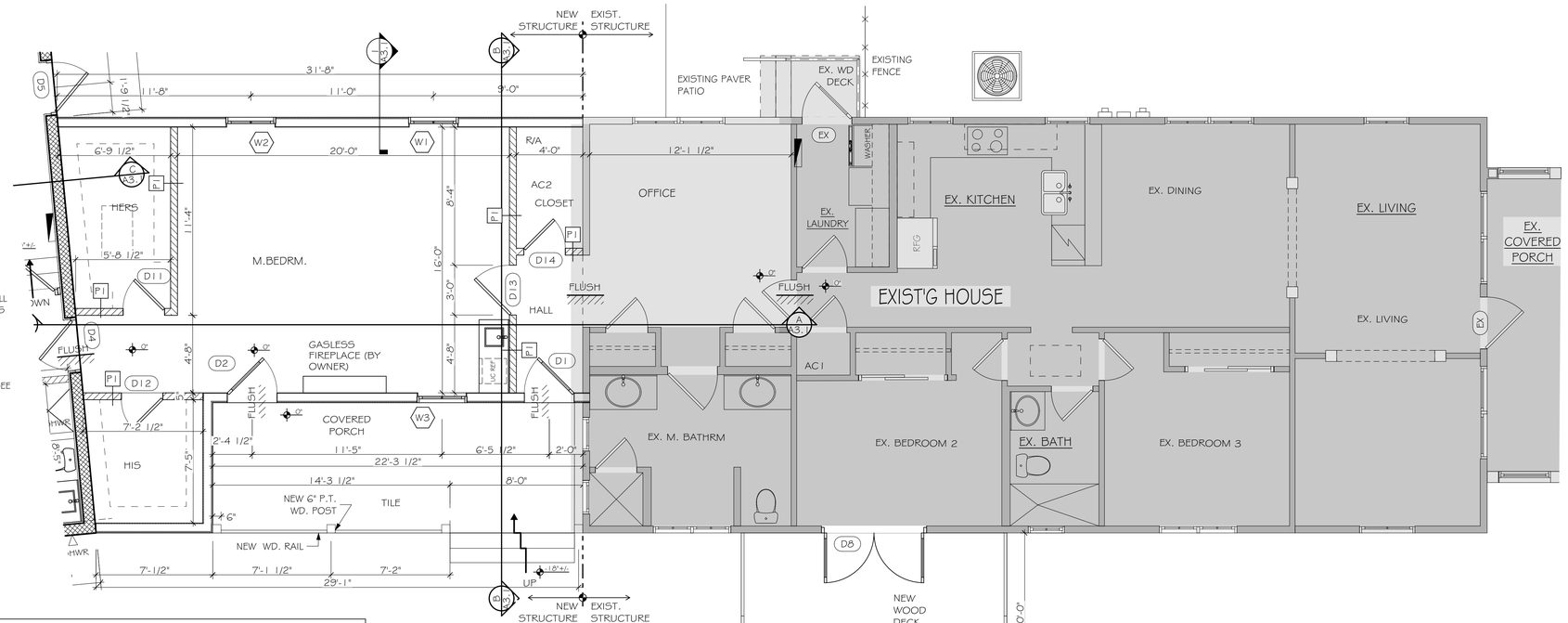


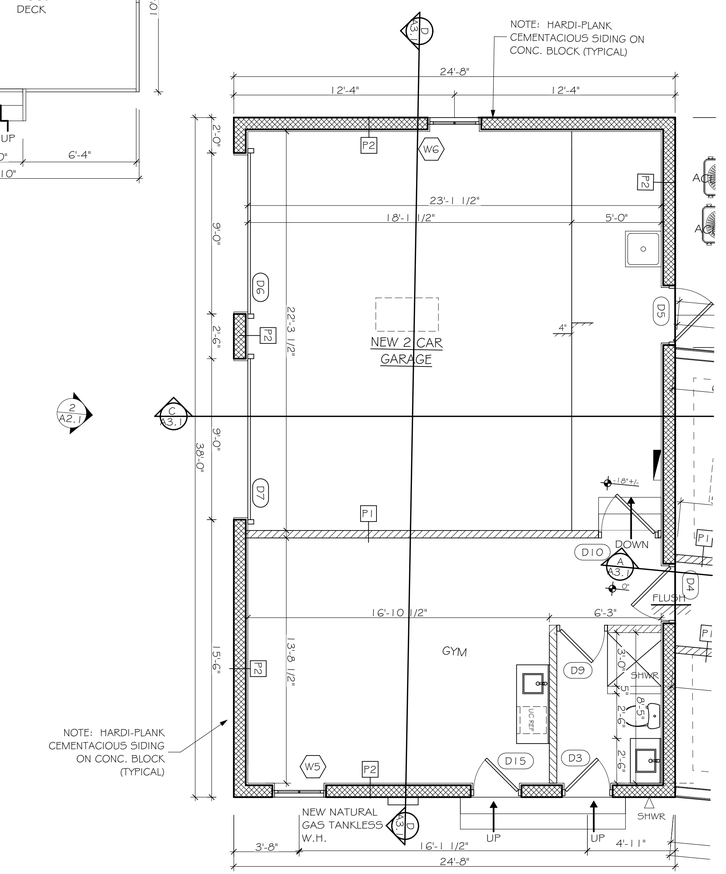
PARTITION TYPES

NOT TO SCALE



FLOOR PLAN

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



GARAGE FLOOR PLAN

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

WINDOW SCHEDULE

NO.	ROOM NAME	W	HT	STYLE	MATERIAL	ZONE	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	MULLION BARS	FINISH	COMMENTS
W1	M. BEDRM	3'-0"	3'-8"	A	ALUM	4	+40.4/-43.8	+80/-85 PSF	20-0722.09	N	CLEAR/NON-REFLECTIVE	
W2	M. BEDRM	3'-0"	3'-8"	A	ALUM	5	+37.7/-62.9	+80/-85 PSF	20-0722.09	N	CLEAR/NON-REFLECTIVE	
W3	M. BEDRM	3'-0"	3'-8"	A	ALUM	4	+40.4/-43.8	+80/-85 PSF	20-0722.09	N	CLEAR/NON-REFLECTIVE	
W5	GARAGE	3'-0"	3'-8"	A	ALUM	4	+40.4/-43.8	+80/-85 PSF	20-0722.09	N	CLEAR/NON-REFLECTIVE	
W6	GARAGE	3'-0"	3'-8"	A	ALUM	4	+40.4/-43.8	+80/-85 PSF	20-0722.09	N	CLEAR/NON-REFLECTIVE	

DOOR SCHEDULE:

ID	W	HT	THK	MATERIAL	ZONE	REQUIRED PRESSURES	APPROVED PRESSURES	PRODUCT APPROVAL	STYLE	HRDWR GROUP	JAMB	FINISH/COLOR	COMMENTS
D1	3'-0"	6'-8"	1 3/4"	FIBER/GLS	4	+40.4/-43.8	+/-86 PSF	18-0503.06	A	A	2	TBD	W/ SHADE
D2	3'-0"	6'-8"	1 3/4"	FIBER/GLS	4	+40.4/-43.8	+/-86 PSF	18-0503.06	A	A	2	TBD	W/ SHADE
D3	2'-6"	6'-8"	1 3/4"	FIBER	5	+37.7/-62.9	+/-86 PSF	18-0503.06	A	A	1	TBD	GARAGE BATH
D4	3'-0"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	B	3	TBD	
D5	3'-0"	6'-8"	1 3/4"	FIBER	4	+40.4/-43.8	+/-86 PSF	18-0503.06	A	A	1	TBD	GARAGE MAN DOOR
D6	9'-0"	8'-0"	1 3/4"	STL	5	+37.7/-62.9	+42/-46 PSF	17-1010.28	C	MANU	2	TBD	ROLL UP DOOR
D7	9'-0"	8'-0"	1 3/4"	STL	4	+40.4/-43.8	+42/-46 PSF	17-1010.28	C	MANU	2	TBD	ROLL UP DOOR
D8	6'-0"	6'-8"	1 3/4"	FIBER	4	+40.4/-43.8	+/-86 PSF	18-0503.06	B	A	3	TBD	
D9	2'-6"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	B	3	TBD	
D10	3'-0"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	B	3	TBD	
D11	2'-6"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	C	3	TBD	HERS
D12	2'-6"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	C	3	TBD	HIS
D13	3'-0"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	B	3	TBD	
D14	2'-6"	6'-8"	1 3/4"	FIBER	-	-	-	-	A	C	3	TBD	
D15	2'-6"	6'-8"	1 3/4"	FIBER	4	+40.4/-43.8	+/-86 PSF	18-0503.06	A	A	1	TBD	GARAGE BATH

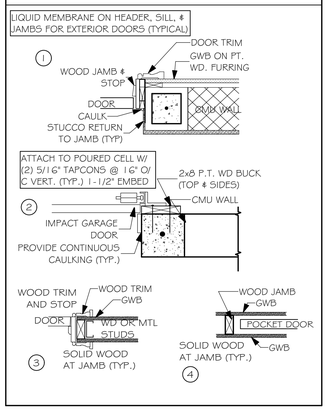
DOOR HARDWARE:

DOOR HARDWARE GROUP	DESCIRPTION							
	PAIR OF BUTTS	KEYED LOCK	LEVER - PRIVACY SET	LEVER - PASSAGE SET	WALL STOP	WEATHER STIPING	HRDWR BY MANUF.	CLOSER
GROUP A	1 1/2	●	-	-	-	●	●	-
GROUP B	1 1/2	-	●	-	●	-	●	-
GROUP C	1 1/2	-	-	●	●	-	●	-
GROUP D	-	-	-	-	-	-	●	-
GROUP E	-	-	-	●	●	-	●	●

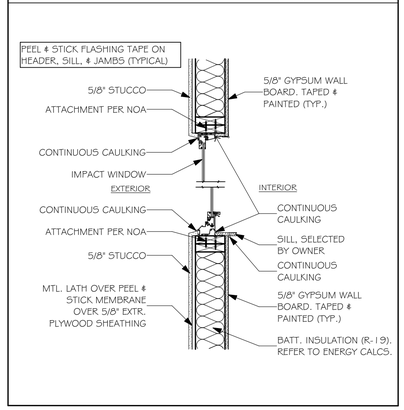
8'0" HT. DOORS REQUIRE (2) PAIR OF BUTTS

NOTE: HARDWARE SCHEDULE IS NOT A TOTALLY INCLUSIVE LIST & MAY VARY IN SCOPE. SEE FINAL HARDWARE SUPPLIERS HARDWARE LIST FOR COMPLETE DESCRIPTIONS.

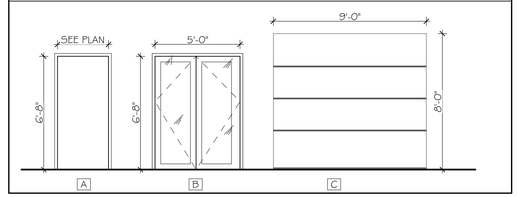
JAMB SECTIONS (NO-SCALE)



TYP. WINDOW HEADER & SECTION SECTION: (NTS)



DOOR TYPES: (NTS)



/Volumes/SSA Projects/Active Projects/20-260 Halberg Residence/HALBERG 1.7.21.pln

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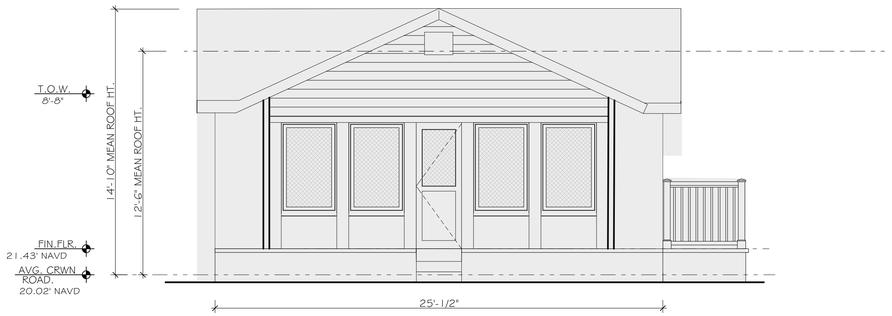
CONSTRUCTION DRAWINGS

PROJECT NO: 20-260
DATE: 11.03.20
DRAWN BY: BRT
CHECKED BY: SWS
REVISIONS: CLIENT CHGS 1.7.21

FIRST FLOOR PLAN

A1.1

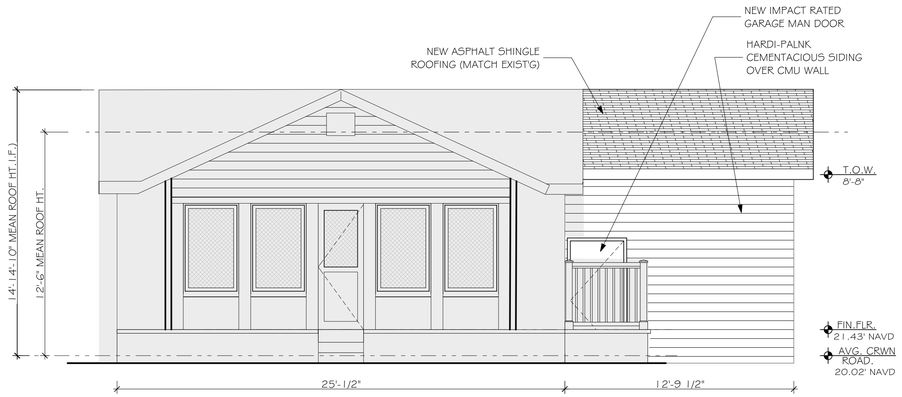


EXIST. EAST ELEVATION

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

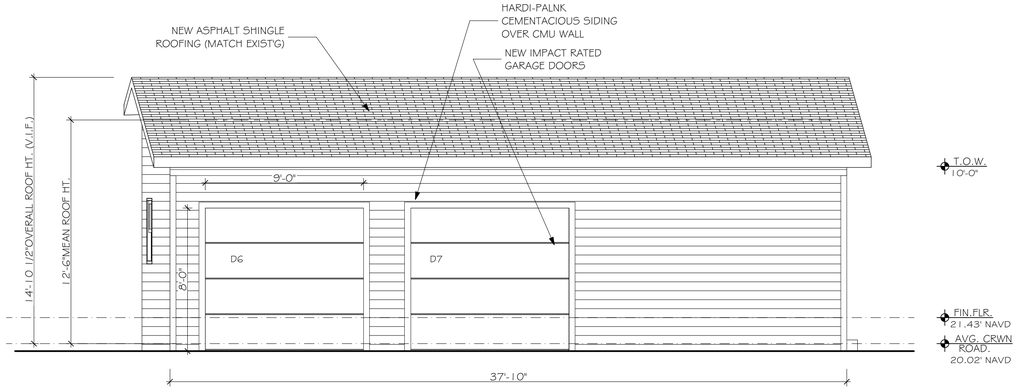
EXIST. WEST ELEVATION

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



PROPOSED EAST ELEVATION

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



PROPOSED WEST ELEVATION

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

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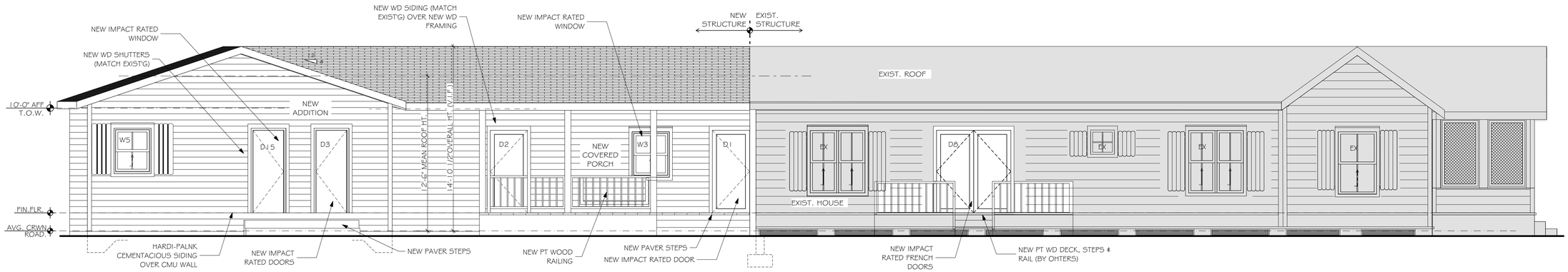
REVISIONS:

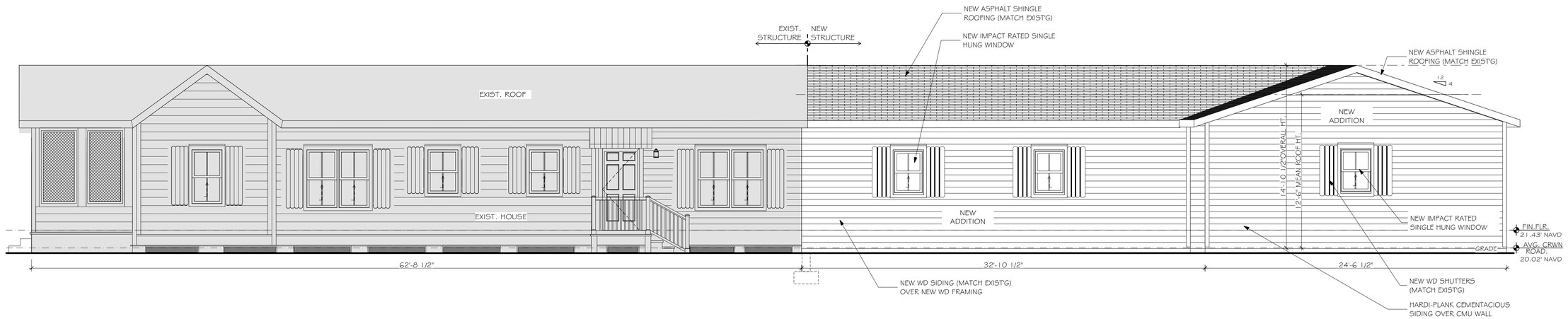
ELEVATIONS

A2.1



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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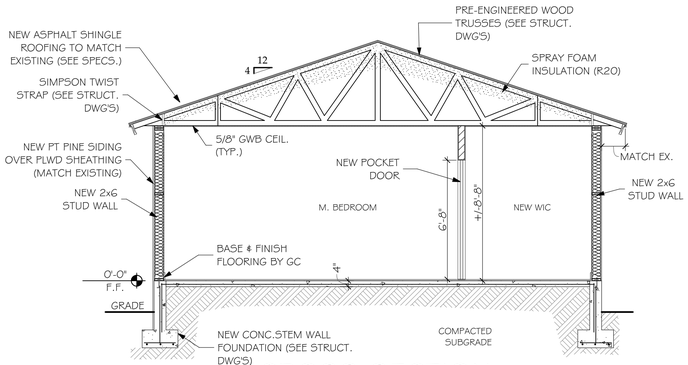
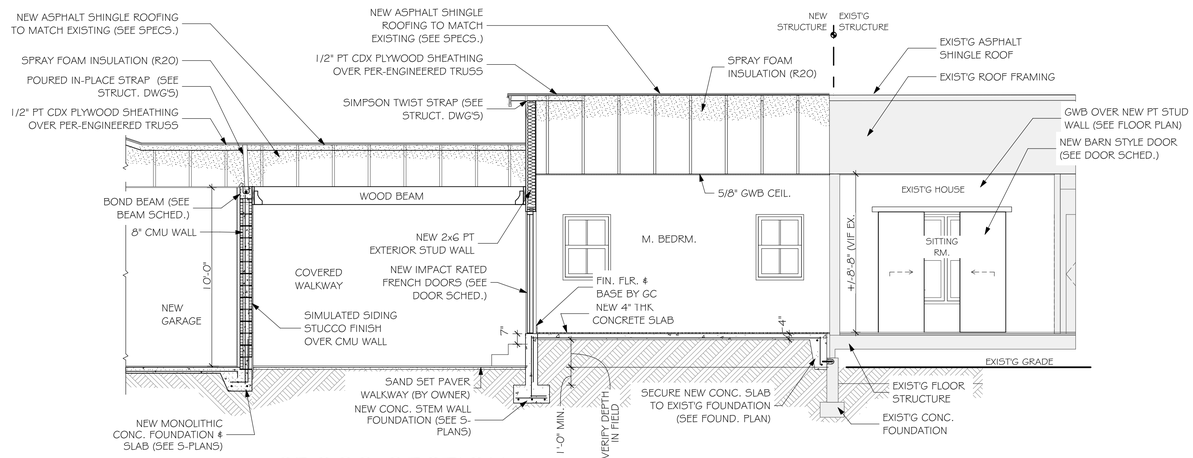
ELEVATIONS

A2.2



B CROSS SECTION
SCALE: 1/4" = 1'-0"



A CROSS SECTION
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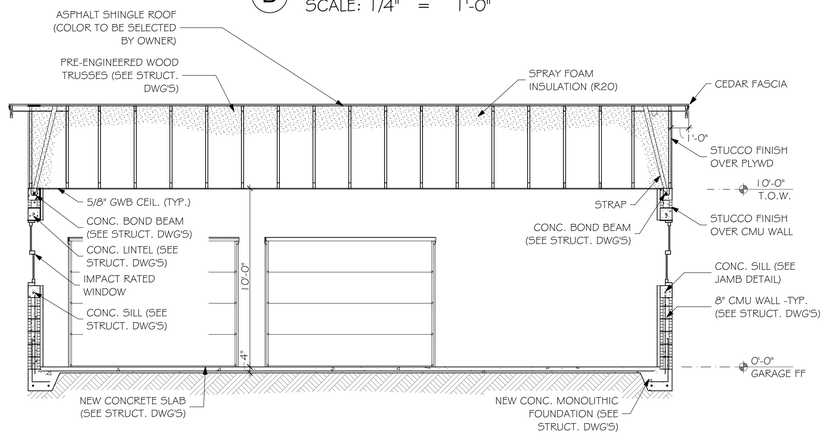
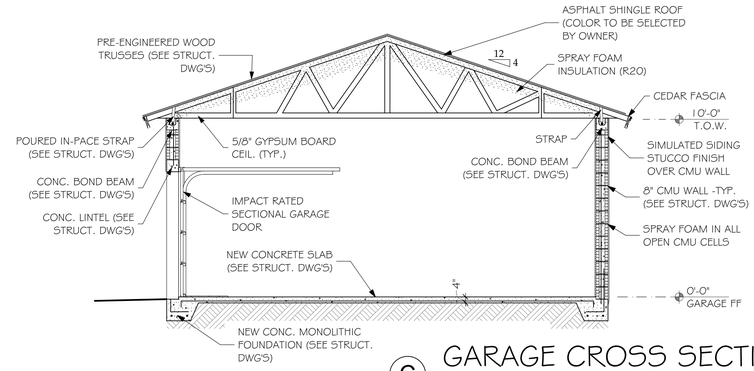
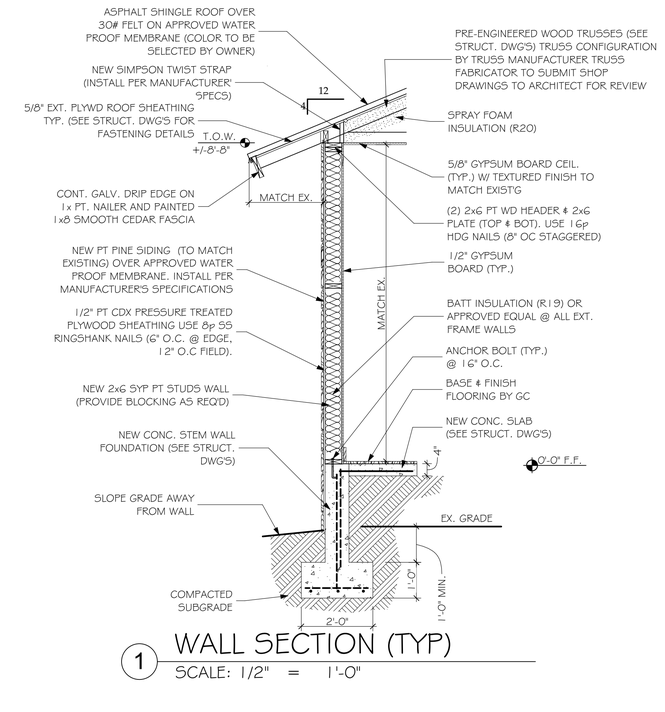


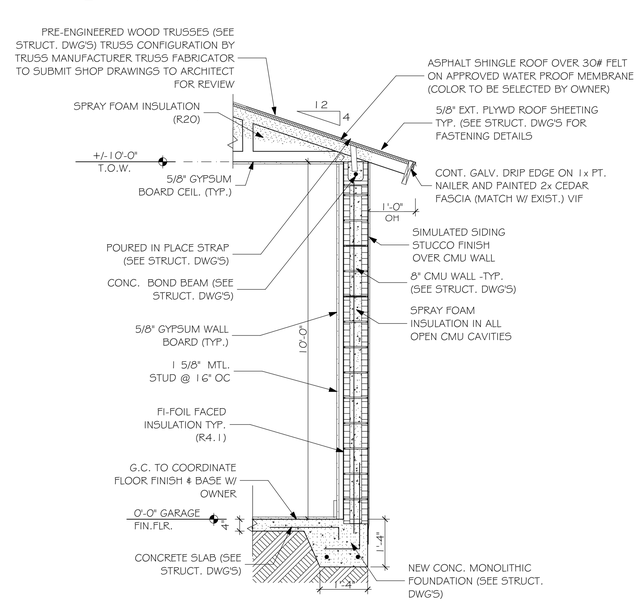
D GARAGE CROSS SECTION
SCALE: 1/4" = 1'-0"



C GARAGE CROSS SECTION
SCALE: 1/4" = 1'-0"



1 WALL SECTION (TYP)
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ GARAGE
SCALE: 1/2" = 1'-0"

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REVISIONS:

BUILDING SECTIONS

A3.1

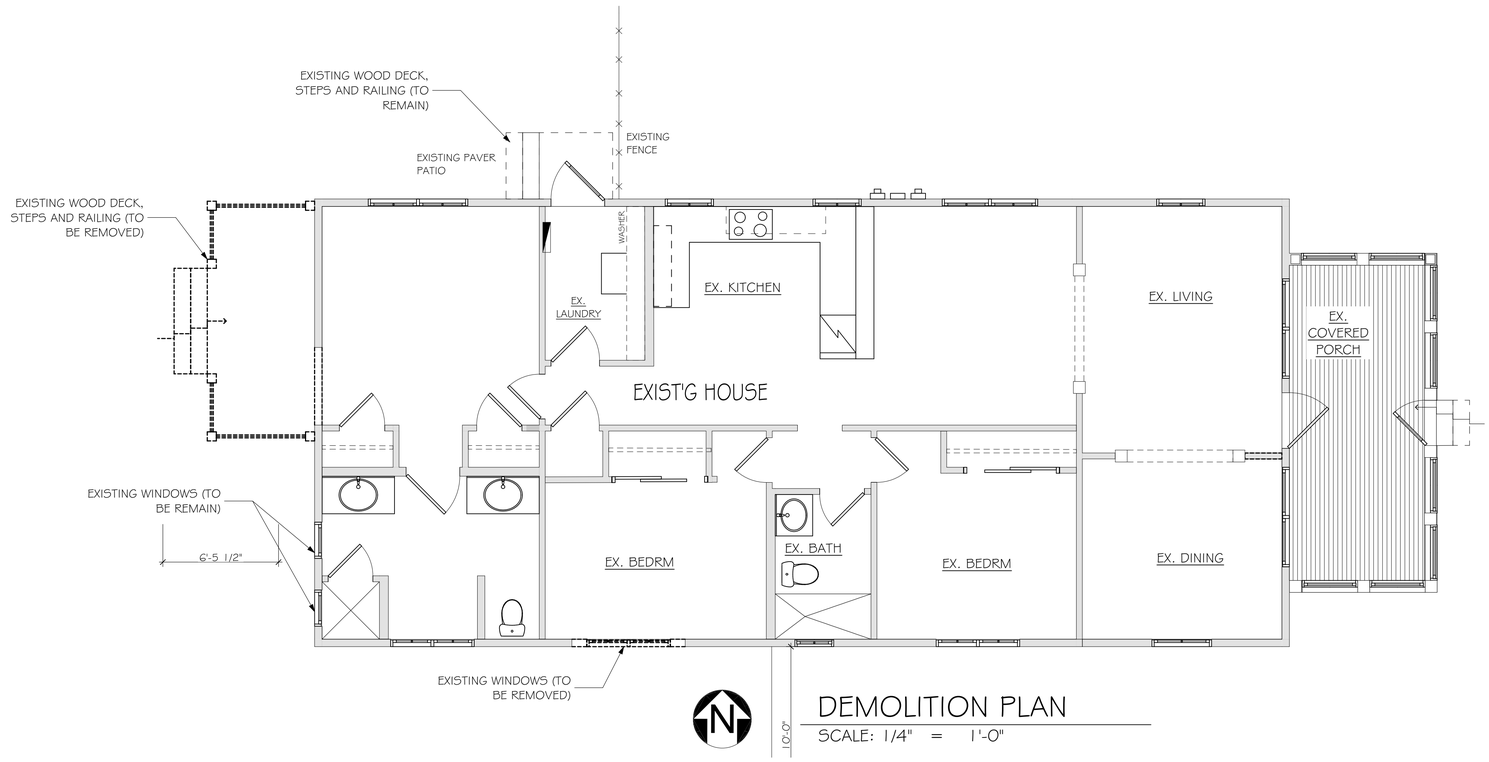
/Volumes/SSA Projects/Active Projects/20-260 Halberg Residence/HALBERG 1.7.21.pln

GENERAL DEMOLITION NOTES

1. DEMOLITION PLANS SHOW APPROXIMATE LAYOUT OF EXISTING BUILDING AND ARE NOT INTENDED TO REPRESENT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE ACTUAL SITE CONDITIONS PRIOR TO BIDDING.
2. ALL ELECTRICAL DEMOLITION (DISCONNECT) WORK, SHALL BE PERFORMED BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR AND COMPLETED IN ACCORDANCE WITH ALL CURRENT APPLICABLE CODES.
3. ALL PLUMBING DEMOLITION (SUPPLY AND DRAIN LINES) SHALL BE PROPERLY DISCONNECTED AND TEMPORARILY CAPPED BY A FLORIDA LICENSED PLUMBING CONTRACTOR.
4. ASBESTOS REPORT FOR DEMOLITION SHALL BE COMPLETED AND SUBMITTED BY THE G.C.
5. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF DEBRIS FROM THE SITE AND FOR MAINTAINING A CLEAN JOB SITE.
6. ALL HAZARDOUS MATERIALS SHALL BE PROPERLY REMOVED AS REQUIRED BY AN EPA LICENSED AND INSURED MATERIAL CONTAINMENT CONTRACTOR.
7. SELECTIVE DEMOLITION SHALL BE PERFORMED WITH A METHOD DESIGNED TO PRESERVE ADJACENT MATERIAL SCHEDULED TO REMAIN. TAKE EXTRA CARE TO PRESERVE EXISTING ELEMENTS SCHEDULED FOR REINSTALLATION OR REUSE.
8. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF THE STRUCTURE TO BE DEMOLISHED, OR ADJACENT ELEMENT SHOWN TO REMAIN.

DEMOLITION NOTES:

1. REMOVE THE EXISTING EAST EXTERIOR LOAD BEARING 2x FRAMED WALL, DOORS & WINDOWS. PROVIDE BRACING AS REQ'D.
2. REMOVE A PORTION OF THE SOUTH EAST WALL AND WINDOW AS SHOWN.
3. REMOVE THE EXISTING MASTER BATH VANITY, BATH TUB SURROUND AND SHOWER ENCLOSURE.
4. REMOVE THE EXISTING WOOD FRAMED PORCH STRUCTURE, STEPS AND RAILINGS.
5. REMOVE THE EXISTING MASTER BEDROOM CLOSETS.
5. REMOVE THE INTERIOR DOOR BETWEEN THE MASTER BEDROOM AND MASTER BATH. SAVE FOR REINSTALLATION.



DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION LEGEND

- EXISTING TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING MASONRY WALL TO REMAIN

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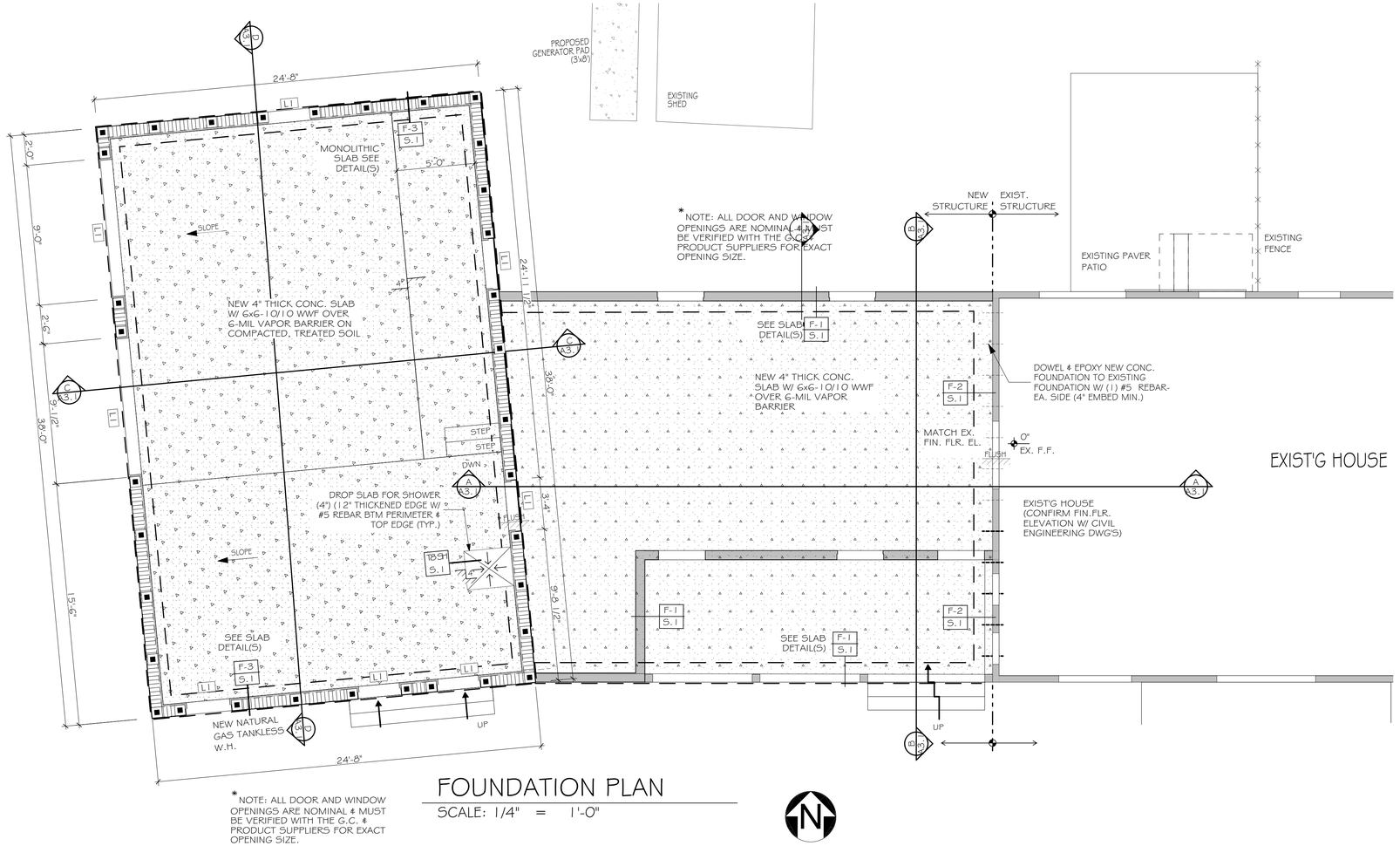
DEMOLITION PLAN

D1.1



FOUNDATION PLAN

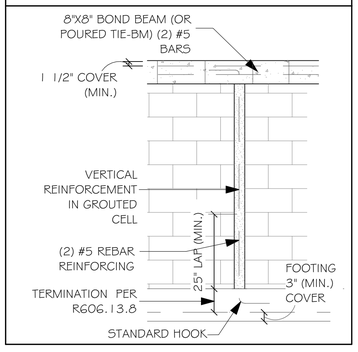
SCALE: 1/4" = 1'-0"

* NOTE: ALL DOOR AND WINDOW OPENINGS ARE NOMINAL & MUST BE VERIFIED WITH THE G.C. & PRODUCT SUPPLIERS FOR EXACT OPENING SIZE.

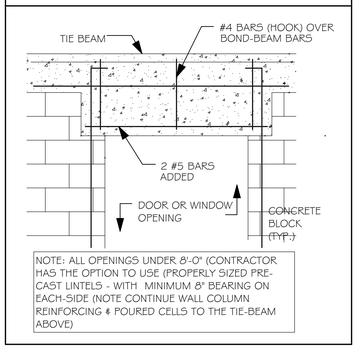
FOOTING SCHEDULE

SYMBOL	SIZE (WxD)	REINFORCING	DESCRIPTION
F-4	12"x12"x 8"		POURED CONC. FOOTER @ DECK
F-3	16"x16"x CONT.	(2) #5 CONT.	MONOLITHIC
F-2	8"x24"x CONT.	(2) #5 CONT.	MONOLITHIC
F-1	12"x24"x CONT.	(5) #5 @ 10" OC EA. WAY	POURED CONC. STEM WALL

CONTINUITY OF REINFORCING DETAIL (TYP.)

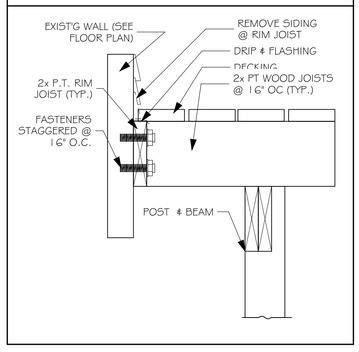


DROP BEAM DETAIL (TYP.)

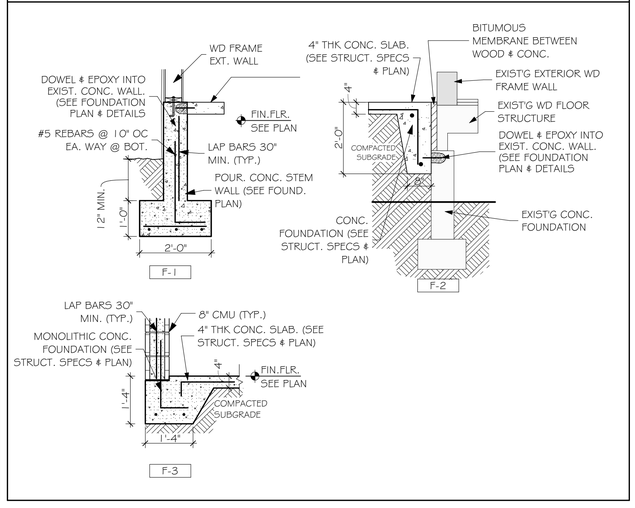


NOTE: ALL OPENINGS UNDER 8'-0" (CONTRACTOR HAS THE OPTION TO USE (PROPERLY SIZED PRE-CAST LINTELS - WITH MINIMUM 8" BEARING ON EACH SIDE (NOTE CONTINUE WALL COLUMN REINFORCING & POURED CELLS TO THE TIE-BEAM ABOVE)

DECK DETAIL DETAIL (TYP.)



FOUNDATION DETAILS;



STRUCTURAL NOTES:

DESIGN CRITERIA:
DESIGN BASED ON THE PROVISIONS OF THE FLORIDA BUILDING CODE 2017 6th EDITION, EXISTING BUILDING

ROOF LOADS: LL= 30 PSF, DL=25 PSF

WIND LOADS:
BASIC WIND SPEED: V=170 MPH (3 SEC GUST)
IMPORTANT FACTOR I=1.0
EXPOSURE CATEGORY =C
INTERNAL PRESSURE COEFFICIENT =+/-0.18
KD (DIRECTIONALITY) =1.0

GENERAL:
1. MATERIALS USED SHALL BE NEW, OF GOOD QUALITY AND THE CONSTRUCTION PERFORMED BY WORKERS SKILLED IN THEIR TRADE AND IN ACCORDANCE WITH RECOMMENDED PRACTICE
2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS (THE BUILDING IS EXISTING AND SHOULD BE FIELD MEASURED FOR ALL MEASUREMENTS)
3. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTS NOTES AND SPECIFICATIONS
4. WHEN PREFORMING WORK, CARE SHALL BE TAKEN TO PROTECT EXISTING ELEMENTS TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIAL EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER NECESSARY FOR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS.
6. THE SITE SHALL BE KEPT CLEAN FROM ACCUMULATION OF WATER, MATERIALS, AND DEBRIS. AT THE END OF THE WORK, THIS CONTRACTOR SHALL LEAVE THE BUILDING AND SURROUNDING AREA BROOM CLEAN.
7. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE SURE THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

SOILE TREATMENT (UNDER SLAB)
1. SOIL UNDER NEW SLAB & POUR-BACK TRENCH(S) SHALL BE TREATED FOR SUBTERRANEAN TERMITES AND A CERTIFICATE OF COMPLETION SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED COMPANY.

REINFORCING STEEL:
1. ALL REINFORCING STEEL SHALL BE DEFORMED BARS FREE FROM LOSE RUST AND SCALE CONFORMING TO ASTM A615/A615M
2. ALL REINFORCING SHALL BE DETAILED AND FABRICATED FOLLOWING THE REQUIREMENTS OF ACI-244-94. PLACING OF REBARS SHALL CONFORM TO CRSI "RECOMMENDED PRACTICES FOR PLACING REINFORCING BARS"
3. MINIMUM CONCRETE COVER ON REINFORCING STEEL FOR NON-PRESTRESSED CONCRETE SHALL BE AS FOLLOWS:

	MIN COVER	TOLERANCE
- CAST AGAINST & PERMANENTLY EXPOSED TO EARTH OR WEATHER	3"	3/8"
- #5 AND SMALLER BARS	1 ½"	3/8"
- #6 AND LARGER BARS	2"	3/8"
- NOT EXPOSED TO EARTH OR WEATHER	1"	3/8"
- BEAMS AND COLUMNS	1 ½"	3/8"
- SLABS ON GRADE	1 ½"	1/4"

4. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS STRUCTURAL ENGINEER. ALL REINFORCING DETAILS TO BE SUBMITTED TO THE ENGINEER FOR HIS APPROVAL.
5. ALL REINFORCING BARS SHALL BE SECURELY HELD IN-PLACE DURING CONCRETE POURING – IF NECESSARY ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT TO REQUIRED BARS.
6. ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE BARS ABOVE. USE (30) BAR DIAMETER LAP DISTANCE UNLESS NOTED OTHERWISE.
7. VERTICAL WALL BARS SHALL BE SPLICED AT OR NEAR FLOOR LINES.
8. LINTELS MAY BE USED IN MASONRY OPENINGS UP TO 5'-4" CLEAR. THESE MAY BE PRE-CAST OR CAST-IN-PLACE AND SHALL BE 8" NOMINAL WITH A MINIMUM OF (2) #5 TOP AND BOTTOM BARS.

WOOD:
1. ALL STRUCTURAL LUMBER TO BE SOUTHERN YELLOW PINE NO.2 OR BETTER.
2. NON- STRUCTURAL LUMBER TO BE SPF (SPRUCE PINE FIR) #2 OR BETTER.
3. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED (WOLMANIZED OR EQUAL) 4.0
4. WOOD SHALL BE SIZED AS INDICATED ON THE STRUCTURAL DRAWINGS.
5. PLYWOOD SHALL COMPLY WITH THE PLYWOOD DESIGN SPECIFICATION BY THE AMERICAN PLYWOOD ASSOCIATION.
6. PLYWOOD SHEATHING SHALL BE 5/8" APA RATED SHEATHING.

RTING, PLACING, CURING, AND DEPOSITING OF CONCRETE SHALL COMPLY WITH (ACI – 301-99)

WOOD BUCKS:
1. WHERE INDICATED ON THE DRAWINGS, WOOD BUCKS SHALL BE A SINGLE, NON-STRUCTURAL MEMBER 3/4" OR 1 1/2" THICK IS ACCEPTABLE.
2. WIDTH SHALL BE 5 1/2" +/- TO ACCOMMODATE THE FULL WIDTH OF THE WINDOW FRAME
3. ATTACH WOOD BUCKS WITH CUT NAILS AT 24" O/C (FRONT AND BACK) & AT EACH END.
4. ALL WINDOW ANCHORS SHALL EMBED A MINIMUM OF 1 1/4" INTO THE CONCRETE OR MASONRY STRUCTURAL FRAME.

CONCRETE:
1. ALL REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS (ACI – 318-02)
2. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI – 301-99)
3. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS: FOUNDATIONS – 3500 PSI, COLUMNS – 3500 PSI, STRUCTURAL SLABS – 4000 PSI, BEAMS – 3500 PSI, SLABS ON GRADE – 3000 PSI, EXTERIOR WALKS, STEPS, RAMPS – 3000 PSI.
4. FORMWORK SHALL COMPLY WITH RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI – 347R-94)
5. THE OWNER SHALL CONTACT AN INDEPENDENT LABORATORY APPROVED BY THE ENGINEER TO PERFORM CONCRETE CYLINDER TESTS: (4) FOR EACH DAY OF POURING
6. TRANSPORTING, PLACING, CURING, AND DEPOSITING OF CONCRETE SHALL COMPLY WITH (ACI – 301-99)

REINFORCED MASONRY LOAD BEARING:
1. LAY UP ALL 8" MASONRY UNITS (IN-RUNNING-BOND) PRIOR TO THE CONSTRUCTION OF THE SUPPORTED MEMBERS. USE TYPE M MORTAR IN BEARING WALLS.
2. CONSTRUCT REINFORCED MASONRY WALLS IN ACCORDANCE WITH ACI 531, BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES.
3. USE CONCRETE MASONRY UNITS CONFORMING TO ASTM C90 GRADE N WITH MINIMUM COMPRESSIVE PRISM STRENGTH OF (1,500 PSI – AVG OF 3 UNITS).
4. TYPE M MORTAR SHALL CONFORM TO ASTM C270. USE 3/8" FULL BEDDED JOINTS. (REMOVE PROTRUDING MORTAR FROM CELL CAVITIES THAT ARE TO BE REINFORCED AND GROUTED)
5. USE 3000 PSI PUMP MIX, WITH MAX 3/8" AGGREGATE FOR GROUTING.
6. USE HEAVY DUTY TRUSS-TYPE (OR LADDER-TYPE) REINFORCING IN EVERY-OTHER COURSE (HORIZONTAL) USE PREFABRICATED CORNERS & LAP MIN JOINTS MIN OF 12" IN ACCORDANCE WITH ASTM A182.
7. USE GROUTED CELLS WITH A #5 VERTICAL BAR AS SHOWN ON DRAWINGS (AT A MINIMUM OF EVERY CORNER, EACH SIDE OF DOOR & WINDOW OPENINGS, ALL WALL ENDS, AND NOT MORE THAN 48" O/C IN WALL RUNS)
8. PROVIDE CLEAN-OUT OPENINGS FOR EACH GROUTED CELL.
9. PROVIDE POURED IN-PLACE (CONCRETE) LINTELS OR HEADERS OVER ALL MASONRY OPENINGS. REINFORCING SPLICES IN STRUCTURAL LINTELS TO BE 48 BAR DIAMETERS.

MECHANICAL FASTENERS:
1. EXPANSION ANCHORS: "WEDGE-ALL" BY SIMPSON OR "POWER-BOLT" BY RAWL
2. ADHESIVE ANCHORS: "EPOSY TIE" BY SIMPSON OR "POWER-FAST" BY RAWL
3. MASONRY SCREWS: "TITEN" BY SIMPSON OR "TAPPER" BY RAWL
4. POWDER ACTUATED FASTENERS: "POWDER ACTUATED FASTENERS" BY SIMPSON OR "PINS" BY RAWL
5. ALL FASTENERS SHALL BE INSTALLED AS SPECIFIED BY THE MANUFACTURER.

STRUCTURAL STEEL:
1. CUSTOM FABRICATE STEEL COLUMNS, PLATES, AND BEAMS FROM THE FOLLOWING STEEL GUIDES:
B. Federal Specifications:
1. FF-B-561C - Bolts, (Screw), Lag
2. FF-B-588C (1) - Bolt, Toggle; and Expansion Sleeve, Screw
3. FF-S-92B (1) - Screw, Machine; Slotted, Cross-recessed or Hexagonal Head

ASTM International:
1. ASTM A53 / A53M Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless
2. ASTM A108 Standard Specification for Steel Bar, Carbon and Alloy, Cold-Finished
3. ASTM A307 Standard Specification for Carbon Steel Bolts and Studs, 60 000 PSI Tensile Streng
4. ASTM A325 Standard Specification for Structural Bolts, Steel, Heat Treated, 120/105 ksi Minimu Tensile Strength
5. ASTM A500 / A500M Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes
6. ASTM A992 / A992M Standard Specification for Structural Steel Shapes

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RENOVATION FOR THE HALBERG RESIDENCE

120 NW 4th Ave.
DELRAY BEACH, FLORIDA 33444

CONSTRUCTION DRAWINGS

PROJECT NO: 20-260
DATE: 5.26.20
DRAWN BY: BRT
CHECKED BY: SWS
REVISIONS: CLIENT CHGS 1.7.21

FOUNDATION PLAN

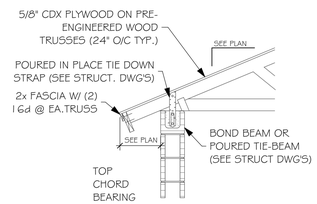
S1.1

SIMPSON - STRONGTIE - STRAP SCHEDULE

#	QTY	MODEL	FASTENERS	UPLIFT
①	1	META24	(7) 10dx 1 1/2	1450
②	1	HHETA22	(14) 16d	2120
③	1	HTS24	(14) 10d	1125

NOTE: ALL TRUSSES HAVE A STRAP @ EA. BEARING LOCATION, FOR ALL TRUSSES NOT NOTED W/ A STRAP USE #1 (META24) FOR 1,450LB UPLIFT

TRUSS CONNECTION DETAIL (TYP.)

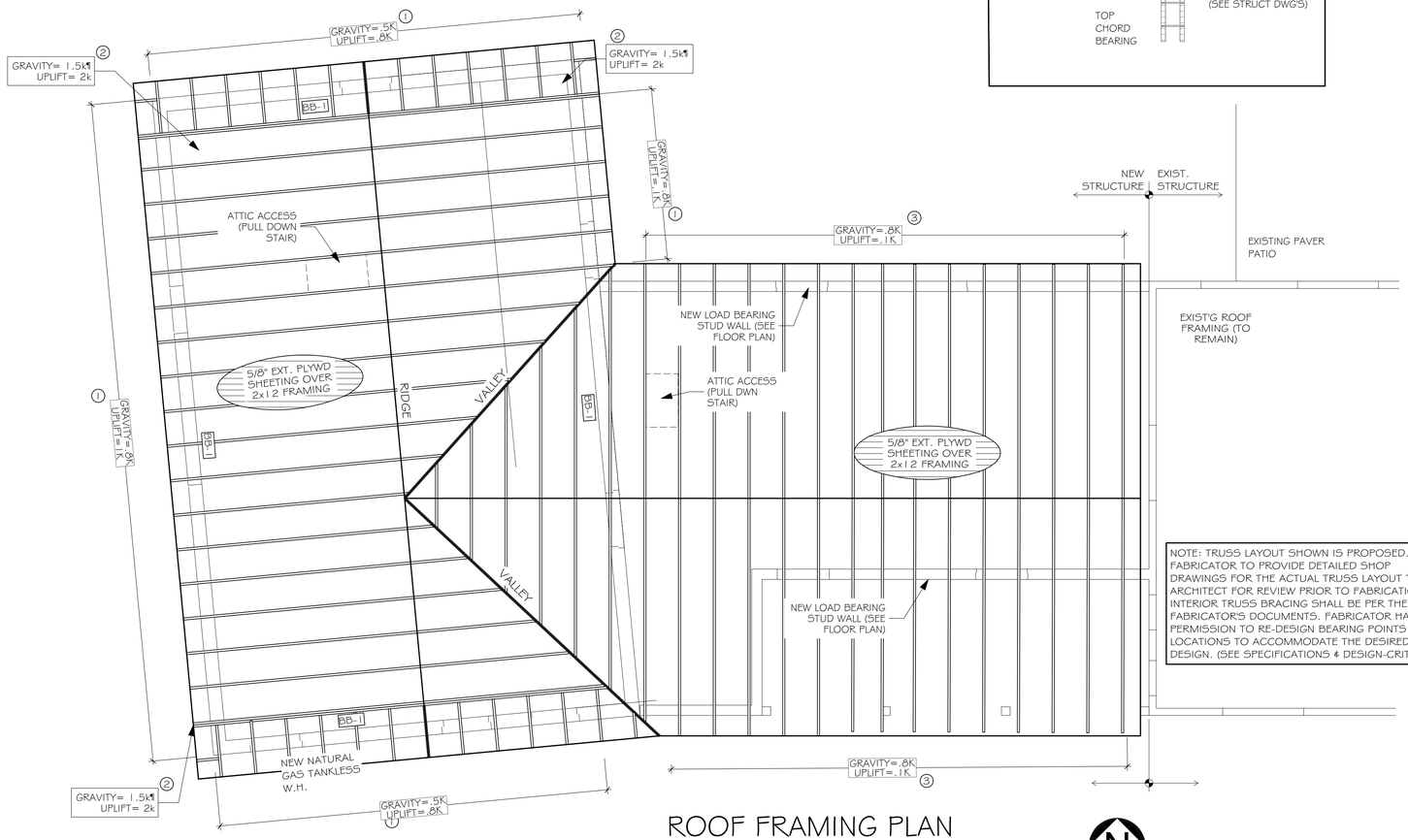


BEAM SCHEDULE

SYMBOL	W	D	TYPE	STEEL	NOTES
BB-1	8"	12"	POURED	(2) #5 REBAR T & B & #3 STR. @ 10" OC	
L-1	8"	8"	LINTEL	(1) #5 REBAR	PRECAST SOLID LINTEL OVER GROUT FILLED CMU WALL
BM-1	4"	12"	LAM/WD		PARALAM. BEAM

TYPICAL ROOF FRAMING NOTES:

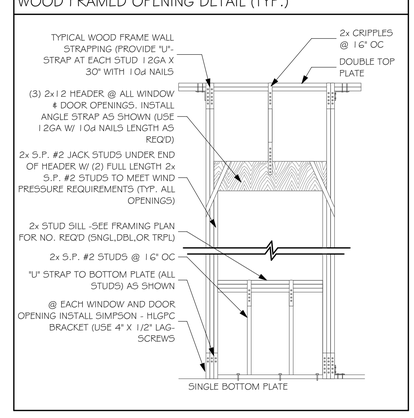
1. THE ROOF STRUCTURE SHALL BE SHEETED WITH 5/8" CDX PLYWOOD ON PRE-ENGINEERED WOOD TRUSSES AT 24" O/C, ATTACH WITH COATED-10d NAILS AT 6" O/C (IN-FIELD) AND AT 4" O/C AT EDGES.
2. ROOF LOAD: SOL=25 PSF / LL=30 PSF
3. COORDINATE THIS DIAGRAMMATIC DRAWING WITH THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, SLOPE, PROFILE, ETC...
4. PROVIDE PERMANENT BRACING OF TRUSSES IN ACCORDANCE WITH THE REQUIREMENTS OF "BRACING WOOD TRUSSES COMMENTARY AND RECOMMENDATIONS" PREPARED BY "TRUSS PLATE INSTITUTE, INC."
5. UPLIFT-# DESIGNATES TYPICAL UPLIFT FORCE IN KIPS (1 KIP=1000LBS), SEE TYPICAL UPLIFT TIE-DOWN SCHEDULE FOR APPROPRIATE TIE DOWN AND FASTENERS DESIGNATED.
6. PROVIDE PRE-CAST LINTEL OR DROP DOWN BEAM AT ALL OPENINGS WHERE A BEAM IS NOT DESIGNATED. (SEE DETAIL THIS SHEET)
7. BOTTOM CHORD OF TRUSS (CEILING) SHALL BE SHEETED WITH 5/8" GYPSUM WALL BOARD FOR ADDITIONAL TRUSS SUPPORT UNLESS OTHERWISE DESIGNATED ON ARCHITECTURAL DRAWINGS.



ROOF FRAMING PLAN

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

WOOD FRAMED OPENING DETAIL (TYP.)

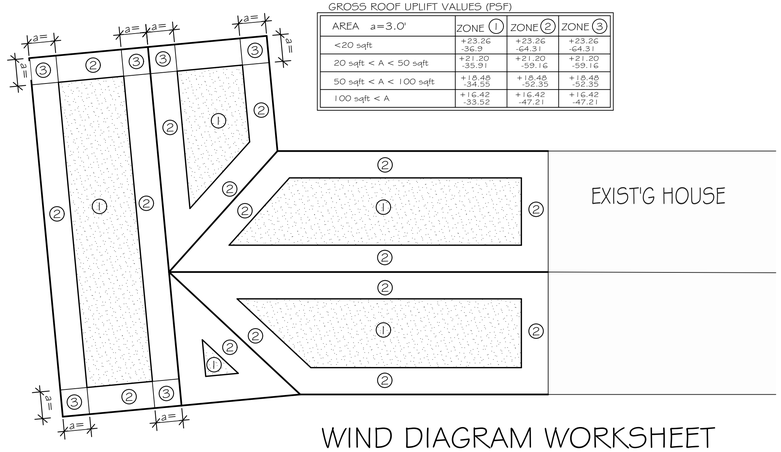


GROSS ROOF UPLIFT VALUES (PSF)

AREA a=3.0'	ZONE ①	ZONE ②	ZONE ③
<20 sqft	+23.26 -36.9	+23.26 -64.31	+23.26 -64.31
20 sqft < A < 50 sqft	+21.20 -35.91	+21.20 -59.16	+21.20 -59.16
50 sqft < A < 100 sqft	+18.48 -34.55	+18.48 -52.35	+18.48 -52.35
100 sqft < A	+16.42 -33.52	+16.42 -47.21	+16.42 -47.21

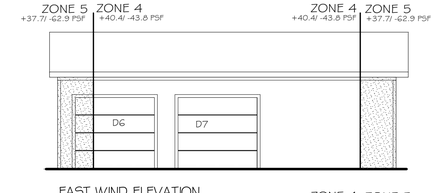
DOOR & WINDOW PRESSURE(S

ZONE 4	ZONE 5
+40.4 PSF -43.6 PSF	+37.7 PSF -62.9 PSF

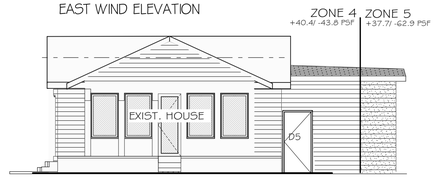


WIND DIAGRAM WORKSHEET

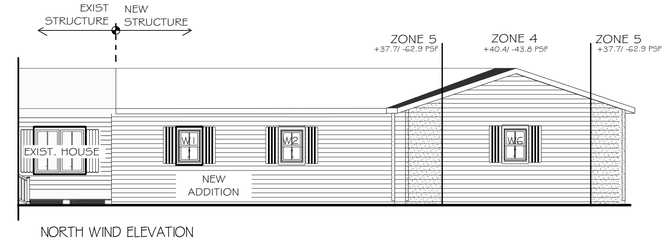
SCALE: 1/8" = 1'-0"



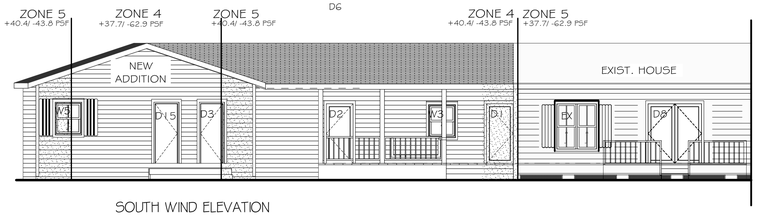
EAST WIND ELEVATION



WEST WIND ELEVATION



NORTH WIND ELEVATION



SOUTH WIND ELEVATION

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RENOVATION FOR THE HALBERG RESIDENCE

120 NW 4th Ave.
DELRAY BEACH, FLORIDA 33444

CONSTRUCTION DRAWINGS

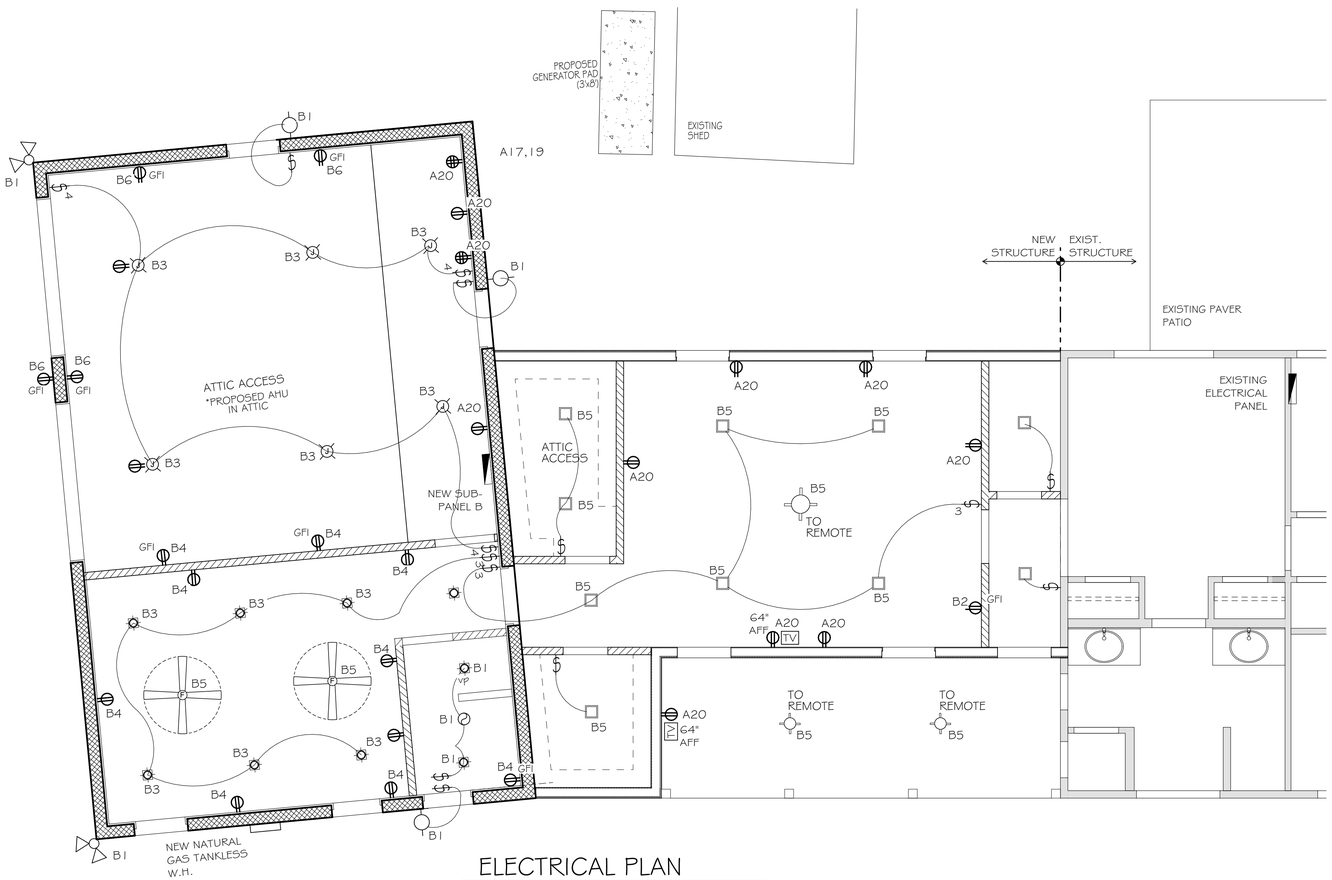
PROJECT NO: 20-260
DATE: 11.03.20
DRAWN BY: BRT
CHECKED BY: SWS
REVISIONS: CLIENT CHGS 1.7.21

ROOF FRAMING & DETAILS

S2.1

ELECTRICAL LEGEND:

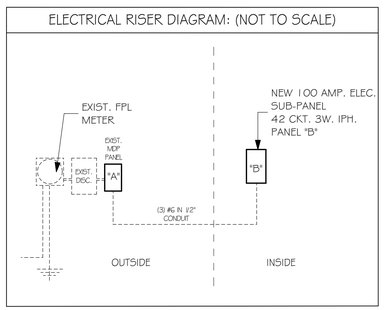
- 120V DUPLEX RECEPTACLE
- SWITCHED RECEPTACLE
- 220V RECEPTACLE
- GFI GROUND FAULT CURRENT INTERRUPTER
- WP WEATHER PROOF
- TV TV JACK
- DATA/CBL JACK
- SINGLE POLE RECEPTACLE
- NEW FLOOR RECEPTACLE
- E EXISTING FLOOR RECEPTACLE
- ELECTRICAL PANEL
- 100 CFM EXHAUST FAN
- SWITCH
- D DIMMER SWITCH
- JUNCTION BOX
- E EXISTING RECESSED LIGHT
- NEW RECESSED LED LIGHT
- UNDER COUNTER LIGHT
- CEILING FAN
- AC SUPPLY DIFFUSER
- AC RETURN GRILLE
- SUFACE MOUNTED FIXTURE



ELECTRICAL PLAN

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

ELECTRICAL RISER DIAGRAM: (NOT TO SCALE)



NEW PANEL (SEE PLANS FOR LOCATION) — 100A SUB-PANEL B — 100 A 120/240 V

	CIRCUIT DESCRIPTION	CB	WIRE	GRND	EST. LOAD WATTS	EST. LOAD WATTS	GRND	WIRE	CB	CIRCUIT DESCRIPTION	
1	GARAGE LIGHTING	20	12		1,500	2,000		12	20	GARAGE BATH GFCI RECEPTACLES	2
3	GARAGE LIGHTING	20	12		1,500	2,000		12	20	GARAGE GFCI RECEPTACLES	4
5	GARAGE GFCI RECEPTACLES	20	12		2,000	2,000		12	20	POOL HEATER	6
7	SPARE									SPARE	8
9	SPARE									SPARE	10
11	SPARE									SPARE	12
					5,000	6,000					

TOTAL GENERAL LOAD: 11,000
FIRST 10,000 @ 100% = 11,000
REST. @ 40% (1,000)= 400

TOTAL LOAD: =11,400

9000W/240V = 47.5 AMPS (100 AMP SERVICE PROVIDED)

GENERAL ELECTRICAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC 2014), FBC 2017, NFPA-101 2015, & NFPA-1 2015.
2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR THE U.L LABEL WHERE APPLICABLE (OR COMPARABLE AGENCY APPROVAL)
3. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANOR. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY THE GENERAL CONTRACTOR, ENGINEER, AND OWNER.
4. CONTRACTOR MUST VISIT THE SITE PRIOR TO BID OR CONSTRUCTION TO VERIFY ALL EXISTING CONDITIONS.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM ND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
6. THE E.C. SHALL MAKE ALL NECESSARY CUTTING AND ALL NECESSARY PATCHING AS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK.
7. AFTER COMPLETION OF THE ELECTRICAL WORK, THE SYSTEM SHALL BE FREE FROM SHORT CIRCUITS AND GROUNDS.
8. WHERE ELECTRICAL CONDUCTORS ARE INSTALLED IN CONDUIT, THE CONDUIT SHALL COMPLY WITH THE N.E.C. REQUIREMENTS.
9. ALL CONDUCTORS SHALL BE COPPER. NO CONDUCTOR SHALL SMALLER THAN #12 AWG AND SHALL BE RATED FOR 600 VOLTS THWN OR THHN INSULATION. INSTALL A GROUNDING CONDUCTOR WITH ALL CIRCUITS, UNLESS OTHERWISE NOTED, SIZED PER N.E.C. 250-122
10. VERIFY BREAKER AND CORRESPONDING WIRE SIZES FOR ALL ELECTRICAL EQUIPMENT. DO NOT ORDER MATERIAL BEFORE VERIFYING BREAKER AND WIRE SIZE. REPORT ANY DISCREPANCY IMMEDIATELY TO THE ENGINEER OF RECORD.
11. VERIFY AVAILABLE INTERRUPTING CURRENT (AIC) WITH POWER COMPANY. EQUIPMENT AIC RATING MUST BE LARGER THAN THE POWER COMPANY AIC.
12. SAFETY SWITCHES SHALL BE SQUARE 'D', GENERAL ELECTRIC, OR WESTINGHOUSE, FUSED OR NON-FUSED AND SIZED AS INDICATED, NEMA 3R WHEN EXPOSED TO WEATHER.
13. PANELS SHALL BE SQUARE 'D', GENERAL ELECTRIC, OR EQUAL, TYPE AND NUMBER OF BREAKERS AS INDICATED ON THE PANEL SCHEDULE, STENCIL PANEL DESIGNATION ON THE INSIDE OF THE PANEL. ALL TWO-POLE BREAKERS SHALL BE COMMON TRIP. PROVIDE TYPE WRITTEN SCHEDULE IN EACH LOAD CENTER. CONNECTION OT MAIN BUS SHALL BE WITH BURNDY ANNULAR COMPRESSION LUGS;.
14. ALL EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ANCHORED TO COMPLY WITH LOCAL WIND RESISTANCE
15. ALL ELECTRICAL AND COMMUNICATION OUTLETS TO BE 15" AFF TO BOTTOM OF OUTLETS UNLESS OTHERWISE NOTED. ALL LIGHTING SWITCHES SHALL BE 42" AFF TO BOTTOM OF SWITCH.
16. SERVICE TO BE 3' ABOVE MSL, VERIFY AT THE SITE.
17. ELECTRICAL LAYOUT IS DIAGRAMMATIC. ELECTRICAL CONTRACTOR TO FOLLOW ALL NEC 2017 CODES AND LOCAL REQUIREMENTS AND VERIY ALL EXISTING CIRCUITS AND CONDITIONS DURING INSTALLATION. PROVIDE FINAL RISER, PANEL SCHEDULE AND CALCULATIONS AS RED.
18. ALL LIGHT FIXTURES TO BE CENTERED TO ROOM UNLESS OTHER WISE NOTED.
19. ELECTRICAL CIRCUITS IN KITCHEN TO BE ADJUSTED AS NECESSARY PER FINAL KITCHEN LAYOUT DESIGN.
20. CONTRACTOR TO VERIFY WITH EQUIPMENT AND PROVIDE APPROPRIATE NEMA PLUG FOR DEDICATED CIRCUITS.
21. ALL OULETS TO SWITCHES, ONLY TOP OUTLET TO BE SWITCHED, BOTT. TO REMAIN POWERED AT ALL TIME.
22. ALL LOW-VOLTAGE TO BE COORDINATED BY OWNER.

ELECTRICAL NOTES:

1. INSTALL NEW DUPLEX OUTLETS AS INDICATED ON THE PLANS. ALL OUTLETS ON EXISTING CIRCUITS. ALL BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED.
2. ALL RECEPTACLES ON COUNTERTOPS ARE EXISTING & SHALL BE GFCI PROTECTED.
3. ANY MODIFIED, EXTENDED, OR REPLACED BRANCH CIRCUITS SHALL BE ARC FAULT PROTECTED EITHER BY A COMBINATION TYPE AFCI OR BRANCH CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE PER NEC 210.12 (B)
4. INSTALL NEW DUPLEX OUTLET FOR RELOCATED REFRIGERATOR AND CONNECT TO EXISTING REFRIGERATOR CIRCUIT AS INDICATED ON THE PLANS.
5. EXISTING ELECTRICAL PANEL TO BE REPLACED IN SAME LOCATION WITH SIEMENS "#P3040B1200 (OR APPROVED EQUAL).
6. ALL EXISTING ELECTRICAL CIRCUITS TO BE REMAIN.

EXISTING PANEL — EXISTING 150A PANEL A — 150 A 120/240 V

	CIRCUIT DESCRIPTION	CB	WIRE	GRND	EST. LOAD WATTS	EST. LOAD WATTS	GRND	WIRE	CB	CIRCUIT DESCRIPTION	
1	SA	20	12		1,500	1,500		12	20	WASHER	2
	SPACE					1,500		12	20	BEDROOM LIGHTS	
3	SPACE					3,000		12	20	COMPRESSOR	4
	SPACE							12	25		
5	SPACE					11,400		6	100	SUB-PANEL B	6
	DISHWASHER	20	12		1,800						
7	DISPOSAL	20	12		1,500	2,000		10	30	BATH GFIS	8
	MICROWAVE	20	12		1,500			12	20		
9	EXT. GFCI'S	15	14		2,000	2,000		12	20	DINING	10
	SA	20	12		1,500						
11	FRIDGE	20	12		1,500	2,000		14	15	LIVING	12
	AQ. PANEL	15	14		1,500						
13	AIR	60	10		4,500	2,000		14	15	FAMILY OUTSIDE WALL PAK	14
15	HANDLER	60	10		2,000	2,000		14	15	MASTER OUTSIDE LIGHTS	16
17	GARAGE AC	50	10		3,000	2,000		14	15	BEDS 2 & 3	18
19						2,000		12	20	M. BED. RECEPT.	20
					22,300	31,000					

TOTAL GENERAL LOAD: 53,300
FIRST 10,000 @ 100% = 10,000
AIR CONDITION @ 100%= 12,500
REST. @ 40% (30,800)= 12,320

TOTAL LOAD: =34,820

34,820W/240V = 145 AMPS (150 AMP EXIST. SERVICE)

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SEAL

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CONSTRUCTION DRAWINGS

PROJECT NO: 20-260
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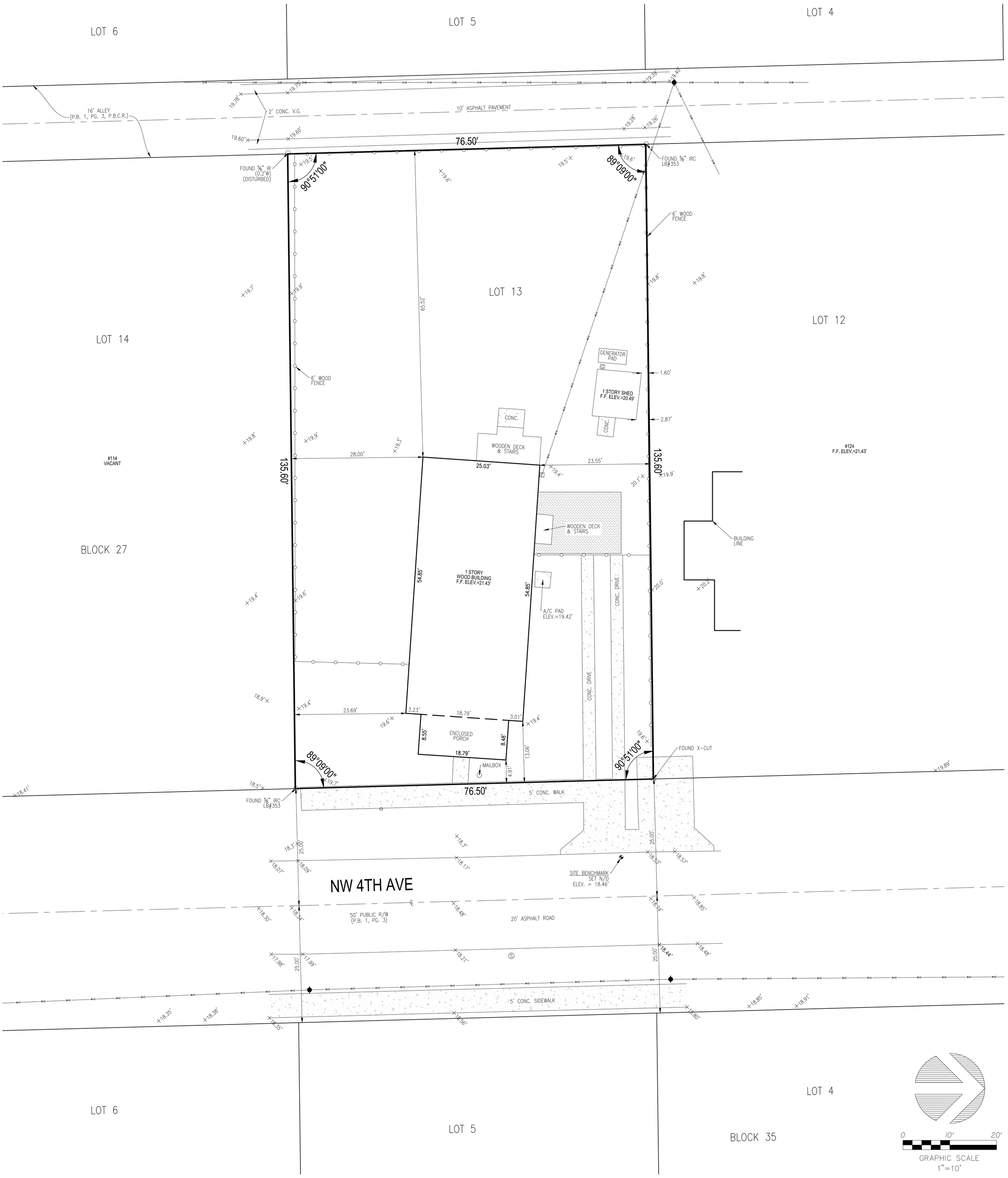
ELECTRICAL PLAN

E1.1



LEGAL DESCRIPTION

LOT 13 BLOCK 27 "TOWN OF DELRAY(FORMERLY KNOWN AS MAP OF THE TOWN OF LINTON)", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 10,372 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM PALM BEACH COUNTY BENCHMARK "14.264(SRD)" ELEVATION = 12.752'.
6. PROPERTY ADDRESS: 120 NW 4TH AVE, DELRAY BEACH, FL 33444
7. FLOOD INFORMATION IS AS FOLLOWS:

COMMUNITY NUMBER	:	125102
PANEL NUMBER	:	0979F
DATE OF FIRM INDEX	:	10-05-2017
ZONE	:	X
BASE FLOOD ELEVATION	:	N/A

LEGEND

W	WATER SERVICE
E	ELECTRIC SERVICE
T	TELEPHONE BOX
C	CABLE TV BOX
D	DRAINAGE MANHOLE
S	SANITARY MANHOLE
	WATER VALVE
	SIGN
	FIRE HYDRANT
	CATCH BASIN
	LIGHT POLE
	WOOD UTILITY POLE
	CONCRETE UTILITY POLE
	CLEAN OUT
	CENTERLINE
×0.00'	EXISTING ELEVATION

ABBREVIATIONS

A/C	=	AIR CONDITIONER
ALUM.	=	ALUMINUM
B.C.R.	=	BROWARD COUNTY RECORDS
BRKN.	=	BROKEN
CB	=	CATCH BASIN
C.B.S.	=	CONCRETE BLOCK & STUCCO
CLF	=	CHAIN LINK FENCE
CONC.	=	CONCRETE
Δ	=	DELTA (CENTRAL ANGLE)
D.E.	=	DRAINAGE EASEMENT
ELEV.	=	ELEVATION
F.F.	=	FINISHED FLOOR
FND.	=	FOUND
GAR.	=	GARAGE
INV.	=	INVERT
IP.	=	IRON PIPE
IR	=	IRON ROD
IRC	=	IRON ROD & CAP
L	=	ARC LENGTH
L.M.E.	=	LAKE MAINTENANCE EASEMENT
MON.	=	MONUMENT
N/D	=	NAIL AND DISC
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
PROP.	=	PROPOSED
R	=	RADIUS
R/W	=	RIGHT-OF-WAY
SQ.	=	SQUARE
STY.	=	STORY
TYP.	=	TYPICAL
U.E.	=	UTILITY EASEMENT

LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

_____
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: OCTOBER 9, 2020

PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, FL 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY & TOPOGRAPHIC SURVEY
LOT 13 BLOCK 27 - TOWN OF LINTON

NO.	DATE	BY	CK'D	REVISION
1	12/26/2019	AJR	JSH	BOUNDARY & TOPOGRAPHIC SURVEY
2	10/09/2020	AJR	JSH	BOUNDARY & TOPOGRAPHIC SURVEY UPDATE

SEAL

JOB NO. 10202
SCALE 1" = 10'
DRAWN AJR
CHECKED JSH
SHEET 1 OF 1

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