

UNIT B (INTERIOR RIGHT)	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT A (INTERIOR LEFT)	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	337 SF
SECOND FLOOR	677 SF
THIRD FLOOR	691 SF
	1704 SF
NON CONDITIONED AREAS	
GARAGE	403 SF
BALCONY	57 SF
	461 SF
TOTAL	
GROSS AREA	2165 SF

UNIT A (INTERIOR RIGHT)	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	337 SF
SECOND FLOOR	677 SF
THIRD FLOOR	691 SF
	1704 SF
NON CONDITIONED AREAS	
GARAGE	403 SF
BALCONY	57 SF
	461 SF
TOTAL	
GROSS AREA	2165 SF

UNIT B (INTERIOR LEFT)	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT B (EXTERIOR RIGHT)	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

revisions	
no.	date
(1) AS ARCH. COMMENTS	12/01/20
(2) AS ARCH. COMMENTS	01/15/21
designed	SED
drawn	TJC
checked	SED
date	10/27/20
scale	1/4" = 1'-0" (3/16")
job no.	140526.nuc

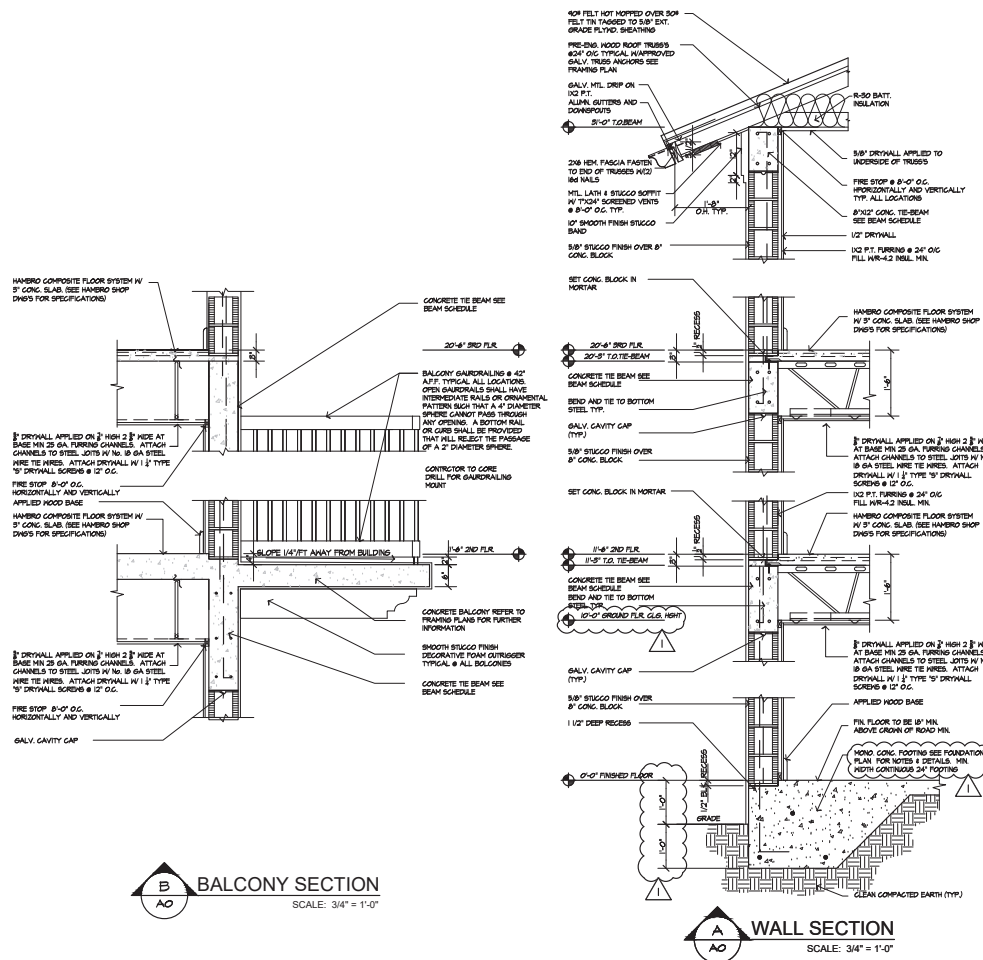
BBAABB BUILDING	
AREA CALCULATIONS	
AIR CONDITIONED AREAS	
GROUND FLOOR A/C	2114 SF
2ND FLOOR A/C	4156 SF
3RD FLOOR A/C	4250 SF
	10520 SF
NON CONDITIONED AREAS	
GARAGES	2432 SF
BALCONIES	342 SF
	2774 SF
TOTAL	
GROSS AREA	13294 SF

DOOR SCHEDULE						
MARK	STYLE	DOOR		D.P.		NOTES
		WD	HGT	+	-	
001	SINGLE EXTERIOR	3'-0"	8'-0"	43.55	47.47	Main egress do not shutter
002	SINGLE	2'-8"	8'-0"			
003	SINGLE EXTERIOR	3'-0"	8'-0"			Note #2
004	OVERHEAD	16'-0"	8'-0"	38.83	42.75	
005	SLIDING DOUBLE EXTERIOR	8'-0"	8'-0"	40.91	44.84	
006	SINGLE	2'-8"	6'-0"			
007	SINGLE	2'-8"	6'-0"			Louvered
008	SINGLE	2'-8"	6'-0"			
009	SINGLE	2'-6"	6'-0"			
010	BIFOLD DOUBLE	5'-0"	6'-0"			
012	BIFOLD	3'-0"	8'-0"			
013	DOUBLE	4'-0"	8'-0"			
014	SINGLE	2'-6"	6'-0"			
015	SINGLE	2'-8"	6'-0"			
016	SINGLE	2'-0"	6'-0"			
017	SINGLE	2'-6"	6'-0"			
018	SINGLE	2'-6"	6'-0"			

WINDOW SCHEDULE							
MARK	TYPE	STYLE	SIZE		D. -		NOTES
			W	H	+	-	
001	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23	
002	SH06	SINGLE HUNG	3'-2"	5'-5"	43.55	47.47	
003	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23	
004	SH04	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23	
005	SH04	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23	
006	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23	
007	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01	Egress
008	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01	Egress
009	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01	Egress
010	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01	Egress
011	SH 24	SINGLE HUNG	3'-2"	4'-4"	46.30	50.23	Temp. Glass
014	SHW35	SINGLE HUNG	2'-4"	5'-8"	44.97	60.21	End units only
015	SHW35	SINGLE HUNG	2'-4"	5'-8"	44.97	60.21	End units only
016	SHW35	SINGLE HUNG	2'-4"	5'-8"	44.97	60.21	End units only
017	SH15	SINGLE HUNG	1'-10"	5'-5"	48.82	68.90	End units only
018	SH15	SINGLE HUNG	1'-10"	5'-5"	36.76	55.81	End units only
019	FIXED GLASS	TRANSOM	3'-0"	2'-0"	50.23	46.30	Temp. End units only
020	SH13	SINGLE HUNG	1'-10"	3'-4"	46.30	50.23	Temp. End units only

NOTES:

1. WINDOW & DOOR GLAZING TO BE IMPACT CLEAR NON REFLECTIVE GLASS.
WINDOW FRAMES TO BE WHITE ALUMINUM.
WINDOWS TO RECEIVE RAISED MUTTONS (TYP.)
2. GARAGE ENTRY DOOR SHALL BE SOLID WOOD DOOR NOT LESS THAN 1-3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8" THICK OR 20 MIN. FIRE RATED DOOR, EQUIPPED WITH SELF-CLOSING DEVICE. (PER FBG-R302.3)
3. VERIFY R.O. PRIOR TO ORDERING WINDOWS & DOORS



Scott Blakeslee Disher
AB-2011706 AB-2033285

project
ATLANTIC GROVE II TOWNHOMES
6 UNIT TOWNHOME BBAABB BUILDING

DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

**Architecture
■
Planning**

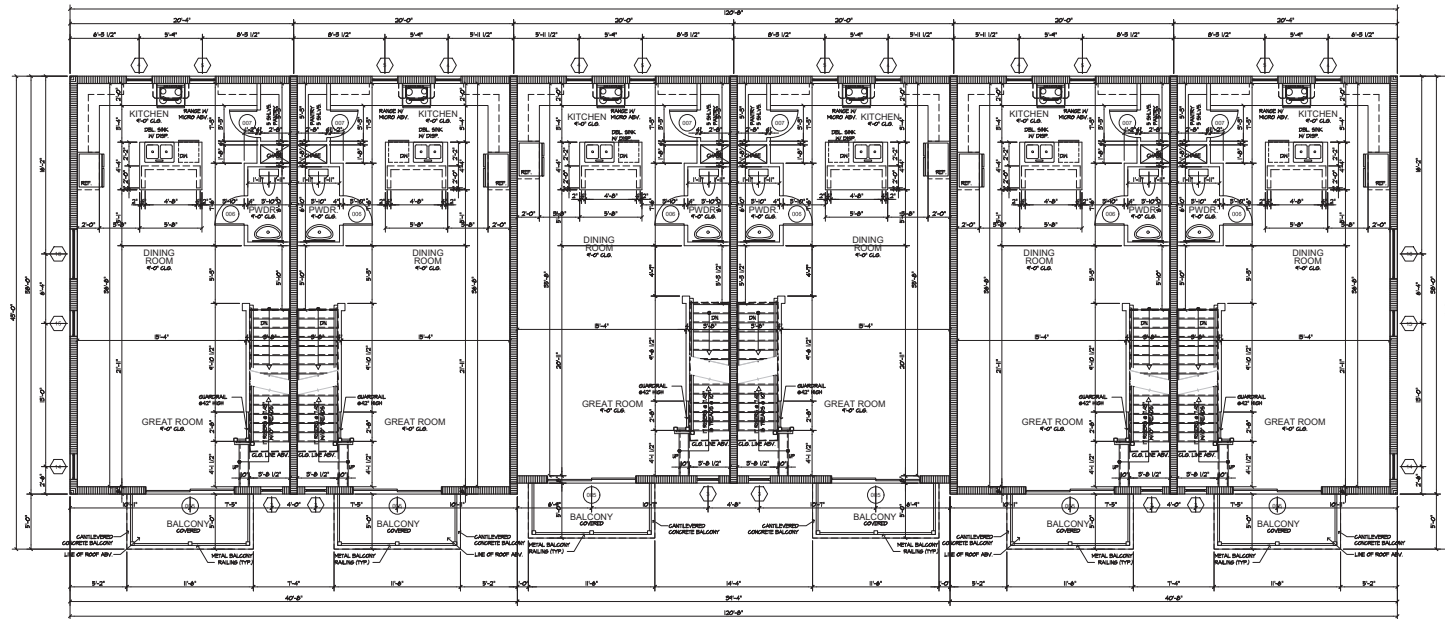
300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

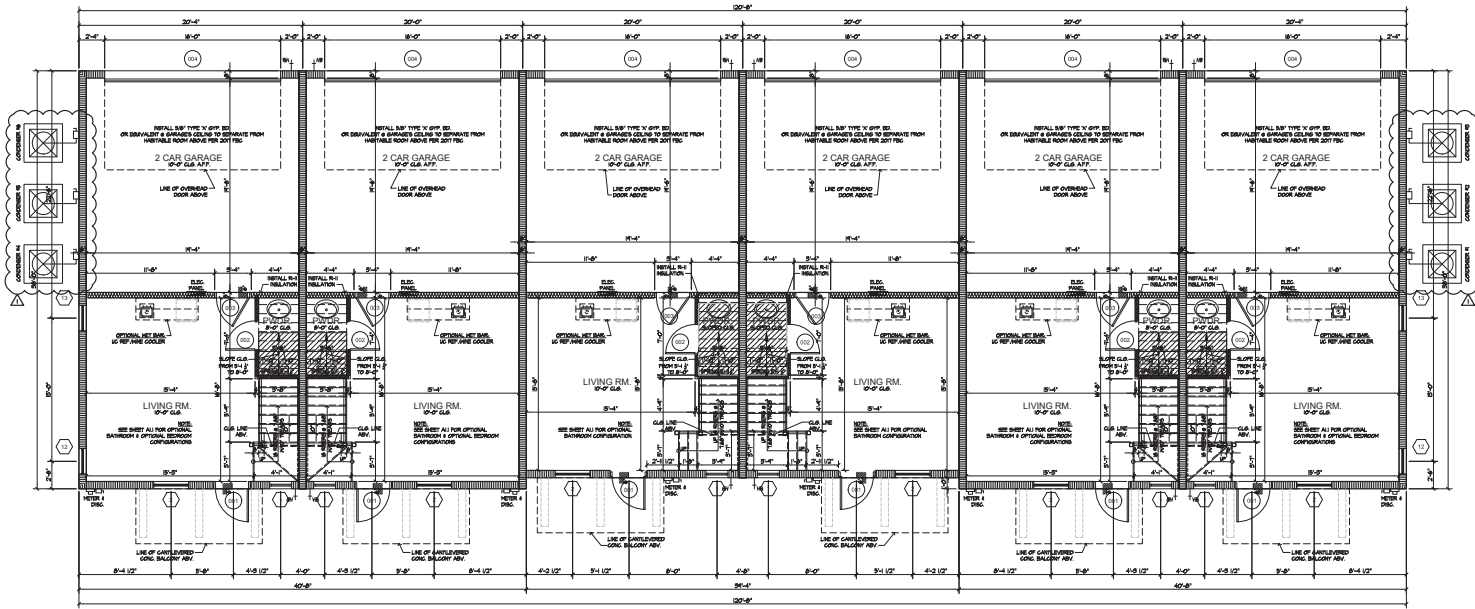
SCHEDULES & DETAILS

sheet

A-0



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)
SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)
GROUND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

revisions
 no. (1) AS ARCH. COMMENTS date 12/01/20
 (2) AS ARCH. COMMENTS 01/15/21

designed SED
 drawn T.G.
 checked SED
 date 10/21/20
 scale (1/4" = 1'-0") (S.A.D.)
 job no. M0909.nc

Scott Blakeslee Disher
 AR-011186 AR-000385

ATLANTIC GROVE II TOWNHOMES
 6 UNIT TOWNHOME BBAABB BUILDING
 project

DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

Architecture
 & Planning

380 Avenue of Champions
 Suite 380
 Palm Beach Gardens, Florida 33418
 Phone 561.282.8990
 Fax 561.296.2494
 archstudio.com

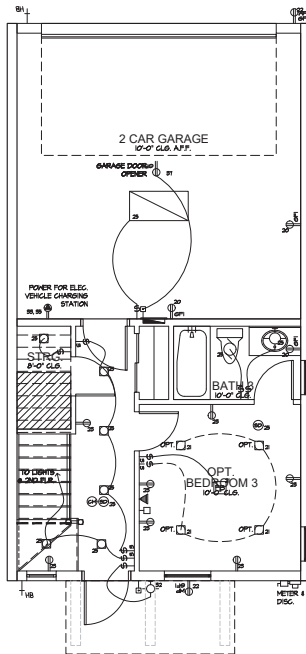
drawing

**FIRST &
 SECOND
 FLOOR PLAN**
 sheet

A-1

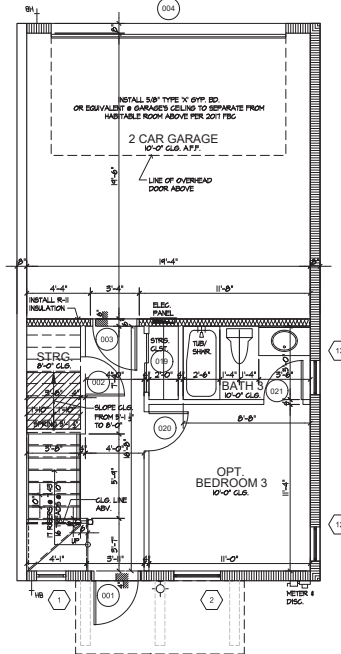
WINDOW SCHEDULE						
MARK	TYPE	STYLE	SIZE		D.P.	
			W	H	+	-
001	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
002	SH36	SINGLE HUNG	3'-2"	5'-5"	43.55	47.47
003	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
004	SHH34	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
005	SHH34	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
006	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
007	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
008	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
009	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
010	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
011	SH 24	SINGLE HUNG	3'-2"	4'-4"	46.30	50.23
014	SHH35	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
015	SHH35	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
016	SH35	SINGLE HUNG	4'-0"	5'-5"	47.47	43.55
017	SH15	SINGLE HUNG	1'-10"	5'-5"	49.22	68.90
018	SH15	SINGLE HUNG	1'-10"	5'-5"	36.76	55.81
019	FIXED GLASS	TRANSOM	3'-0"	2'-0"	50.23	46.30
020	SH13	SINGLE HUNG	1'-10"	3'-4"		
NOTE: 1. HIDDEN 1 DOOR GLAZING TO BE IMPACT CLEAR NON REFLECTIVE GLASS. HIDDEN FRAMES TO BE WHITE ALUMINUM. HIDDEN TO RECEIVE RAISED MUTTON (TYP) 2. GARAGE ENTRY DOOR SHALL BE SOLID WOOD DOOR NOT LESS THAN 1-5/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-5/8" THICK OR 30 MIN. FIRE RATED DOOR, EQUIPPED WITH SELF-CLOSING DEVICE, PER IBC-705.2(2.3). 3. VERIFY R.O. PRIOR TO ORDERING HIDDEN 1 DOORS						

DOOR SCHEDULE					
MARK	STYLE	DOOR		D.P.	
		WD	HGT	+	-
001	SINGLE EXTERIOR	3'-0"	8'-0"	43.55	47.47
002	SINGLE	2'-8"	6'-8"		
003	SINGLE EXTERIOR	3'-0"	8'-0"		
004	OVERHEAD	16'-0"	8'-0"	38.83	42.75
005	SLIDING DOUBLE EXTERIOR	8'-0"	8'-0"	40.91	44.84
006	SINGLE	2'-8"	6'-8"		
007	SINGLE	2'-8"	6'-8"		
008	BIFOLD	2'-0"	8'-0"		
009	SINGLE	2'-8"	6'-8"		
010	SINGLE	2'-8"	6'-8"		
011	BIFOLD DOUBLE	5'-0"	8'-0"		
012	BIFOLD DOUBLE	8'-0"	8'-0"		
013	DOUBLE	4'-0"	8'-0"		
014	SINGLE	2'-8"	6'-8"		
015	SINGLE	2'-8"	6'-8"		
016	SINGLE	2'-0"	8'-0"		
017	SINGLE	2'-8"	6'-8"		
018	SINGLE	2'-8"	6'-8"		
019	SLIDING DOUBLE	4'-0"	8'-8"		
020	SINGLE	2'-8"	6'-8"		
021	SINGLE	2'-8"	6'-8"		



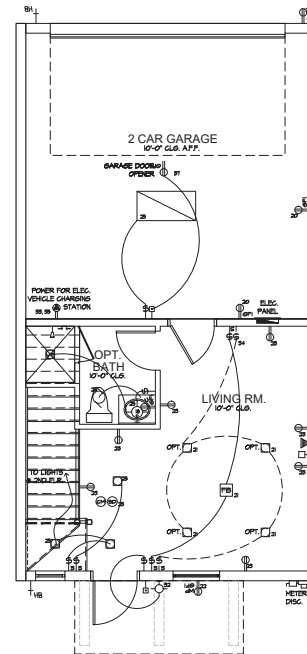
GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

BEDROOM OPTION
UNIT B



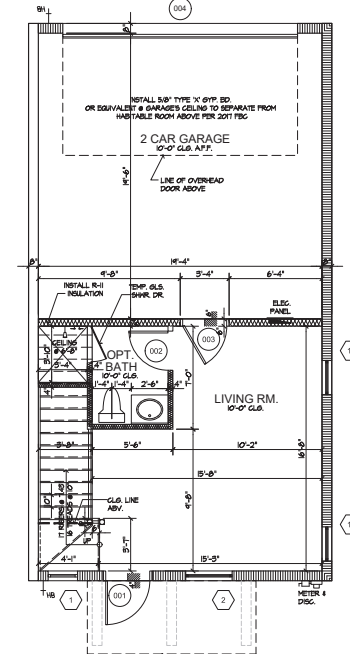
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BEDROOM OPTION
UNIT B



GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

BATHROOM OPTION
UNIT A/B



GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

BATHROOM OPTION
UNIT A/B

revisions		date
no.		
01	AS ARCH. COMMENTS	02/01/20
02	AS ARCH. COMMENTS	01/15/21

designed	SED
drawn	T.J.
checked	SED
date	10/21/20
scale	1/4" = 1'-0" (B.A.O.)
job no.	MS050606

Scott Blakeslee Disher
 AR-0011586 AR-0003385

ATLANTIC GROVE II TOWNHOMES
 6 UNIT TOWNHOME BBAABB BUILDING
 DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES

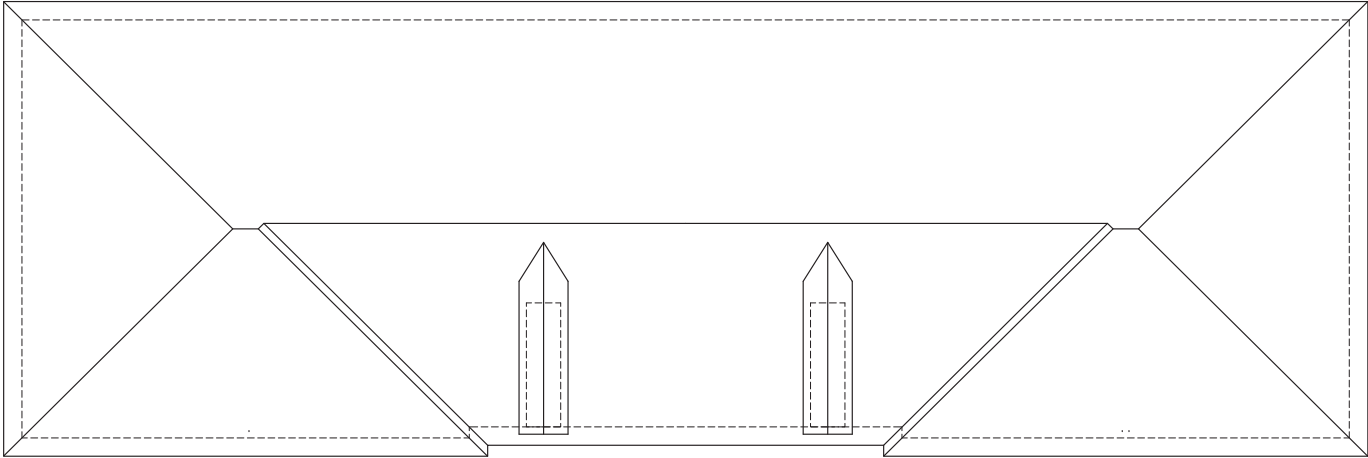
ARCHITECTURAL
 Studio, Inc.

Architecture
 &
 Planning
 300 Avenue of Champions
 Suite 300
 Palm Beach Gardens, Florida 33418
 Phone 561.382.8990
 Fax 561.296.2494
 archstudiofl.com

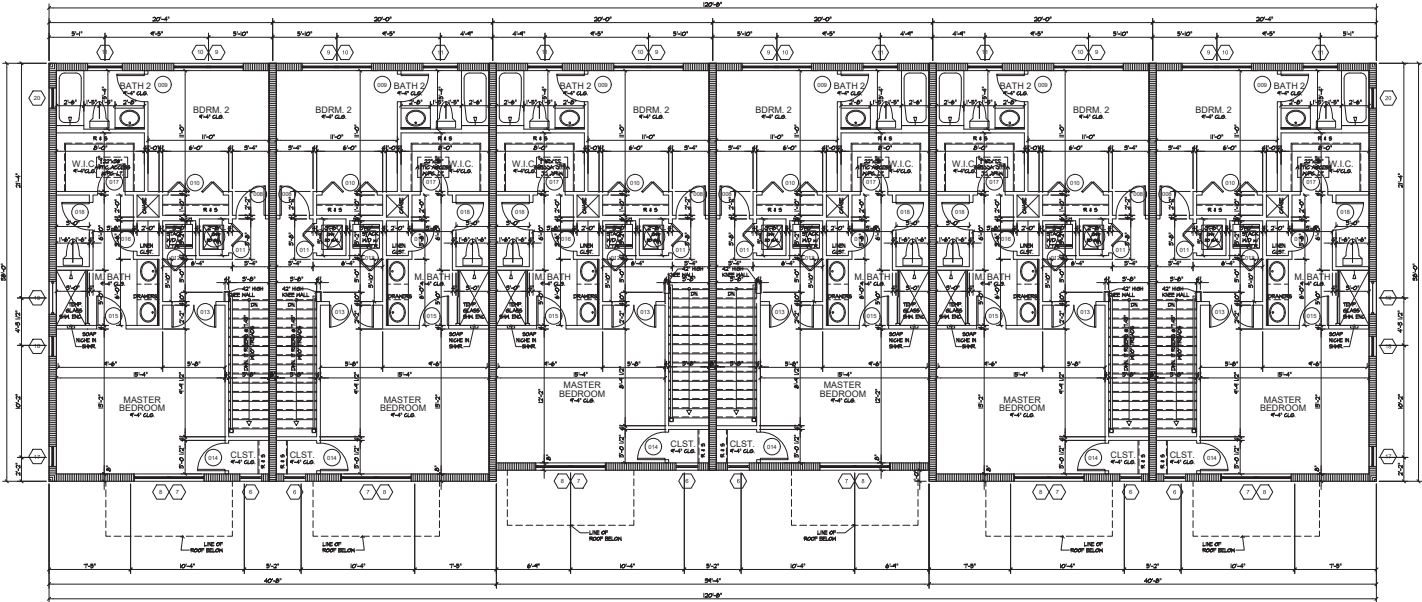
drawing
 THIRD FLOOR
 & ROOF PLAN

sheet

A-2



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)

THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

revisions	no.	date
(1) AS ARCH. COMMENTS	1	12/01/20
(2) AS ARCH. COMMENTS	2	01/15/21

designed by: **ASD**
drawn by: **T.S.**
checked by: **ASD**
date: **10/21/20**
scale: **(1/4" = 1'-0" BALD)**
job no.: **M0908.nc**

Scott Blakeslee Dishar
AA-001186 AB-000385

ATLANTIC GROVE II TOWNHOMES
6 UNIT TOWNHOME BBAABB BUILDING

DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

Architecture
+ Planning
300 Avenue of Champions
Suite 300
Palm Beach Gardens, Florida 33418
Phone: 561.382.6990
Fax: 561.296.2494
archstudiofl.com

drawing
ELEVATIONS
sheet

A-3



revisions	no.	date
(1) AS ARCH. COMMENTS	1	12/01/20
(2) AS ARCH. COMMENTS	2	01/15/21

designed	SED
drawn	T.J.
checked	SED
date	10/21/20
scale	1/4" = 1'-0" (B.A.O.)
job no.	M0505-006

Scott Blakeslee Disher
AR-011186 AR-000385

ATLANTIC GROVE II TOWNHOMES
6 UNIT TOWNHOME BBAABB BUILDING
project

DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

Architecture
+
Planning

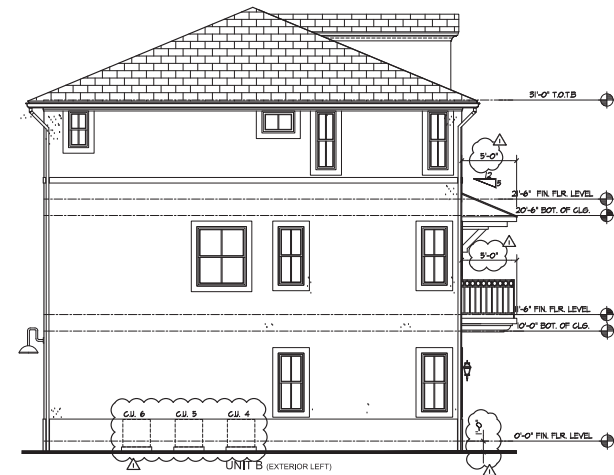
300 Avenue of Champions
Suite 300
Palm Beach Gardens, Florida 33418
Phone 561.382.8990
Fax 561.298.2494
archstudiofl.com

drawing

ELEVATIONS

sheet

A-4

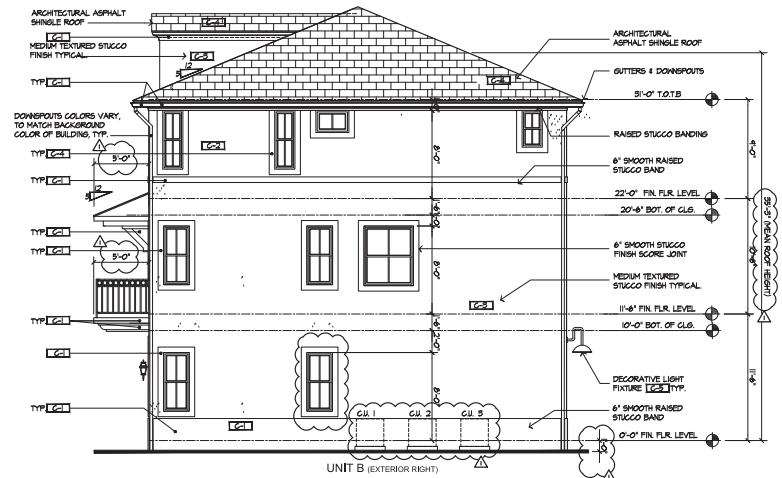


NORTH ELEVATION (LEFT)

SCALE: 3/16" = 1'-0"

COLOR LEGEND

[C1] WHITE	[C3] BLACK
[C2] LIGHT GRAY	[C4] SILVER NICKLE
[C5] LIGHT BLUE	



SOUTH ELEVATION (RIGHT)

SCALE: 3/16" = 1'-0"

revisions		
no.	date	
(1) AS ARCH. COMMENTS	02/01/20	
(2) AS ARCH. COMMENTS	01/15/21	

designed	SED
drawn	T.J.
checked	SED
date	10/21/20
scale	(1/4" = 1'-0" B.A.D.)
job no.	MS050-006

Scott Blakeslee Disher
 AR-0011586 AR-0003385

ATLANTIC GROVE II TOWNHOMES
 6 UNIT TOWNHOME BBA8BB BUILDING
 DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES
 project

ARCHITECTURAL
Studio, Inc.

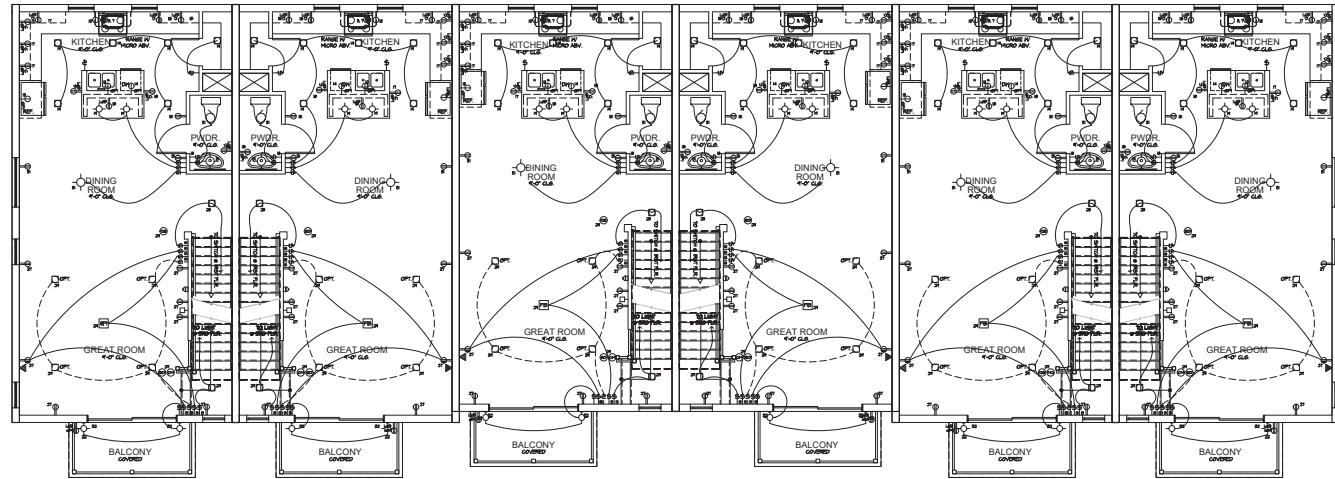
Architecture
 + Planning

300 Avenue of Champions
 Suite 300
 Palm Beach Gardens, Florida 33418
 Phone 561.382.6990
 Fax 561.296.2494
 archstudiofl.com

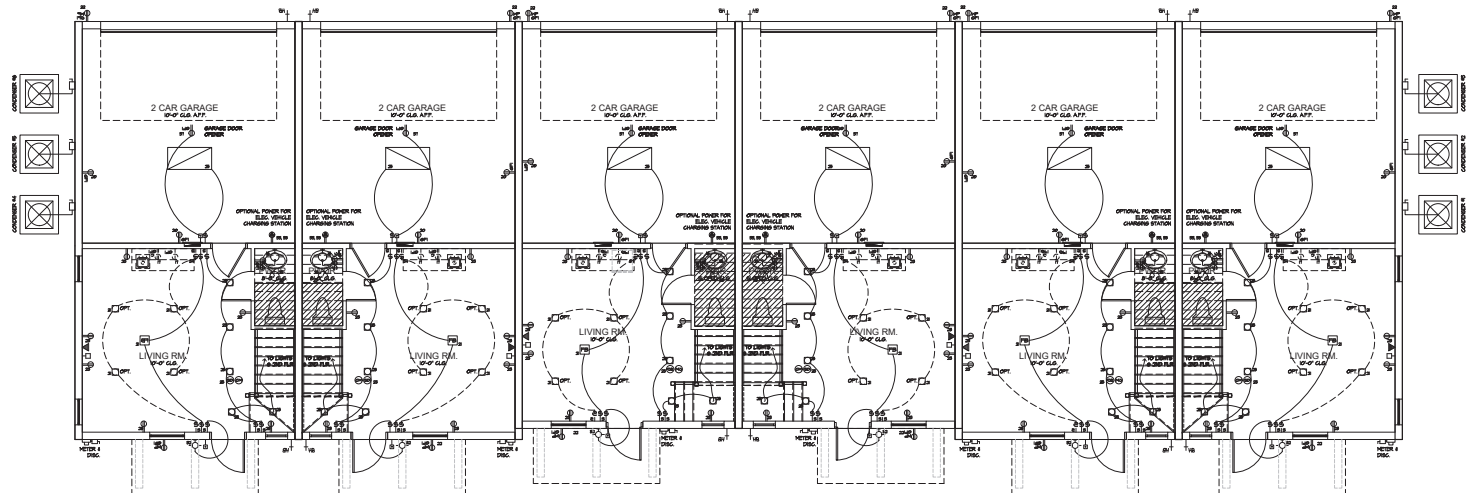
drawing
1ST & 2ND FLR.
ELECTRICAL
PLANS

sheet

A-1

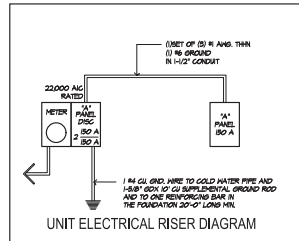


UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)

GROUND FLOOR PLAN



60 AMP HOUSE PANEL 10,000 AIC RATED									
CIRC.	DESCRIPTION	POLE	BRK	WIRE	KVA	100% 100% KVA	WIRE	BRK	POLE
1	600	1	20	12	5	0	0	5	12
2	600	1	20	12	5	0	0	5	12
3	600	1	20	12	5	0	0	5	12
4	600	1	20	12	5	0	0	5	12
5	600	1	20	12	5	0	0	5	12
6	600	1	20	12	5	0	0	5	12
7	600	1	20	12	5	0	0	5	12
8	600	1	20	12	5	0	0	5	12
9	600	1	20	12	5	0	0	5	12
10	600	1	20	12	5	0	0	5	12
11	600	1	20	12	5	0	0	5	12
12	600	1	20	12	5	0	0	5	12
SUB TOTAL					5	0	0	5	
TOTAL									

ELECTRICAL CALCULATION NOTES:

A. HEAT STRIP LOAD GOVERNS OVER CONDENSER UNIT LOAD.

B. GENERAL LIGHTING CALCULATED @ 2265 (50.77) x 5 (WATTS/50.77) = 6784 / 12 (GENLTG.CIR.) = 565 (WATTS/EA.)

C. CONDUIT SIZE.

D. SEE SUB-PANEL CALCULATIONS.

E. BRANCH CIRCUITS RUN IN ROMEK.

NOTES:

1. THIS IS A TESTED SERIES COMBINATION SYSTEM. NEC-10.22 (A-C) ALL EQUIPMENT WILL MEET FAULT CURRENT RATING PER NEC-10.4 CALCULATED FROM THE PPL TRANSFORMERS HANDH PROJECTIONS.

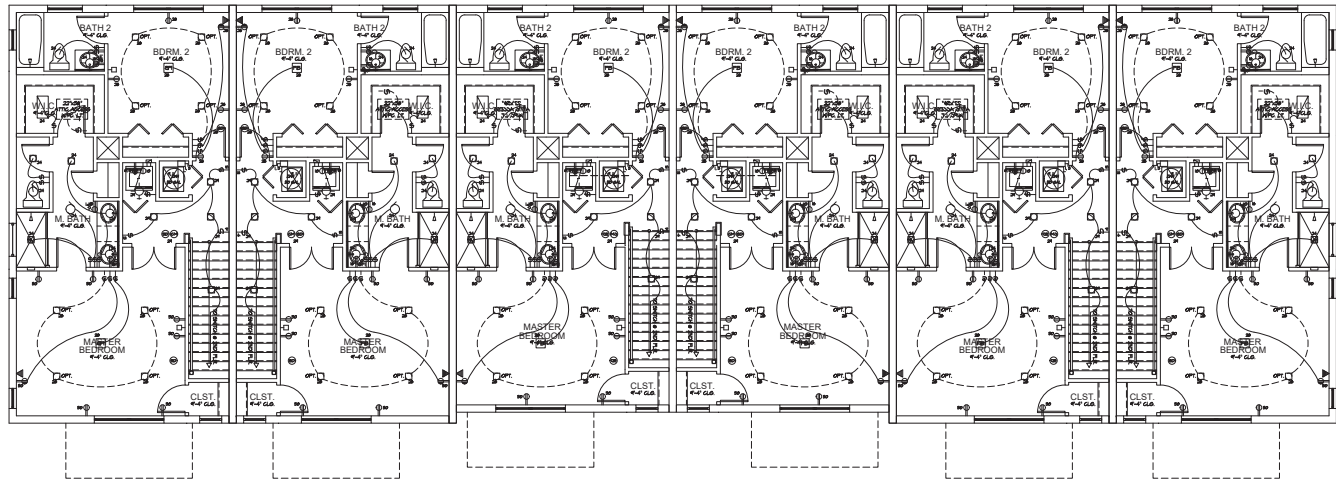
2. ALL LIGHTING MEETS THE 2014 FBC SECTION 8A04.1 MIN. OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS.

3. ALL ELECTRICAL EQUIPMENT OR ELECTRICAL OUTLETS SHALL BE LOCATED BELOW DESIGN FLOOD ELEVATION (BASE FLOOD ELEVATION = 11.7) PER THE CITY OF FORT LAUDERDALE ORDINANCE ARTICLE 1 SEC. 10-40 AND 10-41.

4. USE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY NEC 408.11.

5. PROVIDE ARC FAULT-INTERUPTER PROTECTION FOR ALL DWELLING ROOM RECEPTACLES.

150 AMP TYPICAL ELECTRICAL PANEL 10,000 AIC RATED									
CIRC.	DESCRIPTION	POLE	BRK	WIRE	KVA	100% 100% KVA	WIRE	BRK	POLE
1	AHU HEAT STRIP #1	2	60	8	0	0	0	8	40
2	COMPRESSOR #1	2	60	8	0	0	0	8	40
3	DRYER	2	60	8	0	0	0	8	40
4	RANGE	2	60	8	0	0	0	8	40
5	WATER HEATER	2	60	8	0	0	0	8	40
6	WASHER	2	60	8	0	0	0	8	40
7	DISHWASHER	2	60	8	0	0	0	8	40
8	GARAGE DISPOSAL	2	60	8	0	0	0	8	40
9	MICROWAVE	2	60	8	0	0	0	8	40
10	REFRIGERATOR	2	60	8	0	0	0	8	40
11	SMALL APPLIANCE	2	60	8	0	0	0	8	40
12	KITCHEN LIGHTING	2	60	8	0	0	0	8	40
13	FAMILY ROOM	2	60	8	0	0	0	8	40
14	FAMILY ROOM	2	60	8	0	0	0	8	40
15	FOYER / POWDER	2	60	8	0	0	0	8	40
16	GREAT ROOM	2	60	8	0	0	0	8	40
17	GREAT ROOM	2	60	8	0	0	0	8	40
18	DINING ROOM	2	60	8	0	0	0	8	40
19	OPTIONAL CHARGING STATION	2	60	8	0	0	0	8	40
20	GARAGE DOOR	2	60	8	0	0	0	8	40
21	EXT. LIGHTS	2	60	8	0	0	0	8	40
22	OPT. LG. REF. OR HINE COOLER	2	60	8	0	0	0	8	40
SUB TOTAL					5	0	0	5	
TOTAL									



UNIT B (EXTERIOR LEFT)

UNIT B (INTERIOR RIGHT)

UNIT A (INTERIOR LEFT)

UNIT A (INTERIOR RIGHT)

UNIT B (INTERIOR LEFT)

UNIT B (EXTERIOR RIGHT)
THIRD FLOOR PLAN
SCALE: 3/8" = 1'-0"

revisions
no. date
(1) AS ARCH COMMENTS 12/01/20
(2) AS ARCH COMMENTS 01/15/21

designed SED
drawn T.E.
checked SED
date 10/21/20
scale (1/4" = 1'-0" (3/8")
job no. M0509.nc

Scott Blakeslee Dishar
AP-001186 AP-000385

ATLANTIC GROVE II TOWNHOMES
6 UNIT TOWNHOME BBAABB BUILDING
project
DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

Architecture
+ Planning

300 Avenue of Champions
Suite 300
Palm Beach Gardens, Florida 33418
Phone 561.282.6990
Fax 561.296.2494
archstudiofl.com

drawing
3RD FLR.
ELECTRICAL
PLAN, CALCS &
RISER DIAGRAM
sheet

A-2

UNIT B (EXTERIOR LEFT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT B (INTERIOR RIGHT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT A (INTERIOR LEFT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	337 SF
SECOND FLOOR	677 SF
THIRD FLOOR	691 SF
	1704 SF
NON CONDITIONED AREAS	
GARAGE	403 SF
BALCONY	57 SF
	461 SF
TOTAL	
GROSS AREA	2165 SF

UNIT B (INTERIOR LEFT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

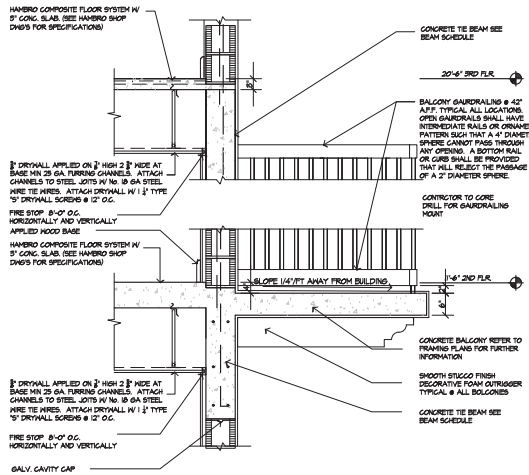
UNIT B (INTERIOR RIGHT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT A (INTERIOR RIGHT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	337 SF
SECOND FLOOR	677 SF
THIRD FLOOR	691 SF
	1704 SF
NON CONDITIONED AREAS	
GARAGE	403 SF
BALCONY	57 SF
	461 SF
TOTAL	
GROSS AREA	2165 SF

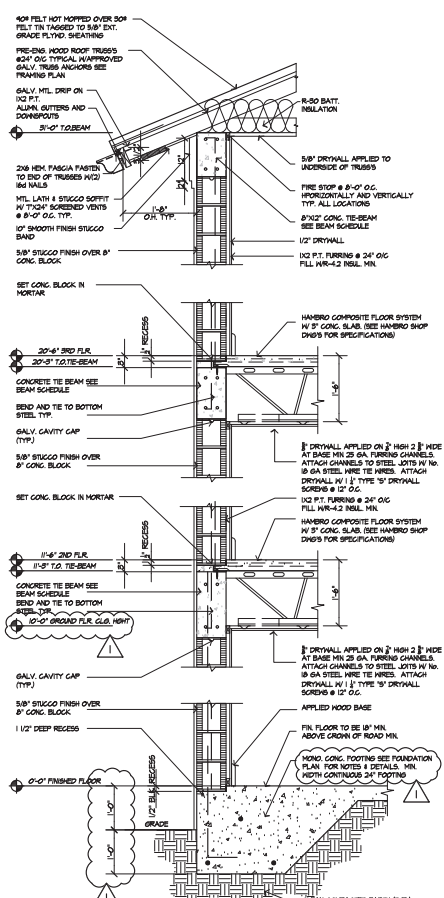
UNIT B (INTERIOR LEFT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

UNIT B (EXTERIOR RIGHT) AREA CALCULATIONS	
AIR CONDITIONED AREAS	
FIRST FLOOR	363 SF
SECOND FLOOR	707 SF
THIRD FLOOR	723 SF
	1793 SF
NON CONDITIONED AREAS	
GARAGE	410 SF
BALCONY	57 SF
	467 SF
TOTAL	
GROSS AREA	2260 SF

BBABB BUILDING AREA CALCULATIONS	
AIR CONDITIONED AREAS	
GROUND FLOOR A/C	2828 SF
2ND FLOOR A/C	5544 SF
3RD FLOOR A/C	5672 SF
	14044 SF
NON CONDITIONED AREAS	
GARAGES	3238 SF
BALCONIES	456 SF
	3694 SF
TOTAL	
GROSS AREA	17738 SF



BALCONY SECTION
SCALE: 3/4" = 1'-0"



WALL SECTION
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE						
MARK	STYLE	DOOR	D.P.	+	-	NOTES
001	SINGLE EXTERIOR	3'-0"	8'-0"	43.55	47.47	Main egress do not shutter
002	SINGLE	2'-8"	6'-8"			
003	SINGLE EXTERIOR	3'-0"	8'-0"			Note #2
004	OVERHEAD	16'-0"	8'-0"	38.83	42.75	
005	SLIDING DOUBLE EXTERIOR	8'-0"	8'-0"	40.91	44.84	
006	SINGLE	2'-8"	6'-0"			
007	SINGLE	2'-8"	6'-0"			Louvered
008	SINGLE	2'-8"	6'-0"			
009	SINGLE	2'-8"	6'-0"			
010	BIFOLD DOUBLE	8'-0"	8'-0"			
012	BIFOLD	3'-0"	8'-0"			
013	DOUBLE	4'-0"	8'-0"			
014	SINGLE	2'-8"	6'-0"			
015	SINGLE	2'-8"	6'-0"			
016	SINGLE	2'-0"	6'-0"			
017	SINGLE	2'-8"	6'-0"			
018	SINGLE	2'-8"	6'-0"			

WINDOW SCHEDULE						
MARK	TYPE	STYLE	SIZE	D.P.	+	-
			W	H		
001	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
002	SH36	SINGLE HUNG	3'-2"	5'-5"	43.55	47.47
003	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
004	SH104	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
005	SH104	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
006	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
007	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
008	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
009	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
010	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
011	SH 24	SINGLE HUNG	3'-2"	4'-4"	46.30	50.23
014	SH135	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
015	SH135	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
016	SH35	SINGLE HUNG	4'-6"	5'-5"	47.47	43.55
017	SH15	SINGLE HUNG	1'-10"	5'-5"	49.22	68.90
018	SH15	SINGLE HUNG	1'-10"	5'-5"	36.76	55.81
019	FIXED GLASS	TRANSOM	3'-0"	2'-0"	50.23	46.30
020	SH13	SINGLE HUNG	1'-10"	3'-4"		

NOTE:
1. WINDOW & DOOR GLAZING TO BE IMPACT CLEAR NON REFLECTIVE GLASS.
2. WINDOW FRAMES TO BE WHITE ALUMINUM.
3. WINDOWS TO RECEIVE RAISED MATTRESSES (TYP)
4. GARAGE ENTRY DOOR SHALL BE SOLID WOOD DOOR NOT LESS THAN 1-5/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL, DOOR NOT LESS THAN 1-5/8" THICK OR 20 MIN. FIRE RATED DOOR, EQUIPPED WITH SELF-CLOSING DEVICE FOR FIRE-RATED GLASS.
5. VERIFY R.O. PRIOR TO ORDERING WINDOW & DOORS

revisions
no. 10 AS ARCH COMMENTS
12 AS ARCH COMMENTS

date 12/01/20
01/02/21

designed by SD
drawn by TJS
checked by
date 01/28/20
scale 1/4" = 1'-0" (S&D)
job no. M050406

Digitally signed by
Scott B. Disher
DN: c=US,
o=Unaffiliated,
ou=A01410C00000
1748C0A11F00000
E=SCOTT.B.DISH@A01410C00000
Disher
Date: 2021.01.14
14:36:28 -0500

Scott Blakeslee Disher
A0-001186 A0-000385

ATLANTIC GROVE II TOWNHOMES
8 UNIT TOWNHOME BBABB BUILDING
project

DELRAY BEACH
PALM BEACH COUNTY, FLORIDA
by: NEW URBAN COMMUNITIES

ARCHITECTURAL
Studio, Inc.

Architecture
+ Planning

380 Avenue of Champions
Suite 380
Palm Beach Gardens, Florida 33418

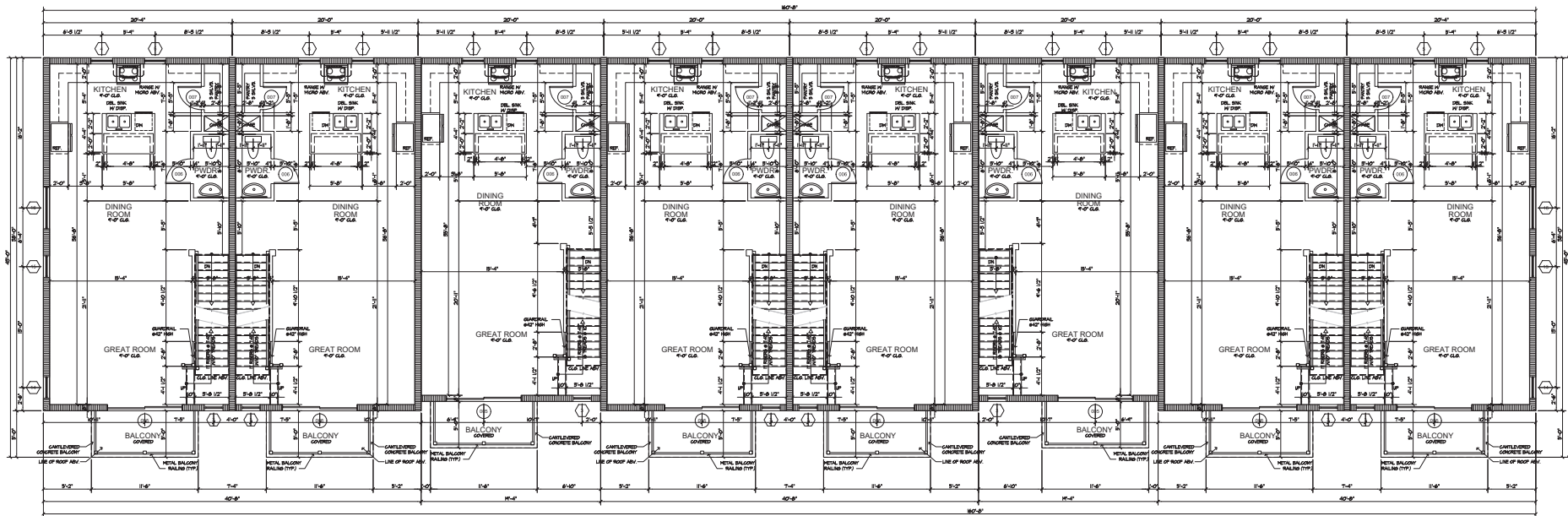
Phone 561.382.8990
Fax 561.292.2494
archstudio.com

drawing

SCHEDULES
& DETAILS

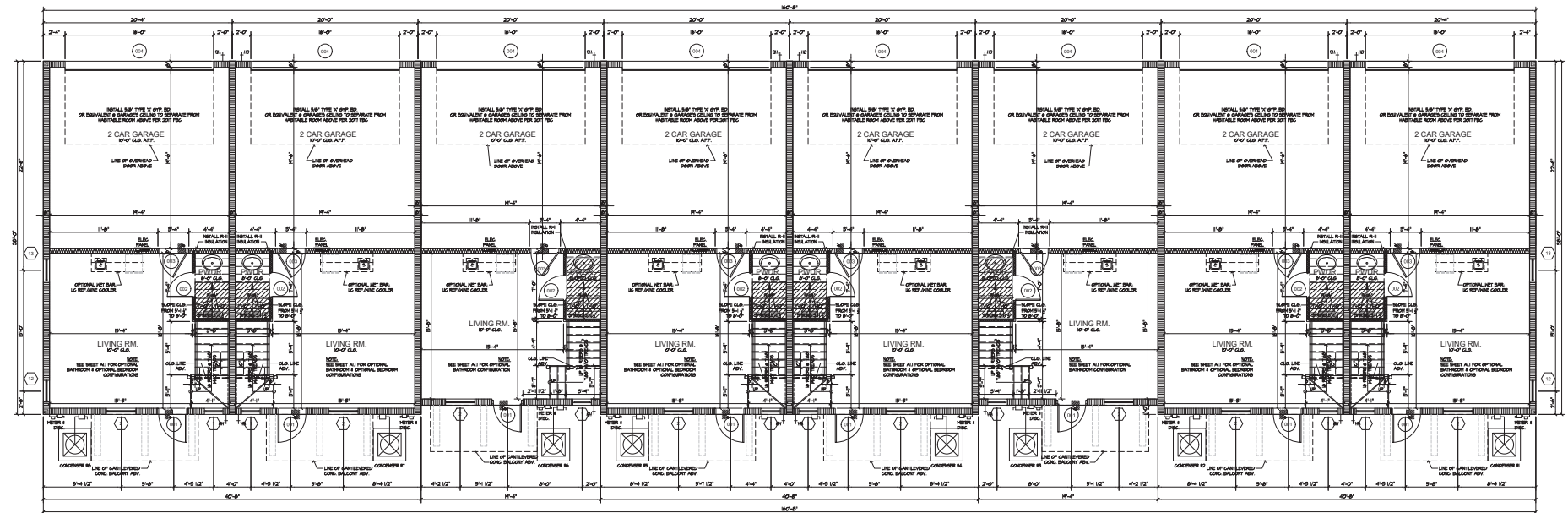
sheet

A-0



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT B (INTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)

SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT B (INTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)

GROUND FLOOR PLAN
SCALE: 3/8" = 1'-0"

revisions
no. 10 AG ARCH COMMENTS
date 12/20/20
01/20/21

designed by
drawn by
checked by
date 01/25/21
scale 1/4" = 1'-0" (3/8")
job no. 19030406



Digitally signed by
Scott B Disher
DN: c=US,
o=Unaffiliated,
ou=AD1410000001,
74B0A11F0000E4F,
C=US, Scott B Disher
Date: 2021.01.14
14:36:47 -05'00'

Scott Blakeslee Disher
AP-001186 AP-000383

ATLANTIC GROVE II TOWNHOMES
8 UNIT TOWNHOME BEAUBARB BUILDING
project

ARCHITECTURAL
Studio, Inc.

Architecture
&
Planning

380 Avenue of Champions
Suite 380
Palm Beach Gardens, Florida 33418
Phone 561.382.8990
Fax 561.296.2494
archstudiofl.com

drawing

FIRST &
SECOND
FLOOR PLAN
sheet

A-1

revisions		
no.	date	
01 AS ARCH. COMMENTS	12/01/20	
02 AS ARCH. COMMENTS	01/02/21	

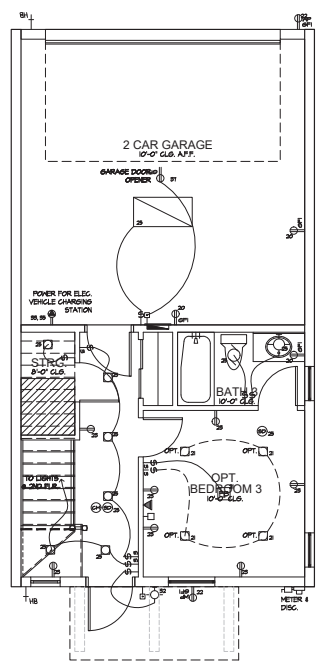
designed by
 drawn by
 checked by
 date
 scale
 job no.



Digitally signed by
 Scott B. Blakeslee
 DN: c=US,
 o=Unaffiliated,
 ou=A0141K000000,
 174830A11FD0000E
 4FC, cn=Scott B
 Blakeslee
 Date: 2021.01.14
 14:37:04 -05'00'
 Scott Blakeslee Blakeslee
 40-001186 40-000385

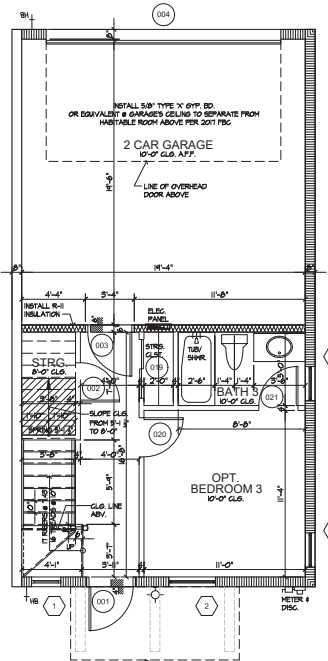
WINDOW SCHEDULE						
MARK	TYPE	STYLE	SIZE		D.P.	NOTES
			W	H		
001	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
002	SH36	SINGLE HUNG	3'-2"	5'-5"	43.55	47.47
003	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
004	SHH34	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
005	SHH34	SINGLE HUNG	2'-4"	4'-4"	46.30	50.23
006	PICTURE	PICTURE	2'-0"	4'-0"	46.30	50.23
007	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
008	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
009	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
010	SH 25	SINGLE HUNG	3'-2"	5'-5"	45.08	49.01
011	SH 24	SINGLE HUNG	3'-2"	4'-4"	46.30	50.23
014	SHH35	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
015	SHH35	SINGLE HUNG	2'-4"	5'-5"	+44.97	60.21
016	SH35	SINGLE HUNG	4'-0"	5'-5"	47.47	43.55
017	SH15	SINGLE HUNG	1'-10"	5'-5"	49.22	68.90
018	SH15	SINGLE HUNG	1'-10"	5'-5"	36.76	55.81
019	FIXED GLASS	TRANSOM	3'-0"	2'-0"	50.23	46.30
020	SH13	SINGLE HUNG	1'-10"	3'-4"		
NOTE: 1. HIDE IN DOOR GLAZING TO BE IMPACT CLEAR NON REFLECTIVE GLASS. HIDE IN FRAMES TO BE WHITE ALUMINUM. 2. GARAGE ENTRY DOOR SHALL BE SOLID WOOD DOOR NOT LESS THAN 1-5/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-5/8" THICK OR 30 MIN. FIRE RATED DOOR, EQUIPPED WITH SELF-CLOSING DEVICE, PER IBC-602.2.3. 3. VERIFY R.O. PRIOR TO ORDERING HIDE IN DOORS						

DOOR SCHEDULE					
MARK	STYLE	DOOR		D.P.	NOTES
		WD	HGT		
001	SINGLE EXTERIOR	3'-0"	8'-0"	43.55	47.47
002	SINGLE	2'-8"	6'-8"		
003	SINGLE EXTERIOR	3'-0"	8'-0"		Note #2
004	OVERHEAD	16'-0"	8'-0"	38.83	42.75
005	SLIDING DOUBLE EXTERIOR	8'-0"	8'-0"	40.91	44.84
006	SINGLE	2'-8"	6'-8"		
007	SINGLE	2'-8"	6'-8"		
008	BIFOLD	2'-0"	8'-0"		
009	SINGLE	2'-8"	6'-8"		
010	SINGLE	2'-8"	6'-8"		
011	BIFOLD DOUBLE	5'-0"	8'-0"		
012	BIFOLD DOUBLE	8'-0"	8'-0"		
013	DOUBLE	4'-0"	8'-0"		
014	SINGLE	2'-8"	6'-8"		
015	SINGLE	2'-8"	6'-8"		
016	SINGLE	2'-0"	8'-0"		
017	SINGLE	2'-8"	6'-8"		
018	SINGLE	2'-8"	6'-8"		
019	SLIDING DOUBLE	4'-0"	8'-8"		Bedroom opt. Only
020	SINGLE	2'-8"	6'-8"		Bedroom opt. Only
021	SINGLE	2'-8"	6'-8"		Bedroom opt. Only



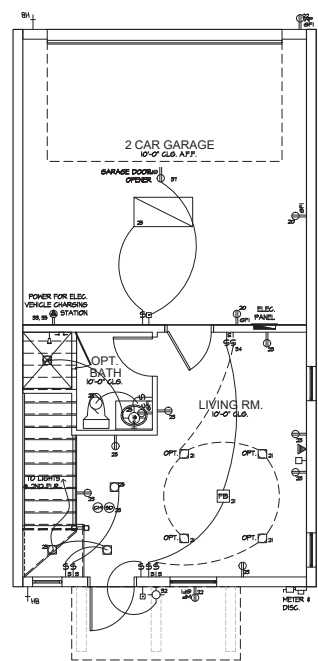
GROUND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

BEDROOM OPTION
 UNIT B



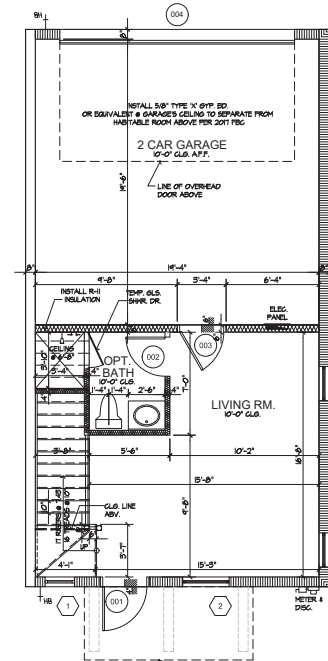
GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BEDROOM OPTION
 UNIT B



GROUND FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

BATHROOM OPTION
 UNIT A/B



GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

BATHROOM OPTION
 UNIT A/B

ATLANTIC GROVE II TOWNHOMES
 8 UNIT TOWNHOME BEAUBARB BUILDING
 project
 DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES

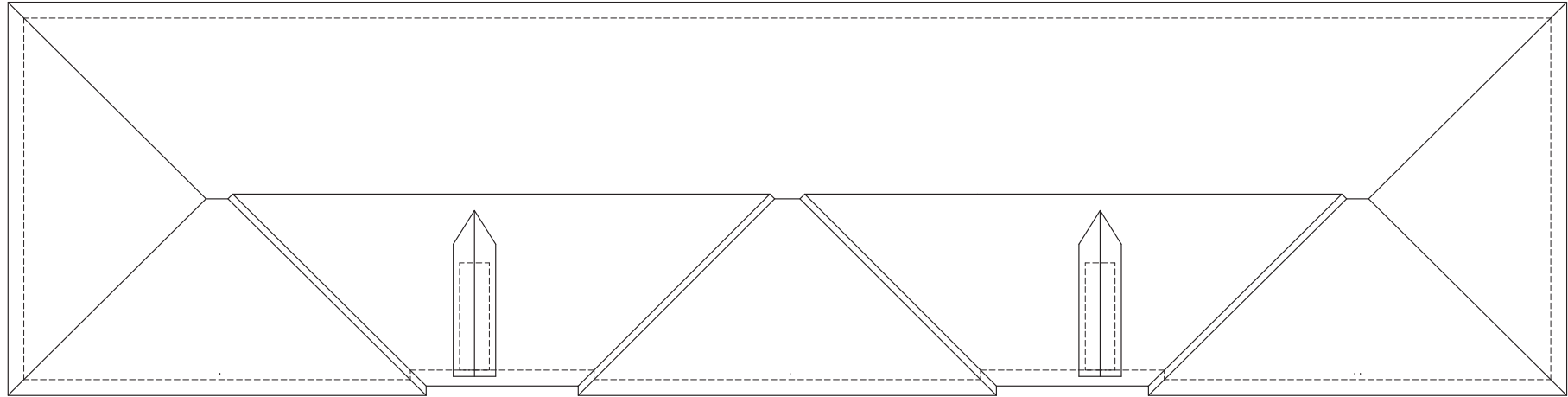


Architecture
 Planning
 380 Avenue of Champions
 Suite 300
 Palm Beach Gardens, Florida 33418
 Phone 561.382.6990
 Fax 561.296.2494
 archstudiodf.com

drawing
 GROUND
 FLOOR
 OPTIONS

sheet

A-1.1



revisions		
no.	date	
(1) AS ARCH. COMMENTS	12/01/20	
(2) AS ARCH. COMMENTS	01/05/21	

designed: BDD
 drawn: T.J.
 checked: BDD
 date: 04/28/20
 scale: 1/4" = 1'-0" (B/LD)
 job no.: M050406

Digitally signed by
 Scott B Disher
 DN: c=US,
 o=Unaffiliated,
 ou=AD1410C0000
 01748C0A11FD00
 00E4FC, cm=Scott
 B Disher
 Date: 2021.01.14
 14:37:25 -05'00'
 Scott Blakeslee Disher
 AR-001186 AR-000385

ATLANTIC GROVE II TOWNHOMES
 8 UNIT TOWNHOME BEA8BABB BUILDING

DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES

ARCHITECTURAL
 Studio, Inc.

Architecture
 &
 Planning

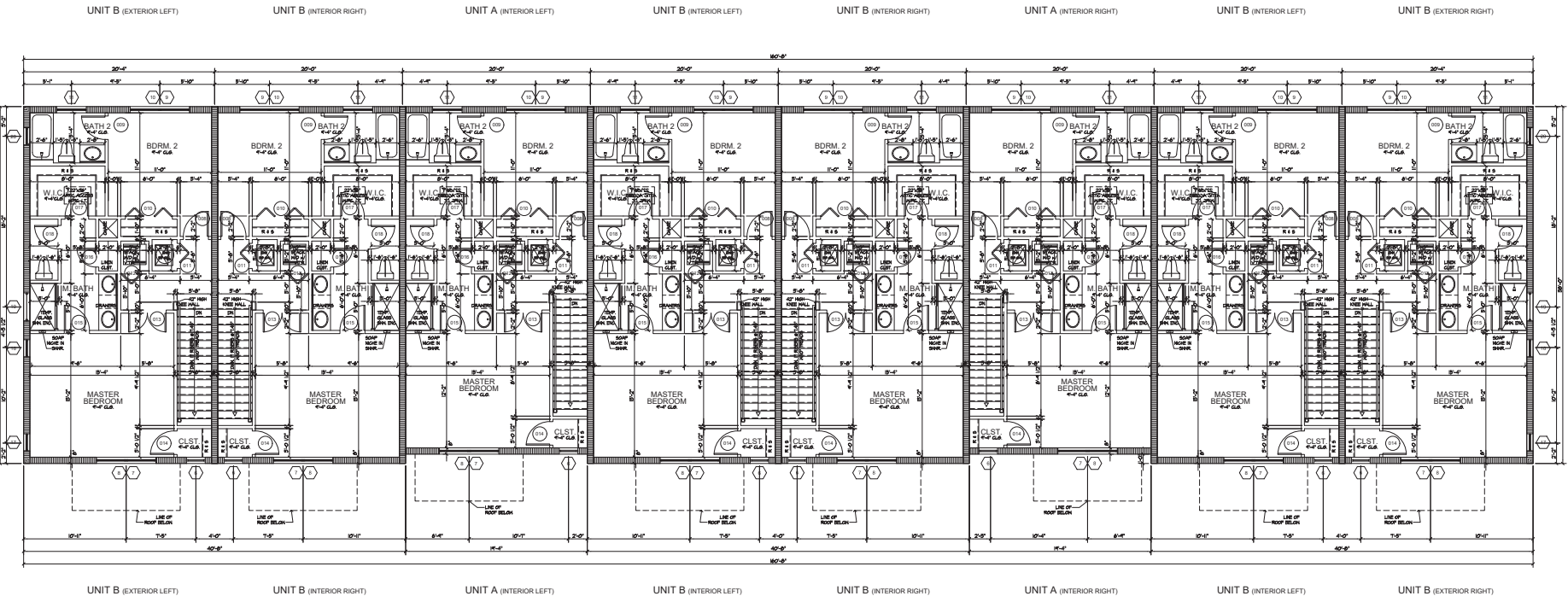
300 Avenue of Champions
 Suite 300
 Palm Beach Gardens, Florida 33418
 Phone 561.382.6990
 Fax 561.296.2494
 archstudiofl.com

drawing

THIRD FLOOR
 & ROOF PLAN

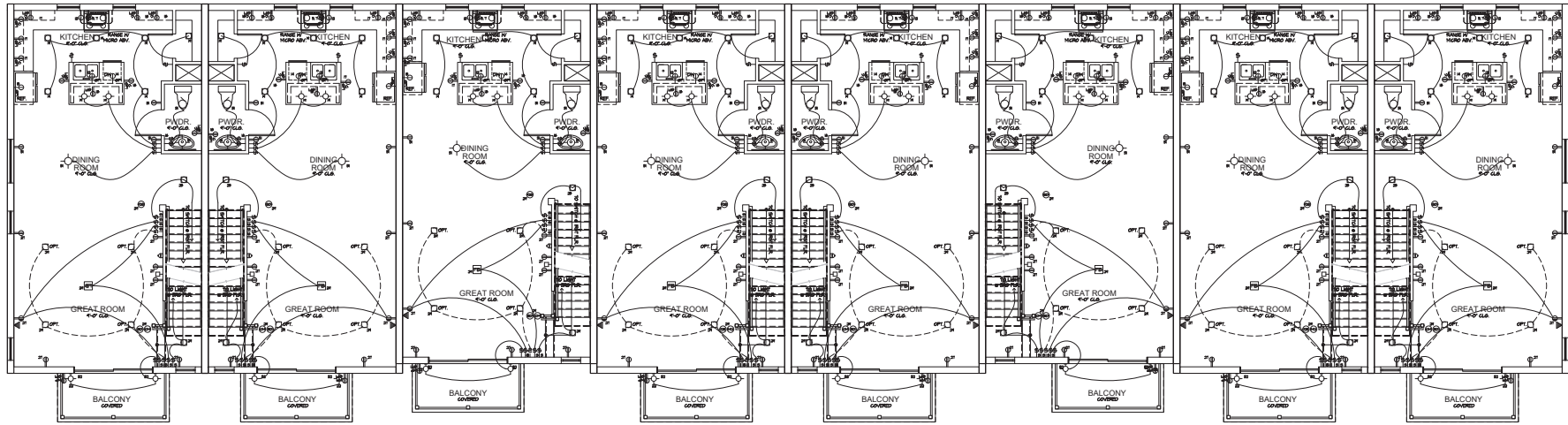
sheet

A-2



THIRD FLOOR PLAN
 SCALE 3/8" = 1'-0"





UNIT B (EXTERIOR LEFT)

UNIT B (INTERIOR RIGHT)

UNIT A (INTERIOR LEFT)

UNIT B (INTERIOR LEFT)

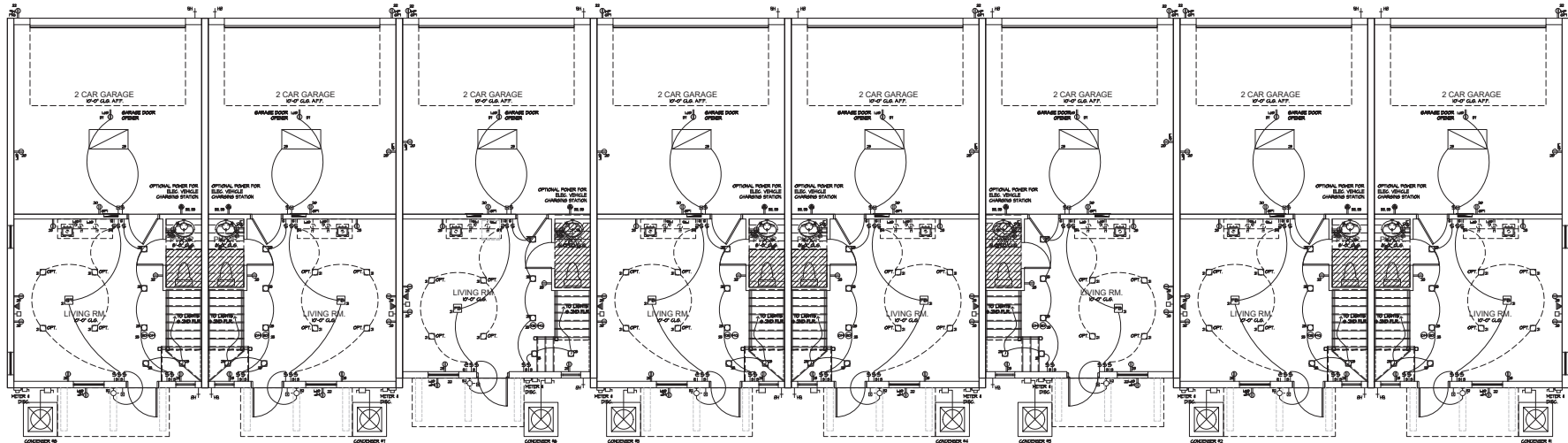
UNIT B (INTERIOR RIGHT)

UNIT A (INTERIOR RIGHT)

UNIT B (INTERIOR LEFT)

UNIT B (EXTERIOR RIGHT)

SECOND FLOOR PLAN
SCALE 3/8" = 1'-0"



UNIT B (EXTERIOR LEFT)

UNIT B (INTERIOR RIGHT)

UNIT A (INTERIOR LEFT)

UNIT B (INTERIOR LEFT)

UNIT B (INTERIOR RIGHT)

UNIT A (INTERIOR RIGHT)

UNIT B (INTERIOR LEFT)

UNIT B (EXTERIOR RIGHT)

GROUND FLOOR PLAN
SCALE 3/8" = 1'-0"

revisions		
no.	description	date
01	AS ARCH. COMMENTS	01/20/20
02	AS ARCH. COMMENTS	01/20/20

designed by: SBD
 drawn by: T.E.
 checked by: SBD
 date: 01/20/20
 scale: 1/4" = 1'-0" (S.D.)
 job no.: 10504-106

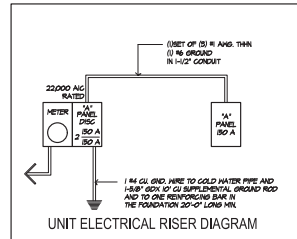
Digitally signed by Scott B. Dishner
 DN: c=US,
 o=Unaffiliated,
 ou=A01410C00000,
 1748BCA11FD0000,
 EAFc, cn=Scott B Dishner
 Date: 2021.01.14 14:38:07 -05'00'
 Scott Blakeslee Dishner
 AI-001186 AI-000385

ATLANTIC GROVE II TOWNHOMES
 8 UNIT TOWNHOME BEBAGBABB BUILDING
 DELRAY BEACH
 PALM BEACH COUNTY, FLORIDA
 by: NEW URBAN COMMUNITIES
 project

ARCHITECTURAL
 Studio, Inc.
 Architecture
 + Planning
 380 Avenue of Champions
 Suite 300
 Palm Beach Gardens, Florida 33418
 Phone: 561.282.8990
 Fax: 561.296.2494
 archstudiofl.com

drawing
 1ST & 2ND FLR.
 ELECTRICAL
 PLANS

sheet
 A-1



60 AMP HOUSE PANEL 10,000 AIC RATED											
CIRC.	DESCRIPTION	POLE	BKR	WIRE	KVA	100%	100%	KVA	WIRE	BKR	POLE
1	1/2\"	1	20	12	5	0	0	5	12	20	1
2	1/2\"										
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
SUB TOTAL											
TOTAL											

ELECTRICAL CALCULATION NOTES:

A. HEAT STRIP LOAD GOVERNS OVER CONDENSER UNIT LOAD.

B. GENERAL LIGHTING CALCULATED @ 2269 (50/FT) x 5 (WATTS/50/FT) = 6794 / 12 (GENLTG/GR) = 566 (WATTS/EA)

C. CONDUIT SIZE.

D. SEE SUB-PANEL CALCULATIONS.

E. BRANCH CIRCUITS RUN IN ROMEK.

NOTES:

1. THIS IS A TESTED SERIES COMBINATION SYSTEM. NEC-10-22 (A-C) ALL EQUIPMENT WILL MEET FAULT CURRENT RATING PER NEC-10-11 CALCULATED FROM THE PPL TRANSFORMERS MAXIMUM PROJECTIONS.

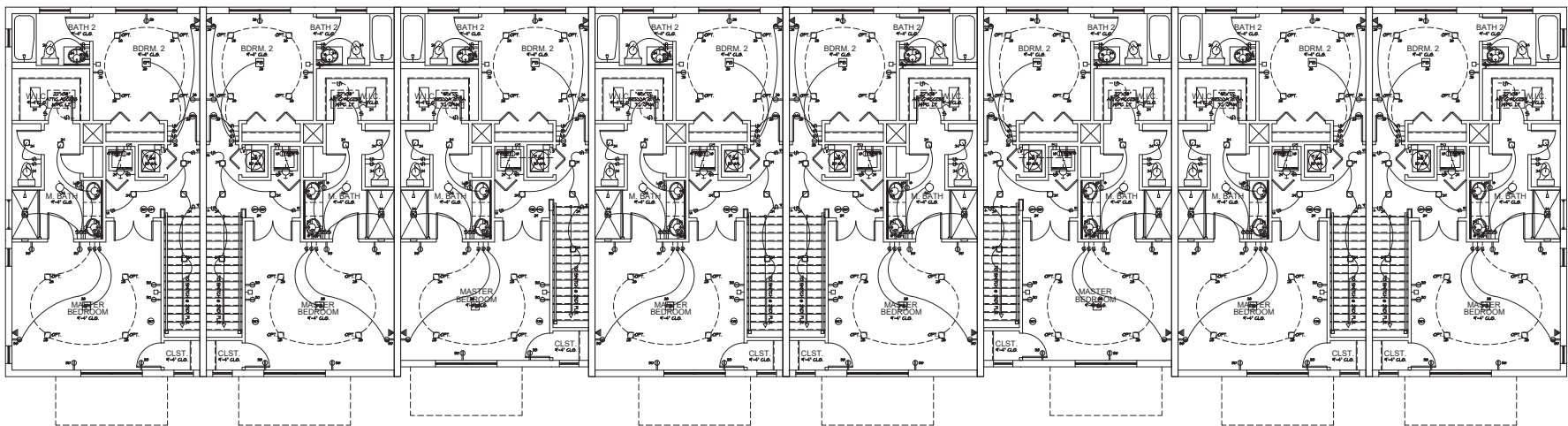
2. ALL LIGHTING MEETS THE 2004 FBC SECTION 904.4.1 A MIN. OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPS.

3. ALL ELECTRICAL EQUIPMENT OR ELECTRICAL OUTLETS SHALL BE LOCATED BELOW DESIGN FLOOD ELEVATION (BASE FLOOD ELEVATION = 11.7) FOR THE CITY OF FORT LAUDERDALE ORDINANCE ARTICLE 1, SEC. 14-10 AND 14-11.

4. USE TAMPER RESISTANT RECEPTACLES AS REQUIRED BY NEC 406.11

5. PROVIDE ARC FAULT-INTERUPTER PROTECTION FOR ALL DWELLING ROOM RECEPTACLES.

150 AMP TYPICAL ELECTRICAL PANEL 10,000 AIC RATED											
CIRC.	DESCRIPTION	POLE	BKR	WIRE	KVA	100%	100%	KVA	WIRE	BKR	POLE
1	1/2\"	2	40	6	0	0	0	0	6	40	2
2	1/2\"										
3	1/2\"										
4	1/2\"										
5	1/2\"										
6	1/2\"										
7	1/2\"										
8	1/2\"										
9	1/2\"										
10	1/2\"										
11	1/2\"										
12	1/2\"										
13	1/2\"										
14	1/2\"										
15	1/2\"										
16	1/2\"										
17	1/2\"										
18	1/2\"										
19	1/2\"										
20	1/2\"										
21	1/2\"										
22	1/2\"										
23	1/2\"										
24	1/2\"										
25	1/2\"										
26	1/2\"										
27	1/2\"										
28	1/2\"										
29	1/2\"										
30	1/2\"										
31	1/2\"										
32	1/2\"										
33	1/2\"										
34	1/2\"										
35	1/2\"										
36	1/2\"										
37	1/2\"										
38	1/2\"										
39	1/2\"										
40	1/2\"										
41	1/2\"										
42	1/2\"										
SUB TOTAL											
TOTAL											



UNIT B (EXTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR LEFT) UNIT B (INTERIOR LEFT) UNIT B (INTERIOR RIGHT) UNIT A (INTERIOR RIGHT) UNIT B (INTERIOR LEFT) UNIT B (EXTERIOR RIGHT)

THIRD FLOOR PLAN
SCALE 3/8" = 1'-0"

revisions

no.

(1) AS ARCH COMMENTS

(2) AS ARCH COMMENTS

date

12/01/20

01/05/21

designed

drawn

checked

date

scale

job no.

880

T.E.

880

04/28/20

1/4" = 1'-0" (BLVD)

M050406

Digitally signed by Scott B Disher

DIN: c=US, o=Unaffiliated, ou=A01410C0000, dn=SCOTT B DISHER

00EAF6, cms=Scott B Disher

Date: 2021.01.14 14:38:30 -05'00'

Scott Blakeslee Disher

AP-0001586 AP-0003851

ATLANTIC GROVE II TOWNHOMES

8 UNIT TOWNHOME BEAUBABBAR BUILDING

project

DELRAY BEACH

PALM BEACH COUNTY, FLORIDA

by: NEW URBAN COMMUNITIES

ARCHITECTURAL

Studio, Inc.

Architecture

Planning

300 Avenue of Champions

Suite 300

Palm Beach Gardens, Florida 33418

Phone 561.282.8990

Fax 561.296.2494

archstudio.com

drawing

3RD FLR.

ELECTRICAL

PLAN, CALCS &

RISER DIAGRAM

sheet

A-2