



25 NW 8TH STREET
DELRAY BEACH, FLORIDA

GENERAL CONTRACTOR :

COLLIN BUILDERS, LLC
802 SHORE DRIVE
BOYNTON BEACH, FL 33435
CGC: 059901
PHONE : 561-436-3370
eric@collinbuilder.COM

DESIGN TEAM :

SPECIALTY ENGINEERING CONSULTANTS
1599 SW 30TH AVE
SUITE # 20
BOYNTON BEACH, FL 33426

SHT	DESCRIPTION		
	COVER SHEET		
SP-1	SITE PLAN	S-0	SITE PLAN PERIMETER WALL
A-1	1ST FLOOR PLANS	S-1	FOUNDATION PLAN
A-2	ELEVATIONS	S-2	1ST LIFT BEAM PLAN
A-3	ELEVATION/SECTIONS	S-3	ROOF FRAMING/2ND LIFT BEAM PLAN
A-4	3D BEAM PLANS	SD-1	GENERAL NOTES/TYPICAL DETAILS
A-5	ROOF PLANS	SD-2	GENERAL NOTES/TYPICAL DETAILS
D-1	TYPICAL WALL DETAILS		
E-1	1ST FLOOR ELECTRIC		
P-1	PLUMBING PLAN		
P-2	GAS PLAN		

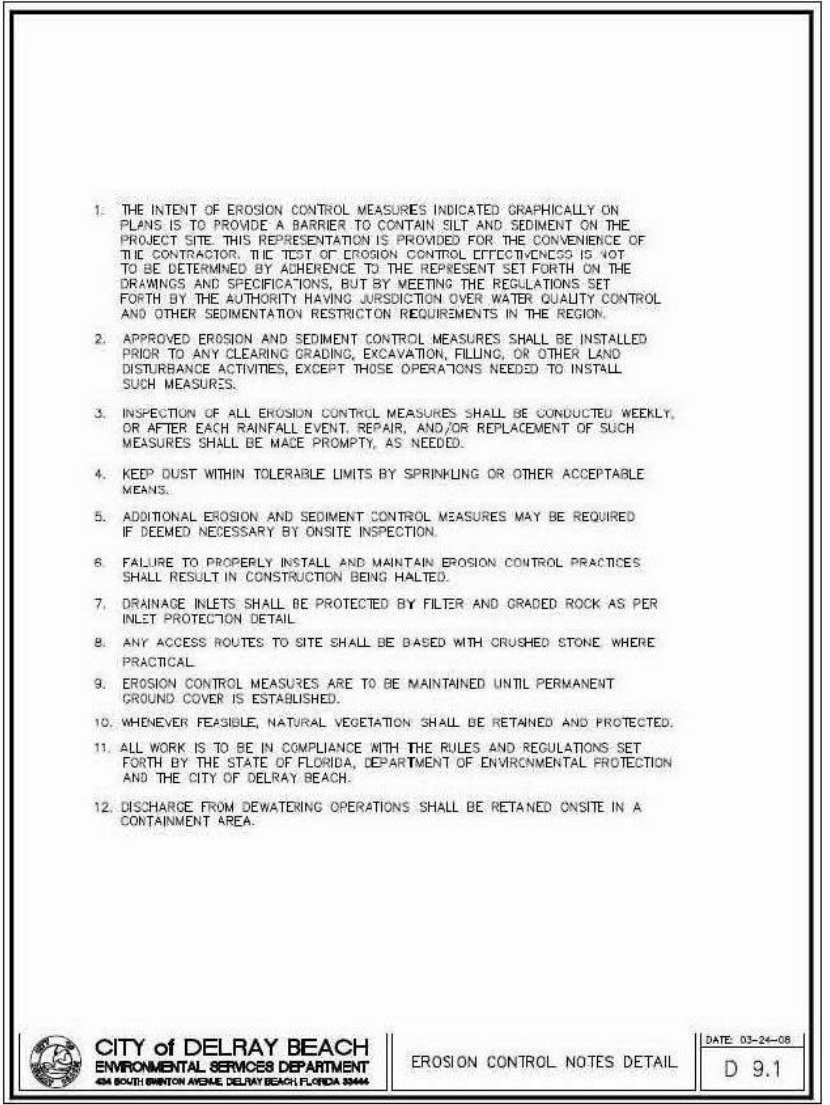
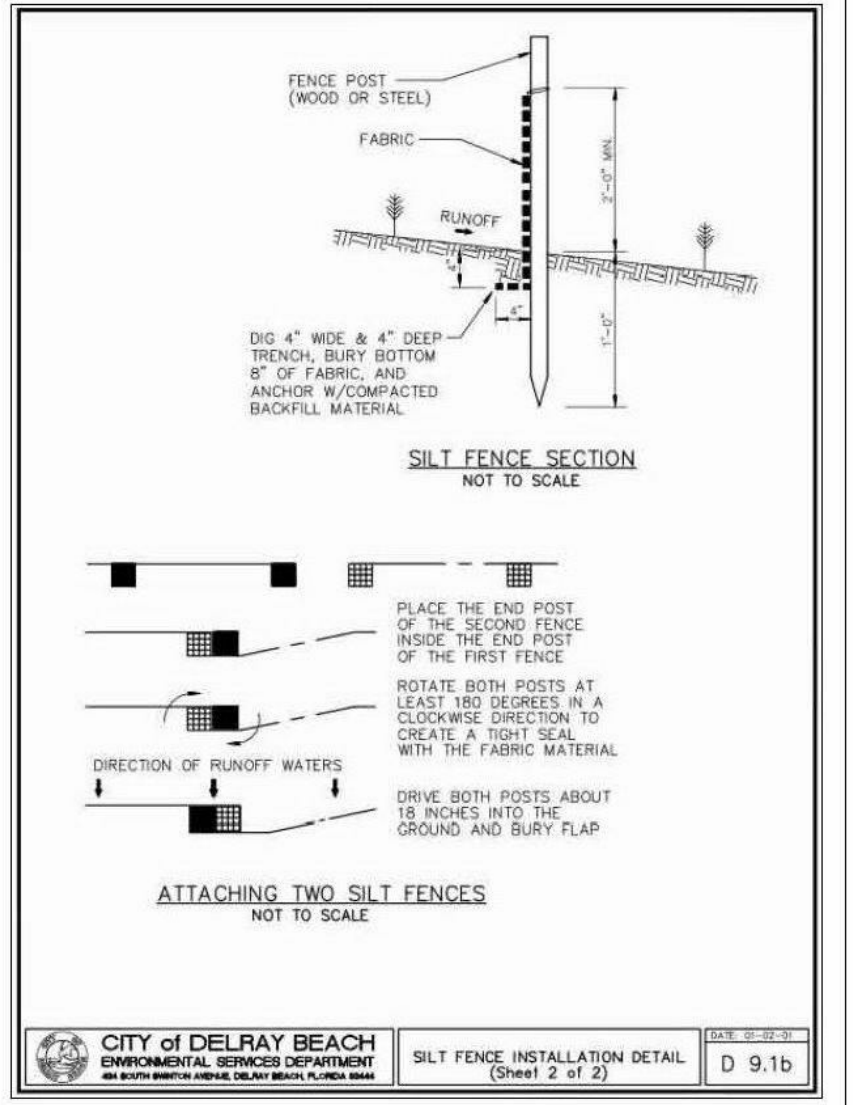
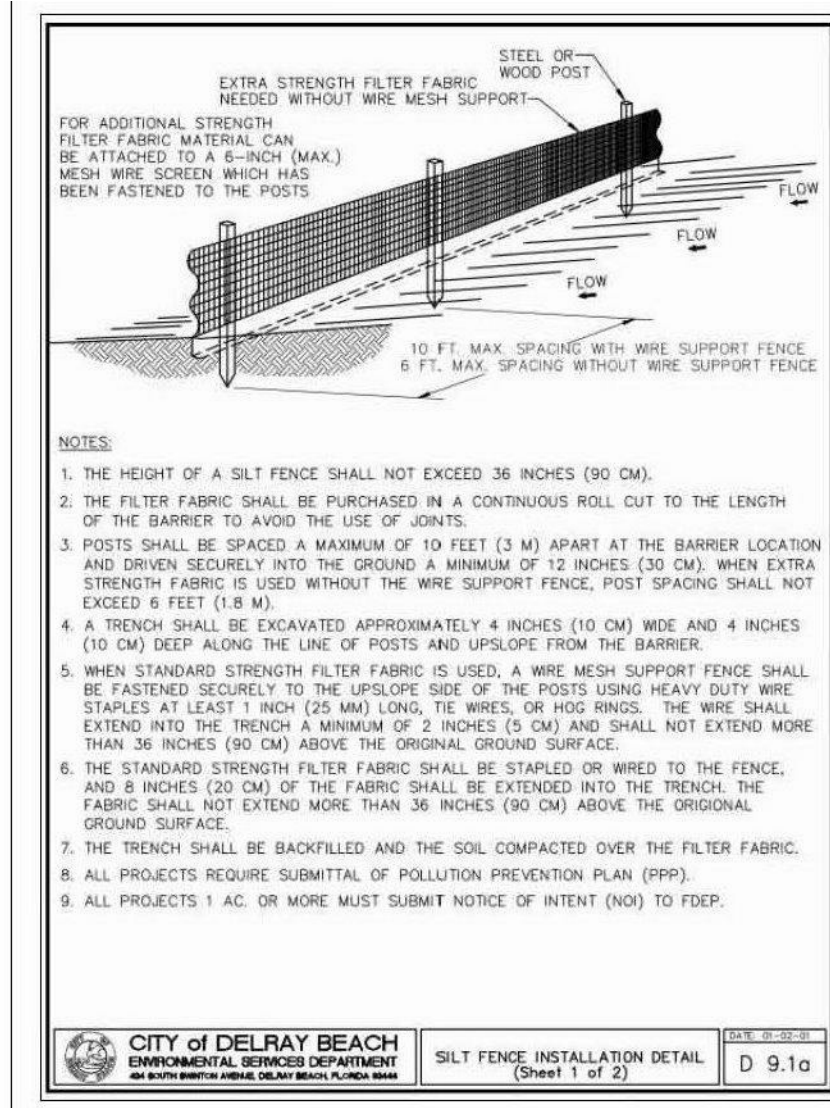
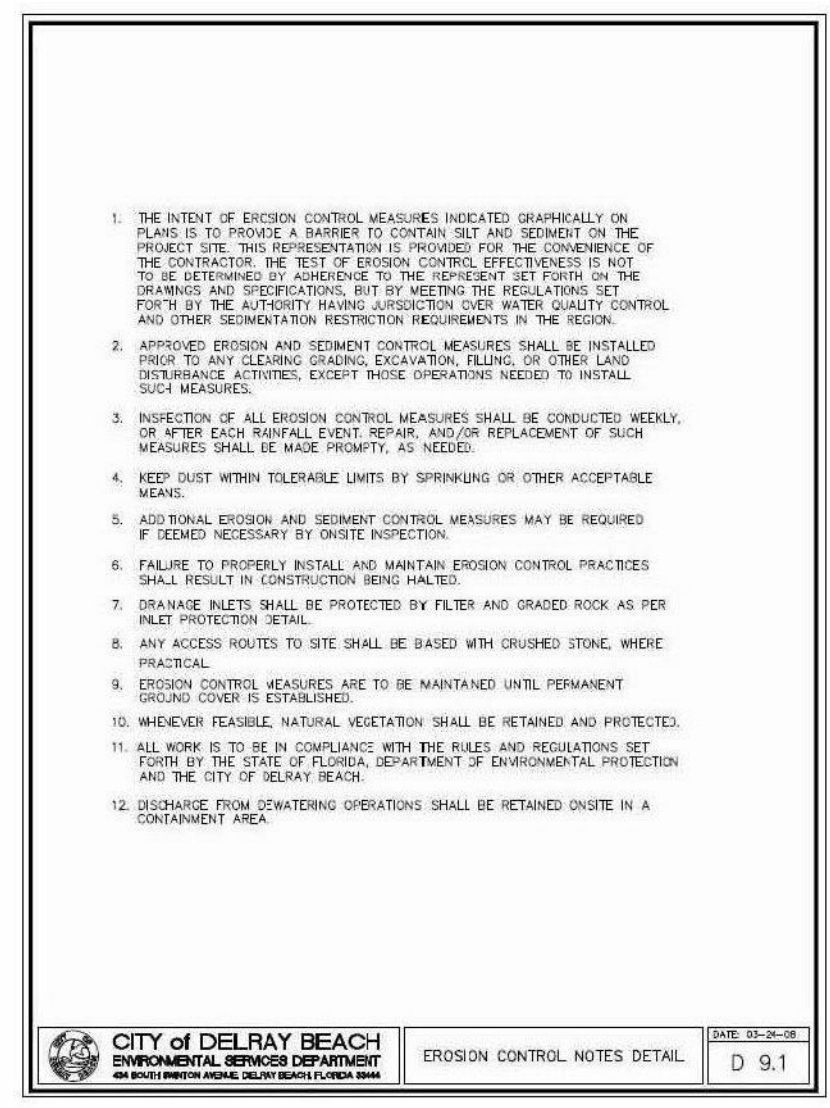
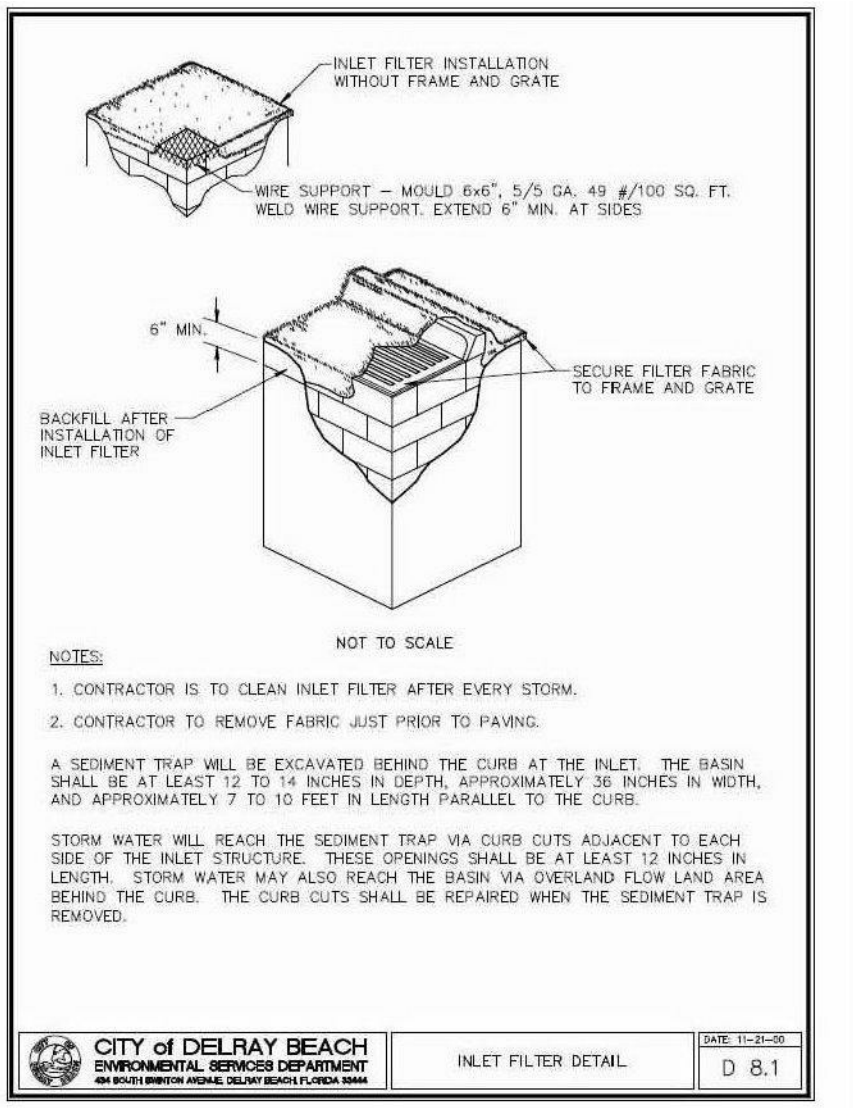
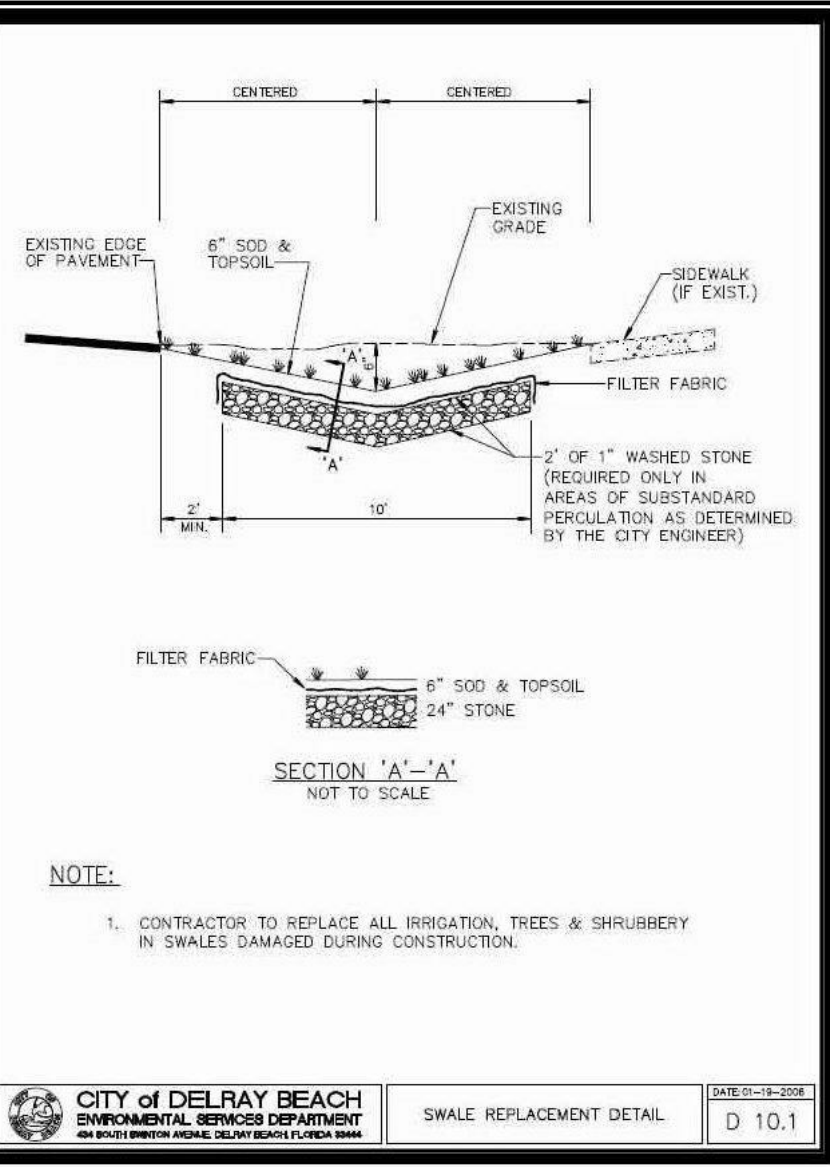
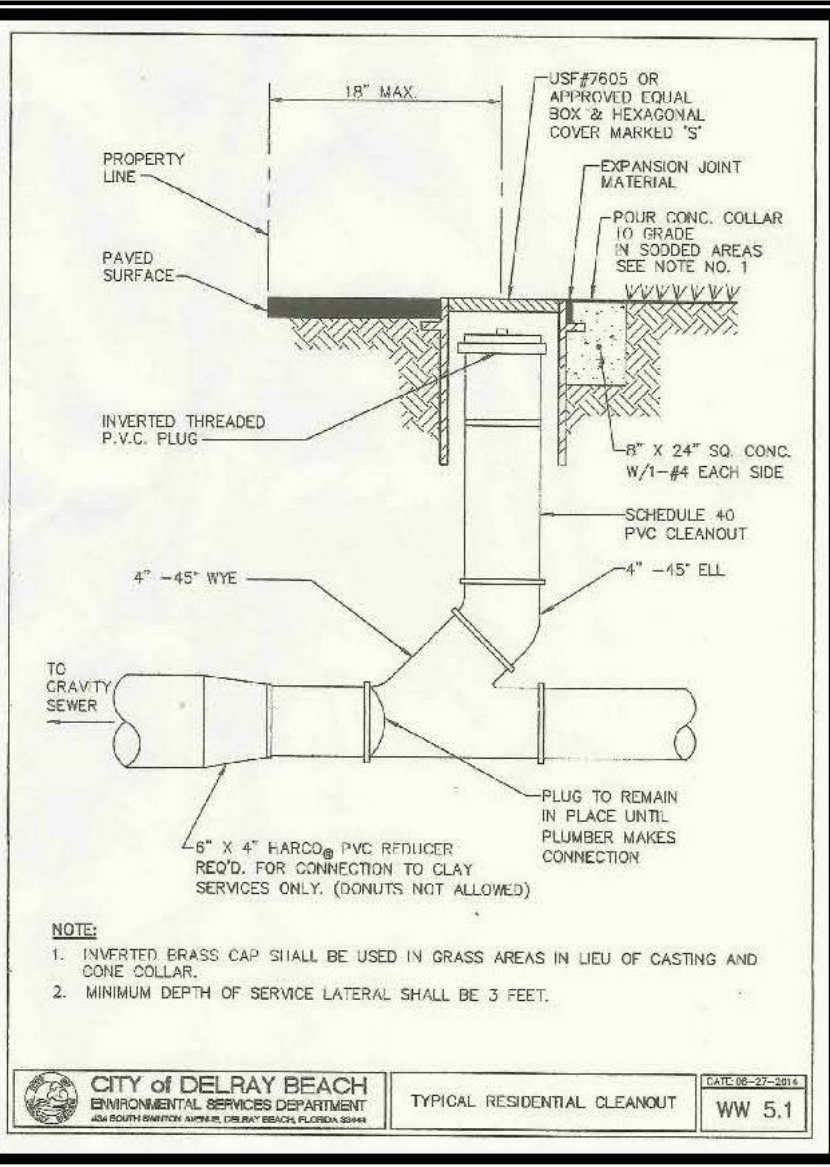
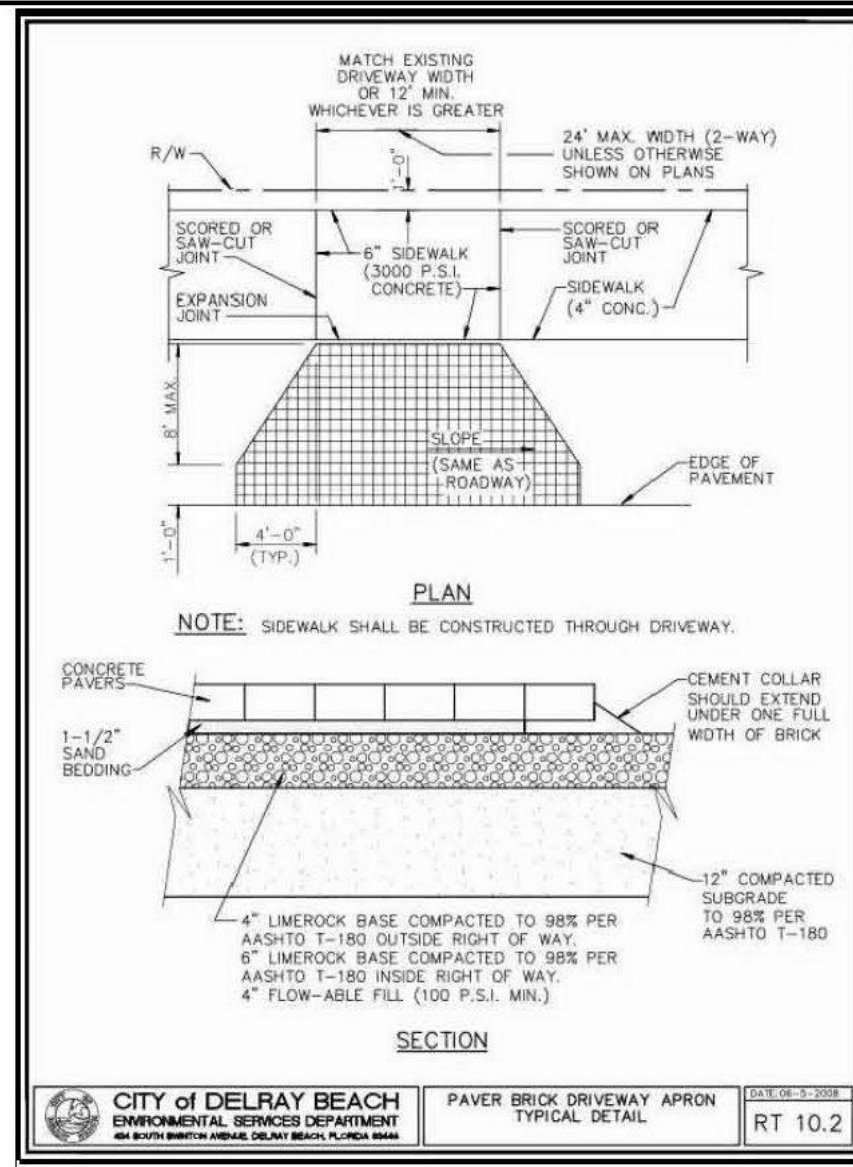
BLDG. DESIGN DATA	
CODES: FLORIDA RESIDENTIAL BLDG. CODE 2017 6TH EDITION ENERGY CONSERVATION, PLUMBING, MECHANICAL AND ELECTRICAL NFPA FL FIRE PREVENTION CODE 08H ED. NEC NATIONAL ELECTRIC CODE 2014 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14, ASTM 47th ED.	
DESIGN CRITERIA	
CITY/COUNTY	PALM BEACH
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	B
VELOCITY PRESSURE	26.99 PSF
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
ROOF DEAD LOAD, psf	25
ROOF LIVE LOAD, psf	30
CONSTRUCTION TYPE	"V B" UNPROTECTED

CLIENT INFORMATION

MIA REAL HOLDING
5301 N. Federal Hwy
Suite 185
Boca Raton, Florida

SPECIALTY ENGINEERING CONSULTANTS, Inc.
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
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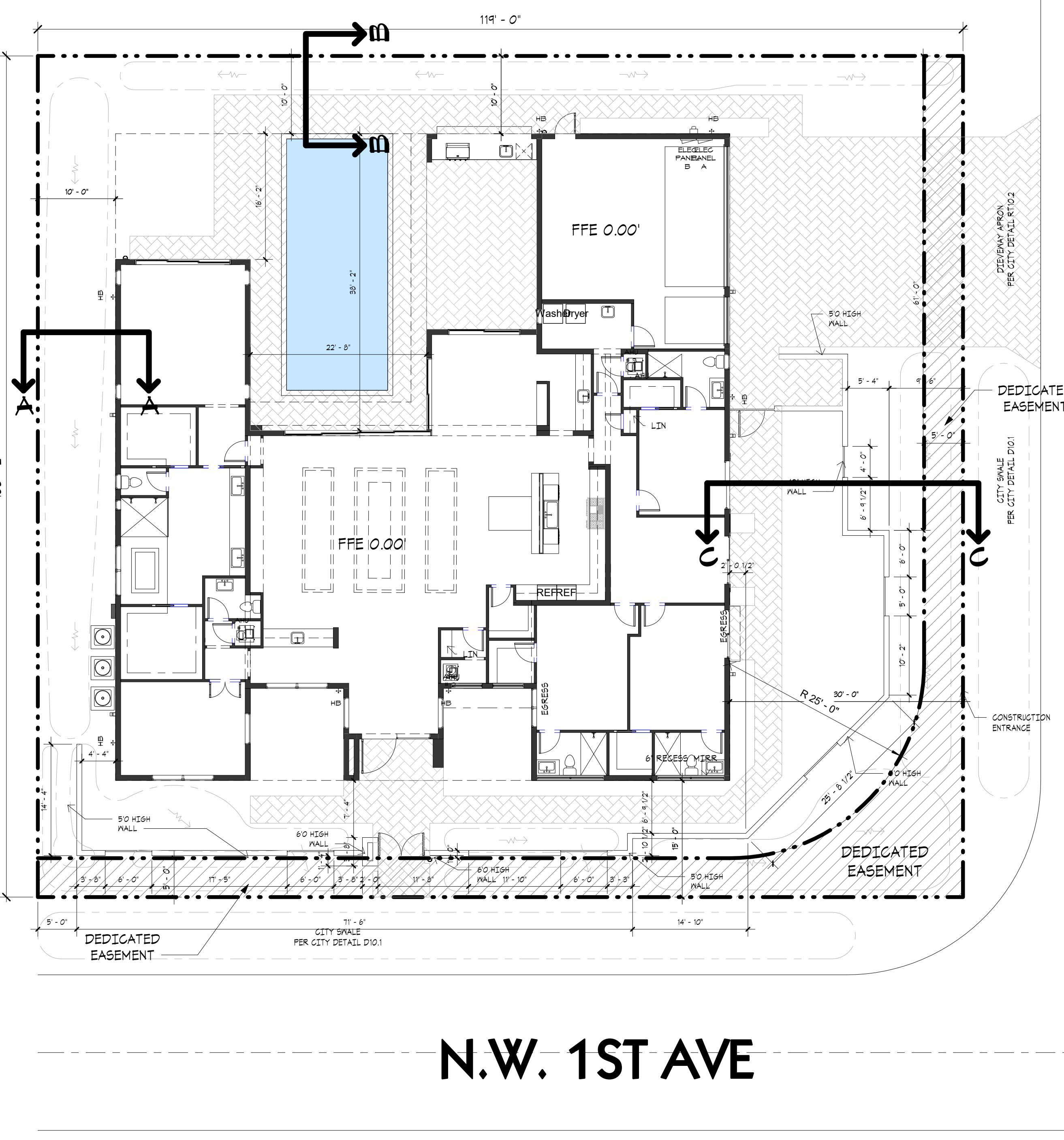
I:\A\I STERN\25 NW 8TH ST DELRAY\25 NW 8TH ST-MASTER.rvt



TYPICAL DETAILS

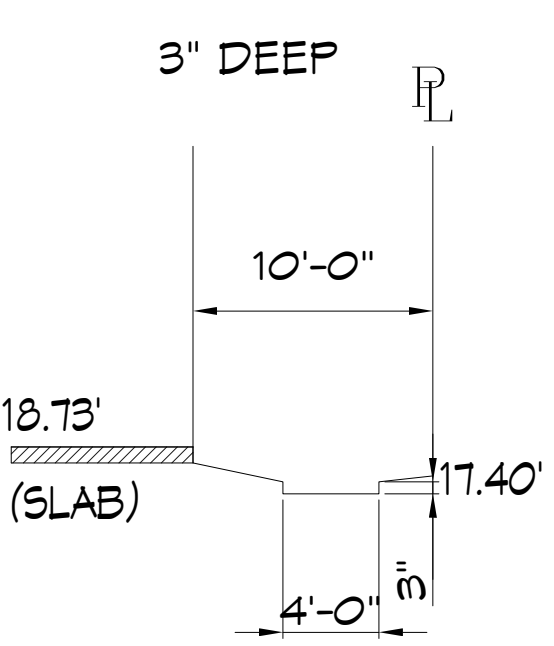
DRAINAGE CALCULATIONS

NOTE
* NO WATER TO DRAIN ON TO ADJOINING PROPERTY.

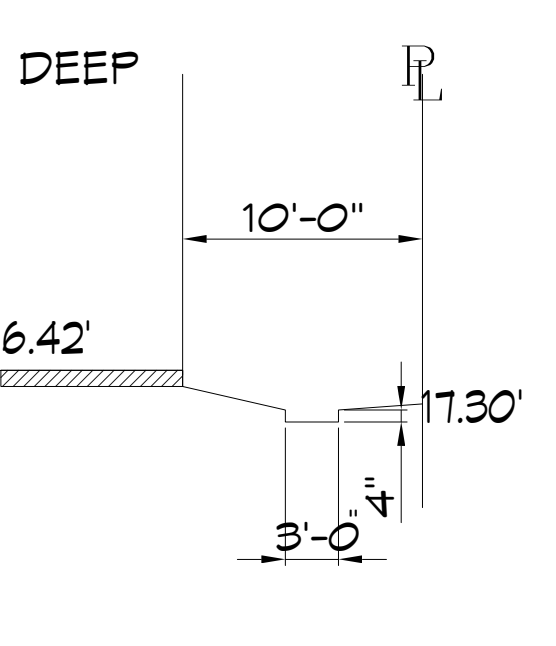


1 SITE PLAN
1" = 10'-0"

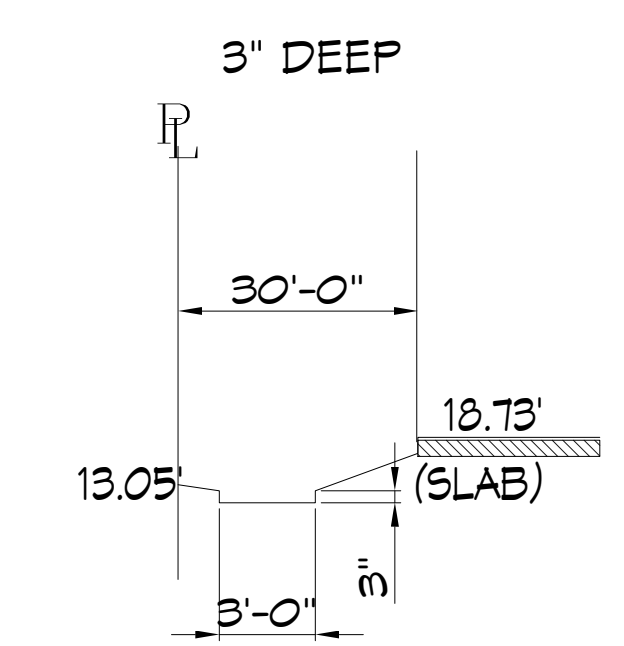
SECTION A



SECTION B
POOL DECK



SECTION C



SITE SECTIONS

LEGEND

- PROPOSED ELEVATION
- EXISTING ELEVATION

SITE PLAN

PROJECT INFORMATION

25 NW 8TH ST
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

MIA REAL HOLDING

5301 N FEDERAL HWY SUITE 185
BOCA RATON, FLORIDA

SPECIALTY ENGINEERING CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA #009217

561 - 752 - 5440 OFFICE
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FILE NAME:

SCALE

DATE 01/24/2021

RVD BY

DRWN BY

REVISION

SEAL
D. ADAM L&BLANC, PE FL #77012

SHEET #
SP-1

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE: PER ENERGY CALC
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL PANELS MUST BE VENTED TO OUTSIDE
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTICAL FOR MICRO/HOOD FAN 66" AFF CENTER RANGE SPACE
10. SMOKE DETECTORS TO BE WIRE KERE 10V / WATTAGE BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:

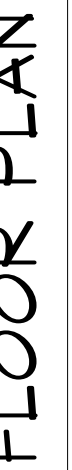
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURERS.

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE PER ENERGY CALC.
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE
4. SET WATER HEATER AT FURN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE
6. ALL THRU FLOOR FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL, WHEN REQUIRED BY LOCAL BUILDING CODE
7. GAS BURNERS MUST PROVIDE ELECTRICAL BREAKERS IN HANDLER
8. ALL BATHROOM FEATURE OUTLETS TO BE 66" AFF OR AS PER BUILDER SPECIFICATIONS
9. CROCK POT, TOASTER, SLOW COOKER/WOOD FAN 65" AFF. CENTER RANGE SPACE
10. SMOKE DETECTORS SHALL BE HAND RING 110" BATHROOM SHALL BE HARD PIRE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM CORNER OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

AREA CALCULATION	
Comments	Area
LIVING AREA	4116 SF
GARAGE	608 SF
LANAI	357 SF
ENTRY	68 SF
	5149 SF
Grand total	5149 SF

Mark	Description	Width	Height	Finish	Count
				Comment	
1	2080 INTERIOR DOOR	2' - 0"	8' - 0"		1
2	2680 INTERIOR DOOR	2' - 6"	8' - 0"		5
3	2680 POCKET DOOR	2' - 6"	8' - 0"		4
4	2880 INTERIOR DOOR	2' - 8"	8' - 0"		10
5	2-2080 FRENCH 1 LITE	4' - 0"	8' - 0"		1
6	2880 FRENCH 1 LITE	2' - 8"	8' - 0"		1
7	2880 POCKET DOOR	2' - 8"	8' - 0"		1
8	2880 SG DOOR TO GARAGE	2' - 8"	8' - 0"	AUTO CLOSURE/30 MIN RATING	1
9	40100 FRENCH 1 LITE	4' - 0"	10' - 0"		1
10	6080 XX S&D IMPACTED	6' - 0"	8' - 0"		3
12	90120 S&D IMPACTED	9' - 0"	12' - 0"		2
13	120100 S&D IMPACTED	12' - 0"	12' - 3"		1
14	180120 XXX Sliding Glass Door	18' - 4"	12' - 0"		1
16	6'0 X 8'0 GARAGE DOOR	6' - 0"	8' - 0"		1
17	18'0 X 8'0 GARAGE DOOR	16' - 0"	8' - 0"		1
18	2-3058 GATE	6' - 0"	5' - 8"		1
19	3058 GATE	3' - 0"	5' - 8"		1
Grand total					36

Mark	Rough Opening		Description	Count
	Width	Height		
1	1' - 4"	6' - 0"	16" X 12" FIXED GLASS	1
2	2' - 0"	5' - 0"	24" X 60" CASEMENT	1
3	2' - 0"	10' - 0"	24" X 120" FIXED GLASS	4
4	3' - 3"	6' - 0"	38" X 12" FIXED GLASS	2
5	4' - 0"	2' - 0"	48" X 24" FIXED GLASS	7
6	4' - 0"	4' - 0"	48" X 48" FIXED GLASS	2
8	4' - 0"	10' - 0"	48" X 120" FIXED GLASS	7
9	4' - 5"	4' - 0"	53" X 48" FIXED GLASS	2
10	4' - 5"	10' - 0"	53" X 120" FIXED GLASS	1
12	4' - 4"	1' - 4"	52" X 16" FIXED GLASS	4
13	2' - 6"	5' - 0"	30" X 60" CASEMENT EGRESS	2
14	2' - 0"	4' - 0"	24" X 48" FIXED GLASS	1
15	2' - 0"	5' - 0"	24" X 60" FIXED GLASS	1
Grand total: 35				35



SHEET INFORMATION

PROJECT INFORMATION

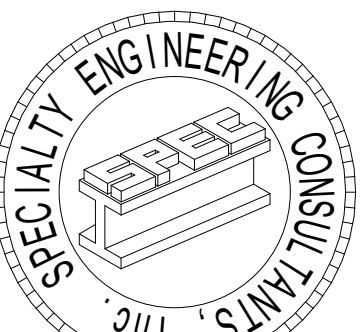
25 NW 8TH ST
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

MIA REAL HOLDING

5301 N FEDERAL HWY SUITE 185
BOCA RATON FL 33434

BOCA RATON, FLORIDA



**SPECIALTY ENGINEERING
CONSULTANTS, Inc**

599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
L. CA. #009217

61 - 752 - 5440 OFFICE
61 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 01/24/2021

RV'D. BY

DRAWN BY

REVISION

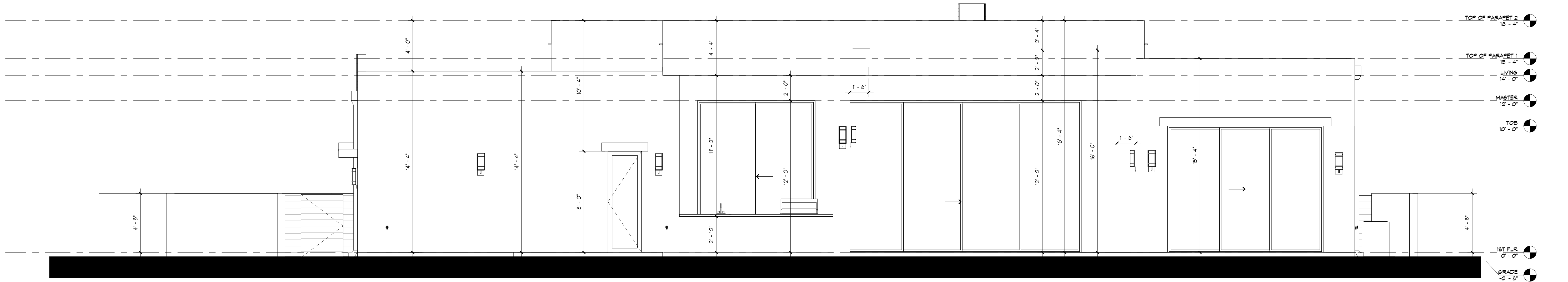
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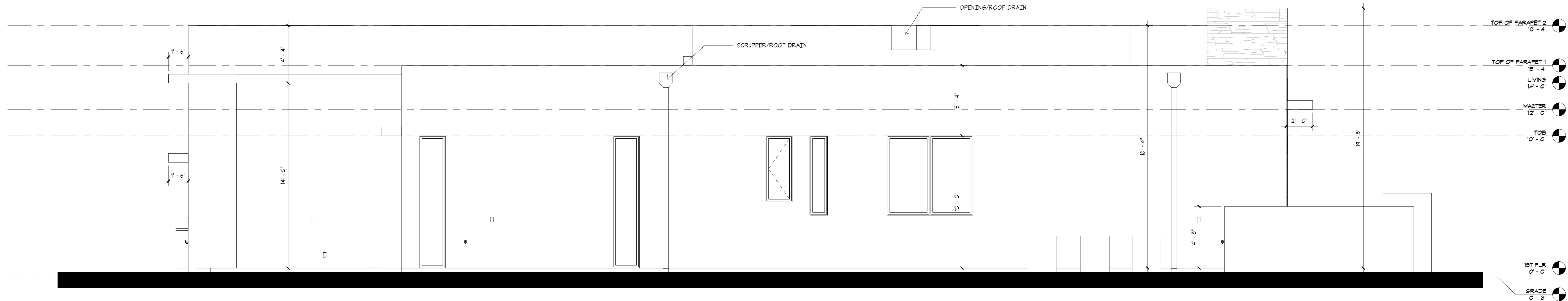
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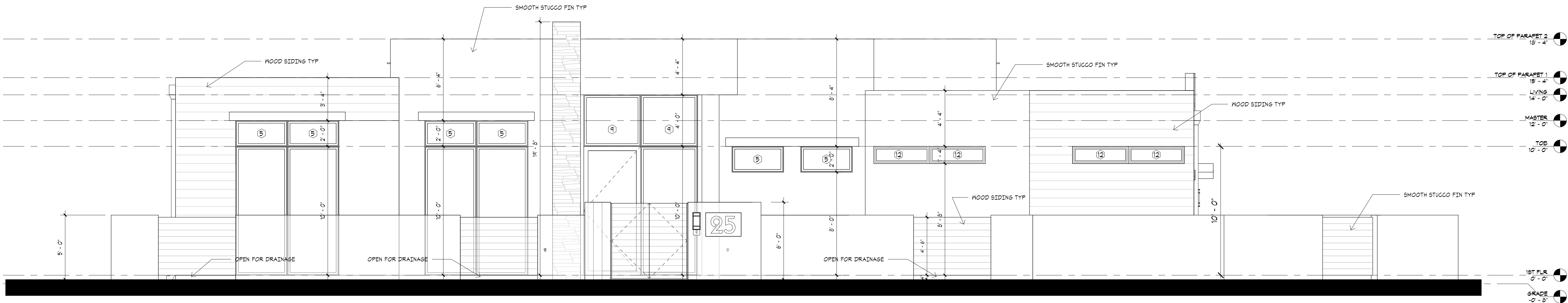
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③ REAR ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

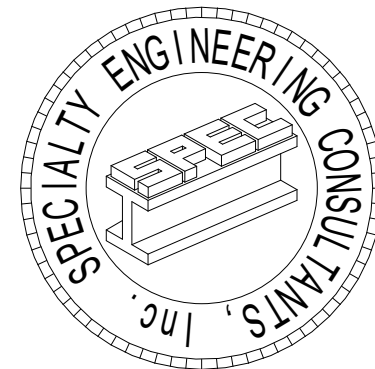
ELEVATIONS

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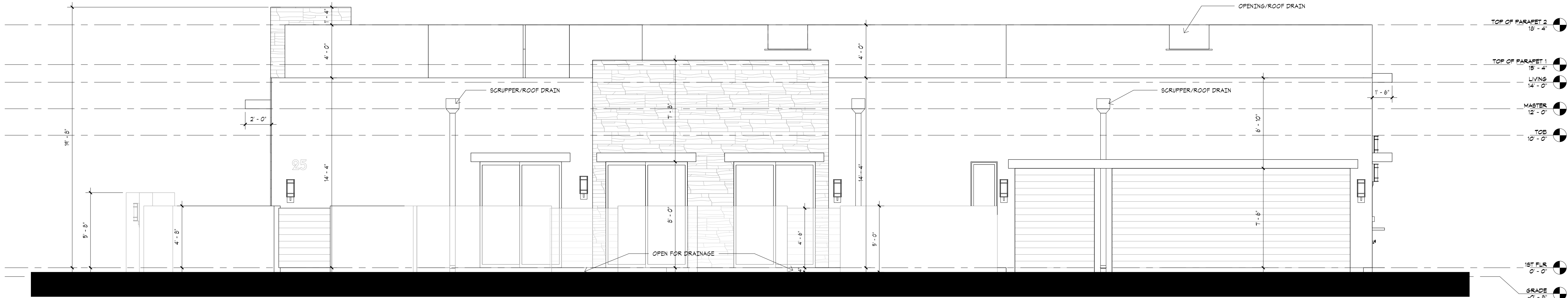
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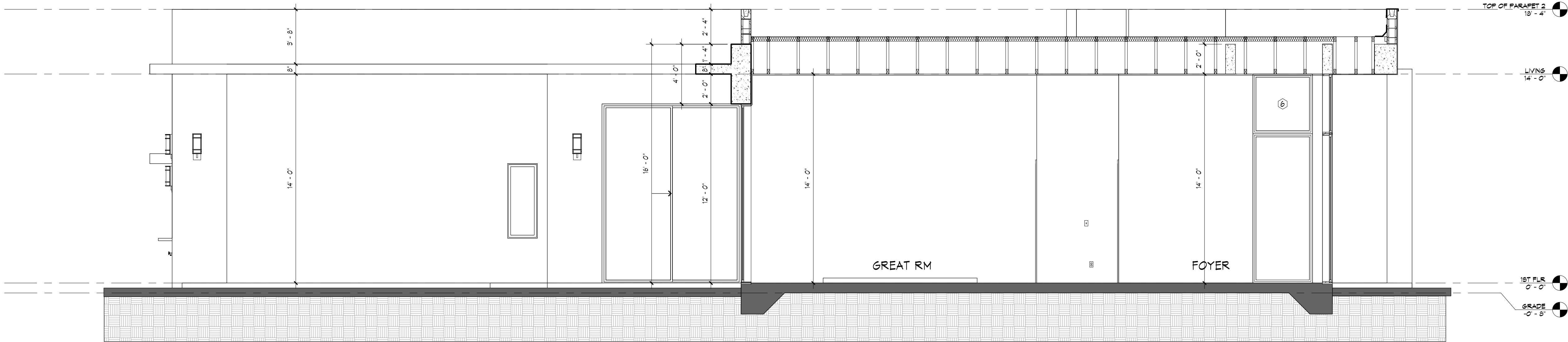
SHEET #

A-2

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2 RIGHT ELEVATION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

ELEVATIONS

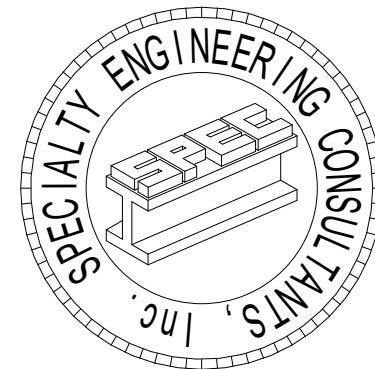
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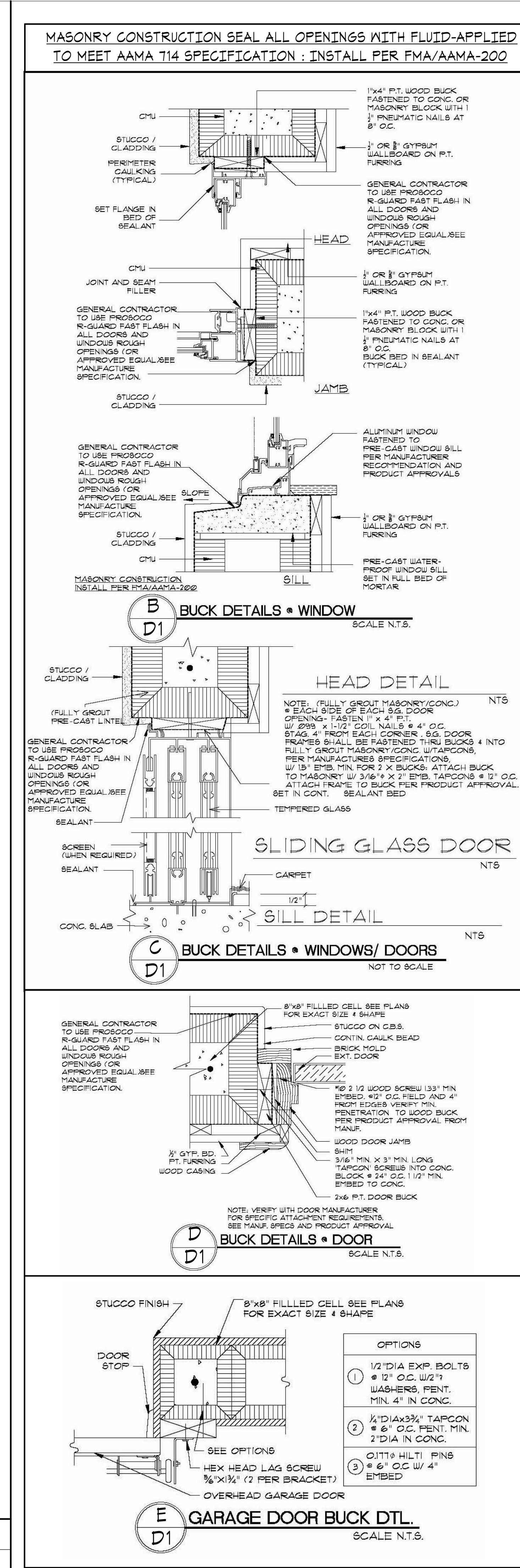
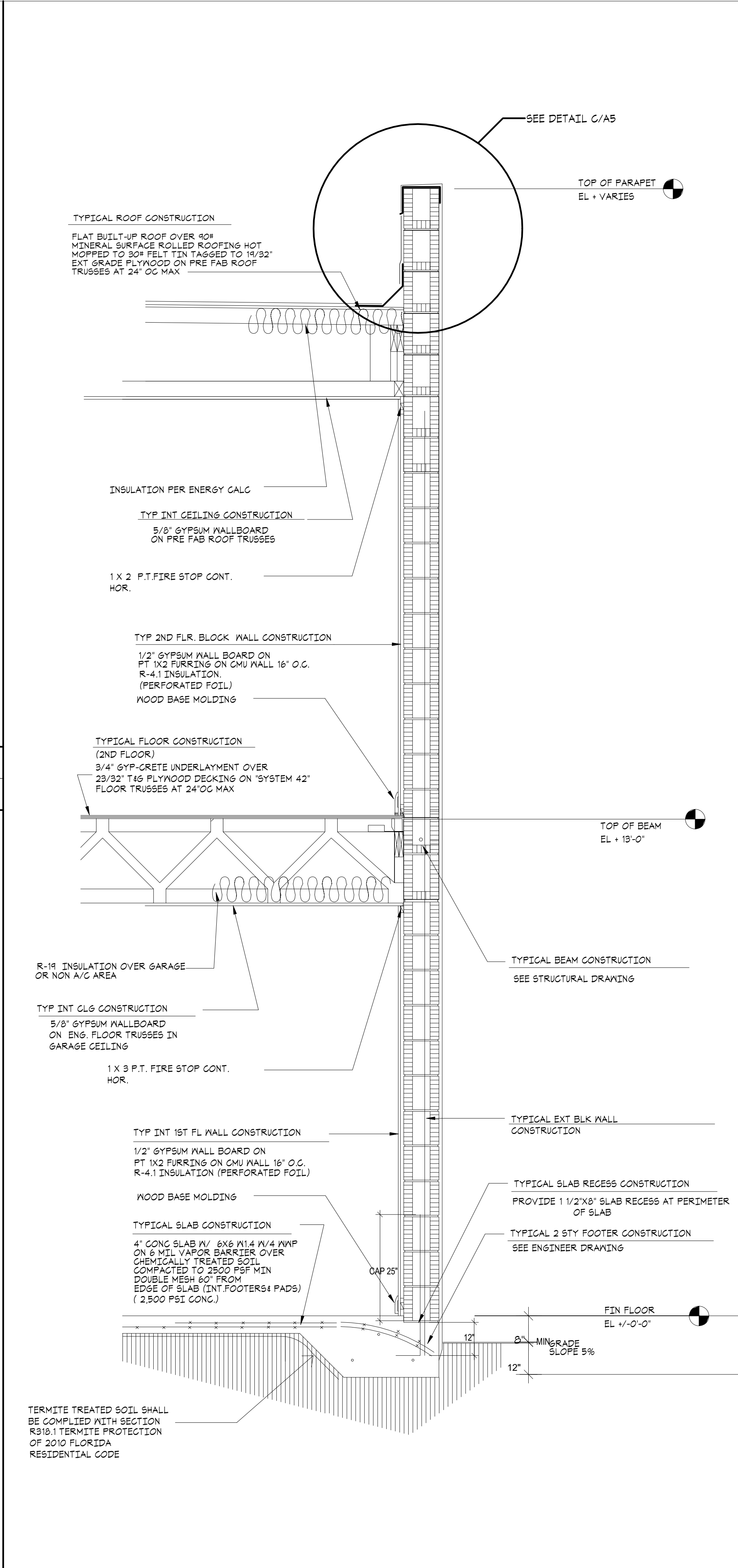
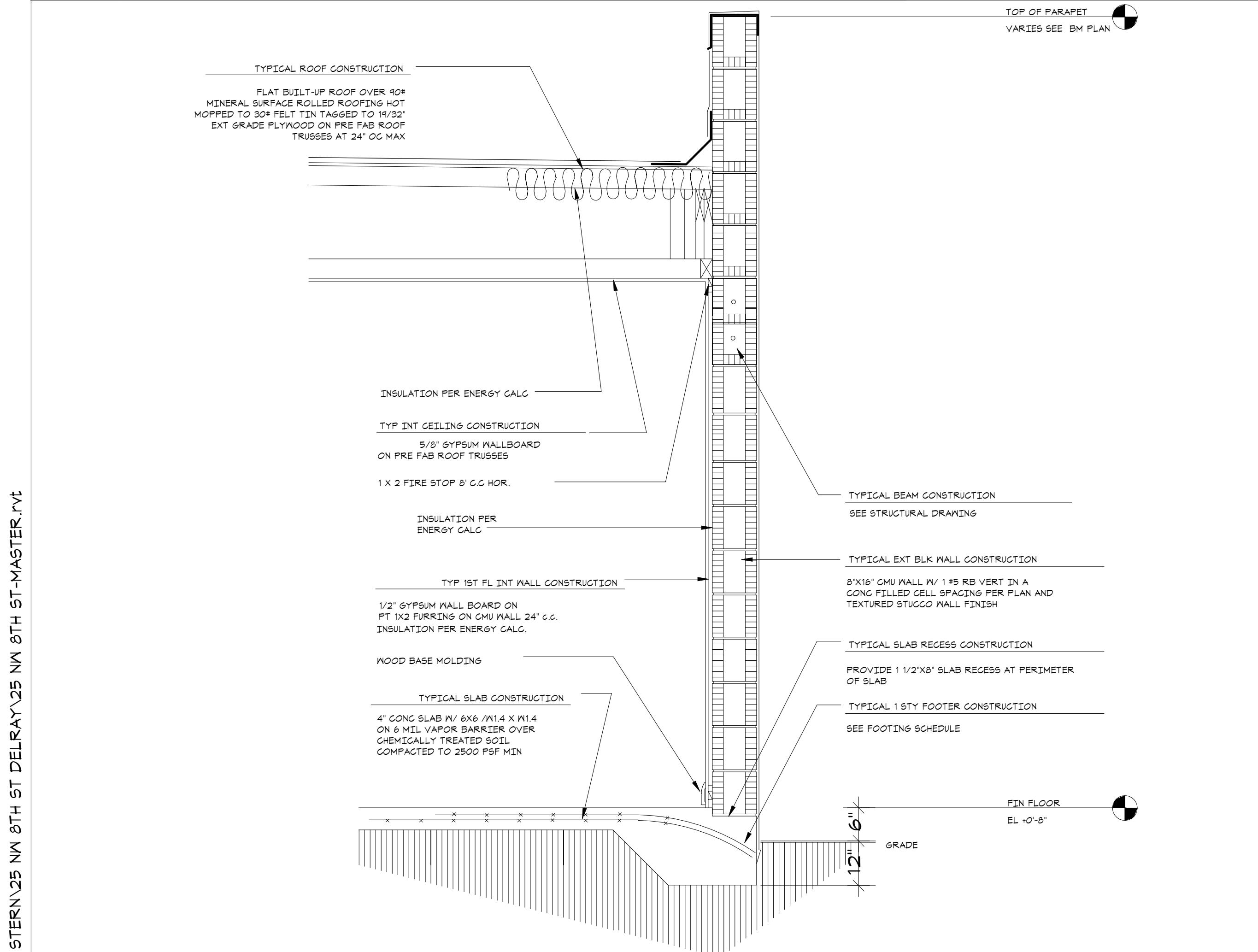
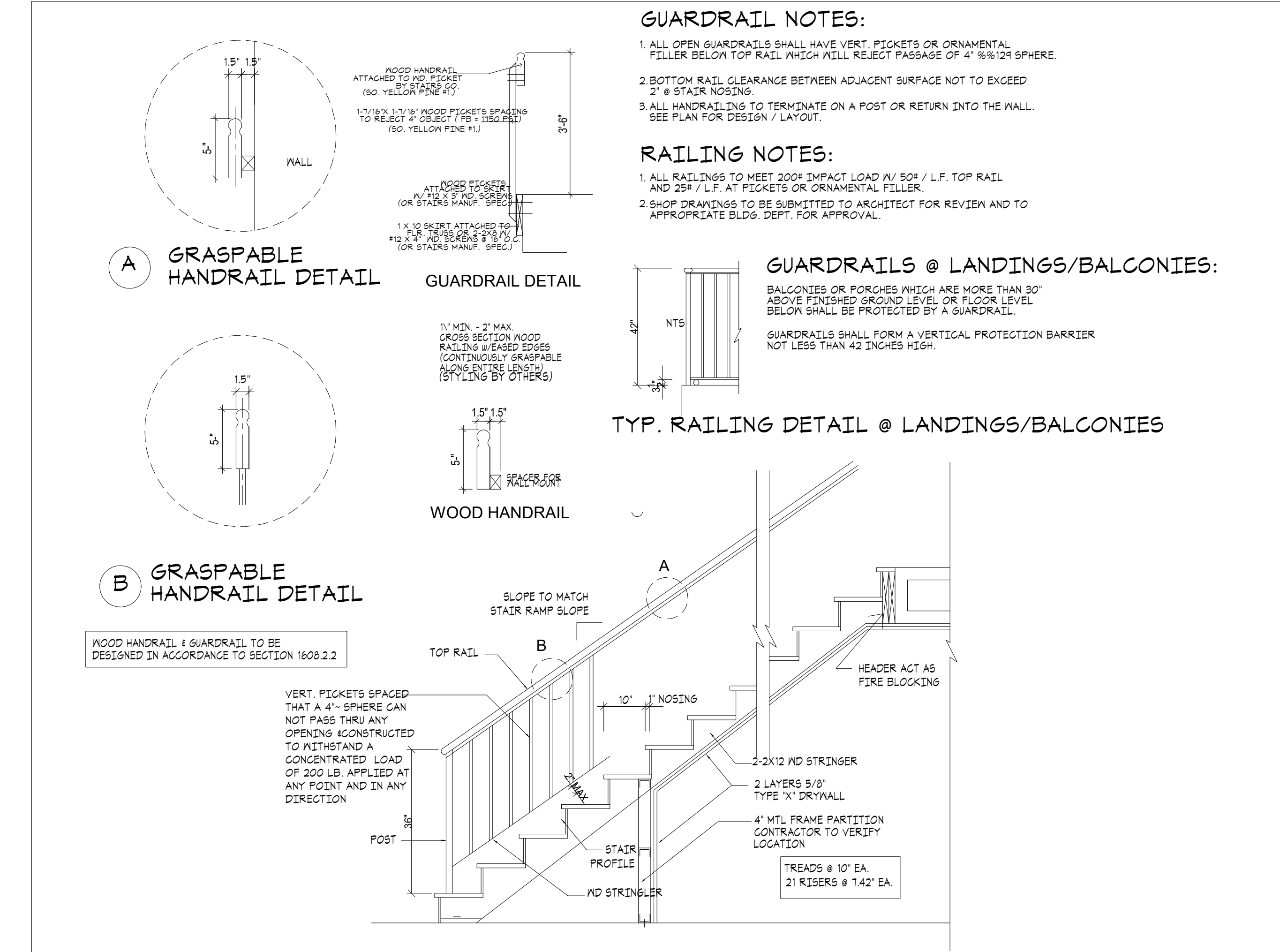
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A-3

1: A/V1 STERN 05 NW 8TH ST DELRAY 25 NW 8TH ST-MASTER.AVC



TYPICAL DETAILS

CLIENT INFORMATION

MIA REAL HOLDING

5301 N FEDERAL HWY SUITE 185

BOCA RATON, FLORIDA

PROJECT INFORMATION

25 NW 8TH ST

DELRAY BEACH, FLORIDA

SHEET INFORMATION

D-1

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SHEET #

D-1

ELECTRICAL PANEL 'A'									
NO	POLE TRIP	KW	DESCRIPTION	WIRE	NO	POLE TRIP	KW	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER # 2	# 6	2	2/60	10.0	AIR HANDLER # 1	# 6
3					4				
5	2/50		A/C COMP #2.	# 8	6	2/50		A/C COMP #1.	# 8
7					8				
9	2/50	10.0	DOUBLE OVEN	#10	10	1/20	1.5	SMALL APPLIANCES KITCHEN	#12
11					12	1/20	1.0	TANKLESS WATER HEATER IGNITER	#12
13	1/20	1.5	GAS COOKTOP IGNITER	#12	14	1/20	1.5	HOOD-FAN	#12
15	1/20	1.5	REFRIGERATOR	#12	16	1/20	1.5	BATHROOM REC. (GFI)	#14
17	1/20	1.5	DISPOSAL	#12	18	1/20	1.5	WASHER	#12
19	1/20	1.5	SMALL APPLIANCES KITCHEN	#12	20	1/20	1.5	LAUNDRY GFI	#12
21	1/15	1.0	SMALL APPLIANCES DINING/BUTLER	#14	22	1/20	1.5	GAS DRYER IGNITER	#12
23	1/20	1.5	DISH WASHER	#12	24	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
25	1/20	1.5	FREEZER	#12	26	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
27	2/60	5.0	AIR HANDLER # 3	# 6	28	1/20	1.5	CENTRAL VAC	#12
29					30	1/20	1.5	UC REF PATIO	#12
31	2/50		A/C COMP #3.	# 8	32	1/20	1.5	UC REF BAR	#12
33					34	1/20	1.5	UC REF BUTLER PANTRY	#12
35					36				
37					38				
39					40				
41					42				
		29.5					29.0		
TOTAL CONNECTED LOAD: 58.5 K.W.									

ELECTRICAL PANEL 'B'									
NO	POLE TRIP	KW	DESCRIPTION	WIRE	NO	POLE TRIP	KW	DESCRIPTION	WIRE
1	1/15		GENERAL LIGHTING BR3/BATH 3 (AF)	#14	2	1/15		GENERAL LIGHTING BATH 1 (AF)	#14
3	1/15		GENERAL LIGHTING MEDIA/FOYER(AF)	#14	4	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14
5	1/15		GENERAL LIGHTING DINING(AF)	#14	6	1/15		GENERAL LIGHTING HALL BATH (AF)	#14
7	1/15		GENERAL LIGHTING GREAT RM(AF)	#14	8	1/15		GENERAL LIGHTING MAST BATH (AF)	#14
9	1/15		GENERAL LIGHTING KITCHEN(AF)	#14	10	1/15		GENERAL LIGHTING MASTER (AF)	#14
11	1/15		ALARM/LV(AF)	#14	12	1/15		GEN LIGHTING GARAGE (AF)	#14
13	1/20		EXTERIOR GFI	#12	14	1/20		GARAGE GFI	#12
15	1/15		GENERAL LIGHTING BR4/BATH 4 (AF)	#14	16	1/15		GEN LIGHTING LANAI (AF)	#14
17	1/15		GENERAL LIGHTING PLAY RM (AF)	#14	18	1/20		SMOKE DETECTOR	#12
19					20				
21					22				
23					24				
TOTAL CONNECTED LOAD: _____ 16.0 k.w.									

ELECTRICAL LEGEND			
	SURFACE MOUNTED LIGHT		FLOOR RECEPTACLE
	WALL MOUNTED LIGHT		BREAKER PANEL
	RECESSED HIGH HAT		ELECTRIC METER
	RECESSED VAPOR PROOF LIGHT		MAIN DISCONNECT PANEL
	SURFACE MOUNTED FLUORESCENT FIXTURE		DEDICATED DISCONNECT PANEL
	RECESSED FLUORESCENT FIXTURE		ROUTED WIRE
	HEAT LAMP/ EXHAUST FAN COMBINATION		TELEPHONE JACK
	FLOOD LIGHT		TELEPHONE JACK
	JUNCTION BOX		INTERCOM
	EXHAUST FAN		SECURITY SYSTEM
	TRACK LIGHTING FIXTURE		CHIMES
	SWITCH		THERMOSTAT
	3 WAY SWITCH		TIMER RELAY
	4 WAY SWITCH		SMOKE DETECTOR
	DIMMER SWITCH		GARAGE DOOR OPENER
	PUSH BUTTON-GARAGE DR OPENER		PADDLE FAN
	PUSH BUTTON-GARAGE DR OPENER		
	TIME SWITCH		
	WEATHER PROOF SWITCH		SWITCH ACTIVATED RECEPTACLE
	DEDICATED RECEPTACLE		WEATHER PROOF RECEPTACLE
	DUPLEX RECEPTACLE 110/120		GROUND FAULT INTERRUPTER RECEPTACLE
	QUADPLEX RECEPTACLE		

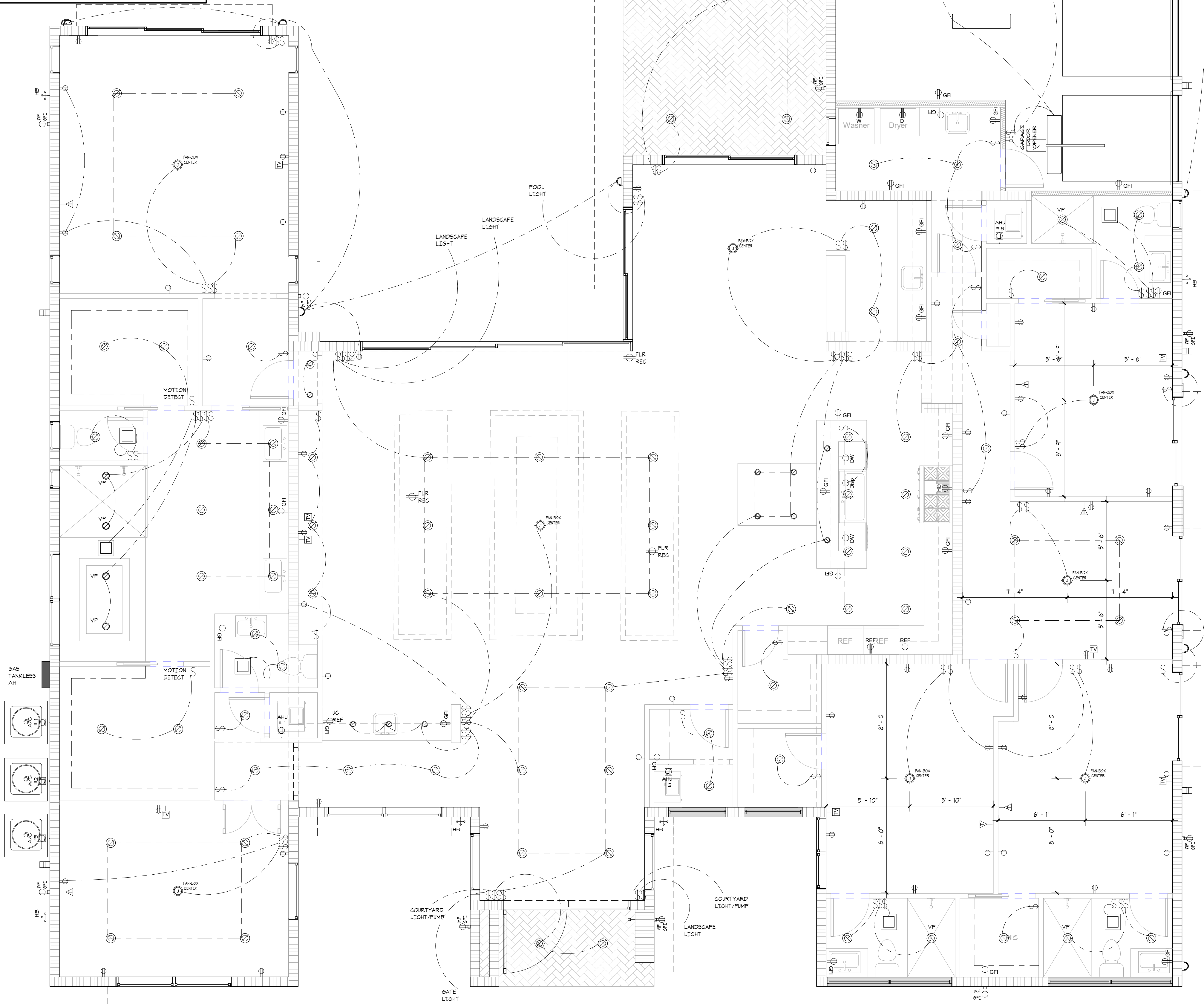
- ALL RECEPTABLES TO BE TAMPER RESISTANT THROUGHTOUT THE HOUSE (ART 406.11)
- ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFCIS IS REQUIRED) MUST BE ARC-Fault, INCLUDING DINING RECEPTABLES (ART 210.12)
- ALL EXTERIOR RECEPTABLES WILL NEED TO BE WEATHER RESISTANT (ART 406.5)
- POOL PUMP/GFA MOTORS WILL REQUIRE GFCI PROTECTION (ART 680.22 B)
- GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENER (ART 210.8)
- GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (ART 250.94).

LOAD CALCULATION PANEL A			
HEAT @ 100 %	15.0		KWS
FIRST 10 KWS. @ 100%	10.0		KWS
REMAINDER @ 40%	13.4		KWS
TOTAL			
	38.4		KWS
38.4 240 KWS X 1000 = 160.0 AMPS			
PROVIDE: AMPS. SERVICE			

LOAD CALCULATION PANEL B			
FIRST 10 KWS. @ 100%	_____	10.0	KWS
REMAINDER @ 40%	_____	2.4	KWS
TOTAL _____			12.4 KWS
12.4	KWS X 1000	=	51.6 AMPS
<u>240</u>			
PROVIDE: <u>100</u> AMPS. SERVICE			

GENERAL LIGHTING CALCULATION	
$\frac{5,076 \text{ SQ.FT.} \times 3 \text{ WTS/SQ.FT.}}{1000} = 15.3 \text{ KWS}$	

100A					OPT POOL PANEL "P"					M.L.O. 120/240-1/0 8/16 NF CKT	
NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE		
1	2/30	3.0	2HP POOL PUMP	# 12	2	2/20	2.0	FEATURE POOL PUMP	# 12		
3					4						
5	2/60	7.5	2HP POOL PUMP	# 6	6	2/20	2.0	SPA AIR BLOWER	# 12		
7					8						
9	1/20	1.0	POOL-LIGHT (LED)	# 12	10	1/20	2.0	POOL-CONTROL	# 12		
		11.5					6.0				
TOTAL/240 = 17.5/240 = 13.1 AMPS											



① ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL

SHEET INFORMATION

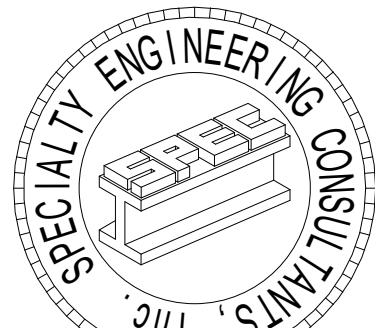
PROJECT INFORMATION

25 NW 8TH ST
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

MIA REAL HOLDING

5301 N FEDERAL HWY SUITE 185
BOCA RATON, FLORIDA



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME

SCALE

DATE 01/24/2021

RV'D. BY

DRWN. B

REVISION

D. ADAM LeBLANC, PE FL #77012

SHEET #

E-1

I:\AVI STERN\25 NW 8TH ST DELRAY\25 NW 8TH ST-MASTER.rvt

PLUMBING RISER N.T.S.

NATURAL GAS

TABLE 402.4(5) CORRUGATED STAINLESS STEEL TUBING (CSST)

TABLE 402.4(21) POLYETHYLENE PLASTIC PIPE (PE)

TABLE 402.4(22) POLYETHYLENE PLASTIC PIPE (PE) 2PSI

TABLE 402.4(2) SCHEDULE 40 METALLIC PIPE

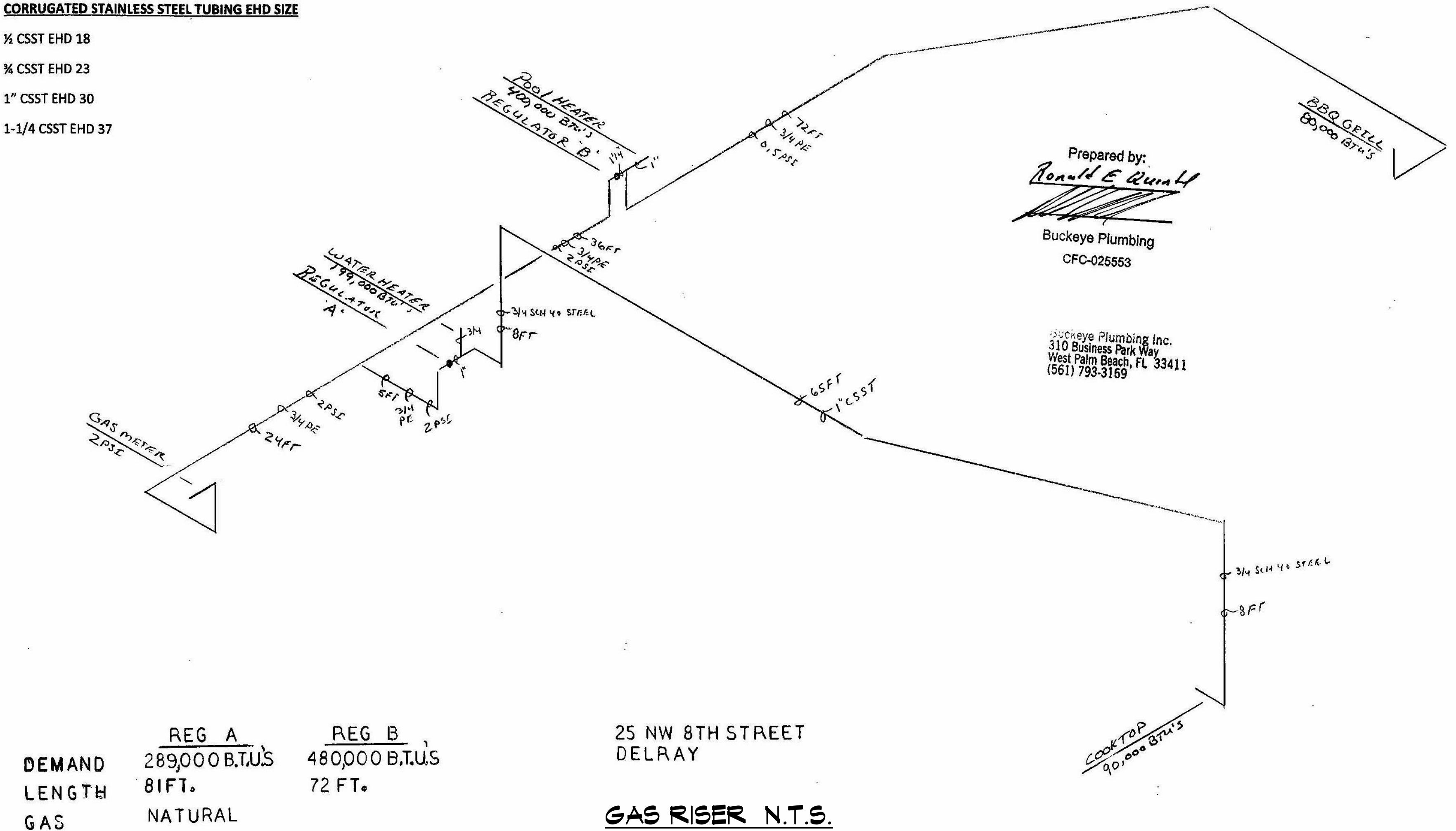
CORRUGATED STAINLESS STEEL TUBING EHD SIZE

1/2 CSST EHD 18

3/4 CSST EHD 23

1" CSST EHD 30

1-1/4 CSST EHD 37



PLUMBING/GAS RISERS

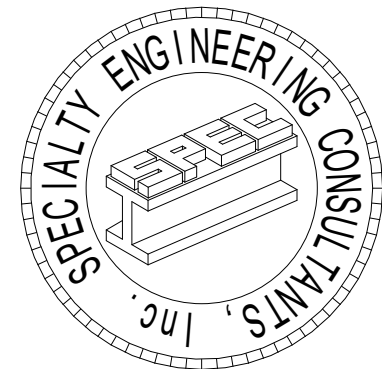
SHEET INFORMATION

PROJECT INFORMATION

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DELRAY BEACH, FLORIDA

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SCALE

DATE

01/24/2021

RVD. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

P-1

I:\AVI STERN\25 NW 8TH ST DELRAY\25 NW 8TH ST-MASTER.rvt

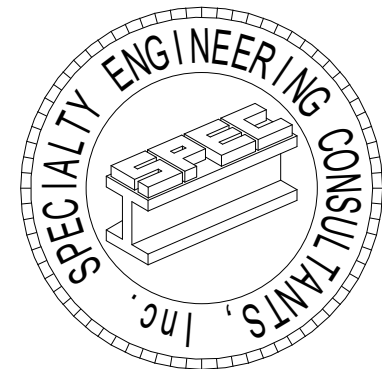


RENDERINGS

PROJECT INFORMATION
25 NW 8TH ST
DELRAY BEACH, FLORIDA

CLIENT INFORMATION

MIA REAL HOLDING



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SEAL
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SHEET #

REN

SHEET INFORMATION