

DELRAY EAST TOWNHOMES
DELRAY BEACH, FLORIDA

GENERAL NOTES:

- 1
- CONSTRUCTION SHALL FOLLOW FLORIDA BUILDING CODE-2014 5th ED. AS ADOPTED BY THE COUNTY AS APPLICABLE AND ALL APPLICABLE AMENDMENTS.
- 2
- BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.
- 3
- BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OF ANY DISCREPANCY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.
- 4
- DO NOT SCALE DRAWINGS.
- 5
- SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE CODE, CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE, IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
- 6
- THE BUILDER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH, WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
- 7
- BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
- 8
- CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- 9
- WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.
- 10
- ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED.
- 11
- ALL FIXED GLASS, BUTT GLASS, AND GLASS BLOCK SHALL BE INSTALLED TO WITHSTAND 140 MPH WIND LOAD.
- 12
- TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERING CALCULATIONS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OR THEIR ROOF TRUSS DESIGN FOR APPROVAL INCLUDING TWO COPIES FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHJ'S AND MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.
- 13
- PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.
- 14
- ALL INTERIOR LOAD BEARING PARTITIONS TO BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE.
- 15
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-08
- 16
- CONCRETE SLABS SHALL HAVE A MIN. 3000 PSI COMPRESSIVE STRENGTH AND ALL STRUCTURAL CONCRETE SHALL HAVE A MIN. 3000 PSI COMPRESSIVE STRENGTH. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE:
-SLABS ON VAPOR BARRIER - 3/4"
-BEAMS AND COLUMNS - 1 1/2"
-FORMED CONCRETE BELOW GRADE - 2"
-UNFORMED CONCRETE BELOW GRADE - 3"
- 17
- REINFORCING STEEL: GRADE 60 (FY = 60,000).
- 18
- PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO ACI'S 'MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES', (ACI, 318.08).
- 19
- DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH 'MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION', AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
- 20
- ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION.
- 21
- CONCRETE BEAM SIZES MAY BE INCREASED (8' MAXIMUM) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COARSING. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOW AND DOOR BEAMS (28' MAXIMUM) AND ADD 2 - 15 BOTTOM IF DROP EXCEEDS 8'.
- 22
- DOUEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOUELS AS VERTICAL BARS ABOVE. VERTICAL CELLS FOR MASONRY TO BE GROUTED SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CELL.
- 23
- CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF THE GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.
- 24
- REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 36 BAR DIAMETERS MIN. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE 'TIMBER CONSTRUCTION MANUAL', AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- 25
- ALL WOOD IN CONTACT WITH MASONRY, 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.
- 26
- BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
- 27
- DIMENSIONAL LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN YELLOW PINE, NO.2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES, 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1600 KSI OR BETTER, AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
- 28
- STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. 'SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING', 1989 EDITION.
- 29
- MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS FOLLOWS:
-SHAPES, PLATES, ANCHOR BOLTS - A 36-81 A
-MACHINE BOLTS - A 325-83 C
-TUBULAR STEEL - A 500-82 A GRADE B (46 KSI)
- 30
- WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY 'STRUCTURAL WELDING CODE'. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE AWS: A51 E100XX
SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFORMATION ON THESE ITEMS.
- 31
- TYPICAL CURING REQUIRED FOR ALL SLABS AND FLAT WORK (UNO.), NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

BLDG. DESIGN DATA

CODES: FLORIDA BUILDING CODE 2011 6TH EDITION, NFPA FL. FIRE PREVENTION CODE 2014 ED. NEC NATIONAL ELECTRIC CODE 2014 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0412 ACI 318-08, ASTM 47th. ED.

DESIGN CRITERIA

COUNTY	PALM BEACH
OCCUPANCY GROUP	R-2
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	Vult 170, Vasecl 132
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
WIND RISK CATEGORY	II
VELOCITY PRESSURE	29.9 PSF
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE + DEAD)	60
ROOF DEAD LOAD, psf	25
ROOF LIVE LOAD, psf	30
CONSTRUCTION TYPE	▼ UNPROTECTED

DRAWING INDEX:

GENERAL NOTES AND BUILDING DATA	SP-1
SURVEY	
SITE PLAN	SP-2
COMPOSITE PLAN	SP-3
DEMOLITION PLAN	SP-4
BUILDING PLAN	A-4
EXTERIOR ELEVATIONS	A-5
TYPICAL DETAILS	A-6
ROOF PLAN BUILDING SECTION	A-7
LOCATION MAP	C-1
GRADING, PAVING, DRAINAGE, WATER & SEWER PLAN	C-2
POLLUTION PREVENTION PLAN	C-3
DETAILS	C-4
NOTES AND DETAILS	C-5
SECTIONS AND DETAILS	C-6
EXISTING TREE PLAN	L-1
PLANTING PLAN	L-2
SPECIFICATION, DETAILS, NOTES	L-3
SPECIFICATION, DETAILS, NOTES	L-3



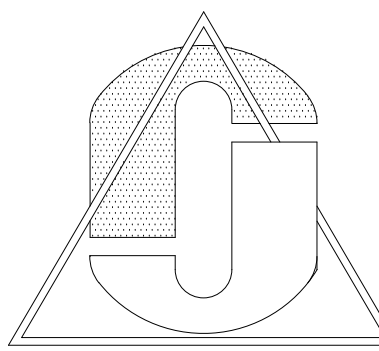
LOCATION MAP

Delray East Townhomes
2800 florida blvd.
DELRAY BEACH, FLORIDA

MAR-23-2020

REVISIONS:

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CONTENTS: GENERAL NOTES AND BUILDING DATA

FOR THE PROJECT: DELRAY EAST TOWNHOMES
DELRAY BEACH, FLORIDA

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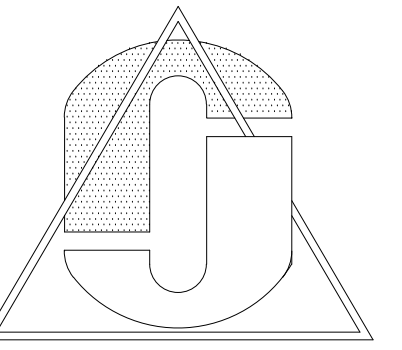
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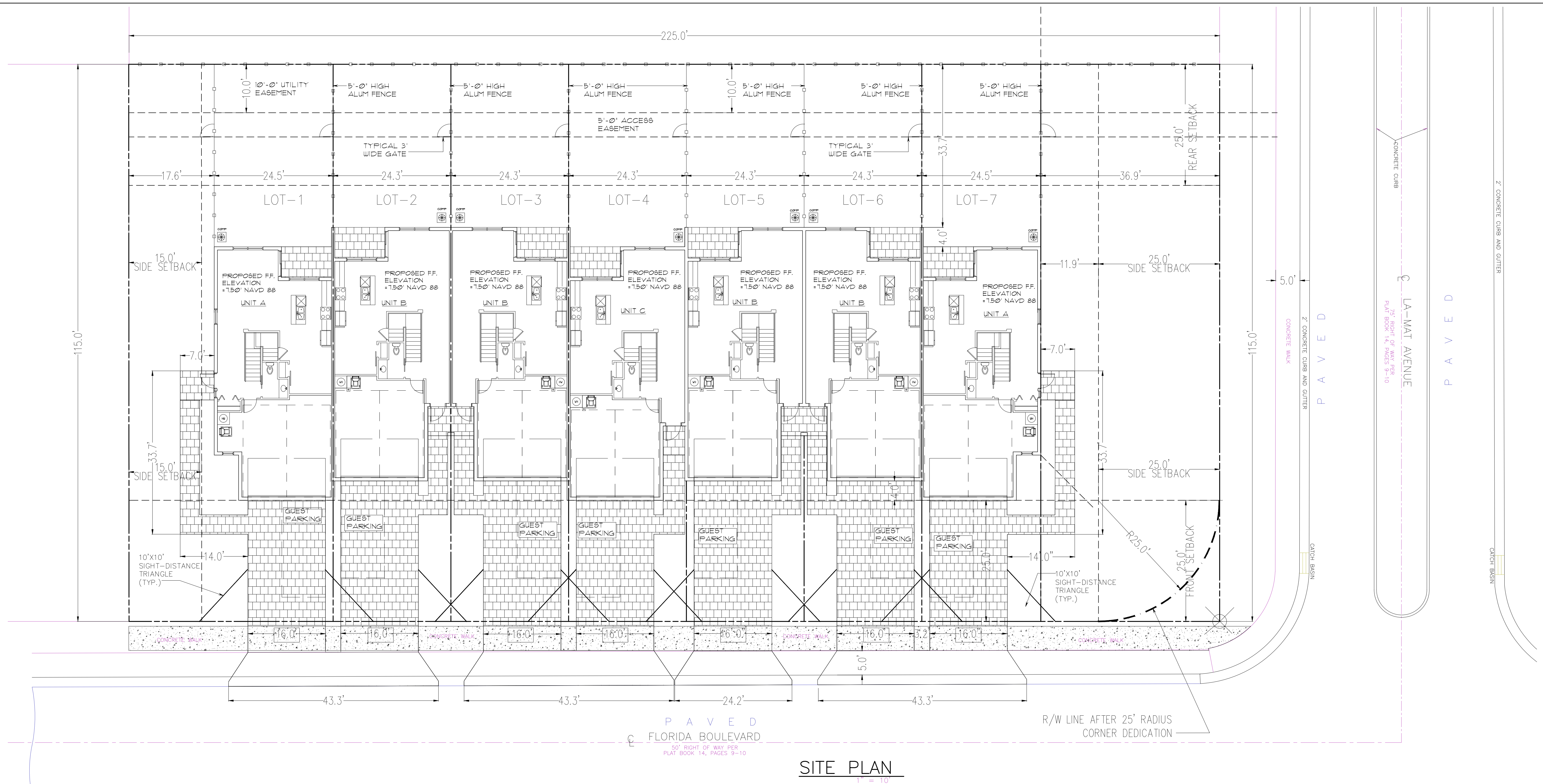
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OWNER SHALL HAVE PRECEDENCE OVER ANY OTHER DRAWINGS OR SPECIFICATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE UNAUTHORIZED USE OF THESE PLANS, DRAWINGS AND SPECIFICATIONS BY ANY PERSONS OTHER THAN THE ARCHITECT. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN THE AREA IN QUESTION.

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 $3p=2$ 

TOTAL IMPERVIOUS	5,293 SQ.FT.
TOTAL PERVIOUS	11,965 SQ.FT.

CLEANOUT ID	NOTES	INVERT ELEV.	DETAIL
C.O. # 1	ON EXISTING LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 2	CONNECTION TO PLUMBING	3.80	
C.O. # 3	ON PROPOSED LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 4	CONNECTION TO PLUMBING	3.80	
C.O. # 4A	CONNECTION TO PLUMBING	3.30	
C.O. # 5	ON PROPOSED LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 6	CONNECTION TO PLUMBING	3.80	
C.O. # 6A	CONNECTION TO PLUMBING	3.30	
C.O. # 7	ON PROPOSED LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 8	CONNECTION TO PLUMBING	3.80	
C.O. # 8A	CONNECTION TO PLUMBING	3.30	
C.O. # 9	ON PROPOSED LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 10	CONNECTION TO PLUMBING	3.80	
C.O. # 10A	CONNECTION TO PLUMBING	3.30	
C.O. # 11	ON PROPOSED LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 12	CONNECTION TO PLUMBING	3.80	
C.O. # 12A	CONNECTION TO PLUMBING	3.30	
C.O. # 13	ON EXISTING LATERAL	3.00	PER DETAIL WW 5.2
C.O. # 14	CONNECTION TO PLUMBING	3.60	

WATER METER	NOTES	DETAIL
WM # 1	UNIT NO. 1	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 2	UNIT NO. 2	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 3	UNIT NO. 3	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 4	UNIT NO. 4	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 5	UNIT NO. 5	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 6	UNIT NO. 6	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 7	UNIT NO. 7	INSTALL 1" WATER METER PER DETAIL PW 9.1a
WM # 8	SITE IRRIGATION	INSTALL 1" WATER METER TO REPLACE EXISTING WATER METER PER DETAIL PW 9.1a

CONSTRUCT ALL CLEANOUTS PER WW 5.1.
CLEANOUTS SHALL BE AT A MIN.
DISTANCE OF 3 FT. FROM DRIVEWAY AND
18" FROM PROPERTY LINE

ANY TREES OR SHRUBS PLACED WITHIN
WATER, SEWER OR DRAINAGE EASEMENTS
SHALL CONFORM TO THE CITY OF DELRAY
BEACH DETAILS LD 1.1 AND LD 1.2

WATER SERVICE VERIFICATION:
Verification of water service is required per
City's Utilities Dept. (Please excavate a few feet
before meter connection or if no meter then
excavates where water service is accessible to
verify). If water service is galvanized pipe it's
recommended to be replaced from the water
main to the property line at owner's expense.
Inspection of the water service is required by
Utilities Personnel. Please contact the City's
Utilities Dept. (561-243-7312) to schedule
inspection. Please have Utilities Dept. or
Water/Sewer Network Manager Scott Solomon
contact Plan

LEGEND	
6.70	PROPOSED ELEVATION
+6.9	EXISTING ELEVATION
	ALL ELEVATION ARE NAVD 1988 DATUM
	RUNOFF DIRECTION
	CATCH BASIN (CB) TYPE C PER DETAILS D 5.1 AND D 6.1
	PROP. MILL 1" OF ROAD PAVEMENTAND RESURFACING W/ 1" COMPACTED S-III TYPE ASPHALT (TYP. WHERE HATCHED GRAY) PER DETAIL RT 7.1

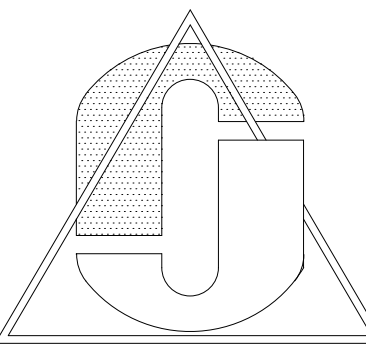
NOTE:
PLEASE REFER SHEET C-3 FOR
DRIVEWAYS DIMENSIONS

THE CONTRACTOR SHALL CAP ALL UNUSED
EXISTING WATER AND SEWER SERVICES AS
REQUIRED BY THE CITY OF DELRAY BEACH

Delray East
Townhomes
2800 florida blvd.
DELRAY BEACH, FLORIDA

REVISIONS:

- MAR-8-2021
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COMPOSITE PLAN

DELRAY EAST TOWNHOMES

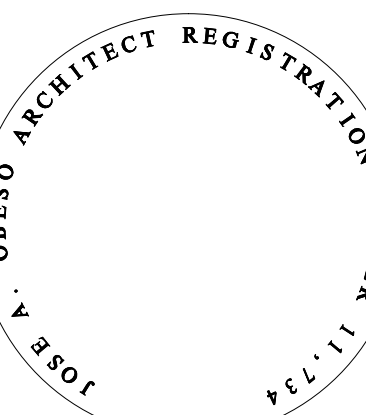
DELRAY BEACH, FLORIDA

FOR THE PROJECT:

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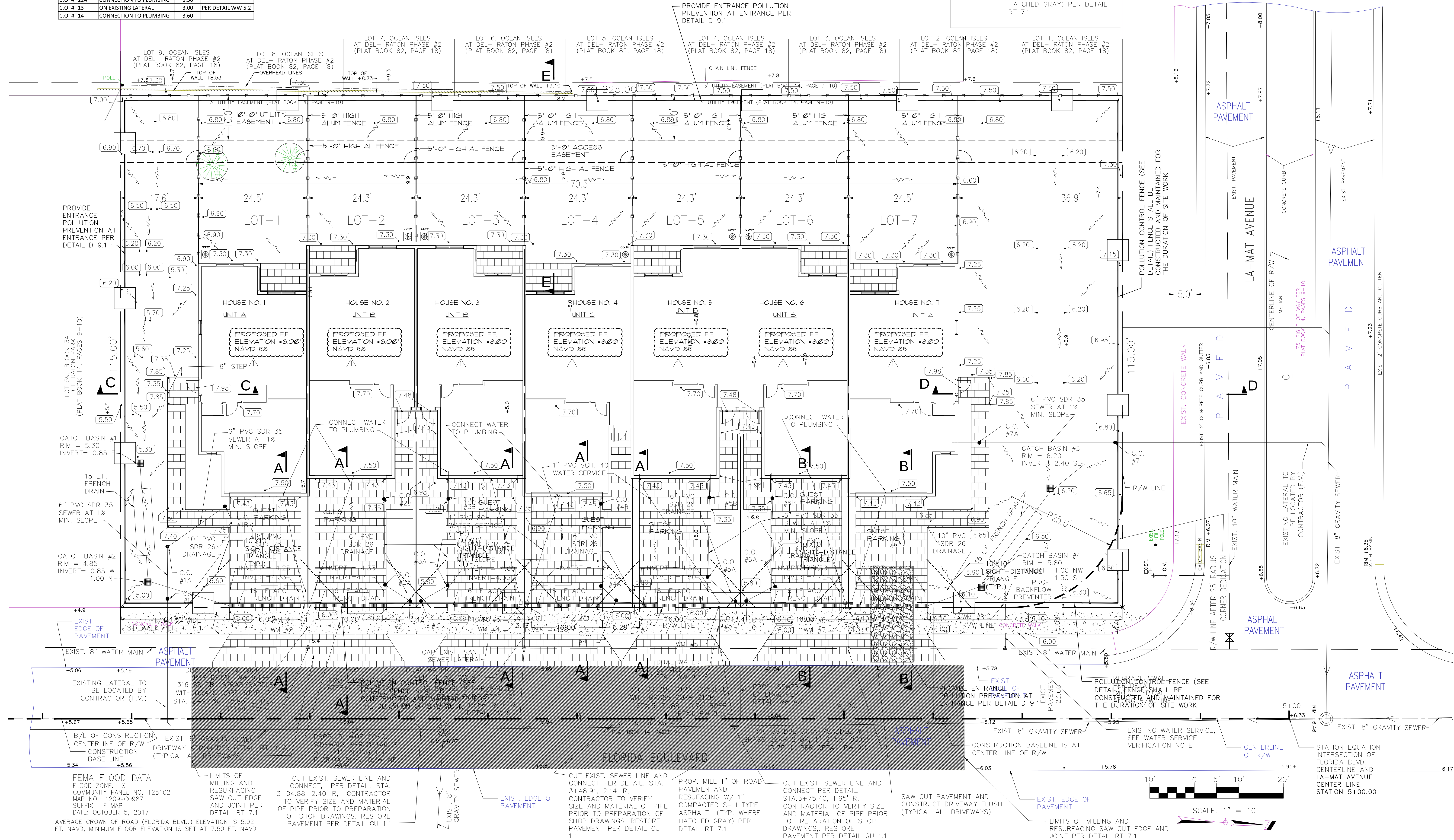
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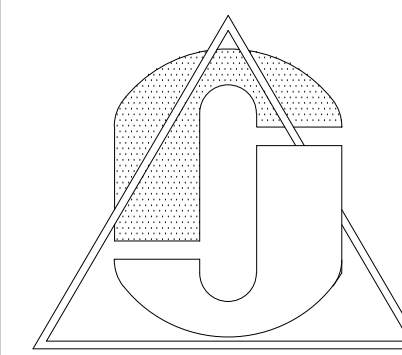
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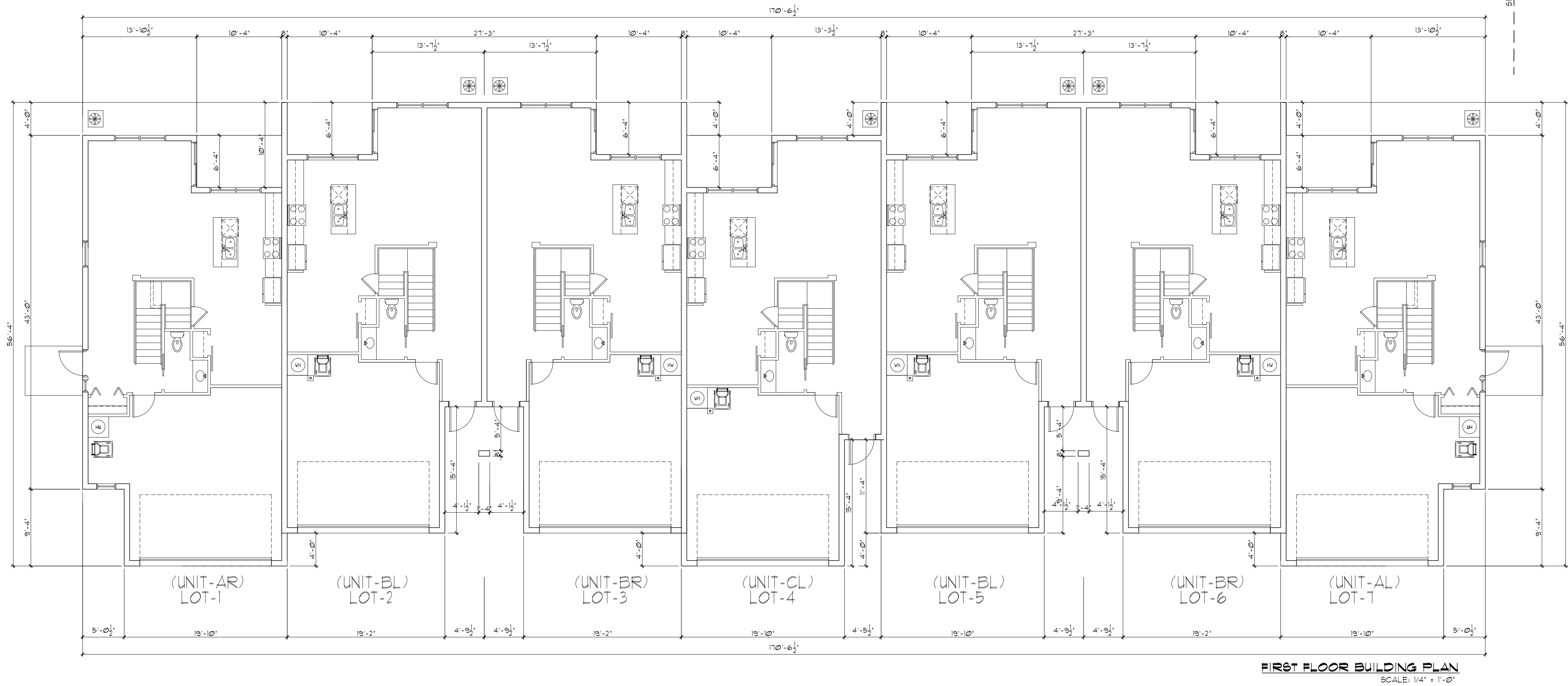
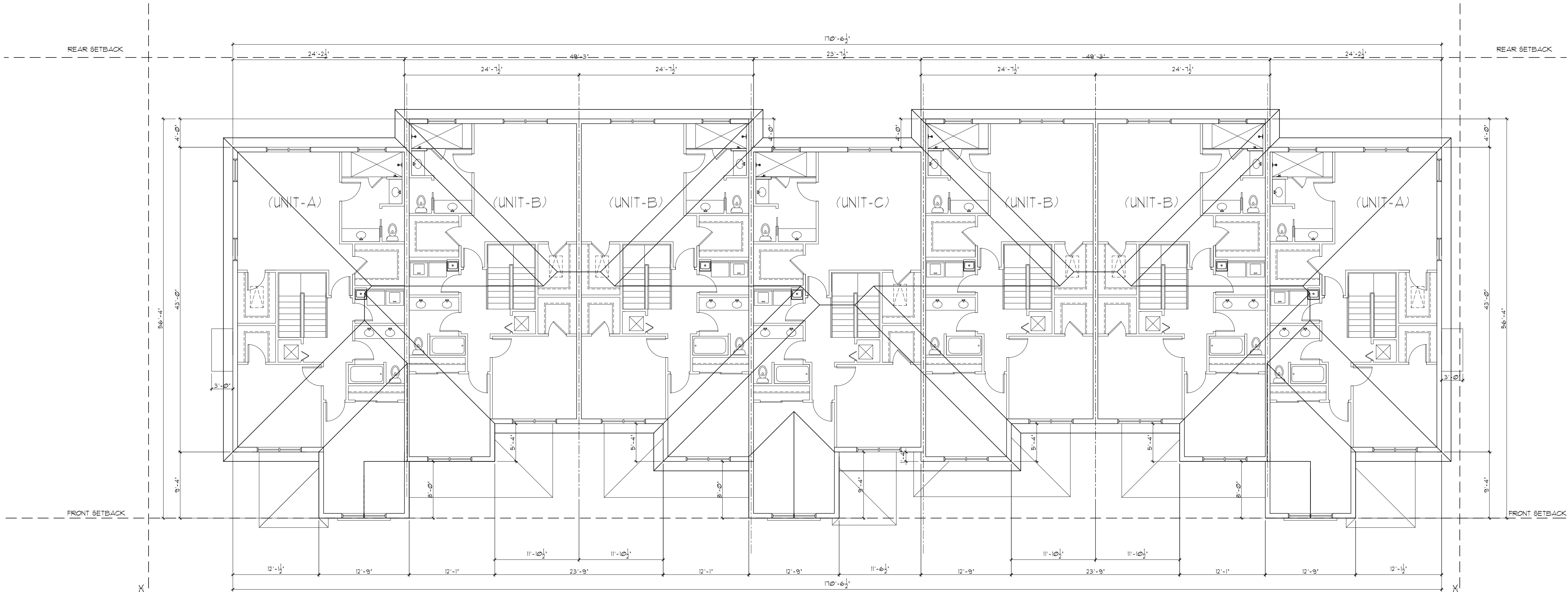
CONTENTS:

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DELRAY BEACH, FLORIDA

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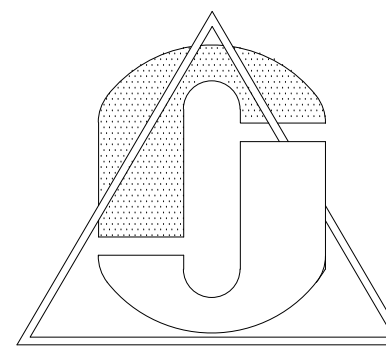



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MAR-23-2020

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- 2.
- 3.
- 4.
- 5.
- 6.



BUILDING PLANS

FOR THE PROJECT:
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DELRAY BEACH, FLORIDA

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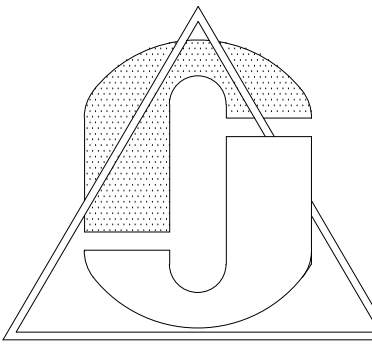
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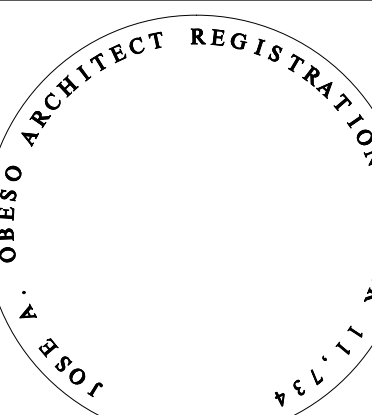
EXTERIOR ELEVATIONS

FOR THE PROJECT:
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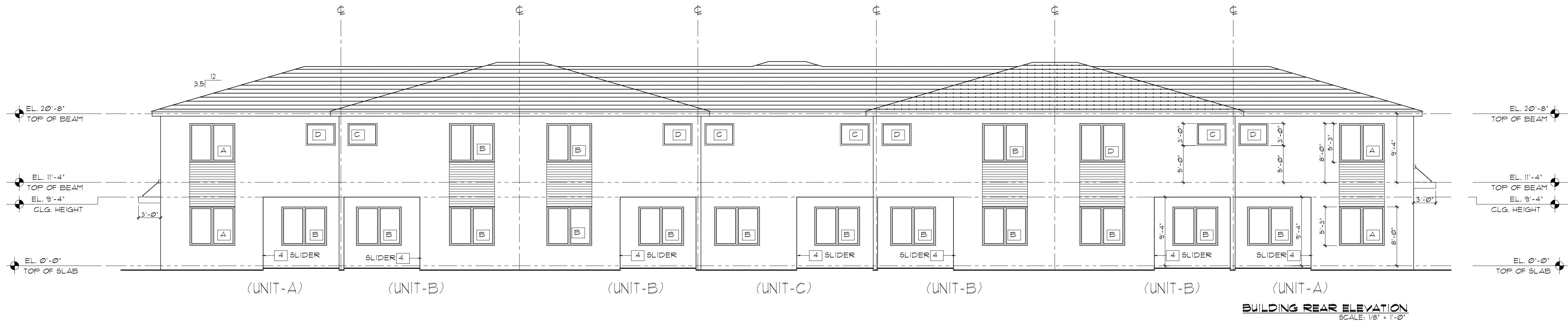
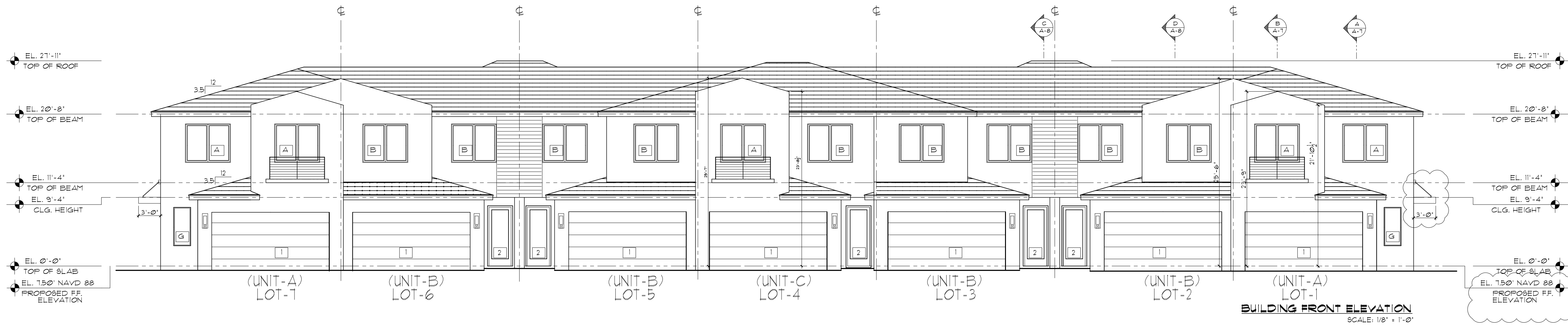
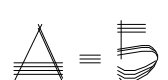
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JOB NUMBER: 20-016
SHEET NO:



OPENING PRESSURES		
TK	PRESSURE + PSF	PRESSURE - PSF
1	35.1	-33.15
2	53	-50
3	50	-50
4	51	-56
A	52	-66
B	52	-51
C	54	-70
D	54	-50
E	55	-73
F	54	-53
G	54	-71
H	56	-61

