



SofA DISTRICT OFFICES

101 S.E. 1ST STREET

DELRAY BEACH, FL 33444

RICHARD JONES

 ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102
 DELRAY BEACH, FLORIDA 33444
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 AA26001617 | IB26001056

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SofA DISTRICT OFFICES
 101 S.E. 1ST STREET
 DELRAY BEACH, FLORIDA 33444
 J & M HOLDINGS AND INVESTMENTS INC.
 BOCA RATON, FLORIDA 33431

RICHA RD JONES ARCHITECTURE

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GENERAL NOTES

G01. PRIOR TO THE SUBMISSION OF ANY BIDS THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND VERIFY THE ARCHITECTS DIMENSIONS, DETAILS, AND INFORMATION PERTAINING TO THE PROJECT. IF ANY DISCREPANCIES, CONFLICTING INFORMATION, ERRORS OR OMISSIONS ARE PRESENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY. ANY DISCREPANCY, OR CONFLICT NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO THE FINAL BID SUBMISSION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

G02. DRAWINGS CONFORM TO BUILDING STANDARD GUIDELINES AND DECLARATION OF COVENANTS, WITH SOME APPROVED EXCEPTIONS

G03. THE CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO ASSURE THE PROJECTS COMPLIANCE WITH THE MOST STRINGENT REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT LOCAL EDITION, NFPA-101, AND ALL OTHER APPLICABLE CODES AS GENERALLY DEPICTED IN THESE DRAWINGS.

G04. DIMENSIONS AS INDICATED ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING OF THE DRAWINGS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE CALCULATED BY COMPUTER AND ROUNDED TO THE NEAREST INCH. THE LOCATION OF PARTITIONS TO THE CENTERS OF MULLIONS OR TO ALIGN WITH FINISHES SHALL TAKE PRECEDENCE OVER WRITTEN DIMENSIONS WHEN SO NOTED

G05. THE CONTRACTOR AND ALL SUBCONTRACTORS AND ALL VENDORS SHALL FAMILIARIZE THEMSELVES WITH AND CONFORM TO ANY AND ALL REQUIREMENTS SET FORTH BY THE BUILDING OWNER OR MUNICIPALITY RELATIVE TO THE HOURS OF WORK.

G06. THE WORK SHALL BE LIMITED TO THE SCOPE REASONABLY INFERRED IN THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE EXECUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND ARCHITECT. ANY ADDITIONAL WORK DONE WITHOUT PRIOR WRITTEN APPROVAL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

G07. SHOULD THE SCOPE OF WORK FOR ANY REASON NOT BE FULLY INDICATED ON THE CONTRACT DOCUMENTS THE ARCHITECT SHOULD BE CONTACTED IMMEDIATELY.

G08. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, AND SECURE ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT ARE REQUIRED BY THE GOVERNING JURISDICTION. THE OWNER SHALL RECEIVE A COPY OF THE PERMIT UPON ISSUANCE.

G09. THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE, COORDINATING ALL SUBCONTRACTORS, SUPPLIERS AND VENDORS.

G10. THE CONTRACTOR SHALL NOT ALLOW ON THE PROJECT, ANY MATERIALS CONTAINING ASBESTOS, PETROLEUM OR PCB. ALL FIREPROOFING MUST LIKEWISE BE FREE OF THE ABOVE DESCRIBED MATERIALS.

G11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND DISTRIBUTING ALL CURRENT DRAWINGS TO ALL SUBCONTRACTORS AND VENDORS DURING THE DURATION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ON SITE IN A CONVENIENT LOCATION, A COMPLETE SET OF THE SIGNED AND SEALED PERMIT DOCUMENTS, INCLUDING ALL THE LATEST REVISIONS, ADDENDUM, SHOP DRAWINGS, AND SUPPLEMENTAL INFORMATION AS MAY BE REQUIRED FOR PROPER EXECUTION OF THE PROJECT.

G12. THE CONTRACTOR SHALL COORDINATE ALL OWNER OR TENANT SUPPLIED ITEMS, AND INCORPORATE THE INSTALLATION INTO THE CONSTRUCTION SCHEDULE, VERIFY THE SCOPE OF SUCH ITEMS PRIOR TO BID SUBMITTAL.

G13. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL WORK WITH SUBCONTRACTORS, SUPPLIERS, VENDORS AND SPECIALTY CONTRACTORS.

G14. THE CONTRACTOR SHALL MAINTAIN SUPERVISION ON SITE WHENEVER WORK IS BEING PERFORMED.

G15. ALL WORK DONE BY THE CONTRACTOR, SUBCONTRACTORS, VENDORS, AND SPECIALTY CONTRACTORS SHALL EXERCISE DUE CARE AND SKILL IN PERFORMING ALL WORK IN REGARDS TO THE PROJECT. ALL WORK SHALL BE DONE IN A NEAT WORKMANLIKE PROFESSIONAL MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND RULES.

G16. THE JOB SITE SHALL REMAIN FREE FROM RUBBISH AND DEBRIS. DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL CONFORM TO BUILDING REGULATIONS.

G17. EACH CONTRACTOR SHALL PROTECT THE WORK OF OTHER CONTRACTORS. ANY CONFLICTS ARE TO BE RESOLVED BETWEEN THE CONTRACTORS INVOLVED AND ANY WORK DAMAGED SHALL BE REPLACED BY THE CONTRACTOR CAUSING THE DAMAGE. THE ARCHITECT AND THE OWNER SHALL BE NOTIFIED OF SUCH CONFLICTS.

G18. THE CONTRACTOR SHALL EXPEDITE THE DELIVERY OF LONG LEAD TIME ITEMS TO INSURE DELIVERY CONFORMING TO THE CONSTRUCTION SCHEDULE. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL EQUIPMENT, FIXTURES, APPLIANCES, FURNISHINGS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONTRACT DOCUMENTS. MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS SHALL BE STRICTLY ADHERED TO, AND ARE CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

G19. UPON COMPLETION OF THE PROJECT, ISSUANCE OF THE OCCUPANCY CERTIFICATE AND ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL EQUIPMENT MAINTENANCE AND INSTRUCTION MANUALS AND WARRANTIES.

G20. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A SET OF "AS BUILT" MARKED PLANS, THE ELECTRICAL CONTRACTORS AS BUILT DRAWINGS SHALL BE INCLUDED. THESE DRAWINGS SHALL BE TRANSMITTED TO THE OWNER.

G21. THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURES, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED.

G22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR MATERIALS WITHIN THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE CORRECTION OF WORK THAT HAS BEEN ABUSED OR NEGLECTED BY THE OWNER OR HIS REPRESENTATIVES.

G23. THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICE LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

G24. MILLWORK NOTES: THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED. ALL COUNTER TOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINET/ DRAWER INTERIORS ARE TO BE FINISHED. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PREMIUM GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORK INSTITUTE. MATERIAL, EQUIPMENT AND WORKMANSHIP SHOULD CONFORM TO THE INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSI/NEEMA LD3-1995, SECTION DLPA (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/ 1612-1979 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.

G25. MILLWORK CONTRACTOR SHALL COORDINATE WITH GENERAL, ELECTRICAL AND PLUMBING CONTRACTORS AND WITH LOCAL COMMUNICATION REPS. WHERE APPLICABLE. THE ARCHITECT/ DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

PROJECT INFORMATION

PROPOSED PROJECT: 4-STORY MIXED USE PROJECT WITH RETAIL AT GROUND FLOOR AND OFFICE SUITES ABOVE

GOVERNING CODE: FLORIDA BUILDING CODE- 2014 5TH EDITION
 FLORIDA FIRE PREV. CODE-2015 EDITION
 NFPA 1 UFC FLORIDA 2012 EDITION
 NFPA 101 LSC FLORIDA 2012 EDITION
 FLORIDA ACCESSIBILITY CODE- 2014 5TH EDITION

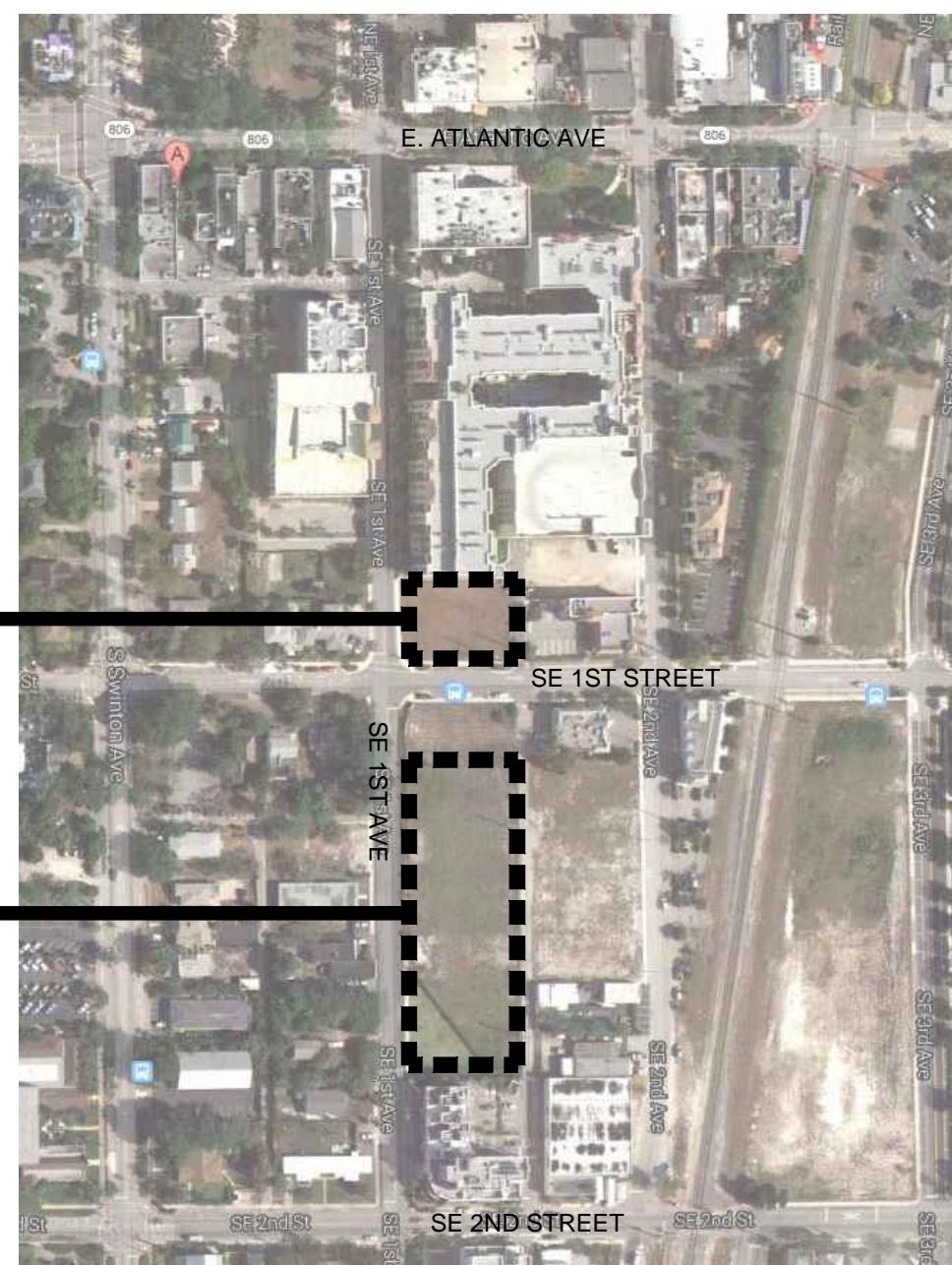
ROOF HEIGHT: 53'-0"(ABOVE CROWN ROAD)

TYPE OF CONSTRUCTION: TYPE V (B)- SPRINKLERED

BUILDING DESIGNED: ENCLOSED

ZONING DISTRICT: CBD: CENTRAL BUSINESS DISTRICT

LOCATION MAP



SITE LOCATION:
 RETAIL AND OFFICES

SITE LOCATION:
 RETAIL AND LOFTS

CLIENT

J&M HOLDING & INVESTMENTS INC.
 5200 TOWN CENTER CIRCLE
 STE 601
 BOCA RATON FL. 33486

ARCHITECT

RICHARD JONES ARCHITECTURE
 10 S.E. FIRST AVENUE, SUITE 102
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 TELEPHONE: 561-274-9186

CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.
 298 NE 2ND AVENUE
 DELRAY BEACH, FL 33444
 TELEPHONE: 561-274-6500
 FAX: 561-274-8558

SURVEYOR

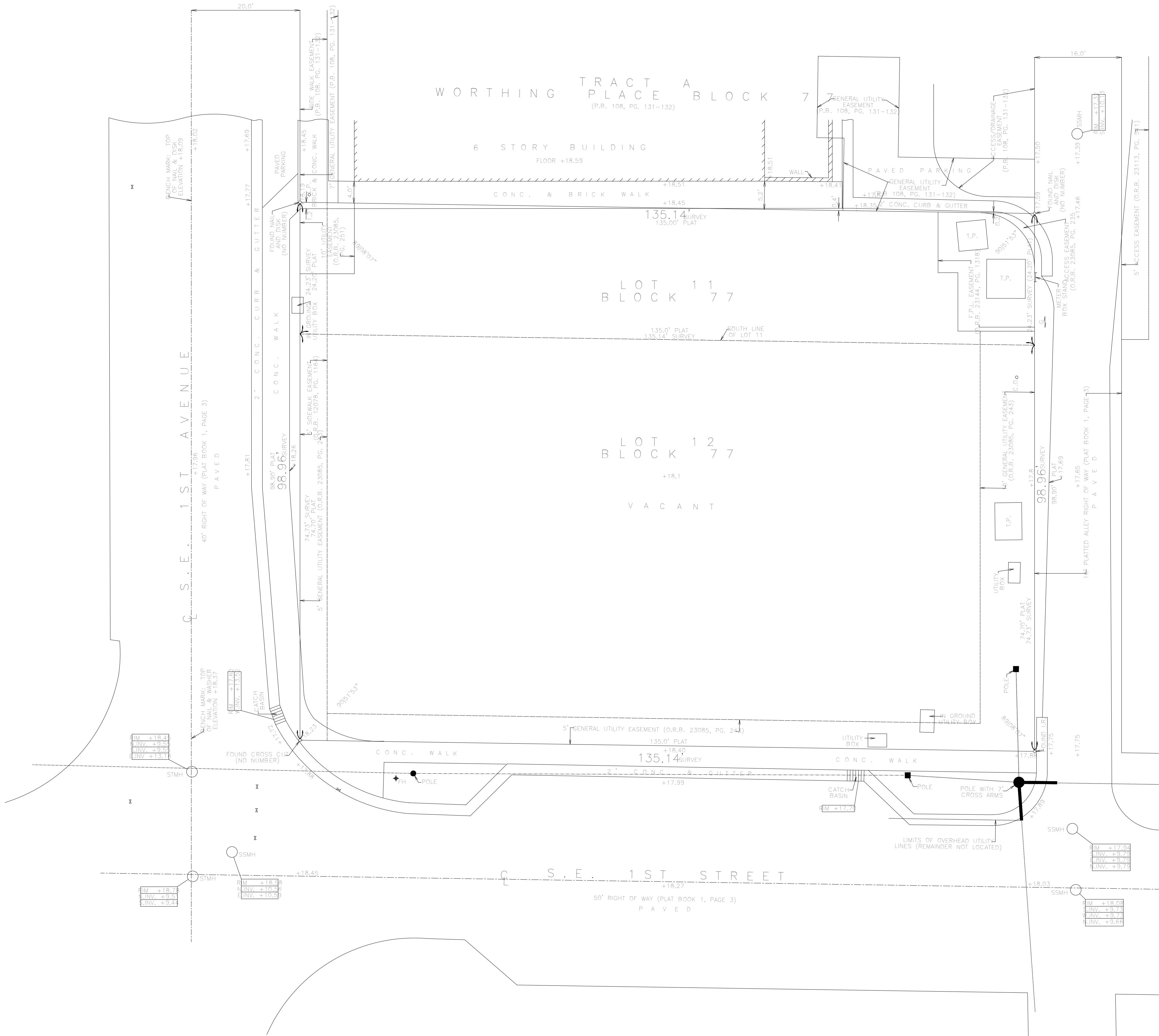
O'BRIEN, SUITER AND O'BRIEN, INC.
 955 NW 17TH AVE. SUITE K-1
 DELRAY BEACH, FL. 33445
 TELEPHONE: 561-276-4501
 FAX: 561-276-2390

LANDSCAPE ARCHITECT

DAVE BODKER LANDSCAPE ARCHITECT
 601 NORTH CONGRESS AVE. SUITE 105
 DELRAY BEACH, FL 33445
 TELEPHONE: 561-276-6311
 FAX: 561-276-3869

COVER SHEET

CVR



DESCRIPTION:
LOT 11, LESS THE NORTH 50.5 FEET AND ALL OF LOT 12,
BLOCK 77, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING
TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3,
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

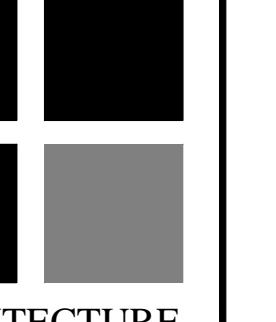
HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE
AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA
ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

PAUL D. ENGLE
SURVEYOR & MAPPER #5708

'BRIEN, SUITER & O'BRIEN, INC.
LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE: PAUL D. ENGLE
5 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445

(561) 276-4501		732-3279	FAX 276-2390
F SURVEY APRIL 11, 2016		SCALE: 1" = 100'	
BOOK	PAGE NO.	ORDER NO.: 96-30db" B	
02	76		

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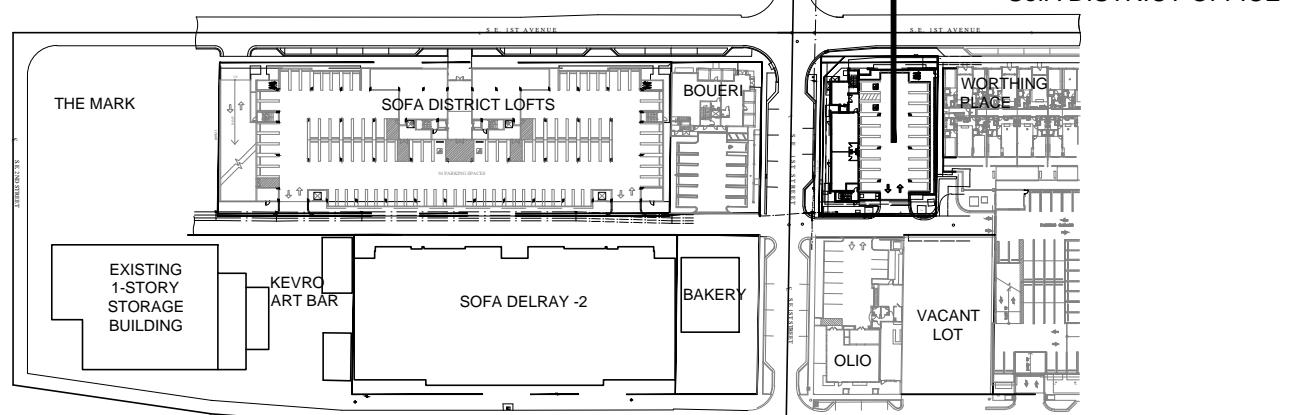
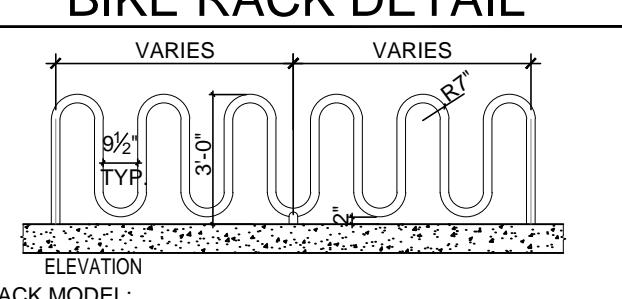
COMMISSION # 13-009.01
 DESIGNER: RJJS
 DRAWN BY: JS
 PLAN REVIEW: RJ

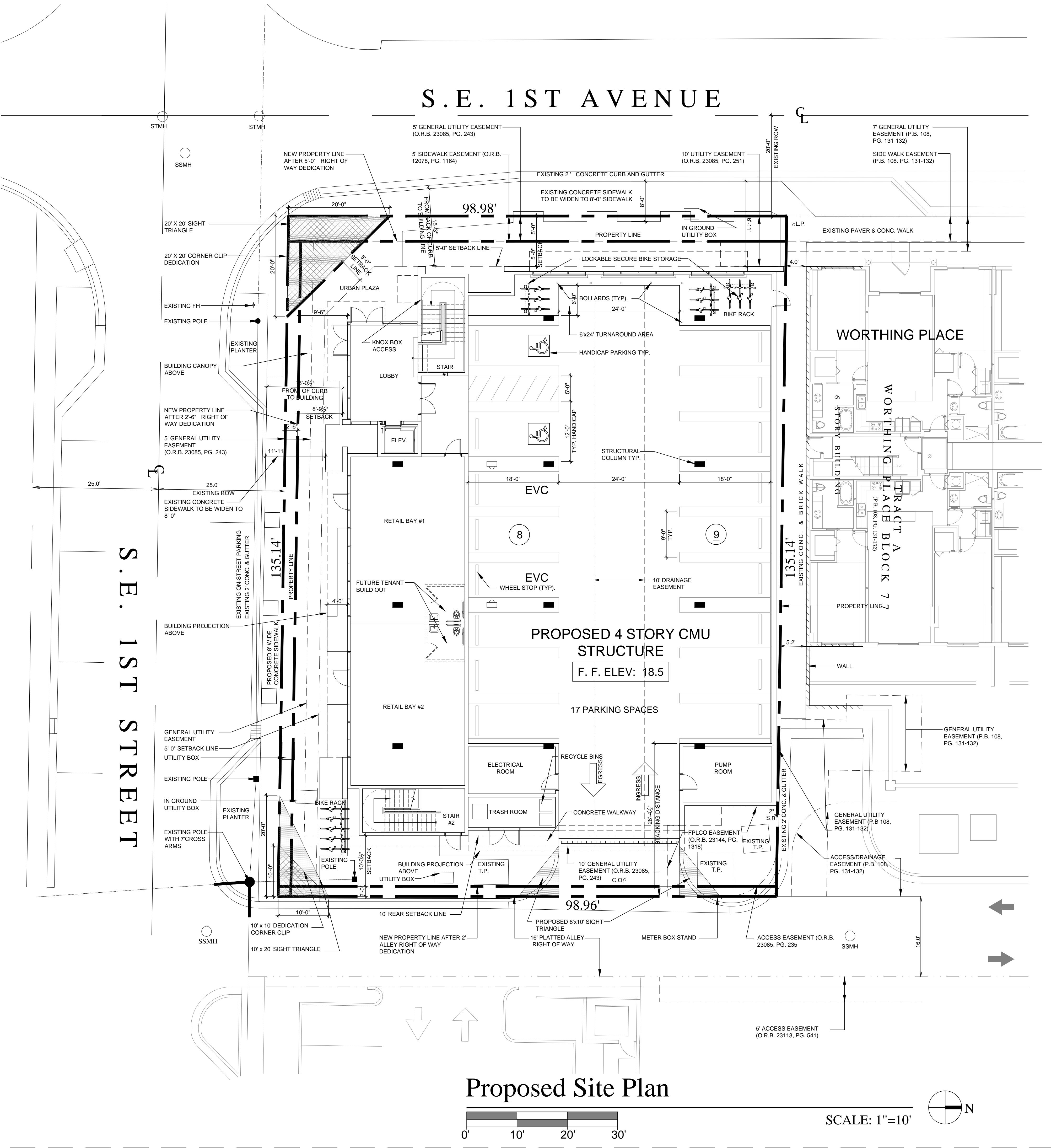
SUBMITTALS: CLASS III SUBMITTAL 04.18.16

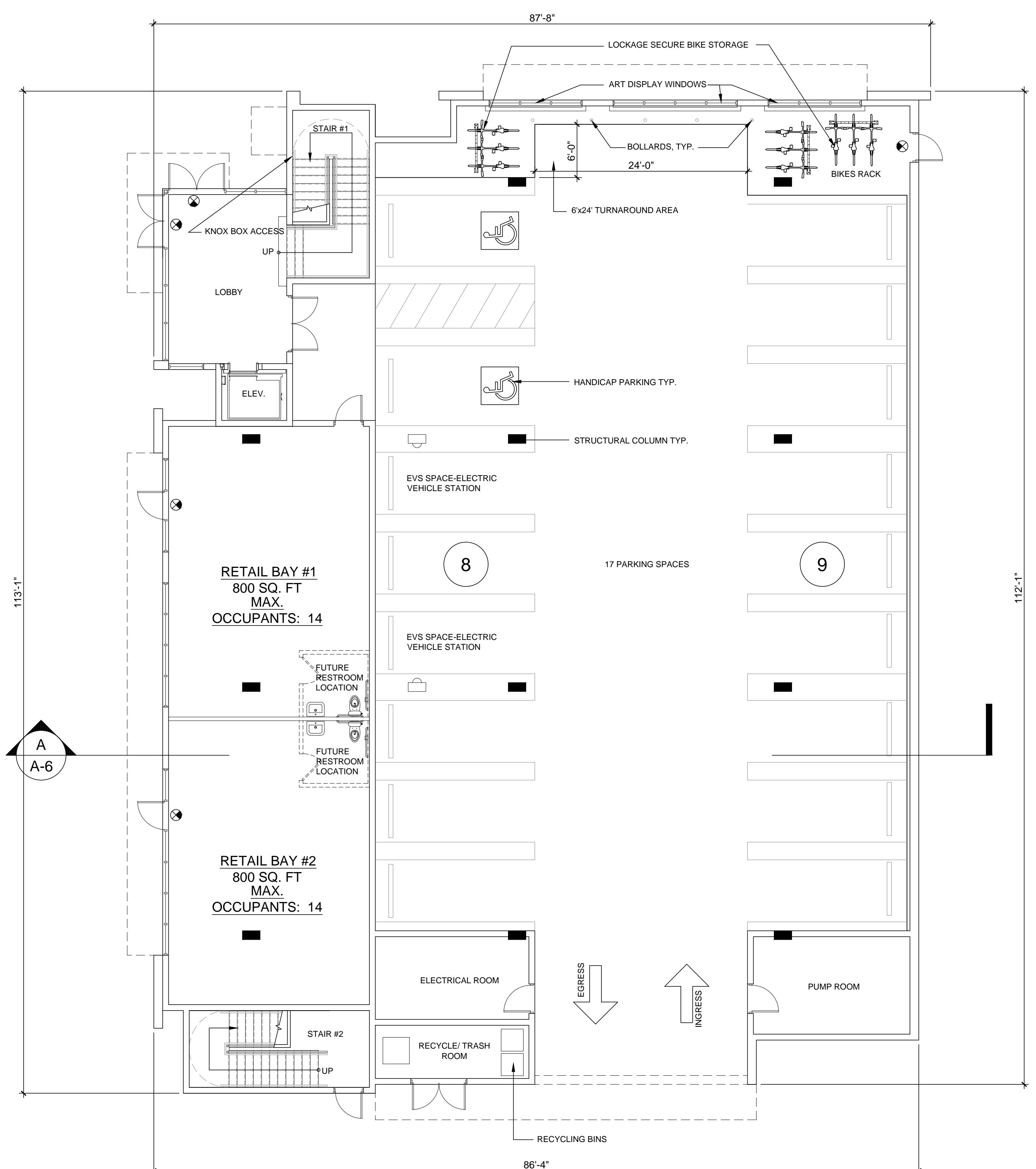
REVISIONS:

SITE PLAN

SP-1

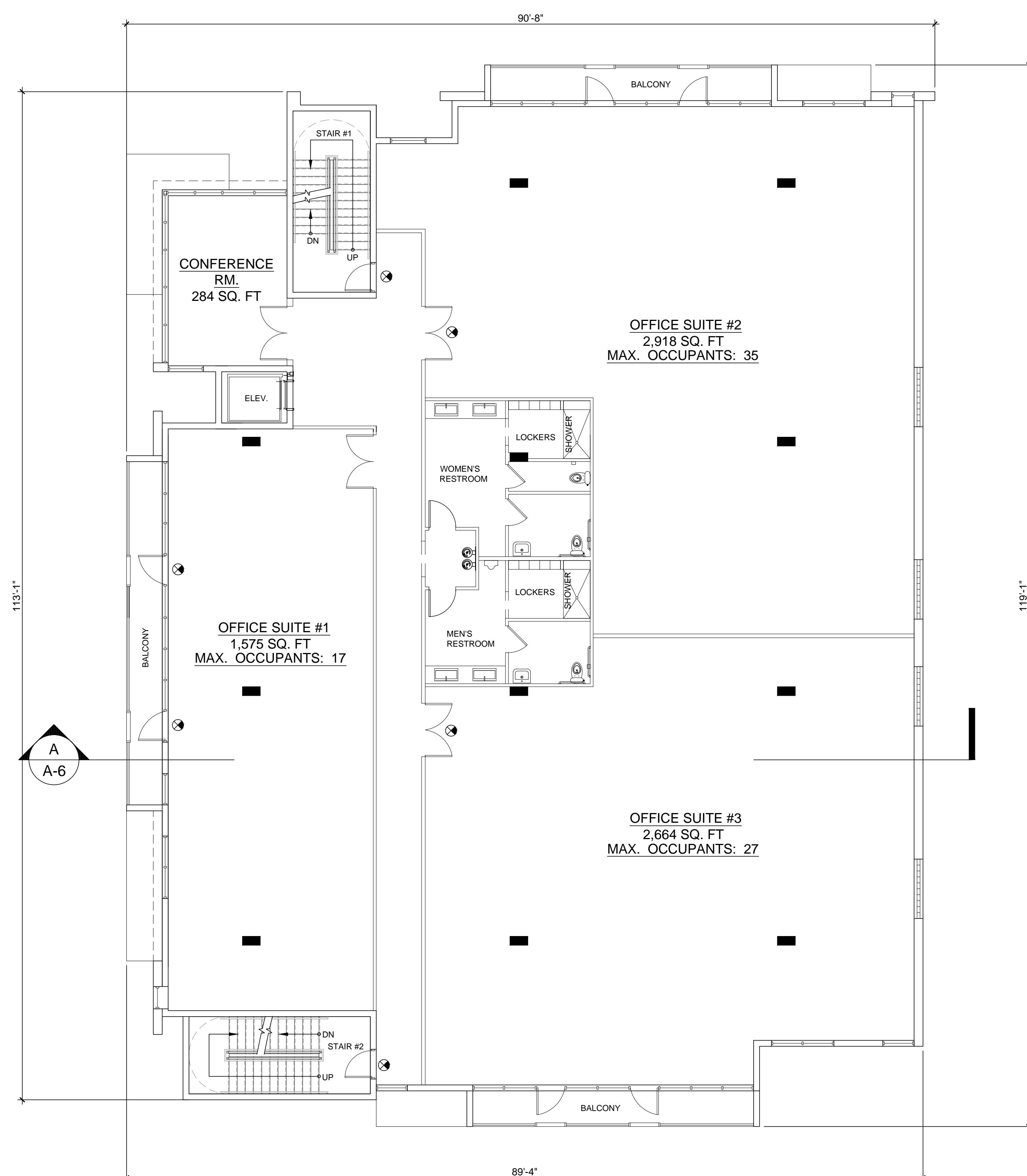
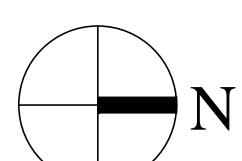
PROJECT DATA					
ZONING DESIGNATION:	CENTRAL BUSINESS DISTRICT (CBD) - CENTRAL CORE				
ARCHITECTURAL STYLE:	MASONRY MODERN				
SQ. FEET	% OF SITE	NOTES:			
TOTAL SITE AREA	13,372	-			
SITE AREA POST DEDICATION	12,285	100%			
TOTAL BUILDING FOOTPRINT	9,203	74.9%			
PARKING/PAVED AREA	423	3.4%			
SIDEWALKS/MISC.	1,279	10.4%			
WATER BODIES	N/A	N/A			
TOTAL IMPERVIOUS AREA	10,905	88.7%			
TOTAL PERVIOUS AREA	1,380	11.2%			
OPEN SPACE	1,380	11.2%			
BUILDING DATA					
BUILDING SETBACKS PURSUANT TO LDR SECTION 4.4.13(C)					
REQUIRED	PROVIDED				
FRONT	10'-0"	5'-0" ** WAIVER BEING REQUESTED			
INTERIOR SIDE	0'-0"	2"			
SIDE STREET	10'-0"	8'-9" ** WAIVER BEING REQUESTED			
REAR	10'-0"	10'-0-1/2"			
HEIGHT	54'-0" MAX	53'-0"			
PARKING BREAKDOWN					
PARKING REQUIRED					
RETAIL=	1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA X 1600 SQ. FT = 3.2 SPACES				
OFFICE=	1 SPACE PER 500 SQUARE FEET OF NET FLOOR AREA X 22,610 SQ FT = 45.22 SPACES				
TOTAL REQUIRED =	48.42 SPACES				
** PREVIOUSLY APPROVED PROJECT REQUIRED 54.93 PARKING SPACES					
PARKING PROVIDED					
REGULAR:	=13 SPACES				
EVC:	= 2 SPACES				
HANDICAPPED:	= 2 SPACES				
TOTAL:	=17 SPACES				
BICYCLE SPACES REQUIRED					
RETAIL:	1 PER 500 SQ FT = 3.2				
OFFICE:	1 PER 2000 SQ FT = 11.3				
TOTAL:	=14.5 SPACES				
BICYCLE SPACES PROVIDED					
EXTERIOR ADJACENT TO ROW = 5					
SECURE INTERIOR GARAGE = 9					
TOTAL: =14 SPACES					
PURSUANT TO LDR SECTION 6.1.8, UTILITY FACILITIES SERVING THE DEVELOPMENT INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC POWER, TELEPHONE, AND CATV CABLES SHALL BE LOCATED UNDERGROUND THROUGHOUT THE DEVELOPMENT.					
LEGAL DESCRIPTION					
LOT 11, LESS THE NORTH 50.5 FEET AND ALL OF LOT 12, BLOCK 77, TOWN OF LINTON (NOW DELRAY BEACH), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.					
SITE KEY PLAN					
					
BIKE RACK DETAIL					
 <p>BIKE RACK MODEL: TBSO 13 (SQUARE TUBING THUNDERBOLT) BY CREATIVE PIPE, INC. 13 BIKE CAPACITY EACH. SURFACE FLANGE MOUNTED. STAINLESS STEEL #4 SATIN FINISH MANUFACTURED BY: CREATIVE PIPE, INC. P.O. BOX 2458 RANCHO MIRAGE, CALIFORNIA 92270-1087 USA/TELEPHONE: 1.800.644.8467 FAX: 760.340.5883</p>					





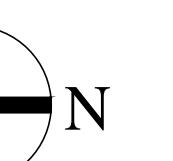
Ground Floor Plan

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



Second Floor Plan

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



THIS BUILDING WILL HAVE NFPA 13 FIRE SPRINKLER SYSTEM WITH CENTRAL STATION MONITORING.
A SEPARATE PERMIT IS REQUIRED.

THIS BUILDING WILL HAVE A FIRE ALARM SYSTEM- CENTRAL STATION MONITORED.
A SEPARATE PERMIT IS REQUIRED.

BUILDING SQUARE FOOTAGE CHART

GROUND FLOOR GROSS FLOOR AREA:	9,203 SQ.FT.
GROUND FLOOR (RETAIL) SQUARE FOOTAGE:	1,600 SQ.FT.
SECOND FLOOR GROSS FLOOR AREA:	9,625 SQ.FT.
SECOND FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,441 SQ.FT.
THIRD FLOOR GROSS FLOOR AREA:	9,647 SQ.FT.
THIRD FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,557 SQ.FT.
FOURTH FLOOR GROSS FLOOR AREA:	9,306 SQ.FT.
FOURTH FLOOR NET (OFFICE) SQUARE FOOTAGE:	7,612 SQ.FT.
ROOF TERRACE GROSS FLOOR AREA:	3,399 SQ.FT.
ROOF PLAN (APPURTENANCE) SQUARE FOOTAGE:	247 SQ.FT.
TOTAL GROSS BUILDING AREA (INCLUDES BALCONY'S AND ROOF TERRACE):	41,180 SQ.FT.
TOTAL NET BUILDING AREA:	24,210 SQ.FT.

GROUND &
SECOND
FLOOR PLAN

A-1

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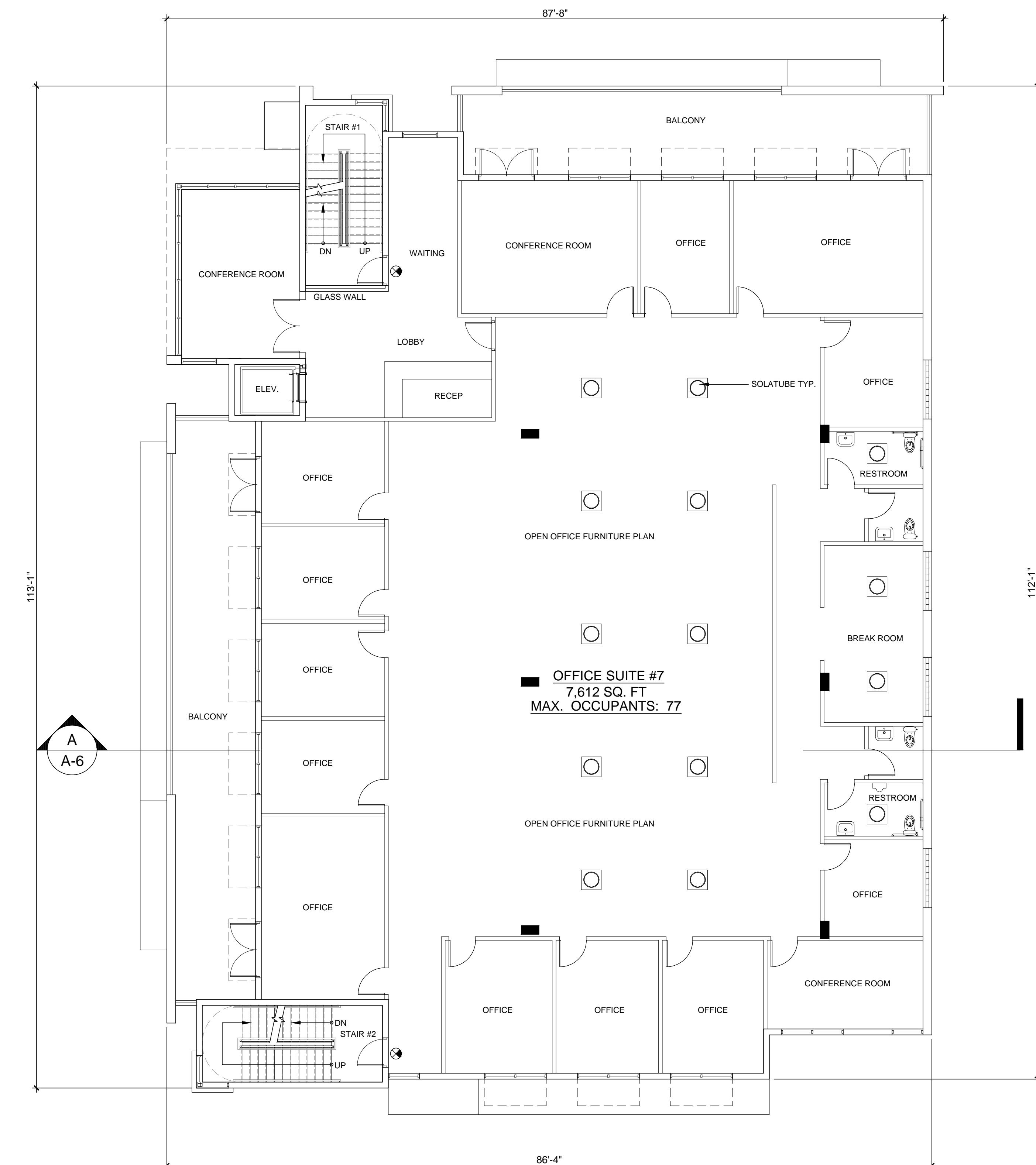
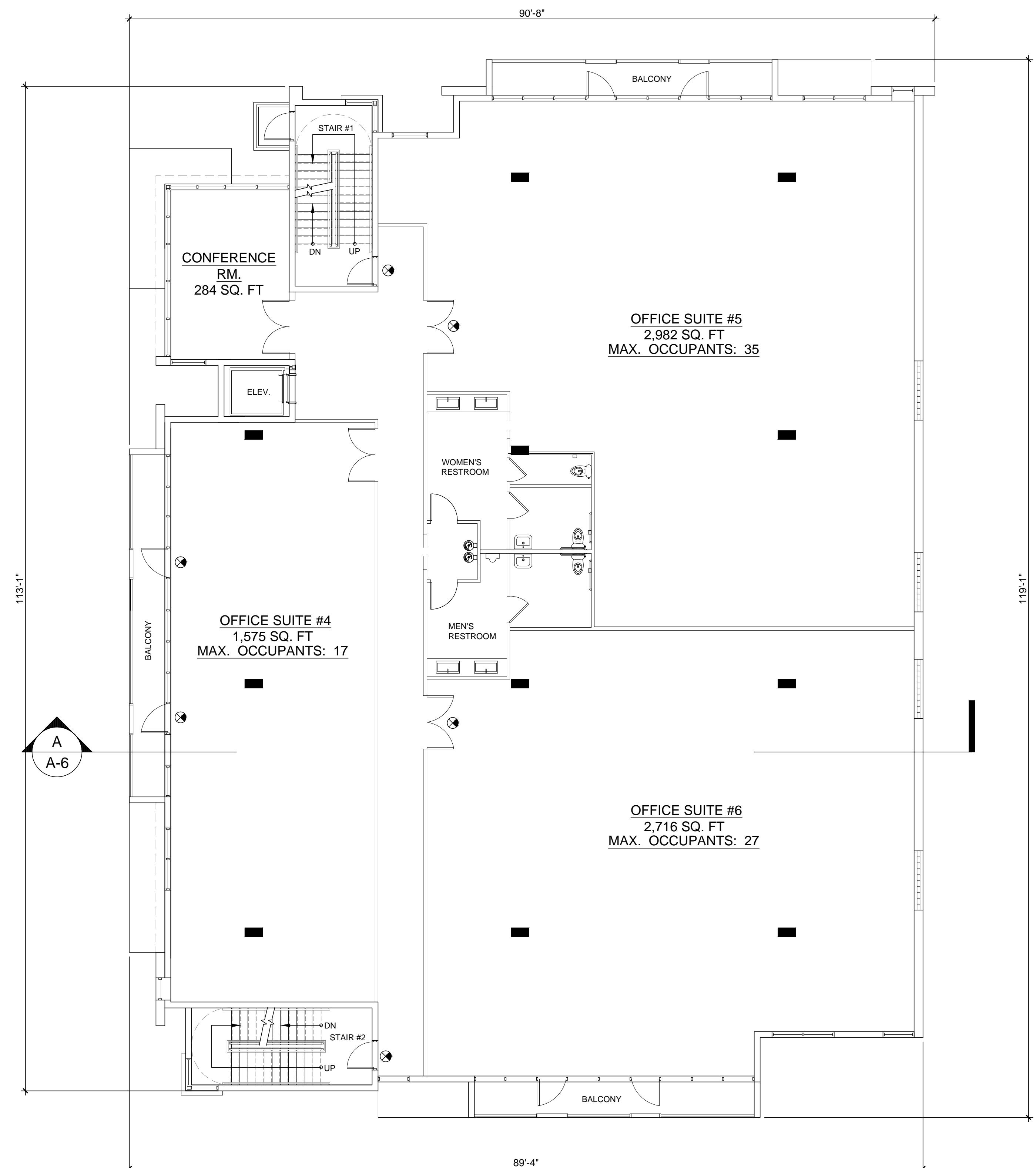
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AA26001617 | IB26001056
COMMISSION # 13-009.01
DESIGNER: RJJS
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:
CLASS III SUBMITTAL 04.18.16

REVISIONS:



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THIRD &
FOURTH
FLOOR PLAN

A-2

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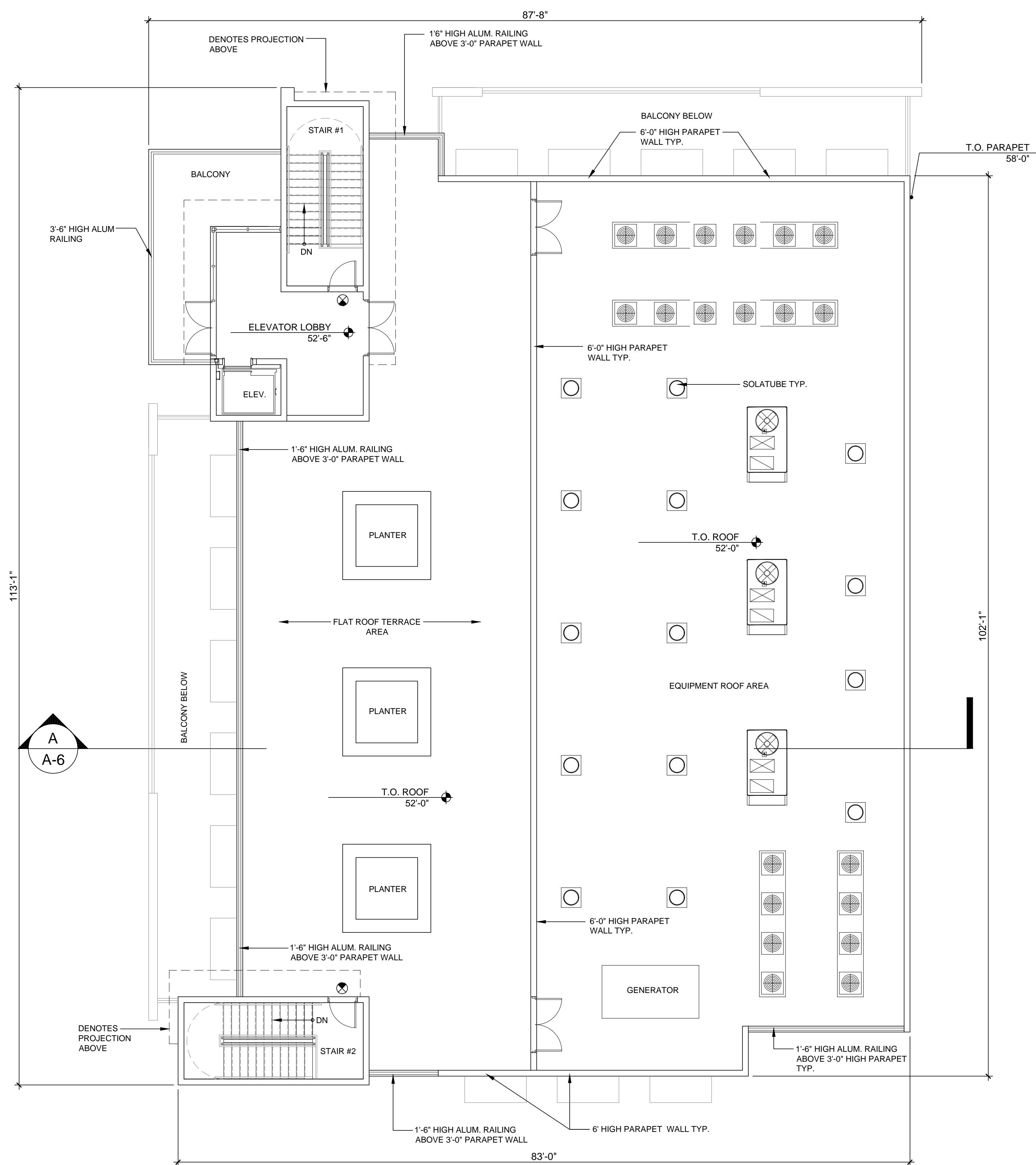
COMMISSION # 13-009.01
DESIGNER: RJJS
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:

CLASS III

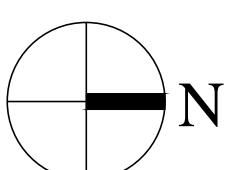
04.18.16

REVISIONS:



Roof Plan

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



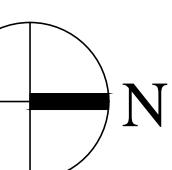
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Upper Roof Plan

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



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J & M HOLDINGS AND INVESTMENTS INC.
BOCA RATON, FLORIDA 33431

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 13-009.01
DESIGNER: RJJS
DRAWN BY: JS
PLAN REVIEW: RJ

SUBMITTALS:
CLASS III SUBMITTAL 04.18.16

REVISIONS:

ROOF PLAN &
UPPER ROOF PLAN

A-3

PRITCHARD JONES ARCHITECTURE

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101 S.E. 1ST STREET
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SUBMITTALS:

CLASS III 04.18.16

SUBMITTAL

Journal of Health Politics, Policy and Law, Vol. 32, No. 4, December 2007
DOI 10.1215/03616878-32-4 © 2007 by the Southern Political Science Association

SOUTH AND WEST ELEVATIONS

A-4



West Elevation

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



South Elevation

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

ELEVATION KEYNOTES	
A	IMPACT RESISTANT WINDOWS W/ CLEAR ANODIZED ALUMINUM FRAME
B	IMPACT RESISTANT STOREFRONT W/ CLEAR ANODIZED ALUMINUM FRAME
C	8" CLEAR GLASS BLOCK
D	HOLLOW METAL DOOR
E	SMOOTH STUCCO FINISH ON MASONRY WALL
F	1.5" WIDE ALUMINUM REVEAL - COLOR SILVER
G	PROJECTED EYEBROW W/ SMOOTH STUCCO FINISH
H	MASONRY KNEE WALL W/ SMOOTH STUCCO FINISH
J	DECORATIVE HORIZONTAL ALUMINUM RAILING. COLOR SILVER
K	OVERFLOW SCUPPER
L	ART DISPLAY
M	SUSPENDED ALUMINUM CANOPY - COLOR SILVER
N	SCORE LINES TYP.
O	DECORATIVE ALUMINUM CANOPY ABOVE WINDOWS - COLOR SILVER
P	DECORATIVE ALUMINUM GRILLES - COLOR SILVER
Q	DECORATIVE ALUMINUM FINS - COLOR SILVER
R	DECORATIVE LIGHT FIXTURE W/ANODIZED ALUMINUM FINISH
S	NEW SIGNAGE WITH ANODIZED ALUMINUM LETTERS. PREMISES IDENTIFICATION-ADDRESS NUMBERS-AT LEAST 6 INCHES ON A CONTRASTING BACKGROUND-(UNDER SEPARATE PERMIT)
T	ROOF TOP EQUIPMENT (SCREENING PROVIDED BY PARAPET AND ALUMINUM RAILING)

ERICH JONES JONATHAN ARCHITECTURE

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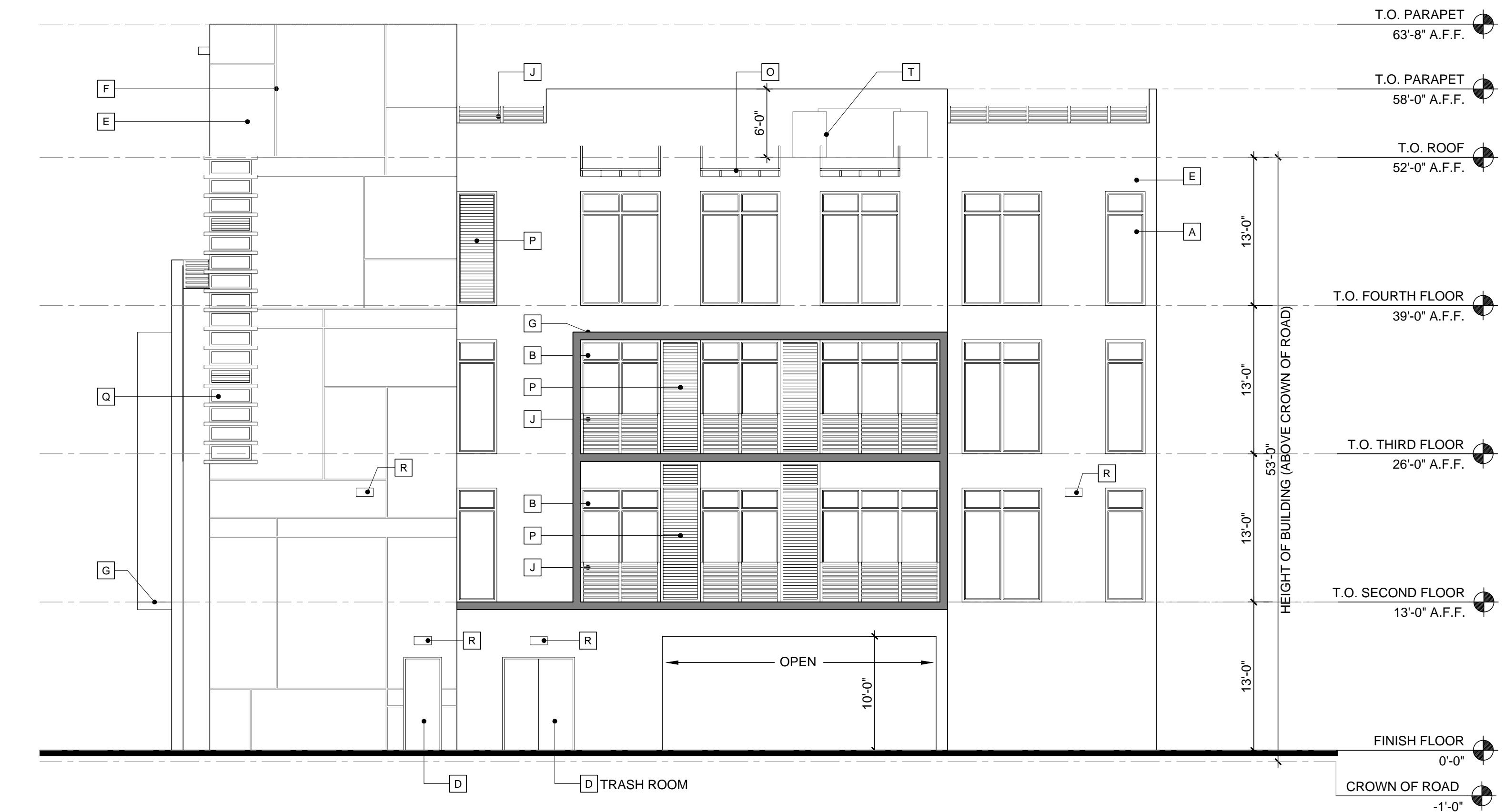
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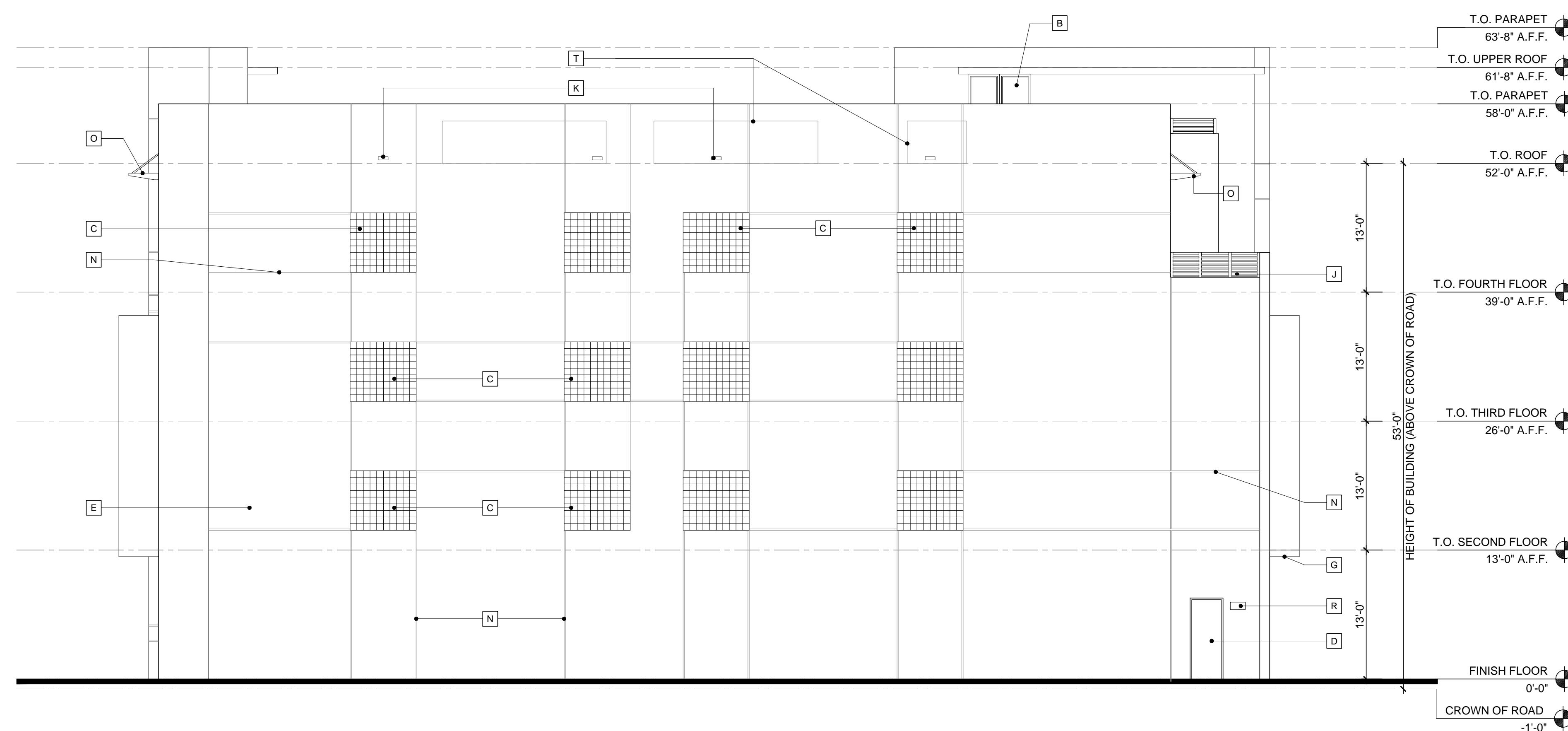
NORTH AND EAST ELEVATIONS

A-5



East Elevation

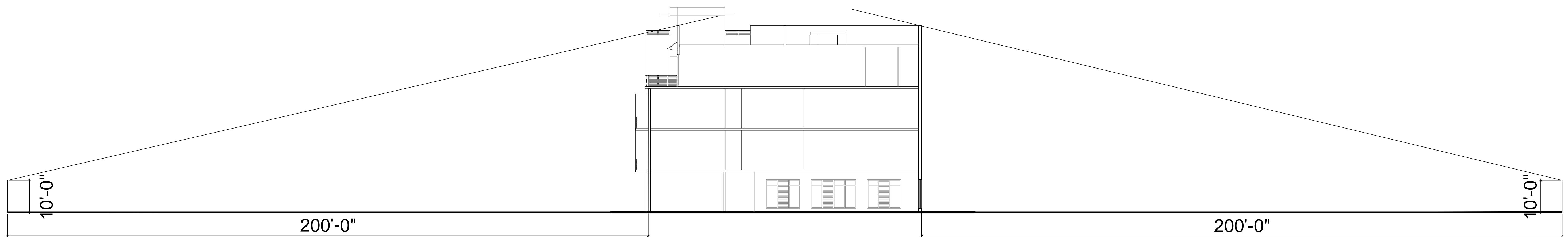
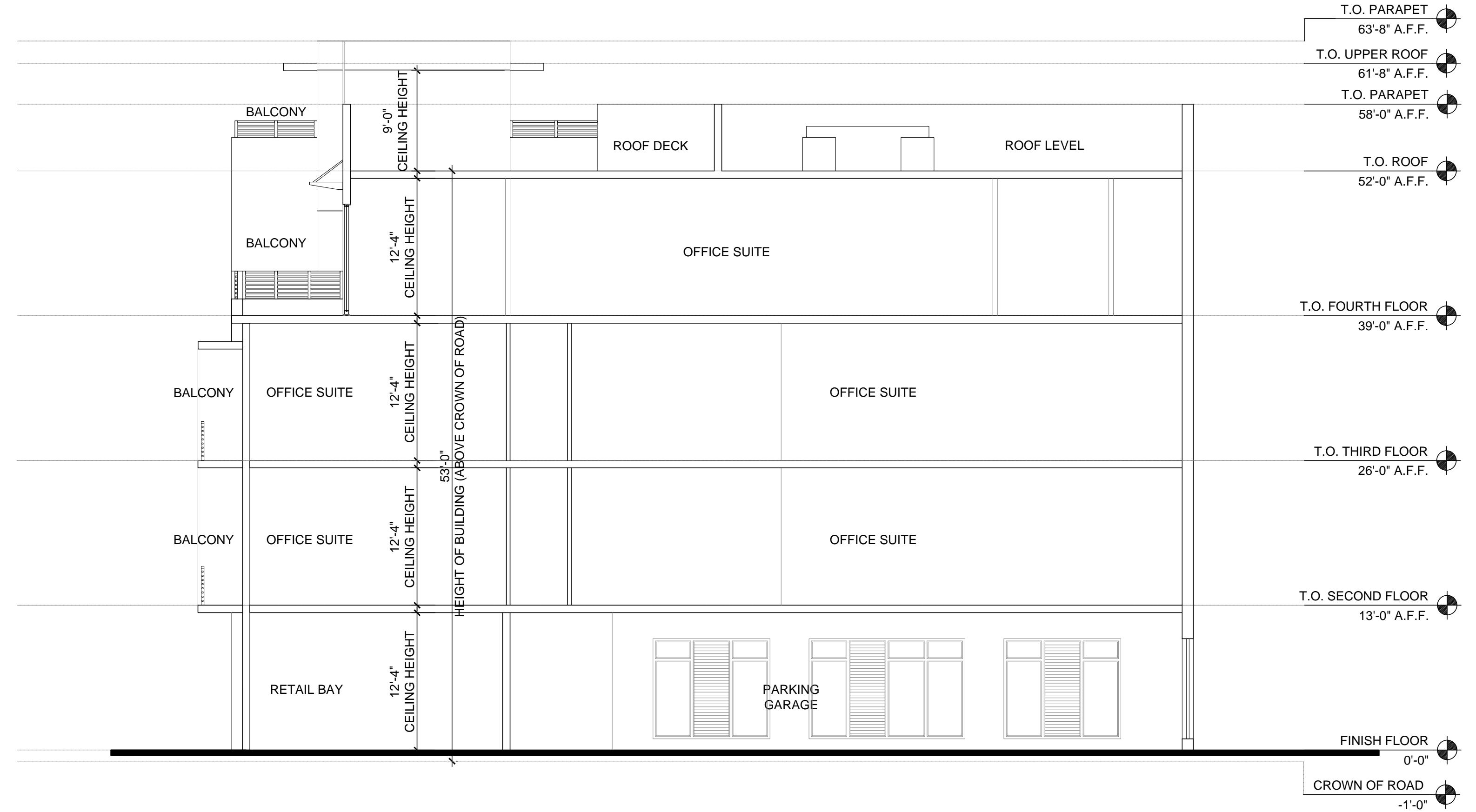
SCALE: 1/8"=1'-0"



North Elevation

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

<input type="checkbox"/>	ELEVATION KEYNOTES
A	IMPACT RESISTANT WINDOWS W/ CLEAR ANODIZED ALUMINUM FRAME
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T	ROOF TOP EQUIPMENT (SCREENING PROVIDED BY PARAPET AND ALUMINUM RAILING)



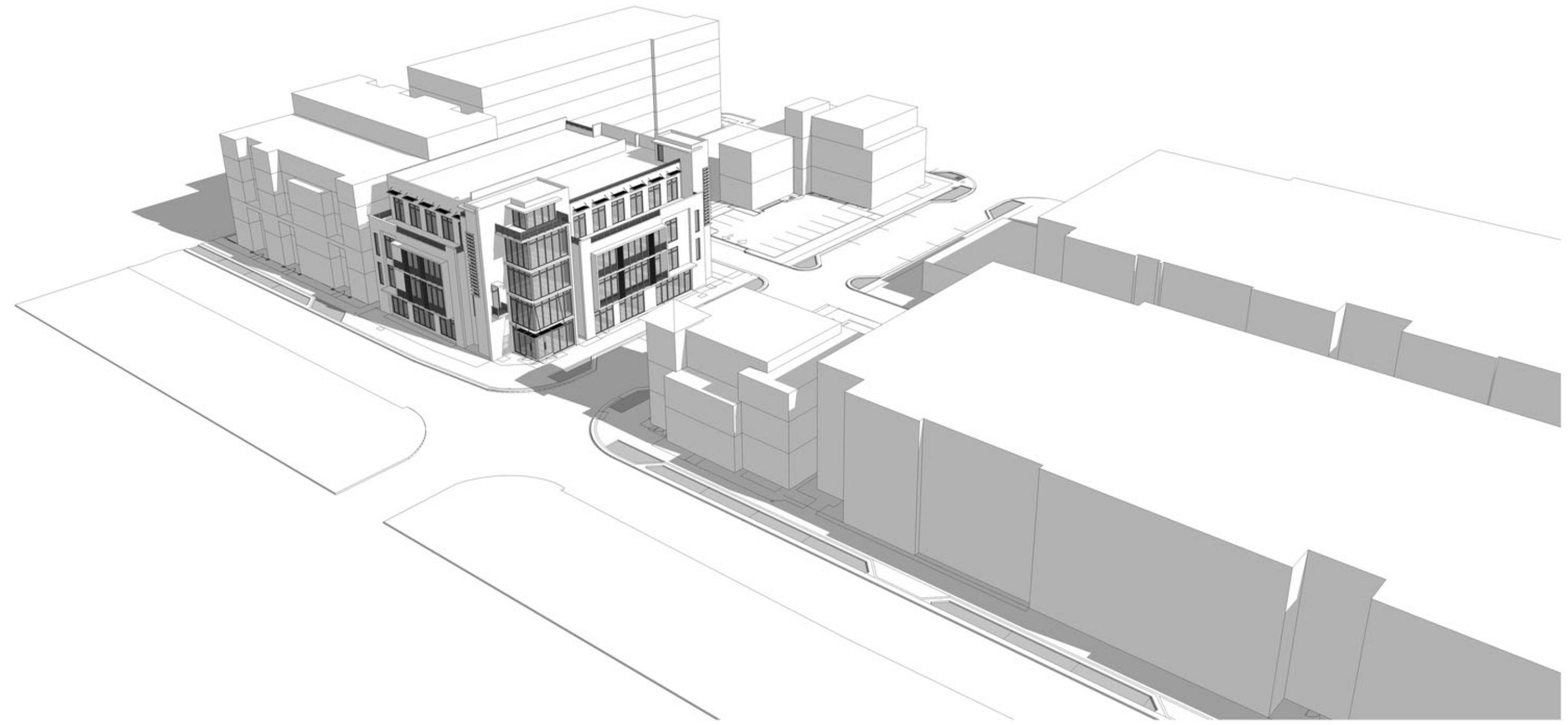
Site Line Study

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

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PLAN REVIEW: RJ	
SUBMITTALS: CLASS III SUBMITTAL	04.18.16
REVISIONS:	
BUILDING SECTION & LINE OF SIGHT STUDY	
A-6	

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CLASS III 04.18.16
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REVISIONS:

SKETCHUP
3D-MASSING
MODEL

A-7



SofA DISTRICT OFFICES
SOUTH ELEVATION



SofA DISTRICT OFFICES
WEST ELEVATION

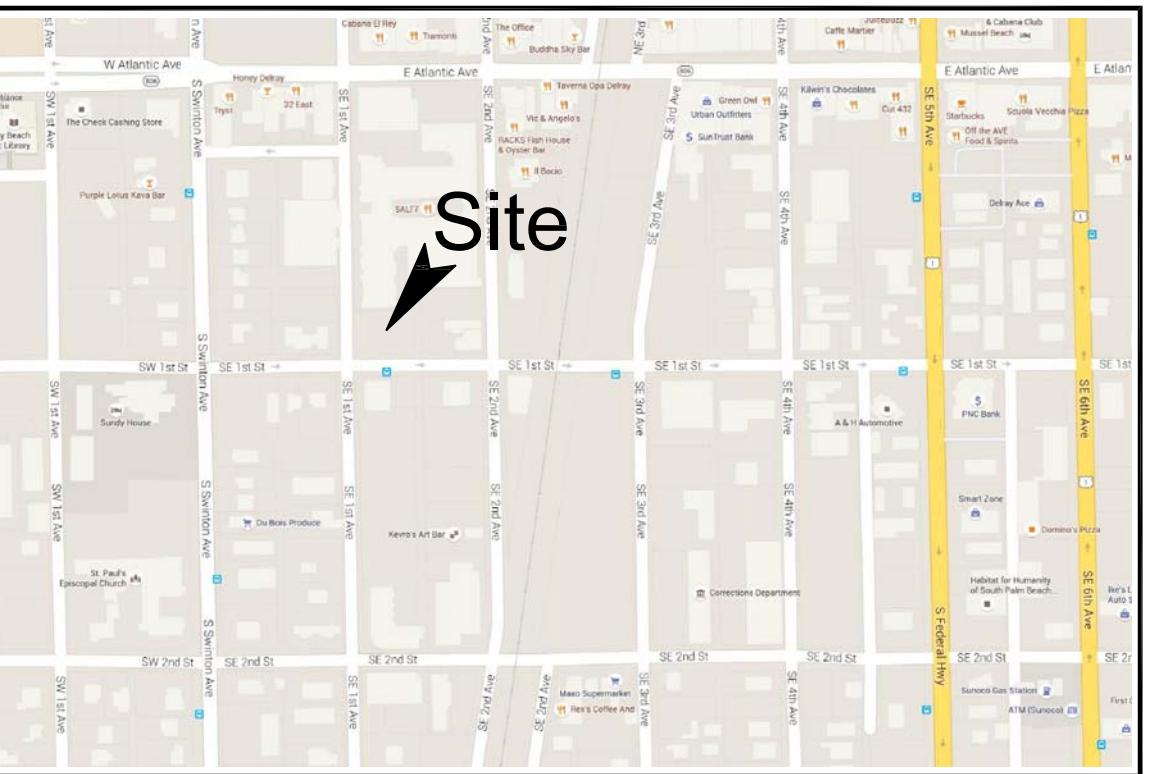
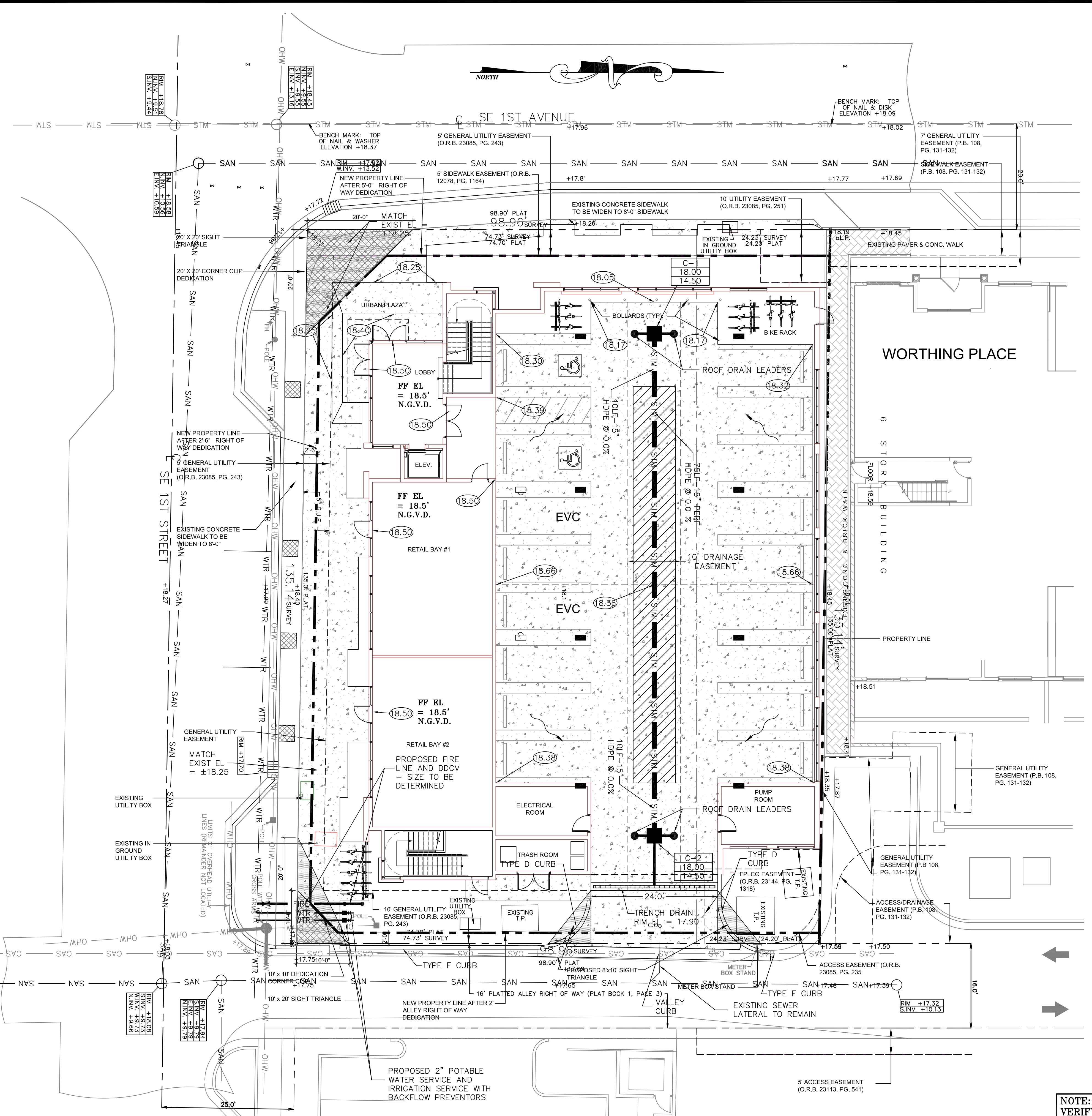


SofA DISTRICT OFFICES
NORTH ELEVATION

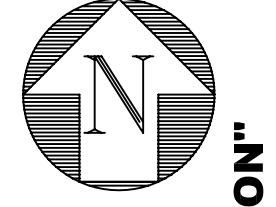


SofA DISTRICT OFFICES
EAST ELEVATION

SofA DISTRICT OFFICES



LOCATION MAP
N.T.S.



"NOT FOR CONSTRUCTION"

LEGEND:

- - - PROPERTY LINE
- (A) SECTION IDENTIFIER
- 11 PLAN PAGE
- 11 DETAIL PAGE
- (16.5) PROPOSED ELEVATION
- ~~~~ DIRECTION OF FLOW
- ± 1.7 EXISTING ELEVATION
- [] DENOTES AREA OF PROPOSED 3,000psi CONCRETE PAVING
- [■] PROPOSED CATCH BASIN
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- [] DENOTES 18" PERF HDPE PIPE IN 8" WIDE X 4' DEEP ROCK TRENCH (BOTTOM EL= 12.5)
- [] STRUCTURE NUMBER
- RIM ELEVATION
- INVERT ELEVATION
- [■] PROPOSED WATER METER
- [○] EXISTING MANHOLE
- SANITARY SEWER CLEANOUT
- [—] C.O. SINGLE SANITARY SERVICE WITH CLEANOUT

PAVING & DRAINAGE PLAN FOR:
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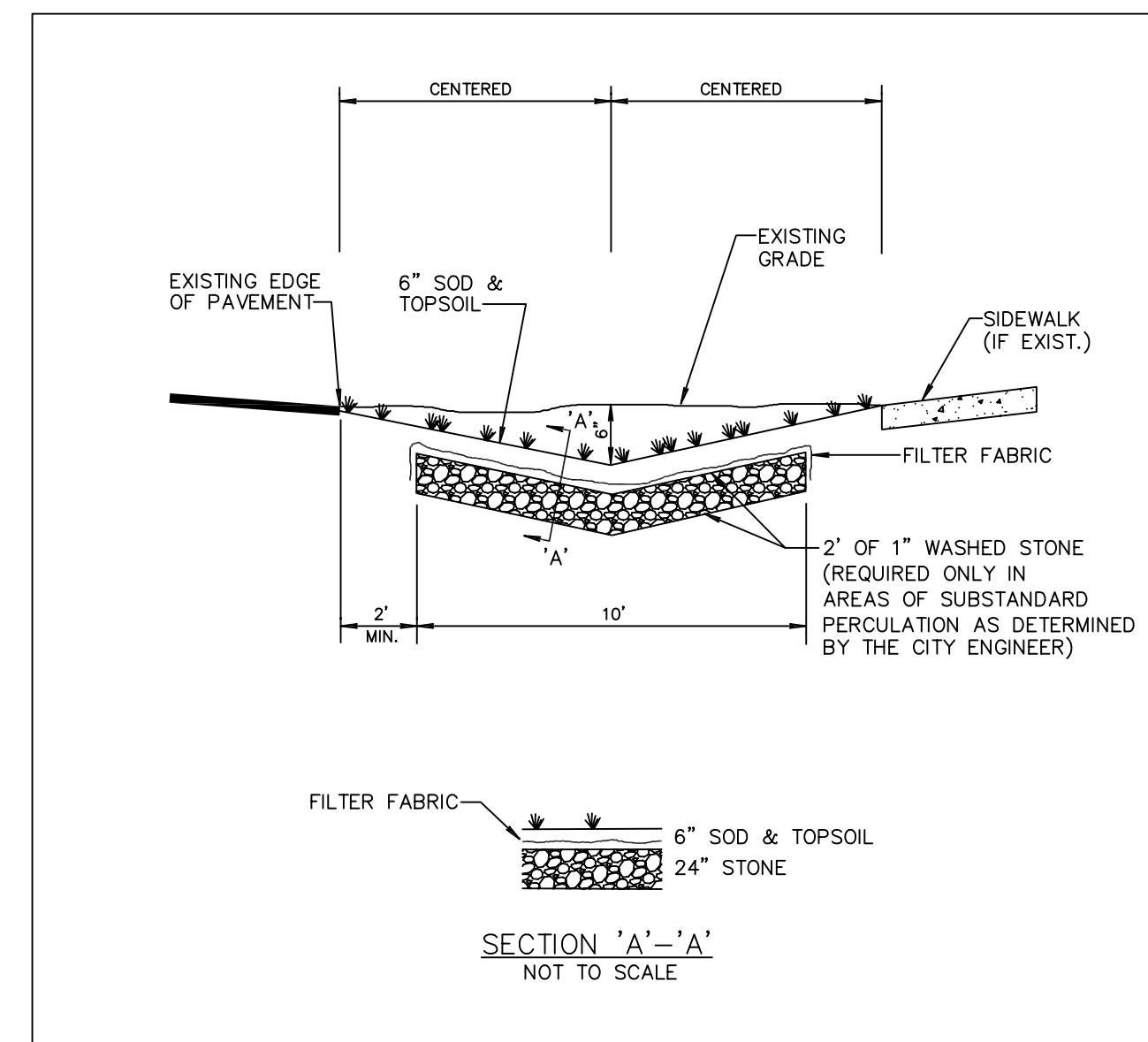
SCALE: 1" = 10'



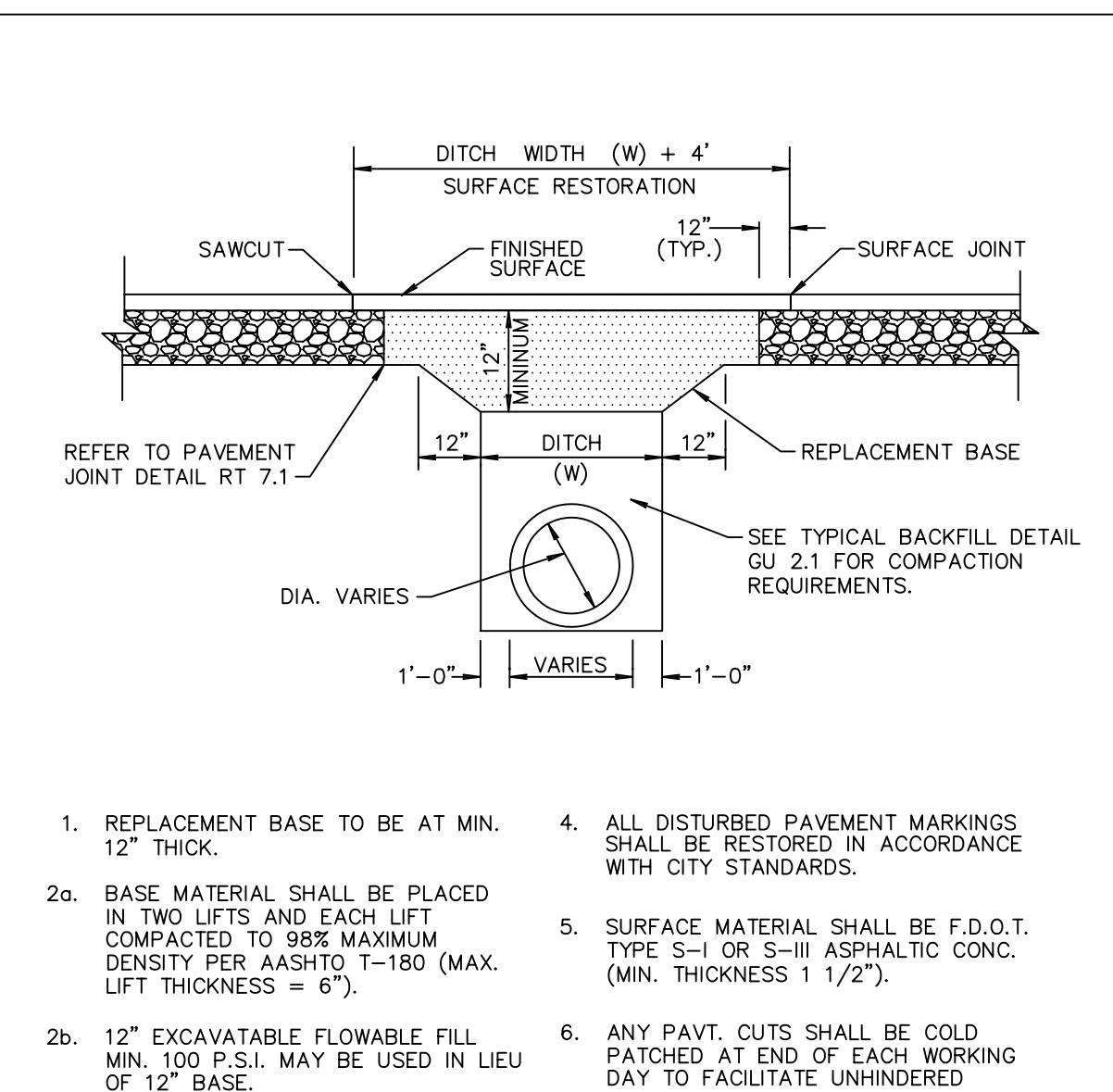
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1 OF 6

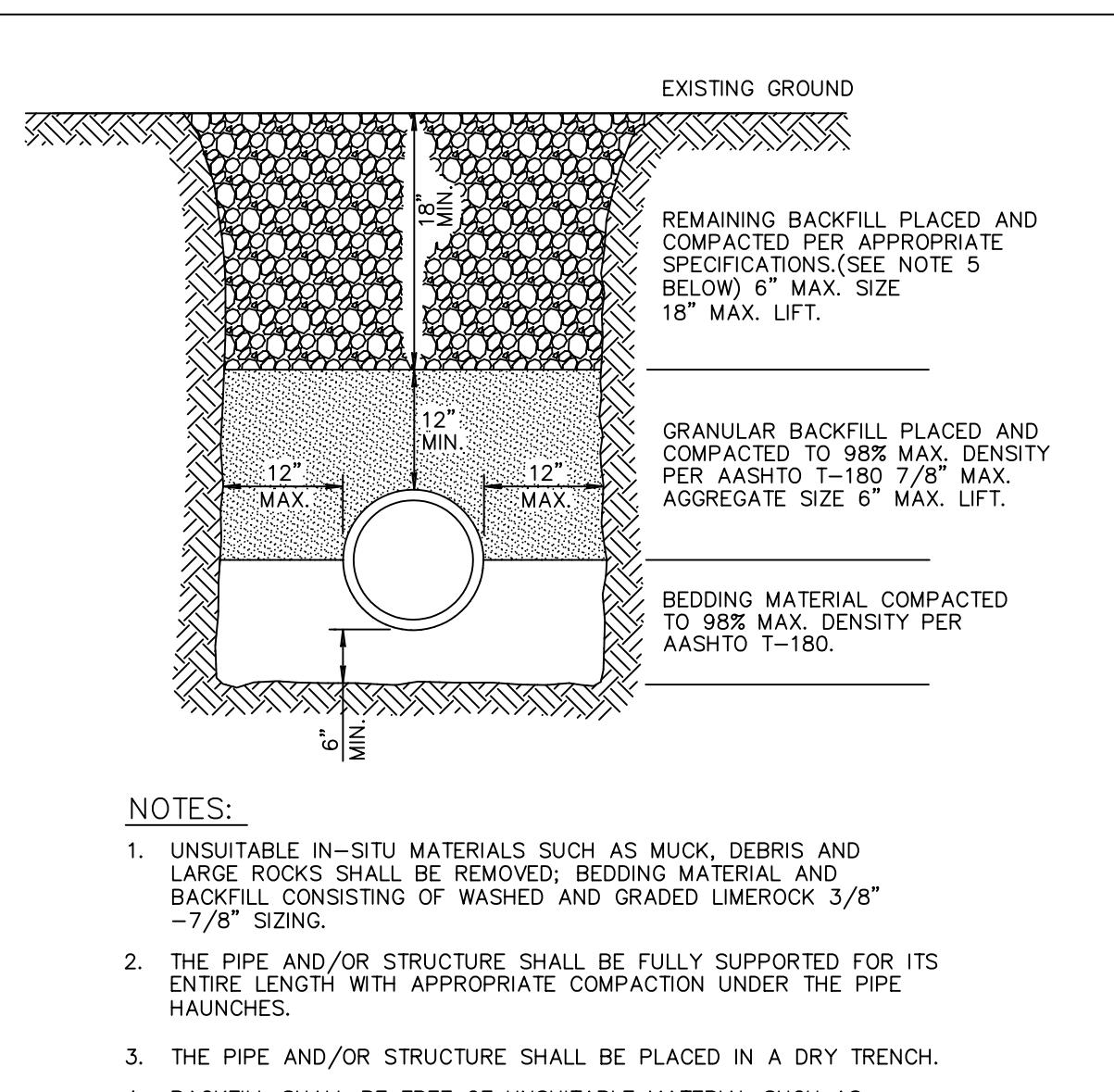
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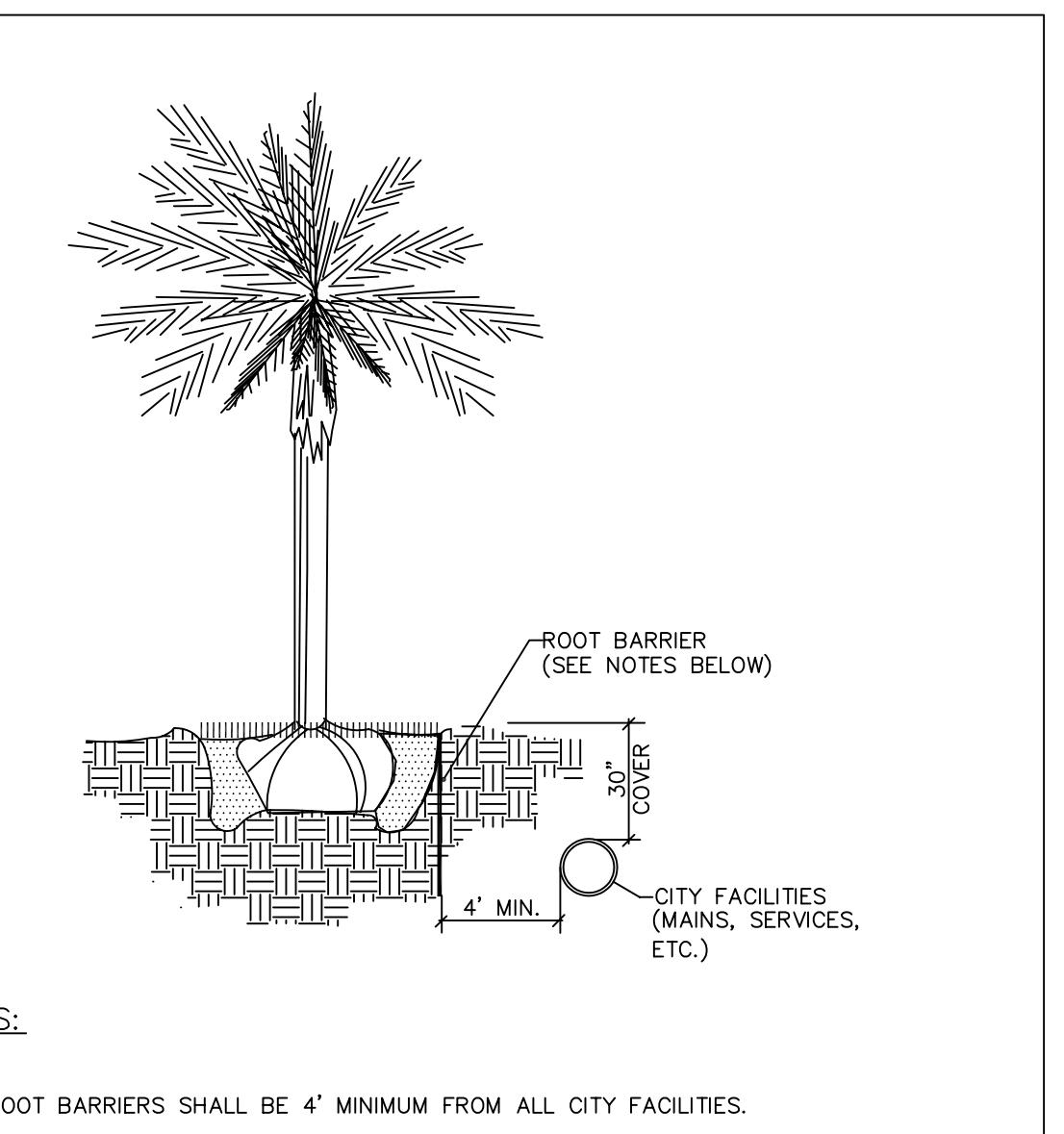
SWALE REPLACEMENT DETAIL D10.1



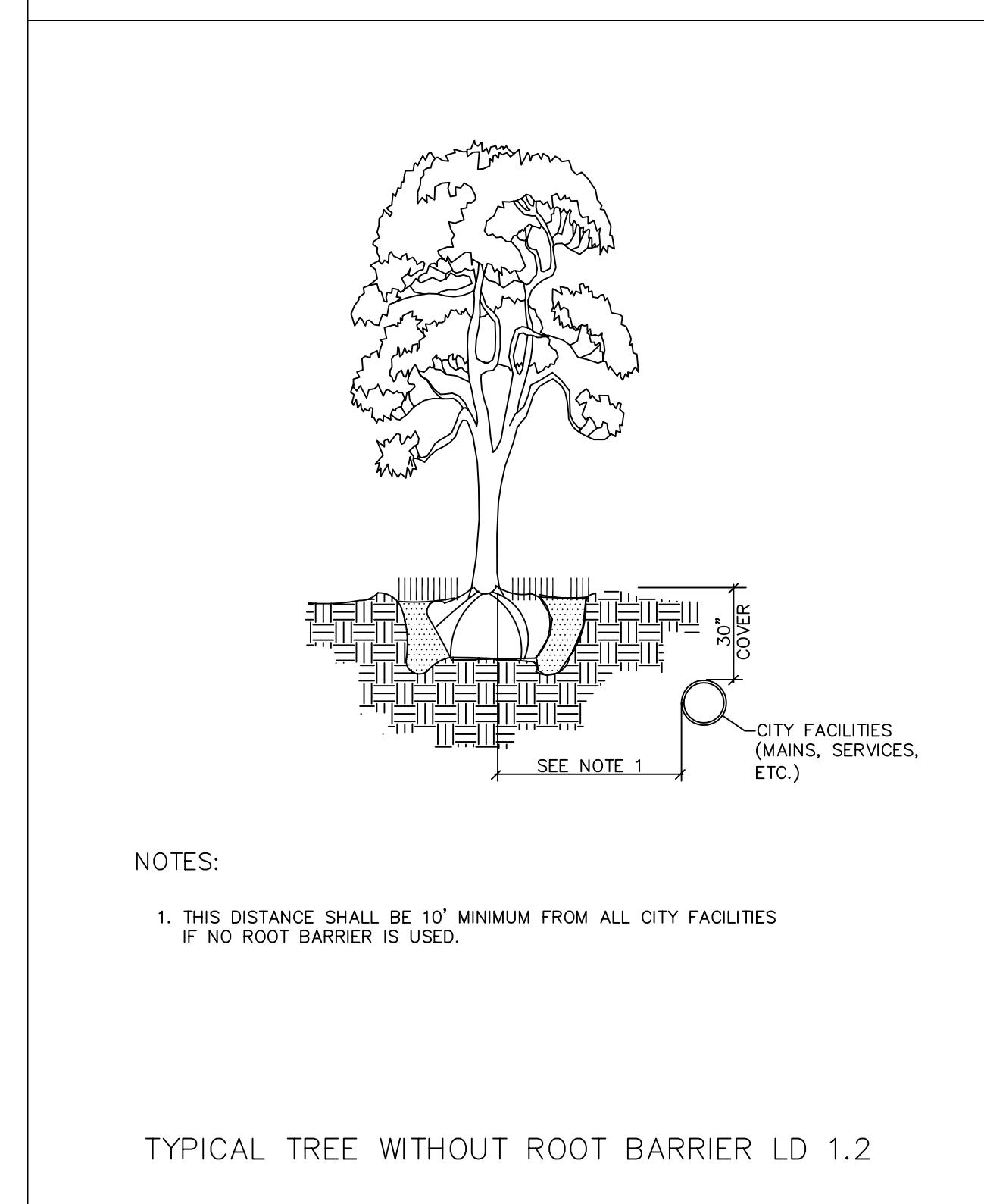
PAVEMENT REPAIR DETAIL GU 1.1



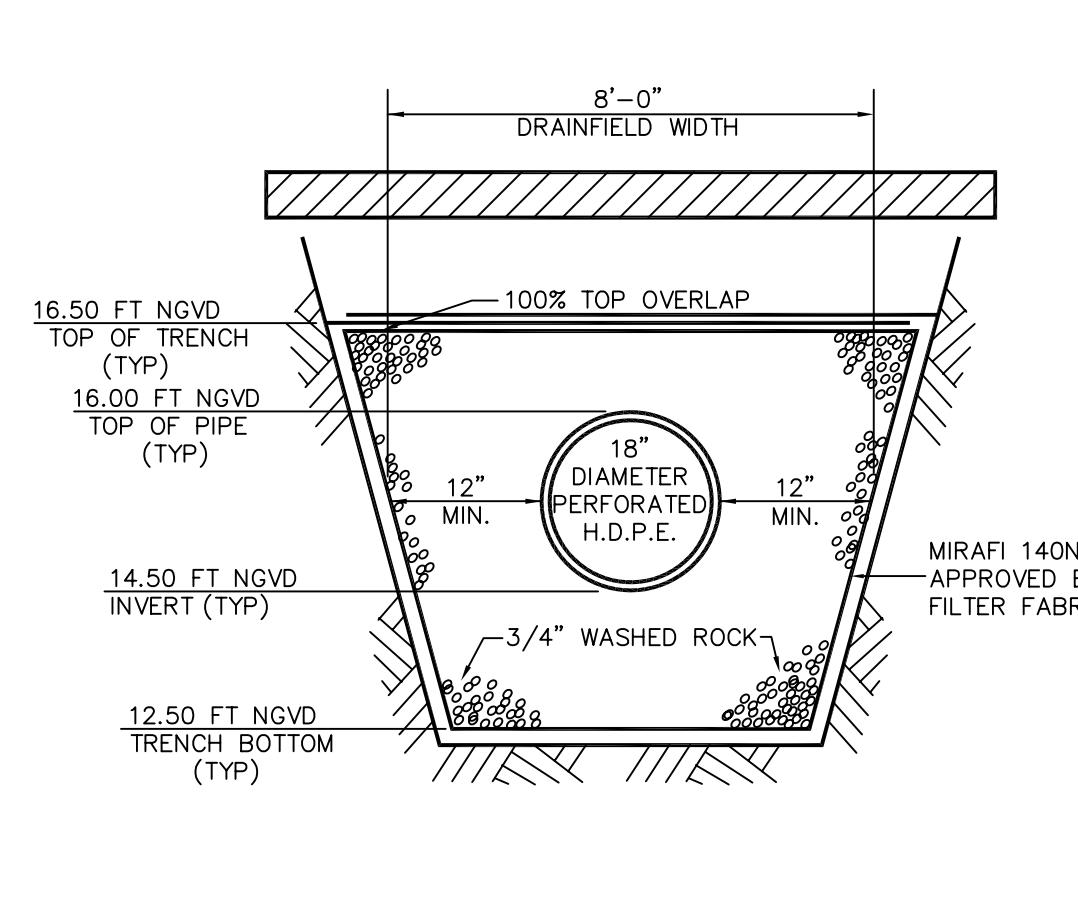
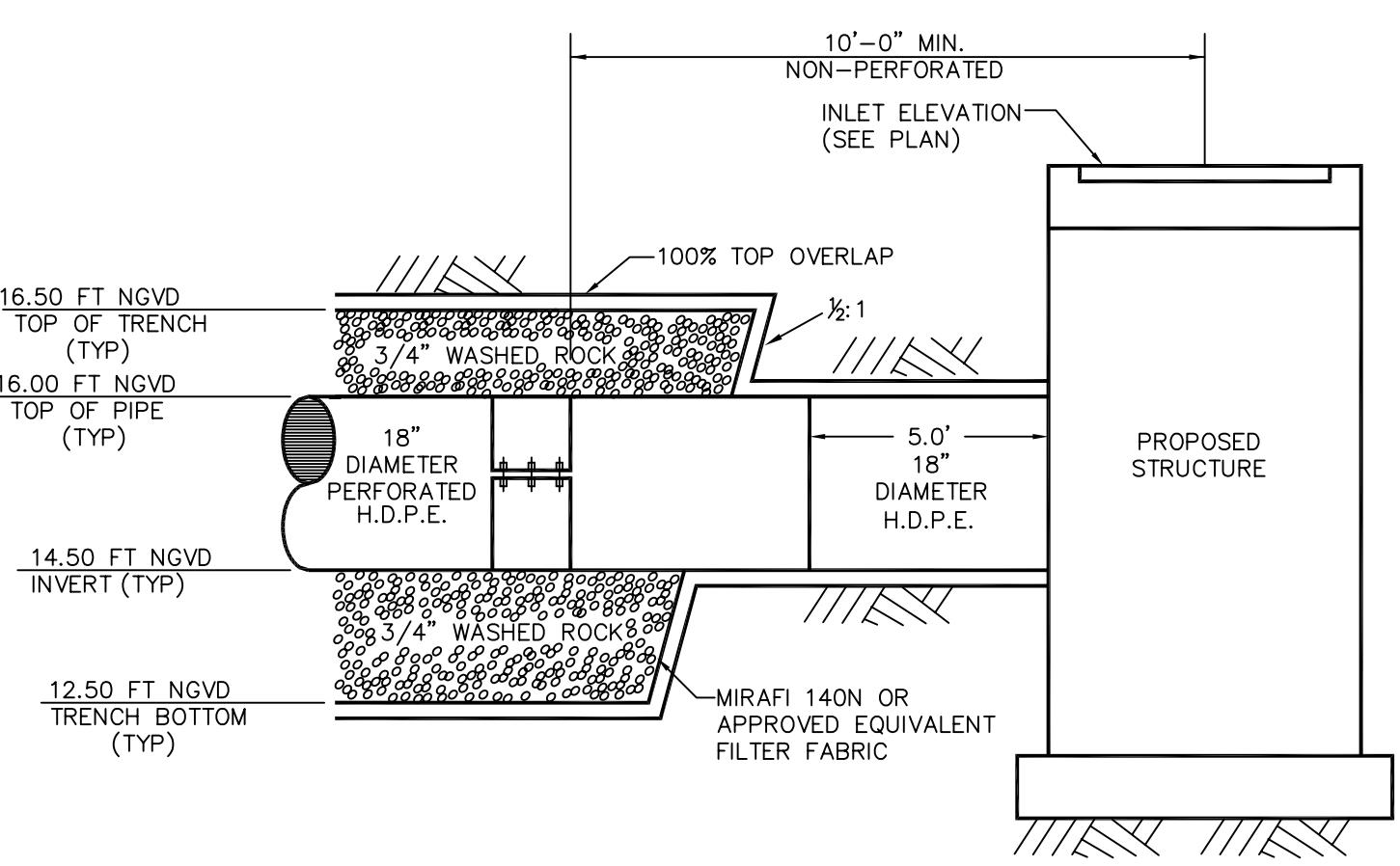
TYPICAL BACKFILL DETAIL GU 2.1



TYPICAL TREE WITH ROOT BARRIER LD 1.1



TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2



BY:			
REVISIONS:			
NO.:	DATE:		
NOT VALID WITHOUT ENGINEER'S SEAL	△		

JOSEPH A. PIKE, P.E.
FL REG # 4296

PAVING & DRAINAGE DETAILS FOR:
Sofa DISTRICT OFFICES
101 SE 1ST STREET
DELRAY BEACH, FLORIDA

ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
298 Pineapple Grove Way, Delray Beach, Florida 33444
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Know what's below.
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PAVING, GRADING AND DRAINAGE NOTES	
<p>1. ALL PAVING AND DRAINAGE WORK IN THE PALM BEACH COUNTY (PBC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE PBC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.</p> <p>2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO T-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "F" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO T-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO T-180 SPECIFICATIONS.</p> <p>3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.</p> <p>4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.</p> <p>5. MUCK AND PEAT – IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.</p> <p>6. WHERE SOD IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOD.</p> <p>7. CLEARING AND GRUBBING – WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.</p> <p>8. GUMBO – WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SUBGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.</p> <p>9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.</p> <p>10. TACK COAT – BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.</p>	<p>11. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH SECTION 334 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SURFACE COURSE SHALL BE AS SHOWN ON THE DETAILED DRAWINGS.</p> <p>12. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.</p> <p>13. PAVEMENT TRAFFIC STRIPES AND MARKINGS SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH CURRENT STANDARDS AND/OR MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND/OR PALM BEACH COUNTY TRAFFIC DEPARTMENT TYPICAL T-10-001, WHERE APPLICABLE.</p> <p>14. SEQUENCE OF CONSTRUCTION – THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND THAT ARE BEHIND THE PAVEMENT, SHALL BE IN PLACE AND HAVE PROPER DENSITY PRIOR TO THE CONSTRUCTION AND COMPACTION OF THE SUBGRADE.</p> <p>15. INLETS AND MANHOLES – ALL INLETS AND MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, LATEST EDITION, AND ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, AND PBC STANDARDS LATEST EDITION, WHERE APPLICABLE.</p> <p>16. GRATE ELEVATIONS REFER TO THE FLOWLINE OF THE GRATE.</p> <p>17. GRADES SHOWN ARE FINISHED GRADES.</p> <p>18. MINIMUM ROAD CROWN ELEVATION SHALL BE EL. TBD' N.G.V.D.</p> <p>19. REINFORCED CONCRETE PIPE – THE PIPE SHALL CONFORM WITH THE REQUIREMENTS OF CLASS III OF ASTM C-76 AND WITH THE FDOT SPECIFICATIONS, LATEST EDITION. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A MANHOLE OR INLET SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.</p> <p>20. CORRUGATED ALUMINUM PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M196 AND SECTIONS 125, 430 AND 943 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.</p> <p>21. MEASUREMENT OF THE LENGTH OF PIPE SHALL BE FROM THE CENTER OF THE STRUCTURE TO THE CENTER OF THE STRUCTURE.</p> <p>22. PIPE BACKFILL – REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE DEFINED IN THE FDOT SPECIFICATIONS, LATEST EDITION. PIPELINE BACKFILL SHALL BE PLACED IN SIX INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO) T-99 SPECIFICATIONS.</p> <p>23. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER THREE (3) CERTIFIED COPIES OF A CHEMICAL AND SIEVE ANALYSIS OF THE SHELL ROCK BY A STATE OF FLORIDA CERTIFIED LAB WHEN CONSTRUCTING A SHELL ROCK BASE FOR ROADWAY.</p> <p>24. PRIOR TO CERTIFICATION OF THE DRAINAGE SYSTEM, THE CONTRACTOR MUST PUMP DOWN AND LAMP THE DRAINAGE SYSTEM FOR INSPECTION BY THE ENGINEER AFTER FINISHED ROCK FOR THE ROADWAYS HAS BEEN INSTALLED.</p>

CITY OF DELRAY BEACH GENERAL NOTES	
<p>1. ALL CITY OF DELRAY BEACH STANDARD DETAILS INCLUDED IN THE CIVIL PLANS PREPARED BY ENVIRODESIGN ASSOCIATES, INC. HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.</p> <p>2. CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.</p> <p>3. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.</p> <p>4. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.</p> <p>5. NOTE: ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS, THEY SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2</p> <p>6. ALL SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS. ALL SIDEWALKS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:20 RUNNING SLOPES. ALL RAMPS NOT TO EXCEED 1:48 CROSS-SLOPE AND 1:12 RUNNING SLOPES WITH MAXIMUM RISE AND RUNS PER ADA REQUIREMENTS WITH RAILINGS WHERE NEEDED. LANDINGS WITH 1:48 CROSS- AND RUNNING-SLOPES ARE TO BE PROVIDED AT TOPS AND BOTTOMS OF ALL RAMPS.</p> <p>7. CITY OF DELRAY BEACH UTILITY DIVISION MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY SHUTDOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT 561-243-7312.</p> <p>8. THE EXISTING SANITARY SEWER LINE MUST BE TELEvised PRIOR TO AND AFTER ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT.</p> <p>9. UPON APPROVAL AND RECEIPT OF PERMIT, THE CONTRACTOR SHALL CONTACT THE CITY OF DELRAY BEACH DEPUTY DIRECTOR OF CONSTRUCTION AT 561-243-7320 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO STARTING ANY SITE WORK.</p> <p>10. ALL WATER METER SIZES TO BE DETERMINED BY PLUMBING ENGINEERING OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.</p> <p>11. ALL CITY OF DELRAY BEACH 2014 STANDARD DETAILS INCLUDED IN THIS SET OF PLANS AND DETAILS HAVE NOT BEEN MODIFIED FROM THEIR ORIGINAL CONTENT.</p>	

GENERAL NOTES	
<p>1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.</p> <p>3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.</p> <p>4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.</p> <p>5. ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION TBD (WHICH IS ABOVE THE 100-YEAR FREQUENCY STORM).</p> <p>6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.</p> <p>7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.</p> <p>8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.</p> <p>9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.</p> <p>10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.</p>	<p>11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.</p> <p>12. ENVIRODESIGN ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.</p> <p>13. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.</p> <p>14. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.</p> <p>15. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i</p> <p>16. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.</p> <p>17. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TO THE LANDSCAPING OF THE SITE.</p> <p>18. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.</p> <p>19. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).</p> <p>20. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 9AM-3PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.).</p>

GENERAL NOTES	
<p>DEFINITIONS</p> <ol style="list-style-type: none"> 1. CITY – THE CITY OF DELRAY BEACH 2. CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS 3. ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION <p>PROCEDURE</p> <ol style="list-style-type: none"> 1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY WATER AND SEWER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES. 2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING. 3. A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PRODUCT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING. ALL PIPE MANUFACTURERS SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COATINGS WERE MANUFACTURED IN ACCORDANCE WITH AWWA C151/A21.51-91. 4. ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION. 5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES. 6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE. 7. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED. 8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES. 10. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE. 11. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL. 12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY. 13. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS. 14. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND PALM BEACH COUNTY TYPICAL T-3-89-004-PS (LATEST REVISION) UNLESS SHOWN OTHERWISE. 15. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY. 16. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES. 17. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION. 18. GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE. 19. CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMAN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION. 20. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE. 21. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTOR'S EXPENSE. 22. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS. 23. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED. 24. ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING. 25. EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS. 26. CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED DURING CONSTRUCTION. DURING THE DURATION OF THIS PROJECT, IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY. 27. SITE INFORMATION BASED ON A SURVEY PREPARED BY: O'BRIEN, SUITER & O'BRIEN, INC. 28. THE EXTENT OF ROAD CONSTRUCTION WORK TO BE COMPLETED BY THE CONTRACTOR, WITHIN THE RAILROAD RIGHT-OF-WAY SHALL BE DETERMINED BY THE CITY AND COORDINATED WITH THE FLORIDA EAST COAST RAILWAY COMPANY AT THE TIME OF CONSTRUCTION. 29. RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES. 	<p>NOT VALID WITHOUT ENGINEER'S SEAL</p> <p>NO. DATE: REVISIONS:</p> <p>NOT FOR CONSTRUCTION</p> <p>JOSEPH A. PIKE, P.E. FL REG # 4296</p>

DRAWN:
B.A.B.

CHECKED:
J.A.P.

DATE:
4/14/16

JOB NO.
13087A-DTL

SHEET NO.
4 OF 6

EnviroDesign
Associates Inc.
www.envirodesign.com

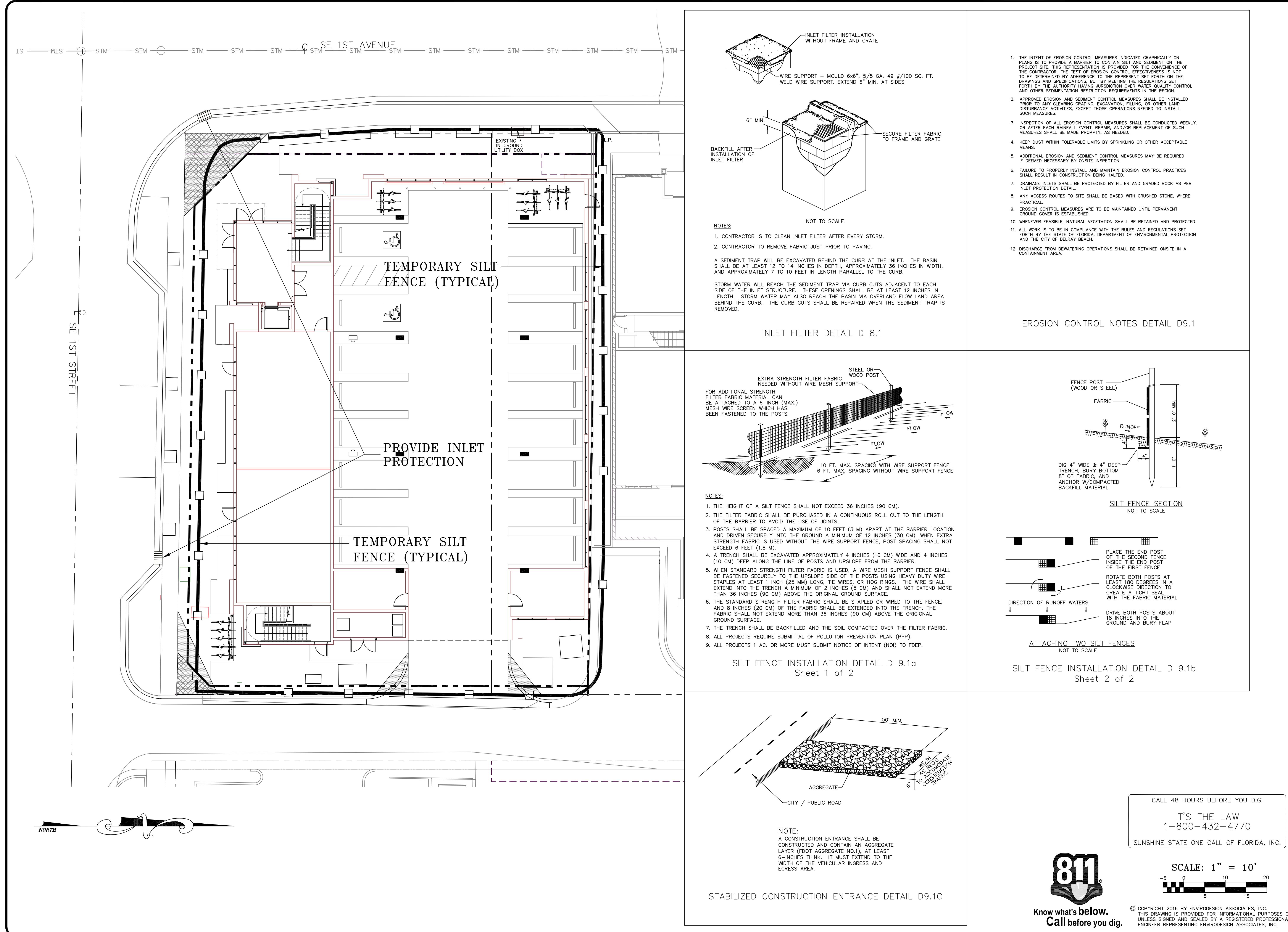
ENGINEERS • ENVIRONMENTAL CONSULTANTS
101 SE 1ST STREET
DELRAY BEACH, FLORIDA

FLORIDA CERTIFICATE OF AUTHORIZATION No. 6306-33444
298 Pineapple Grove, Delray Beach, Florida 33444
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.



1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PREMISES. THE CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND OTHER SEDIMENTATION REQUIREMENTS IN THE REGION.

2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.

3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT, REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.

4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.

5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ON SITE INSPECTION.

6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.

7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.

8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.

9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.

11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.

12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ON SITE IN A CONTAINMENT AREA.

NOT VALID WITHOUT ENGINEER'S SEAL

NO. DATE: REVISIONS:

△ . .

JOSEPH A. PIKE, P.E.

FL REG # 4296

04/14/2016 2:26:40 PM, ARCH D

S . E . 1 S T A V E N U E

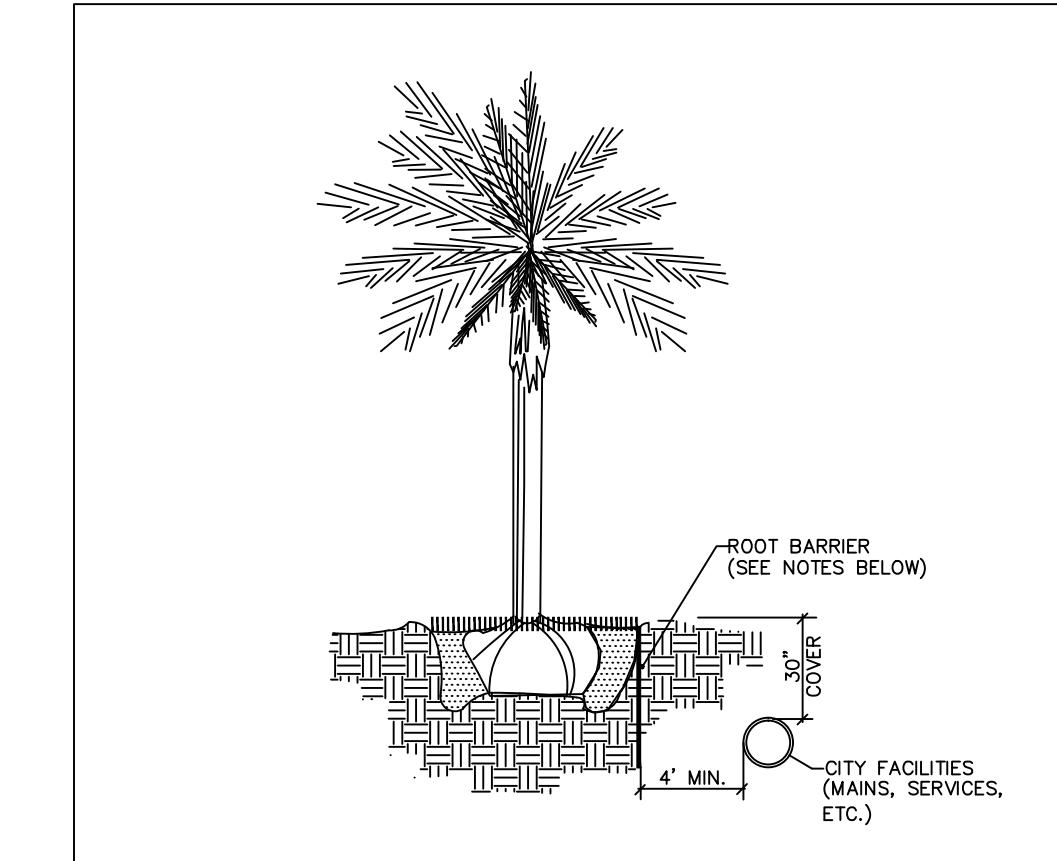
This detailed architectural site plan for S.E. 1st Avenue illustrates the proposed construction of a 3-story CMU structure. The plan shows the building's footprint, internal room layouts, and surrounding infrastructure. Key features include:

- Proposed 3-story CMU Structure:** Located on the right side of the site, the building has a total height of 18.5' F.F. ELEV. and contains 17 parking spaces.
- Existing Buildings:** To the right is the "WORTHIN" building, and further right is the "WORTHIN PLAZA" building.
- Site Easements:** The plan shows various easements including a 5' GENERAL UTILITY EASEMENT (O.R.B. 23085, PG. 243), a 5' SIDEWALK EASEMENT (O.R.B. 12078, PG. 1164), and a 10' UTILITY EASEMENT (O.R.B. 23085, PG. 251).
- Infrastructure:** The plan includes details on utility boxes, poles, and utility lines. It also shows a 20' x 20' SIGHT TRIANGLE, a 20' x 20' CORNER CLIP DEDICATION, and a 10' REAR SETBACK LINE.
- Landscaping and Plazas:** The "URBAN PLAZA" is a key feature, along with various planters and green spaces.
- Access and Egress:** The plan shows access points, egress routes, and a proposed 8' x 10' SIGHT TRIANGLE.
- Building Details:** Internal rooms include an ELECTRICAL ROOM, STAIR #1, STAIR #2, and various utility rooms.

The plan is a technical drawing with specific dimensions, room numbers, and material specifications. It includes a legend and various symbols to represent different types of infrastructure and features.

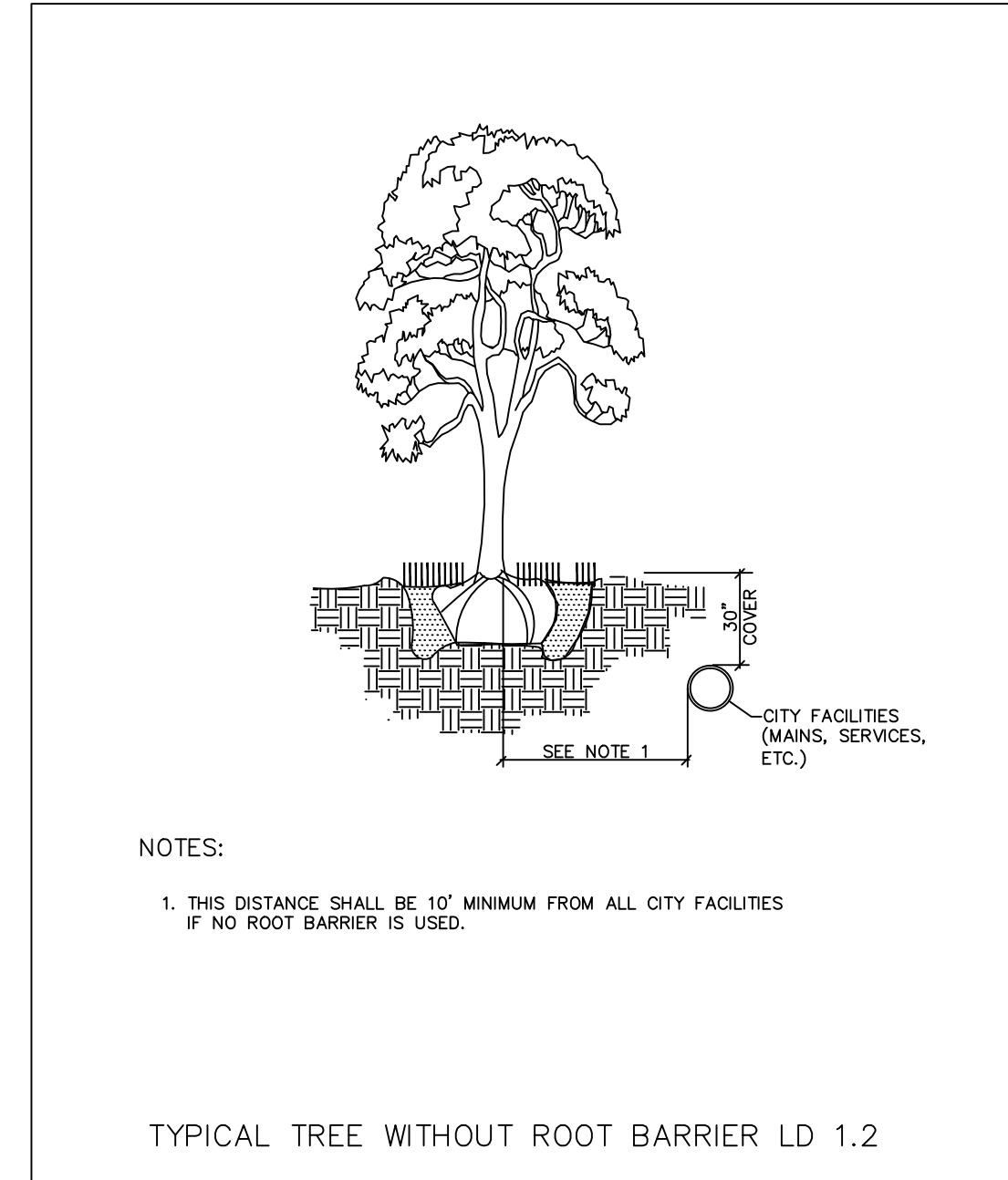
NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER.
- MULCH SHALL BE APPLIED TO A MINIMUM DEPTH OF THREE (3) INCHES IN ALL PLANTING BEDS.
- ALL PROHIBITED PLANT SPECIES SHALL BE ERADICATED FROM THE SITE.
- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM, AUTOMATICALLY OPERATED, TO PROVIDE COMPLETE COVERAGE TO ALL PLANT MATERIALS AND GRASS.
- SOD AND IRRIGATION SHALL BE PROVIDED WITHIN THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE.
- THREE (3) PALMS ARE EQUIVALENT TO ONE (1) SHADE TREE.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.1 & LD 1.2.



1

1. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS



NOTES:

1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

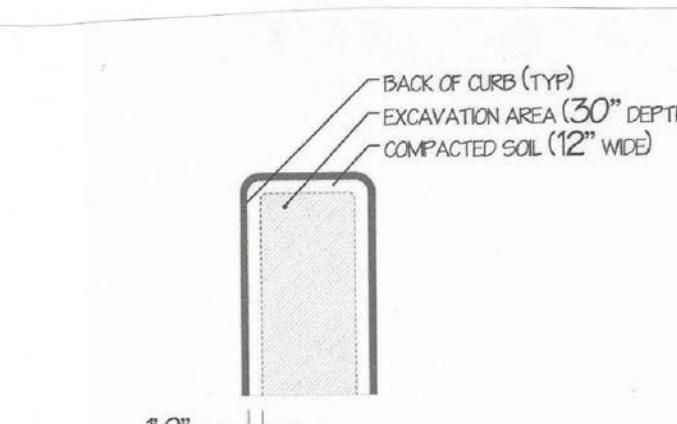
PLANT LIS

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
JH	Jatropha spp. Jatropha Standard	5' ht. x 3' spr., standard	1
PE	Ptychosperma elegans Alexander Palm	oa. hts. as noted on plan	3
PE2	Ptychosperma elegans Double Alexander Palm	25' oa. ht., double trunk	7
PL	Plumeria pudica Bridal Bouquet	5' ht. x 3' spr.	6
VM2	Veitchia montgomeryana Double Montgomery Palm	35' oa. ht., double trunk	5
ACA	Acalypha wilkesiana Copper Leaf	42" ht. x 24" spr., 24" o.c.	25
AGA	Agave tequilana Blue Agave	5' ht. x 5' spr.	1
ASP	Asparagus dens. myer Foxtail Asparagus	12" ht. x 12" spr., 18" o.c.	58
BRP	Bromeliad spp. Perfection Bromeliad	12" ht. x 12" spr., 18" o.c.	55
DIA	Dianella tasmanica Blueberry Flax Lily	12" ht. x 12" spr., 18" o.c.	36
FIG	Ficus microcarpa Green Island	10" ht. x 10" spr., 12" o.c.	684
OPH	Ophiopogon japonicus Mondo Grass	6" ht. x 6" spr., 6" o.c.	60
PLE	Draceana reflexa Variegated Pleomele	7' ht., 3 ppp	5
POCI	Podocarpus macrophyllus Podocarpus Column	10' ht. x 3' spr., column	12
POD	Podocarpus macrophyllus Podocarpus Hedge	4' ht. x 24" spr., 24" o.c.	35
RHA	Rhapis excelsa Lady Palm	6' ht.	14
SCH	Schefflera arboricola Variegated Trinette	24" ht. x 18" spr., 24" o.c.	64
SPP	Spathoglottis Ground Orchid	10" ht. x 10" spr., 12" o.c.	53
SOD	Stenotaphrum secundatum St. Augustine Floratam	full, fresh sod	as req'd

DETAIL

THE CONTRACTOR MUST ADHERE TO THE FOLLOWING:

(n) Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement (see diagram below). A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. [Amd. Ord. 6-12, 2/21/12]



project:
SofA
district
office
101 s.e. 1st avenue
delray beach
florida 33441

Florida. 33444

dave bodker
landscape architecture/planning inc.

sheet title:
planting
plan

project number: 11813
date: 11-27-13
scale: 1" = 10'

revisions:

sheet:

NORTH

L-1

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern this project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by the Owner or the Specifications and the Plans consist of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, fixtures and incidentals necessary to complete the work, including the progress of work. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. The work shall include, but not be limited to: furnishing, tool, plant, parts, shipping where required, labor, protection to the public, excavation, installation, backfilling, grading, fertilizing, mulching, staking and guying where required, watering, pruning where required, soil installation, weeding, cleanup, maintenance and guarantees.

C. **Contractor's Location:** The Landscape Architect reserves the right to adjust the locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. **Investigation of Subsurface Condition:** The Contractor shall be responsible for making due subsurface investigations and shall make as many as necessary to become familiar with the character of the existing material and the investigation conditions under which the job will work. The additional investigation expense shall be included in the bid. The Contractor shall not receive separate, additional compensation for this.

E. The Landscape Contractor shall be paid only those units that are installed at the time of request for payment. The contractor shall be paid for the units installed, not the plant. The final cost of payment may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final written acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Quality Assurance:

A. The Landscape Architect may inspect trees, shrubs, and groundcover either at the place of growth or at the site before planting for compliance with the requirements for quality, size, grade, and other characteristics. The Landscape Architect retains the right to further inspect trees and shrubs for size and condition of ball and root system, insects, diseases, and latent defects, and try to reject unsatisfactory plant material from the job site. The Landscape Contractor shall remove rejected trees or shrubs within 7 days from the project site.

B. **Responsibility for Assuring Quality Work:**

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operations, Plan and Specification interpretation, and shall be responsible for assuring quality work on the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Federal, State, County and local requirements governing landscape materials and work.

C. **Grade Standards:**

(1) Plant material shall be Florida # or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the completeness or proper proportions, particularly in comparison to plants of the same size, shall be approved by the Landscape Architect before they are implanted in the project.

(3) If requested by the Owner or Landscape Architect, a schedule of all specimen plant material and collected plant material indicating the species or suppliers, name and grade, shall be submitted to the Landscape Architect before they are delivered and installed on the project. Also, two color photographs of each different item, showing the plant in its natural state, the label and the label with the schedule. Additional color photographs shall be submitted if requested.

E. **Request for Approval to Substitute a Plant Species or Plant Designation (B4B, W4B, CG etc.)** Type, grade, quality, size, quantity, etc. due to the non-availability of the material specified. Approval may be given by the Landscape Architect if the plant material is delivered and installed on the project. The Contractor must provide written proof that the specified plant material is unavailable.

F. Any request for the approval of an equal shall be in writing. Approval shall be given by the Landscape Architect before the material is delivered and installed on the project.

G. All plant material will be subject to the approval of the Landscape Architect for quality, size and color. Plants lacking the completeness or proper proportions, particularly in comparison to plants of the same size, shall be approved by the Landscape Architect before they are implanted in the project.

H. If requested by the Owner or Landscape Architect, a sample and analysis of all planting soil types for approval by the Landscape Architect shall be made before the material is delivered and installed on the project.

I. Protect during delivery to prevent damage to root ball materials immediately after delivery. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

J. Submit three prints of shop drawing for all staking and guying methods to be used. If any stakes indicated in these drawings are not used, the staking and guying methods before they are implemented in the project.

K. Submit in writing any hindrance to the owners routine maintenance or lack of that may affect installed plant materials growth or survival, that would affect the guarantee of plant material.

L. Submit and Certificate of inspection of plant material as may be required by State, local or Federal Authorities.

M. **Substitutions:**

A. The guaranteeing of a plant material shall be construed to mean the complete and immediate replacement of plant material within 3 calendar days if it is:

(1) Not in a healthy growing condition and thus renders it unable to attain quality indicated in the Specifications.

(2) There is a question to its ability to survive after the end of the guarantee period but prior to the last day of the guarantee period.

N. **Replacement:**

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with the Plans and Specifications and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

O. **Permits and Codes:**

A. On the Plant, Figure dimensions shall govern over scaled dimensions. If any dimensions are found to be different in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision.

B. An inspection at the growing site does not preclude the right of the Landscape Architect to correct apparent errors or omissions in the Plans and Specifications and to make any changes as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

P. **Changes and Additional Work:**

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted conditions or if approved by the Owner and Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

Q. **Job Site, "Project Site Etc.":**

A. The words "Job site", "project site", "Job", "project" and "Site" shall be synonymous with one another when used in these documents.

R. **Safety On and Off the Job Site:**

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State, and local laws, regulations, ordinances, codes, etc.

(2) Protect during delivery to prevent damage to root ball materials immediately after delivery. Remove unacceptable plant materials immediately from the job site. Maintain and protect while stored at the site.

(3) Transport materials on vehicles large enough to allow plants not to be crowded and damaged. Plate shall be covered to prevent wind damage during transit.

Guarantees:

A. The guarantee shall not begin until the day final written acceptance is given.

B. All plant material, except sod, trees and palms, shall be guaranteed for a minimum of 1 year from the time of final acceptance. All sod shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms and palms shall be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" limited to hail, freeze, lightning, and winds which exceed hurricane force, provided the plant is in a healthy growing condition prior to these "Acts of God".

However, if for some reason, the plant to be replaced is smaller than the size originally specified, the guarantee shall be at least equal to the originally specified size.

Replacements:

(2) Replacements shall be guaranteed for a period equal to the originally specified guarantee. This guarantee period shall begin at the time of acceptable replacement.

(3) Final payment to the Contractor shall not relieve him or her of the guarantee obligations.

Plan and Specification Interpretation:

A. On the Plant, Figure dimensions shall govern over scaled dimensions. If any dimensions are found to be different in the Plans and Specifications, the Contractor shall refer the same to the Landscape Architect for an interpretation and decision.

B. An inspection at the growing site does not preclude the right of the Landscape Architect to correct apparent errors or omissions in the Plans and Specifications and to make any changes as he or she may deem necessary for the proper fulfillment of the intent of the Plans and Specifications.

Permits and Codes:

A. The Contractor shall procure all necessary permits to accomplish all of the work.

B. The Contractor is responsible for performing all work in accordance with the Plans and Specifications and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

Changes and Additional Work:

A. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the adjusted conditions or if approved by the Owner and Contractor. Any work performed on any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

Job Site, "Project Site Etc.":

A. The words "Job site", "project site", "Job", "project" and "Site" shall be synonymous with one another when used in these documents.

Safety On and Off the Job Site:

A. In performing the scope of work, all safety on or off the job site shall be the sole responsibility of the Contractor. The Landscape Architect shall not be responsible for safety on or off the job site.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's on site observations or inspections are not for safety on or off the job site.

On Site Observations and Inspections:

A. The Contractor shall make requests for on site observations or inspections in writing and they shall be in writing if directed by the Landscape Architect.

Calipers:

MIN. BALL DIA. MIN. BALL DEPTH

1 - 15"	16"	16% of dia.
1 - 17"	20"	65% of dia.
1 - 22"	22"	65% of dia.
2 - 25"	24"	65% of dia.
2 - 35"	26"	65% of dia.
3 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	up to 60% then decrease in proportion for larger size diameter.

Measurement of Trees, Palms, Shrubs, and Groundcover:

(1) Trees, Shrubs, and Groundcover:

2" as follows:

MIN. BALL DIA. MIN. BALL DEPTH

1 - 15"	16"	75% of dia.
1 - 17"	20"	65% of dia.
1 - 22"	22"	65% of dia.
2 - 25"	24"	65% of dia.
2 - 35"	26"	65% of dia.
3 - 4"	28"	65% of dia.
4 - 4.5"	30"	60% of dia.
4 - 5"	32"	60% of dia.
5 - 5.5"	34"	60% of dia.
5.5" or more	Increase in proportion	up to 60% then decrease in proportion for larger size diameter.

Height:

The height of plant material shall be measured from the main mass of the plant uniformly. The height shall not include any singular or isolated parts of the plant, such as leaves, shoots, branches, roots, etc. which extend out beyond the main mass of the plant.

Die-Back and Leaf Drop:

plant material shall be accepted and must be removed from the project immediately if so directed by the Landscape Architect. Therefore, any plant material with tendencies toward die-back or drop-out that is not root pruned early enough to provide a sound network of hair roots prior to relocation.

Mechanical Destruction of Foliage:

Mechanical destruction of foliage resulting from the use of power tools, such as chain saws, etc. shall not exceed 10% of the total foliage prior to planting on the project. Use of foliage caused by seasonal change will be accepted.

Spanish Moss:

If Spanish Moss (Tillandsia usneoides) exists on plant material, it shall be completely removed prior to planting on the project.

Palms:

(1) Remove a minimum of fronds from the crown of the palms to facilitate transporting and handling.

(2) Palm frond tying shall be set forth in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants". tying palms shall be at the option of the Contractor. The Landscape Architect reserves the right to inspect palms to determine if they are ready to accommodate an owner's "grand opening". The Contractor may retain the palm after the event. This unit will not be accepted or represent an additional cost to the owner.

(3) To reduce head volume, palm fronds may be taper trimmed by no more than one-third.

(4) Palms with mechanical damage, such as from cables, chains, equipment and shells, shall be rejected.

(5) Chloride. The allowable level of Chloride in foliage shall be no more than 100 ppm. See the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

J. Plant material shall not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

K. Root pruning of plant material when necessary shall be done a minimum of 4 weeks or for a period as determined by the Landscape Architect, prior to planting the project.

L. Sod:

A. Sod shall be solid sod and shall be standard quality grade. Note: Quality grade shall be based on the standard of sod quality grades (premium, standard or commercial) as defined in the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

B. All plant material, unless indicated otherwise, shall be supplied with a planting soil composed of sandy loam (50% sand, 25% loam, 25% organic material) and shall be taken from that which has never been stripped with a slight acid reaction (5.5 to 6.5 pH) and without an excess of calcium or carbonate. Sod shall be delivered in a loose, dry condition.

C. Water:

A. Portable, from municipal water supplies or other sources which are approved by a public health department.

D. Chloride. The allowable level of Chloride in foliage shall be no more than 100 ppm. See the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants".

E. Fertilizer:

A. New and existing Trees and Palms: Fertilize with 8-2-8 palm fertilizer with micronutrients per manufacturer's recommendations.

B. New and existing Shrubs and Groundcover: Fertilize with 8-2-8 palm fertilizer with micronutrients at a rate of 1/4 lb. per 1000 SF of area.

C. Annuals: Fertilize with Penocote - Sera blend 14-14-14 or approved equal.

D. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. All bags containers or boxes shall be fully labeled with the manufacturer's strength.

E. All fertilizer shall comply with the State of Florida fertilizer laws.

Execution:

Inspection:

A. Utilities (Above Ground and Underground):

(1) The work area may have existing utilities, such as, but not limited to, irrigation, power, electrical and storm sewer. The location of any of these existing utilities have been indicated on the Plans.

B. Grades:

A. It shall be the responsibility of the Contractor to provide the final grading to the final level for planting areas, conform to surrounding grades and at the proper elevation with no significant changes in grade or slope, unless indicated otherwise on the plans.

B. Plant Areas Next to Pavement: All planting areas next to pavement areas, such as, but not limited to, curbs, roads, drives, walkways, terraces, decks and slabs shall be set so that the 10% Curb Line (L1) is set BELOW THE TOP OF THE PLANT AREA or as indicated otherwise on the plans.

C. Preparation:

A. Staking Plant Locations: Stake or mark plant material locations prior to plant hole excavation, based on information from the plans.

Staking and Guying:

A.

Contractor shall be responsible for the location of a ball and root system next to another bed, utility, structure, etc. shall have the plants along the perimeter spaced so that the plants can mature properly without crowding, and shall be staked to prevent damage that could result in damage or injury to persons, utilities, structures, etc.

B.

Contractor shall be responsible for the location of a ball and root system next to another bed, utility, structure, etc. shall be staked to prevent damage that could result in damage or injury to persons, utilities, structures, etc.

C.

The decision of whether to stake or guy shall be left to the discretion of the Contractor. If the plant is not to be staked or guyed, it will not have the use of the site for the possibility of root or plant material to fall or leave over. Also, it will not relieve him or her of the guarantee if the material dies as a result of blowing, falling or leaning over.

D.

Remove undesirable existing vegetation present on the project by use of chemicals and/or mechanical means which are acceptable to the Landscape Architect. Applying chemicals, however, will be done in accordance with all applicable laws and regulations.

E.

Contractor shall not purposefully disrupt or damage any type of utility whatsoever without first consulting the Landscape Architect. Requests for connection must be in writing and received by the Landscape Architect at least 12 hours prior to the time of the requested interruption.

F.

Contractor shall not purposefully disrupt or damage any type of utility whatsoever without first consulting the Landscape Architect. Requests for connection must be in writing and received by the Landscape Architect at least 12 hours prior to the time of the requested interruption.

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I.

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CHARLES JONES ARCHITECTURE

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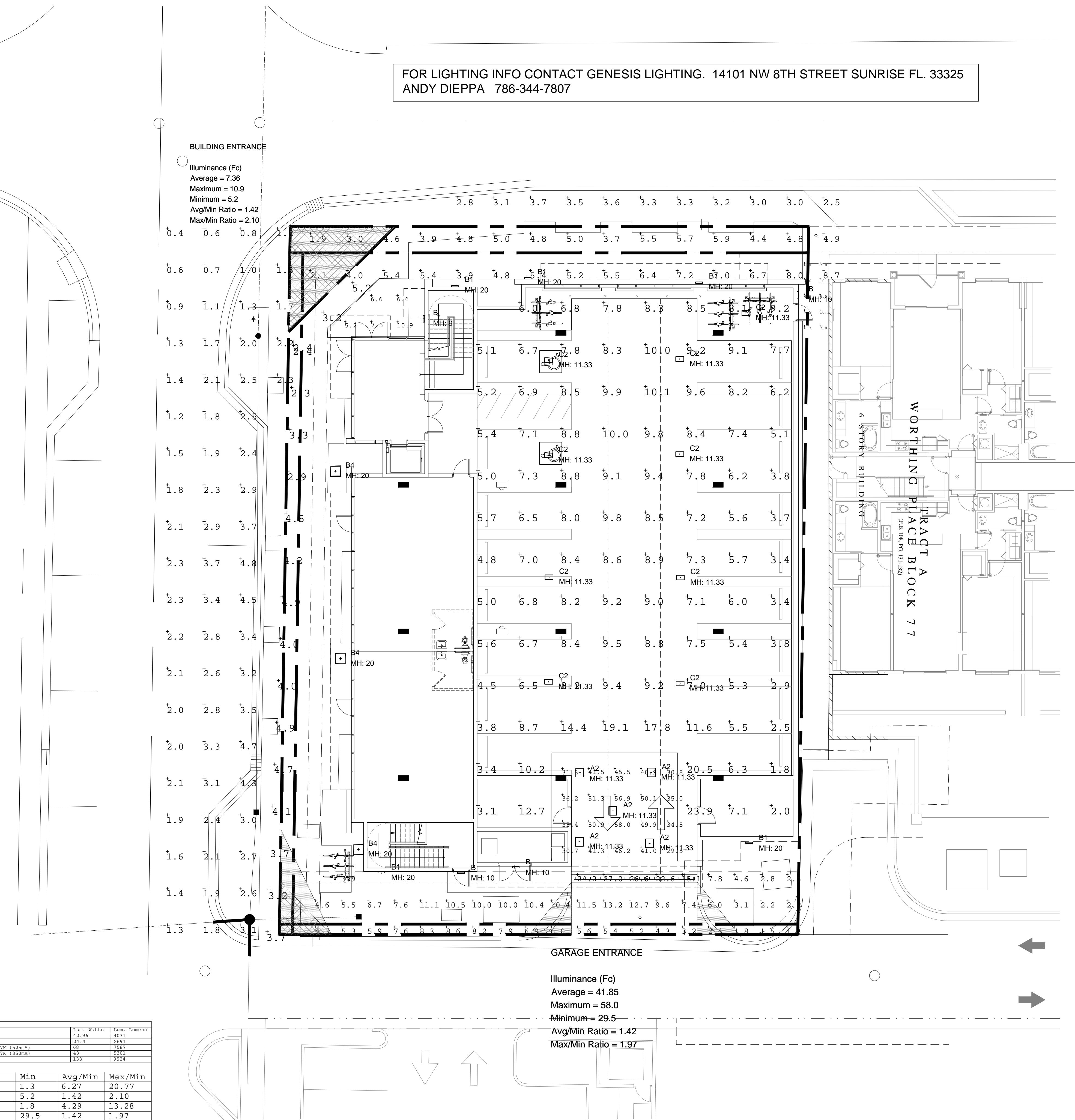
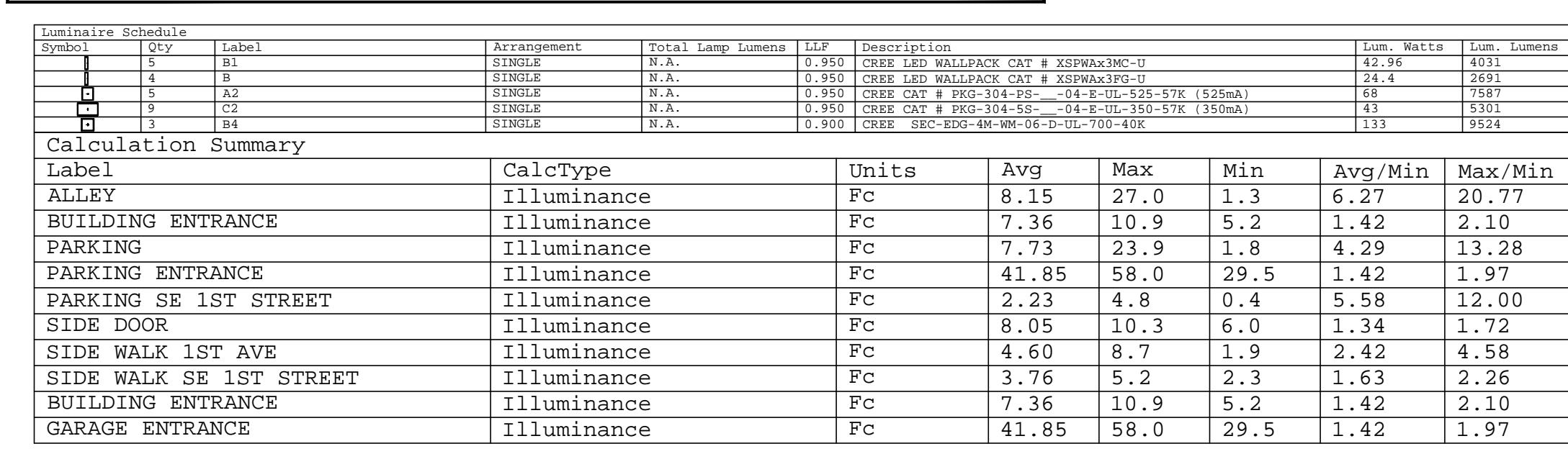
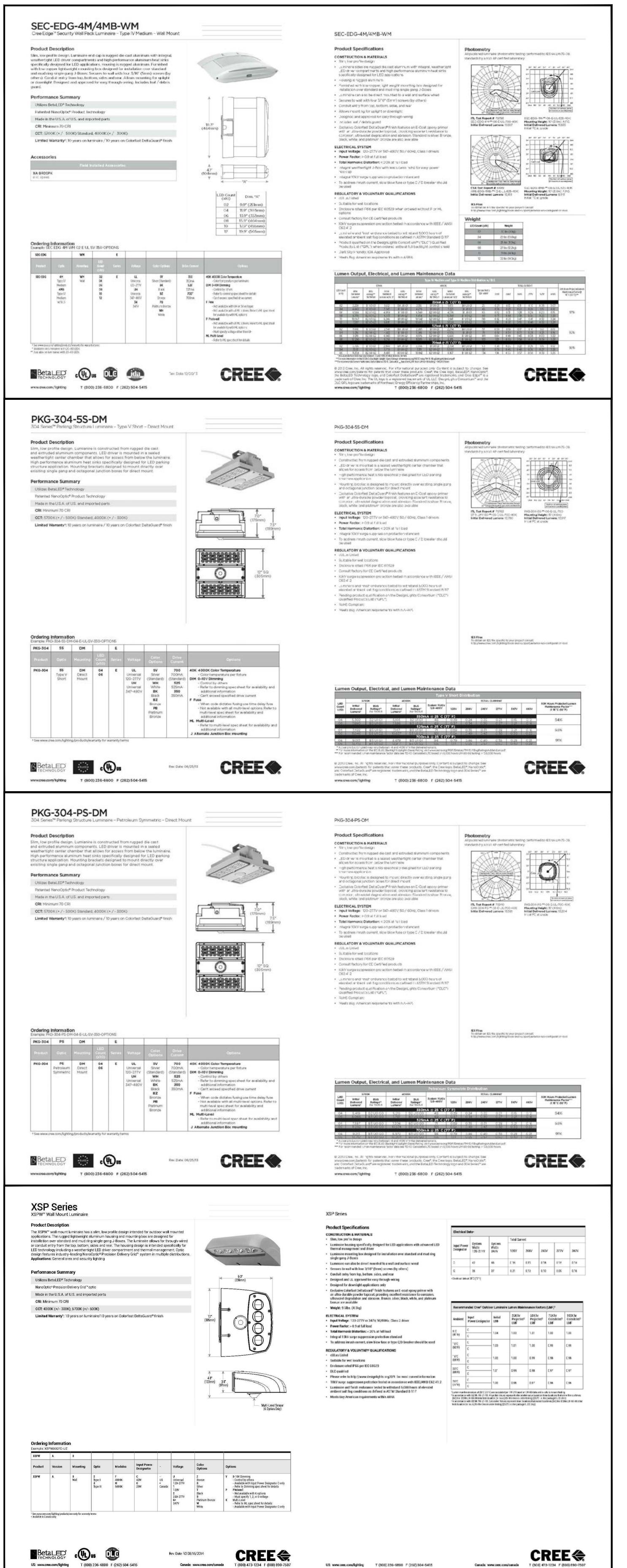
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DESIGNER: RJ/JS
DRAWN BY: JS
PLAN REVIEW: RJ
SUBMITTALS:

ANSWER

BIOTOMETRIC PLAN

PH-1



Photometric Plan

SCALE: 1"=10'
